Inverclyde council

LOCAL DEVELOPMENT PLAN

MONITORING STATEMENT
DECEMBER 2020

Contents

Introduction

Introduction

0.1   Thank you for your interest in the Inverclyde Local Development Plan Monitoring Statement. This document is published alongside the Main Issues Report (2020) for the new Inverclyde Local Development Plan with the purposes of:
- illustrating the changes in the principal physical, economic, social and environmental characteristics of the area; and
- assessing the impact of the policies and proposals of the 2019 Local Development Plan.

0.2   Section 1 of the Monitoring Statement meets this first purpose by setting out graphics and commentary, illustrating and explaining what changes have taken place in the area over recent years.

0.3   Section 2 follows the structure of the existing Local Development Plan. With regard to each chapter it sets out the policy context, describes what development has taken place on the ground, and undertakes a review of the existing Local Development Plan. Through this approach, issues for inclusion in the Main Issues Report and the Proposed Plan are identified.

0.4   This Monitoring Statement is not a consultation document in its own right, but the Council is happy to accept any comments on the Monitoring Statement as part of the Main Issues Report consultation. Information on how to respond to the Main Issues Report consultation can be found at: www.inverclyde.gov.uk/newldp
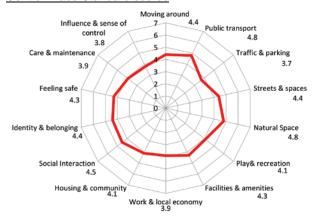
Section 1: Changing Inverclyde

1.1   This section of the Monitoring Statement (i) illustrates and explains physical, economic, social and environmental changes in Inverclyde and (ii) presents an evidence base for future monitoring purposes.

CREATING SUCCESSFUL PLACES

1.2   In 2017, the Inverclyde Alliance undertook an area-wide survey making use of the Place Standard. 1,393 respondents provided information on how they rated their local area against a wide range of factors. Compass diagrams summarising results for different localities in   Inverclyde   are   included   below.   Full   results   are   available   at https://www.inverclyde.gov.uk/council-and-government/community-planning-partnership/our-place-our-future. These survey results informed the preparation of Inverclyde's Outcome Improvement Plan, leading to the identification of its three priorities (repopulation; reducing inequalities; and environment, culture & heritage), which are supported by the Local Development Plan.

Figure 1: Greenock East and Central Place Standard scores

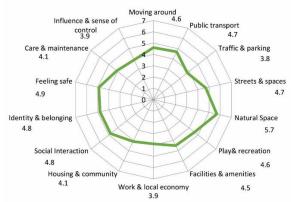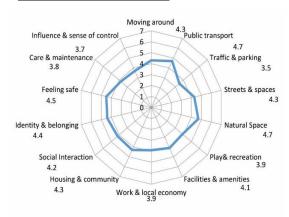Figure 2: Greenock South & South West Place Standard scores

Figure 3: Greenock West & Gourock Place Standard scores

Figure 4: Inverkip and Wemyss Bay Place Standard scores
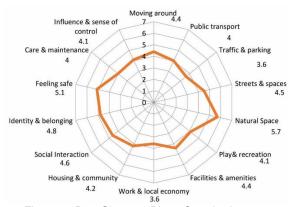

Figure 5: Kilmacolm Place Standard scores

Figure 6: Port Glasgow Place Standard scores
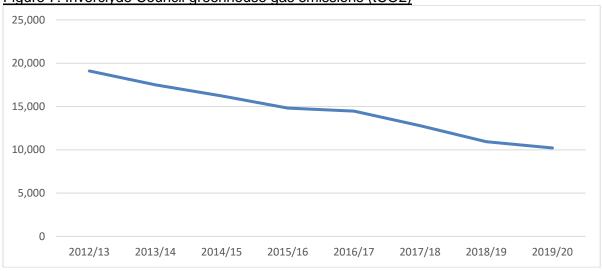
TACKLING CLIMATE CHANGE

Energy generation and use, and greenhouse gas emissions in Inverclyde

1.3   Inverclyde Council participates in annual climate change reporting, which involves reporting to the Scottish Government the amount of greenhouse gas emissions, in tonnes, generated by the Council over the reporting year (April to March). The reporting has been undertaken since 2012/13, and during this period there has been a steady decline in the amount of greenhouse gases generated by the Council.

Table 1: Inverclyde Council greenhouse gas emissions

Year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Tonnes CO2	19,104	17,504	16,214	14,808	14,457	12,777	10,928	10,212

Figure 7: Inverclyde Council greenhouse gas emissions (tCO2)
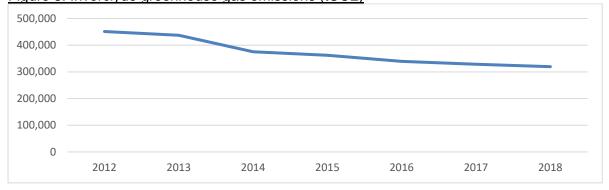
1.4   Estimated greenhouse gas emissions for the Inverclyde area are provided by the Department of Business, Energy and Industrial Strategy. These relate to all emissions in Inverclyde, not just those generated by the Council. These figures also illustrate a steady decline in carbon emissions in Inverclyde.

Table 2: Inverclyde greenhouse gas emissions

Year	2012	2013	2014	2015	2016	2017	2018
Tonnes CO2	451,100	437,200	375,100	361,800	339,100	328,500	319,400

Figure 8: Inverclyde greenhouse gas emissions (tCO2)

Waste reduction and management

1.5   The generation of household waste in Inverclyde fell by 18% between 2011 and 2019, with the percentage of household waste recycled increasing by 13% over the same period.
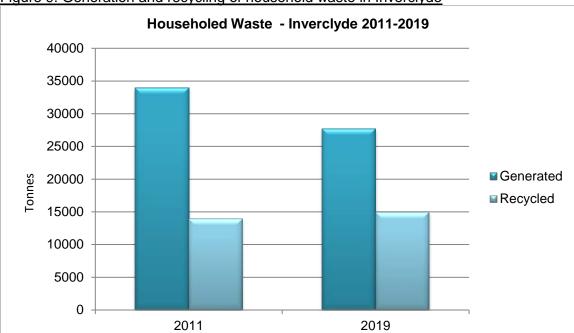
Figure 9: Generation and recycling of household waste in Inverclyde

Householed Waste - Inverclyde 2011-2019

Source: SEPA Household Waste Data
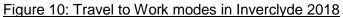
Managing flood risk

1.6   Inverclyde has three Potentially Vulnerable Areas (PVA's):
- 02/11/21 – Greenock to Gourock
- 02/11/20 – Clyde South and Bishopton
- 02/11/19 - Gryffe Catchement

1.7   The 'Greenock to Gourock' and 'Clyde South and Bishopton' PVA's, which cover the waterfront area from Port Glasgow to Inverkip, are the most significant areas in terms of potential flooding impact as they have a large population and include the main transport routes.

CONNECTING PEOPLE AND PLACES

Promoting sustainable and active travel

1.8   Inverclyde is well served in terms of transport, with the A8 and A78 trunk roads running through the area, as well as two train lines with fourteen railway stations, all of which connect Inverclyde with the rest of the Glasgow city-region and beyond. There are four ferry services providing connections to various locations in Argyll and Bute. A number of bus companies also operate across Inverclyde. Inverclyde is connected by a comprehensive core path network, which includes National Cycle Network routes NCN75 and NCN753, which provide active travel connections to Renfrewshire and Glasgow.

1.9   The Transport and Travel in Scotland: Scottish Household Survey (2018) shows that the car remains the dominant transport mode in Inverclyde for both travel to work and personal travel.

