

## **Inverclyde Local Development Plan**

### **Background Report – Local Plan Development Site Review**

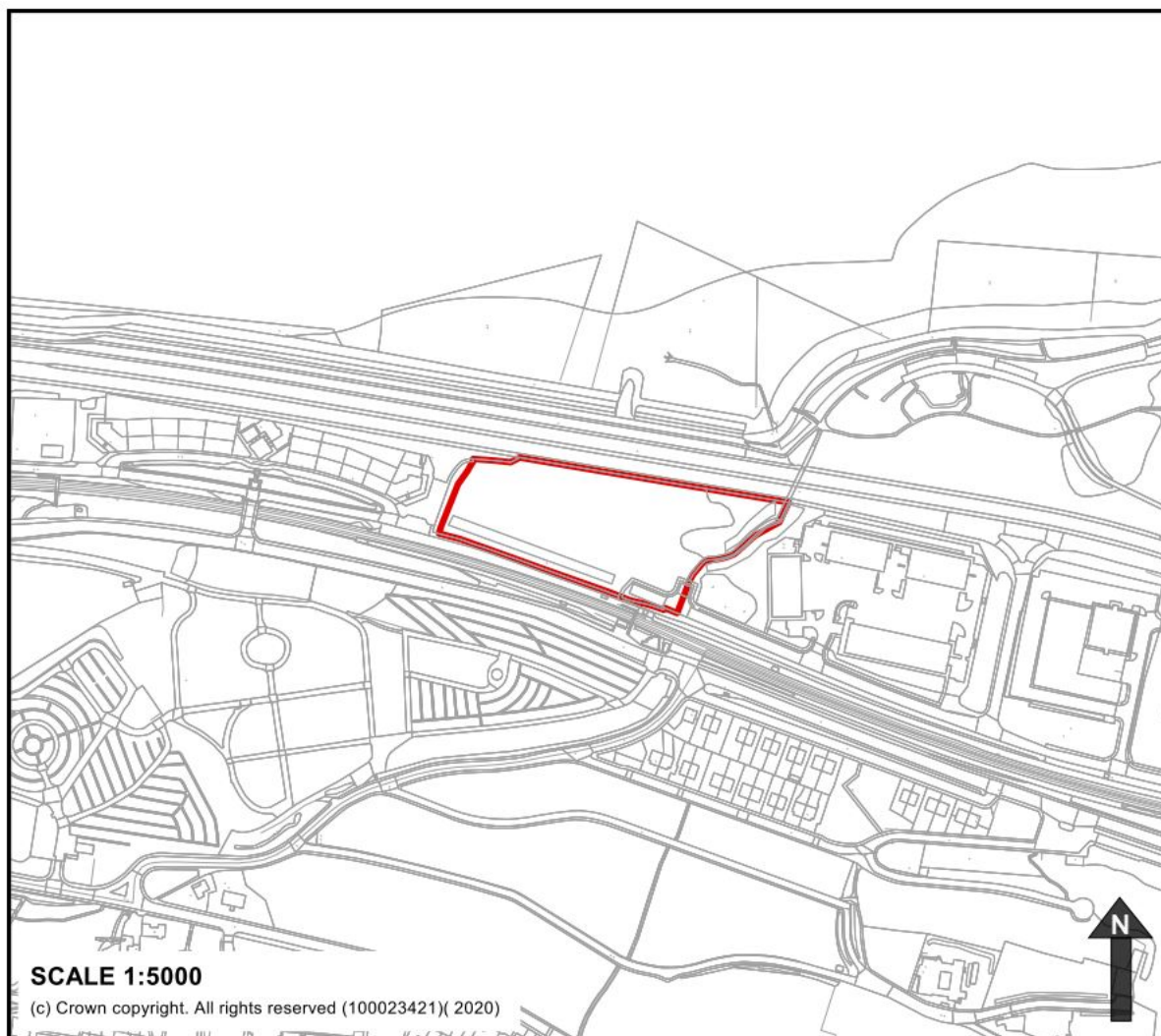
The Inverclyde Local Development Plan, adopted in August 2019, includes 24 development opportunity sites, identified in two schedules which identify development opportunities in the network of centres and business/industrial areas. The quashed Our Homes and Communities chapter of the Plan (Chapter 7) identified 69 housing development opportunities and 4 community facility opportunities.

This background report to the Inverclyde Local Development Plan Main Issues Report reviews these existing development opportunity sites, and indicates whether they should remain as development opportunities in the new Local Development Plan and for what use(s) they should be designated.

The recommendations of the review are included in the Main Issues Report under Issue 30.

## **Business and industrial development opportunities**

LDP Ref.	E1	Location	Kelburn (Parklea Road)
Site area (ha)	1.48	Town	Port Glasgow
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Flat, overgrown brownfield site, former football ground.
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	None
Recommendation	Retain as a Business and Industrial Development Opportunity.

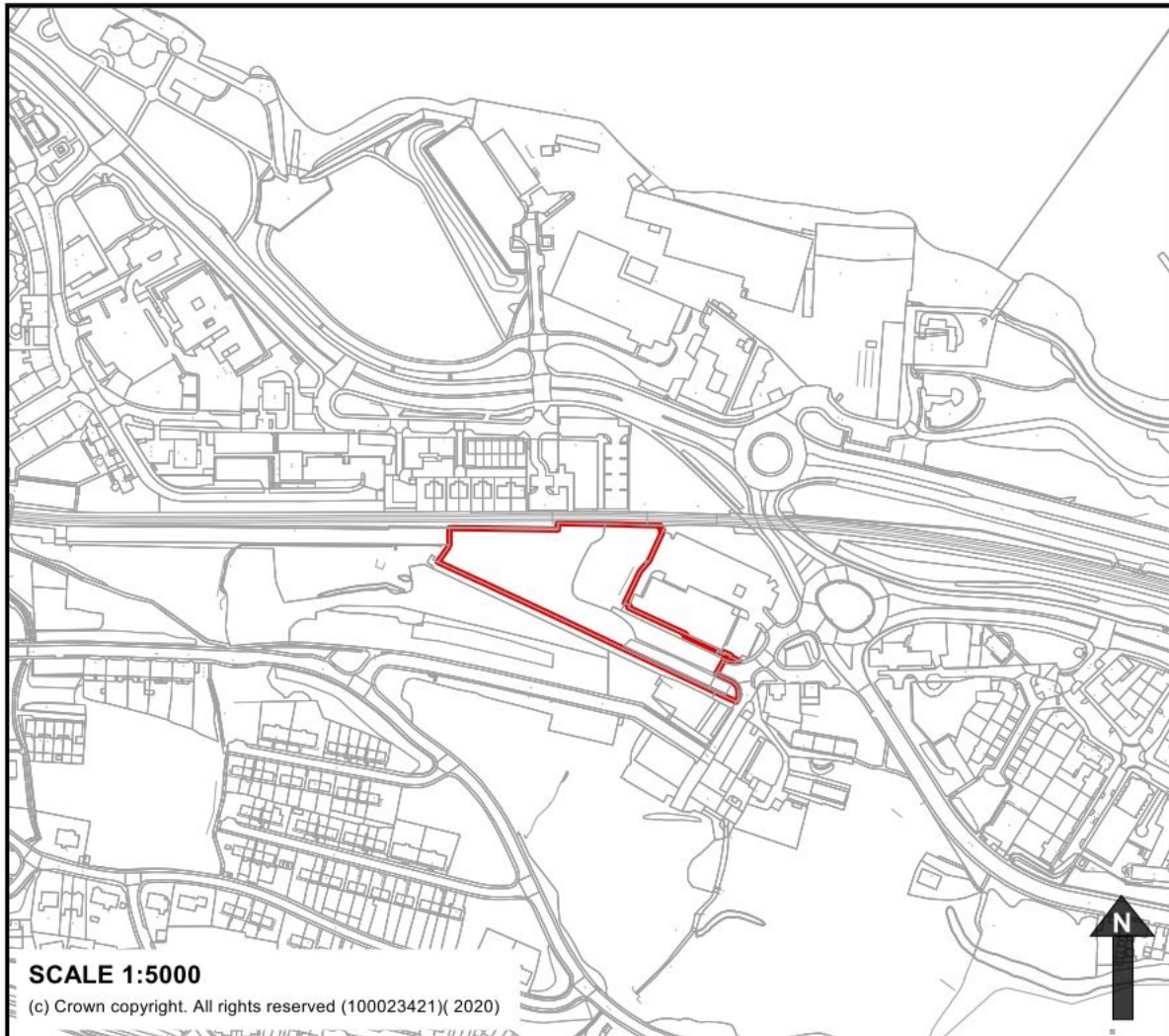
LDP Ref.	E2	Location	Duchal Street
Site area (ha)	0.65	Town	Port Glasgow
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Sloping, grassed site located in an Industrial Estate
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	Marketability
Recommendation	See Issue 11 – Port Glasgow Industrial Estate

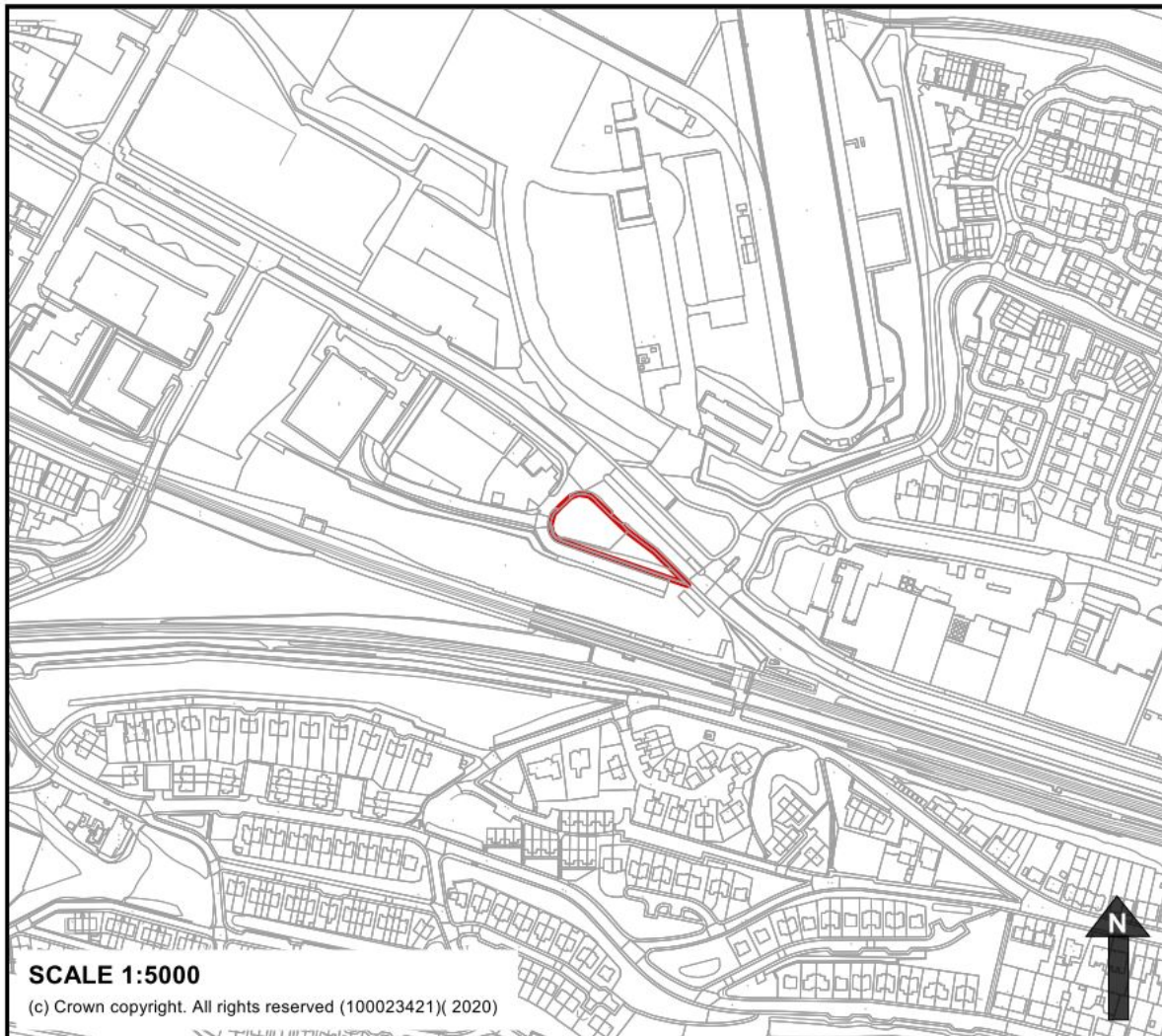


LDP Ref.	E3	Location	Newark Street
Site area (ha)	0.98	Town	Port Glasgow
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Brownfield site to side and rear of foodstore, with areas of hard standing, grass and pockets of scrub/trees
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	Marketability
Recommendation	Retain as a Business and Industrial Development Opportunity.

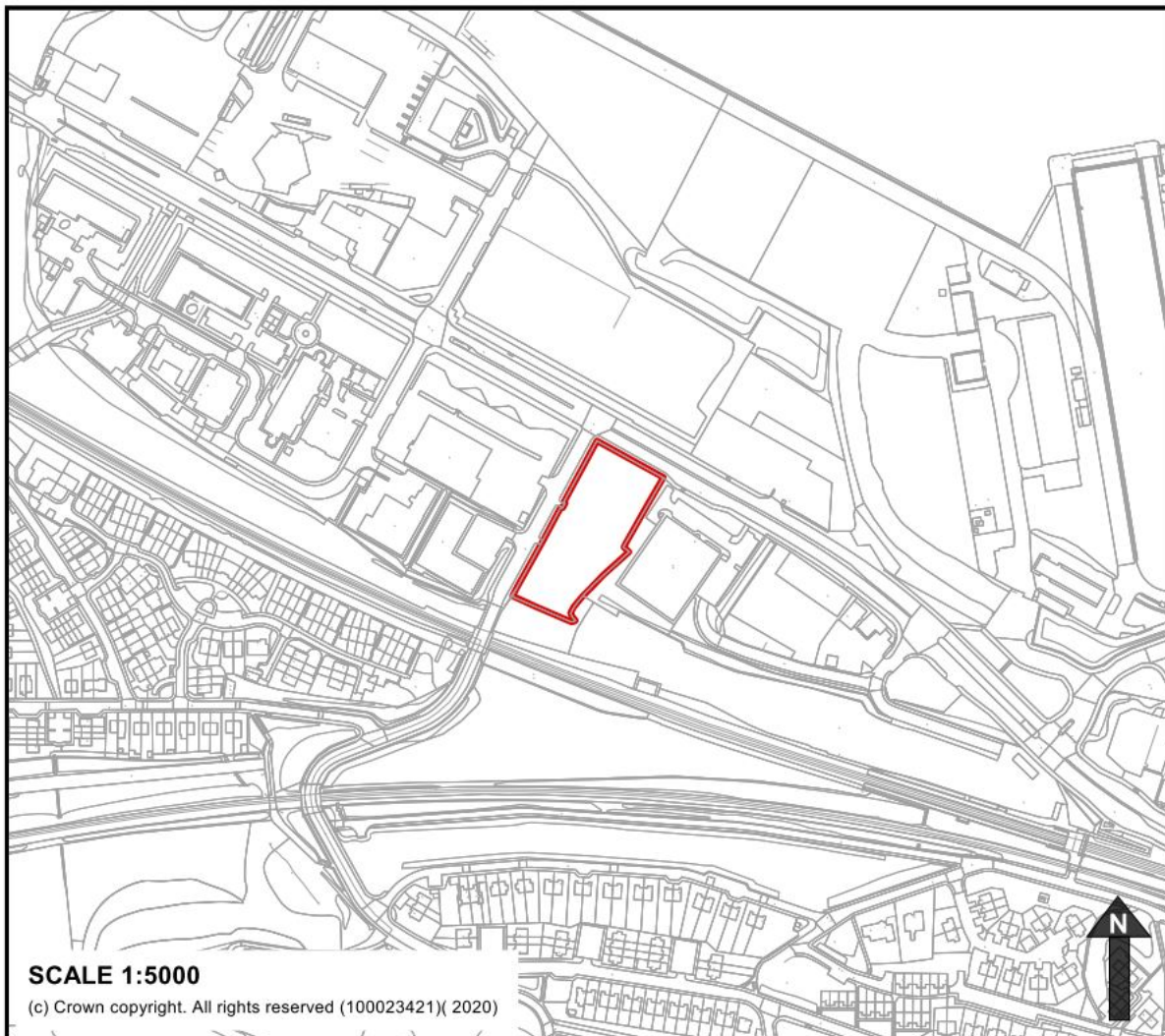
LDP Ref.	E4	Location	Bogston Lane
Site area (ha)	0.21	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Cleared former petrol station.
Planning status	Planning permission for 8 industrial units (2020)
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	None
Recommendation	Retain as Business and Industrial Development Opportunity

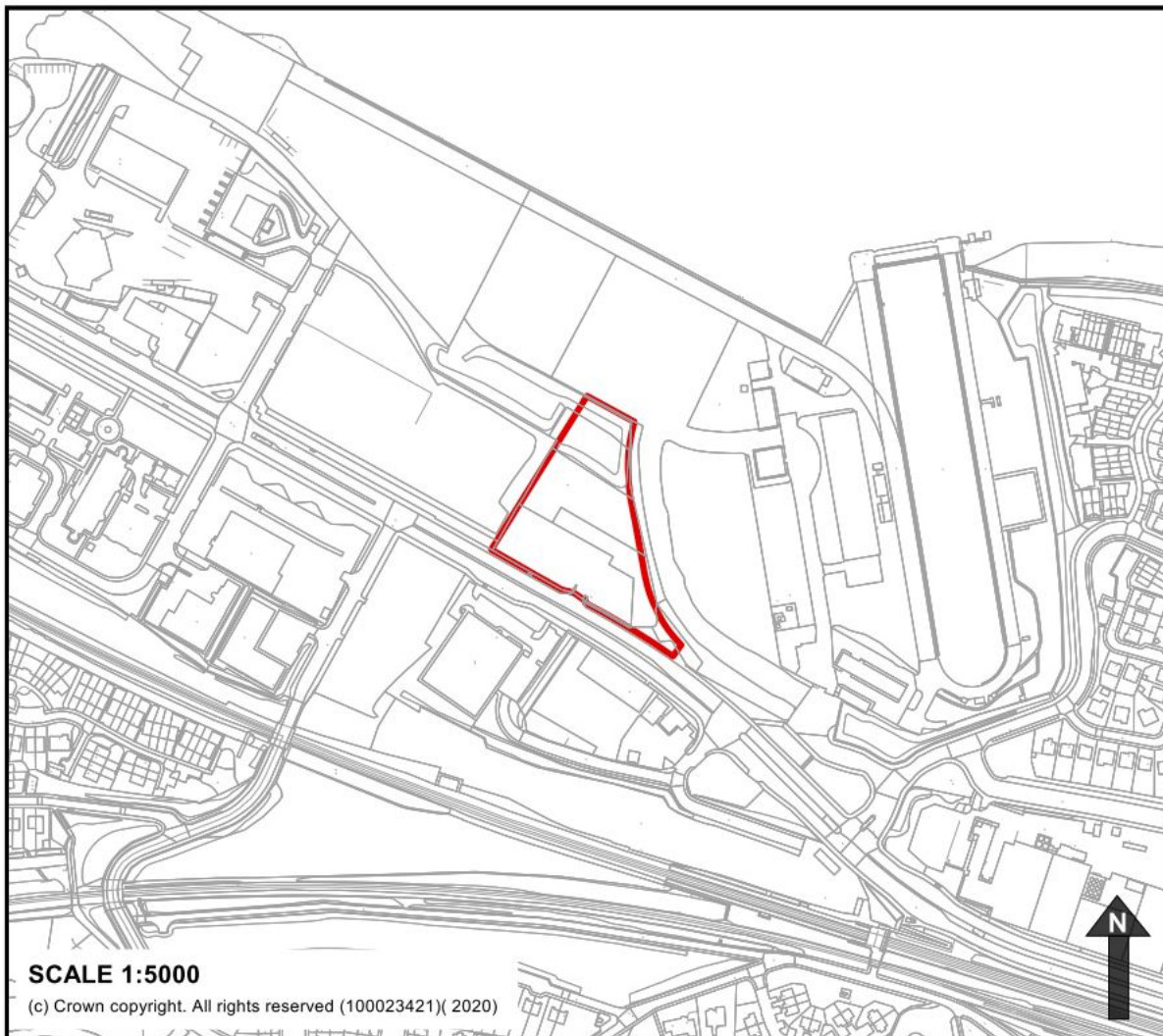


LDP Ref.	E5	Location	Port Glasgow Road (south)
Site area (ha)	0.59	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



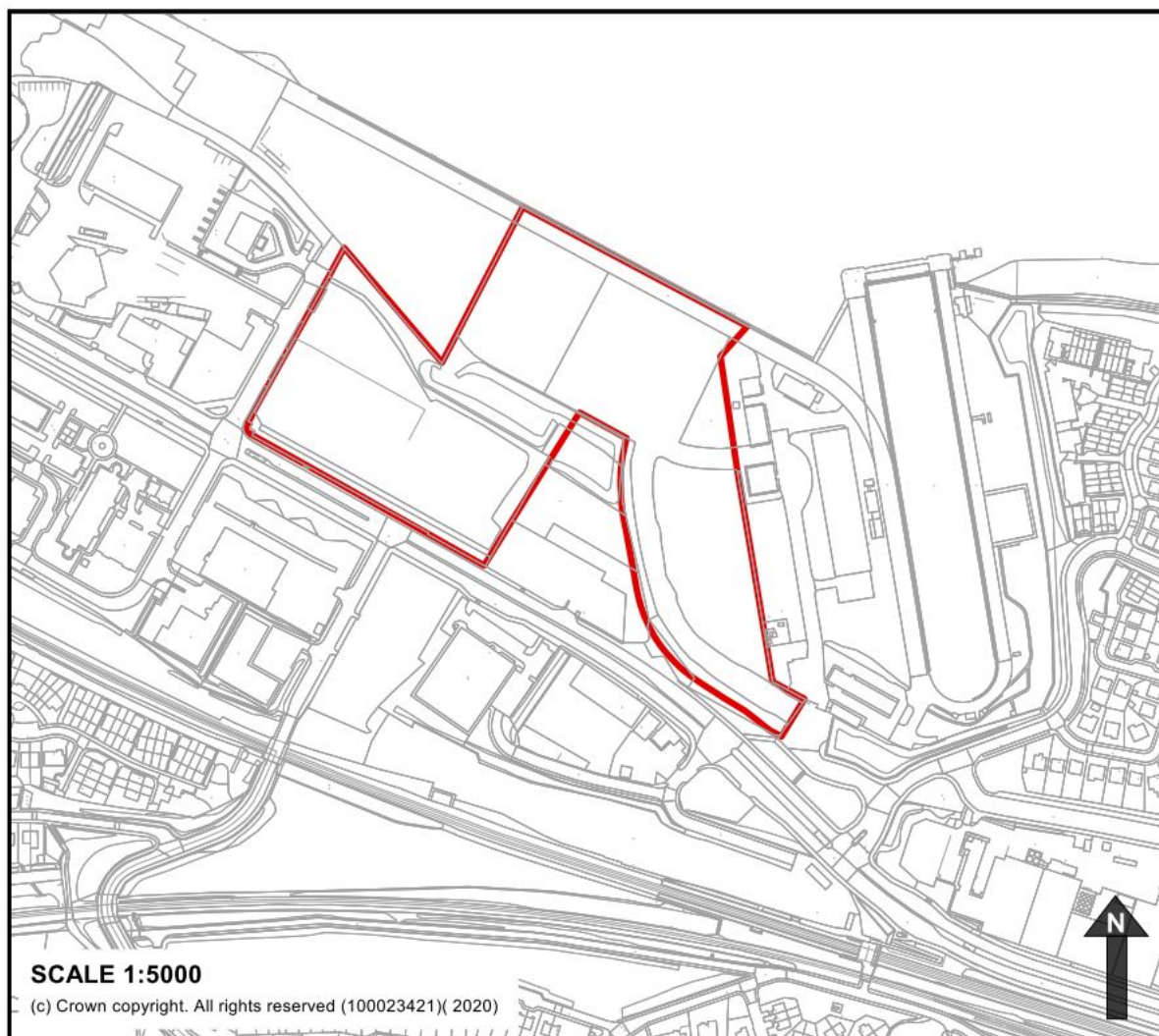
Site description	Cleared site of former church
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Biodiversity, Potential Contamination
Delivery issues	Levels
Recommendation	Retain as Business and Industrial Development Opportunity

LDP Ref.	E6	Location	Port Glasgow Road (north)
Site area (ha)	1.03	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Cleared former industrial site
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	None
Recommendation	See Issue 27 – Clyde Waterfront Strategic Economic Investment Location

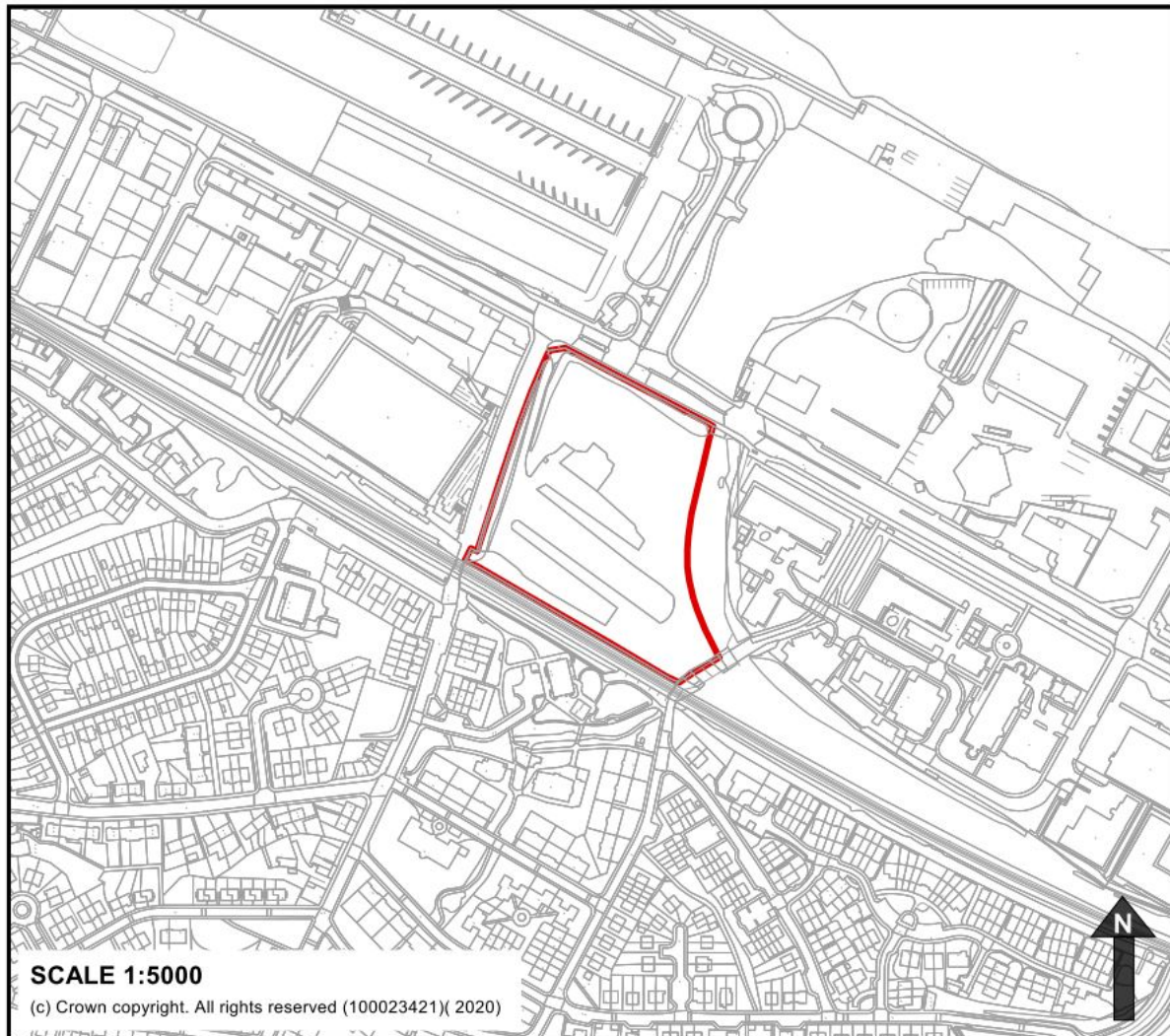
LDP Ref.	E7	Location	Inchgreen
Site area (ha)	5.86	Town	Greenock
Current use	Central area used for car storage. Northern area used for light industrial and storage/distribution. Eastern area is vacant.		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Brownfield site within the Inverclyde Waterfront SEIL, partly in use for car storage and industrial uses.
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	None
Recommendation	See Issue 27 – Clyde Waterfront Strategic Economic Investment Location



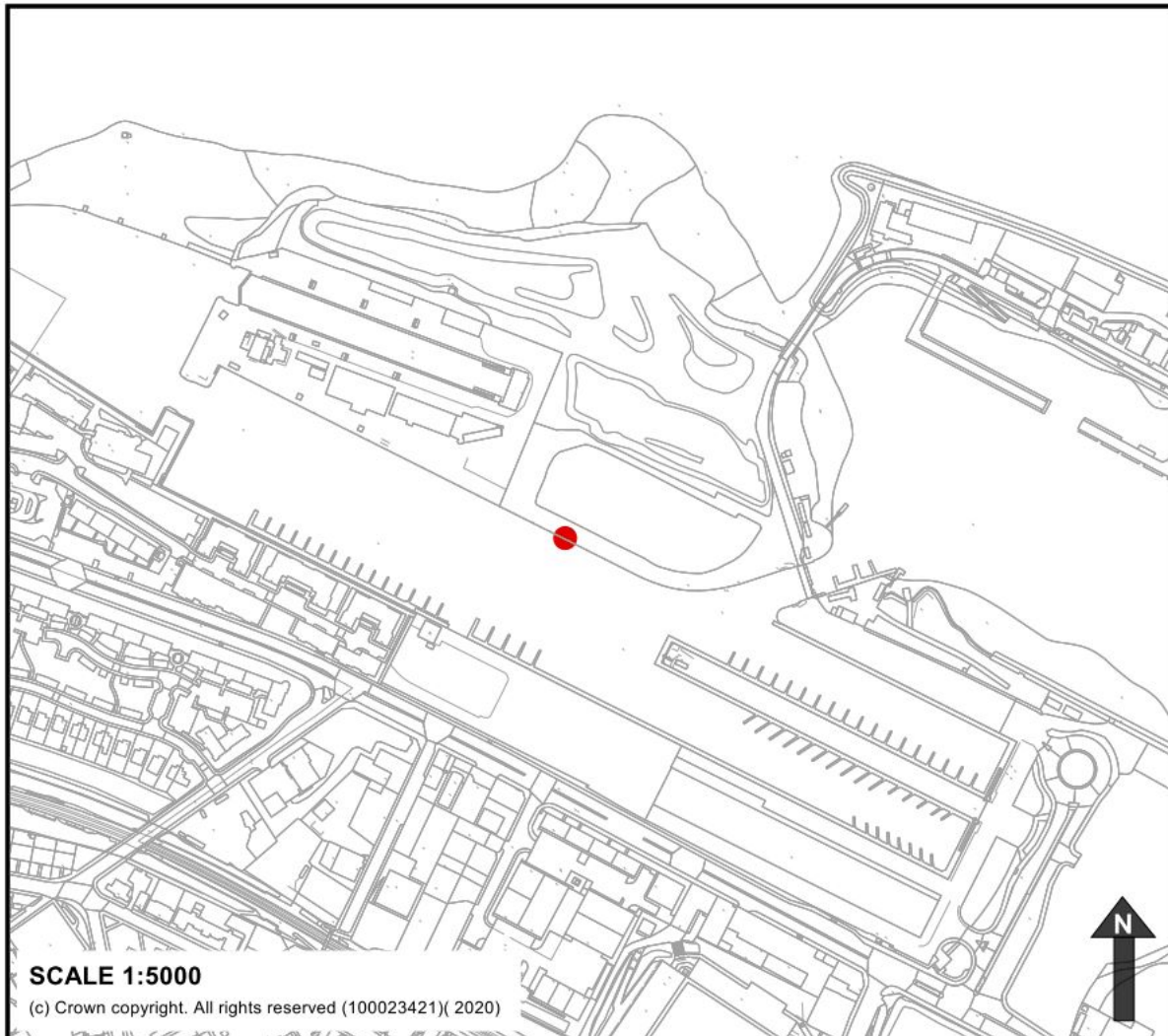
LDP Ref.	E8	Location	Sinclair Street
Site area (ha)	2.44	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Brownfield site with areas of hard standing and overgrown vegetation. Adjacent to the A8.
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Biodiversity, Potential Contamination
Delivery issues	Marketability
Recommendation	Retain as a Business and Industrial Development Opportunity

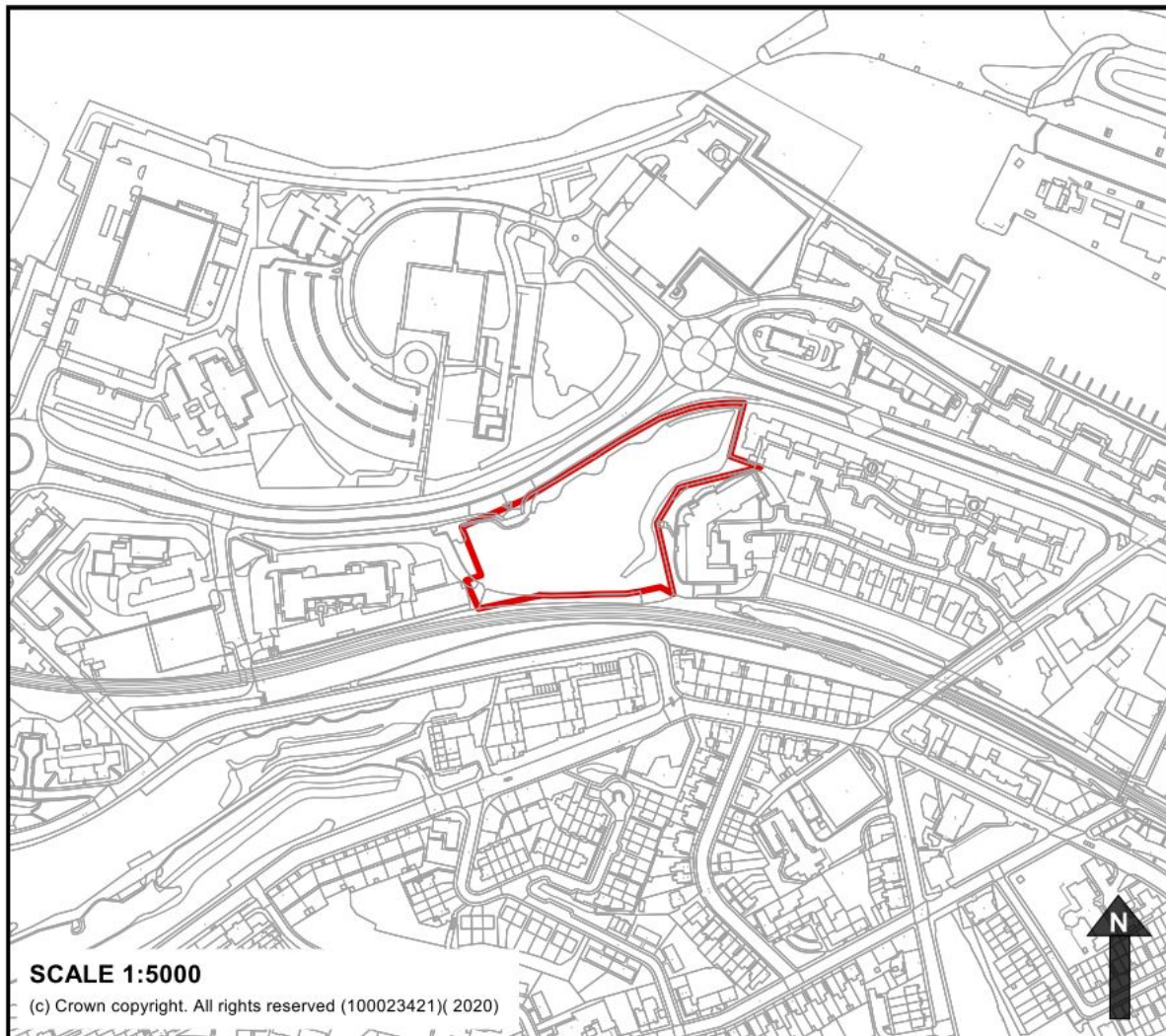


LDP Ref.	E9	Location	James Watt Dock/Garvel Island
Site area (ha)	Indicative	Town	Greenock
Current use	Marina, dry dock, industrial uses, vacant land		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



