



Inverclyde
council
**LOCAL
DEVELOPMENT
PLAN**



ADOPTED PLAN

AUGUST 2019

FOREWORD

Welcome to the Inverclyde Local Development Plan.

The aim of the Plan is to contribute towards Inverclyde being an attractive and inclusive place to live, work, study, visit and invest. It does this through encouraging investment and new development, which is sustainably designed and located and contributes to the creation of successful places.

The Council and its community planning partners in the Inverclyde Alliance have established, through the Inverclyde Outcomes Improvement Plan, three priorities for making Inverclyde a successful place. These are repopulation, reducing inequalities, and environment, culture and heritage, which are all supported by the Local Development Plan.

To address repopulation, the Outcomes Improvement Plan recognises employment and housing opportunities as crucial. The Local Development Plan responds by identifying ~~land for over 5000 new houses and~~ over 20 hectares of land for new industrial and business development. Repopulation will also be driven by enhancing the image of Inverclyde and the Plan includes proposals for our larger regeneration sites, which we refer to as Priority Places, policies to support our town and local centres, and sets a requirement for *all* new development to contribute towards creating successful places.

In response to the environment, culture and heritage priority, the Plan continues to protect our historic buildings and places, and our natural and open spaces. These include the Inner Clyde and Renfrewshire Heights Special Protection Areas, 7 Sites of Special Scientific Interest, 57 Local Nature Conservation Sites, 8 Conservation Areas, 247 Listed Buildings, 31 Scheduled Monuments and 3 Gardens and Designed Landscapes. Collectively, these natural and historic assets demonstrate the natural and cultural richness and diversity of Inverclyde.

The Plan also seeks to make Inverclyde a more sustainable place. It supports low carbon infrastructure and seeks to direct development to sustainable locations and reduce the need to travel. It also seeks to address the impacts of climate change by reducing the risk of flooding.

Thank you for your interest in the future development of Inverclyde and we look forward to working with you to make Inverclyde a successful place.

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CHAPTER 7 (OUR HOMES AND COMMUNITIES) WAS QUASHED BY THE COURT OF SESSION IN AN OPINION DATED 22 JULY 2020, THUS THAT CHAPTER HAS BEEN DELETED FROM THIS DOCUMENT. REFERENCES RELATING TO THAT CHAPTER ELSEWHERE IN THE PLAN ARE SHOWN IN STRIKETHROUGH TEXT.

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1.0 INTRODUCTION

1.1 The Inverclyde Local Development Plan sets out the Council's strategy, policies and proposals for the use of land and buildings within Inverclyde and, together with the Clydeplan Strategic Development Plan, is the document the Council uses to shape development proposals and determine planning applications. It covers the period until 2024 and beyond.

1.2 The overall aim of this Plan is to contribute towards Inverclyde being an attractive and inclusive place to live, work, study, visit and invest, now and in the future, particularly through encouraging investment and new development, which is sustainably designed and located and contributes to the creation of successful places, and by protecting and enhancing the natural environment of Inverclyde. This is underpinned by a Sustainable Development Strategy and a Spatial Development Strategy, the components of which are set out in **Figure 1**.

FIGURE 1: Inverclyde Local Development Plan: Aim and Strategies



Structure of the Local Development Plan

1.3 The Local Development Plan comprises two main parts:

- **Written Statement** – this document sets out, in narrative form, the strategy and policies of the Plan and the reasoning behind the policies. Following the introduction, it is split into the two main strategy areas – Sustainable Development Strategy and Spatial Development Strategy – with each of these sub-divided into topic specific sections. Proposals for specific sites are listed in a series of schedules found throughout the Plan, with supporting information provided in tables and figures.
- **Proposals Maps** – this is an Ordnance Survey based map, which illustrates the areas which the policies and proposals of the Plan apply to.

Accompanying and supporting documents

Supplementary Guidance – this will be prepared for the following topics and will provide further information or detail in respect of the Plan's policies:

- **Planning Application Advice Notes**
- **Priority Places**
- **Energy**
- **Enabling Development**
- **Development Briefs for Housing Sites**
- **Development Affecting Trees**
- **Delivering Green Infrastructure Through New Development**
- **Affordable Housing in the Inverclyde Villages**

Under the Planning (Scotland) Act 2006, Supplementary Guidance forms part of the Development Plan. Planning Guidance may also be published by the Council, as required. Planning Guidance will not form part of the Development Plan, but will be a material consideration in the determination of planning applications.

Strategic Environmental Assessment Environmental Report – this assesses the environmental effects of the Plan's policies and proposals and, where necessary, identifies measures to mitigate any significant adverse effects and enhance positive effects.

Habitats Regulations Appraisal Record – this is required if a Plan may have an impact on a Natura 2000 site, which is a collective term for nature conservation sites recognised at a European level. Inverclyde has two such areas - the Renfrewshire Heights Special Protection Area and the Inner Clyde Special Protection Area.

Equality Impact Assessment – this assesses the impact of the Plan in terms of the Council's equality duties.

Action Programme – this sets out the actions required to successfully deliver the Plan's strategy and proposals, identifying actions, the organisations responsible for delivering them, and the timescale for delivery. It is updated every two years.

Housing Land Technical Report 2018 – this sets out the housing land requirement that is being met by the Plan with regard to the Housing Need and Demand Assessment and Clydeplan Strategic Development Plan.



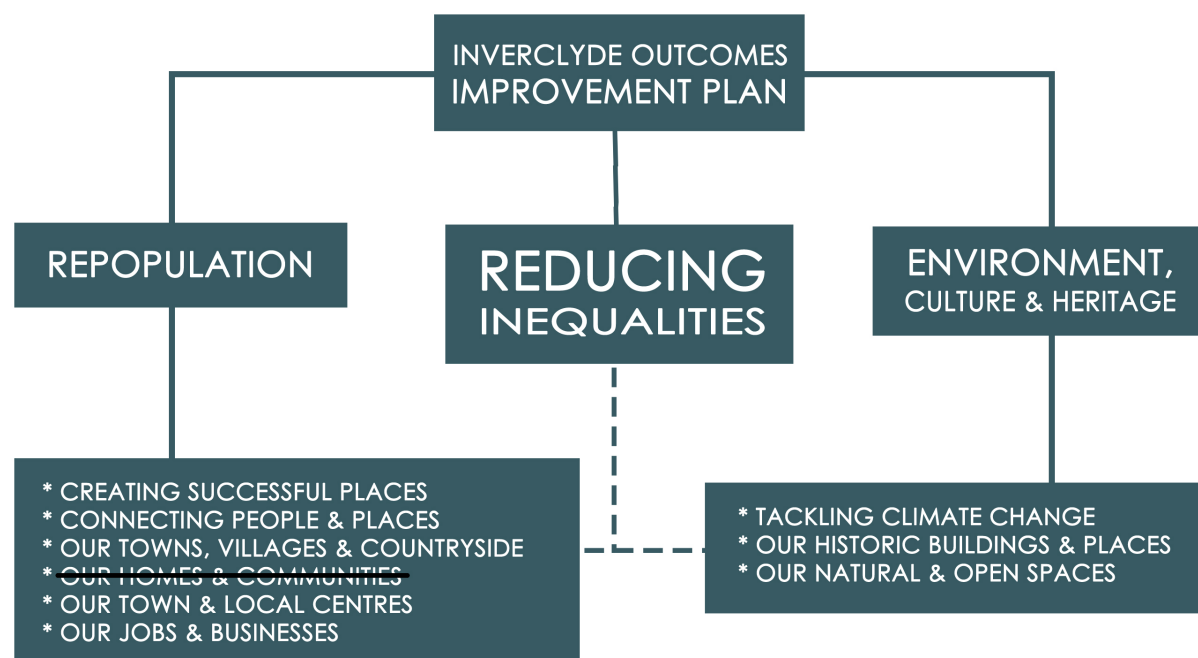
James Watt Dock, Greenock

(photo credit: David Withers)

2.0 INVERCLYDE OUTCOMES IMPROVEMENT PLAN

2.1 The Inverclyde Outcomes Improvement Plan sets out the three priorities of Inverclyde's community planning partners - The Inverclyde Alliance - for the period 2017-2022. These are: Repopulation; Reducing Inequalities; and Environment, Culture and Heritage. **Figure 2** illustrates how the priorities of the Inverclyde Outcomes Improvement Plan are supported by the Local Development Plan.

FIGURE 2: Relationship between Local Development Plan and Inverclyde Outcomes Improvement Plan



SUSTAINABLE DEVELOPMENT STRATEGY

3.0 CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many fantastic and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive

Adaptable

Resource Efficient

Easy to Move Around

Safe and Pleasant

Welcoming

3.4 **Figure 3** illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.



Quarriers Village

POLICY 1 – CREATING SUCCESSFUL PLACES

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.



Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places



Priority Projects

3.5 Over the lifetime of this Plan, the Council expects to be a leading or major partner in priority projects that have land use implications. Collectively, these projects mark a major investment in the economy, infrastructure, housing and communities of Inverclyde. This Plan offers in-principle support to the delivery of these projects, which are detailed below.

Glasgow City-Region City Deal

3.6 Inverclyde is one of 8 local authorities participating in the Glasgow City-Region City Deal project. The City Deal aims to fund major infrastructure projects; create thousands of new jobs and assist thousands of unemployed people back to work; improve public transport and connectivity; drive business innovation and growth; and generate billions of pounds of private sector investment. In Inverclyde, this investment will focus on:

- **Greenock Ocean Terminal** - this project will expand the quayside and deliver a new visitor centre in order to increase capacity for cruise ship visits and freight handling. It is anticipated that it will enable the visit of 100 cruise ships each year, bringing 150,000 visitors to central Scotland.
- **Inverkip Infrastructure** - this project addresses the restricted network and junction capacity on the A78 trunk road at four locations in and around Inverkip. The project will release investment and enable the development of a major 20 hectare brownfield site around the former Inverkip Power Station, creating potential for in excess of 600 houses and up to 6,000 square metres of commercial space.
- **Inchgreen, Greenock** - this project will redevelop a brownfield site and develop underutilised quay assets to offer a dedicated on-shore marine hub, complimentary to the marine activities at the Inchgreen dry dock.

Affordable Housing Supply Programme

3.7 The Council, through its housing association partners, has an ambitious programme for the delivery of new quality affordable homes over the lifetime of the Plan. This is part of the Scottish Government's More Homes Scotland programme, which targets the delivery of 50,000 new affordable homes in Scotland by 2021. £37million has been allocated to Inverclyde to support the delivery of this programme in the period to 2021.