Figure 10: Travel to Work modes in Inverclyde 2018
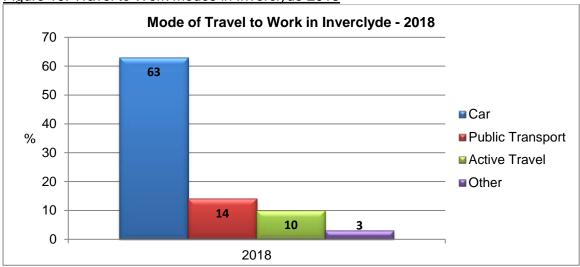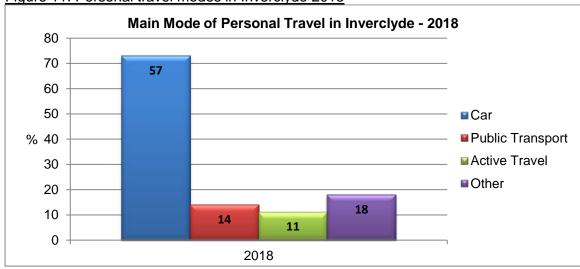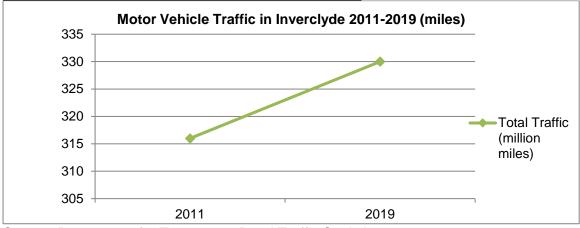
Figure 11: Personal travel modes in Inverclyde 2018

Total Traffic on Major Roads

1.10   The total traffic by all motor vehicles in Inverclyde increased by 4.4% between 2011 and 2019, from 316 million miles to 330 million miles.

Figure 12: Motor vehicle traffic in Inverclyde 2011-2019

Source: Department for Transport – Road Traffic Statistics

Air quality

1.11   Since the introduction of statutory air quality assessments in 1998, data from all monitoring sites in Inverclyde has consistently shown that Air Quality Objectives are being met for all measured pollutants.

Communication infrastructure

1.12   Ofcom's Connected Nations report (December 2019) provides the following data on broadband and mobile coverage in Inverclyde

Table 3: Fixed broadband coverage in Inverclyde

	<10Mbit/s DL & <1Mbit/s UL	>=30 Mbit/s	>=300 Mbit/s	Full fibre
Rural	22%	58%	10%	9%
Urban	0%	98%	75%	9%
Total	1%	98%	74%	9%

Table 4: Mobile coverage in Inverclyde

	4G		Voice	
	Geographic	Premises	Geographic	Premises
Rural	96%	95%	100%	99%
Urban	99%	100%	100%	100%
Total	97%	100%	100%	100%

OUR TOWNS VILLAGES AND COUNTRYSIDE

Vacant and Derelict Land

1.13   The total vacant and derelict land area increased from 123.42ha in 2011 to 151.35ha in 2019, a rise of 22.6% (see Figure 13). The significant increase was largely the result of demolition works associated with housing renewal/regeneration projects and the addition of the former IBM site at Spango Valley, Greenock.
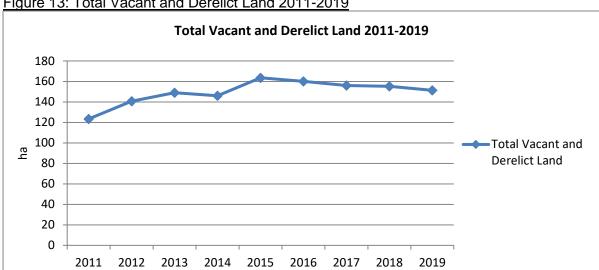
Figure 13: Total Vacant and Derelict Land 2011-2019

Source: Inverclyde Council – Vacant and Derelict Land Survey

1.14   Figure 14 provides a detailed breakdown of the individual Vacant and Derelict Land types for the period 2013-2019 Derelict land rose significantly in 2015 following a reclassification of the Former Inverkip Power Station site from vacant to derelict. The increase in vacant land and decrease in derelict land in 2019 is largely the result of the former IBM site in Spango Valley being cleared.
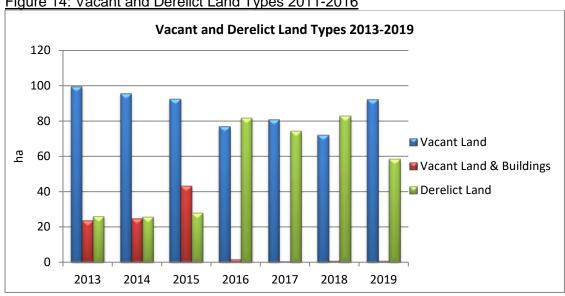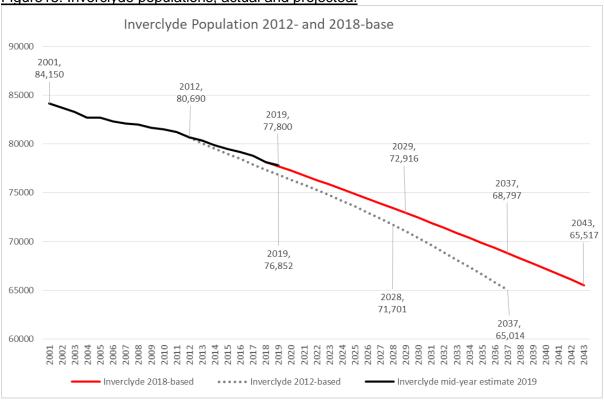
Figure 14: Vacant and Derelict Land Types 2011-2016
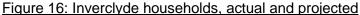
Source: Inverclyde Council – Vacant and Derelict Land Survey
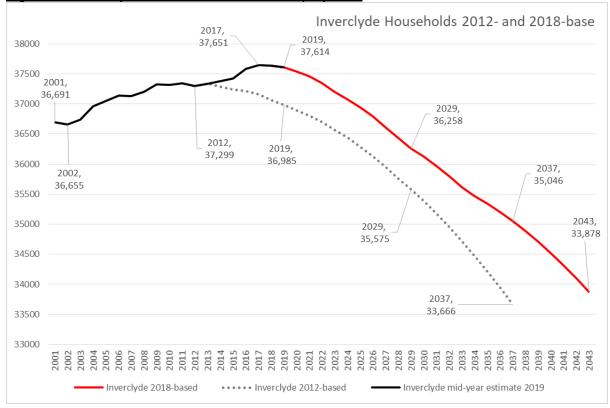
OUR HOMES AND COMMUNITIES

1.15 Repopulation is a priority for Inverclyde, as set out in the Inverclyde Outcome Improvement Plan. Population and household decline has been a long term issue in Inverclyde and is projected to continue. Comparison of 2018 and 2012 based population and household projections show that the more recent projections are for a significant decline, but less severe than previously projected.

Figure15: Inverclyde populations, actual and projected.

Figure 16: Inverclyde households, actual and projected

1.16   A means of addressing population and household decline is the development of new housing, and identification of land for that purpose. Housing Supply Targets are set in the 2017 Clydeplan Strategic Development Plan to help address repopulation in Inverclyde, however, annual completions have not met the Housing Supply Target in any year since 2012.

Table 5: Housing supply targets and housing completions in Inverclyde

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Housing supply target	269	260	260	260	260	260	260	260
Completions	209	135	112	244	87	103	155	137
Private completions	95	76	111	138	87	35	62	85
Affordable completions	114	59	1	106	0	68	93	52

Figure 17: Housing supply targets and housing completions in Inverclyde

1.17   The housing land audit records the amount of land identified for housing development (measured in unit capacity) on an annual basis. Table 6 illustrates that there is sufficient land identified to meet housing supply targets. However, there is an issue with whether much of this land is 'effective' i.e. available, suitable and viable for development. This is illustrated by some of the land being disputed by Homes for Scotland, the representative body for the house building industry in Scotland.