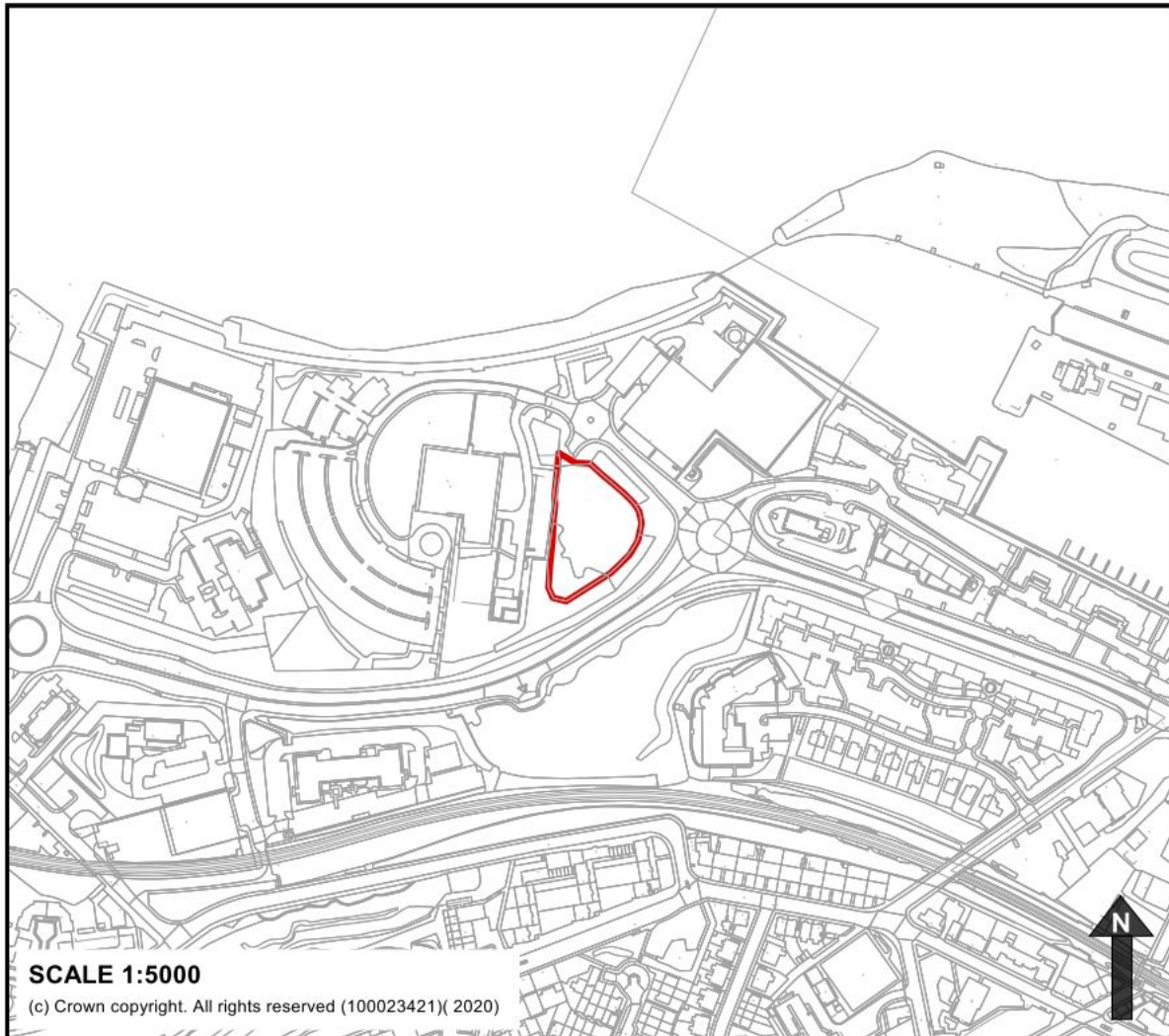
Site description	Mix of utilised and vacant dock/harbourside land. Marina uses.
Planning status	Outline planning permission for a mixed use development (2010) Planning permission for use of Garvel Dry Dock for ship recycling (2018) Planning permission for erection of marina administration building (2017)
Development status	Access road and public realm works completed in 2011
SEA issues	Flood Risk, Biodiversity, Potential Contamination, Landscape
Delivery issues	Land reclamation required on part of site
Recommendation	See Issue 5 - James Watt Dock/Garvel Island

LDP Ref	E10	Location	Main Street
Site area (ha)	1.44	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4)		



Site description	Elevated, flat, overgrown brownfield site adjacent to the A8
Planning status	None
Development status	Not started
SEA issues	Potential Contamination
Delivery issues	None
Recommendation	Retain as a Business and Industrial Development Opportunity

LDP Ref.	E11	Location	Carttsyke Avenue
Site area (ha)	0.43	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4)		



Site description	Flat, overgrown brownfield site with tree lined boundary.
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Biodiversity, Landscape, Potential Contamination
Delivery issues	None
Recommendation	Retain as a Business and Industrial Development Opportunity

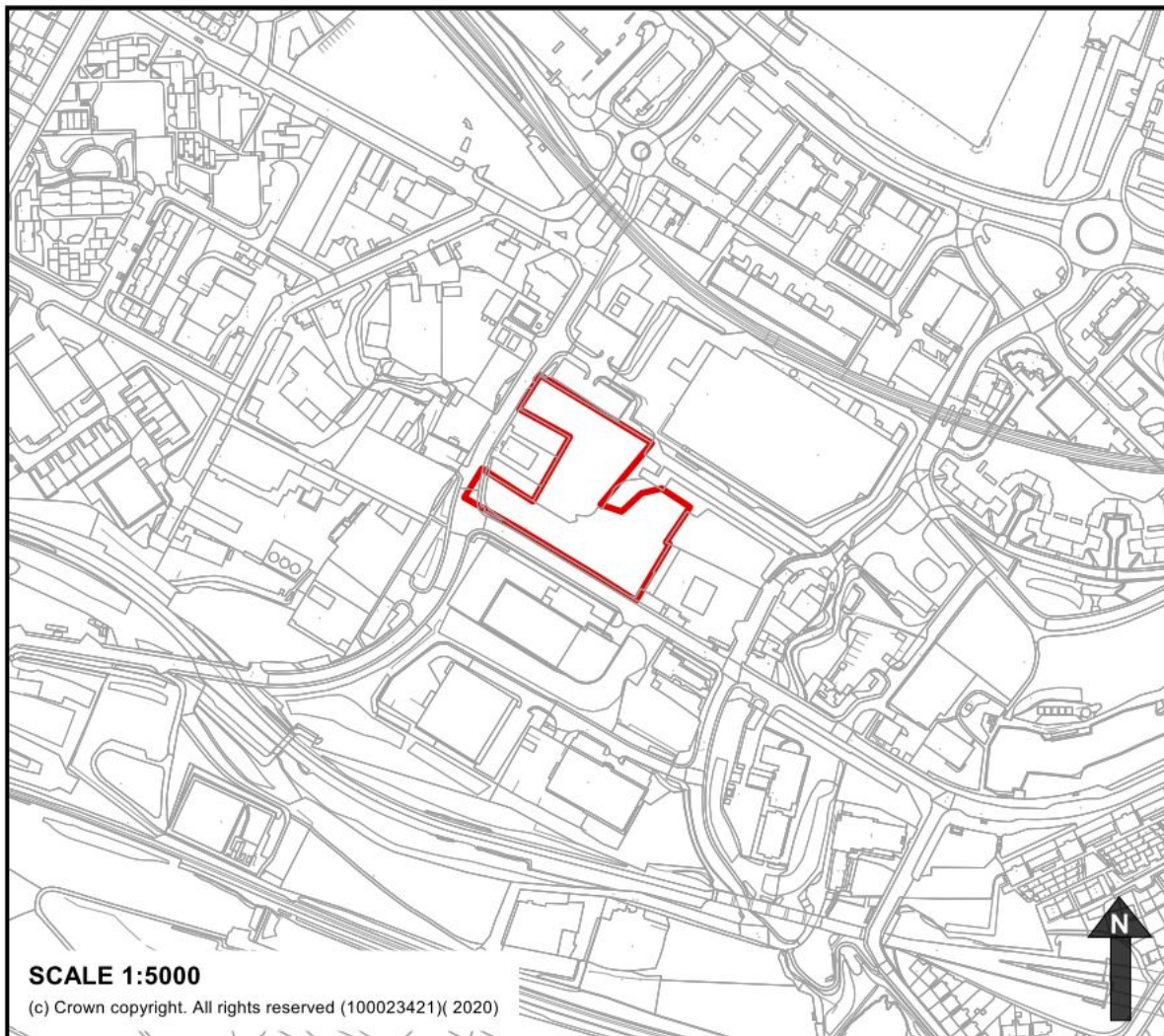


LDP Ref.	E12	Location	Crescent Street
Site area (ha)	0.37	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Flat brownfield site, with hard standing surface.
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	Marketability
Recommendation	Retain as a Business and Industrial Development Opportunity

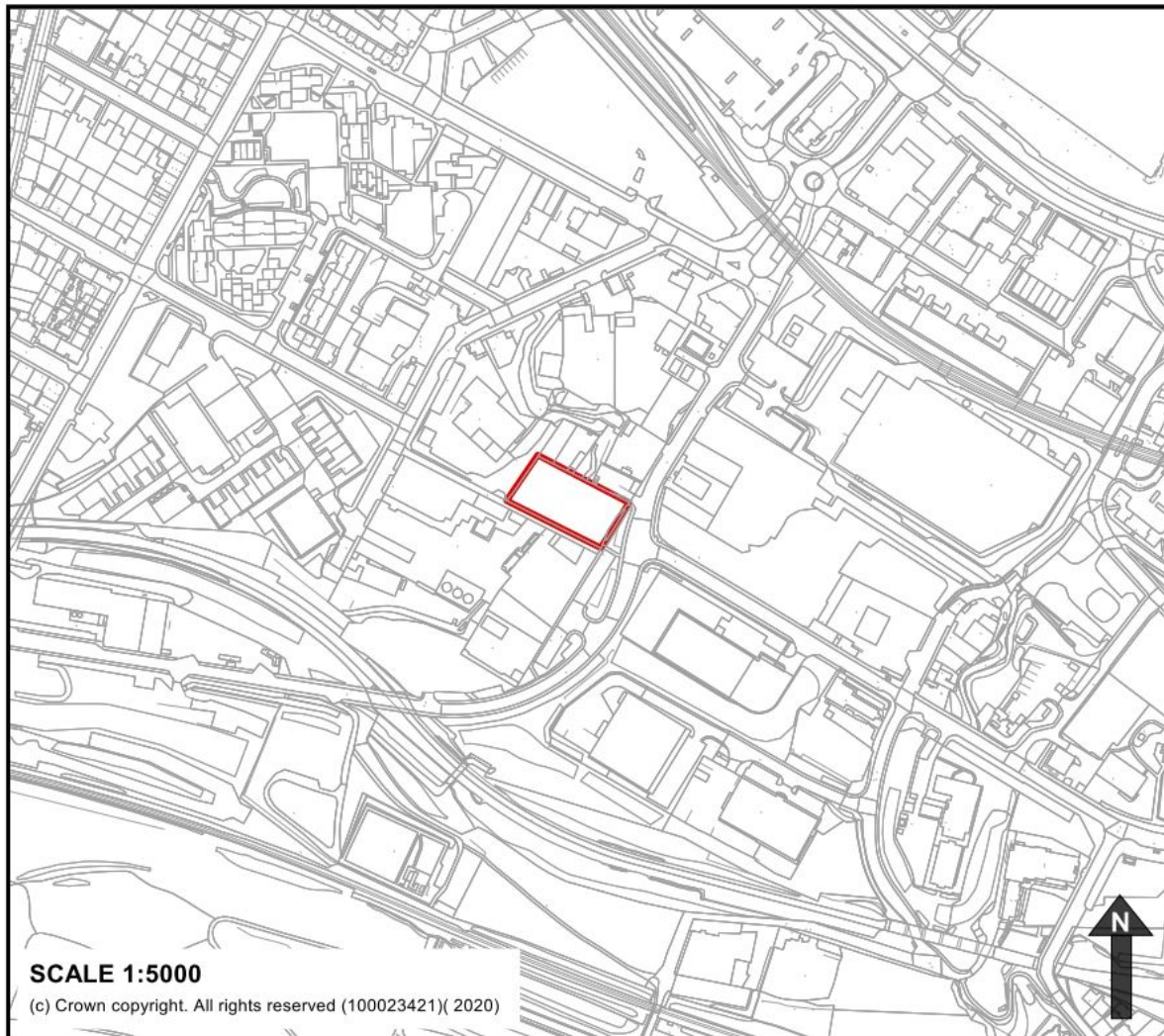
LDP Ref.	E13	Location	Ingleston Street
Site area (ha)	1.16	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Brownfield site with semi-mature tree cover
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Biodiversity, Potential Contamination
Delivery issues	Marketability
Recommendation	Retain as Business and Industrial Development Opportunity



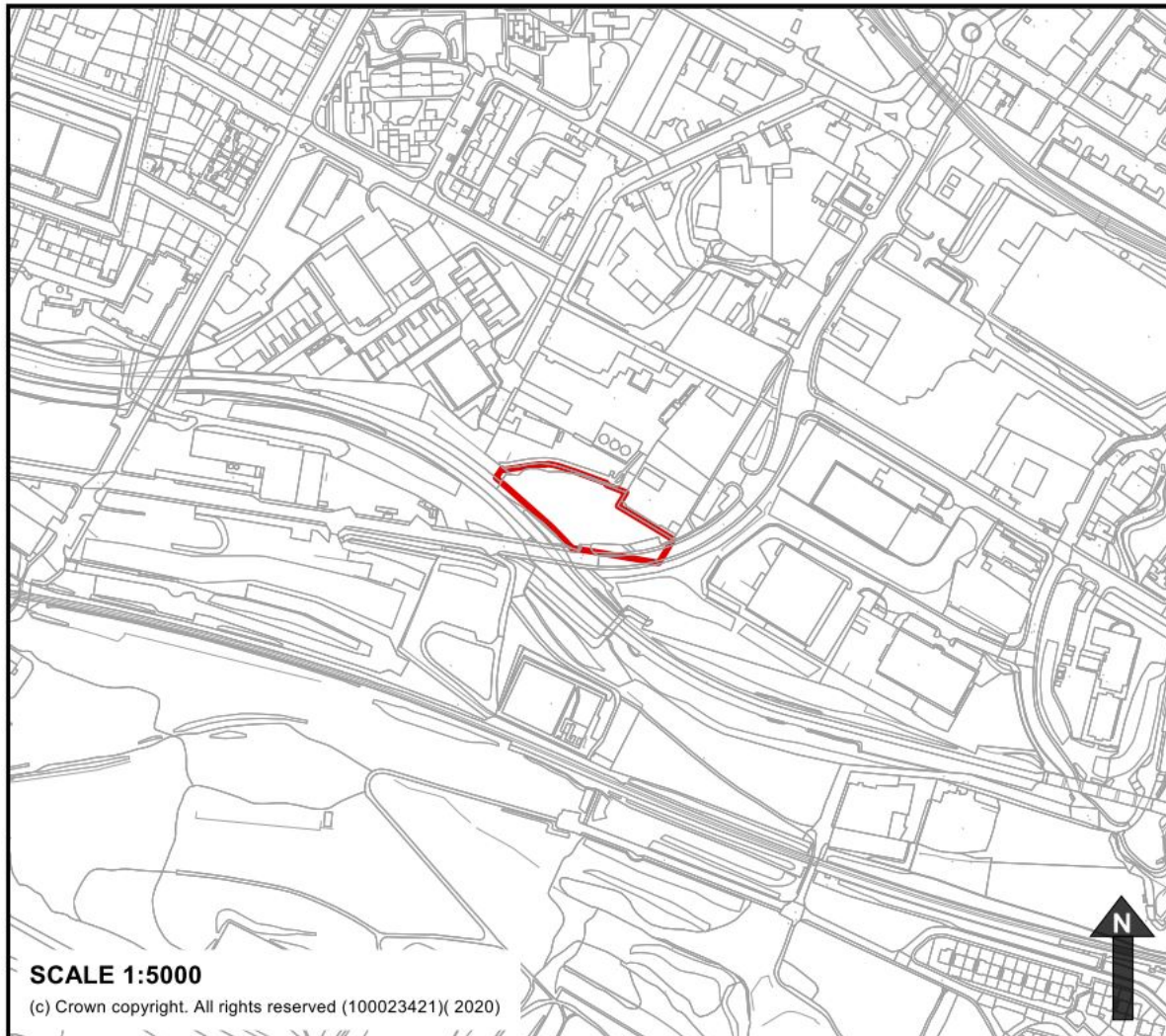
LDP Ref.	E14	Location	Scott Street
Site area (ha)	0.27	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Brownfield site with semi-mature tree cover. Advertisement hoardings to the front of site.
Planning status	None
Development status	Not started
SEA issues	Biodiversity, Potential Contamination
Delivery issues	Marketability
Recommendation	Retain as a Business and Industrial Development Opportunity.

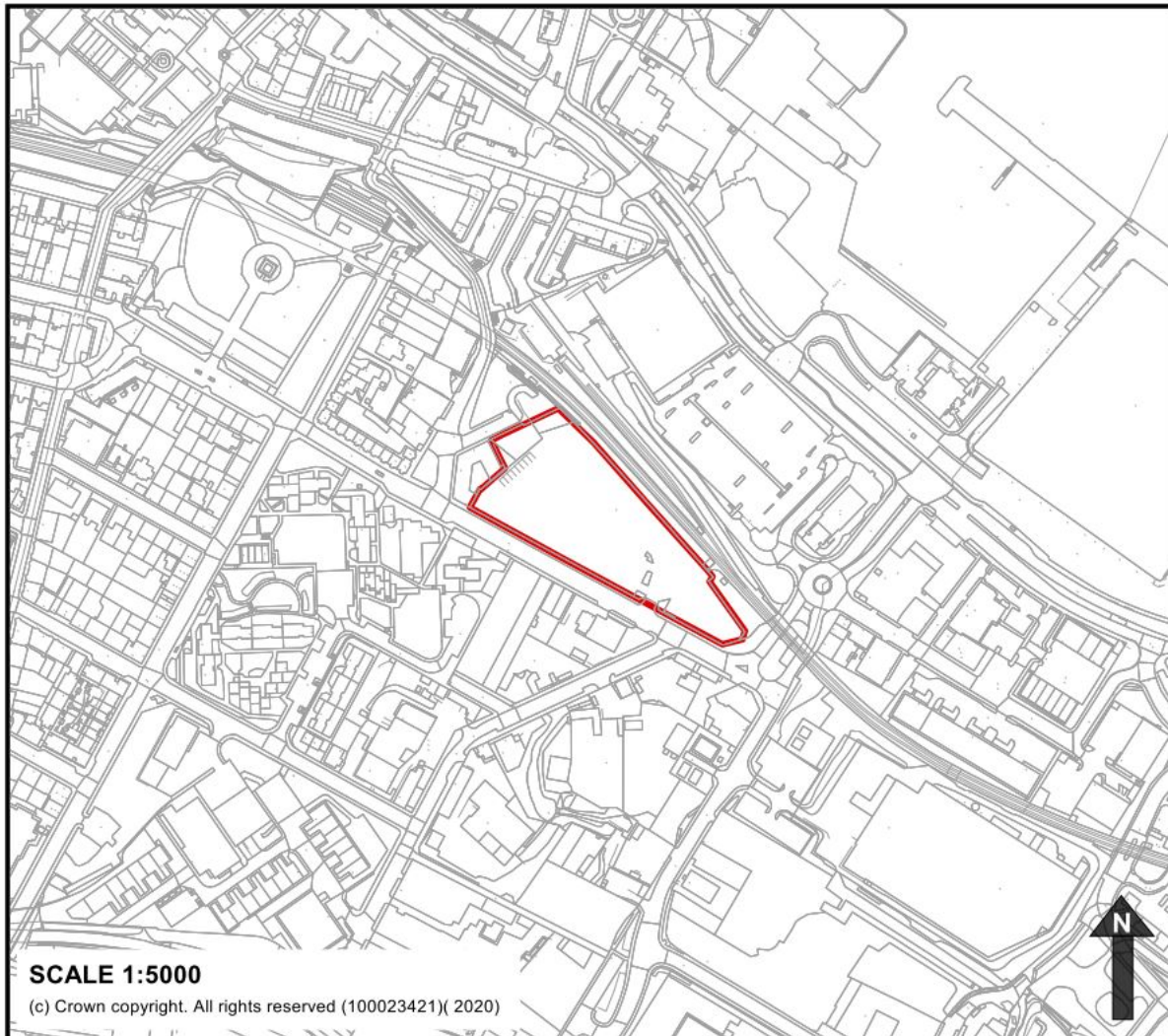


LDP Ref.	E15	Location	Baker Street
Site area (ha)	0.42	Town	Greenock
Current use	Construction site		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Construction site
Planning status	Planning permission for six start up food and drink enterprises, including shared office space
Development status	Development started
SEA issues	n/a
Delivery issues	None
Recommendation	Remove as opportunity as under development. Identify as Business and Industrial Area.

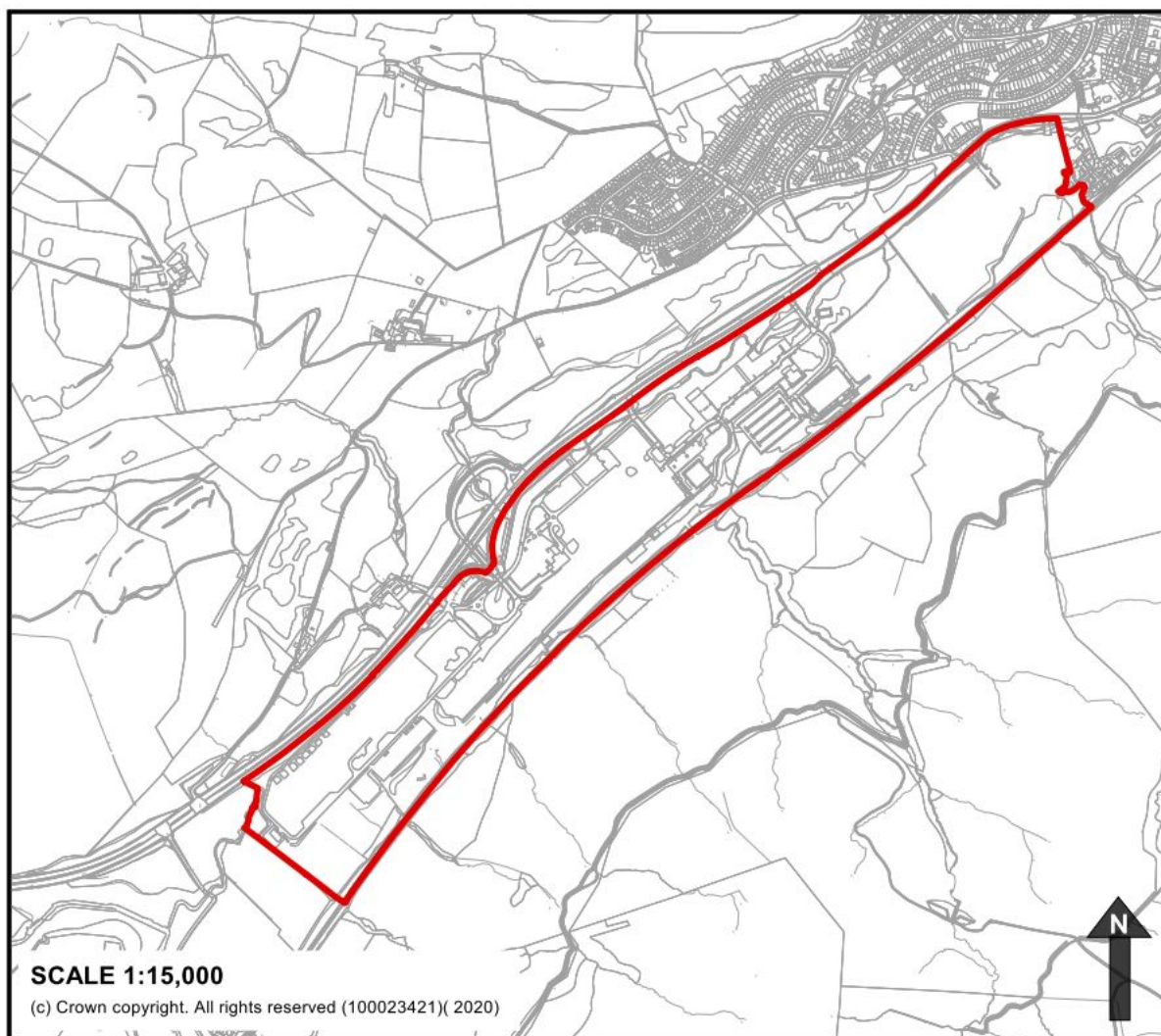
LDP Ref.	E16	Location	Regent Street
Site area (ha)	1.22	Town	Greenock
Current use	Builder's merchant yard		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Flat, brownfield site housing builder's merchant with temporary buildings
Planning status	Planning permission for storage and distribution (2019)
Development status	Operating as above
SEA issues	Flood Risk, Potential contamination
Delivery issues	None
Recommendation	See Issue 10 – Regent Street, Greenock

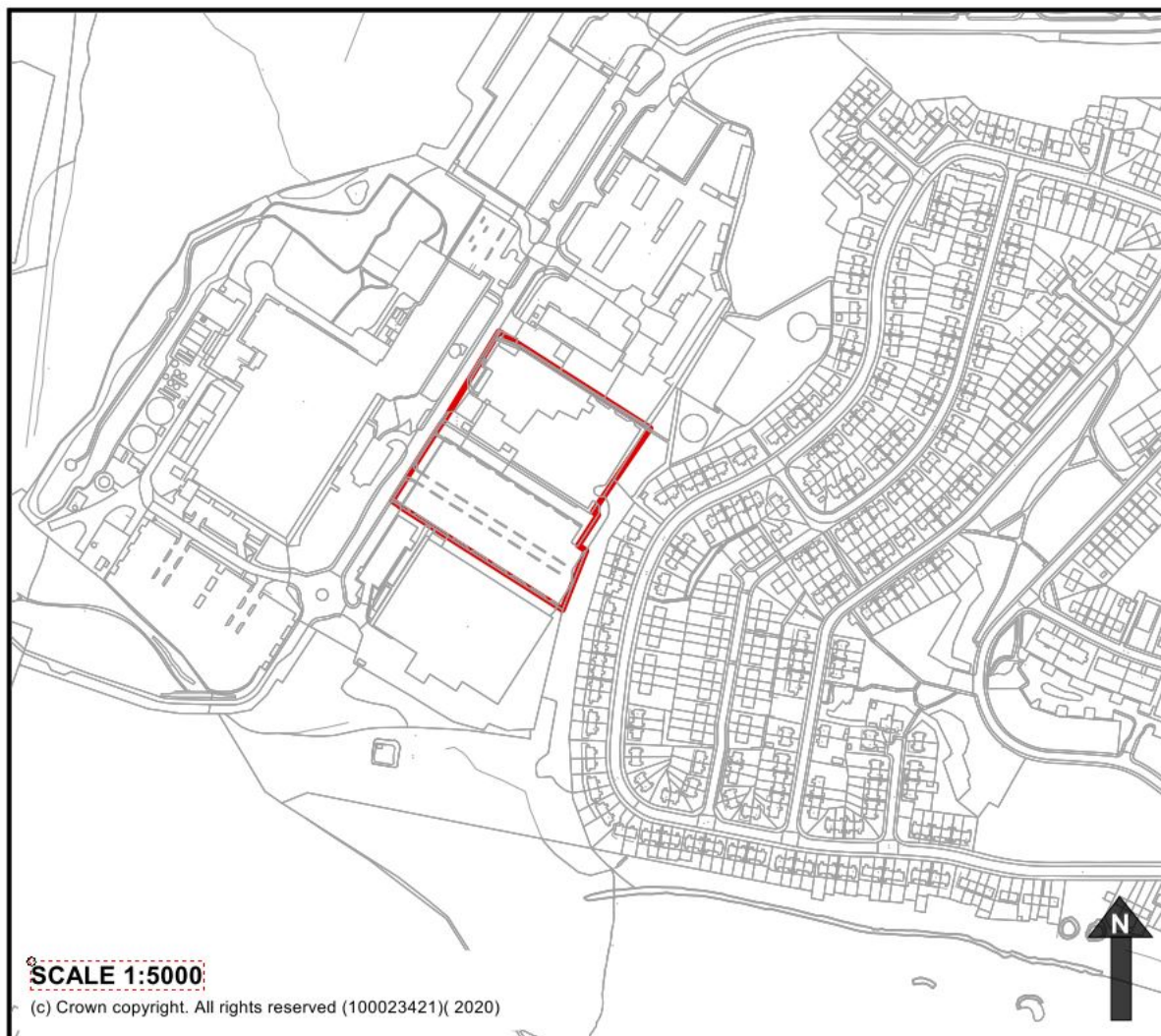


LDP Ref.	E17	Location	Spango Valley (SW)
Site area (ha)	N/a	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Cleared former high school and industrial site, adjacent to A78.
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Biodiversity, Landscape, Potential Contamination
Delivery issues	Scale, viability, ownership, contamination
Recommendation	See Issue 8 – Spango Valley, Greenock

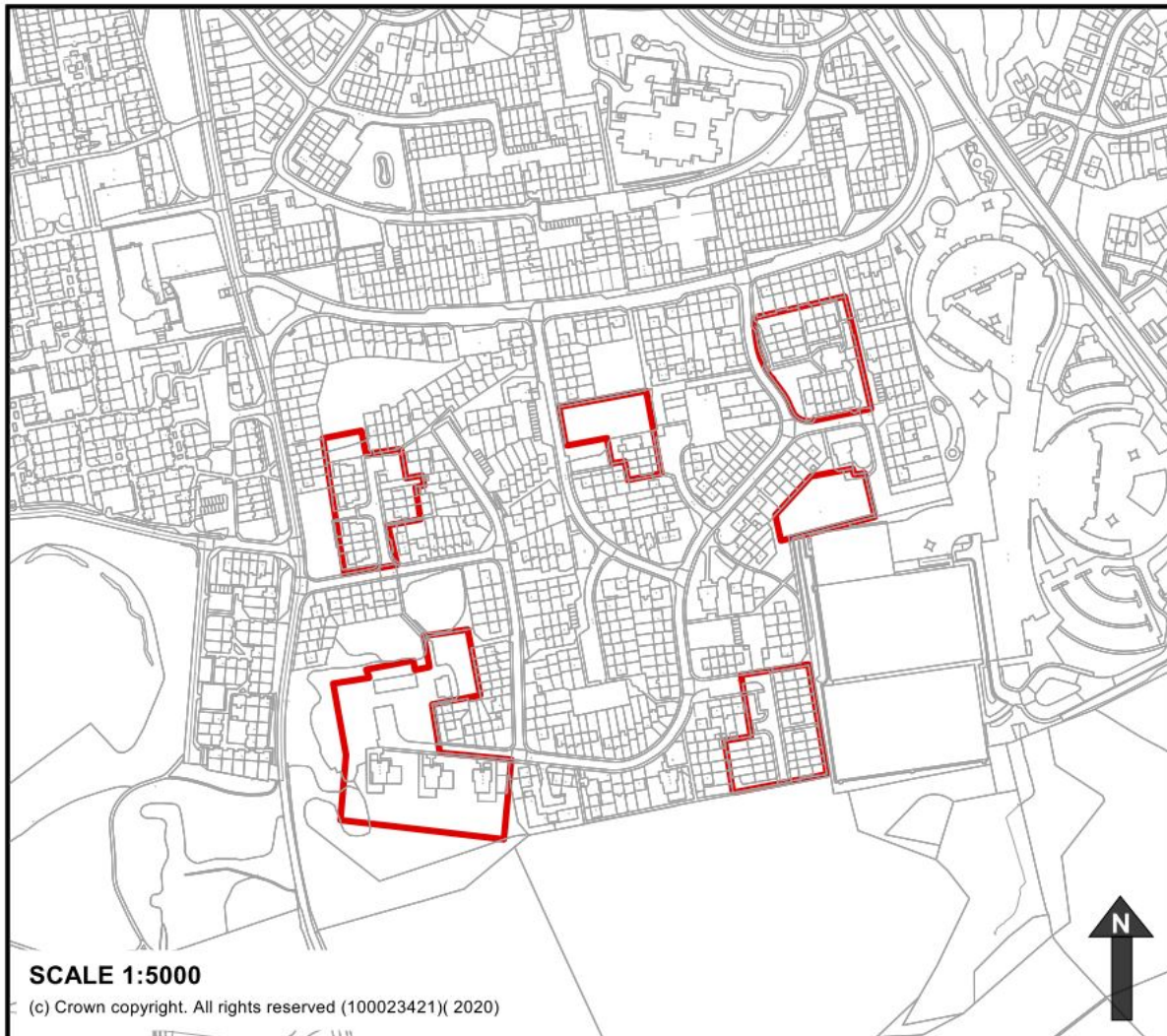
LDP Ref.	E18	Location	Larkfield Industrial Estate
Site area (ha)	1.78	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Flat, brownfield site with hard standing areas.
Planning status	None
Development status	Not started
SEA issues	Potential Contamination
Delivery issues	None
Recommendation	Retain as a Business and Industrial Development Opportunity