Early Learning and Childcare

3.8 The Council is developing proposals to increase early learning and childcare entitlement from 600 hours to 1140 hours by 2020. The expansion requires substantial levels of investment in workforce and infrastructure to ensure that required capacity is in place by 2020. This will involve the development of new and expanded early years' facilities in locations across Inverclyde.

Inverclyde Cemetery Capacity

3.9 The Council is investigating potential locations for the provision of additional cemetery capacity within Inverclyde, with the identification and development of a site required during the lifetime of this Plan. Considerations include land ownership and various technical aspects, which mainly relate to ground conditions. A cemetery is a passive use of land and can contribute to the green network so locations within the built up area and Green Belt/Countryside may be appropriate.

POLICY 2 – PRIORITY PROJECTS

The Council will support, in principle, development proposals associated with the Priority Projects listed in Schedule 1.

SCHEDULE 1: Inverclyde Local Development Plan Priority Projects

Glasgow City-Region City Deal

- Greenock Ocean Terminal
- Inverkip Infrastructure
- Inchgreen, Greenock

Affordable Housing Supply Programme

Early Learning and Childcare

Inverclyde Cemetery Capacity

Priority Places

3.10 The previous Local Development Plan (2014) identified a number of sites as Major Areas of Change, Areas of Potential Change and Development Option Sites. These represented the Plan's larger scale development opportunities, with the potential to have a transformational impact on their surrounding area, and in some cases Inverclyde as a whole. Owing to their size and complexity, these sites are long term development opportunities and as such are carried forward as priority development sites into this Plan, in which they are re-titled Priority Places. This reflects the importance that the Council places on delivering development on the sites and its desire to see the creation of quality places. **Schedule 2** lists the Priority Places and their preferred uses, and **Policy 3** supports their comprehensive development, in line with the identified uses. **Policy 3** is supported by Supplementary Guidance, which sets out the development frameworks for these sites.

POLICY 3 – PRIORITY PLACES

The Council will support comprehensive redevelopment proposals for the Priority Places where these are in line with the preferred strategy set out in Schedule 2 and the development frameworks set out in the Priority Places Supplementary Guidance.



The Harbours, Greenock

SCHEDULE 2 – Inverclyde Local Development Plan Priority Places

Priority Place	Preferred Strategy
The Harbours, Greenock	Mixed use development including housing, tourism and heritage, shops, food and drink, public house, financial and professional services, and marine-related business and industrial uses.
James Watt Dock/Garvel Island, Greenock	Mixed use development including housing, business, assembly and leisure, hotel and hostels, residential institutions, non-residential institutions, marine-related business and industrial uses, and ancillary retail and food and drink.
Former Inverkip Power Station	Mixed use development including housing, community facilities, leisure, hotel, food and drink, public house, neighbourhood retail, financial and professional services, and business uses.
Woodhall, Port Glasgow	Housing with community facilities and neighbourhood retail and incorporating measures to protect the area of ancient woodland within the site.
Peat Road/Hole Farm, Greenock	Housing with community facilities and neighbourhood retail.
Spango Valley, Greenock	Mixed use development including business, industrial, storage or distribution (collectively to form no less than 35% of developable area),

(continued on page 10)

(continued from page 9)

housing (to form no more than 50% of developable area), residential institutions, non-residential institutions, neighbourhood retail, neighbourhood food and drink, appropriate leisure and recreation, park and ride, and appropriate renewable energy uses. Prison on former Greenock High School site.

Broomhill and Drumfrochar, Greenock

Housing, industrial, community and green network development as per Central East Greenock Masterplan 2014

Clune Park, Port Glasgow

Housing-led regeneration.

Regent Street, Greenock

Suitable for a range of uses including business, industrial, storage or distribution, residential institutions, housing, non-residential institutions, and uses associated with Greenock Central railway station.

Town centre uses (Schedule 6) are required to comply with the Network of Centres strategy (Policy 22).

4.0 TACKLING CLIMATE CHANGE

4.1 Since Inverclyde Council signed up to Scotland's Climate Change Declaration in 2007, it has made a 13.7% reduction in the amount of greenhouse gases emitted by its buildings and operations. The Council's Climate Change Plan 2017 has set a target of increasing this reduction to 16% by 2022. Local residents, businesses and organisations have also made efforts to reduce carbon emissions through, for instance, installing insulation and solar panels and by being more energy efficient.

4.2 Building on progress made so far, the Scottish Government has set ambitious targets for further carbon reductions, including:

- 66% reduction in greenhouse gas emissions by 2032 from a 1990 baseline
- 80% reduction in greenhouse gas emissions by 2050 from a 1990 baseline
- 70% of non-domestic buildings' heat and cooling to be supplied using low or zero carbon generating technologies by 2032

4.3 These targets require the Council to continue, through its own actions and its planning policy agenda, to pursue the reduction of greenhouse gases. The Plan encourages this by supporting the generation of heat and electricity from sustainable sources, sustainable waste management, and promoting sustainable travel

4.4 Flooding is predicted to be the most likely impact of climate change on Inverclyde. Although the area has a history of flooding, climate change is predicted to increase the frequency and intensity, owing to sea level rises and more severe weather events.

Supplying Energy

4.5 In 2015, 64% of greenhouse gas emissions in Inverclyde were estimated to be associated with the generation of heat and electricity. Encouraging generation from low-carbon and renewable sources can have a significant impact on meeting carbon reduction targets. Consequently, the Council supports, in principle, heat and electricity infrastructure that will help reduce greenhouse gases, subject to consideration of the impact of the proposed development.

4.6 Wind turbines are a means of generating electricity from a renewable resource. The Council's Supplementary Guidance on Energy will set out a spatial framework and other criteria to guide and assess proposals for wind turbines and wind farms, as well as guidance for other renewable energy technologies.

POLICY 4 – SUPPLYING ENERGY

Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in greenhouse gas production. Proposals will be assessed with regard to impact on:

- a) the green network (including landscape), and historic buildings and places;
- b) the amenity and operations of existing and adjacent uses;
- c) tourism and recreational resources;
- d) air quality;
- e) aviation and defence interests;
- f) telecommunication and broadcasting interests; and
- g) traffic and pedestrian safety

Relevant proposals are required to accord with the Council's Supplementary Guidance on Energy.



Heat Networks

4.7 Heat networks offer the opportunity for a more efficient and sustainable means of generating and delivering heat by removing the generation of heat from within individual properties to a communal facility. Heat networks, which are also referred to as district heating, are part of the step-change required towards a more sustainable future and less reliance on gas, and other carbon fuels, as a heat source.

POLICY 5 – HEAT NETWORKS

Major Development applications will be required to include an energy statement which considers the feasibility of meeting the development's heat demand through a district heating network or other low-carbon alternatives. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.

Low and Zero Carbon Generating Technology

4.8 The Plan is obliged by the Climate Change (Scotland) Act 2009 to include a policy requiring all new buildings to avoid greenhouse gas emissions through the installation of low and zero carbon generating technologies.

POLICY 6 – LOW AND ZERO CARBON GENERATING TECHNOLOGY

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero-carbon generating technologies. This percentage will increase to at least 20% by the end of 2022. Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Waste Reduction and Management

4.9 Inverclyde is well served in terms of waste services, particularly recycling. Kerbside recycling services are available to most households, and there are 45 neighbourhood recycling centres and 2 centres for recycling bulky materials/garden waste.

4.10 The Scottish Government's Zero Waste Plan sets out a hierarchy for managing waste, in the order of waste reduction, reuse, recycling and recovery, along with a number of targets, including a requirement for 60% of household waste to be recycled by 2020, increasing to 70% by 2025. In 2016, Inverclyde recycled 53.4% of household waste.

4.11 No major planning applications for waste management infrastructure are anticipated over the lifetime of this Plan. Proposals for smaller and local facilities, which contribute to waste reduction and management, will be supported in principle, subject to consideration of their impacts and acceptable site restoration, where applicable. Sustainable management of waste is also promoted by making the separation, storage and collection of waste as easy as possible and encouraging opportunities for integrating efficient energy and waste innovations within business environments.

POLICY 7 – WASTE REDUCTION AND MANAGEMENT

Proposals for waste management facilities will be supported where they:

- a) support the national Zero Waste Plan and promote the waste hierarchy;
- b) enable the management of waste closer to where it arises;
- c) avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and
- d) avoid significant adverse impact on historic buildings and places and the green network and our natural and open spaces.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

Managing Flood Risk

4.12 Flooding can affect local communities by damaging properties, disrupting transport networks and putting public safety at risk. Inverclyde's waterfront location makes the area susceptible to coastal flooding, whilst the topography means that surface water flowing down the hillsides can combine with local burns to cause flooding events. During high tides or in stormy conditions, river and surface water flooding can also combine with coastal flooding to increase the impacts of flooding events.

4.13 With climate change predicted to raise sea levels and increase the frequency of heavy rain and extreme weather events, it is likely that the risk of river, coastal and surface water flooding will increase.

4.14 The Local Flood Risk Management Plan for the Clyde and Loch Lomond Local Plan District sets out the schemes required in Inverclyde to manage flood risk. These include flood protection schemes for the Coves Burn and Bouverie Burn in Greenock and the Gotter Water in Quarriers Village, as well as 'softer' measures such as surface water management plans, and raising awareness of residents and businesses about flood risk.

4.15 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Flood Risk Assessments will be required and what issues they require to cover.

POLICY 8 – MANAGING FLOOD RISK

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- b) increase the level of flood risk elsewhere; and
- c) reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.



Surface and Waste Water Drainage

4.16 Surface water is a significant cause of flooding in Inverclyde, and can also impact on water quality by carrying pollutants into local burns and rivers. To address these issues, many new developments now require to include Sustainable Drainage Systems (SuDS). These systems can also provide an opportunity for

enhancing local biodiversity by creating ponds and wetlands, which slow water flow and filter out pollutants. It is also important that waste water (effluent) from new development is appropriately drained and treated in order to protect public health, amenity and environmental resources. In the majority of cases new development will be required to connect to the public sewer.

4.17 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Drainage Impact Assessments will be required and the issues they require to cover.