Table 6: Land available for housing development in Inverclyde, by housing market area
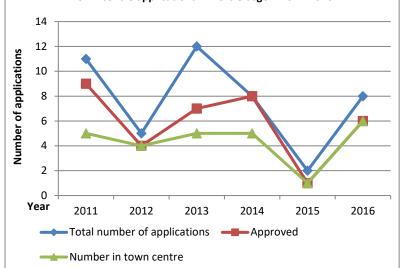
	2012	2013	2014	2015	2016	2017	2018	2019
Inverclyde HMA	4,730	4,889	4,663	4,742	4,601	5,122	5,300	5,287
Renfrewshire HSMA	114	116	114	127	113	113	112	136
Total	4,844	5,005	4,777	4,869	4,714	5235	5,412	5,423
Disputed	255	182	376	225	309	625	877	1,820

OUR TOWN AND LOCAL CENTRES

Port Glasgow
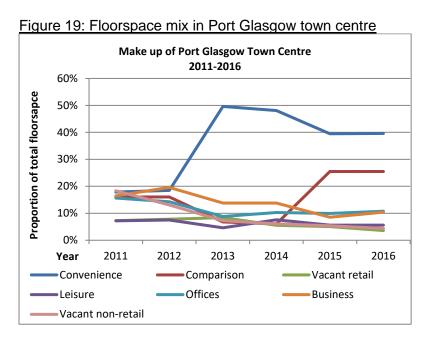
1.18   The total number of applications for development of town centre uses in Port Glasgow fell from 11 in 2011 to 8 in 2016. By 2016, a greater proportion of applications were for within the town centre and were being approved, largely due to the extension of the town centre in 2013 to include the Waterfront West development, where most of the applications were located.

Figure 18: Planning applications in Port Glasgow town centre

Town centre applications in Port Glasgow 2011-2016

- Total number of applications
- Approved
- Number in town centre
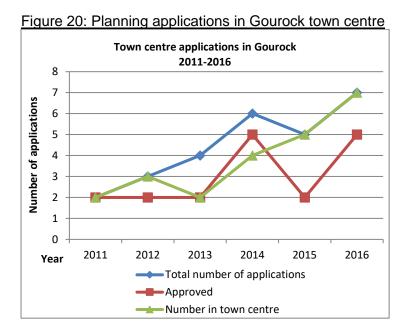
1.19   The inclusion of the Waterfront West site in the town centre in 2013 brought Tesco within the town centre, greatly increasing the proportion of convenience floorspace within the centre. The proportion of comparison floorspace increased in 2015 when B&Q opened. The inclusion of a large amount of new floorspace, as units have opened in the Waterfront West development, means that the decrease in the proportion of all other floorspace hides an increase in actual floorspace levels in leisure, offices, business and vacant retail, with the only decrease in floorspace being for vacant non-retail.

Figure 19: Floorspace mix in Port Glasgow town centre

Make up of Port Glasgow Town Centre 2011-2016

- Convenience
- Comparison
- Vacant retail
- Leisure
- Offices
- Business
- Vacant non-retail

Gourock

1.20   The number of applications for development of town centre uses more than trebled in Gourock from 2 in 2011 to 7 in 2016, and nearly all of these have been in the town centre in each year. The majority have also been approved, with the exception of 2015 when 2 of the 5 applications were withdrawn.

Figure 20: Planning applications in Gourock town centre

1.21   Leisure remains the predominant use in Gourock town centre, with offices overtaking comparison as the second largest use in 2014. Convenience has also risen to equal business use and vacancy levels have risen, particularly for non-retail uses.
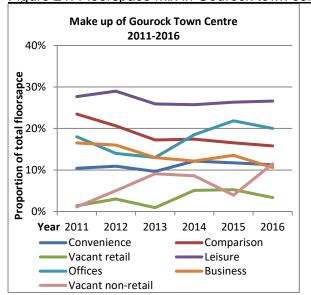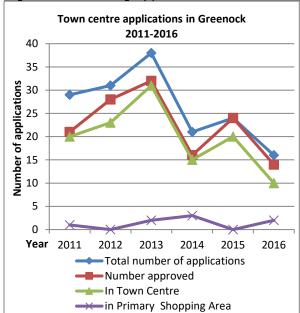
Figure 21: Floorspace mix in Gourock town centre

Greenock
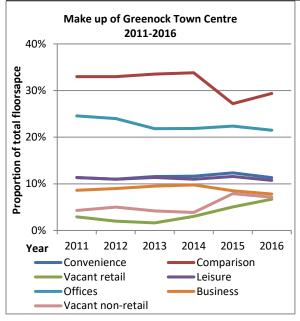
1.22   The total number of applications for development of town centre uses in Greenock increased from 29 in 2011 to a high of 38 in 2013, but dropped to 16 in 2016. The proportion of applications being approved has increased over time. The proportion of applications within the town centre increased up to 2015 but was low in 2016. Only a small number each year were within the primary shopping area.

Figure 22: Planning application in Greenock town centre

Town centre applications in Greenock 2011-2016

1.23   The makeup of the town centre did not change significantly from 2011 to 2016, with comparison the largest use in every year, despite a slight fall from 34% of floorspace in 2011 to 29% in 2016. Offices made up the next largest use, but have also fallen slightly from 25% of floorspace in 2011 to 22% in 2016. Convenience had become slightly more dominant than leisure since 2014 and was the next largest use in 2016, while both vacant retail and non-retail had both increased to make up 7% of total floorspace in 2016, with slightly more non-retail units vacant than retail units.

Figure 23: Floorpsace mix in Greenock town centre

Make up of Greenock Town Centre 2011-2016

OUR JOBS AND BUSINESSES

Economic Activity

1.24   Prior to the COVID pandemic, Inverclyde's economy had seen a return to growth in recent years. Figure 24 shows that the unemployment rate fell by 4.3% from 2011-2020, compared to a 3.9% fall across Scotland. While the current unemployment rate in Inverclyde (4.3%) remains higher than the Scottish average (3.3%), it is falling at a faster rate.

Figure 24: Comparison of unemployment rate in Inverclyde and Scotland

Source: ONS annual population survey
% is a proportion of the economically active population

1.25   The number of enterprises in Inverclyde has increased by 18.2%, from 1370 in 2011 to 1620 in 2020, while the number of local units, defined as an individual site within an enterprise, increased by 9.9%, from 1910 in 2011 to 2100 in 2020 (see Figure 25).
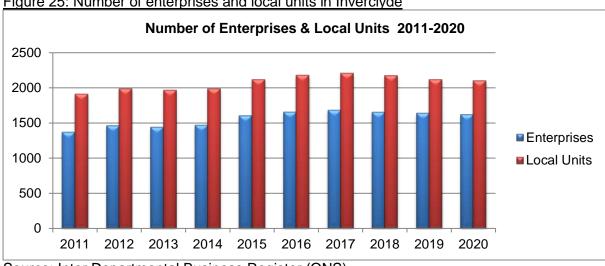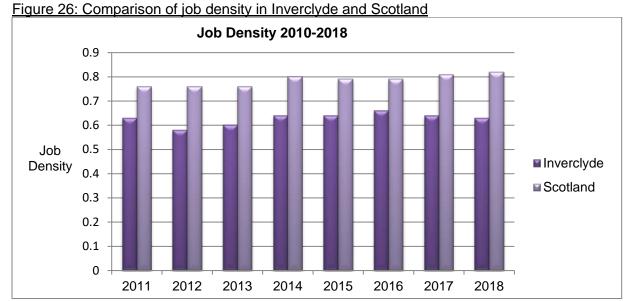
Figure 25: Number of enterprises and local units in Inverclyde