## **Schedule 6.1 – Residential Development Opportunities**

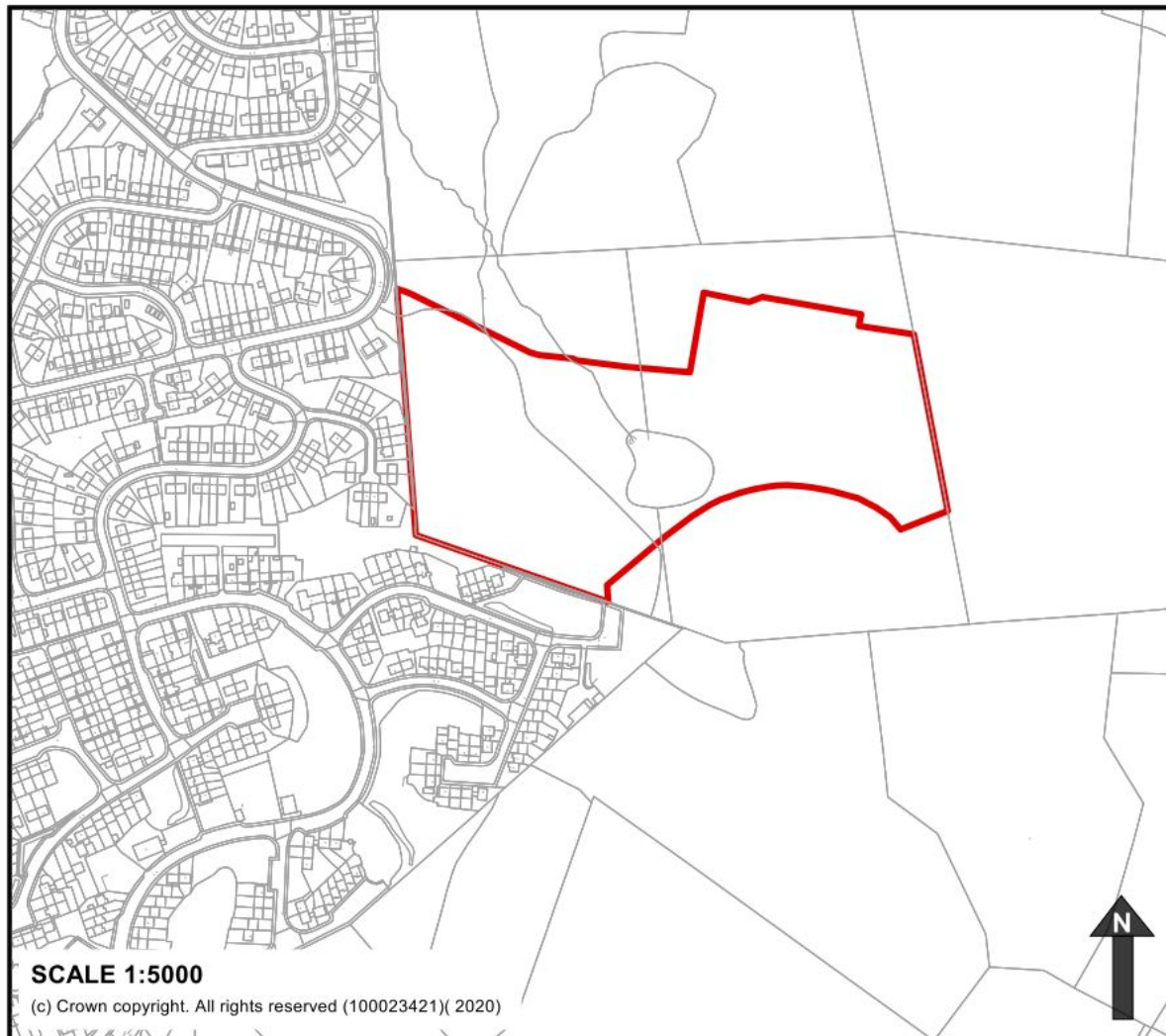
LDP Ref.	R1	Location	Slaemuir
Site area (ha)	N/a	Town	Port Glasgow
Current use	Residential		
Use proposed in existing LDP	N/a		



Site description	Demolition sites within residential area.
Planning status	Planning permissions extant for all sites
Development status	Some phases complete, others under construction.
SEA issues	Flood Risk
Delivery issues	None
Recommendation	Residential Area for completed sites. Housing Development Opportunity (commenced) for sites with remaining capacity,

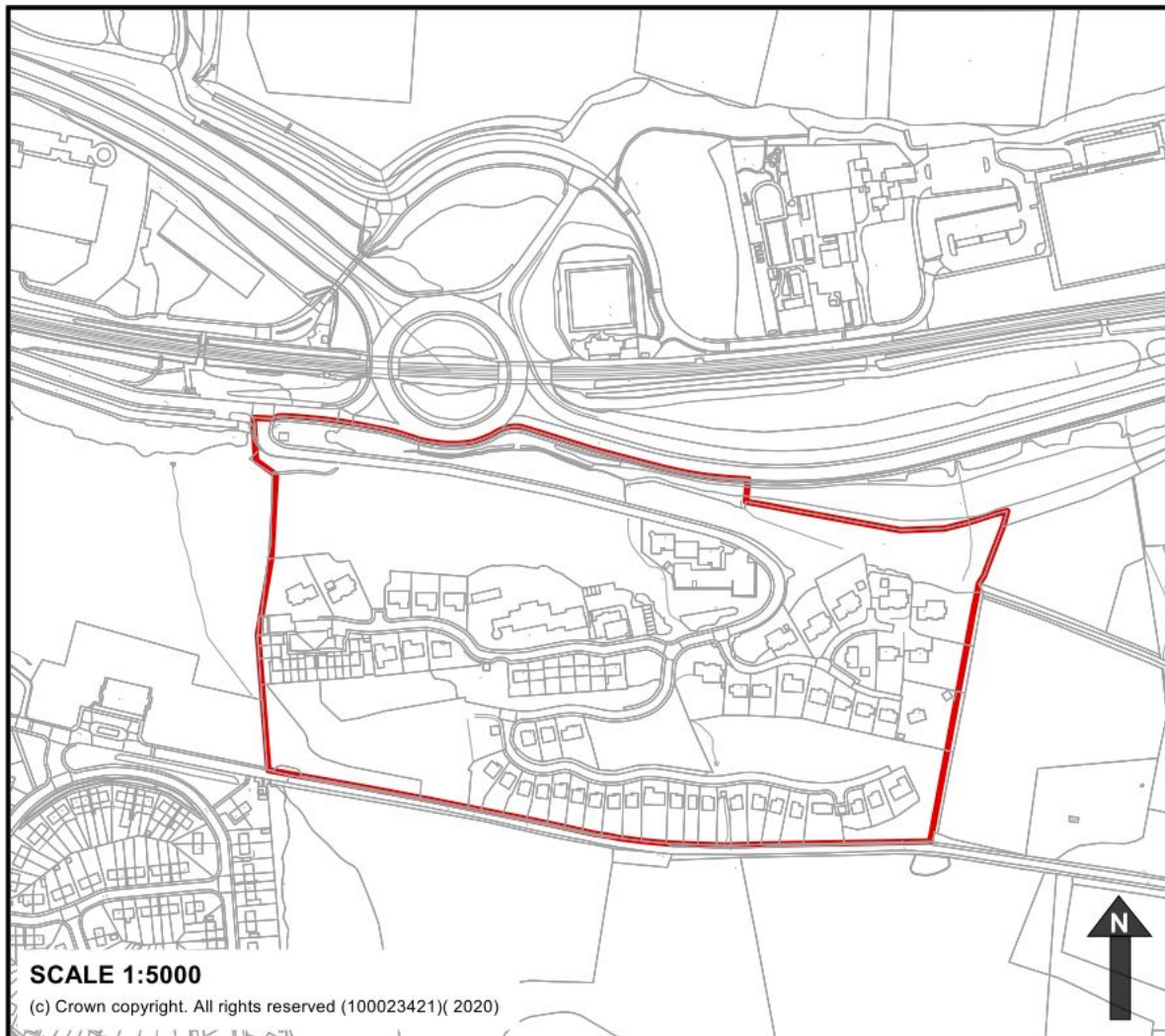


LDP Ref.	R2	Location	Arran Ave, Park Farm
Site area (ha)	5.45	Town	Port Glasgow
Current use	Urban fringe		
Use proposed in existing LDP	N/a		



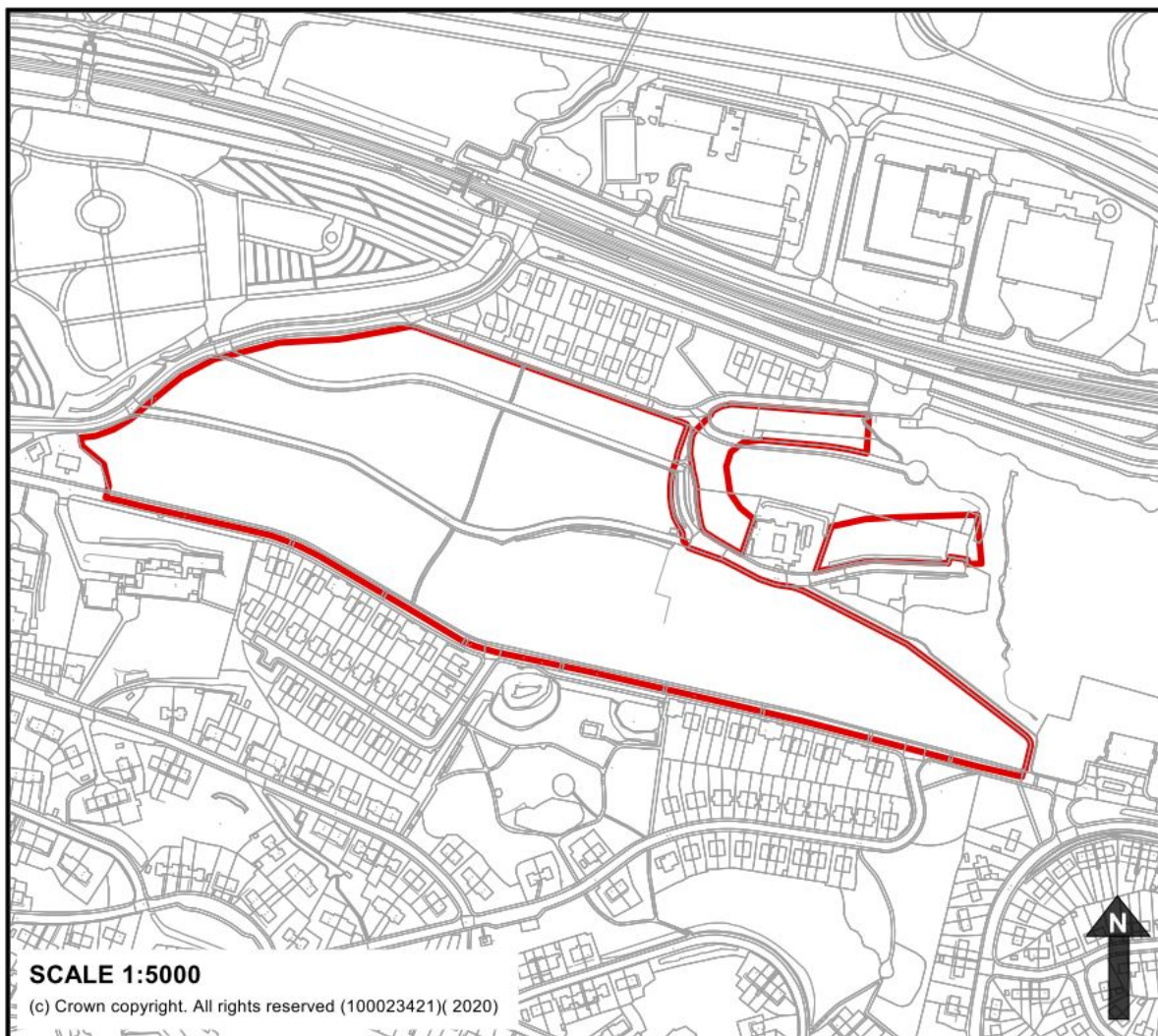
Site description	Undulating countryside/urban fringe land.
Planning status	Proposals of Application Notice submitted in 2019
Development status	Not started
SEA issues	Flood Risk, Biodiversity, Landscape, Greenfield development
Delivery issues	Promoted by volume housebuilder.
Recommendation	Identify as Housing Development Opportunity.

LDP Ref.	R3	Location	Former Broadfield Hospital
Site area (ha)	11.58	Town	Port Glasgow
Current use	Derelict hospital building and grounds, partly developed for housing		
Use proposed in existing LDP	N/a		



Site description	Former A- listed hospital building, now derelict, within partly developed wooded grounds. Residential development ongoing.
Planning status	Planning permission for conversion of hospital and development in grounds (2003) with subsequent permissions.
Development status	Under construction
SEA issues	Flood Risk, Biodiversity, Potential contamination
Delivery issues	Restoration of listed building
Recommendation	Identify as Housing Development Opportunity (commenced).

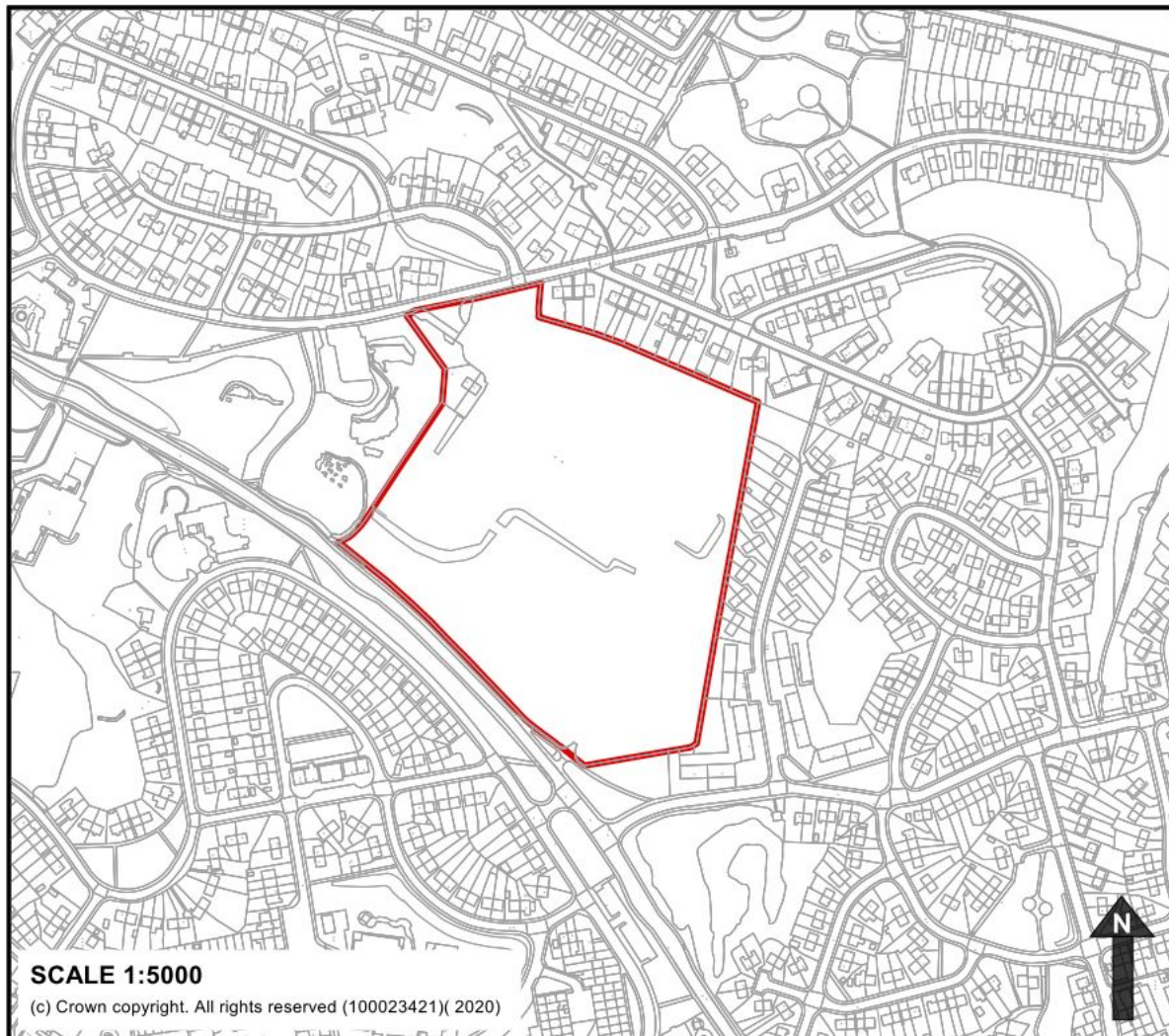
LDP Ref.	R4	Location	Woodhall (Phases 4 & 5)
Site area (ha)	9.03	Town	Port Glasgow
Current use	Vacant, partly redeveloped for housing		
Use proposed in existing LDP	Residential Development Opportunity within Woodhall Priority Place		



Site description	Cleared former housing site, sloping with road infrastructure in place. Overgrown in parts.
Planning status	Masterplan approved 2009
Development status	Remaining phases have not started
SEA issues	Flood Risk, Biodiversity, Potential contamination,
Delivery issues	Gradient/levels, marketability
Recommendation	Continue to identify Housing Development Opportunity within Priority Place.

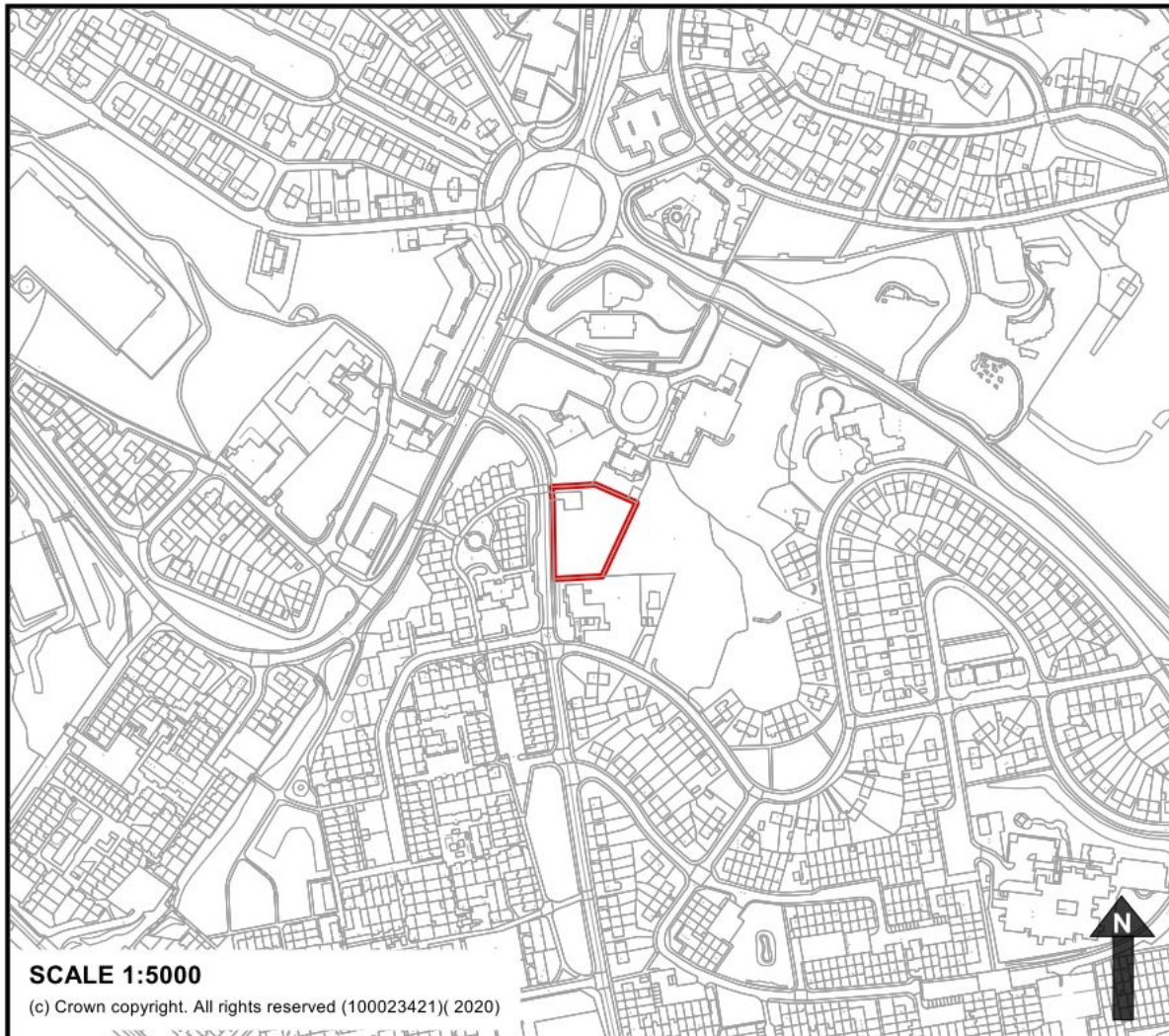


LDP Ref.	R5	Location	Southfield Avenue
Site area (ha)	6.02	Town	Port Glasgow
Current use	Construction site		
Use proposed in existing LDP	N/a		



Site description	Construction site
Planning status	Various permissions extant for different parts of the site
Development status	Development started
SEA issues	N/a
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity.

LDP Ref.	R6	Location	Former Barmoss Nursery
Site area (ha)	0.29	Town	Port Glasgow
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Overgrown sloping site of former nursery.
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Levels, topography
Recommendation	Remove as development opportunity. Identify as Residential Area



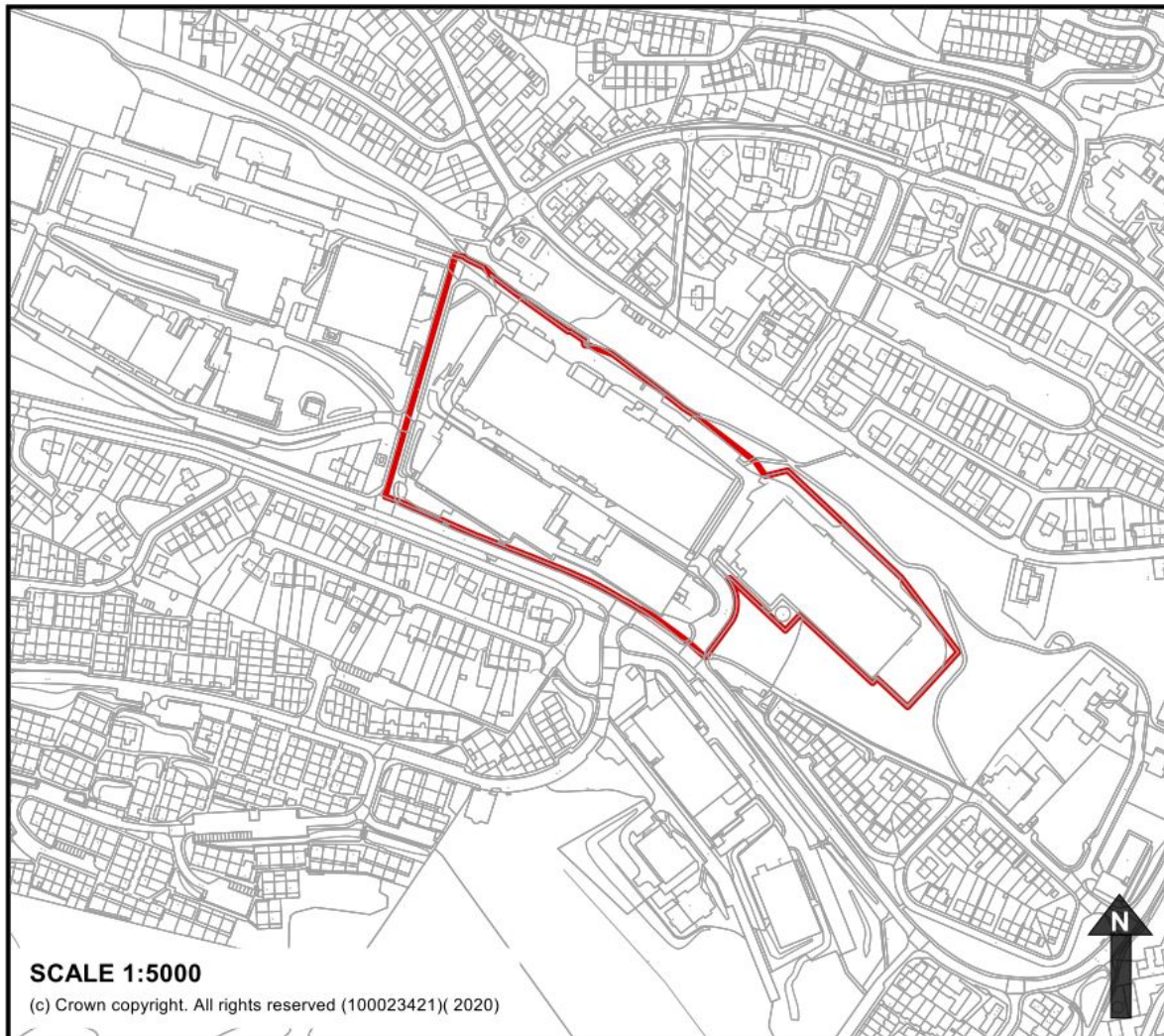
LDP Ref.	R7	Location	Dubbs Road
Site area (ha)	0.24	Town	Port Glasgow
Current use	Construction site		
Use proposed in existing LDP	N/a		



Site description	Construction site
Planning status	Planning permission
Development status	Under construction
SEA issues	N/a
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity (commenced).

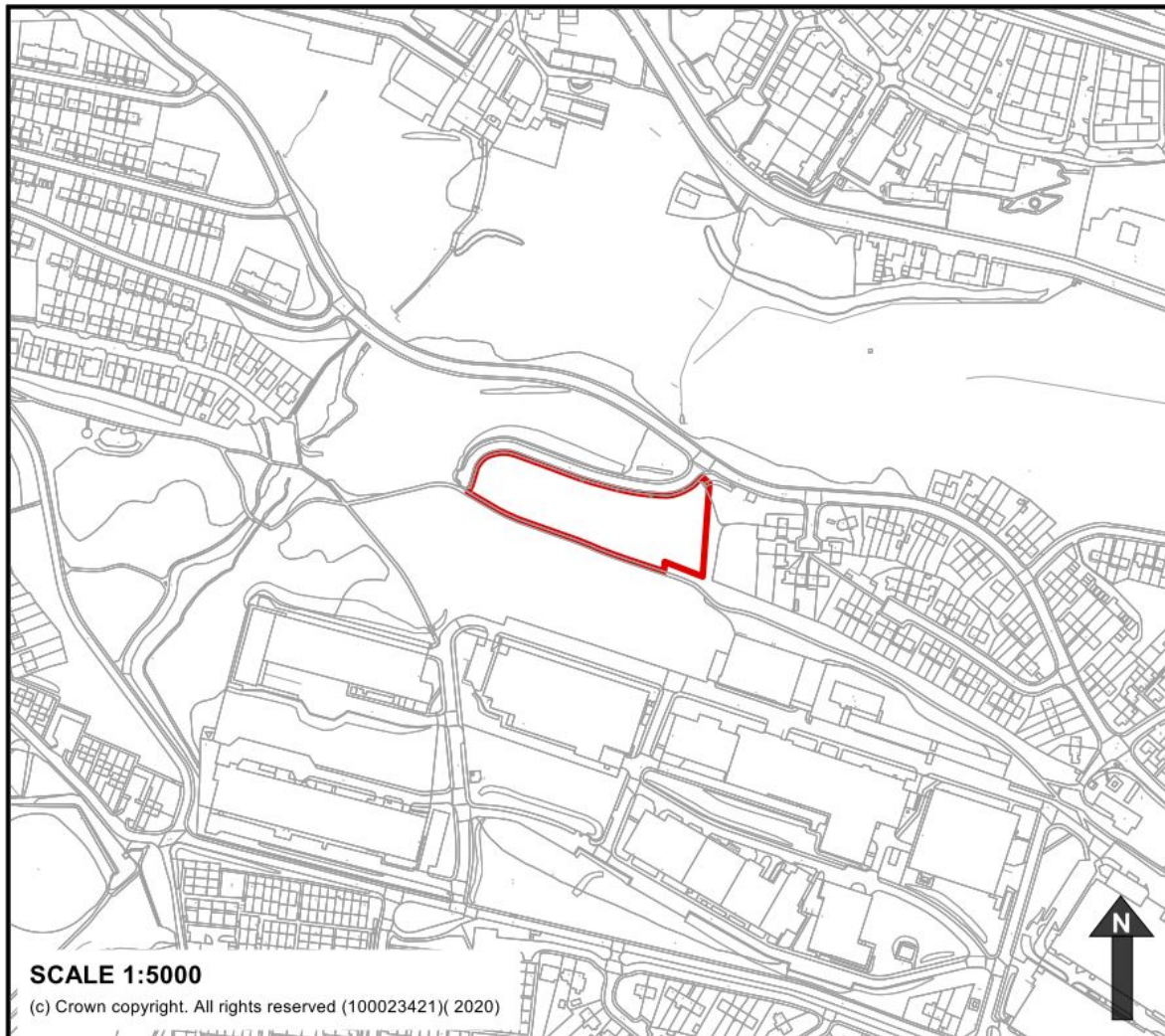


LDP Ref.	R8	Location	Industrial Estate, Dubbs Road
Site area (ha)	4.97	Town	Port Glasgow
Current use	Industrial buildings		
Use proposed in existing LDP	N/a		



Site description	Mainly vacant industrial units
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	Ownership, site assembly, marketability.
Recommendation	See Issue 11 – Port Glasgow Industrial Estate

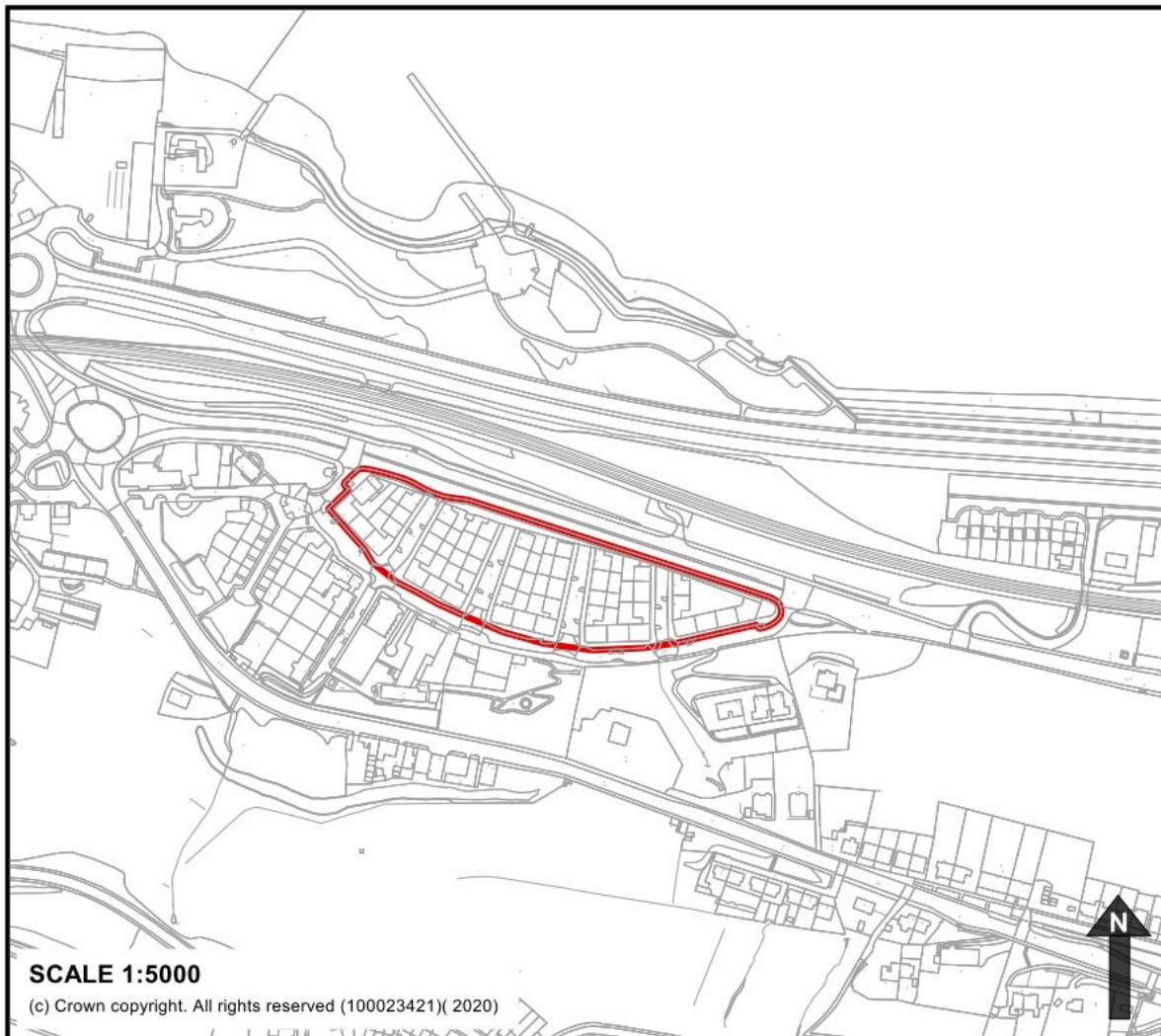
LDP Ref.	R9	Location	Selkirk Road
Site area (ha)	0.74	Town	Port Glasgow
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Sloping vacant former housing site with road and retaining wall still in place
Planning status	None
Development status	Not started
SEA issues	Landscape
Delivery issues	Viability, levels
Recommendation	Retain as Housing Development Opportunity.