POLICY 9 – SURFACE AND WASTE WATER DRAINAGE

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

5.0 CONNECTING PEOPLE AND PLACES

Introduction

5.1 Inverclyde has excellent transport connections; the A8 and A78 trunk roads run through the area and it has two train lines with fourteen stations, all of which connect Inverclyde with the rest of the Glasgow city-region and beyond. A number of bus companies also operate across Inverclyde, while four ferry services provide connections to various locations in Argyll and Bute. Inverclyde is also connected by a comprehensive core path network and National Cycle Network routes NCN75 and NCN753, which provide active travel connections to Renfrewshire, Glasgow and Ayrshire.

5.2 Transport is critical to the prosperity and sustainability of our communities. Economic activity and growth relies on a transport network that enables people and goods to move efficiently around Inverclyde, Scotland and to international markets. At the same time, the need to tackle climate change by cutting transport emissions requires an approach which reduces the need to travel by car and prioritises sustainable travel modes.

5.3 Planning can improve connectivity and promote sustainable travel by locating new development near active travel and public transport networks, thereby giving people the choice of walking, cycling or using public transport. It is also important to identify where additional transport infrastructure is needed to support new development and ensure that developers contribute toward its provision. Supporting new transport technologies, including the provision of charging points for electric vehicles, will also help reduce carbon emissions.

5.4 Good digital connectivity allows businesses to reach their markets, and people to keep in touch and work flexibly, wherever they are.

Promoting Sustainable and Active Travel

5.5 The Council aims to ensure that new housing, business and industry, retail, and other commercial and community development is easily accessible, in line with the sustainable travel hierarchy: walking, cycling, public transport and cars. It will seek to achieve this by requiring all such development, proportionate to their scale and proposed use, to make the site accessible by walking and cycling, both internally and, where practicable, through links to the external path and footway network. For larger developments, where sufficient passenger numbers might be

generated, the road network will be required to be accessible by public transport, although it is recognised that the provision of services will be a commercial decision for operators. The installation of electric vehicle charging points will be encouraged in new build development, and required in larger developments.

5.6 At the Main Issues Report stage, suggestions of improvements to transport infrastructure were received including the need for additional car parking in Kilmacolm village centre, the identification of gaps in the cycle/path network, and the need for an alternative route through Inverclyde for when there is reduced capacity on the A8 trunk road. Future developments of the transport network are to be investigated and included if required in the Local Transport Strategy and Active Travel Strategy. These strategies will identify improvements to the transport network in order to make it more efficient and promote sustainable travel. Included projects will be supported in principle, subject to consideration and mitigation of the impact of the schemes on the development opportunities and places protected by this Plan.

POLICY 10 – PROMOTING SUSTAINABLE AND ACTIVE TRAVEL

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Managing the Impact of Development on the Transport Network

5.7 Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. In order to identify any potential capacity issues on the strategic road network (i.e. A8 & A78), the Council consulted Transport Scotland on the development opportunities identified in the Plan. The Council subsequently completed a high level impact appraisal of several large scale development proposals along the A78 in consultation with Transport Scotland, which concluded there will not be a significant cumulative impact on the trunk road network as a result of the Plan's proposals. Mitigation measures may still be required, including for the rail network, as a result of individual developments coming forward and these can be determined through the Transport Assessment process.

5.8 To ensure that the road network continues to operate efficiently, the Council has standards in place for road development and parking, which new development is expected to comply with. This may require additional improvements to the transport network outwith the actual development site. Where this is the case, developers will be required to meet these costs.

POLICY 11 – MANAGING IMPACT OF DEVELOPMENT ON THE TRANSPORT NETWORK

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Air Quality

5.9 As at 2018, Inverclyde does not have any Air Quality Management Areas or an air pollution reduction strategy. It does have busy transport corridors that can occasionally be congested where air quality is monitored. Some developments can directly affect air quality or change travel patterns in such a way that air quality is affected. In these instances the Council will expect an Air Quality Assessment to be undertaken and mitigation measures to be implemented.

POLICY 12 – AIR QUALITY

Development that could have a detrimental impact on air quality, or would introduce a sensitive receptor to an area with poor air quality, will be required to be accompanied by an Air Quality Assessment, which identifies the likely impacts and sets out how these will be mitigated to an acceptable level.

Communications Infrastructure

5.10 Inverclyde has good digital connectivity, with 4G mobile and superfast broadband coverage available across the majority of the area. This is of benefit to the economy and social networks and contributes towards it being an attractive place to live and invest.

POLICY 13 – COMMUNICATIONS INFRASTRUCTURE

The Council will support new digital communication infrastructure where it is sited to avoid adverse impact on: the streetscape; the amenity and operations of existing and adjacent uses; our natural and open spaces; and historic buildings and places.



Western Ferry, Gourock

SPATIAL DEVELOPMENT STRATEGY

6.0 OUR TOWNS, VILLAGES AND COUNTRYSIDE

Introduction

6.1 Inverclyde's mix of densely populated urban areas, coastal and rural villages, and isolated countryside over a relatively small area of 62 square miles is unique to the west of Scotland.

6.2 Greenock is the largest town with an estimated population of approximately 43,000 (2016). It is Inverclyde's main administrative centre, with the Council and the Health and Social Care Partnership based in the town centre, along with West College Scotland's Greenock campus, and is also the main retail and commercial centre. It has an active waterfront, with marine uses operating out of Inchgreen, James Watt Dock, the East India and Victoria Harbours, and a busy freight and cruise ship port at Ocean Terminal. Electronic and service companies operate from industrial locations around the town. Complementing the residential and business areas of Greenock are some of Inverclyde's most attractive greenspaces such as Battery Park, Lyle Hill and Greenock Cemetery.

6.3 Port Glasgow is the second largest town with an estimated population of approximately 15,000 (2016). The central area has seen significant investment in recent years through the redevelopment of the former Scott Lithgow shipyard and the re-routing of the A8 trunk road, which together have enabled the development of modern format retail units as part of an extended town centre and the development of over 400 new houses in the former Kingston yard area. Ferguson Marine continues a proud history of shipbuilding in Port Glasgow, with Port Glasgow Industrial Estate and the Kelburn Business Park being the town's other main employment locations.

6.4 Gourock has an estimated population of approximately 10,000 (2016). The town centre has been remodelled to ease traffic and parking congestion on the traditional-style Kempock Street, which is home to a number of independent traders and draws in visitors from across Inverclyde and beyond. The town centre has also benefitted from investment in the train station and outdoor swimming pool. Gourock has two ferry terminals providing links to different locations in Argyll. Outwith the town centre, it is predominantly residential, with the Faulds Park area being the main employment location.

6.5 Inverkip has a traditional village centre based along Main Street with a new commercial and community centre built at its eastern extent. The village has an estimated population of approximately 3,000 (2016) having expanded significantly since the 1980s as a result of the Swallow Brae and Hill Farm housing developments. Kip Marina, which sits across the A78 from the main village, is a busy leisure marina, offering access to the Firth of Clyde sailing waters.

6.6 Wemyss Bay, with a population of around 2,500 (2016), has one of Scotland's finest railway buildings, which serves as both the terminus for the Glasgow-Wemyss Bay railway line and the terminal for ferry services to the Isle of Bute. The village has a mix of traditional, predominantly red sandstone buildings and more modern housing in the Castle Wemyss area. To the north of Wemyss Bay lies the site of the former Inverkip Power Station, now demolished.

6.7 Kilmacolm, which has a population of approximately 4,000 (2016), is nestled in the countryside but within commuting distance of Inverclyde's towns and the Glasgow conurbation. Its Victorian centre is home to a variety of independent businesses and to Kilmacolm community centre and library, which provides modern facilities in carefully converted historic buildings. Kilmacolm is characterised by green wedges, such as Milton Wood, which bring the countryside into the heart of the village.

6.8 Quarrier's Village was developed as an orphans' village in the 19th century and is still the headquarters of the Quarriers charity, although much of it is now in general residential use. The original 'Quarrier's Homes' are now part of a conservation area, while there has been some modern development, including around the former Bridge of Weir hospital, which sits to the east of the main village. Quarrier's Village has an estimated population of 700 (2016).

6.9 Inverclyde's countryside ranges from urban fringe land providing easy access to the countryside, through highly productive agricultural land to isolated and rarely disturbed moorland. It is dotted by reservoirs and lochs, and crisscrossed by burns and rivers. There is an extensive path network, and much of the Inverclyde countryside is part of the Clyde Muirshiel Regional Park, making it an excellent recreational resource. Although mainly covering upland areas, the Park extends to the coast at Lunderston Bay, which is a popular beach area.

6.10 The Council's preferred location for new development is within the existing towns and villages, particularly where this re-uses previously developed land.

Green Belt and Countryside

6.11 The pattern of development within Inverclyde has been very much shaped by its geography, with a densely developed coastal strip giving way to a sparsely developed rural hinterland. This has been reinforced through the years by a planning strategy that has sought to contain development within the built up area and minimise development in the Green Belt and Countryside. The benefits of this strategy have been a focus on the regeneration and renewal of the urban areas, the placing of development into sustainable locations close to existing services and infrastructure, and the protection of our rural environment. This has been achieved through policies which direct development to existing towns and villages, and restrict development in the Green Belt and Countryside to appropriate types and locations. This approach is supported by national policy and Clydeplan and remains appropriate.

POLICY 14 – GREEN BELT AND COUNTRYSIDE

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.



Kilmacolm, looking south

Soils

6.12 Inverclyde has a rich variety of soil types, ranging from prime/good quality agricultural land around Quarriers Village and Inverkip to carbon rich peatland on Duchal Moor. Soil is recognised as an important natural resource, with agricultural land important for food production and the rural economy. It also supports and influences a range of habitats, stores carbon, and helps prevent and reduce flooding by storing water.

POLICY 15 – SOILS

Development on prime agricultural land or affecting carbon rich soils will only be supported if:

- a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;
- b) there is a specific locational need for the development;
- c) it is for small scale development directly linked to a rural business; or
- d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.

For carbon rich soils, it will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

Contaminated Land

6.13 Inverclyde has a proud tradition of industrial activity, stretching from its heavy industrial past of shipbuilding to the more recent manufacturing of electronic equipment and components. Many of these industries developed at a time when environmental standards were not as stringent as they are now, and this has resulted in a number of sites across Inverclyde that are potentially contaminated. When a new use is proposed for a site it is essential that any contamination is treated to ensure that the new use can operate safely. Guidance on site investigations and remediation measures is contained in the Scottish Government's Planning Advice Note 33 'Development of Contaminated Land'.