Source: Inter Departmental Business Register (ONS)
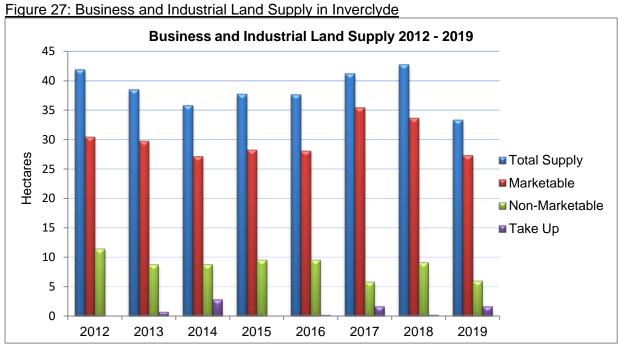
1.26   Job density refers to the level of jobs per resident aged 16-64, i.e. a job density of 1.0 would mean that there is one job for every resident aged 16-64. Figure 26 shows that Inverclyde, with a job density average of circa 0.65% between the 2011 and 2018 period, which is consistently approx. 0.15% below the Scottish average. This is likely to reflect the relatively high level of commuting that takes place from Inverclyde into Renfrewshire and Glasgow.

Figure 26: Comparison of job density in Inverclyde and Scotland

Job Density 2010-2018

Source: ONS jobs density

Business and Industrial Land Supply

1.27   Figure 27 shows that Inverclyde continues to have a generous supply of business and industrial development land, with a total of 33.2ha and a marketable supply of 27.3ha. There has been a total of 3.45ha of business and industrial land taken up for these uses in the last five years.

Figure 27: Business and Industrial Land Supply in Inverclyde

Business and Industrial Land Supply 2012 - 2019

Source: Inverclyde Council

OUR HISTORIC BUILDINGS AND PLACES

Archaeology

1.28   Inverclyde has 33 Scheduled Monuments within its boundary. These are largely in the rural areas and apart from the industrial archaeology of the Greenock Cut consist of cairns, forts and hut circles. Within the urban area, there is Newark Castle, a 15th century tower house and gate house on the banks of the Clyde at Port Glasgow and the Kempock Stone at Gourock – a bronze age standing stone from around 2000BC.There are numerous sites of more local archaeological interest.

Listed Buildings and Buildings at Risk

1.29   There are 247 listed buildings within Inverclyde, of which 25 are A-listed. There are 14 listed buildings within Inverclyde on the Historic Environment Scotland Buildings at Risk Register, plus a further 4 non-listed buildings.

Table 7: Listed buildings in Inverclyde

Settlement	Category A	Category B	Category C
Inverkip	1	8	1
Gourock	0	21	43
Greenock	15	67	31
Kilmacolm	3	15	5
Port Glasgow	5	13	3
Quarriers Village	0	4	7
Wemyss Bay	1	1	3
Total	**25**	**129**	**93**

Table 8: Buildings at Risk in Inverclyde

Site	Listing	Risk	Condition
Ancillary Buildings, Cloch Lighthouse Gourock	Unlisted	Low	Ruinous
Bearhope Street Greenock	B	Fair	Moderate
St George's North Church George Square Greenock	B	Low	Restoration in Progress
Balrossie School Water Tower Kilmacolm	B	High	Poor
Balrossie School Main Building Kilmacolm	B	High	Very poor
Balrossie School Ancillary Building Kilmacolm	B	High	Poor
Balrossie School Annex Kilmacolm	B	High	Poor
Clune Park School Robert Street Port Glasgow	B	Low	Fair
Scott's Dry Dock Rue End Street Greenock	A	Moderate	Poor
Tobacco Warehouse	B	Low	Fair

Clarence Street Greenock			
Greenock Crematorium Tempietto South Street Greenock	B	Moderate	Poor
Clune Park Church Robert Street Port Glasgow	B	High	Very poor
Glebe Sugar Refinery Ker Street Greenock	B	High	Poor
James Watt Dock Sugar Warehouses East Hamilton Street Greenock	A	Low	Poor
Broadfield Hospital Old Greenock Road Port Glasgow	A	High	Restoration in progress
Burial Vaults of Shaw Stewarts Millhouse Road Inverkip	Unlisted	Moderate	Poor
Former Babylon Nightclub Argyle St/W. Stewart St Greenock	Unlisted	High	Poor
Garvock Old Largs Road Loch Thom	Unlisted	High	Very poor

Conservation Areas

1.30   There are 8 conservation areas in Inverclyde, two have had Conservation Area Appraisals prepared, and five have an Article 4 Direction in place.

Table 9: Conservation Areas in Inverclyde

Name	Designated	Conservation Area Appraisal	Article 4 Direction
Greenock West End	1987 Amended 2007	2016	Yes
Kilmacolm (South West)	1972		Yes
Kilmacolm, The Cross	2015		
Inverkip	1976 Amended 2015		Yes
Quarrier's Village	1986 Amended 2005	2020	Yes
Cathcart St/William St, Greenock	1974 Amended 1989		Yes
Kempock St/ Shore St, Gourock	2015		
West Bay, Gourock	2015		

OUR NATURAL AND OPEN SPACES

Nature Conservation Sites

1.31   There are 2 Special Protection Areas in Inverclyde. The Inner Clyde Estuary Special Protection Area, which is also a Ramsar site and Site of Special Scientific Interest is designated for regularly supporting an internationally important wintering population of redshanks. The inland Renfrewshire Heights Special Protection Area and Site of Special Scientific Interest is an important breeding ground for hen harriers. There are 5 other Sites of Special Scientific Interest, designated for geological, flora and fauna features.

Table 10: Sites of Special Scientific Interest in Inverclyde

Site	Area (ha)	Features	Condition	Designated
Inner Clyde Estuary	1826	Redshank (non-breeding)	Favourable	2000
Renfrewshire Heights	8943	Hen harrier (breeding)	Unfavourable, declining	2007
Dunrod Hill	238	Carboniferous	Favourable	1990
Shielhill Glen	26	Fen meadow Lowland mixed broadleaved woodland	Unfavourable Unfavourable	1985
Knocknairs Hill	17	Fen meadow Lowland wet grassland	Favourable Recovering	1992
Dargavel Burn	12	Wetlands	Favourable	1984
Glen Moss	19	Basin fen Dragonfly	Unfavourable Favourable	1984
Total	**11081**			

Local Nature Conservation Sites

1.32   There are currently 56 Local Nature Conservation Sites in Inverclyde (formerly known as Sites of Importance for Nature Conservation) including 3 geology sites These were designated between 1992 and 2018 and cover an area of 1349 ha excluding geology sites Apart from the recent designations in 2018, the condition of these has not been surveyed recently.

Open Space

1.33   The Local Development Plan (2019) identifies 120 open spaces, totalling 411ha. The spatial of distribution is shown in Table 11 below:

Table 11: Designated open space in Inverclyde settlements

Settlement	% of Open Space	Land Area (ha)
Port Glasgow	21	86.3
Greenock	58	239
Gourock	13	53.4
Inverkip	1.7	7
Weymss Bay	3.5	14,3
Kilamcolm	1.8	7.3
Quarriers Village	1	4.1

Water

1.34   With regard to the River Basin Management process, a total of 12 surface water bodies have been identified in Inverclyde, across 3 catchments. Five have been classified as 'good', six 'moderate', and one 'bad'.

1.35   The majority of pressures concern abstraction/impoundment and morphological alterations, largely related to existing weir's and dams.

Section 2: Review of Inverclyde Local Development Plan (2019)

2.1   This section of the Monitoring Statement follows the structure of the Inverclyde Local Development Plan (2019). It identifies changes in the policy context and development on the ground since the preparation of that Plan commenced. It also reviews the current Local Development Plan policies. For each chapter of the current Plan, it concludes by identifying potential issues for the Main Issues Report or Proposed Plan.