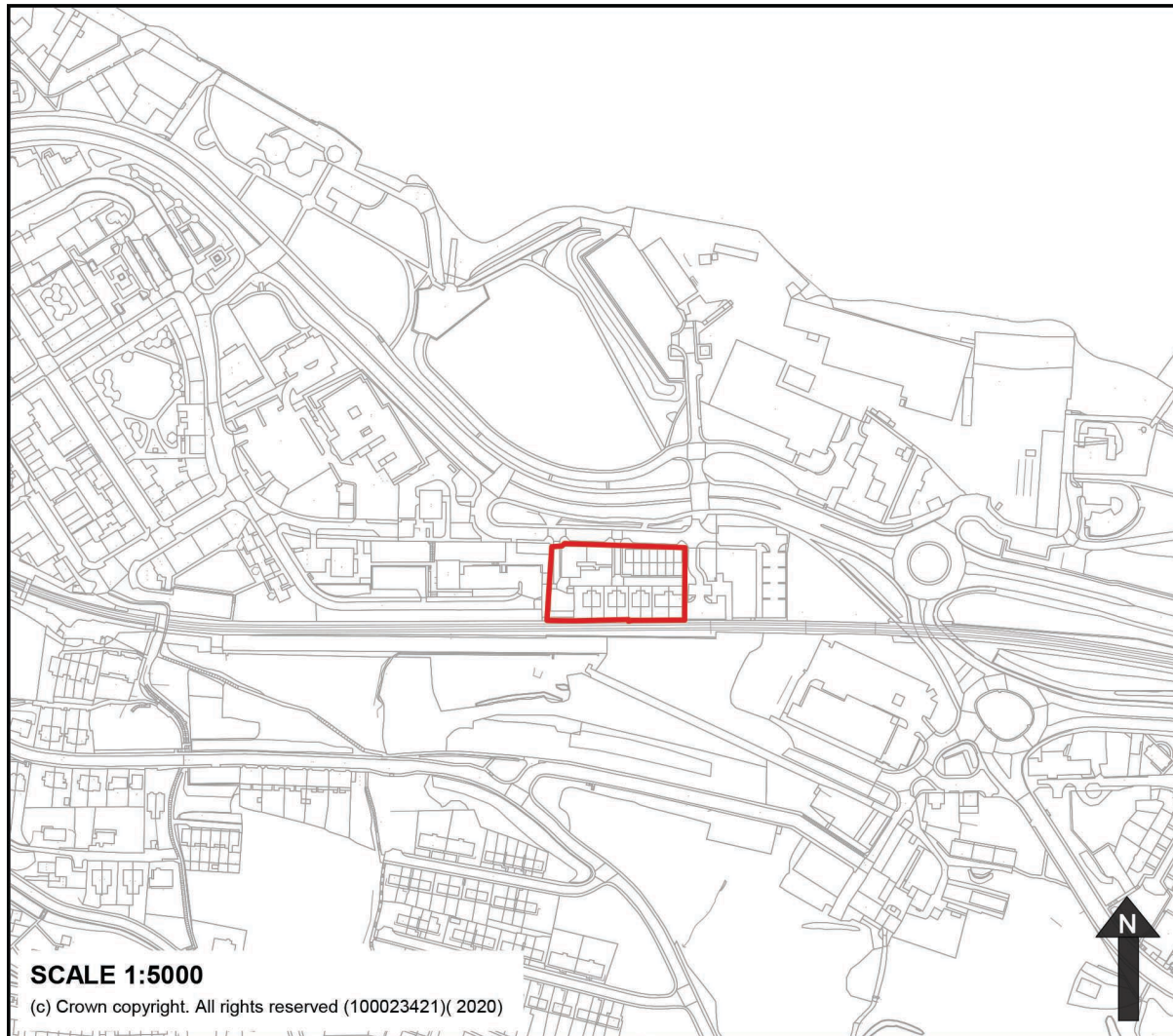
LDP Ref.	R10	Location	Clune Park
Site area (ha)	1.93	Town	Port Glasgow
Current use	Residential/vacant flats		
Use proposed in existing LDP	Housing Development Opportunity within Priority Place		



Site description	Mainly vacant tenements in private and Council ownership
Planning status	None
Development status	Not started
SEA issues	Potential Contamination, Flood Risk, Cultural Heritage
Delivery issues	Site assembly, demolition.
Recommendation	See Issue 6 – Clune Park, Port Glasgow.

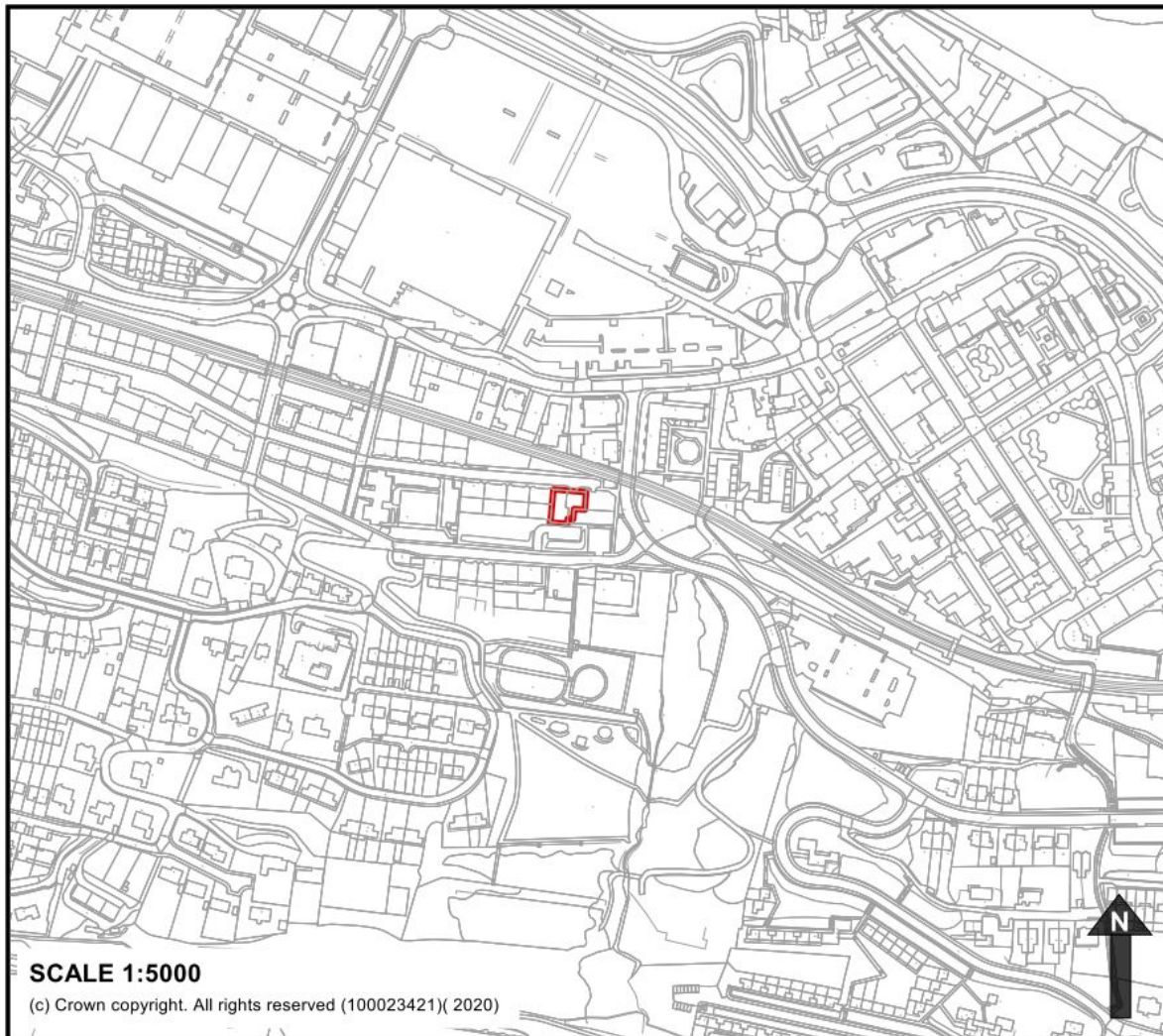


LDP Ref.	R11	Location	Bay Street
Site area (ha)	0.52	Town	Port Glasgow
Current use	Residential		
Use proposed in existing LDP	N/a		



Site description	Residential area
Planning status	Planning permission for residential development (2016)
Development status	Complete
SEA issues	N/a
Delivery issues	None
Recommendation	Identify as Residential Area.

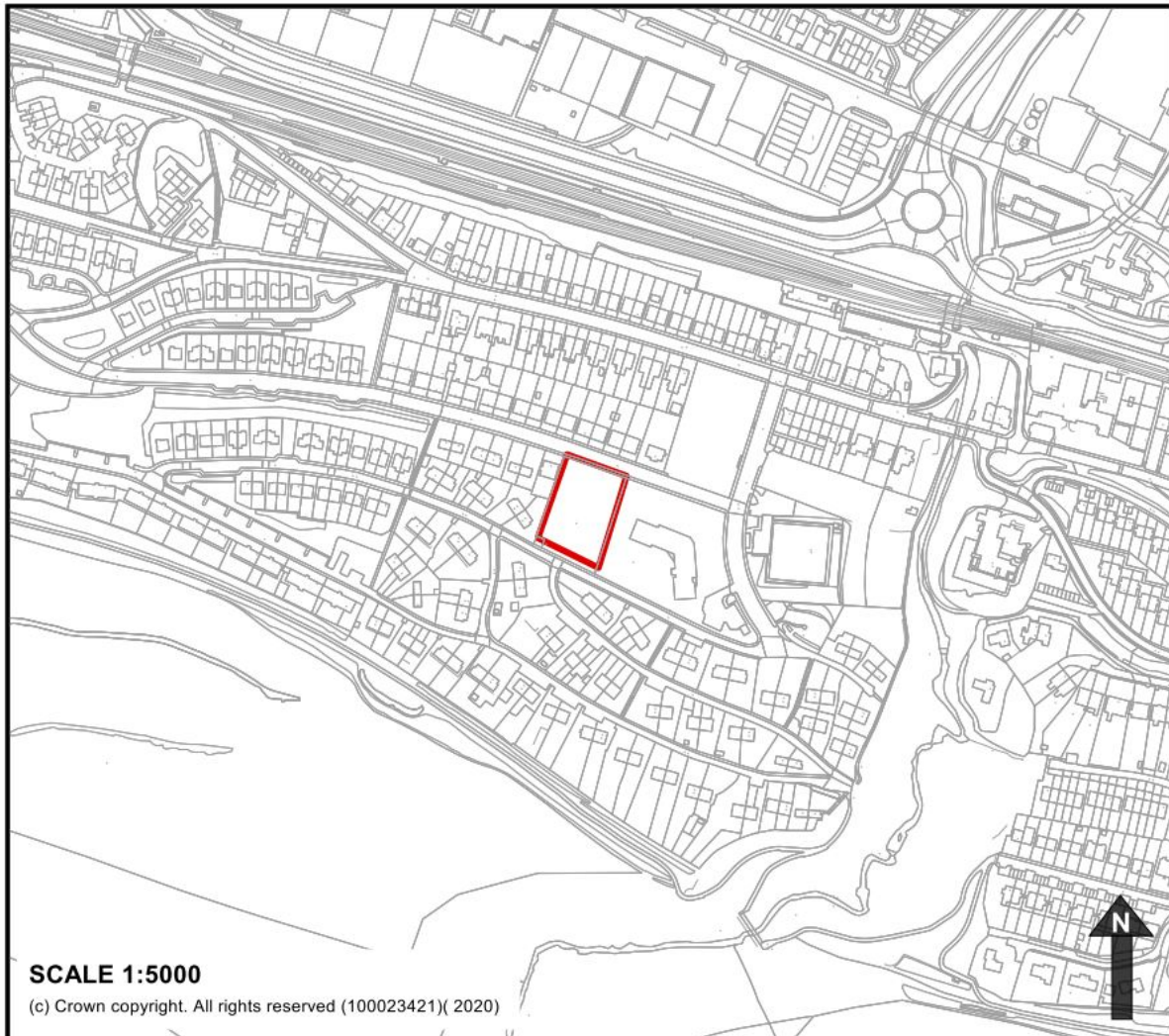
LDP Ref.	R12	Location	3 Highholm Street
Site area (ha)	0.04	Town	Port Glasgow
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Single storey premises with small yard
Planning status	Planning permission for residential development (2020)
Development status	Not started
SEA issues	None
Delivery issues	Marketability, adjoining tenement
Recommendation	Identify as Housing Development Opportunity.



LDP Ref.	R13	Location	Former Broadstone Hospital
Site area (ha)	0.29	Town	Port Glasgow
Current use	Construction site		
Use proposed in existing LDP	N/a		



Site description	Under construction for residential development
Planning status	Planning permission for residential development
Development status	Started
SEA issues	Potential contamination
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity (commenced).

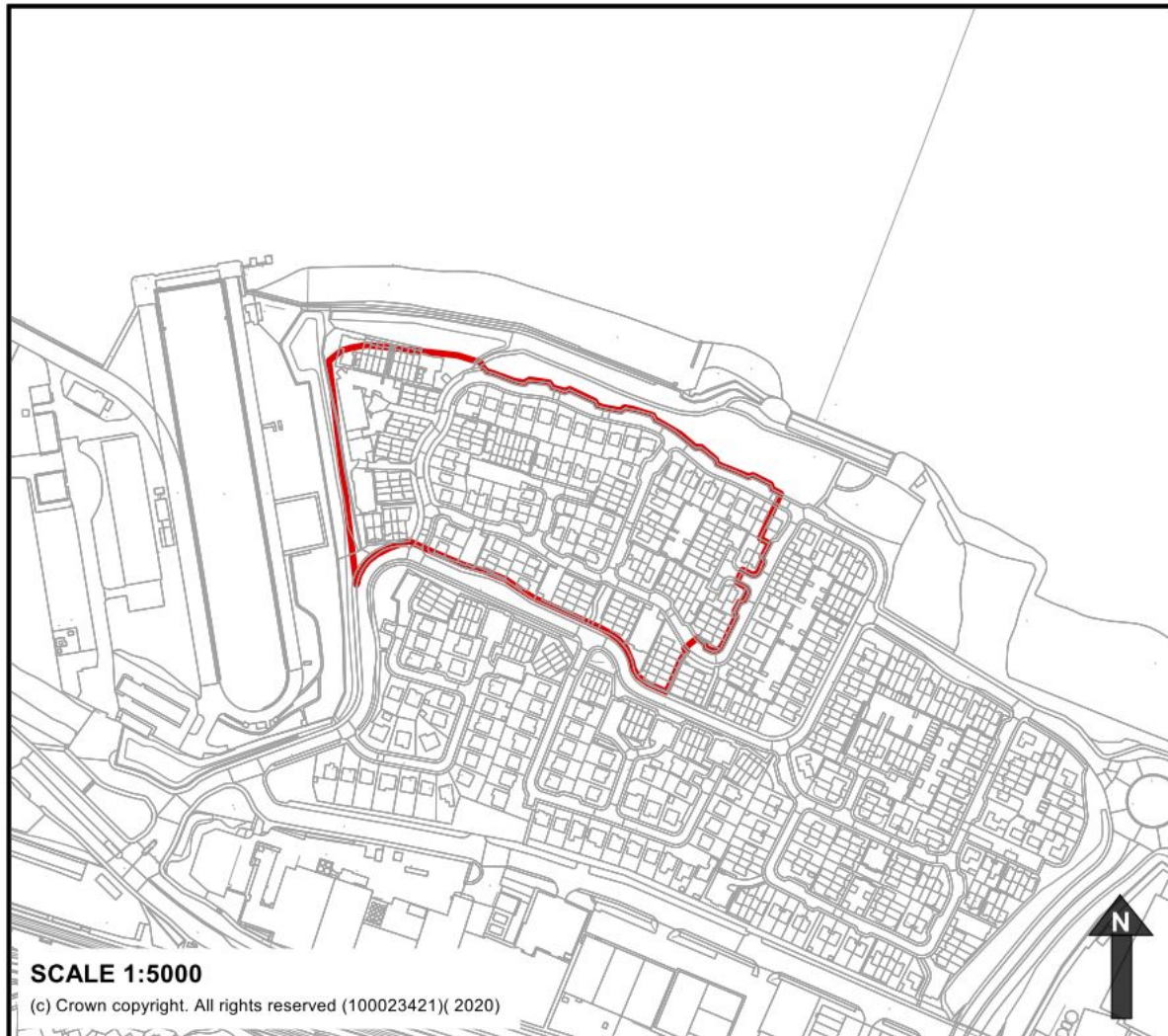


LDP Ref.	R14	Location	Former Lilybank School
Site area (ha)	0.38	Town	Port Glasgow
Current use	Construction site		
Use proposed in existing LDP	N/a		



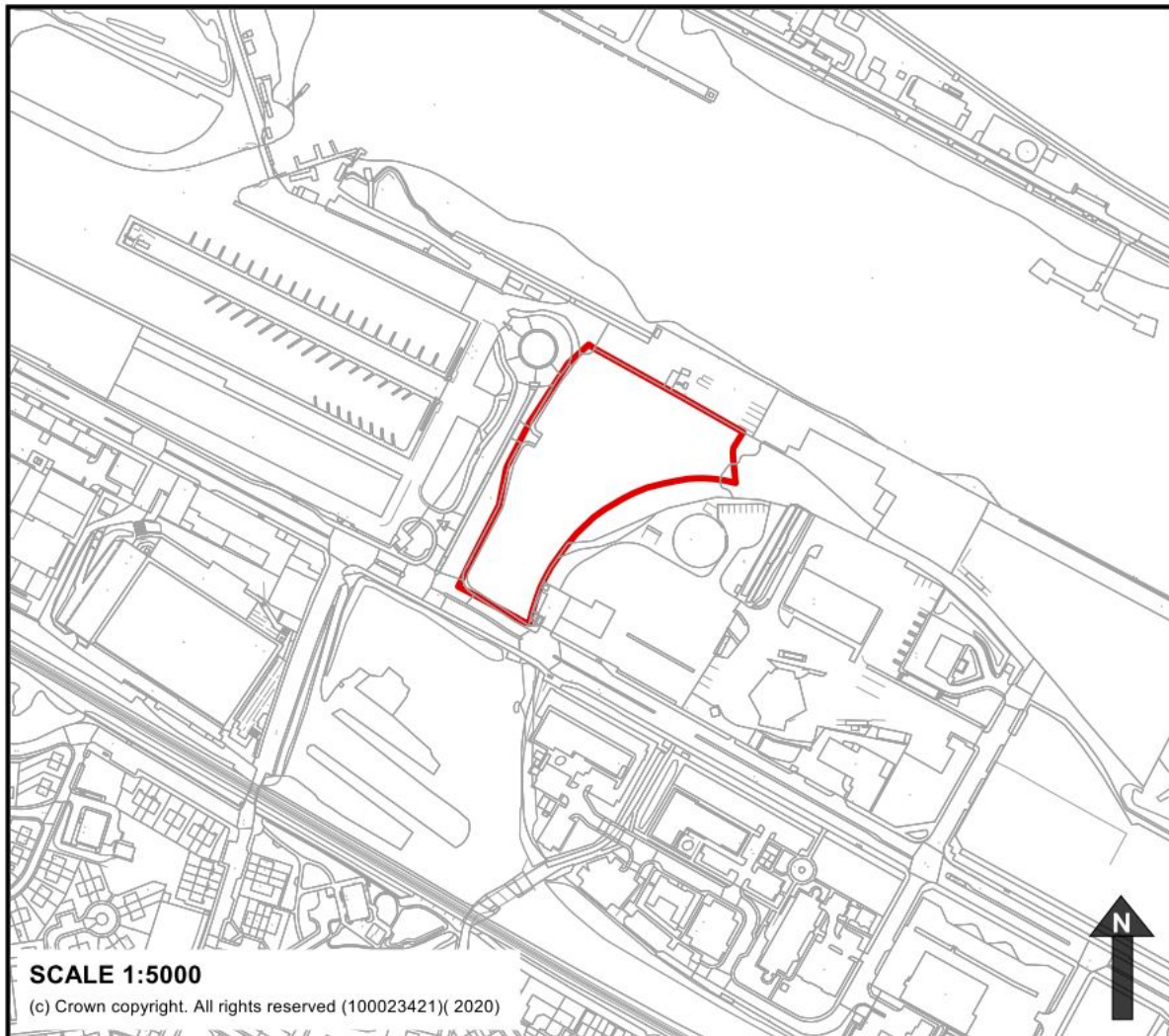
Site description	Under construction for residential development
Planning status	Planning permission for residential development
Development status	Started
SEA issues	Potential contamination
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity (commenced).

LDP Ref.	R15	Location	Kingston Dock
Site area (ha)	0.61	Town	Port Glasgow
Current use	Mainly residential, eastern part landscaped		
Use proposed in existing LDP	N/a		



Site description	Brownfield site redeveloped for housing
Planning status	Planning permission
Development status	Residential development complete.
SEA issues	N/a
Delivery issues	None
Recommendation	Identify as Residential Area

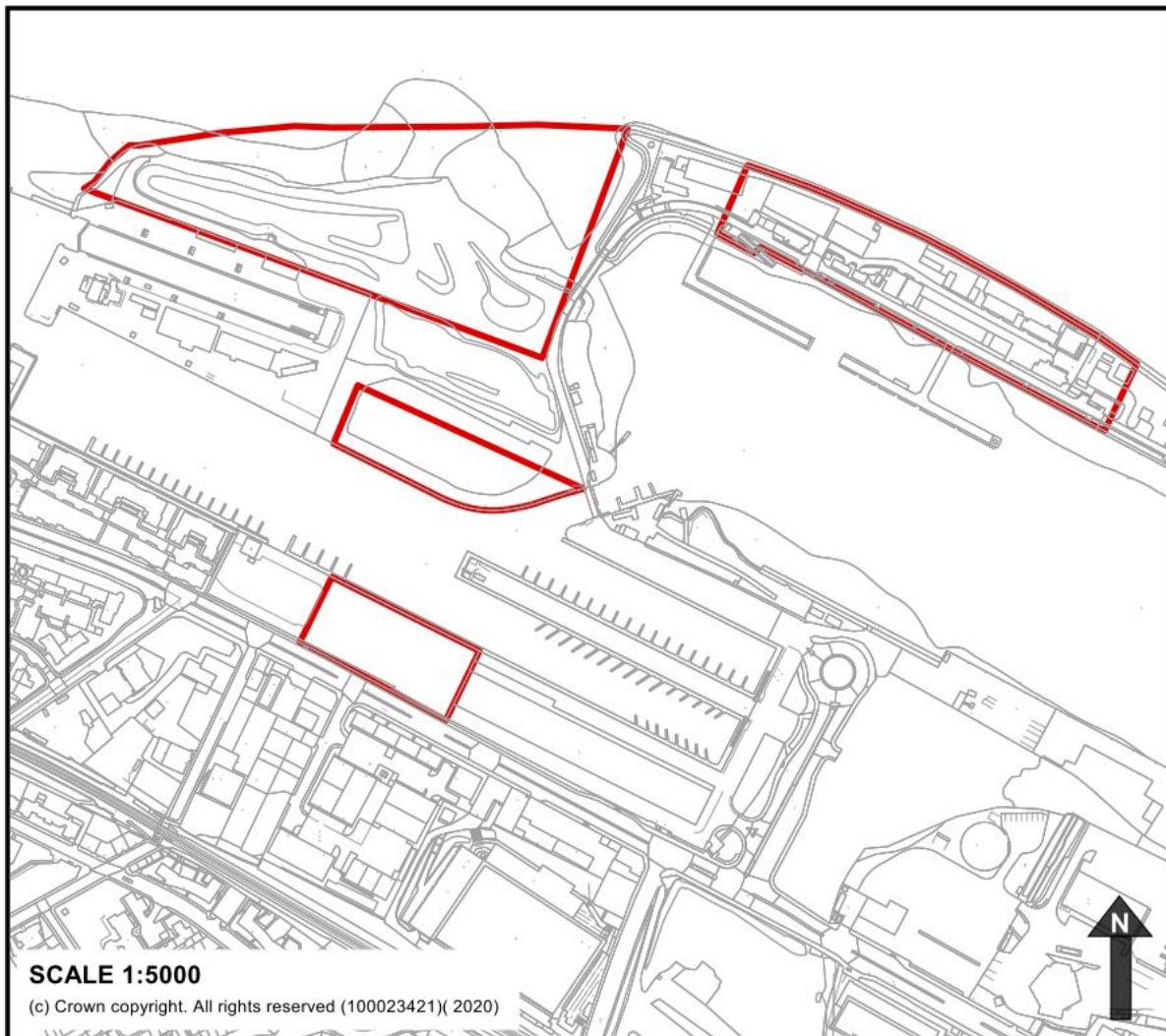
LDP Ref.	R16	Location	James Watt Dock (East)
Site area (ha)	1.58	Town	Greenock
Current use	Construction site		
Use proposed in existing LDP	Housing Development Opportunity within Priority Place		



Site description	Construction site
Planning status	Planning permission
Development status	Development started
SEA issues	N/a
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity (commenced) within Priority Place.

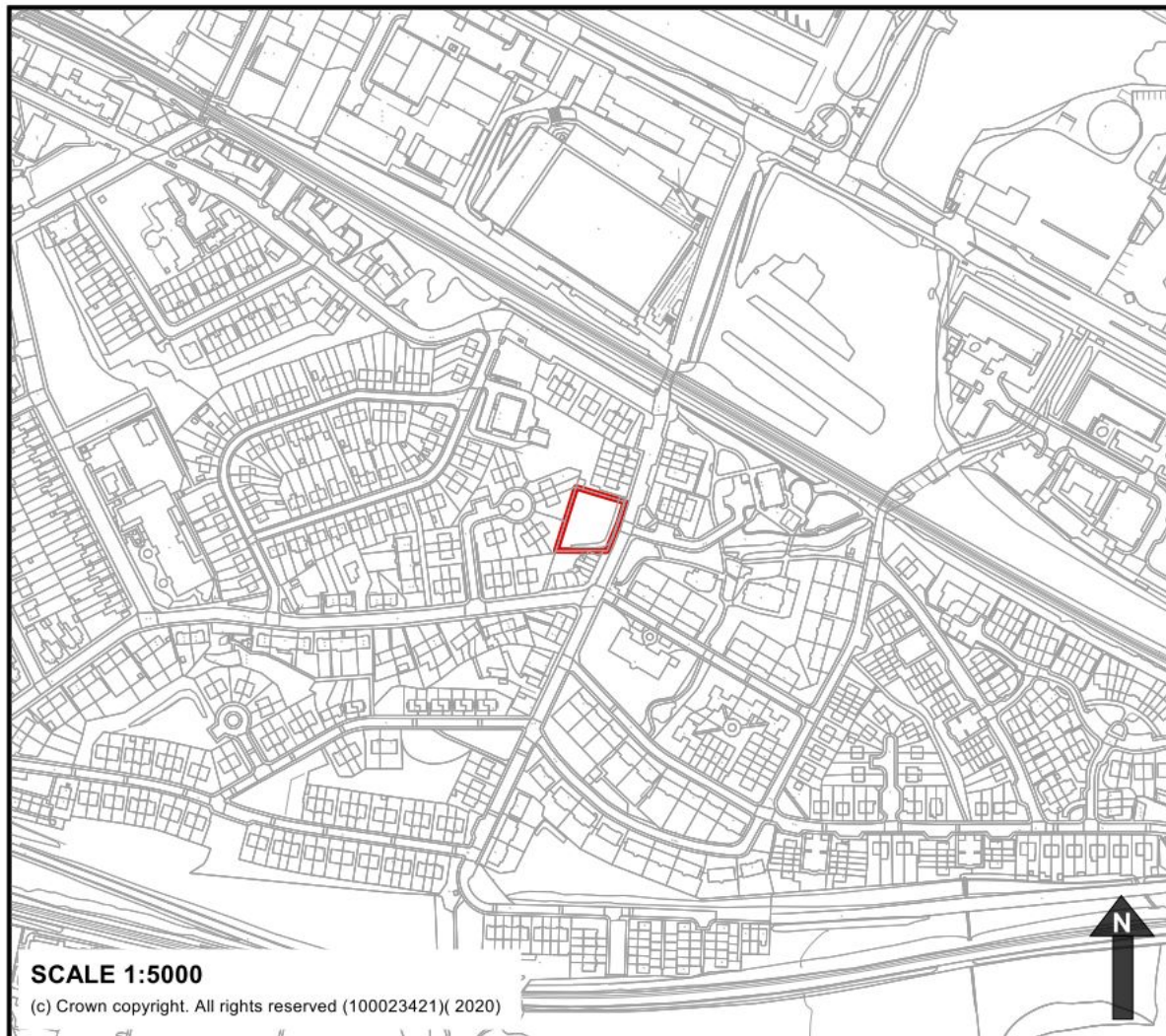


LDP Ref.	R17	Location	James Watt Dock/Garvel Island
Site area (ha)	7.88	Town	Greenock
Current use	Part vacant/part industrial land		
Use proposed in existing LDP	Housing Development Opportunity within Priority Place		



Site description	Dock area including listed warehouse and crane and working marina, yards and docks
Planning status	Planning permission in principle for mixed use development (2010).
Development status	Not started
SEA issues	Flood Risk, Biodiversity, Potential Contamination, landscape impact
Delivery issues	Masterplan for site includes land reclamation and decontamination.
Recommendation	Retain as Housing Development Opportunity within Priority Place

LDP Ref.	R18	Location	Sinclair Street
Site area (ha)	0.14	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Flat, overgrown site of former clinic
Planning status	Extant planning permission from 2018
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	Marketability
Recommendation	Identify as Housing Development Opportunity.



LDP Ref.	R19	Location	Carwood Street
Site area (ha)	0.22	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Vacant overgrown brownfield site
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Viability
Recommendation	Identify as Housing Development Opportunity.

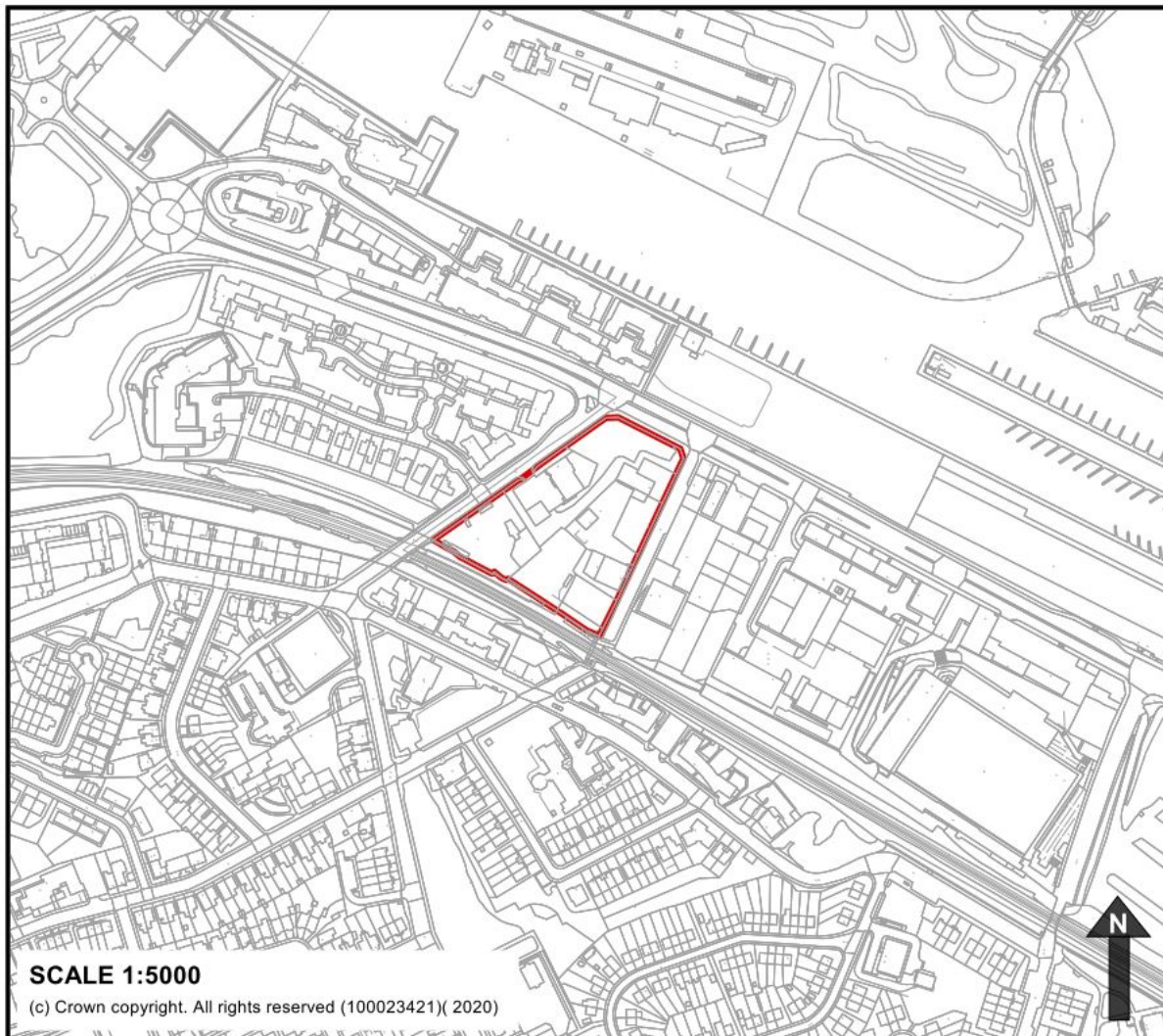


LDP Ref.	R20	Location	East Crawford Street
Site area (ha)	0.46	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Overgrown, sloping site
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Levels
Recommendation	Identify as Housing Development Opportunity.

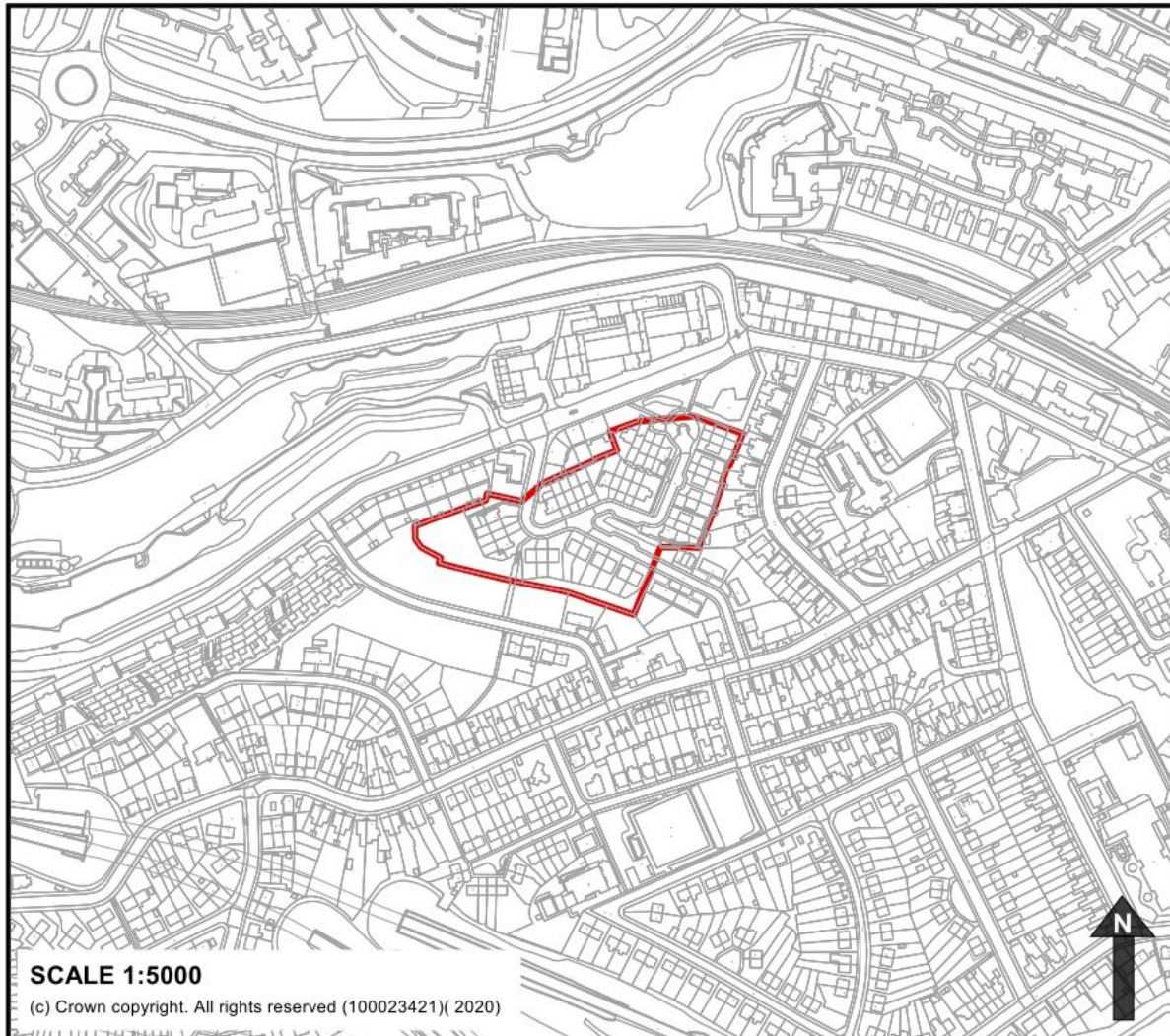
LDP Ref.	R21	Location	Ratho/MacDougall Street
Site area (ha)	1.32	Town	Greenock
Current use	Mix of scrap yards, autism centre, auto-trade uses and vacant land		
Use proposed in existing LDP	N/a		



Site description	Mix of yards, commercial/community buildings and vacant land, sitting between industrial and residential area, and bordered by A8 and railway line
Planning status	None
Development status	Not started
SEA issues	Potential Contamination, Cultural Heritage impacts
Delivery issues	Site assembly, conflict with adjoining uses
Recommendation	Identify as Housing Development Opportunity.