POLICY 16 – CONTAMINATED LAND

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

8.0 OUR TOWN AND LOCAL CENTRES

Introduction

8.1 Inverclyde is well served by a network of town and local centres offering a range of shops and services in easily accessible locations. These centres also serve important civic, cultural, commercial and leisure functions, and are important employment locations.

8.2 Greenock is the largest town centre drawing visitors from across the authority area and beyond. It is identified as a Strategic Centre in the Clydeplan Strategic Development Plan. It offers Inverclyde's largest concentration and selection of food and non-food shopping, and a wide range of non-retail services and businesses such as a cinema, the Waterfront Leisure Centre, the McLean Museum and Art Gallery, the Beacon Arts Centre, the Greenock West College Scotland campus and a number of restaurants, pubs and nightclubs that provide evening activity. It is also an important employment hub, with a number of large offices located there. In this and previous Plans, Greenock is recognised as having a Central Area, which is the main focus for shopping activity, and an Outer Area, which is more service orientated.

8.3 Port Glasgow town centre's role has changed in recent years from mainly convenience shopping for the town's residents to offering large format food and non-food shopping that draws shoppers from across Inverclyde.

8.4 Gourock serves as a convenient centre for the residents of the town and to travellers and commuters making use of the ferry connections to Argyll and Bute. Its waterfront location, traditional format and concentration of independent shops and cafes mean that it also attracts day visitors from across Inverclyde and beyond. It has benefitted from recent investment in its railway station, road network and parking facilities, and from environmental improvements along the waterfront and at the pierhead.

8.5 Local centres range from the traditional village centre of Kilmacolm, which has an attractive mix of independent traders, to the modern purpose-built local centre in Inverkip. All local centres have an important role in providing convenient services and a community focus.

Network of Centres Strategy

8.6 Together, our town and local centres form a network with each centre serving a specific purpose and community. The Plan seeks to manage development within and outwith these centres so that they continue to complement each other for the benefit of the whole area, whilst offering healthy competition for the benefit of customers. It does this by directing appropriate uses to the network of centres in preference to other locations and by controlling development that would have an unacceptable impact on centres within the network. This is consistent with the 'sequential approach' set out in paragraph 68 of Scottish Planning Policy. The Plan recognises and seeks to safeguard Greenock as the main town centre within Inverclyde. Residential development is encouraged within the network of centres as it contributes to footfall, activity and security.

POLICY 22 – NETWORK OF CENTRES STRATEGY

The preferred locations for the uses set out in Schedule 6 are within the network of town and local centres identified in Schedule 7. Proposals which accord with the role and function of the network of centres as set out in Schedule 7 and the opportunities identified in Schedule 8 will be supported. Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

- a) there is not a suitable sequentially preferable opportunity;
- b) there will not be an unacceptable impact on the vibrancy, vitality or viability of other centres within the network of centres; and
- c) there are clear community or economic benefits that can be best achieved at the proposed location.

Proposals for Business (Class 4), residential and hotel uses will also be supported in town and local centres.

SCHEDULE 6 – Uses Directed to the Network of Centres

- Shops (Class 1)
- Financial, professional and other services (Class 2)
- Food and drink (Class 3)
- Non-residential institutions (Class 10)
- Assembly and leisure (Class 11)
- Amusement arcade/centre (Sui generis)
- Betting office (Sui generis)
- Beautician/Nail bar (Sui generis)
- Hot food takeaway (Sui generis)
- Pay day loan shop (Sui generis)
- Public house (Sui generis)
- Tattoo parlour (Sui generis)
- Taxi/private hire office (Sui generis)
- Theatre (Sui generis)
- Other uses most closely associated with, or most appropriately located within town or local centres.

(Descriptions in brackets as per Town and Country Planning (Use Classes)(Scotland) Order 1997 (as amended))



Grey Place, Greenock

SCHEDULE 7 – Network of Centres Strategy

Centre	Status	Role and function
<ul style="list-style-type: none"> • Greenock 	Strategic Centre	Greenock Central Area is the preferred location for new retail development over 1,000 square metres. New retail development in the Greenock Outer Area should not exceed 1,000 square metres. Greenock town centre is the preferred location for other Schedule 6 uses with an Inverclyde-wide catchment.
<ul style="list-style-type: none"> • Port Glasgow • Gourock 	Town Centre	Second preferred locations for new retail development over 1,000 square metres. Preferred location for other Schedule 6 uses with whole town catchments
<ul style="list-style-type: none"> • The Cross, Kilmacolm • Dubbs Road, Pt Glasgow • Sinclair Street, Greenock • Lynedoch Street, Greenock • Barrs Cottage, Greenock • Cumberland Walk, Greenock • Cardwell Road, Gourock • Kip Park, Inverkip • Ardgowan Road, Wemyss Bay • Inverkip Power Station* • Spango Valley, Greenock* 	Local Centre	New retail development should not exceed 1,000 square metres. Preferred location for other Schedule 6 uses serving a local catchment.
* proposed local centre as part of comprehensive masterplan		
<ul style="list-style-type: none"> • Local facilities 		Proposals for new Schedule 6 uses outwith the town and local centres shall not exceed 250 square metres in total.

SCHEDULE 8 – Network of Centre Opportunities

Reference	Centre	Site/Location	Area
C1	Greenock Town Centre	15 Nelson Street	0.11
C2	Greenock Town Centre	16 West Stewart Street	0.11
C3	Greenock Town Centre	4 West Stewart Street	0.06
C4	Greenock Town Centre	25 West Stewart Street	0.41
C5	Cumberland Walk Local Centre	Redevelopment of centre including retail and residential	0.75
C6	Inverkip Local Centre	Main Street	0.23

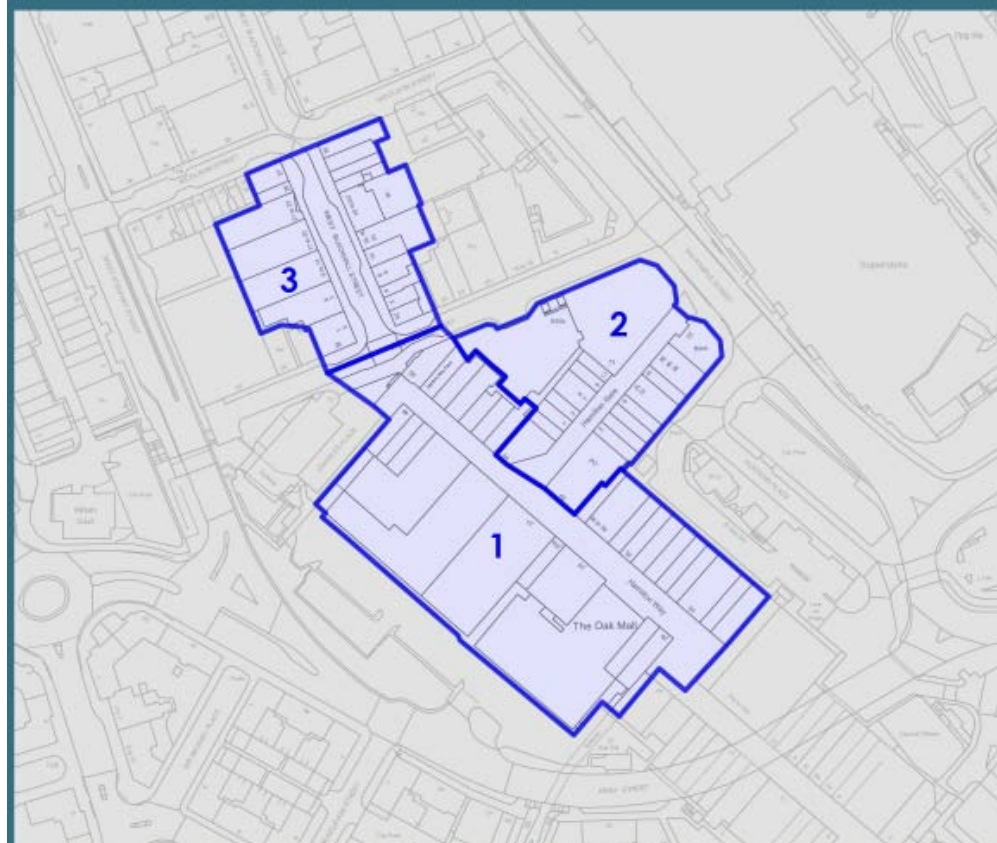
Greenock Town Centre Retail Core

8.7 At the heart of the Central Area of Greenock town centre is an area which has traditionally been the main focus of shopping activity. This includes much of the Oak Mall shopping centre and the eastern part of West Blackhall Street. Shopping remains a main reason for people to visit the town centre, and within a large town centre such as Greenock, it is still considered appropriate to maintain a retail core. Consequently there remains an area in which the Council will seek to control the amount of non-retail floorspace (see **Figure 4**). However, the Council does recognise trends towards having a wider variety of uses within the town centre, and has therefore reduced both the extent of the retail core and restrictions on what uses can locate within the different parts of the Outer Area of the town centre.

POLICY 23 – GREENOCK TOWN CENTRE RETAIL CORE

Proposals for change of use that will result in over 25% of ground floor frontage of the zones identified in Figure 4 being in non-Class 1 use will not be supported.