Creating Successful Places (Chapter 3)

Policy Context

2.2   The current National Planning Framework (NPF3) and Scottish Planning Policy were published in June 2014. These documents identify four outcomes for the planning system in Scotland:
- A successful, sustainable place
- A low carbon place
- A natural, resilient place
- A more connected place

2.3   Scottish Planning Policy identifies two Principal Policies with related Policy Principles. These are:

Sustainability -   >a presumption in favour of development that contributes to sustainable development.
Placemaking -   >planning should take every opportunity to create high quality places by taking a design-led approach
>planning should direct the right development to the right place
>planning should support development that is designed to a high quality, which demonstrates the six qualities of successful place

2.4   The Glasgow and the Clyde Valley Strategic Development Plan (Clydeplan) was approved in July 2017. It is guided by the national planning outcomes and presents a vision of a compact city region based around the area's centres, regeneration, a rebalanced economy focused on key economic sectors, low carbon infrastructure and placemaking. The Clyde Waterfront, the Green Network and River Clyde are the components of the Spatial Development Strategy that are most relevant to Inverclyde. The Plan supports the Glasgow and Clyde Valley City Deal Programme.

2.5   The Glasgow and Clyde Valley City Deal has established a £1.13 billion Infrastructure Fund to support the delivery of various projects across Glasgow and the Clyde Valley. Three of the infrastructure fund projects sit within Inverclyde. These are Ocean Terminal and Inchgreen, in Greenock and Inverkip Power Station, near Wemyss Bay.

Changes on the ground

2.6   This sections records progress on the Priority Projects and Priority Places.

2.7   Greenock Ocean Terminal – necessary consents have been obtained for the implementation of the new cruise ship terminal. The pontoons for the new terminal have been installed. Development of the terminal building and visitor centre has been delayed owing to the appointed construction firm going into administration.

2.8   Inverkip infrastructure – The Strategic Business Case for this City Deal project has been approved.

2.9   Inchgreen, Greenock – The Strategic Business Case for this City Deal project has been approved.

2.10   Affordable Housing Supply Programme – There were 207 social rented housing units completed on a variety of sites under the More Homes Scotland programme between April 2016 and March 2020.

2.11   Early Learning and Childcare – .The Council has completed work at ten facilities, with five more projects under construction or at a pre-construction stage.

2.12   Inverclyde Cemetery Capacity – The Council is currently investigating options for expansion of cemeteries at Knocknairshill and Kilmacolm.

2.13   The Harbours, Greenock – The Beacon Arts Centre was completed in 2012 and a family restaurant adjacent to the A8 was completed in 2014.

2.14   James Watt Dock/Garvel Island, Greenock – River Clyde Homes are currently developing 137 flats on a site at the entrance to the dock. Planning permission has been granted for a new marina building and for other marine-related industries.

2.15   Former Inverkip Power Station – Buildings and structures on the site have been demolished and cleared. A pre-application process for the development of an "urban village" on the site was undertaken in 2018/19.

2.16   Woodhall, Port Glasgow – 138 houses have been delivered on the site since 2010.

2.17   Peat Road/Hole Farm, Greenock – Applications were submitted in 2018 for the development of 78 houses on part of the site.

2.18   Spango Valley, Greenock – The site is now completely cleared of buildings. An application was submitted in 2020 for mixed-use development comprising residential, industrial/business, retail and leisure use and a park and ride.

2.19   Broomhill and Drumfrochar, Greenock - A masterplan for Central East Greenock was approved by Inverclyde Council in Jan 2014. Broomhill Gardens and Community Hub opened in 2017. The Bakers Brae Road Realignment project was completed in 2019. The Greenock Health and Care Centre is under development on Wellington Street and due to open in 2021. A development of incubator units for food and drink start up enterprises is under development on the corner of Drumfrochar Road and Baker Street.

2.20   Clune Park, Port Glasgow – A masterplan for the Clune Park area was approved by the Council in 2018.

2.21   Regent Street, Greenock – The site is now operating as a builders' merchant's yard.

Policy Review

Policy 1 requires all development to have regard to the six qualities of successful places.

This policy remains valid and should be retained subject to changes to the factors set out in Figure 3 in the Local Development Plan, which, if any, would be brought forward through the changes to the Proposed Plan.

Policy 2 identifies and supports Priority Projects.

This policy and the projects it identifies remains valid and it should be retained.

Policy 3 supports the comprehensive redevelopment of Priority Places.

This matter is considered by Issues 4-12 of the Main Issues Report.

2.22   The Main Issues Report should consider the strategies for all of the current Priority Places, and whether some existing or new Priority Places should be removed or added to the list respectively. The inclusion of the detailed frameworks for the Priority Places in the Plan, rather than in Supplementary Guidance should be considered.

Tackling Climate Change (Chapter 4)

Policy Context

2.23   National Planning Framework 3 emphasises the need for planning to facilitate the transition to a low carbon economy through the development of technologies to help reduce greenhouse gas emissions. The extension of heat networks in cities and towns is a priority towards achieving this.

2.24   Scottish Planning Policy 2014 supports this transition through the development of a diverse range of renewable energy technologies and the development of heat networks as well as measures to improve energy efficiency. Local Development Plans are expected to support the development of heat networks in as many locations as possible and incorporate heat mapping as a means of identifying potential for locating developments with high heat demand alongside sources of heat supply.

2.25   For onshore wind energy there is a new Spatial Framework identifying those areas likely to be most appropriate for wind farms; dividing areas into areas where wind energy development will not be acceptable, where there is a need for significant protection and where it is likely to be acceptable subject to consideration against policy criteria.

2.26   National Planning Framework 3 supports a catchment-scale approach to sustainable flood risk management. The spatial strategy aims to build the resilience of our cities and towns, encourage sustainable land management in our rural areas, and to address the long-term vulnerability of parts of our coasts and islands. National Planning Framework 3 reflects Scotland's Zero Waste policy, which seeks to promote re-use and minimise waste.

2.27   Scottish Planning Policy states that the planning system should promote a precautionary approach to flood risk from all sources, locate development away from functional flood plains and medium to high risk areas; and undertake natural and structural flood management measures, where necessary. In addition, Scottish Planning Policy includes a requirement for SuDS to avoid increased surface water flooding. Significant changes include a requirement for Local Development Plans to identify and address significant cross-boundary flooding issues and protect land with the potential to aid the management of flood risk. A presumption against landraising is also introduced. Following the Flood Risk Management Act (2009), a Flood Risk Management Strategy (2015) and a Flood Risk Management Plan (2016) were adopted for the Clyde and Loch Lomond Area. These documents identify areas of flood risk, called Potentially Vulnerable Areas, and set out a series of actions to prevent and tackle flooding. The changes in Scottish Planning Policy and actions identified in the Flood Risk Management Strategy and Plan will require to be reflected in the next Local Development Plan.

2.28   A greater emphasis is placed on Zero Waste and Energy from Waste, seeing waste as an opportunity rather than a burden.

2.29   National Planning Framework 3 highlights the importance of digital infrastructure across towns and cities and for economic and social networks. SPP identifies the role of planning in providing the required digital infrastructure through development and with minimal environmental impact.

2.30   Since 2003 up to the present, planning permission has been granted for a total of 33 wind turbines of which 22 have been completed and 8 are under construction. From 2009 to present ten applications have been granted for domestic solar panels and 3 for panels on public or commercial buildings.

2.31   Inverclyde Council is progressing with its Greenock Flood Prevention Scheme. Recently completed projects include improvements at Cartsdyke and Bouverie Street.

Policy Review

Policy 4 outlines the means by which proposals for the generation, storage or distribution of heat and electricity will be assessed.