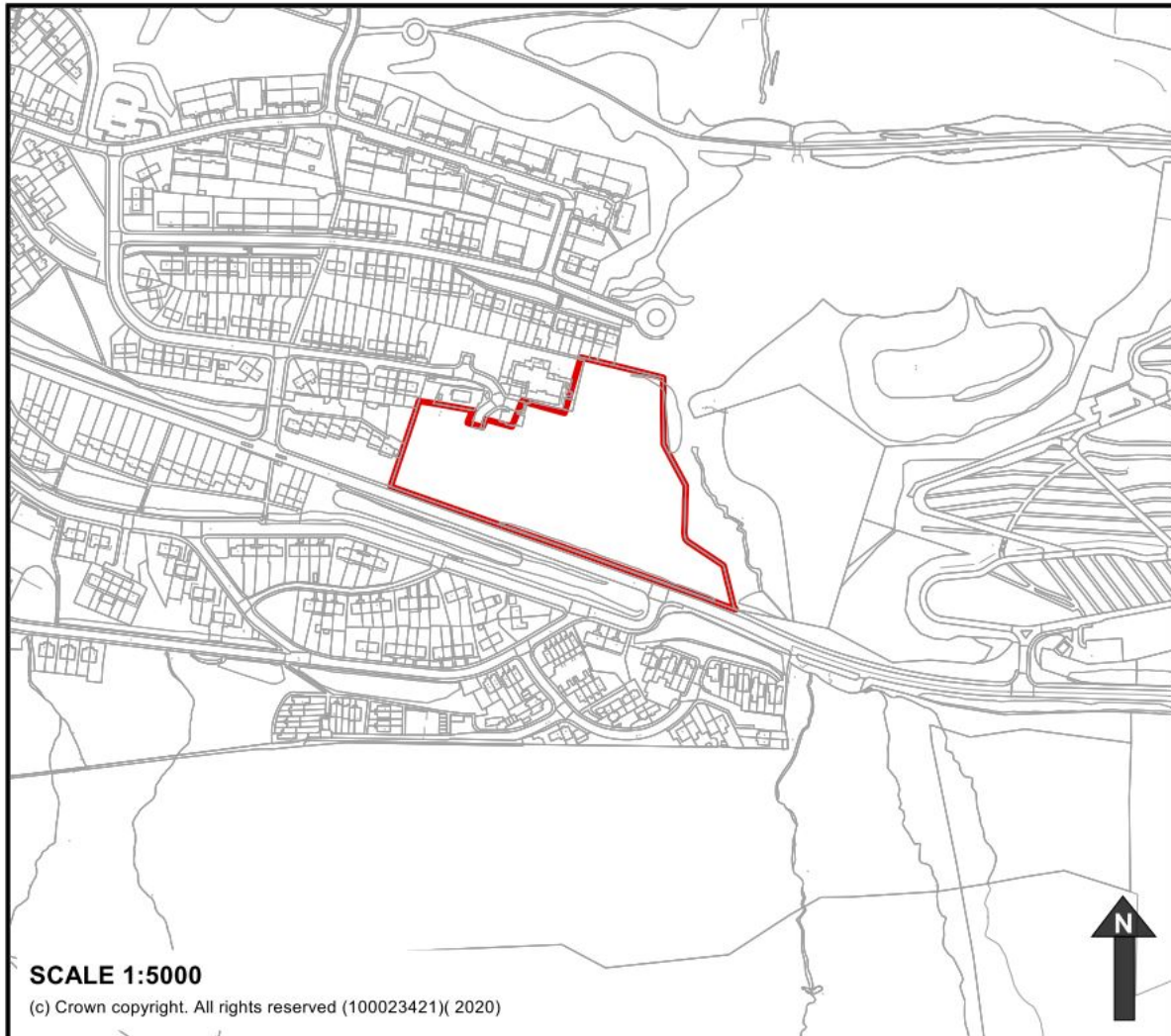
LDP Ref.	R22	Location	Garvald Street
Site area (ha)	1.59	Town	Greenock
Current use	Housing		
Use proposed in existing LDP	N/a		



Site description	New build housing
Planning status	None
Development status	Developed
SEA issues	N/a
Delivery issues	None
Recommendation	Remove as Housing Development Opportunity (completed). Identify as Residential Area.

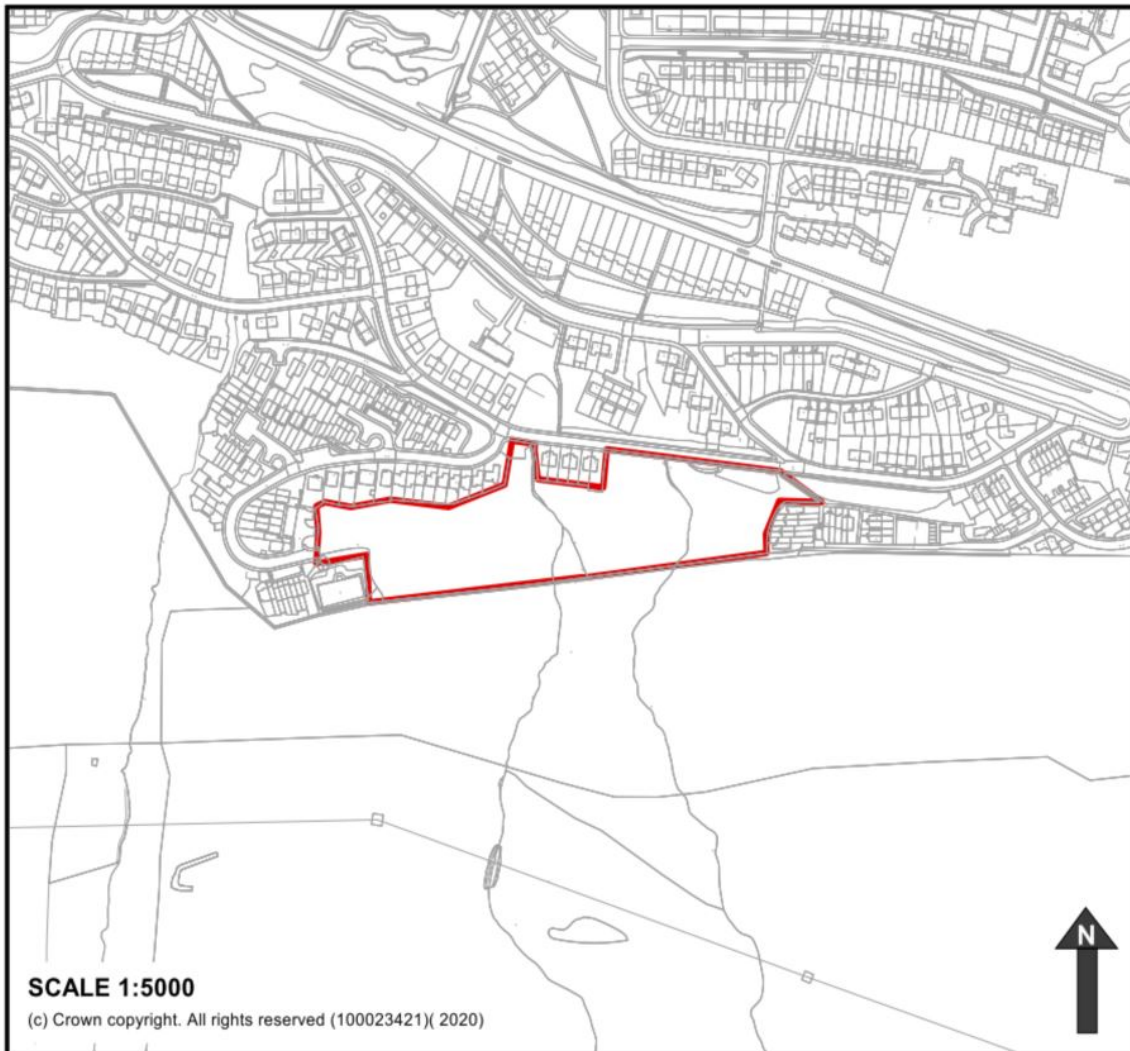


LDP Ref.	R23	Location	Former King's Glen school
Site area (ha)	1.97	Town	Greenock
Current use	Construction site		
Use proposed in existing LDP	N/a		



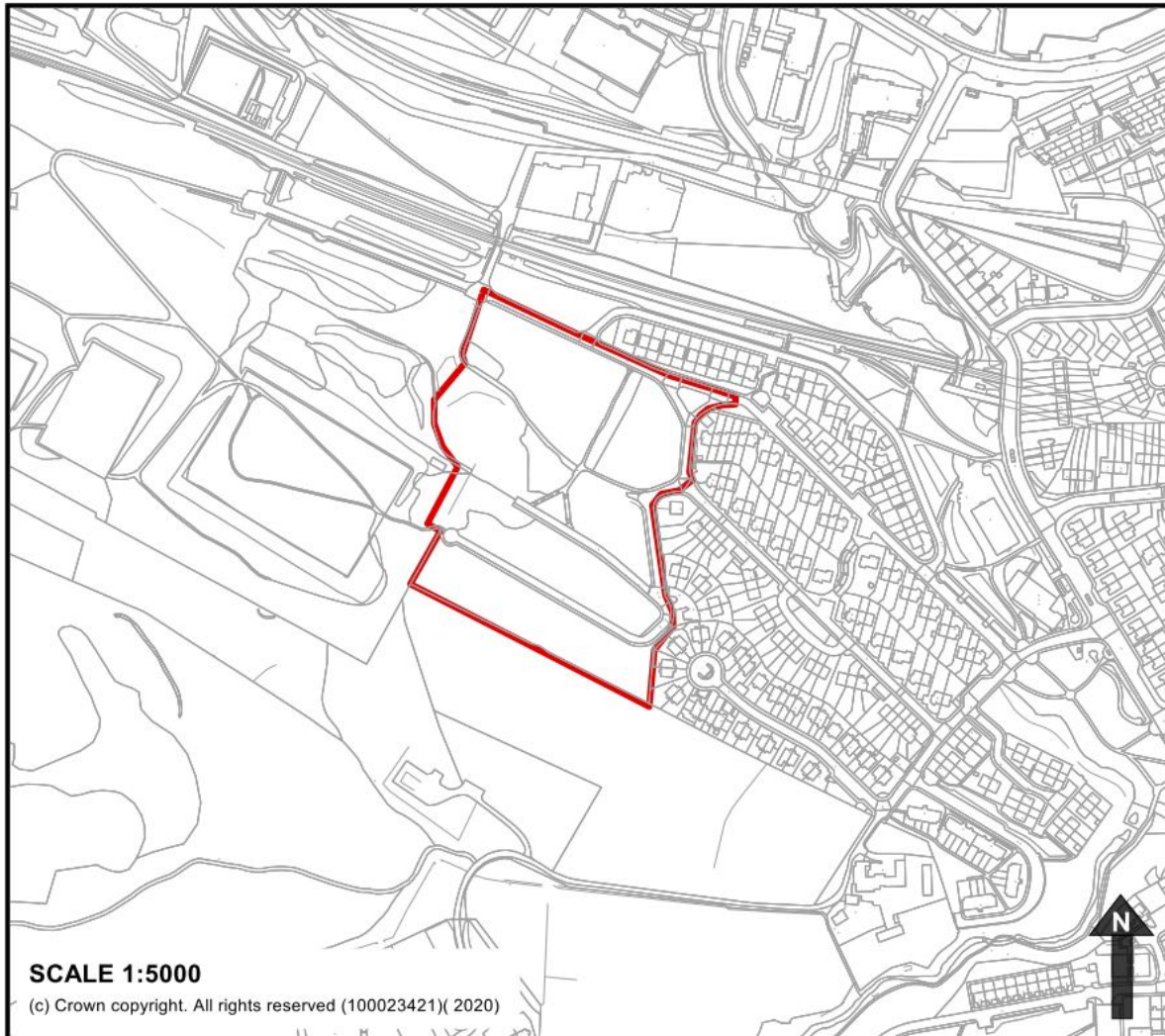
Site description	Construction site
Planning status	Planning permission
Development status	Development started
SEA issues	Potential contamination
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity (commenced)

LDP Ref.	R24	Location	Luss Avenue/Renton Road
Site area (ha)	2.18	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Steeply sloping greenfield site within urban area
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Biodiversity impact, Greenfield development
Delivery issues	Levels, viability
Recommendation	Identify as Residential Area.

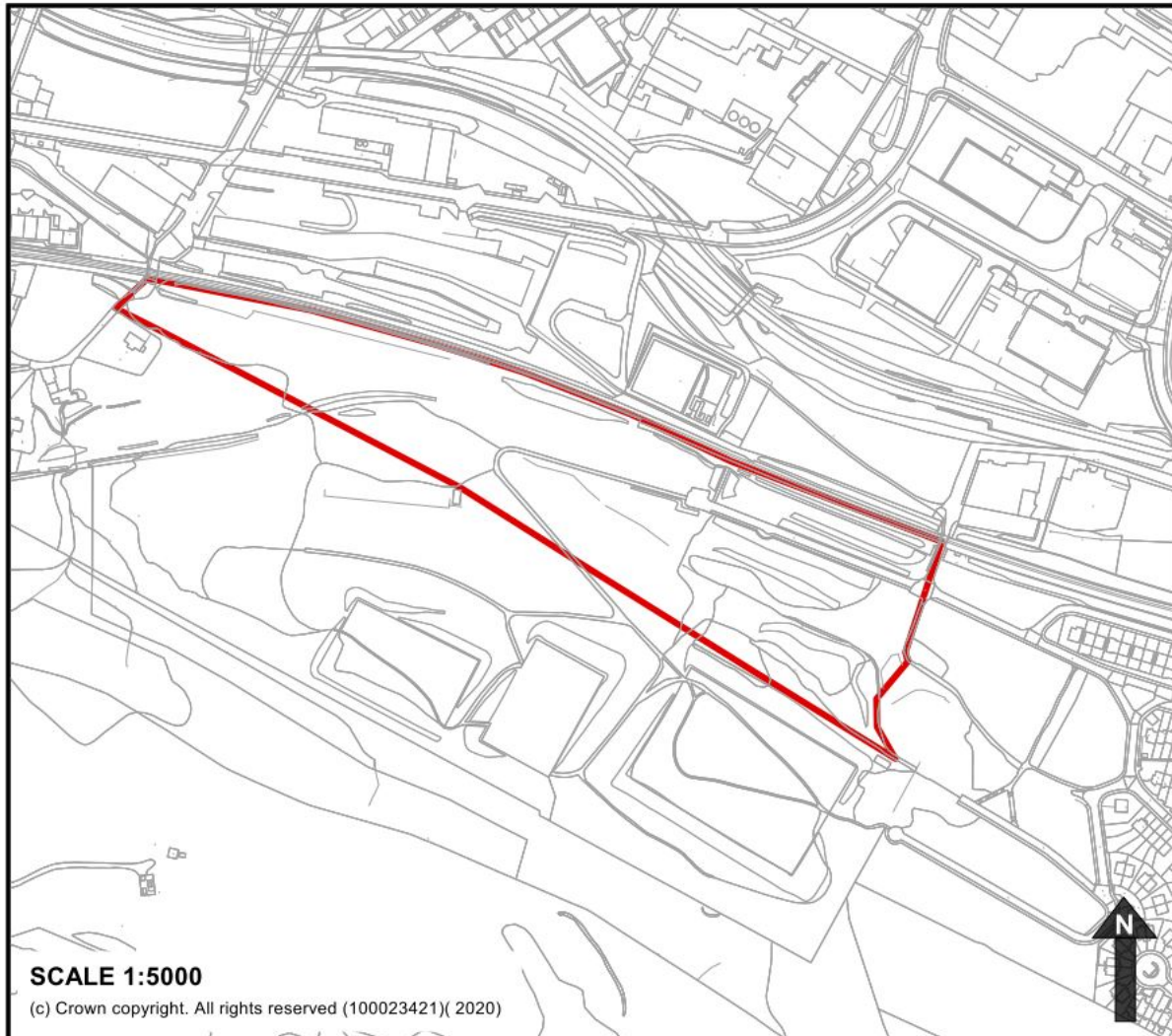
LDP Ref.	R25	Location	Strone (brownfield)
Site area (ha)	3.63	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Sloping, overgrown, former housing area
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Biodiversity, Landscape impact
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity.

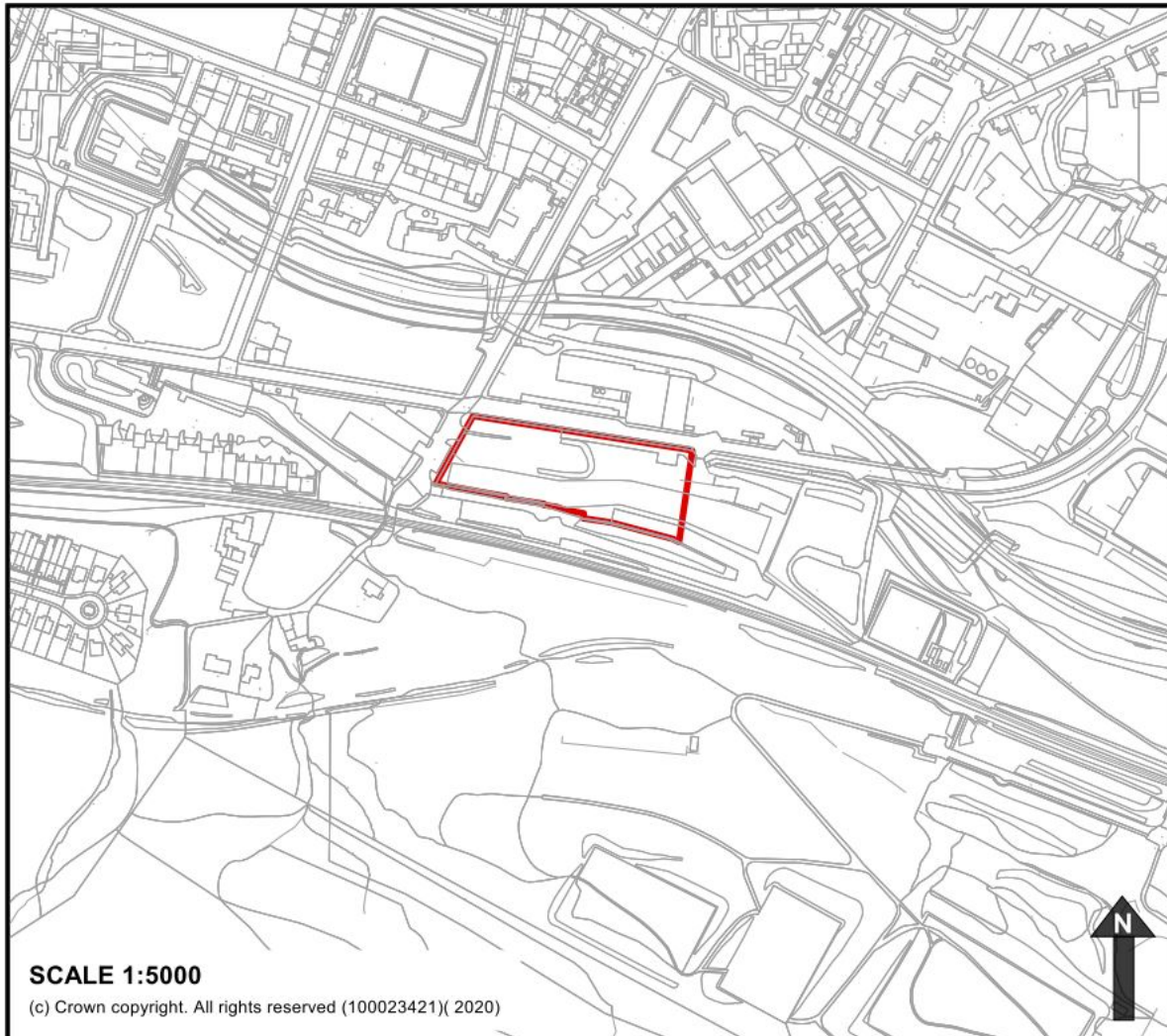


LDP Ref.	R26	Location	Wellington Park
Site area (ha)	5.45	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Cleared, overgrown, former housing site
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Biodiversity, Landscape impact
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity.

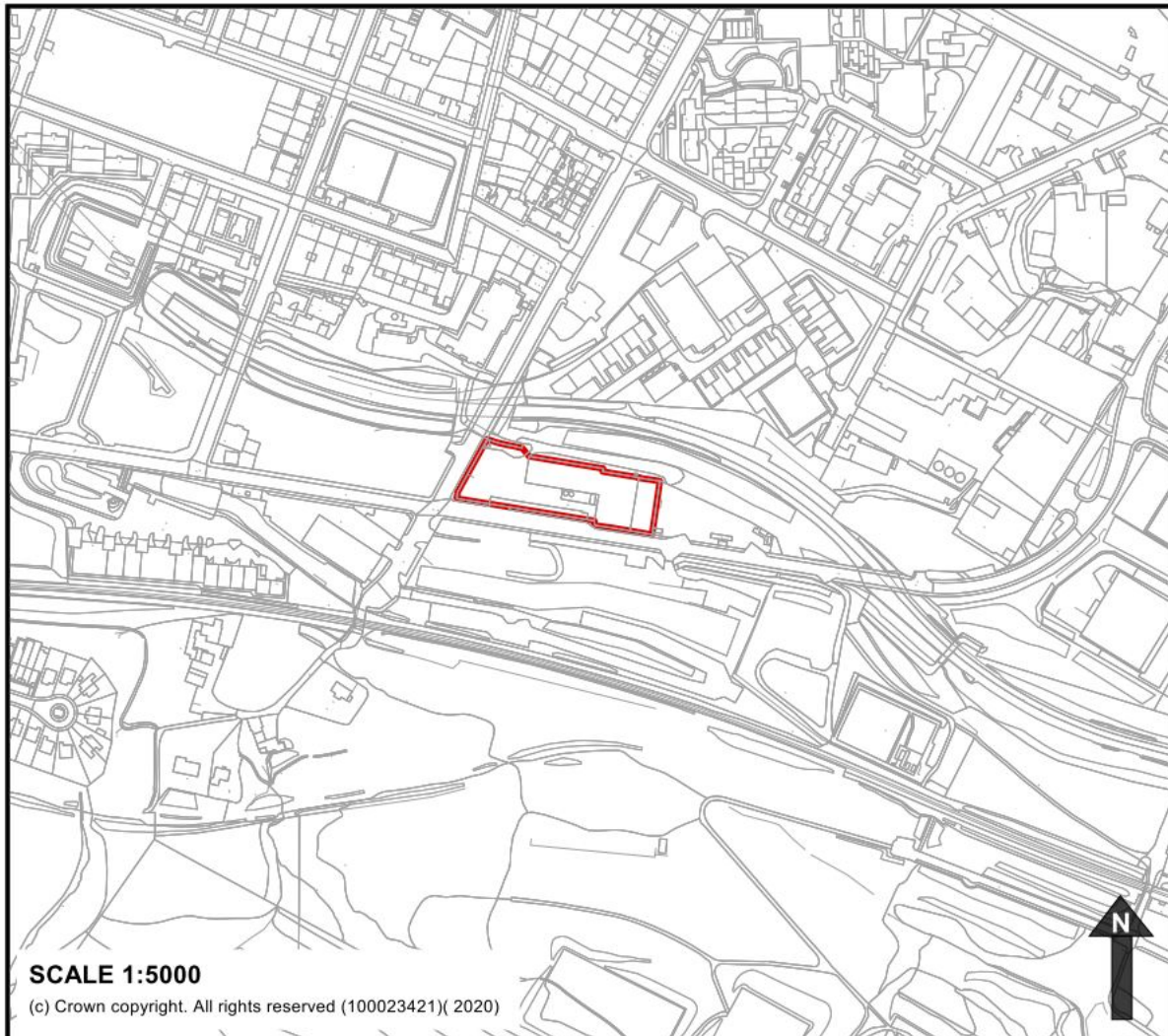
LDP Ref.	R27	Location	Former Tate and Lyle (SE)
Site area (ha)	0.9	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Housing Development Opportunity within Priority Place		



Site description	Vacant/derelict site of former factory
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	Contamination, viability
Recommendation	See Issue 9 - Broomhill/Drumfrochar, Greenock



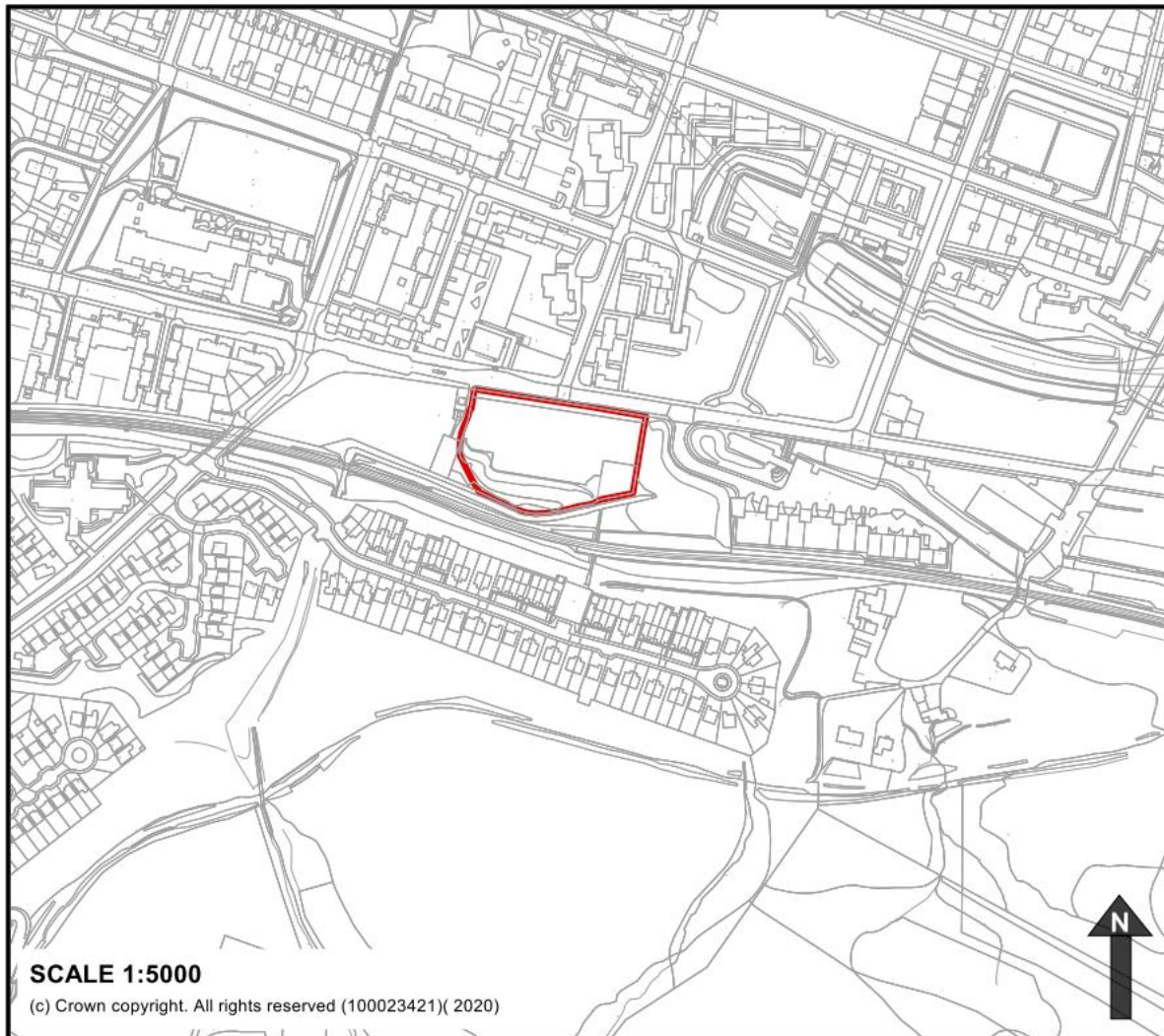
LDP Ref.	R28	Location	Former Tate and Lyle (NE)
Site area (ha)	0.51	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Housing Development Opportunity within Priority Place		



Site description	Industrial unit and adjoining land
Planning status	Planning permission for industrial development (2020)
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	In alternative use
Recommendation	See Issue 9 - Broomhill/Drumfrochar, Greenock

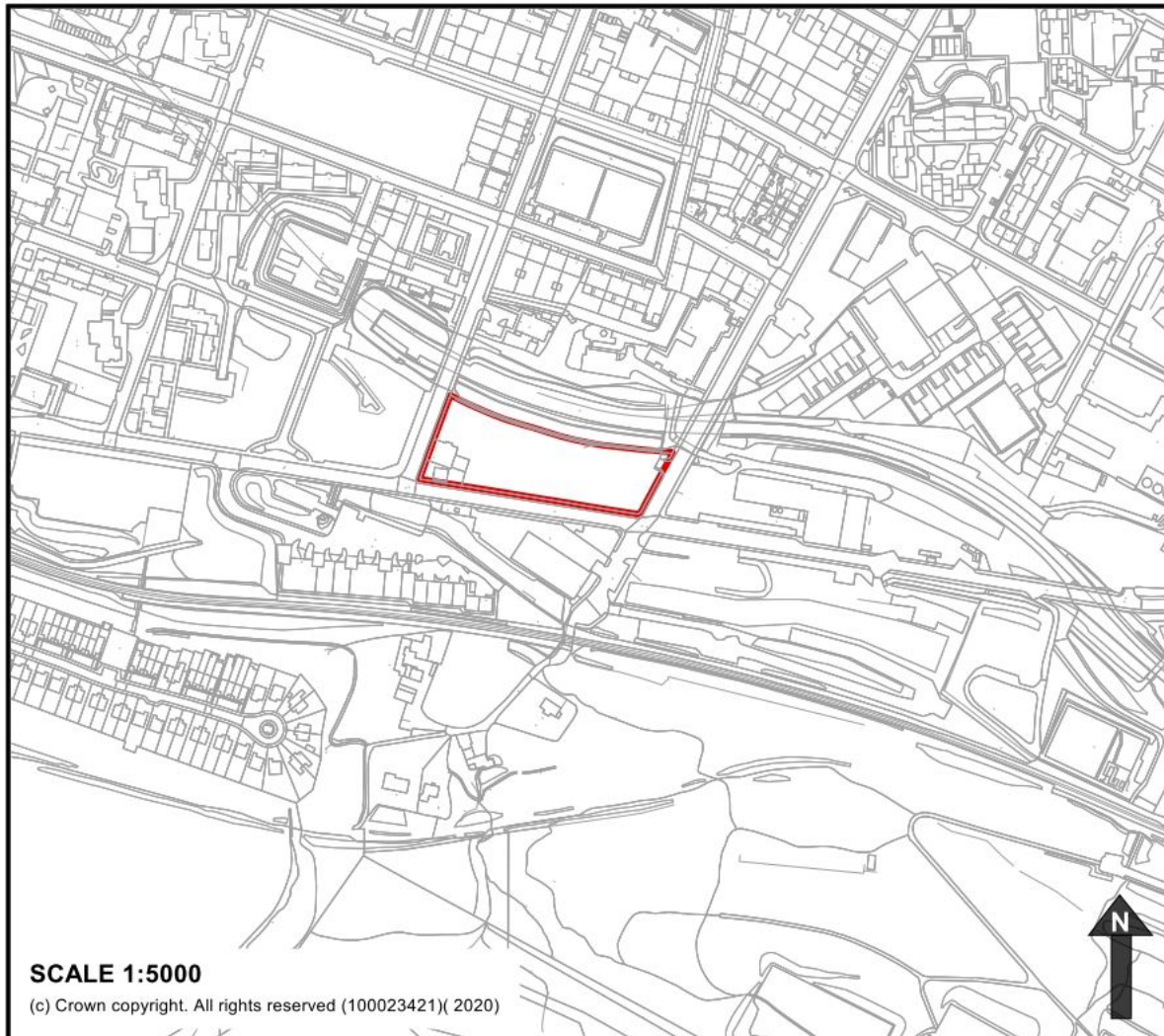


LDP Ref.	R29	Location	89-105 Drumfrochar Road
Site area (ha)	0.84	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Housing Development Opportunity within Priority Place		



Site description	Cleared site for former housing
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	None
Recommendation	See Issue 9 - Broomhill/Drumfrochar, Greenock

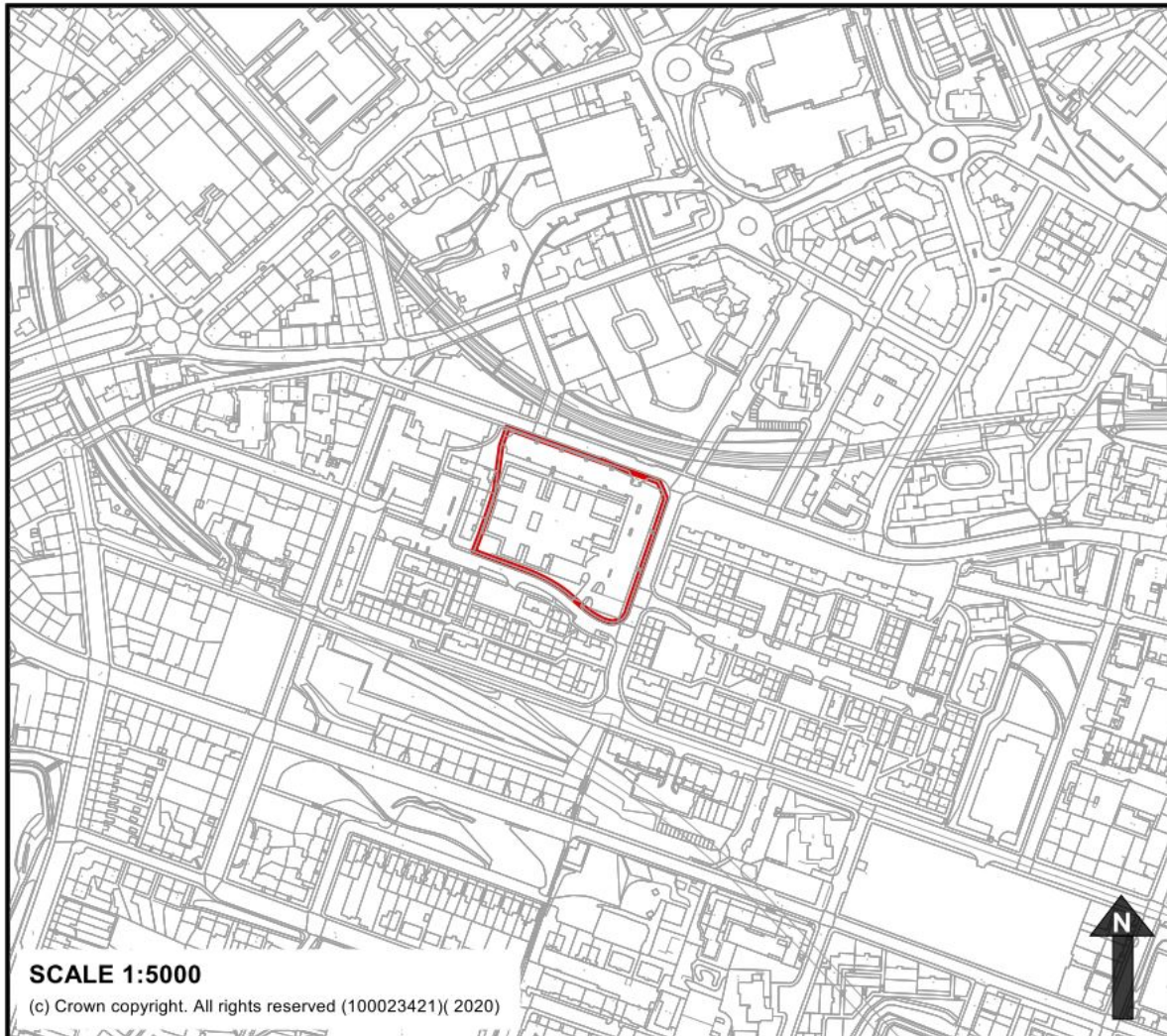
LDP Ref.	R30	Location	Drumfrochar Road
Site area (ha)	0.76	Town	Greenock
Current use	Car wash and adjacent vacant land		
Use proposed in existing LDP	Housing Development Opportunity within Priority Place.		