FIGURE 4 - GREENOCK TOWN CENTRE: RETAIL CORE



SCALE 1:2500

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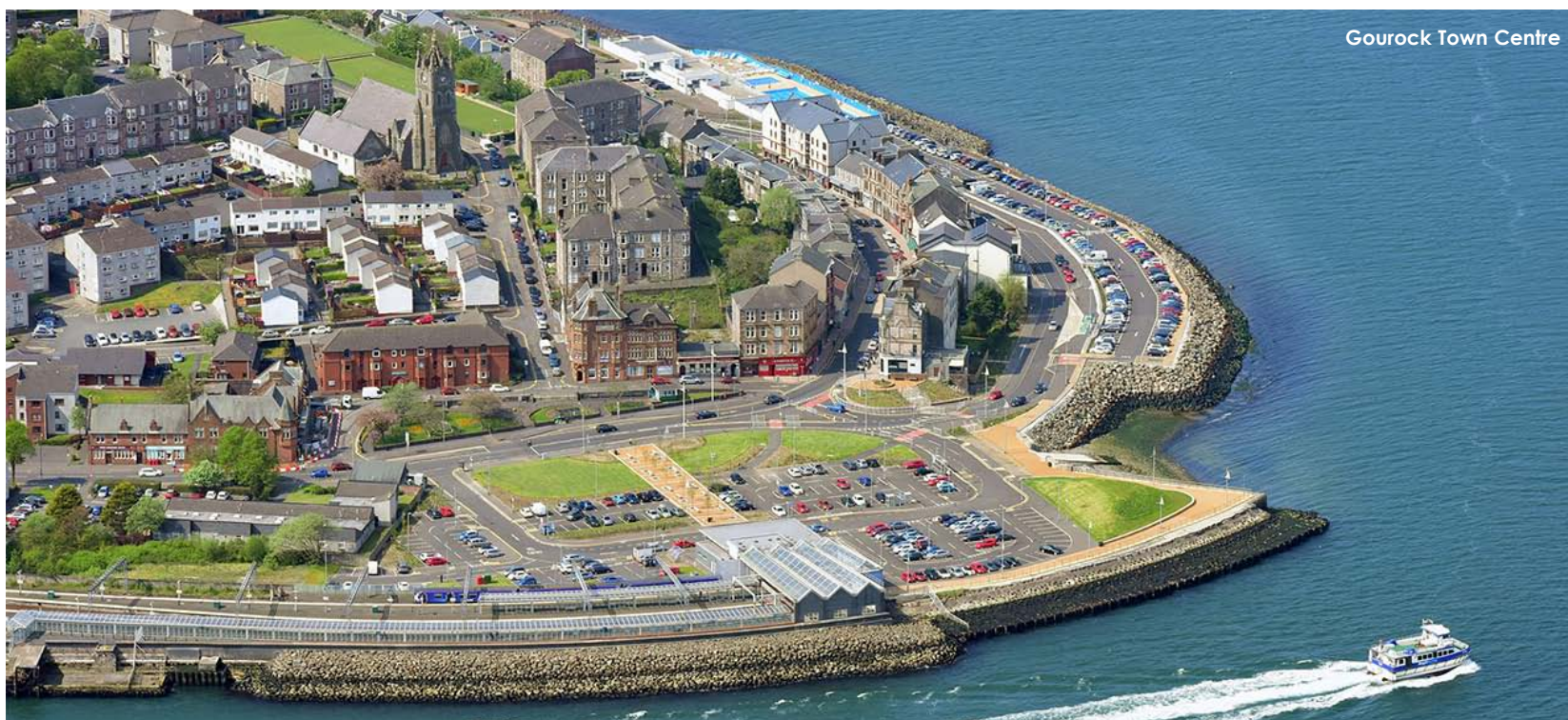
Network of Centres Sui Generis uses

8.8 Inverclyde's town and local centres are home to a wide variety of uses. Their central locations and high level of passing trade make them an obvious place for commercial businesses to locate. The Use Class Order (1997) divides different types of land and property uses into different classes, and sets out when planning permission is needed to allow changes of use between the different classes. Some of the Use Classes relate to uses that would normally be found in town and local centres, such as Shops and Food & Drink. Other uses are known as *sui generis* (meaning 'of its own kind') and do not sit within a particular Use Class. These are often uses which the planning system seeks to keep a tighter control on for reasons of amenity or well-being.

POLICY 24 – NETWORK OF CENTRES SUI GENERIS USES

Proposals for the Sui Generis uses listed in Schedule 6 will be assessed with regard to:

- a) whether there would be an unacceptable impact on the amenity and operation of existing and surrounding uses;
- b) whether the proposal will result in a concentration of a particular use or uses that would be to the detriment of the centre's vibrancy, vitality or viability, and the wellbeing of the community;
- c) the contribution the proposal would make to the vibrancy, vitality and viability of the centre by way of increasing footfall or making use of a vacant unit; and
- d) the availability and suitability of other locations within the centre.



9.0 OUR JOBS AND BUSINESSES

Introduction

9.1 Inverclyde has seen a significant economic shift in the last 30 years, most notably from a manufacturing to a service based economy. The national and multi-national employers present in Inverclyde evidence the current diversity with service-based companies such as RBS, EE, and Amazon operating alongside maritime-related employers such as Ferguson Marine and Caledonian MacBrayne. Small and medium enterprises in sectors including life sciences, food and drink manufacture, and auto-related services are also a key source of employment. Retail and financial and professional services are big employers in our town centres. The public and third sectors are also important employers. City Deal investment in a dedicated cruise ship berth at Greenock Ocean Terminal also highlights the growing importance of tourism in Inverclyde's economy.

Business and Industrial Areas

9.2 Inverclyde's varied economy is served by a range of industrial locations, including waterside locations that have long served maritime-related industry, post-war industrial estates, and the former Enterprise Zones where the area's service industries have located. More recently there has been investment in new industrial units at Kelburn Business Park in Port Glasgow and high quality offices at Riverside Business Park in Greenock. Scarlow House in Port Glasgow, the Municipal Buildings in Gourock and Custom House in Greenock have all recently been renovated to provide centrally located office space.

9.3 Inverclyde Waterfront is identified as a Strategic Economic Investment Location by the Clydeplan Strategic Development Plan. This includes Inchgreen in Greenock (City Deal site) for renewable and specialist marine services and Carlsdyke for business and financial services. Greenock Ocean Terminal (City Deal site) is identified by Clydeplan as a Strategic Freight Transport Hub. The Council continues to recognise the economic value of its ports, harbours and docks, and seeks to retain the existing or potential value of these areas for maritime-related industry except where a masterplan associated with this Plan has identified an alternative use.

9.4 The Plan recognises that as Inverclyde's economy has changed so too has demand for the type and location of business and industrial premises. In older industrial estates there are clusters of underused properties and vacant land. The

Plan identifies these areas for economic mixed use where uses that would either contribute to permanent employment creation or clearly support the operation of existing businesses are supported.

POLICY 25 - BUSINESS AND INDUSTRIAL AREAS

Proposals for development within the business and industrial areas identified on the Proposals Map will be assessed against the following strategy:

STRATEGIC ECONOMIC INVESTMENT LOCATIONS

Areas identified under 25(a) on the Proposals Map are promoted and safeguarded for business and financial services.

Inchgreen (25(b) on the Proposals Map) is promoted and safeguarded for the manufacture and maintenance of renewables and the provision of specialist marine services.

STRATEGIC FREIGHT TRANSPORT HUB

Greenock Ocean Terminal (25(c) on the Proposals Map) is safeguarded for freight transport and cruise liner activity.

LOCAL BUSINESS AND INDUSTRIAL AREAS

Areas identified under 25(d) on the Proposals Map are safeguarded for business, general industrial, and storage/distribution uses (Class 4, 5 and 6).

Other uses may be supported within areas 25(a)-(d) where it is clearly demonstrated that they:

- are ancillary to the safeguarded use
- will not prevent the future development of the site for the safeguarded use

ECONOMIC MIXED USE AREAS

The areas identified as 25(e) on the Proposals Map will be safeguarded for business, general industrial, and storage/distribution uses (Class 4, 5 and 6); and other uses, which would either contribute to permanent employment creation or clearly support the operation of existing businesses.

PORTS, HARBOURS AND DOCKS

Port, harbour and dock facilities will be safeguarded from development that would adversely impact on their existing or potential maritime related use, except where the area has been identified for alternative uses by this Plan or associated Supplementary Guidance.

Business and Industrial Development Opportunities

9.5 There is a need to attract private sector businesses and investment into Inverclyde, as well as supporting existing businesses to grow and new small and medium-sized businesses to set up. This is key to Inverclyde's future prosperity as it will widen the business base, create new job opportunities, help retain the existing population, attract new people to the area, and support and enhance local services.

9.6 The Plan identifies a generous and varied supply of development land; including large scale sites such as Spango Valley and Inchgreen, medium sized sites at Main Street, and smaller sites such as Baker Street (all Greenock). This supply is intended to meet the aspirations of different sectors and business sizes.

POLICY 26 – BUSINESS AND INDUSTRIAL DEVELOPMENT OPPORTUNITIES

Business, industrial, and storage or distribution uses (Class 4, 5 and 6) on the sites listed in Schedule 9 and shown on the Proposals Map, will be supported.



Riverside Business Park, Greenock

Tourism Development

9.7 Inverclyde's waterfront location, programme of events and rich cultural and natural heritage make it an appealing place to visit. Attractions and facilities include the James Watt Dock and Kip marinas, Clyde Muirshiel Regional Park, Newark Castle, Gourock Waterfront, and the charming rural villages of Kilmacolm and Quarrier's Village. Many visitors also stop as they pass through Inverclyde on their way to and from ferries to Argyll. In recent years, the cruise liner business at Greenock Ocean Terminal has grown significantly, bringing more tourists and ship crew into the area. With City Deal funding for a dedicated cruise liner berth and visitor centre in place, further growth of this sector is expected.

9.8 The Plan supports tourism by safeguarding existing tourist related facilities and adopting a positive approach to the development of new facilities.

POLICY 27 – TOURISM DEVELOPMENT

Proposals for change of use of tourism related facilities will only be supported where it can be demonstrated that they are no longer viable as a business in their current use.

Development of tourism related facilities will be supported in appropriate locations where:

- a) it avoids adverse impact on the amenity and operation of existing and adjacent uses;
- b) major trip-generating proposals can be accessed by sustainable means; and
- c) it is appropriately designed for its location and avoids significant adverse impact on the green network and historic buildings and places.

Minerals Extraction

9.9 Inverclyde does not currently have any live mineral workings and the Council is unaware of any workable mineral resource being present within its area. Mineral workings, whilst important for the economy, can have an impact on local communities, the environment and built and natural heritage. The Council's position is that any proposals for mineral extraction should be brought forward through the Local Development Plan process. As such, no proposals for mineral workings will be supported during the lifetime of this Plan. Should any proposals come forward during the Plan period, they will be assessed in accordance with the other policies of the Plan and Scottish Planning Policy.