This policy remains valid and should be retained.

Policy 5 outlines the requirement for consideration of the feasibility and implementation of district heat in major new developments.

There is a need to consider whether the requirement for new development to connect to heat networks or low carbon heat sources should be strengthened.

Policy 6 supports energy efficiency in new build developments.

This policy remains valid and should be retained.

Policy 7 sets out the criteria for assessing proposals for new waste management facilities.

This policy remains valid and should be retained.

Policy 8 seeks to reduce the risk and impacts of flooding.

The policy remains valid and should be retained.

Policy 9 supports Sustainable Drainage Systems

This policy remains valid and should be retained

Issues for new Plan

2.32   The Main Issues Report should consider the following:
• Whether the requirement for developments to be connected to heat networks and/or low carbon heat should be strengthened.
• The inclusion of standards for electric vehicle charging points in the Plan or Supplementary Guidance

Connecting People and Places (Chapter 5)

Policy Context

2.33   National Planning Framework 3 reflects the Scottish Government's commitment to strengthening transport links within Scotland and to the rest of the world through infrastructure investment. The Framework also affords a number of transport projects national significance, including high speed rail links.

2.34   The revised Scottish Planning Policy largely continues the approach set out in the previous version; requiring development plans to promote opportunities for travel by more sustainable modes and facilitate integration between modes. In addition, plans should, where possible, enable freight movement by rail or water and address the transport needs of ports. Where necessary, plans should also identify any new transport infrastructure or public transport services. Significant changes include stronger support for electric vehicles and the requirement for development plans to identify active travel networks.

2.35   The Clydeplan Strategic Development Plan (2017) carries forward the approach of the previous Strategic Development Plan through a Vision and Spatial Development Strategy which promotes sustainable transport options and further integrates land use and transport. The Plan places a greater emphasis on active travel through a new policy on Strategic Walking and Cycling Network, which requires development plans to identify and safeguard existing walking and cycling networks and promote opportunities for enhancement of these networks. The Plan also identifies an indicative active travel network.

<u>Changes on the Ground</u>

2.36   Junction improvements completed at:
- Drumfrochar Road and Broomhill Rd
- Customhouse Way and Container Way
- Brachelston

2.37   Cycle path upgrades/improvements completed at:
- Cloch Lighthouse in 2020
- Newark Park in 2019

2.38   A project to develop a dedicated cycle route from Gourock to Greenock, with an option for a second phase from Greenock to Port Glasgow, was approved by the Council in 2020.

2.39   The re-alignment of the B7054 at Bakers Brae, which sought to improve road safety by removing a dangerous bend in the road, was completed in 2019.

2.40   Development of a new spur road off the Tesco roundabout at Port Glasgow was completed in 2018. This project has created a direct link from the A8 directly onto Princes Street in the town centre.

<u>Policy Review</u>

Policy 10 promotes sustainable and active travel. The policy remains valid and should be retained.

This policy remains valid and should be retained.

Policy 11 manages the impact of new development on the transport network, specifically the strategic road network and the public transport network. The policy remains valid and should be retained.

This policy remains valid and should be retained.

Policy 12 requires policies affecting air quality to be accompanied by an Air Quality Assessment setting out mitigation measures.

This policy remains valid and should be retained.

Policy 13 supports digital communication infrastructure which avoids adverse impact on a range of resources.

This policy remains valid and should be retained.

<u>Issues for new Plan</u>

2.41   During pre-Main Issues Report engagement, the Kilmacolm Civic Trust identified a need for additional long stay car parking in the village to cater for residents, businesses and visitors, which was confirmed by a 2018 Council commissioned study into car parking provision and demand in the village. This is addressed in Issue 6 of the Main Issues Report.

Our Towns, Villages and Countryside (Chapter 6)

<u>Policy Review</u>

Policy 14 assesses development proposals in the Green Belt and Countryside.

This policy remains valid and relevant

Policy 15 addresses development affecting prime agricultural land and carbon rich soils.

This policy remains valid and should be retained.

Policy 16 sets out the requirements for development of contaminated land.

This policy remains valid and should be retained.

<u>Issues for new Plan</u>

2.42   While the Plan addresses vacant and derelict land sites by identifying them for redevelopment, this is often likely to be achieved in the medium to long term. Consideration should be given to how the Plan could adopt a more pro-active approach to these sites and their impacts on communities in the short term, possibly by supporting temporary greening projects.

Our Homes and Communities (Chapter 7)

<u>Policy Context</u>

2.43   National Planning Framework 3 identifies a need for a generous supply of housing land in sustainable places where people want to live. It identifies regeneration as the central focus of planning across the Glasgow and Clyde Valley region.

2.44   Scottish Planning Policy states that provision for new homes should be made in areas where there is a need for regeneration and directs the planning system to identify a generous supply of land in each housing area, maintaining at least a 5 year effective land supply at all times. Plans should enable a range and choice of good quality housing in appropriate locations to support the creation of sustainable mixed communities and successful places, and focus on the delivery of allocated sites. The scale of residential allocation in the plan should be informed by a robust Housing Need and Demand Assessment. Where this identifies a shortfall in specific types of housing, such as affordable housing or that required for specialist needs or specific groups, this should be also be addressed.

2.45   The Clydeplan Strategic Development Plan (2017) aims to create high quality places which deliver the right types of homes in the right places through the prioritisation of regeneration activities, the reuse of previously used land and higher density development. Clydeplan is informed by a Housing Needs and Demand Assessment which signed off by the Scottish Government's Centre for Housing Market Analysis as robust and credible in May 2015. The Housing Needs and Demand Assessment estimates the number of additional

homes required to meet existing and future housing need and demand up to 2029, and based on this Clydeplan identifies Housing Supply Targets and Housing Land Requirements.

Changes on the Ground

2.46 The following table sets out the status, as at March 2020, of the housing development opportunities that were in the 2019 Local Development Plan (Schedule 4), prior to the quashing of Chapter 7 of the Plan.

Table 12: Progress on housing development opportunities

Site Ref.	Location	Development status
Port Glasgow		
R1	Slaemuir	Under construction
R2	Arran Avenue	No development
R3	Former Broadfield Hospital	Under construction
R4	Woodhall	No development
R5	Southfield Avenue	Under construction
R6	Auchenbothie Road	No development
R7	Dubbs Road	Under construction
R8	Industrial Estate	No development
R9	Selkirk Road	No development
R10	Clune Park	No development
R11	Bay Street	Complete
R12	3 Highholm Street	No development
R13	Broadstone Avenue	Under construction
R14	Lilybank Road	Under construction
R15	Kingston Dock	Complete
Greenock		
R16	James Watt Dock (east)	Under construction
R17	James Watt Dock/Garvel Island	No development
R18	Sinclair Street	No development
R19	Carwood Street	No development
R20	East Crawford Street	No development
R21	Ratho/MacDogall Street	No development
R22	Garvald Street	Complete
R23	Cardross Crescent	Under construction
R24	Luss Avenue/Renton Road	No development
R25	Gareloch Road	No development
R26	Wellington Park	No development
R27	Drumfrochar Road (Former Tate & Lyle SE)	No development
R28	Drumfrochar Road (Former Tate & Lyle NE)	No development
R29	Drumfrochar Road (89-105)	No development
R30	Drumfrochar Road	No development
R31	Duncan Street	No development
R32	Hill Street	No development
R33	Regent Street	Developed for an alternative use
R34	Victoria/ East India Harbour	No development
R35	16 West Stewart Street	No development
R36	Houston Street	No development
R37	Union Street	No development
R38	Madeira Street	No development
R39	Eldon Street	Under construction
R40	Lyle Road	No development
R41	Killochend Drive	No development