Site description	Former petrol station being used as a car wash and cleared vacant land
Planning status	Planning permission for car wash, sales etc.
Development status	Not started
SEA issues	Flood Risk, Potential Contamination, Health
Delivery issues	
Recommendation	See Issue 9 - Broomhill/Drumfrochar, Greenock



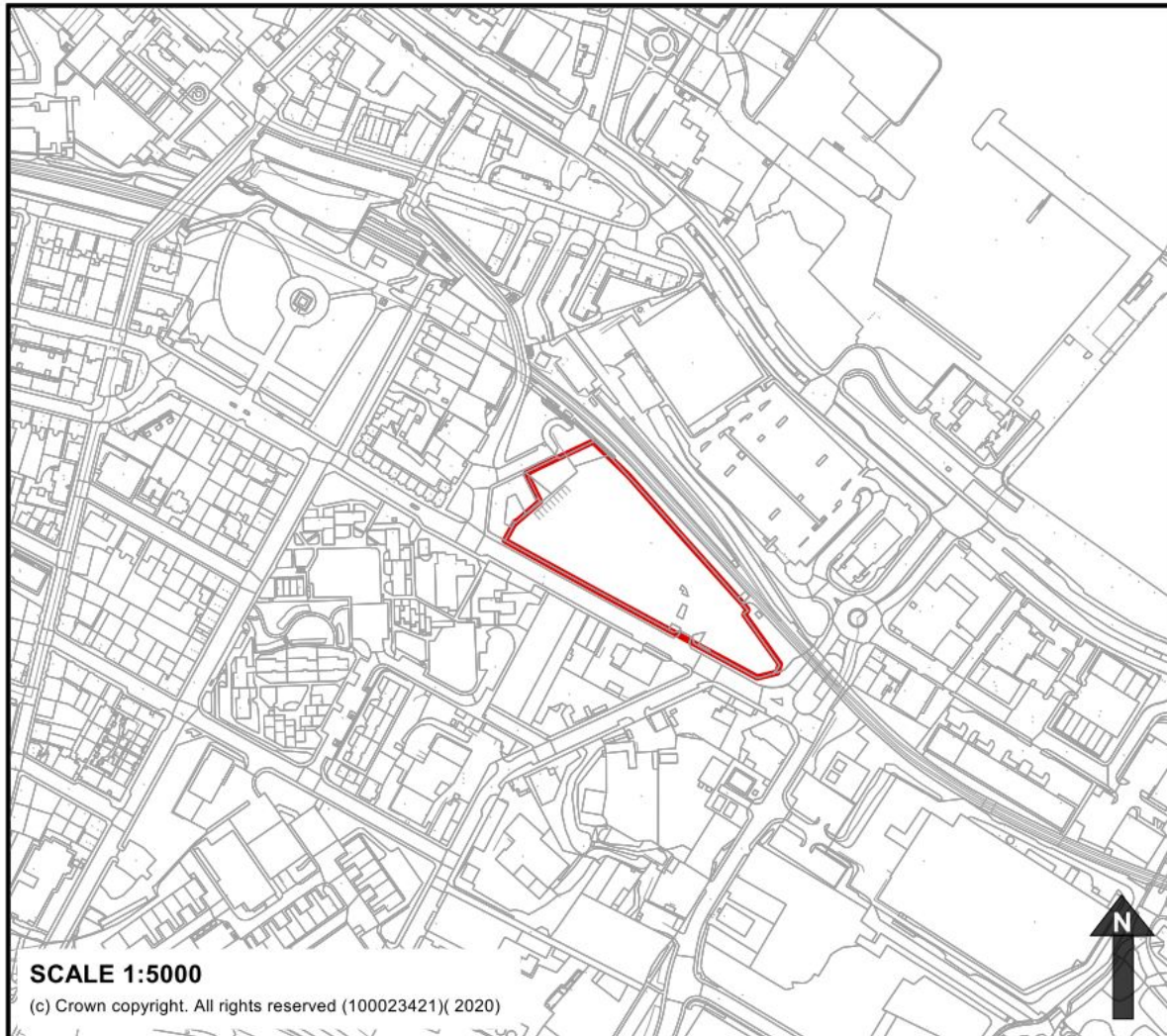
LDP Ref.	R31	Location	Duncan Street
Site area (ha)	1.07	Town	Greenock
Current use	Health Centre		
Use proposed in existing LDP	N/a		



Site description	Operational health centre
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	Available in 2021
Recommendation	Identify as Housing Development Opportunity.

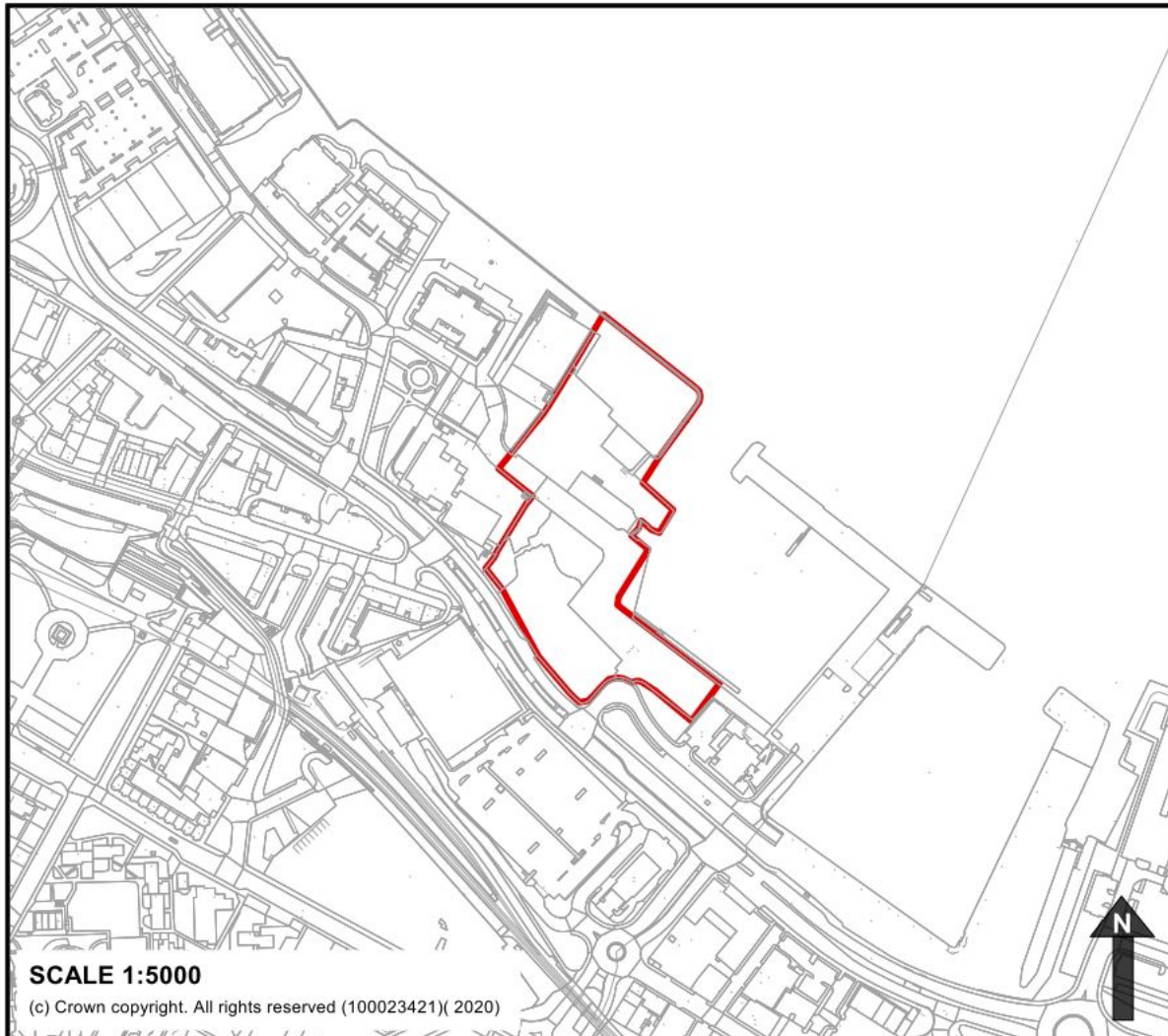


LDP Ref.	R33	Location	Regent Street
Site area (ha)	1.22	Town	Greenock
Current use	Building merchant's yard		
Use proposed in existing LDP	Priority Place		



Site description	Former BT depot site adjacent to rail line, some buildings to be demolished
Planning status	2018 permission for storage and distribution
Development status	In use as building merchants
SEA issues	Flood Risk, Potential Contamination
Delivery issues	In alternative use
Recommendation	See Issue 10 – Regent Street, Greenock

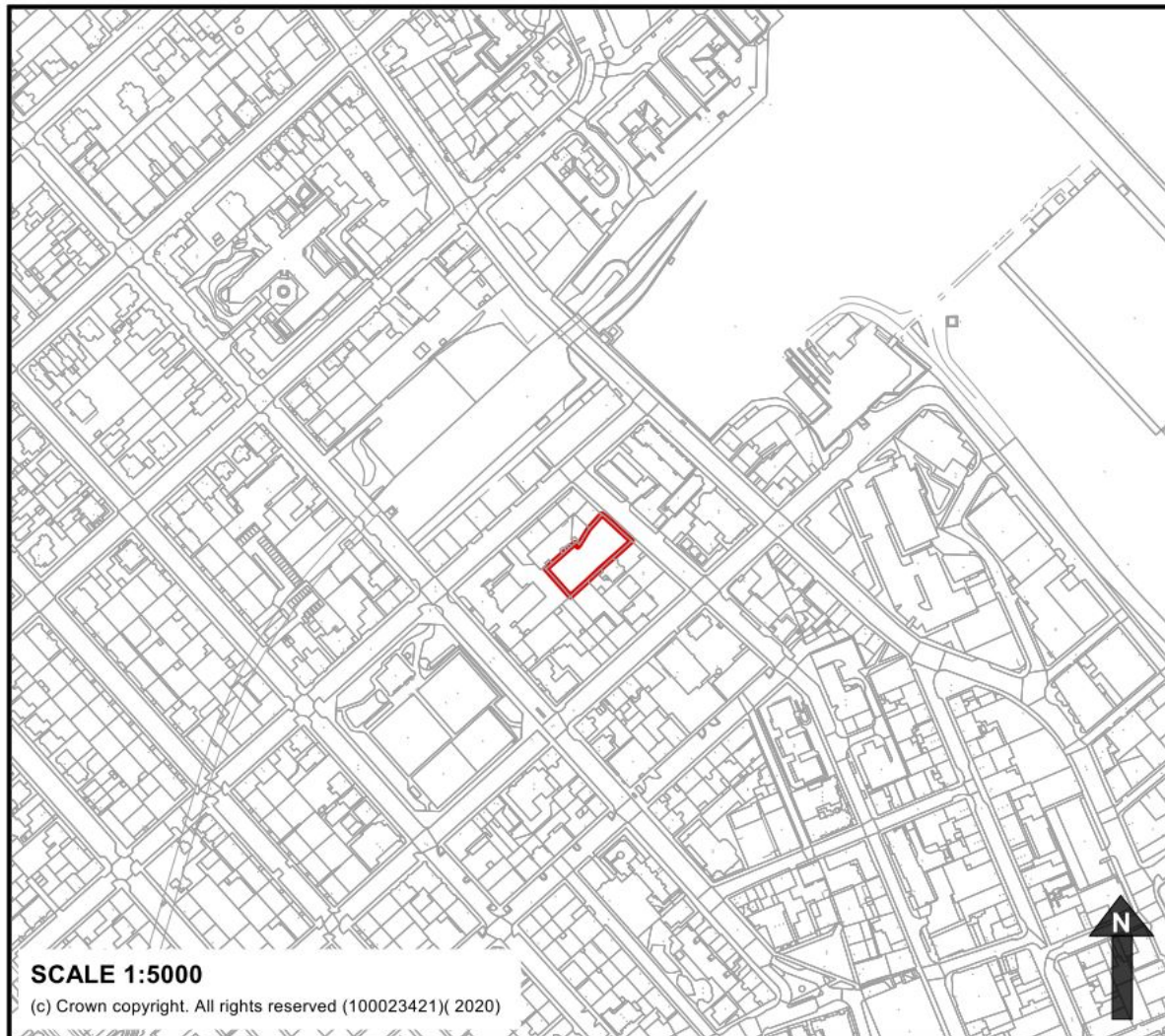
LDP Ref.	R34	Location	Victoria/East India Harbour
Site area (ha)	2.29	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Housing Development Opportunity within Priority Place		



Site description	Vacant land around harbours
Planning status	None
Development status	Not started
SEA issues	Flood Risk
Delivery issues	None
Recommendation	See Issue 4 – The Harbours, Greenock



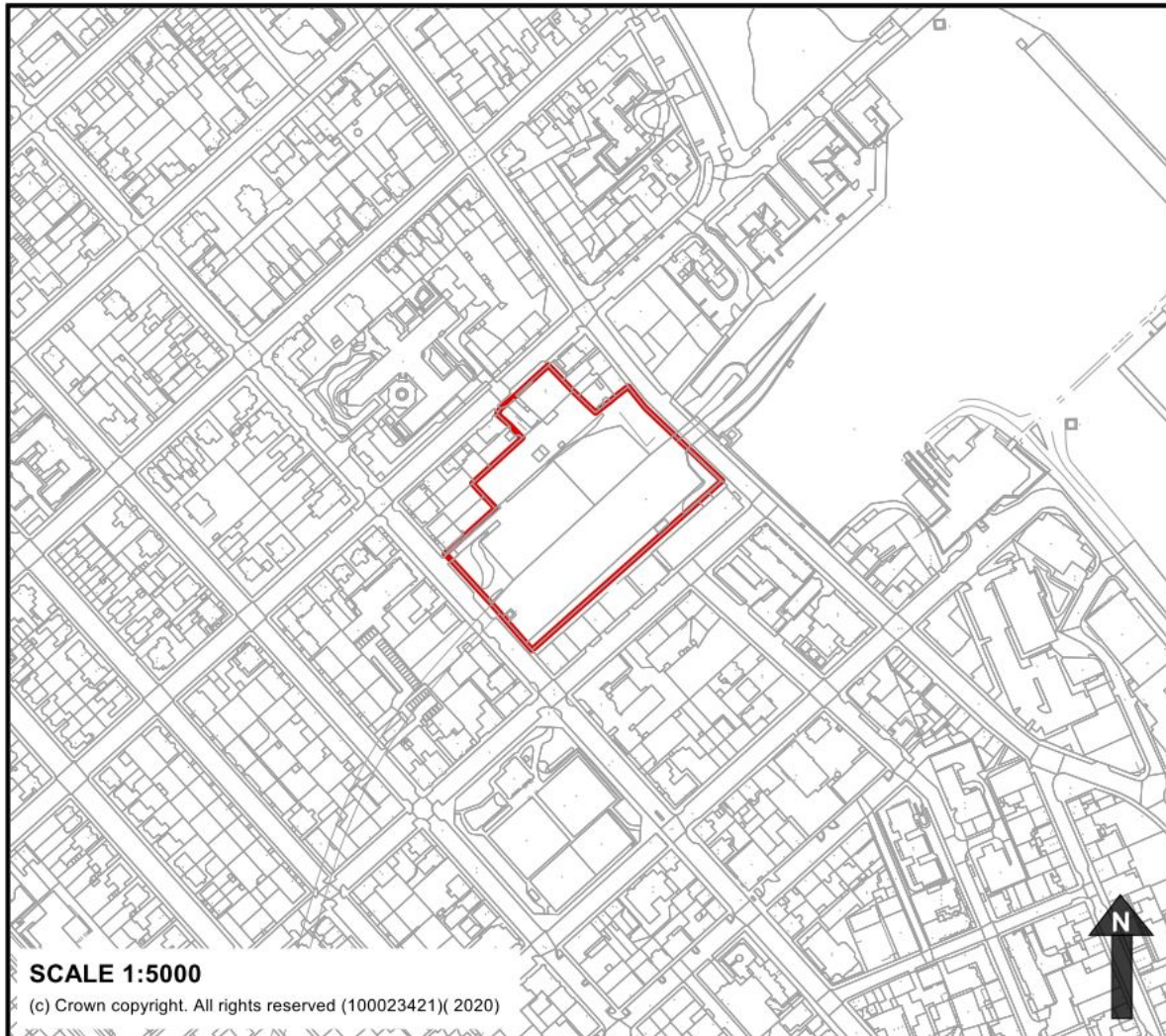
LDP Ref.	R36	Location	Houston Street
Site area (ha)	0.14	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Overgrown gap site of former garage within residential area
Planning status	None
Development status	Not started
SEA issues	Potential contamination
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity.

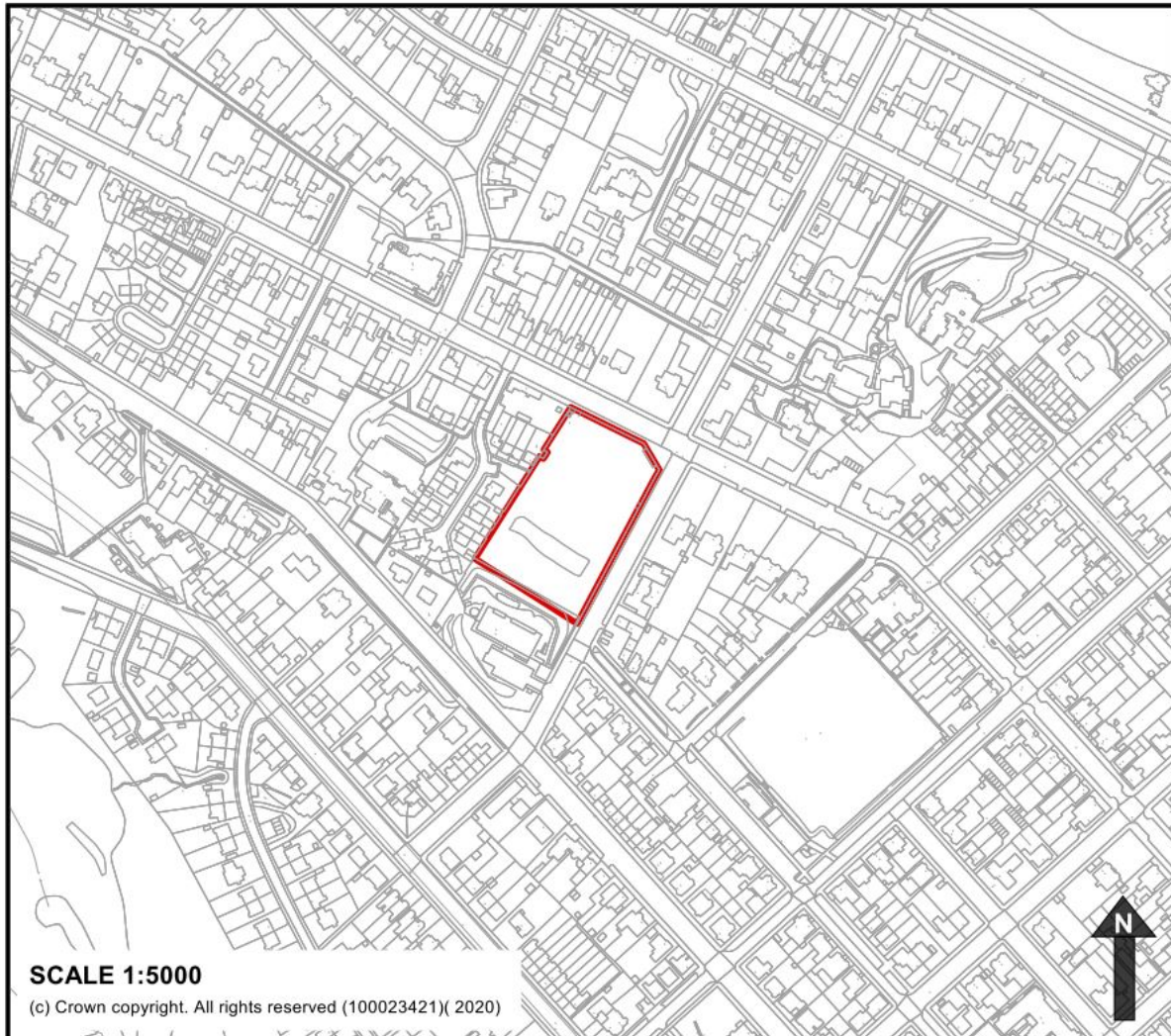


LDP Ref.	R37	Location	Union Street
Site area (ha)	1.91	Town	Greenock
Current use	Part vacant/derelict, part container storage		
Use proposed in existing LDP	N/a		



Site description	Includes vacant former arts guild building and vacant land and shipping container storage yard.
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	Demolition of buildings, Arts Guild building falls within Greenock West End conservation area. Some of site in use as container terminal.
Recommendation	Identify as Housing Development Opportunity.

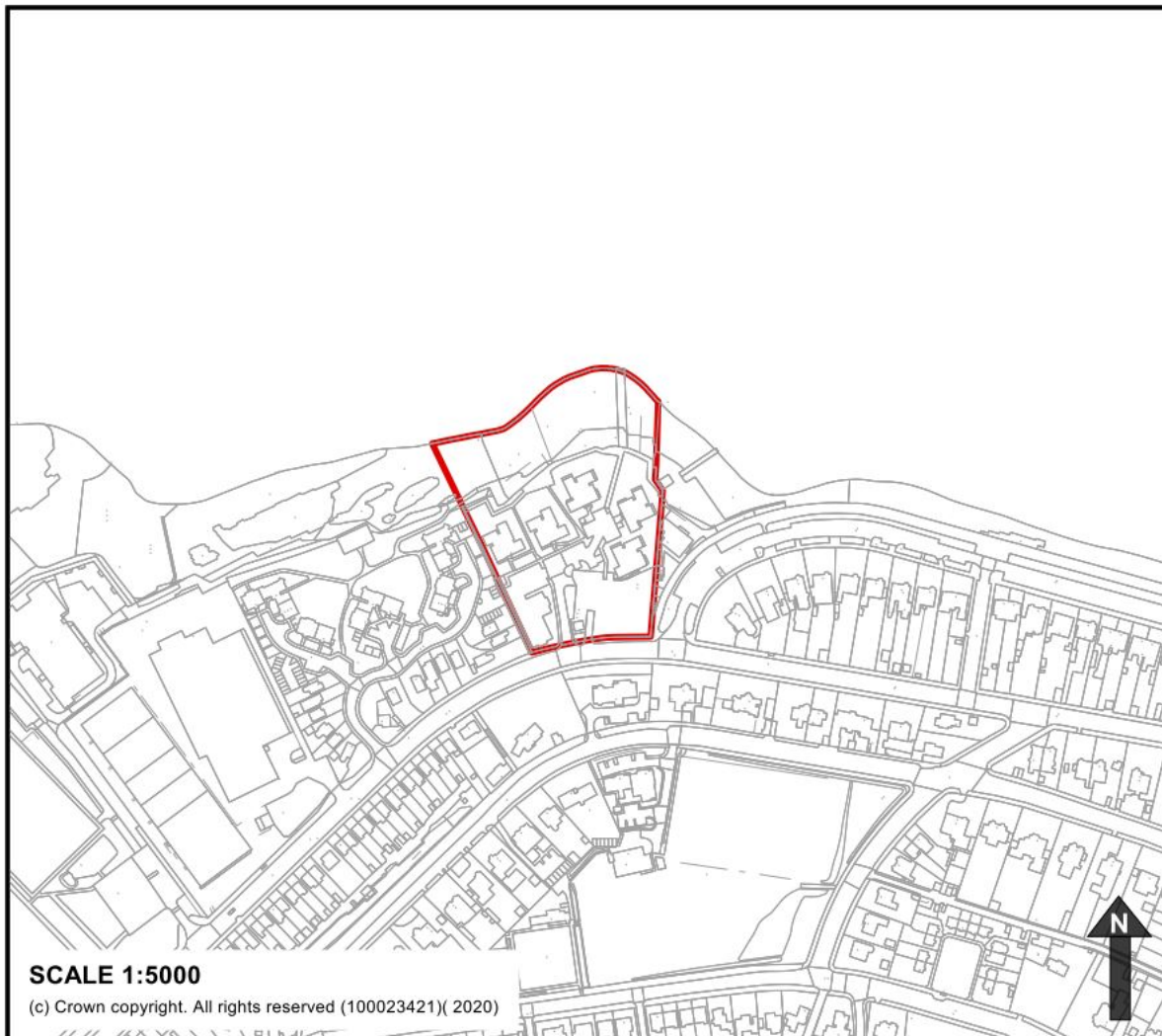
LDP Ref.	R38	Location	Madeira Street
Site area (ha)	1.00	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Cleared site of former Greenock Academy
Planning status	None
Development status	Not started
SEA issues	Flood Risk, potential contamination, Cultural Heritage
Delivery issues	Site being marketed by Council
Recommendation	Identify as Housing Development Opportunity.



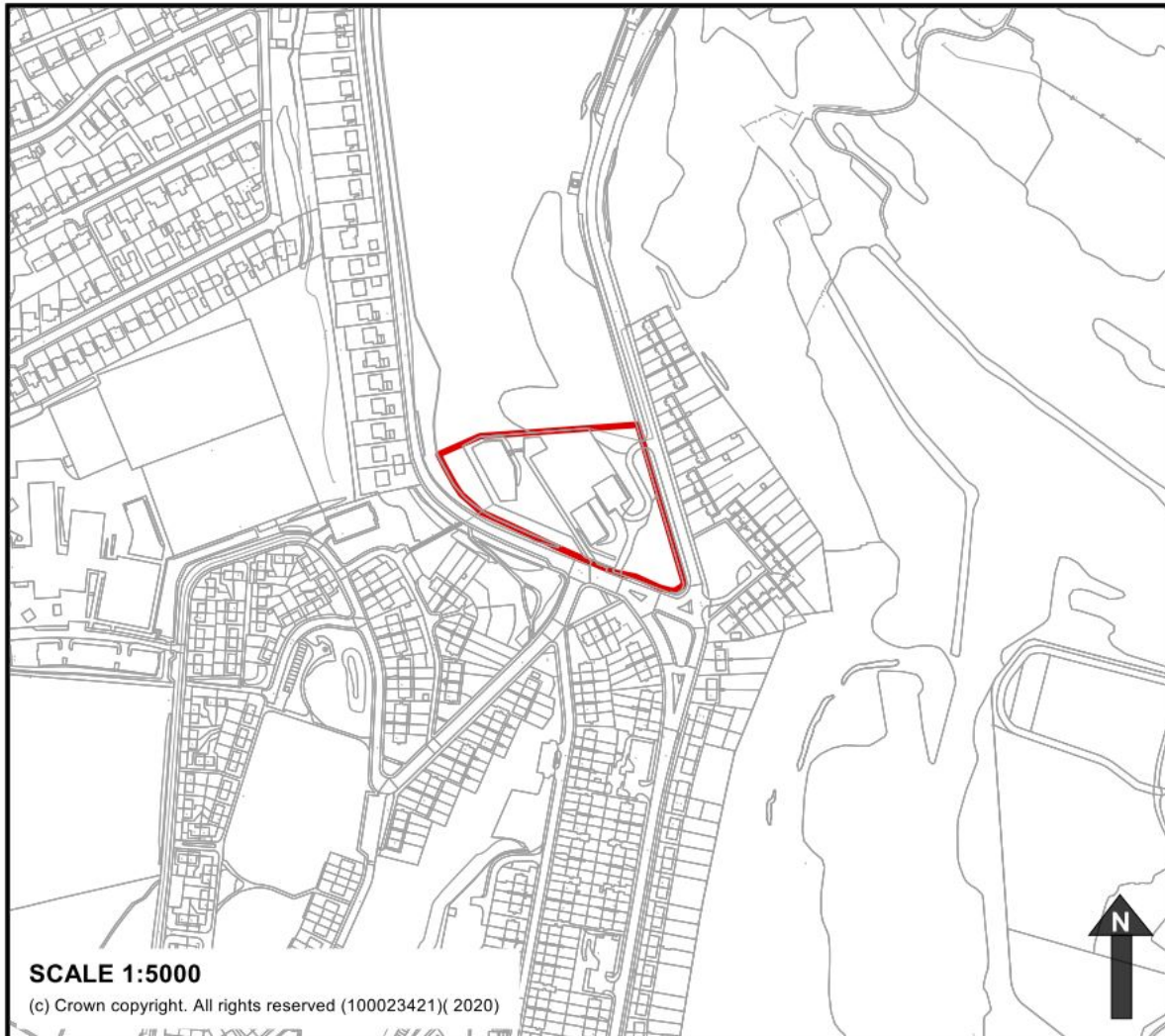
LDP Ref.	R39	Location	Eldon Street
Site area (ha)	1.40	Town	Greenock
Current use	New build flats		
Use proposed in existing LDP	N/a		



Site description	Development site
Planning status	Planning permission
Development status	Development started
SEA issues	n/a
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity (commenced).

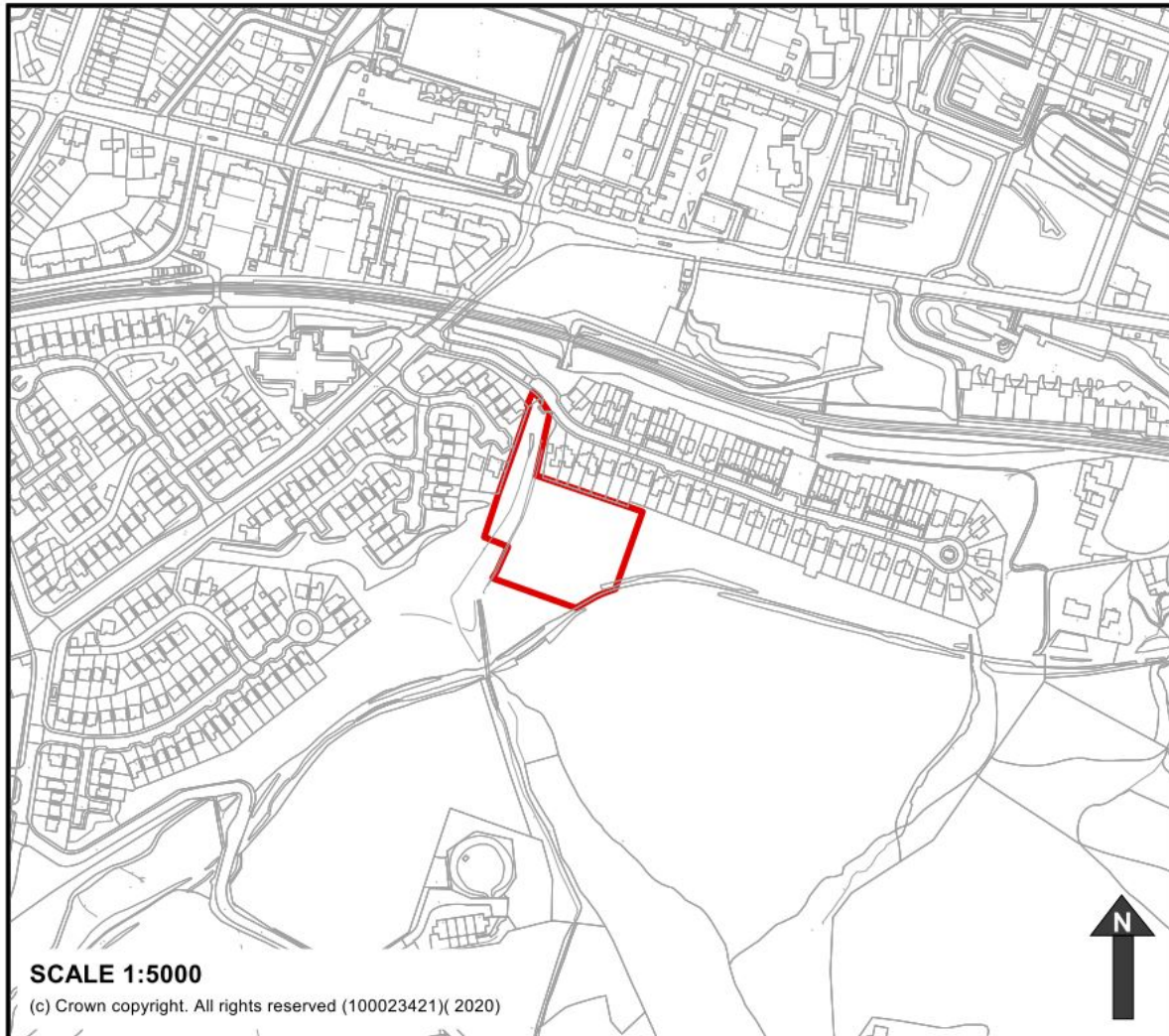


LDP Ref.	R40	Location	Lyle Road
Site area (ha)	1.15	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	N/		



Site description	Cleared site of former Holy Cross Primary School
Planning status	None
Development status	Not started
SEA issues	Landscape impact
Delivery issues	Site being marketed by Council
Recommendation	Identify as Housing Development Opportunity.