SCHEDULE 9: Business and Industrial Development Opportunities

SiteRef	Site/Location	Site Area (ha)	Preferred Use	Additional Information
Port Glasgow				
E1	Kelburn (Parklea Rd)	1.48	Class 4, 5 and 6	
E2	Duchal Road	0.66	Class 4, 5 and 6	
E3	Newark Street	0.98	Class 4, 5 and 6	
Greenock				
E4	Bogston Lane	0.21	Class 4, 5 and 6	
E5	Port Glasgow Rd (south)	0.59	Class 4, 5 and 6	
E6	Port Glasgow Rd (north)	1.02	Class 4, 5 and 6	Strategic Economic Investment Location
E7	Inchgreen	5.86	Class 4, 5 and 6	Strategic Economic Investment Location Identified for/ priority given to manufacture and maintenance of off-shore renewables
E8	Sinclair Street	2.43	Class 4, 5 and 6	

Greenock (continued)

SiteRef	Site/Location	Site Area (ha)	Preferred Use	Additional Information
E9	James Watt Dock / Garvel Island	Indicative	Class 4, 5 and 6	See Priority Places Supplementary Guidance
E10	Main Street	1.43	Class 4	Strategic Economic Investment Location
E11	Cartsdyke Avenue	0.43	Class 4	Strategic Economic investment Location
E12	Crescent Street	0.37	Class 4, 5 and 6	
E13	Ingleston Street	1.16	Class 4, 5 and 6	
E14	Scott Street	0.27	Class 4, 5 and 6	
E15	Baker Street	0.41	Class 4, 5 and 6	
E16	Regent Street	1.21	Class 4, 5 and 6	See Priority Places Supplementary Guidance
E17	Spango Valley	Indicative	Class 4, 5 and 6	See Priority Places Supplementary Guidance
E18	Larkfield Industrial Estate	1.78	Class 4, 5 and 6	

10.0 OUR HISTORIC BUILDINGS AND PLACES

10.1 Inverclyde's buildings and places chart the long history of the area. Archaeological finds evidence the occupation of the area from pre-historic through to Roman times; Newark Castle and the initial growth of our towns and villages occurred during medieval times; and the industrialisation and urbanisation of the 18th to 20th centuries shaped Inverclyde as we know it now. Inverclyde's past has gifted the present day with a rich and varied legacy of historic buildings and places which significantly contribute to the culture, character and sense of place, and which support tourism and the economy. These include conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes. As well as the policies below, the Council will have regard to Historic Environment Scotland's Policy Statement (June 2016) and any successor document, when assessing proposals affecting these historic buildings and places.

Conservation Areas

10.2 Inverclyde has eight conservation areas: Greenock (West End and Cathcart Square/William Street), Gourock (West Bay and Kempock Street/Shore Street), Inverkip, Kilmacolm (South East and The Cross) and Quarrier's Homes. There are Article 4 Directions associated with five of these, the exceptions being The Cross, Kilmacolm and the two Gourock conservation areas, which were designated after the General Permitted Development Order was amended to restrict permitted development in conservation areas. Article 4 Directions remove permitted development rights from the conservation areas they cover.

10.3 Conservation Area Appraisals are useful documents for understanding the important features of conservation areas, assisting their positive management, and informing development management decisions. A Conservation Area Appraisal was completed for the Greenock West End in 2016 and it is intended that appraisals be undertaken for the other conservation areas over the lifetime of this Plan.

POLICY 28 – CONSERVATION AREAS

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.



Conservation Area - Main Street, Inverkip

Listed Buildings

10.4 Inverclyde has 247 listed buildings, details of which are available on the Council's website. Twenty-five of these are A-listed as they are of national or international importance, including Gourock Ropeworks in Port Glasgow and the Custom House and Sugar Warehouses in Greenock.

10.5 Many listed buildings are within the ownership of the Council, and in recent years there has been significant investment made at the Greenock Municipal Buildings and Watt Memorial School, to keep or retain the listed buildings in active use and secure their future. Other buildings including the former sugar warehouses on James Watt Dock have been made wind and watertight with Council support until such times as a new and sustainable use can be found. However, there are also listed buildings within Inverclyde on the Buildings at Risk Register for Scotland. The Council will work with interested parties to find suitable future uses for these and other listed buildings.



Greenock Crematorium

POLICY 29 – LISTED BUILDINGS

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building.



Ardgowan Bowling Club, Greenock

Enabling Development

10.6 One means of securing the future of listed buildings, or other buildings of architectural merit, is to permit enabling development facilitating the restoration or retention of a listed building through cross-funding provided by new development, usually within the grounds of the listed building. Examples of this in Inverclyde include the former Bridge of Weir Hospital near Quarriers Village, Auchenbothie near Kilmacolm and Langhouse near Inverkip. The Council has also accepted the principle of enabling development as a means of restoring the former Balrossie School buildings near Kilmacolm.

10.7 Enabling development is often permitted in locations where new buildings would not normally be, such as in the green belt, with the justification being the retention or restoration of a listed building that might otherwise be lost. In these circumstances, it is important that it can be demonstrated that the enabling development is the only means by which the listed building can be saved, that it is appropriately designed and located, and that only the minimum enabling development necessary to save the listed building is permitted. The Council will bring forward Supplementary Guidance to provide additional advice and policy context on this matter.

POLICY 30 – ENABLING DEVELOPMENT

Proposals for enabling development to support the restoration of listed buildings will be considered favourably where it can be clearly shown to be the only means of preventing the loss of the listed building and securing its long term future. Any enabling development is required to be the minimum necessary to achieve this aim. The resultant development is required to be designed and sited carefully to preserve or enhance the character and setting of the listed building. Further detail will be set out in the Council's Supplementary Guidance on Enabling Development which will form part of the assessment of any proposals.

Scheduled Monuments and Archaeological Sites

10.8 Inverclyde has a rich archaeological heritage. This is evidenced by its 31 Scheduled Monuments ranging from High Castlehill, which is the remnants of a prehistoric settlement, through to the 15th century Newark Castle, the 19th century industrial archaeology of the Greenock Cut, and Larkfield Battery a Second World War anti-aircraft battery. There are also numerous sites of more local archaeological interest in Inverclyde.

10.9 Scheduled Monuments are of national importance and, as such, have a high level of protection with a separate consent system administered by Historic Environment Scotland. For non-scheduled archaeological sites, if as a result of development it is not possible to preserve these in situ then developers must undertake appropriate excavation, recording, analysis, publication and archiving before and during the development.

POLICY 31 – SCHEDULED MONUMENTS AND ARCHAEOLOGICAL SITES

Development that would potentially have an adverse effect on a Scheduled Monument or the integrity of its setting will only be permitted in exceptional circumstances.

Development affecting archaeological sites should seek to preserve the archaeological resource in situ.

Gardens and Designed Landscapes

10.10 Inverclyde has 3 Gardens and Designed Landscapes, a national designation recognising grounds, often of large houses, which were consciously laid out for artistic effect. These are Ardgowan, Duchal House and Finlaystone House.

POLICY 32 – GARDENS AND DESIGNED LANDSCAPES

Development that would affect a Garden and Designed Landscape is required to protect and appropriately enhance its important features.

11.0 OUR NATURAL AND OPEN SPACES

Introduction

11.1 Inverclyde has a rich and varied network of natural and open spaces. These include habitats of international importance at the Inner Clyde and Renfrewshire Heights, both of which are Special Protection Areas and Sites of Special Scientific Interest, and other sites of national ecological or geological importance, including Dunrod Hill.

11.2 Inverclyde has a distinctive landscape, with land rising steeply from a narrow coastal strip to the Renfrewshire Heights. Much of this upland area is within the Clyde Muirshiel Regional Park, which is an important educational, environmental and recreational resource.

11.3 Our towns and villages contain a network of parks, playing fields and other open spaces, which contribute to the character and wellbeing of the area and are linked by a network of paths, which encourage active travel and leisurely walks and cycles.

11.4 Collectively, the environmental, recreational and amenity resources identified by this section of the Plan form Inverclyde's 'green network'. It is important that they are protected for their intrinsic value, but also for the contribution they make to the character and wellbeing of the area.

Biodiversity and Geodiversity

11.5 Inverclyde has a diverse network of wildlife habitats, which host a variety of different animals and plants.

11.6 The Inner Clyde and Renfrewshire Heights both benefit from Special Protection Area status, which is a European designation; the former owing to its population of Redshank and the latter owing to its population of Hen Harriers. Both are Natura 2000 sites, with the Inner Clyde also designated as a Ramsar site, meaning it is a wetland of international importance. Proposals likely to have a significant effect on a Natura 2000 site require to be accompanied by a Habitats Regulations Appraisal. The Inner Clyde and Renfrewshire Heights sites, along with 5 further sites, are designated as Sites of Special Scientific Interest due to the geology, habitats or species of national importance found within them. Inverclyde is also home to a number of legally protected species, including bats, otters and badgers.

11.7 Inverclyde also has a network of Local Nature Conservation Sites, which have been designated for their contribution to biodiversity or geodiversity. The existing network of biological sites has been appraised as part of this Plan preparation process. All previously designated sites have been carried forward, and new and extended sites have been identified in the Kilmacolm area.

11.8 The West Renfrew Hills are designated as a Local Landscape Area by this Plan and a Statement of Importance for this landscape area has been prepared in partnership with Scottish Natural Heritage. This identifies its special landscape qualities as including a strong sense of remoteness and wildness and iconic panoramic views from the Hills over the Firth of Clyde.

11.9 Most development has the opportunity to impact, positively or negatively, on biodiversity, even when it is not affecting a designated site. For example, connectivity between designated habitats is important, and fragmentation should be avoided. Even in small scale development there can be opportunities to encourage greater biodiversity through the incorporation of wildlife-friendly features in the building or landscaping.



Knapps Loch, by Kilmacolm

POLICY 33 – BIODIVERSITY AND GEODIVERSITY

NATURA 2000 SITES

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

In such cases, the Scottish Ministers must be notified.

SITES OF SPECIAL SCIENTIFIC INTEREST

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

PROTECTED SPECIES

When proposing any development which may affect a protected species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

LOCAL NATURE CONSERVATION SITES

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

LOCAL LANDSCAPE AREAS

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment

NON-DESIGNATED SITES

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.



Trees, Woodland and Forestry

11.10 Trees, woodland and forestry make a significant contribution to Inverclyde's landscape and streetscape. There are approximately 2000 hectares of woodland within Inverclyde, of which approximately 500 hectares is native woodland. There are 141 hectares of ancient woodland, around 50% of which is native. There are also 33 Tree Preservation Orders in effect (January 2018), covering individual trees, groups of trees and areas of woodland within our towns and villages, and other trees which are integral to the character of areas designated for their natural and built heritage importance, for example in conservation areas.

11.11 The Scottish Government's policy on Control of Woodland Removal sets out a strong presumption against the loss of ancient semi-natural woodland and woodland integral to the value of natural and built heritage sites of national and international importance.