R42	Mount Pleasant Street	Under construction
R43	Peat Road/Hole Farm	No development
R44	Bow Farm	No development
R45	Upper Bow	No development
R46	Merlin Lane	Complete
R47	Ravenscraig Hospital	Under construction
R48	Auchneagh Road	Under construction
R49	Westmorland Street	No development
R50	Aucmead Road	Complete
R51	Juno Terrace	Complete
R52	Spango Valley	No development
Gourock		
R53	Shore Street	No development
R54	Ashburn Gate	No development
R55	1 Ashton Road	Under construction
R56	Weymouth Crescent	No development
R57	Kemock House, Kirn Drive	Complete
R58	Kirn Drive	No development
R59	Cowal View	Under construction
R60	Levan Farm	No development
Inverkip and Wemyss Bay		
R61	Bridgend	No development
R62	The Glebe	Under construction
R63	Former Inverkip Power Station	No development
Kilmacolm and Quarriers Village		
R64	Leperstone Avenue	Under construction
R65	Smithy Brae	No development
R66	Lochwinnoch Road	Under construction
R67	Whitelea Road	No development
R68	Former Balrossie School	No development
R69	Woodside Care Home	No development

2.47   The following table sets out the status, as at March 2020, of the community facility opportunities that were in the 2019 Local Development Plan (Schedule 5), prior to the quashing of Chapter 7 of the Plan.

Table 13: Progress of community facility opportunities

Site Ref	Proposed Facility	Location	Development Status
F1	New Greenock Health Centre	Wellington Street	Under construction
F2	Early Years Facilities	Various	Facilities completed and under construction.
F3	New cemetery	To be identified	No development
F4	New West College Scotland Campus	To be identified	No development

Policy Review

Policy 17 supports residential development on sites identified in the Plan and established criteria for the assessment of sites if additional housing land is required.

Policy 18 supports residential development on sites identified in the Plan and on other appropriate sites.

Both policies require 25% of houses on new greenfield sites in the Inverclyde villages to be for affordable housing.

Both of these policies remain valid, however there is a main issue surrounding housing supply targets, housing land requirement and how these can be met by the Plan. The requirement for affordable housing should also be identified as a main issue.

Policy 19 sets out criteria for the assessment of individual and small scale housing development in the green belt and countryside.

This policy remains valid and should be retained, with clarity provided in relation to what constitutes 'small scale' development.

Policy 20 requires development in residential areas to be assessed with regard to impact on amenity, character and appearance. It refers to the Council's Planning Application Advice Notes Supplementary Guidance.

This policy remains valid and should be retained.

Policy 21 protects, and supports the development of, community facilities.

This policy remains valid and should be retained. There is an issue of whether developers should contribute to new/extended community facilities required as a result of their development.

Issues for new Plan

2.48   The Main Issues Report should consider the following:
- whether the housing supply targets/housing land requirement for Inverclyde remain appropriate.
- whether there is sufficient land identified to meet housing supply targets/housing land requirement for different tenures in the relevant housing geographies, and what land should be identified for housing development.
- whether the affordable housing contribution requirement should be changed.
- the requirement for wheelchair accessible housing
- whether housing developers should contribute towards community infrastructure.

2.49   Another potential issues for Proposed Plan is defining 'small scale' in relation to housing development in the green belt and countryside.

Our Town and Local Centres (Chapter 8)

Policy Context

2.50   Scottish Planning Policy (2014) directs development plans to identify a network of centres, and include a town centre first policy for footfall generating uses including retail and commercial leisure, offices, community and cultural facilities and where appropriate public buildings. A sequential approach should be taken and be applied flexibly and realistically to direct development to the most appropriate locations. Plans should assess how centres can accommodate development and identify opportunities for this as well as considering promoting residential use within town centres where appropriate. Policies should be introduced to encourage a mix of uses to support vibrancy, vitality and viability throughout the day and into the evening, and where necessary to limit clustering of uses. Town centre health checks should be undertaken with community planning partners, businesses, and community groups as appropriate and used to develop town centre strategies, the spatial elements of which should be included in the LDP.

2.51   The Clydeplan Strategic Development Plan (2017) identifies a network of Strategic Centres, including Greenock. Glasgow City Centre sits at the apex of the network as its diverse range of core functions sets it apart from the other strategic centres. Greenock is identified as

a town centre with retail, civic, leisure, community, employment, business and residential roles and functions. The challenges identified for Greenock are to address the effects of declining population and to improve the quality of the environment and to strengthen the retail role to take account of changing shopper habits and patterns. Future actions are to continue to improve the public realm and retail offer, including the complementary role of Port Glasgow and investigate the actions needed to undertake a health check for the town centre.

2.52   Clydeplan directs local development plans to: protect and enhance the development of the network of centres in line with their role and function, challenges and future actions; protect and enhance the long term health of Glasgow City Centre and ensure there is no detrimental impact on its role and function and; recognise that proposals for strategic scale development are subject to the sequential approach, and that impact on other Strategic Centres in the network should be assessed to ensure there is no detrimental impact on their role and function.

Changes on the Ground

2.53   The following table sets out the status, as at March 2020, of the community facility opportunities that were in the 2019 Local Development Plan (Schedule 8), prior to the quashing of Chapter 7 of the Plan.

Table14: progress of network of centres opportunities

Site Ref	Centre	Site/Location	Development Status
C1	Greenock	15 Nelson Street	No development
C2	Greenock	16 West Stewart Street	No development
C3	Greenock	4 West Stewart Street	No development
C4	Greenock	25 West Stewart Street	No development
C5	Cumberland Walk	Redevelopment of local centre	Demolished
C6	Inverkip	Main Street	No development

2.54   In 2018, a new-build Co-op store opened in Kilmacolm centre improving the convenience offer available in the village. A co-op store has also opened on the site of the former Wemyss Bay hotel. The retail park in Port Glasgow town centre has been built out and occupied. Vacancies have increased in Greenock town centre, particularly in the Oak Mall. The Cumberland Road local centre has been demolished, and a new parade of shops developed on nearby Auchmead Road.

2.55   In May 2019, the Council's Environment and Regeneration Committee approved a report on underutilised sites in Greenock town centre. This identified the following sites which the Council could enable, directly or with partners, to bring back into productive use:
• King Street car park
• Oak Mall eastern wing
• 16 West Stewart Street (Bablyon)
• 25 West Stewart Street (former multi-story car park)

Policy Review

Policy 22 identifies uses to be directed to the network of centres. Through Schedule 7, it identifies a role and function for each centre, and, through Schedule 8, it identifies development opportunities in the network of centres. It also establishes criteria for assessing proposals not in accordance with Schedules 7 and 8.

This policy remains valid and should be retained. However, consideration should be given to the continuation of Cumberland Road as a local centre, and the extent of the Greenock town centre boundary.

Policy 23 identifies the retail core of Greenock town centre and restricts change of use from Class 1 retail in this area.

The continuation of this policy should be examined through the Main Issues Report owing to the number of vacancies in the town centre.

Policy 24 sets out criteria for assessing sui generis uses in the network of centres.

This policy remains valid and should be retained.

Issues for new Plan

2.56   The Main Issues Report should consider the following:
- whether the policy framework for non-retail uses in the retail core of Greenock town centre is appropriate.
- a review of the development opportunities within the centres, and underutilised sites in Greenock town centre.
- the continuation of Cumberland Walk as a local centre
- the boundary of Greenock town centre

Our Jobs and Businesses (Chapter 9)

Policy Context

2.57   National Planning Framework 3 emphasises the role of cities as the main driver of our economy and focuses on Scotland's key economic sectors: energy; food and drink; life sciences; tourism; financial and business services; universities and the creative industries.