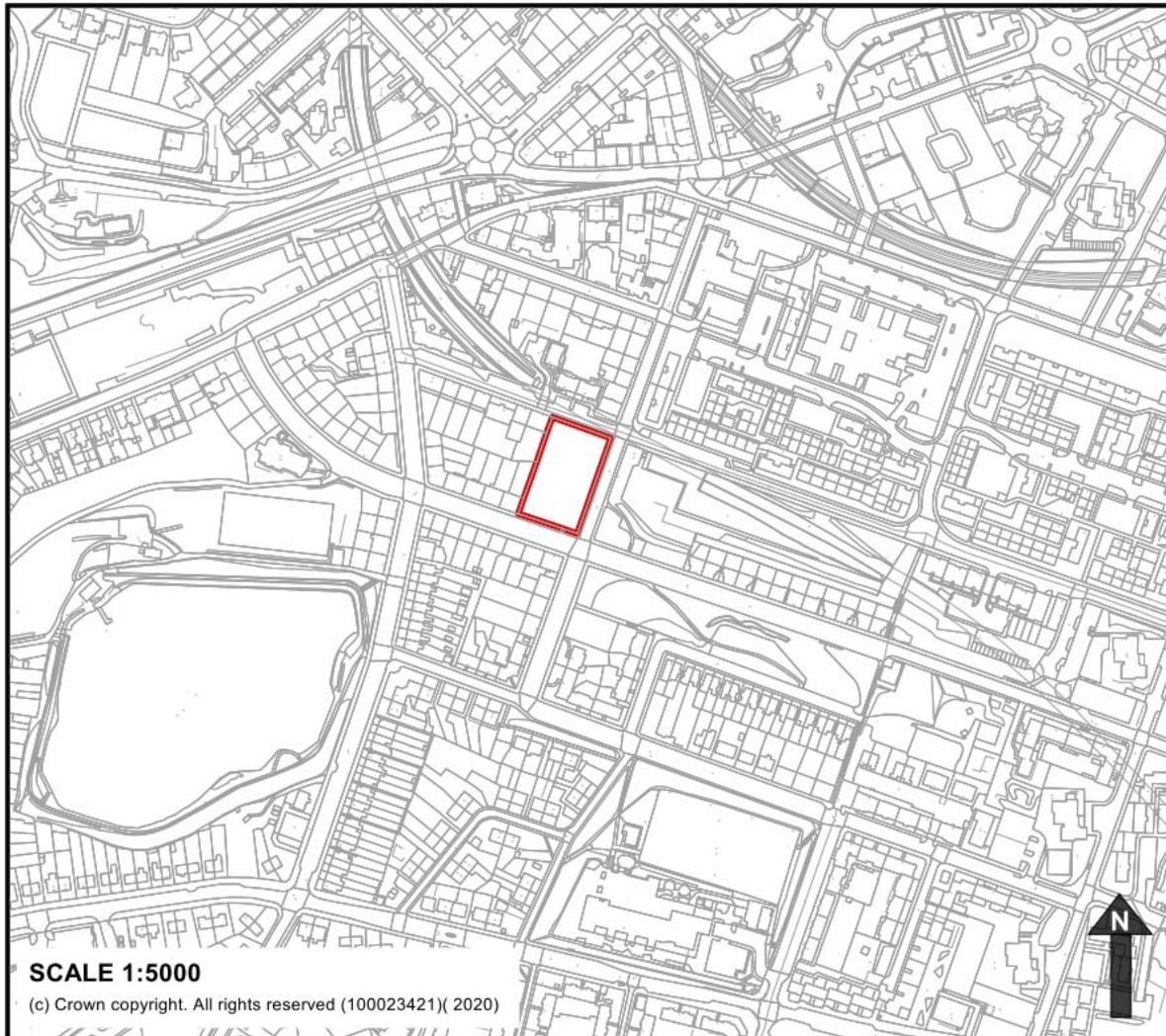
LDP Ref.	R41	Location	Killochend Drive
Site area (ha)	0.78	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Greenfield site adjacent to housing development
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Biodiversity
Delivery issues	Viability, levels
Recommendation	Identify as Residential Area.

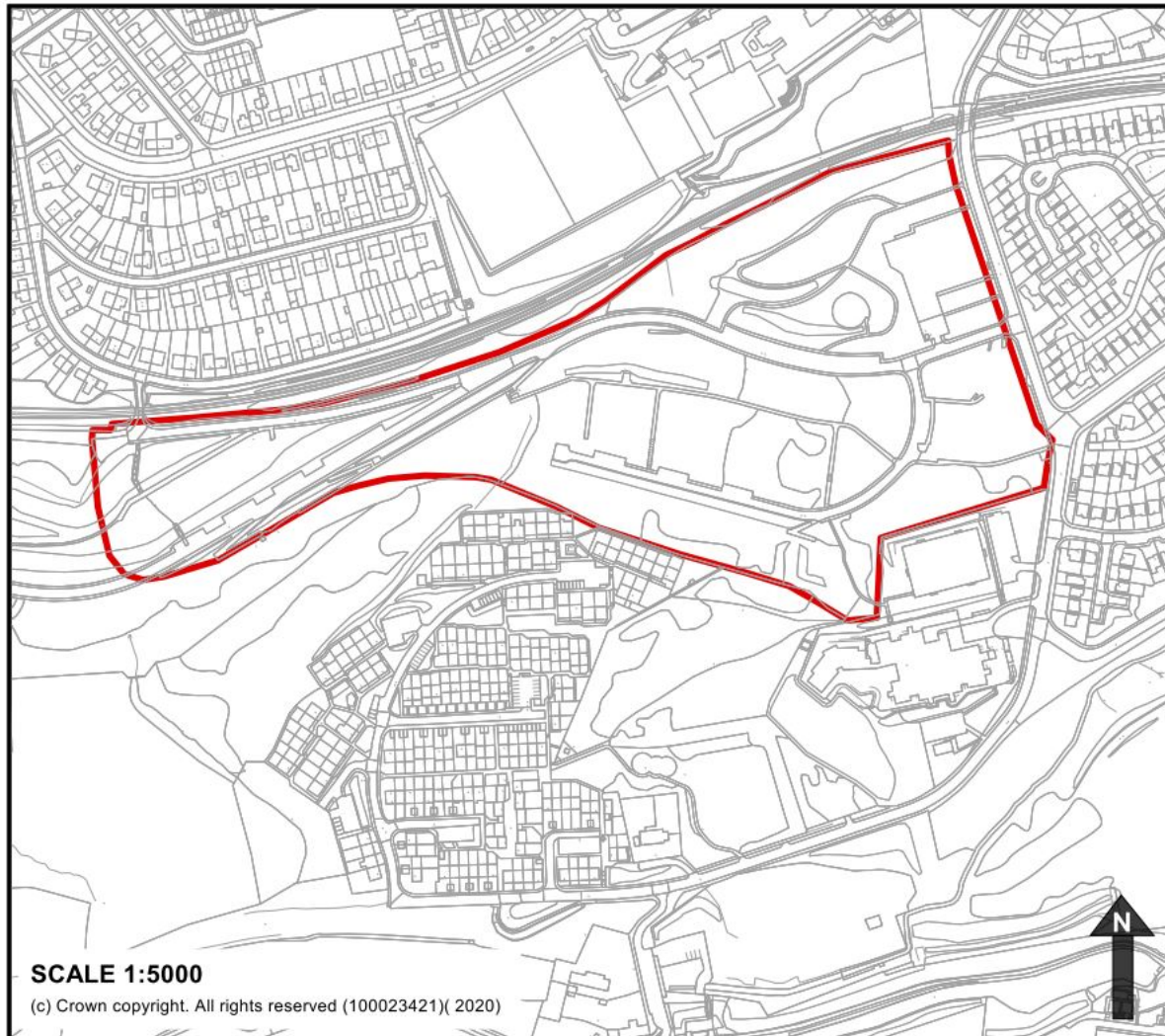


LDP Ref.	R42	Location	Mount Pleasant Street
Site area (ha)	0.03	Town	Greenock
Current use	Former school site now under construction		
Use proposed in existing LDP	N/a		



Site description	Construction site
Planning status	None
Development status	Development started
SEA issues	Flood Risk
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity (commenced).

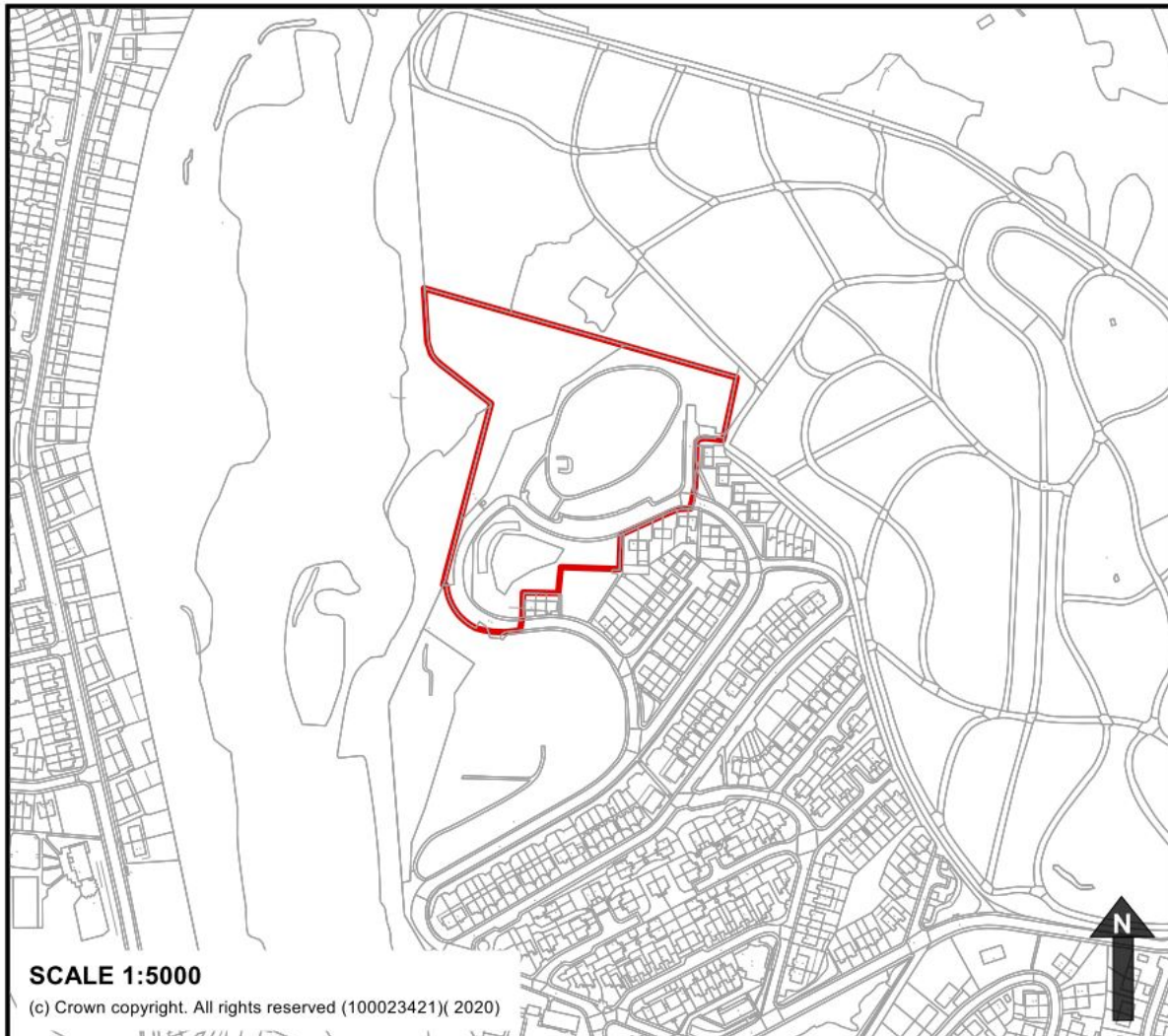
LDP Ref.	R43	Location	Peat Road/Hole Farm
Site area (ha)	10.8	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Housing Development Opportunity within Priority Place		



Site description	Cleared former housing site
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Flood Risk, Biodiversity, Potential Contamination, Landscape impact
Recommendation	See Issue 7 – Peat Road/Hole Farm, Greenock

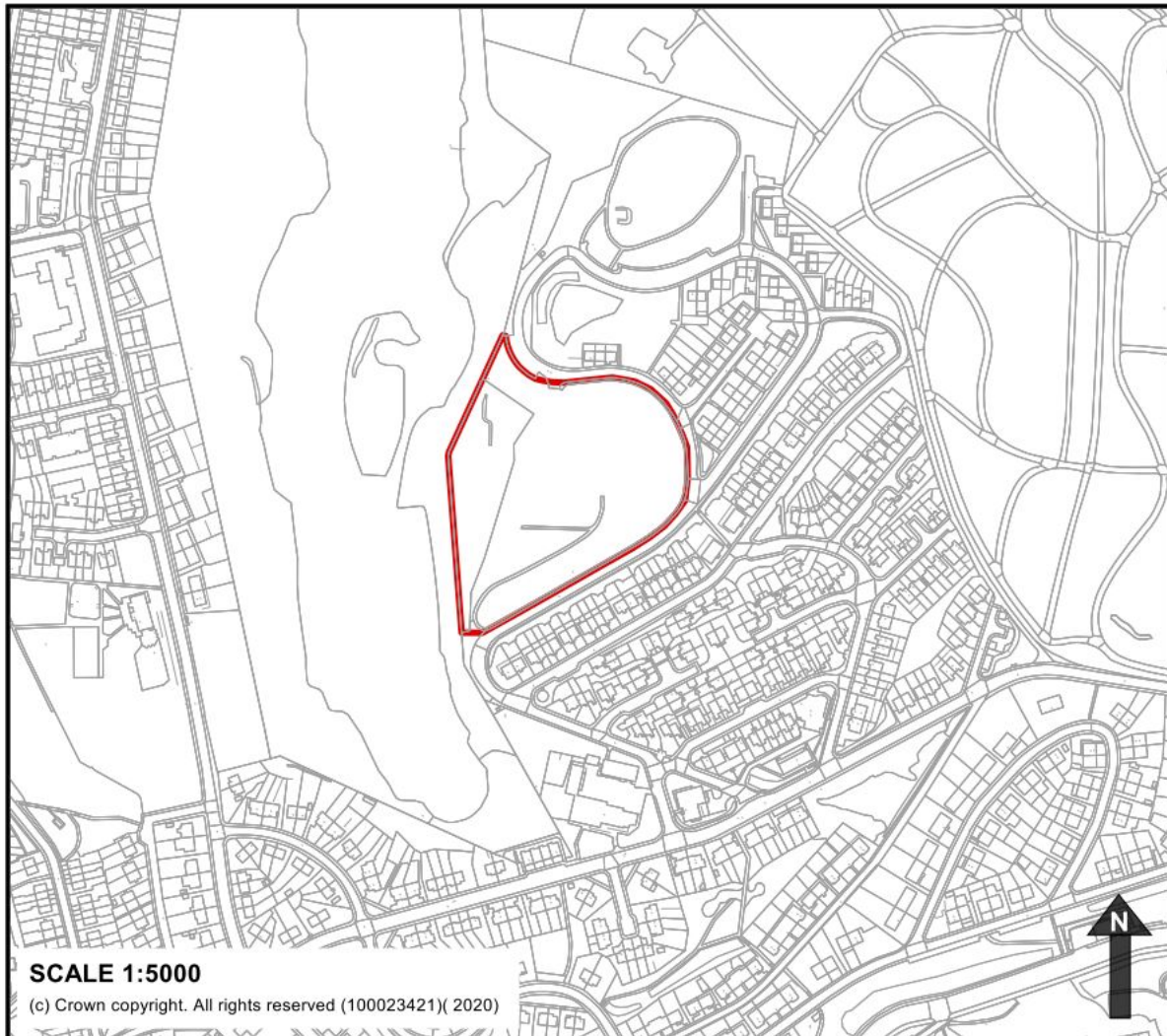


LDP Ref.	R44	Location	Bow Farm
Site area (ha)	2.87	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Cleared former housing site
Planning status	Planning permission (2019)
Development status	Development started
SEA issues	Biodiversity, Potential Contamination
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity (commenced)

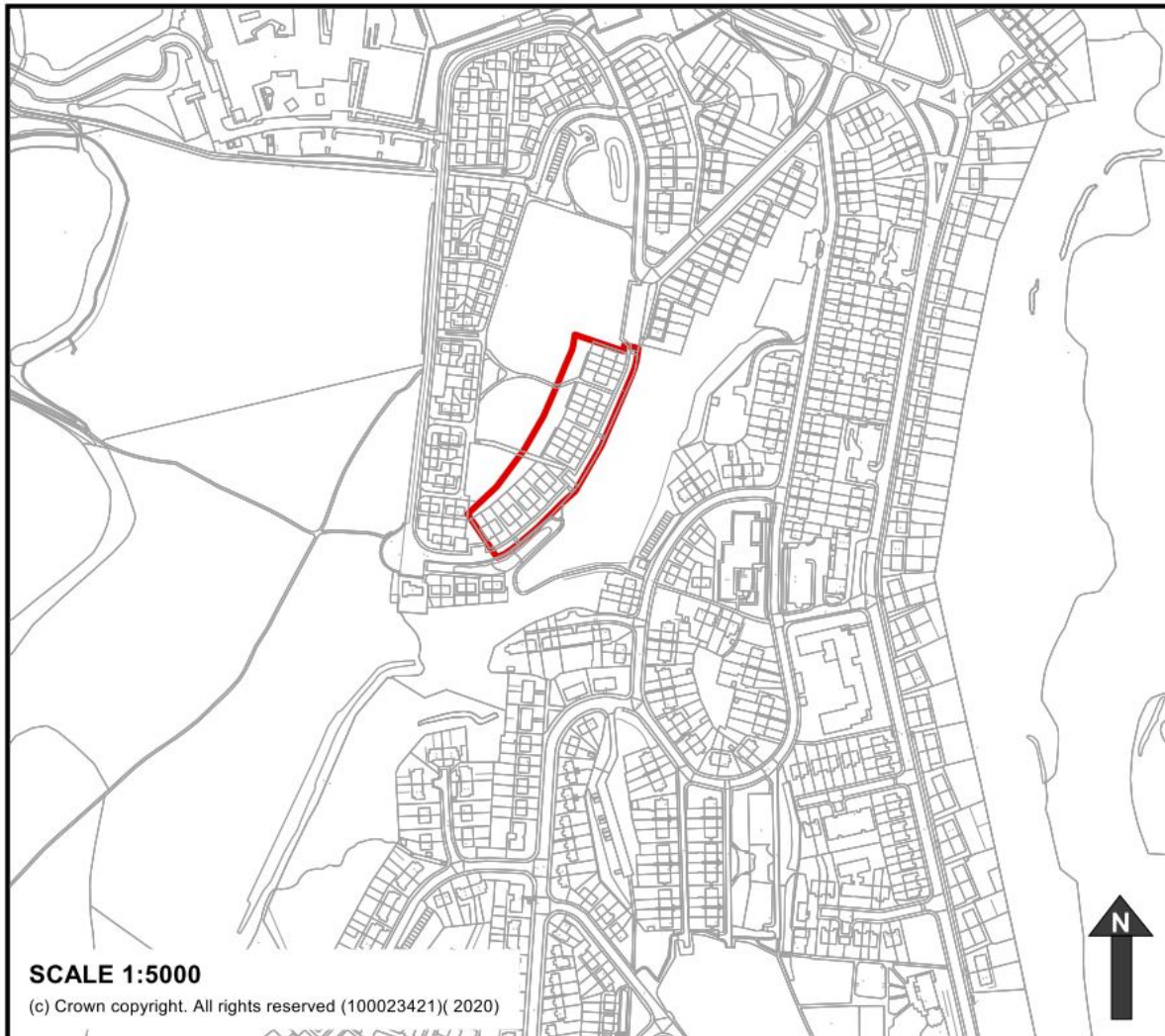
LDP Ref.	R45	Location	Upper Bow
Site area (ha)	2.19	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Cleared former housing site
Planning status	None
Development status	Not started
SEA issues	Biodiversity
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity.

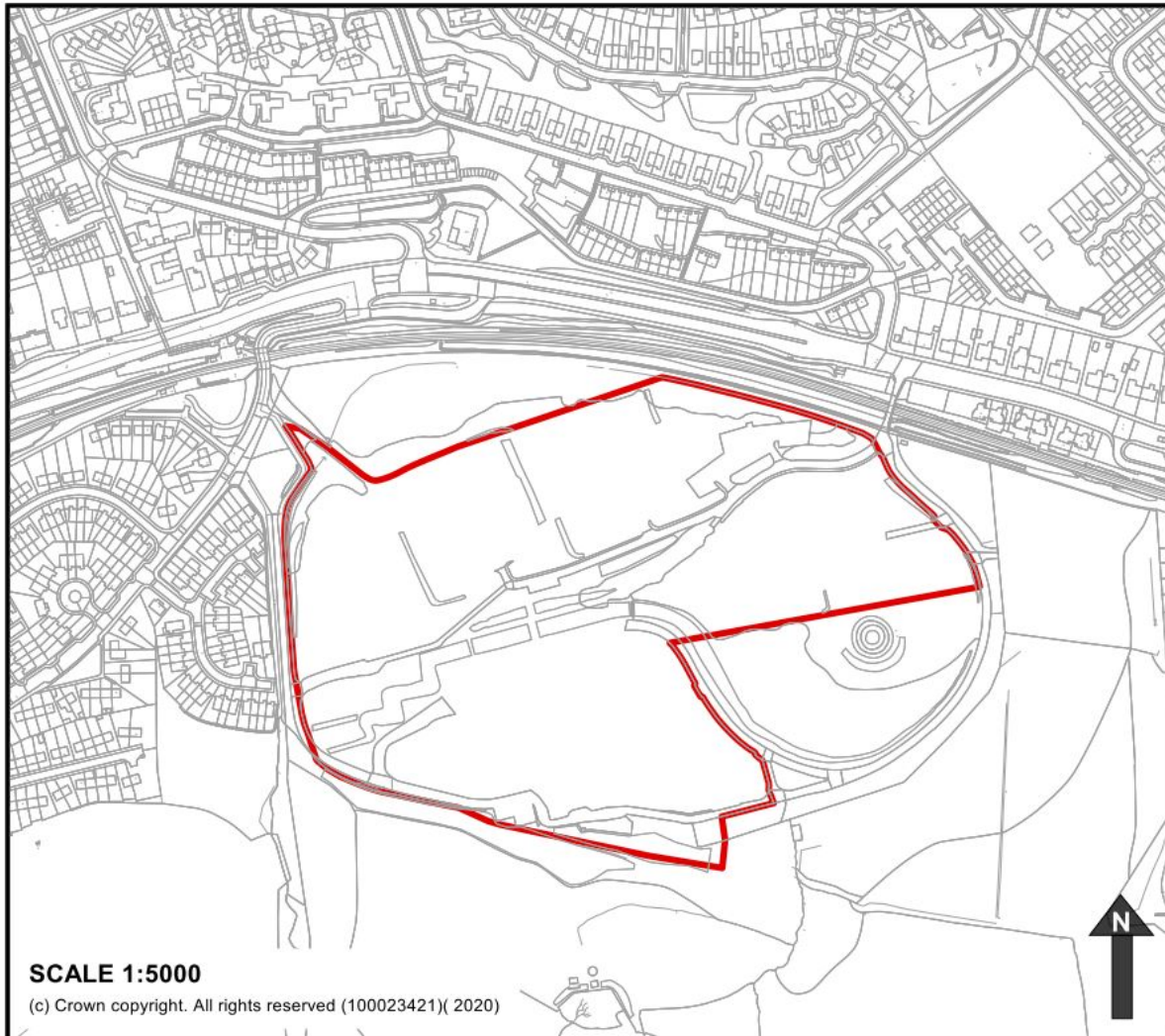


LDP Ref.	R46	Location	Merlin Lane
Site area (ha)	0.7	Town	Greenock
Current use	Developed for residential		
Use proposed in existing LDP	N/a		



Site description	New build housing
Planning status	Planning permission
Development status	Development complete
SEA issues	n/a
Delivery issues	N/a
Recommendation	Identify as Residential Area

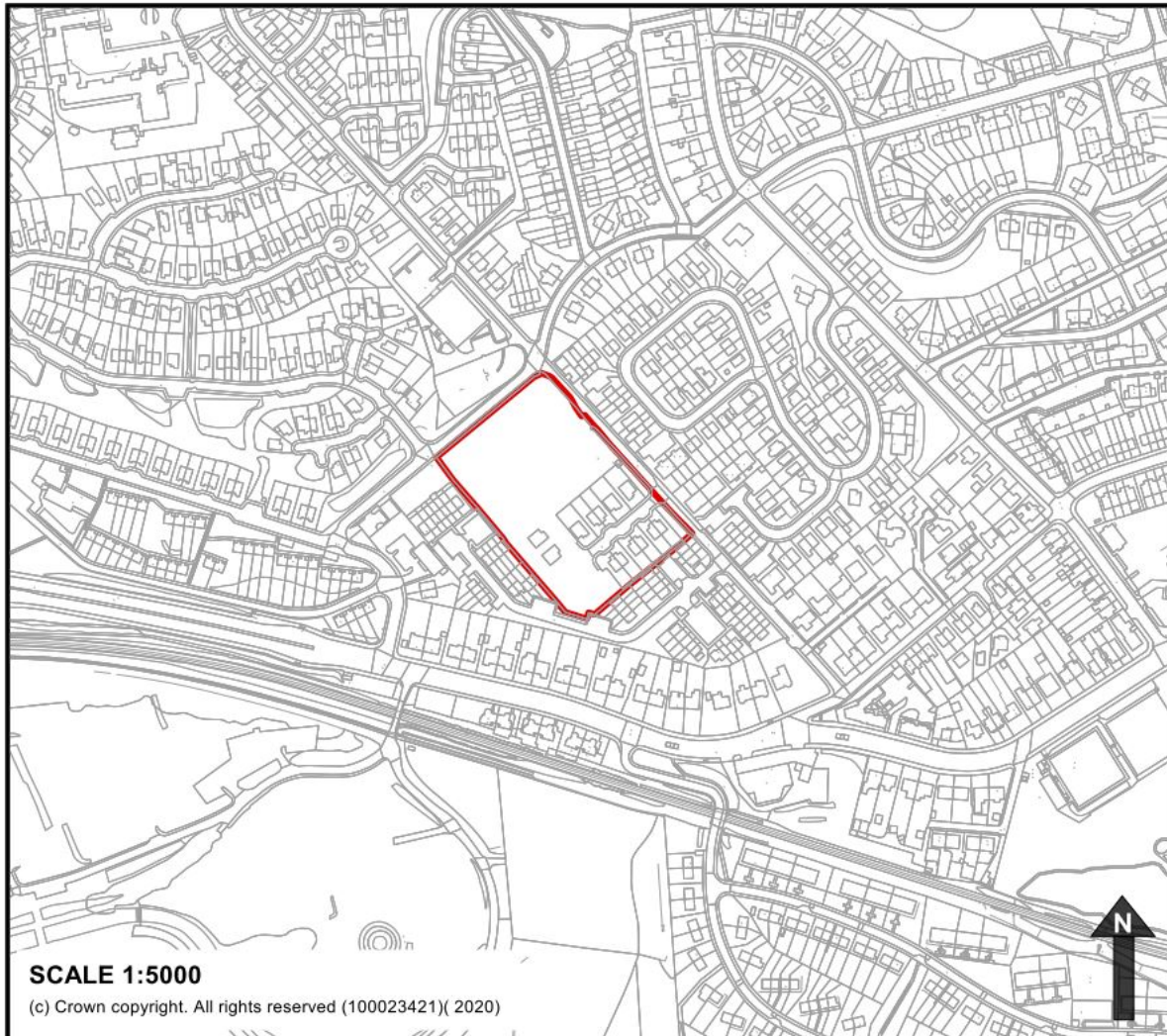
LDP Ref.	R47	Location	Ravenscraig Hospital
Site area (ha)	10.07	Town	Greenock
Current use	Construction site		
Use proposed in existing LDP	N/a		



Site description	Cleared site for former hospital
Planning status	Planning permission for 199 houses
Development status	Development started
SEA issues	Flood Risk, Biodiversity, Potential Contamination
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity (commenced )

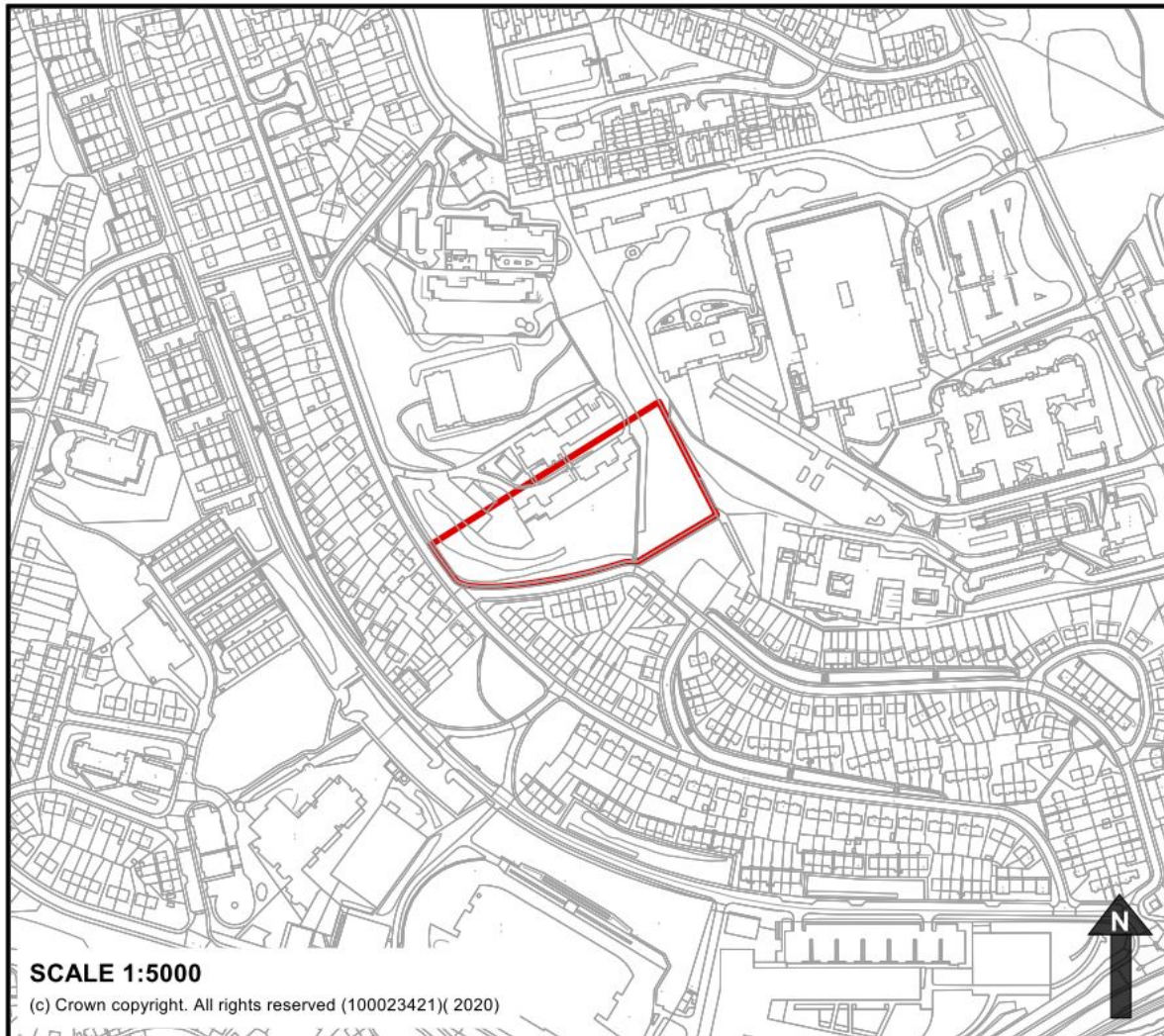


LDP Ref.	R48	Location	Auchneagh Road
Site area (ha)	1.51	Town	Greenock
Current use	Construction site		
Use proposed in existing LDP	N/a		



Site description	Construction site
Planning status	Planning permission for 28 houses
Development status	Development started
SEA issues	Potential Contamination
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity (commenced)

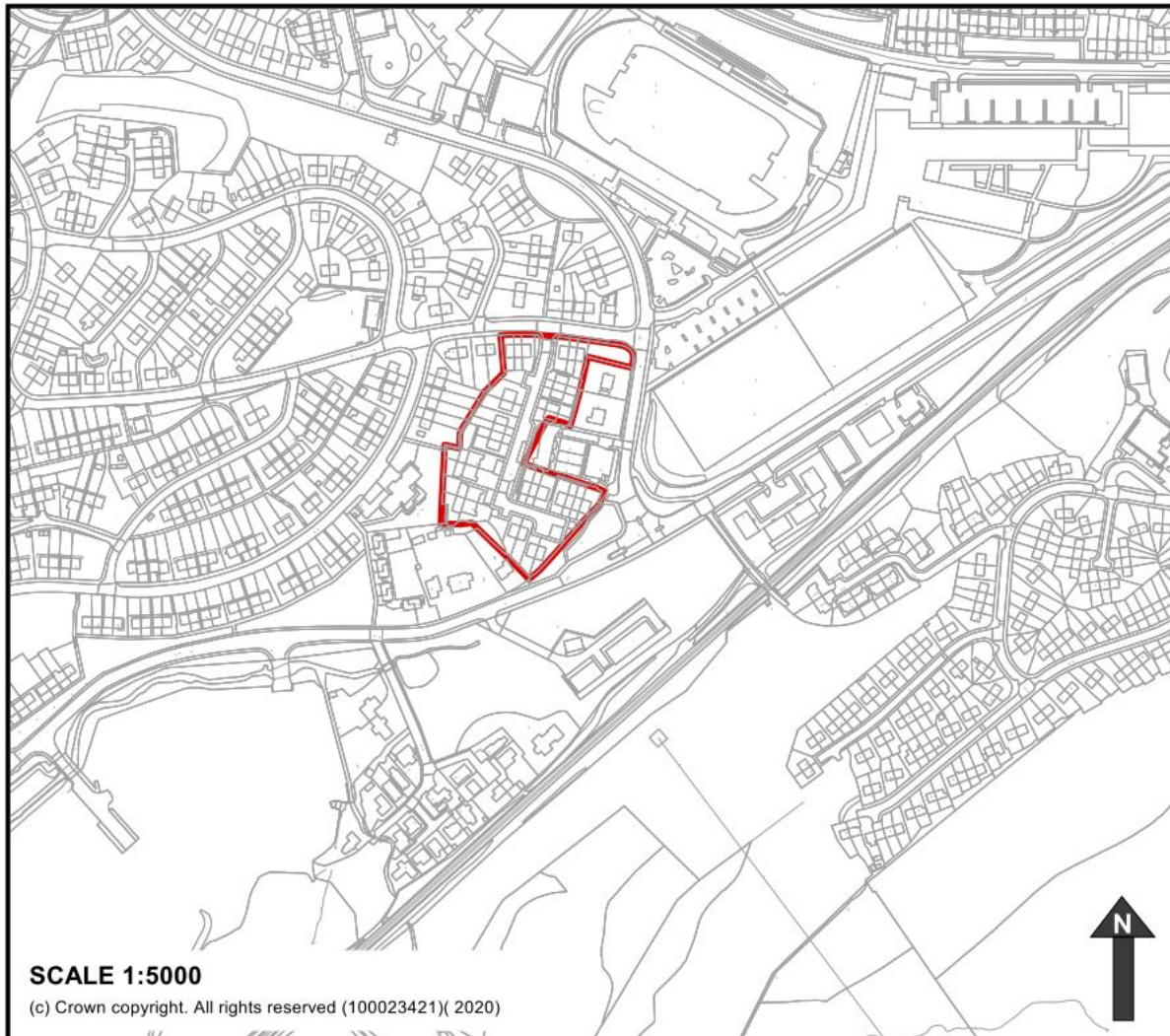
LDP Ref.	R49	Location	Westmorland Road
Site area (ha)	1.31	Town	Greenock
Current use	Primary school		
Use proposed in existing LDP	N/a		



Site description	Operating primary school – scheduled for demolition 2021
Planning status	None
Development status	Not started
SEA issues	Flood risk, Landscape Impact
Delivery issues	Levels
Recommendation	Identify as Housing Development Opportunity.