11.12 As well as contributing to the character of Inverclyde, trees and woodlands are an economic resource, providing employment and income to landowners. They also contribute to sustainable water management, climate change mitigation and adaptation, biodiversity, and make our parks and countryside more attractive places to visit.

11.13 It is often the case that development sites contain trees which will be impacted by the development process. To minimise and mitigate these impacts, the Council will produce Supplementary Guidance for development affecting trees. This will set out how development affecting existing trees will be assessed, how trees are to be protected during the construction phase of a development, re-planting requirements, and how existing and new trees are to be managed once a development is complete.

11.14 Inverclyde also has a number of commercial plantations. Occasionally, Inverclyde Council is consulted by Scottish Forestry on new woodland and forestry proposals and on redesign or felling of existing woodlands and afforested areas. Whilst this process sits outwith the planning system, new and amended forest and woodland proposals can have a significant effect, positive and negative, on the green network. The matters the Council will consider when consulted on proposals are set out in the UK Forestry Standard. In addition, regard will be given to any Supplementary Guidance produced in association with the Clydeplan Strategic Development Plan, while reference will also be made to other relevant policies set out in this Plan.

POLICY 34 – TREES, WOODLAND AND FORESTRY

The Council supports the retention of ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

- a) it can be clearly demonstrated that the development cannot be achieved without removal;
- b) the public benefits of the proposal outweigh the loss of trees/hedgerows; and
- c) compensatory planting will be provided, to a standard agreed by the Council.

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council. This will also cover the protection of ancient woodlands and the management and protection of existing and new trees during and after the construction phase.

Proposals for new forestry/woodland planting will be assessed with regard to the Supplementary Guidance to be prepared in association with the Clydeplan Strategic Development Plan, and the UK Forestry Standard.

Open Spaces and Outdoor Sports Facilities

11.15 Open spaces and playing fields contribute to the attractiveness, wellbeing and biodiversity of Inverclyde. Inverclyde has a network of large public parks including Battery Park in Greenock, Darroch Park in Gourock, Coronation Park in Port Glasgow and Birkmyre Park in Kilmacolm. These large formal parks are complemented by a network of more local parks and open spaces, including Lyle Hill and Greenock cemetery, which make a significant contribution to the character and history of the area. Although not 'green', civic spaces like Cathcart Square and the Esplanade in Greenock are an important part of the open space network. While amenity open spaces in our business and residential areas, and play areas in the latter, are smaller in scale they serve an important purpose and make Inverclyde an attractive place to live and work. These spaces are often integral to the good design of a development and are protected by **Policy 35**.

11.16 Existing allotments and community growing spaces are protected as part of the open space network. The Council will support proposals for new permanent and temporary allotment and community growing spaces, where these are appropriate in terms of location, design and accessibility.

11.17 While outdoor sports pitches and facilities contribute to the open space network, they are also important in their own right as they encourage participation in sport and contribute to health and wellbeing. Sportscotland will be consulted on any development affecting outdoor sports facilities.

11.18 While the Proposals Maps identify open spaces and playing fields which are greater than 0.2 hectares in size, Policy 35 protects all open spaces and sports pitches which are of quality and value to the green network, or have the potential to be.

POLICY 35 – OPEN SPACES AND OUTDOOR SPORTS FACILITIES

Proposals for new or enhanced open spaces, which are appropriate in terms of location, design and accessibility, will be supported.

Development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity.

Outdoor sports facilities will be safeguarded from development except where:

- a) the proposed development is ancillary to the principal use of the site as an outdoor sports facility, or involves only a minor part of the facility and would not affect its use for sport and training;
- b) the facility to be lost is to be replaced by a new or upgraded facility of comparable or better quality, which is convenient for the users of the original facility and maintains or improves overall playing capacity in the area; or
- c) a relevant strategy demonstrates a clear excess of provision to meet current and anticipated demand, and the development would not result in a reduction in the overall quality of provision.

Delivering Green Infrastructure Through New Development

11.19 The full definition of 'green infrastructure' is set out in the glossary, and includes open and natural/semi-natural spaces, the water environment including sustainable drainage systems, the path network and landscaping. These green elements, both individually and collectively, provide a range of benefits to our towns, communities and natural environment. For example, appropriate landscaping not only makes a place look good, but can also cleanse and cool the air, reduce problems caused by rain, reduce noise and promote better health and well-being. To fully integrate green infrastructure into new development, it must be considered from the outset, as part of the initial design phase, rather than as an afterthought. Green infrastructure should be designed to deliver multi-functional benefits. An example of this is water management infrastructure which can also have ecological and open space value.

11.20 The Council will produce Supplementary Guidance, which will set out its expectations for the integration of green infrastructure into new development in terms of design, quality and quantity.

POLICY 36 – DELIVERING GREEN INFRASTRUCTURE THROUGH NEW DEVELOPMENT

The Council supports the integration of green infrastructure into new development and will require green infrastructure to be provided in association with new development in accordance with the relevant Supplementary Guidance.

Clyde Muirshiel Regional Park

11.21 Clyde Muirshiel is Scotland's largest regional park, covering 108 square miles of countryside in Inverclyde, Renfrewshire and North Ayrshire. Within Inverclyde, the Park boundary covers much of the upland moorland, and extends to the coast to include Lunderston Bay. It includes the Greenock Cut Visitor Centre, and provides an excellent recreational and educational resource for Inverclyde residents and visitors.

11.22 The Park Objectives are:

- To conserve and enhance the natural beauty, biodiversity and cultural heritage of Clyde Muirshiel Park.
- To encourage and enable learning, understanding and enjoyment of Clyde Muirshiel Park.
- To promote and foster environmentally sustainable development for the social and economic well-being of the people and communities within the Clyde Muirshiel Park area.

These Objectives are supported by the Park Strategy 2016-2021.



Clyde Muirshiel Regional Park

11.23 The Park area is covered by a number of other environmental and heritage designations protected by this Plan. This Plan supports the Park Objectives and the Park Strategy in principle, subject to assessment against other relevant policies of this Plan.

POLICY 37 – CLYDE MUIRSHIEL REGIONAL PARK

Proposals for development within Clyde Muirshiel Regional Park will be considered with regard to the Park Objectives and Strategy and to the Park's statutory purpose of providing recreational access to the countryside.

Path Network

11.24 Inverclyde has an extensive path network, including 179 km of Core Paths criss-crossing the authority area and twenty Rights-of-Way. Route 75 of the National Cycle Network connects rural Inverclyde with the urban waterfront and is part of a route extending to Edinburgh in the east and Portavadie in the west. The path network includes the Greenock Cut, a 10km circular route running alongside the historic aqueduct, which provides panoramic views over the Firth of Clyde, and the Kelly Cut, which connects the Greenock Cut visitor centre to Wemyss Bay.

11.25 The Council is keen to see more use made of the outdoor access network for recreation and everyday journeys, such as to work and school. More active travel will result in better health and wellbeing and reduce road traffic, congestion, and vehicle emissions. The Council is developing an Active Travel Strategy, which will identify how the path network can be improved and expanded, and how more people can be encouraged to use it. The strategy projects will be supported in principle by this Plan.

11.26 The Council is keen to safeguard the existing path network, and to ensure that new development incorporates new paths and connections to the existing path network, especially where the opportunity exists to provide paths along water.

POLICY 38 – PATH NETWORK

Development that would result in the loss of a core path, right of way or other important outdoor access route will not be permitted unless acceptable alternative provision can be made.

Where applicable, development proposals will be required to provide new paths in order to encourage active travel and/or connectivity to the green network. The provision of routes along water will be an essential requirement on development sites with access to a waterfront, unless not appropriate for operational or health and safety reasons.

Water Environment

11.27 In many ways, the geography and character of Inverclyde is defined by water. It sits proudly on the Firth of Clyde, is the source of the River Gryffe, has a countryside dotted with reservoirs, and includes the Greenock Cut, which is a 19th century example of water engineering which has Scheduled Monument status.

11.28 Whilst these waterbodies add to the attractiveness of Inverclyde, the area can also be adversely affected by water, primarily through flooding, caused by high tides on the Clyde and heavy rainfall. Climate change is predicted to increase the frequency and severity of flooding events.

11.29 It is important therefore to manage the water environment in a way which protects and enhances its function as a natural drainage system by, for example, minimising and removing hard engineering which affects the natural flow of water, and by increasing its attractiveness as a habitat and for recreation.

11.30 This Plan also seeks to be consistent with Scotland's National Marine Plan which was approved in 2015, and with the forthcoming Clyde Regional Marine Plan.

POLICY 39 – WATER ENVIRONMENT

Development proposals affecting the water environment will be required to safeguard and improve water quality and the enjoyment of the water environment by:

- a) supporting the strategies and actions of the national and regional marine plans, and supporting the objectives and actions of the River Basin Management Plan for Scotland and the Clyde Area Management Plan, where applicable;
- b) minimising adverse impacts on, or improving, water quality, flow rate, morphology, riparian habitat and groundwater dependent terrestrial ecosystems;
- c) the removal of existing culverts. This will be a requirement on development sites, unless it can be clearly demonstrated as not practical or resulting in the development not being viable;
- d) avoiding the hard engineering and culverting of waterways and the building over of existing culverts in new developments unless clearly demonstrated to be essential. Where culverts are required, they should be designed to maintain existing flow conditions and aquatic life, with long term maintenance arrangements;
- e) maintaining or improving waterside and water-based habitats; and
- f) providing appropriately sized buffer strips between development and watercourses, in line with SEPA guidance, and providing access to the water and waterside, where appropriate.