2.58   The revised Scottish Planning Policy, to a large extent, continues the approach set out in the previous version; requiring Local Development Plans to allocate sites that meet the diverse needs of businesses in a way that is flexible to enough to accommodate changing circumstances. Scottish Planning Policy also continues to emphasise the need for allocations to be informed by relevant economic strategies and business land audits and highlights the importance of considering a wider range of uses on sites that are underused. While the revised Scottish Planning Policy places more emphasis on assessing economic benefits, with *due weight to net economic benefit* now the preferred approach, this will not significantly impact on the next plan.

2.59   The Clydeplan Strategic Development Plan (2017) carries forward the Strategic Economic Investment Locations (SEILs) identified in the previous Strategic Development Plan, on the basis that they align with Scottish Enterprise's locational priorities and could make a significant contribution to the Scottish Government's key economic sectors. Inverclyde has one SEIL, the 'Inverclyde Waterfront', which is identified for Green Technologies and Business and Financial Services. A key policy change is the requirement for Local Development Plans to identify the locations and circumstances when other uses commensurate to the scale of the Strategic Economic Investment Locations non-dominant role and function will be supported. The Proposed Clydeplan Strategic Development Plan also carries forward the four Strategic Freight Transport Hubs, which have been selected because they maximise access to ports, rail networks and airports, with Greenock Ocean Terminal facilitating road to sea freight transfers.

Changes on the Ground

2.60   Development is underway at the Greenock Waterfront to expand the Ocean Terminal quayside and deliver a new terminal building and visitor centre in order to increase capacity, improve the arrival/departure environment for cruise ships, and increase capacity for freight handling. The pontoons for the new cruise ship terminal have been installed, with the new terminal building due to open in 2022.

2.61   Development of a new Food and Drink Enterprise Hub on Drumforchar Road in Greenock is approaching completion.

Policy Review

Policy 25 safeguards existing Business and Industrial Areas.

The policy remains valid and should be retained.

Policy 26 identifies Business and Industrial Development Opportunities.

The policy remains valid and should be retained.

Policy 27 safeguards existing tourist facilities and provides criteria for assessing new proposals for tourist facilities and accommodation.

The policy remains valid and should be retained.

Issues for the new Plan

2.62   The Main Issues Report should consider re-designating areas of the Strategic Economic Investment Location, specifically to the west of Pottery Street and Inchgreen, to more accurately reflect current uses on the site and support the Inchgreen project.

Our Historic Buildings and Places (Chapter 10)

Policy Context

2.63   National Planning Framework 3 recognises the important role that cultural heritage plays in the economy, cultural identity and quality of life.

2.64   Scottish Planning Policy (2014) emphasises the importance of the historic environment as a cultural and economic asset and a source of inspiration which is integral to creating successful places that appeal to visitors. The principles stated in Scottish Planning Policy of promoting the care and protection of the designated and non-designated historic environment and enabling positive change are already enshrined in the LDP.

Changes on the Ground

2.65   Conservation Area Appraisals have been produced for Greenock West End Conservation Area (2016.) and Quarrier's Homes Conservation Area (2020). Three further appraisals are in draft form.

2.66   One building has been removed from the Buildings at Risk Register – the former Police Station, Main Street, Inverkip which has been renovated. The former St George's North Church on St George's Square, Greenock and the former Broadfield Hospital, Old Greenock Road, Port Glasgow have restoration in progress.

2.67   The number of Listed Buildings in Inverclyde remains at 247 although there have been changes in the numbers within each category. These are now 25 in Category A, 129 in Category B and 93 in Category C.

2.68   Newark Castle, which previously had dual designation as both a Listed Building and a Scheduled Monument, had its designation revised to Scheduled Monument only in April 2018.

<u>Policy Review</u>

Policy 28 addresses development which affects the character of conservation areas and demolition within the conservation areas

This policy remains relevant and should be retained.

Policy 29 addresses development which affects listed buildings and their setting and proposals for demolition of listed buildings.

This policy remains valid and relevant.

Policy 30 relates to proposals for enabling development to support the restoration of listed buildings.

This Policy remains relevant and should be retained.

Policy 31 addresses development that would impact on Scheduled Monuments and other archaeological sites.

This policy remains relevant and should be retained.

Policy 32 addresses development that would affect a Garden and Designed Landscape.

This policy remains relevant and should be retained.

<u>Issues for the new Plan</u>

2.69   There are no issues for the Main Issues Report or the Proposed Plan

Our Natural and Open Spaces (Chapter 11)

<u>Policy Context</u>

2.70   National Planning Framework 3 highlights the environment as a national asset providing opportunities for leisure and recreation as well as economic activity. It is the role of planning to protect, enhance and promote access to environmental resources for their sustainable use.

2.71   The role of planning, outlined in Scottish Planning Policy is to protect, enhance and promote the environment in relation to the distinctive landscape character, species and habitats, water, soils, woodlands and biodiversity.

2.72   An additional piece of legislation with implications for the natural environment is the Community Empowerment (Scotland) Act 2015 which requires planning to provide allotments through the safeguarding of existing and potential allotments in the Local Development Plan, where there is a proven demand, as well as encouraging opportunities for a range of community growing spaces.

2.73   National Planning Framework 3 aims to significantly enhance green infrastructure networks particularly in and around towns and cities. As well as improving the quality of spaces and places and building stronger, healthier communities, green infrastructure is now seen as an essential part of long-term climate resilience.

2.74 Scottish Planning Policy charges planning with the responsibility for protecting, enhancing and promoting the green infrastructure, as an integral component of successful placemaking.

<u>Changes on the Ground</u>

2.75 Planting beds have been created at the former Hector McNeil Baths as part of the Council working in partnership with the Inverclyde Pollinator Corridor project to develop mini wild flower meadows throughout Inverclyde, in order to provide much needed habitat for bees and butterflies.

2.76 A draft Food Growing Plan has been prepared to identify allotments and land for community food growing to meet the requirements of the Community Empowerment (Scotland) Act 2015.

2.77 The Council, in partnership with a number of other organisations and groups, is currently developing the Inverclyde Green Connections Programme, which aims to improve neighbourhood connectivity and deliver green network and placemaking improvements within the Greenock and Port Glasgow areas. The programme seeks to implement projects set out in existing area renewal and green network strategies and the Active Travel Strategy. The Council has submitted a funding bid to Sustrans to support the project, the total value of which is estimated at £4.5m.

<u>Policy Review</u>

Policy 33 protects international, national, strategic and local designated environmental resources and non-designated sites of value.

This policy remains valid and should be retained.

Policy 34 supports the retention and protection of trees and hedgerows which have significant amenity, historical ecological, landscape or shelter value and identifies criteria against which removal of trees will be assessed.

This policy is relevant and should be retained.

Policy 35 safeguards open spaces and outdoor facilities, and supports proposals for new or enhanced open spaces.

This policy remains valid and should be retained, subject to minor rewording to aid clarity.

Policy 36 supports the integration of green infrastructure into new development.

The policy remains valid and should be retained, subject to the addition of a Schedule of Green Network Opportunities which would target developer contributions to existing gaps in provision, as identified in related various plans and strategies, in certain circumstances. Strategic opportunities should be identified in the Plan, with local opportunities identified in the associated Supplementary Guidance.

Policy 37 assesses proposals relating to development within Clyde Muirshiel Regional Park.

This policy remains valid and should be retained.

Policy 38 addresses developments that would impact on the core path network

This policy remains valid and should be retained.

Policy 39 protects water quality and the water related environment.

This policy remains valid and should be retained.

<u>Issues for the new Plan</u>

2.78   Consideration should be given to adding a Schedule of Green Network Opportunities which would address existing gaps in provision, as identified in related various plans and strategies, in certain circumstances. Strategic opportunities should be identified in the Plan, with local opportunities identified in the associated Supplementary Guidance. Developer contributions could help fund these opportunities, if on-site provision of open space is not appropriate.

Inverclyde
council