SCHEDULE OF DEVELOPMENT LAND OWNED BY PLANNING AUTHORITY (INVERCLYDE COUNCIL)

DESCRIPTION OF LAND OWNED BY INVERCLYDE COUNCIL	REFERENCES TO POLICIES, PROPOSALS OR VIEWS CONTAINED IN PROPOSED LOCAL DEVELOPMENT PLAN WHICH RELATE TO THE OCCURENCE OF DEVELOPMENT OF THE LAND
Land bounded by Woodhall Terrace, Parkhill Avenue and Heggies Avenue, Port Glasgow (R3)	Policy 18 - New Housing Development
Former St. Stephen's High School, Southfield Avenue, Port Glasgow (R4)	Policy 18 - New Housing Development
Clune Park, Robert Street, Port Glasgow (R9)	Policy 3 - Priority Places Policy 18 - New Housing Development
Ratho/MacDougall Street, Greenock (R20)	Policy 18 - New Housing Development
Wellington Park, Drumfrochar Road, Greenock (R25)	Policy 18 - New Housing Development
Land bounded by Drumfrochar Road, Mearns Street and Lynedoch Street, Greenock (R29)	Policy 3 - Priority Places Policy 18 - New Housing Development
Former Greenock Academy, Madeira Street, Greenock (R37)	Policy 18 - New Housing Development
Former Holy Cross Primary School, Lyle Road, Greenock (R39)	Policy 18 - New Housing Development
Land at Hole Farm Road, Kenilworth Crescent and Woodstock Road, Greenock (R43)	Policy 18 - New Housing Development
Land at Bow Farm, Tay Street, Greenock (R44)	Policy 18 - New Housing Development
Former Sacred Heart Primary School, Westmorland Road, Greenock (R49)	Policy 18 - New Housing Development
Land at Kirn Drive, Gourock (R58)	Policy 18 - New Housing Development
Plots at Leperstone Avenue, Kilmacolm (R64)	Policy 18 - New Housing Development
Land at Wellington Street, Greenock (F1)	Policy 21 - Community Facilities Opportunities Policy 3 - Priority Places
25 West Stewart Street, Greenock (C4)	Policy 22 - Network of Centres Strategy
Land at Cumberland Walk, Greenock (C5)	Policy 22 - Network of Centres Strategy
Land at Bogston Lane, Greenock (E4)	Policy 26 - Business and Industrial Development Opportunities
Land at Crescent Street, Greenock (E11)	Policy 26 - Business and Industrial Development Opportunities
Land at Ingleston Street, Greenock (E12)	Policy 26 - Business and Industrial Development Opportunities
Land at Scott Street, Greenock (E13)	Policy 26 - Business and Industrial Development Opportunities

Accessibility: A measure of how easy it is for people to get to a site by all modes of transport, i.e. by walking and cycling, public transport and private car.

Active Travel: Means of travel that involve physical activity such as walking and cycling as opposed to passive, motorised methods.

Affordable Housing: Housing of a reasonable quality that is affordable to people on modest incomes.

Amenity: Positive element or elements that contribute to the overall character and enjoyment of an area eg open land, trees, historic buildings and less tangible factors such as tranquillity and the inter-relationship between them.

Article 4 Direction: An order approved by Scottish Ministers allowing the Council to extend its planning controls over works not normally requiring planning permission.

Biodiversity: The richness and variety of living species that exist in any given area. It concerns the whole variety of living things and the habitats that support them; the many different processes and relationships that exist in the natural world; and the range of species present and the genetic variation within species.

Brownfield Land: Sites which have previously been developed or used for some purpose which has ceased. Such sites, primarily within the urban area include the re-use of existing buildings by conversion; demolition and new build; clearance of vacant or derelict land with new build; and infill and 'gap' sites involving various forms of intensification. It excludes private and public gardens, sports and recreation grounds, woodlands and amenity open spaces, and a brownfield site should not be presumed to be suitable for development, especially in the designated Green Belt and Countryside areas.

Character: Appearance in terms of landscape and layout giving places their own distinct identity

Conservation Area: An area designated by the planning authority as being of special architectural or historic interest, the character of which it wishes to protect and enhance, and which should be protected from inappropriate or insensitive development.

Convenience Shopping: Broadly defined as food shopping and including drink, tobacco, newspapers, magazines and confectionery, purchased regularly for relatively immediate consumption.

Core Paths: A network of paths for the purpose of giving the public reasonable access throughout their area. This is a requirement under the Land Reform (Scotland) Act 2003.

Countryside: Areas of open land beyond the Green Belt, as identified on the Proposals Map, where planning policy seeks to prevent the growth of built-up areas and the spread of development.

Derelict Land: Previously developed land, which has a physical constraint caused by its previous use, which hampers its redevelopment or naturalisation.

Development Management: This is the term used for the process of deciding whether to grant or refuse planning permission and other related consents.

Effective Housing Land Supply: This is the part of the established housing land supply that is expected to be free of constraints in the 7-year period from the audit date under consideration and which will therefore be available for the construction of houses.

Enabling Development: Development which would normally be contrary to planning policy, but which may be acceptable if it can be demonstrated that the public benefits of the proposal, e.g. restoring and securing the long term future of a listed building at risk of being lost, would outweigh any negative impacts.

Established Housing Land Supply: This comprises all sites with a capacity for housing, including the residual balance of sites, sites under construction, sites with planning permission; sites identified in the local development plan and where appropriate, other buildings and land with agreed potential for housing development.

Flood Risk Assessment: An assessment carried out to predict and assess the probability of flooding for a particular site or area, and recommended mitigation measures, including maintenance. For other technical terms relating to flooding and flood risk management, refer to SEPA's website.

Green Belt: Areas of open land beyond the edge of the urban area, as identified on the Proposals Map, where planning policy seeks to prevent the growth of built-up areas and the spread of development.

Green Infrastructure: Includes the 'green' and 'blue' (water environment) features of the natural and built environments that can provide benefits without being connected. Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges and gardens. Blue features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving and sustainable urban drainage systems.

GLOSSARY

Green Network: A term used to describe an interconnected system or linked network of open spaces, often alongside river, sea and water courses, with walking and cycling routes, which bring the 'green' of the countryside into the urban areas, to create a continuous 'network'.

Housing Market Area (HMA): A geographical area which is relatively self-contained in terms of reflecting people's preferred choice of location for a new home, i.e. a large percentage of people settling in the area will have sought a house only in that area (excluding moves that are employment or retirement-led).

Housing Need and Demand Assessment (HNDA): The Scottish Government in 2008 introduced a new approach to planning for housing based on HNDA Guidance (updated 2014). Alongside SPP and Local Housing Strategy Guidance, local authorities' planning and housing services are required to work jointly in a Housing Market Partnership to produce a HNDA that will provide the evidence base for identifying future housing requirements by housing market areas, across all tenures, to inform SDPs, LHSs and LDPs.

Housing Requirement: This is the number and type/tenure of housing assessed as necessary to accommodate projected households at given dates and to appropriate minimum standards. The assessment is based on the GCV HNDA (refer above). The **Housing Land Requirement** expresses the above in the LDP in terms of sites and dwelling capacities, to meet all new housing demand and need.

Housing Supply Target: This is similar to the programmed effective housing land supply (refer above), but differs from it taking into account additional considerations such as corporate policy objectives and a longer term perspective on availability of funding, providing a view of deliverability, particularly for the Affordable Sector.

Listed Buildings: A building of special architectural or historic interest that has statutory protection and due to its character or appearance, it is desirable to preserve or enhance. Historic Environment Scotland, on behalf of Scottish Ministers, categorises listed buildings A, B or C, according to their merit, and covers both the interior and exterior of the building.

Local Nature Conservation Site (LNCS): A site judged to be locally important for wildlife because it supports natural or semi-natural communities, supports a high diversity of floral species and contains uncommon/rare fauna, or is of value for environmental education for local communities and schools.

Mitigation: The action of reducing the severity of something.

Morphology: Form, shape or structure (of water channels).

Natura 2000 Sites: Natura is the term given to **Special Areas of Conservation** (SACs) and **Special Protection Areas** (SPAs). These internationally important sites are designated under the 1992 Habitats Directive and the 2009 Birds Directives which are two of the most influential pieces of European legislation relating to nature conservation.

Ramsar Site: A site proposed or designated as being a wetland of international importance, especially as a waterfowl habitat, under the 1971 Ramsar Convention and ratified by the UK Government in 1976.

Retail Impact Analysis: Used to measure the impact that a proposed out-of-centre development will have on a town centre within the same retail catchment, usually in terms of the percentage of expenditure that will be diverted from the town centre to the proposed new development.

Riparian habitat: The type of wildlife habitat found along the banks of a river, stream or other actively moving source of water.

River Basin Management Planning: An approach to water quality management that focuses on river basins (an individual river and all the areas that drain into it), as the unit of assessment, identifying actions to bring 98% of such water bodies in Scotland up to good condition by 2027.

Scheduled Monument: A monument of national importance that is legally protected under the Ancient Monuments and Archaeological Areas Act 1979.

Sequential Approach: A procedure placed upon planning authorities and developers in selecting new retail and commercial leisure developments and other key town centre uses, requiring investment to be directed, in the first instance, to town centre sites, then to edge-of-centre sites and only when no such sites exist, to out-of-centre sites that are, or can be made, accessible by a choice of means of transport.

Site of Special Scientific Interest (SSSI): A site designated by Scottish Natural Heritage (SNH) under the Nature Conservation (Scotland) Act 1994 as being of national importance for biological or geological interest.

Special Protection Area (SPA): A site proposed or designated under the 2009 EU Birds Directive as being an internationally important habitat.

Streetscape: The visual elements of a street, including the road, adjoining buildings, pavements, street furniture, trees and open spaces, etc., that combine to form the street's character.

Sub-Market Area (SMA): A more localised area of self-containment, in terms of reflecting people's preferred choice of location for a new home, set within a wider Housing Market Area.

Supplementary Guidance (SG): Documents providing more detail about the interpretation and implementation of certain policies in the LDP. Under the Planning etc. (Scotland) Act 2006, this guidance has a statutory basis and forms part of the Local Development Plan.

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS): Techniques for dealing with problems of flooding and surface water quality by encouraging rainwater to drain into the soil, or slow-draining channels and ponds, rather than routing surface water run-off through pipes or by other engineered methods.

Transport Assessment: A document prepared by developers to provide information to a local authority on the likely travel demands and travel impacts associated with a proposed development.

Use Classes: The Use Classes (Scotland) Order 1997 (as amended) groups different land uses, such as shops or houses, into different use classes. Each class is designated by a number or falls under a sui generis use (i.e. a use that is not contained within any Use Class).

Vacant Land: Land which is unused for the purposes for which it is held and which would benefit from development or environmental improvement. This land must either have had prior development on it or preparatory work has taken place in anticipation of future development. For the purposes of the Scottish Vacant and Derelict Land Survey in Inverclyde, vacant land is only recorded within settlements of over 2,000 population.

Vitality and Viability: Vitality is a measure of how lively and busy a town centre is. Viability is a measure of capacity to attract ongoing investment for maintenance, improvement and adaptation to changing needs. Together these measures give an indication of the health of a town centre.

Windfall Sites: Sites that were not originally identified or intended for development within the 7-year period programmed for the effective housing land supply, but which subsequently provide land for housing completions during that same period.



Regeneration and Planning

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