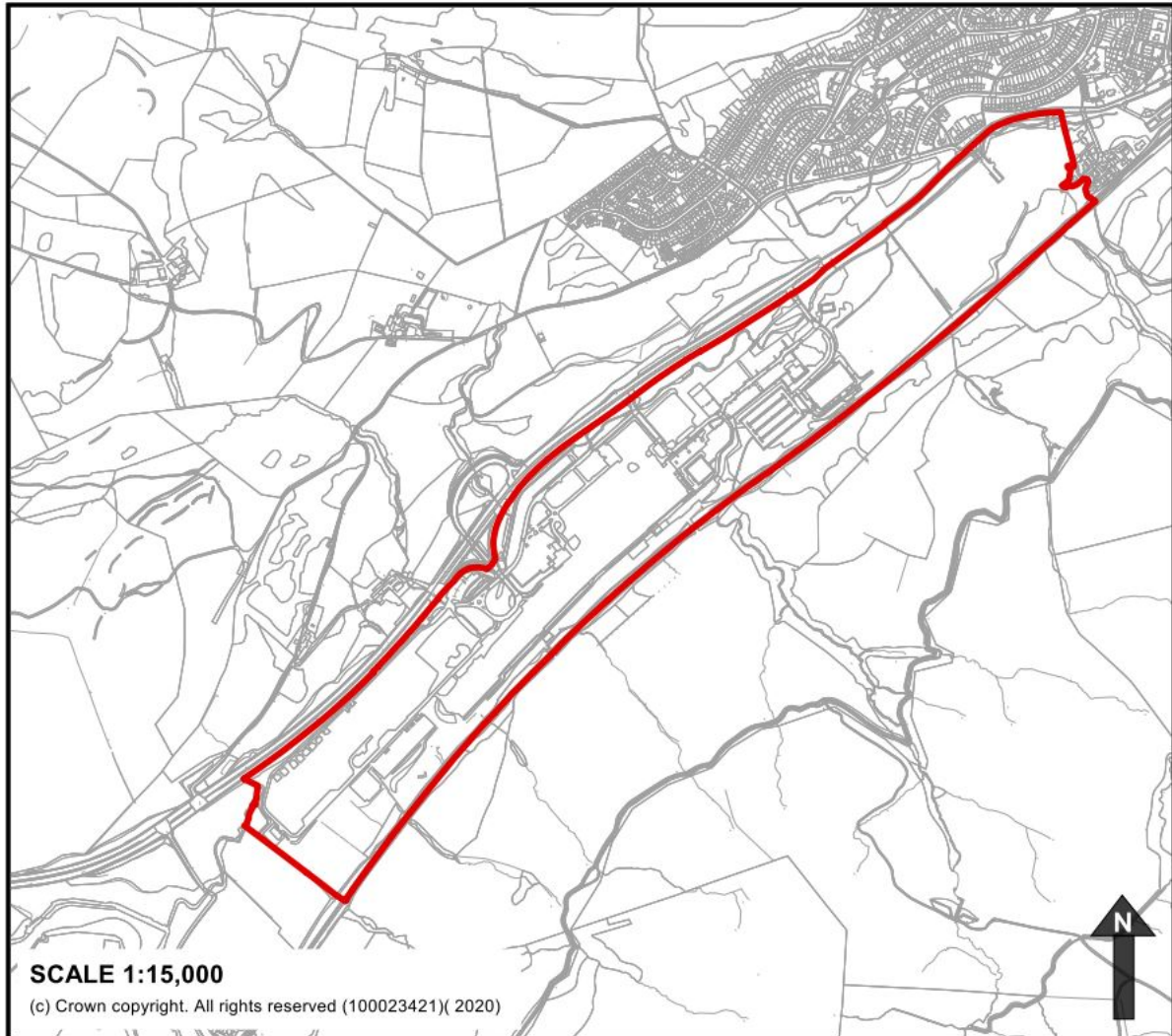


LDP Ref.	R50	Location	Former Ravenscraig School
Site area (ha)	1.12	Town	Greenock
Current use	Residential		
Use proposed in existing LDP	N/a		



Site description	New build housing
Planning status	Planning permission
Development status	Development complete
SEA issues	N/a
Delivery issues	N/a
Recommendation	Remove as a Housing Development Opportunity. Identify as Residential Area.

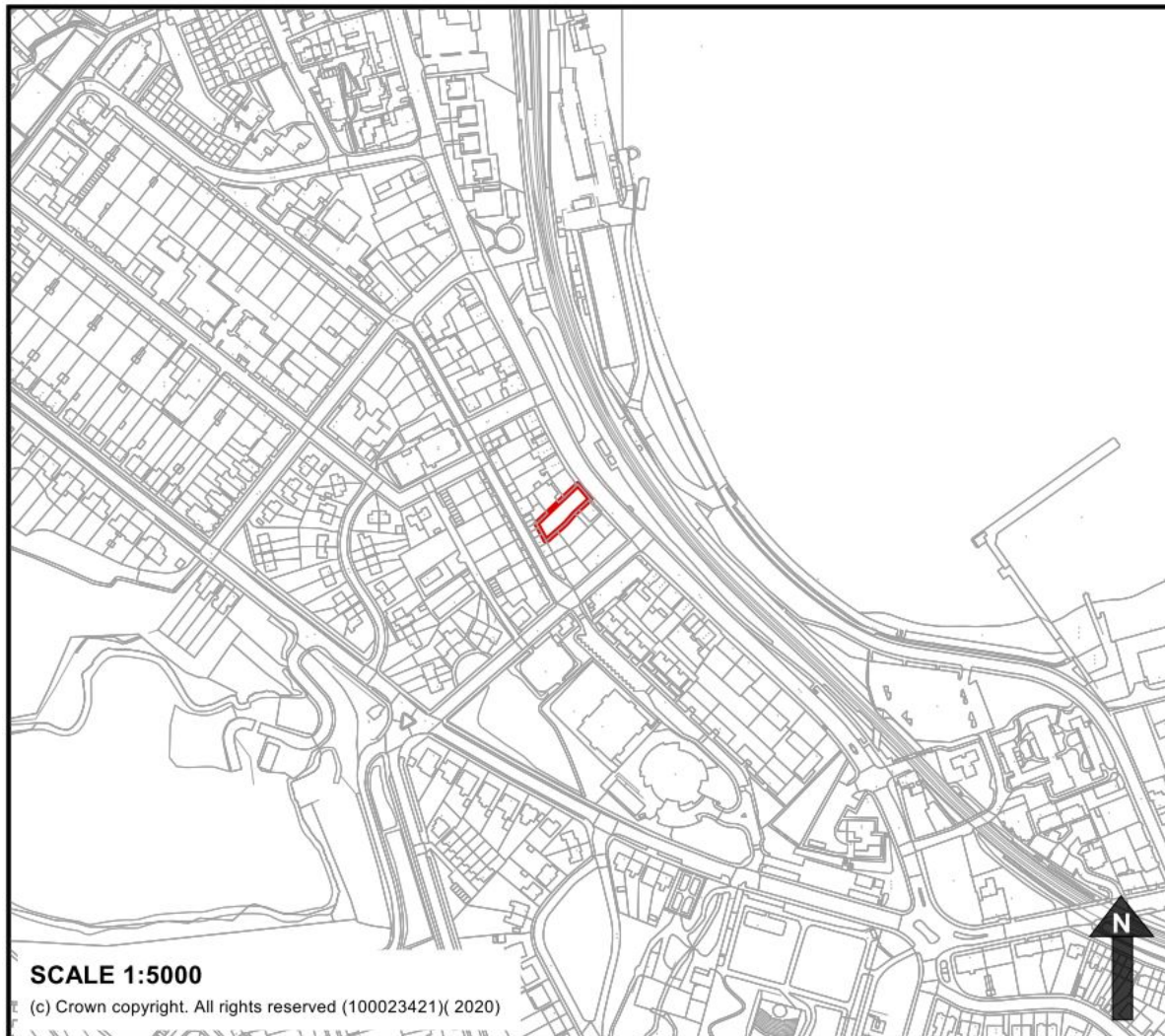
LDP Ref.	R52	Location	Valley Spango Valley
Site area (ha)	58.65	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Priority Place for mixed use development		



Site description	Cleared site of former school and industrial buildings
Planning status	None
Development status	Not started
SEA issues	Flood risk, Biodiversity, Potential Contamination,
Delivery issues	Ownership, scale.
Recommendation	See Issue 8 – Spango Valley, Greenock

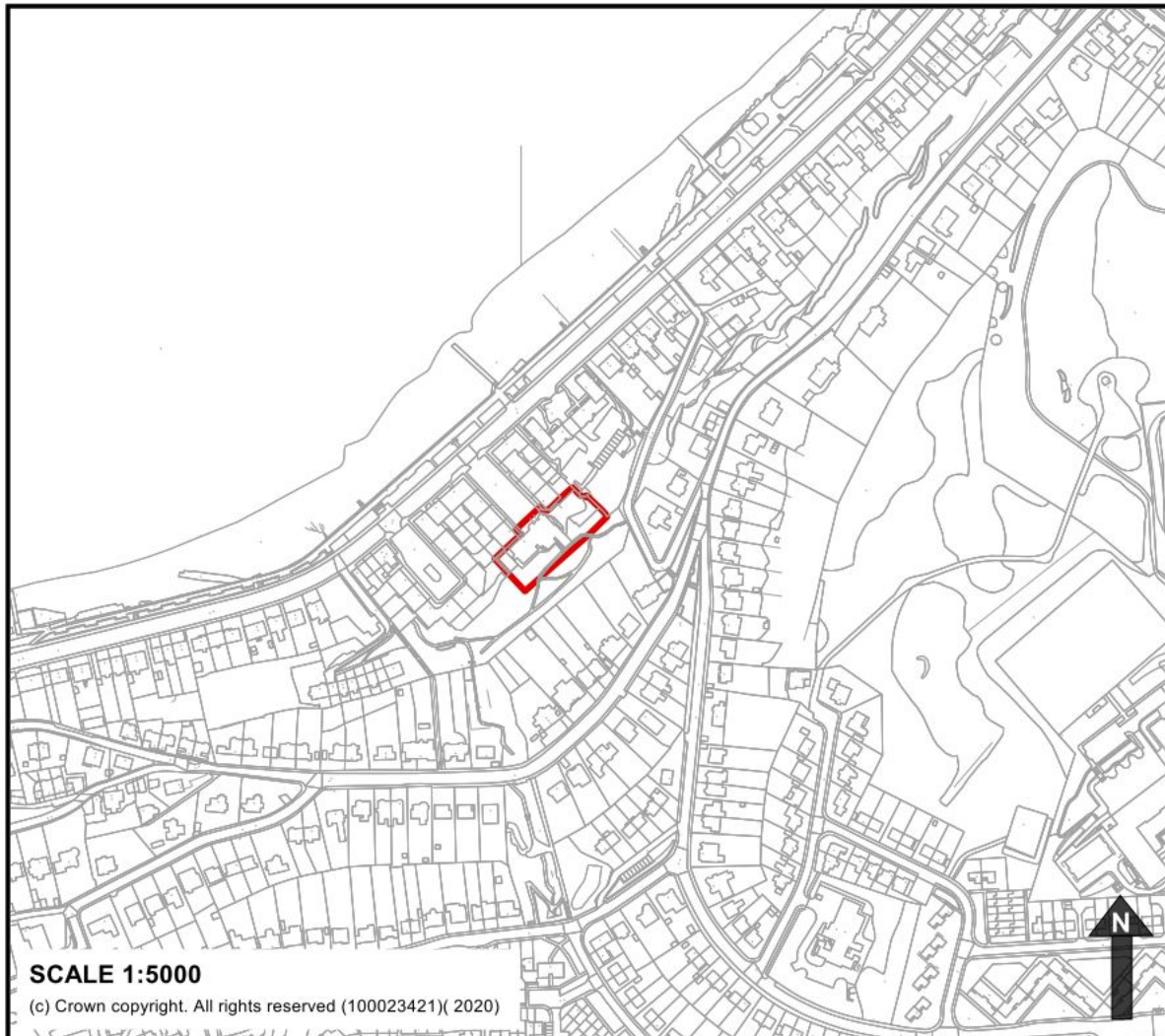


LDP Ref.	R53	Location	Shore Street
Site area (ha)	0.05	Town	Gourock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Vacant gap site in town centre
Planning status	None
Development status	Not started
SEA issues	Flood risk
Delivery issues	Viability
Recommendation	Identify as Network of Centres Opportunity

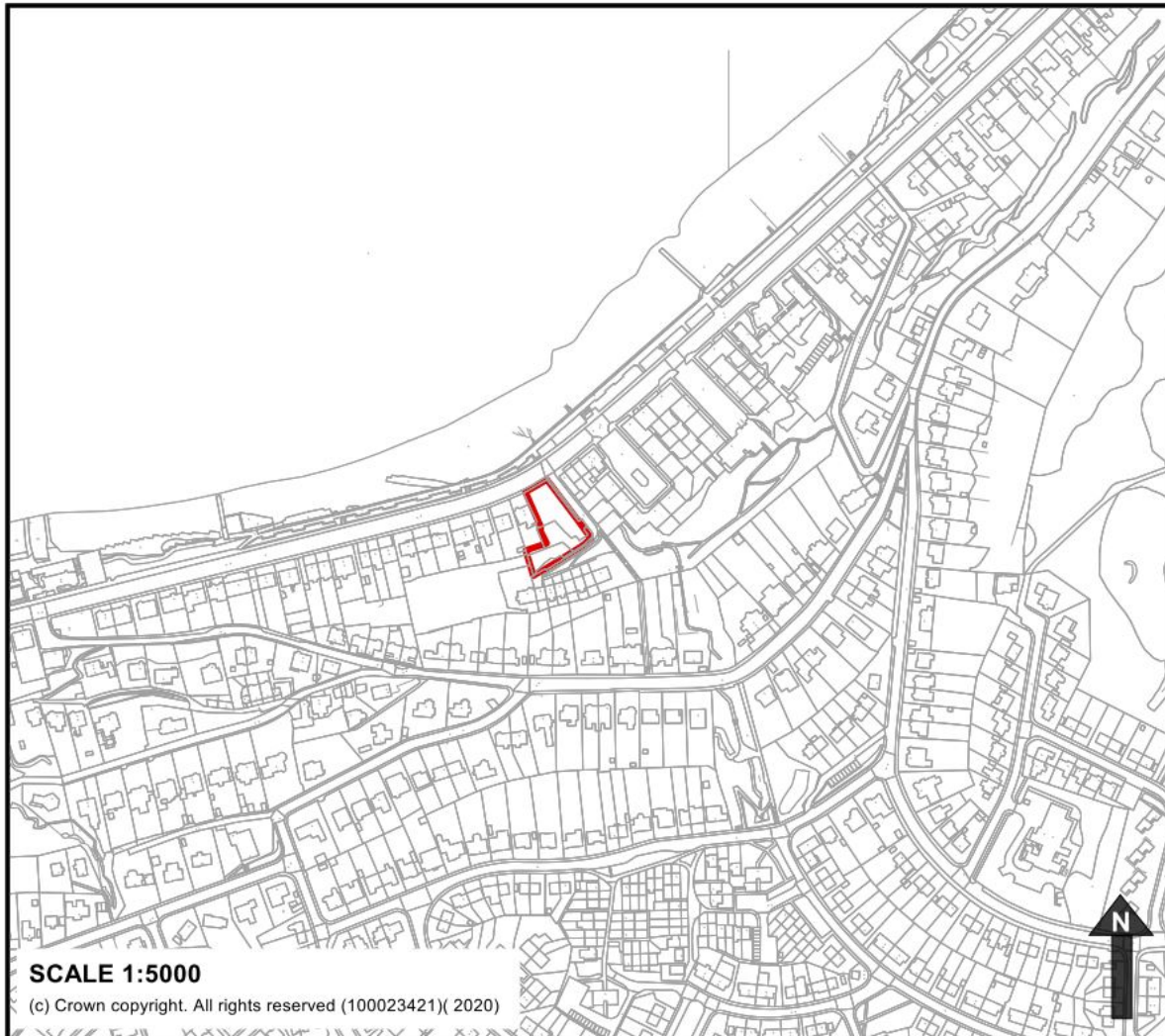
LDP Ref.	R54	Location	Ashburn Gate
Site area (ha)	0.25	Town	Gourock
Current use	Vacant buildings		
Use proposed in existing LDP	N/a		



Site description	Vacant former care home in residential street
Planning status	None
Development status	Not started
SEA issues	Biodiversity impact
Delivery issues	Restoration of existing building
Recommendation	Identify as Housing Development Opportunity.

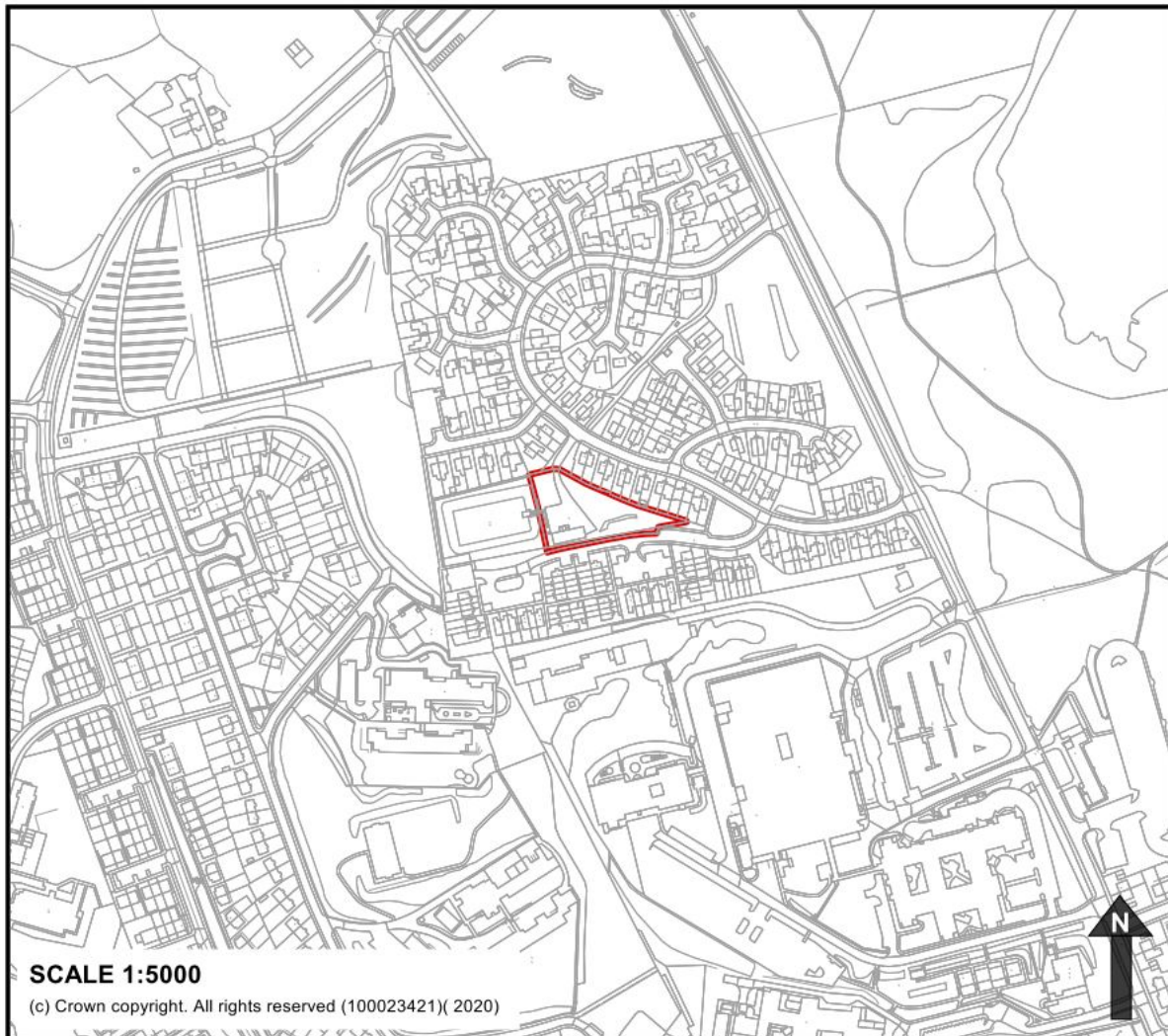


LDP Ref.	R55	Location	Ashton Road
Site area (ha)	0.15	Town	Gourock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Under construction
Planning status	Planning permission
Development status	Development started
SEA issues	Biodiversity impact
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity (commenced).

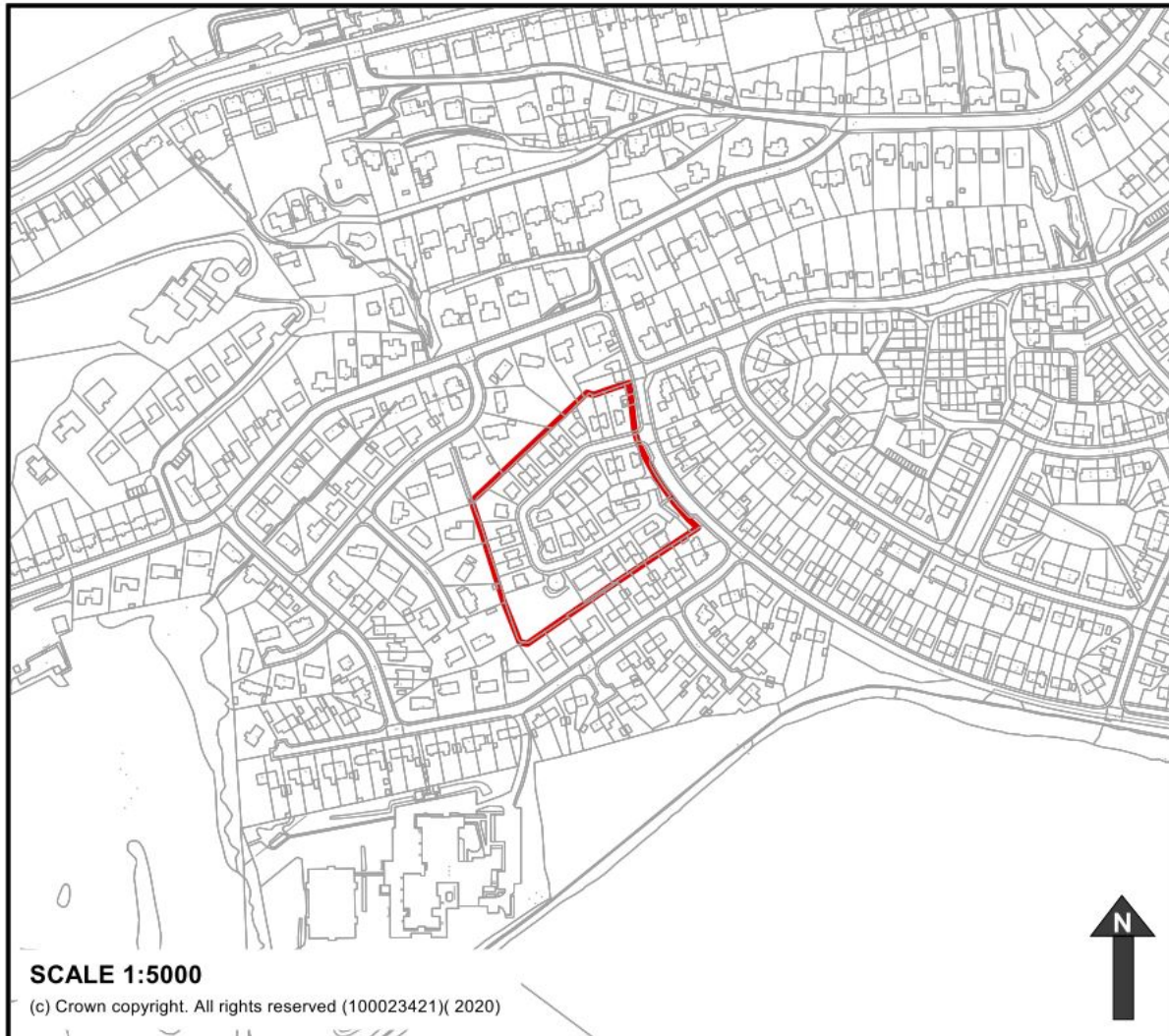
LDP Ref.	R56	Location	Weymouth Crescent
Site area (ha)	0.31	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Vacant water works site with disused buildings
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity.

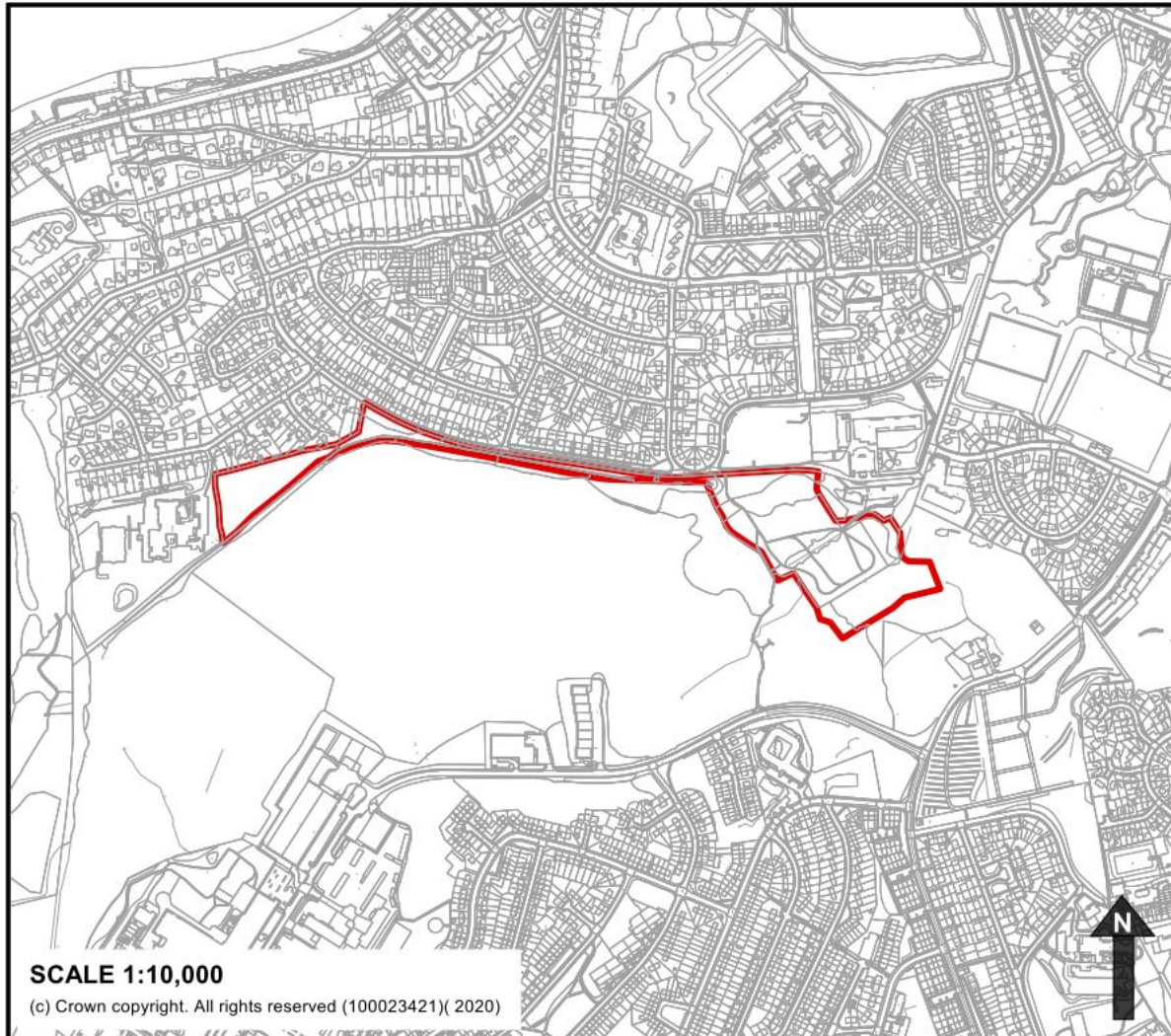


LDP Ref.	R57	Location	Kirn Drive
Site area (ha)	1.50	Town	Gourock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	New build housing
Planning status	Planning permission
Development status	Development complete
SEA issues	N/a
Delivery issues	None
Recommendation	Identify as Residential Area

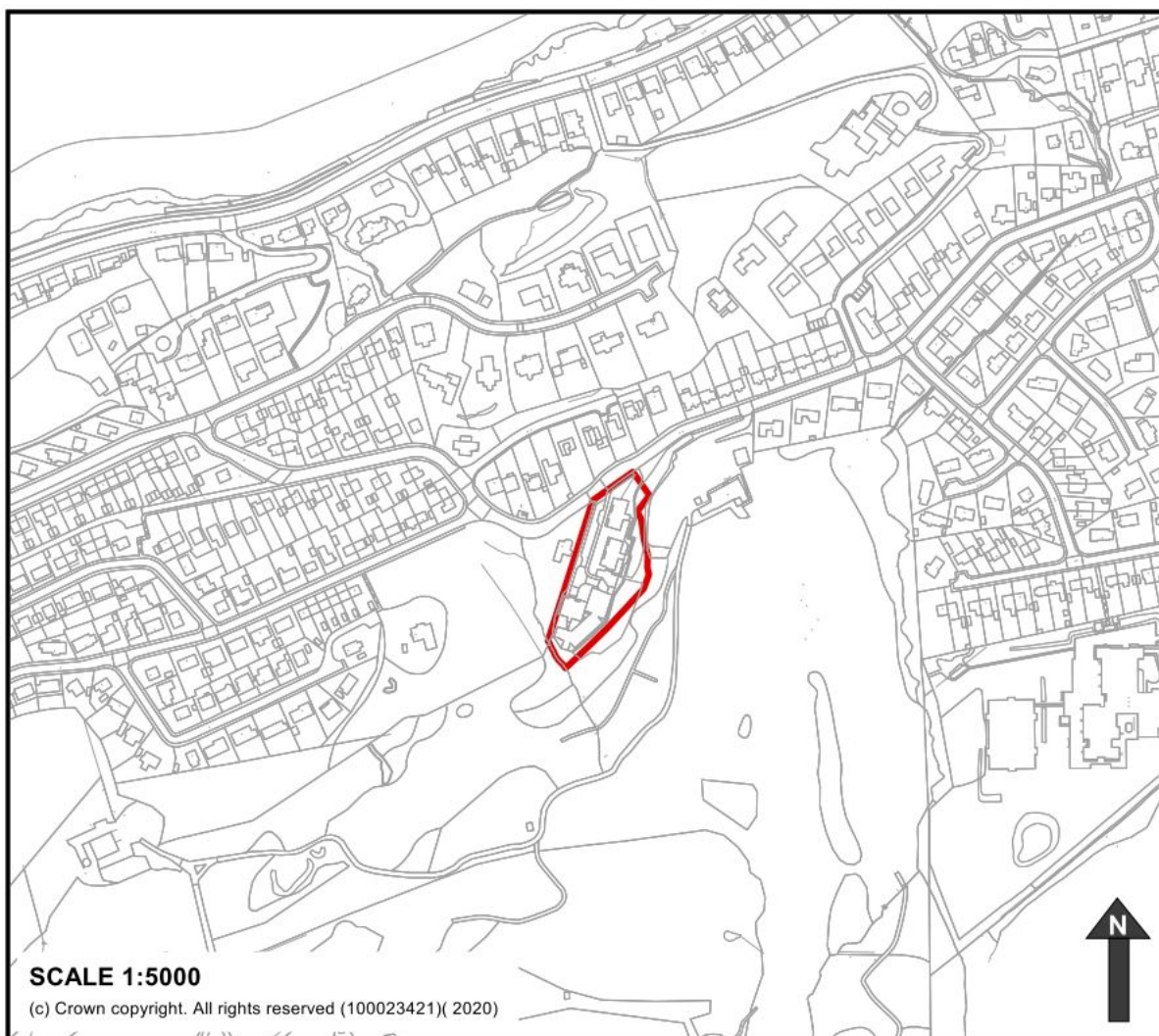
LDP Ref.	R58	Location	Kirn Drive
Site area (ha)	5.3	Town	Gourock
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Former playing fields and open space area connected by narrow roadside strip.
Planning status	None
Development status	Not started
SEA issues	Flood risk, Biodiversity, Part Greenfield Development, Potential Contamination, Landscape Impact,
Delivery issues	Site assembly
Recommendation	Identify as Housing Development Opportunity.

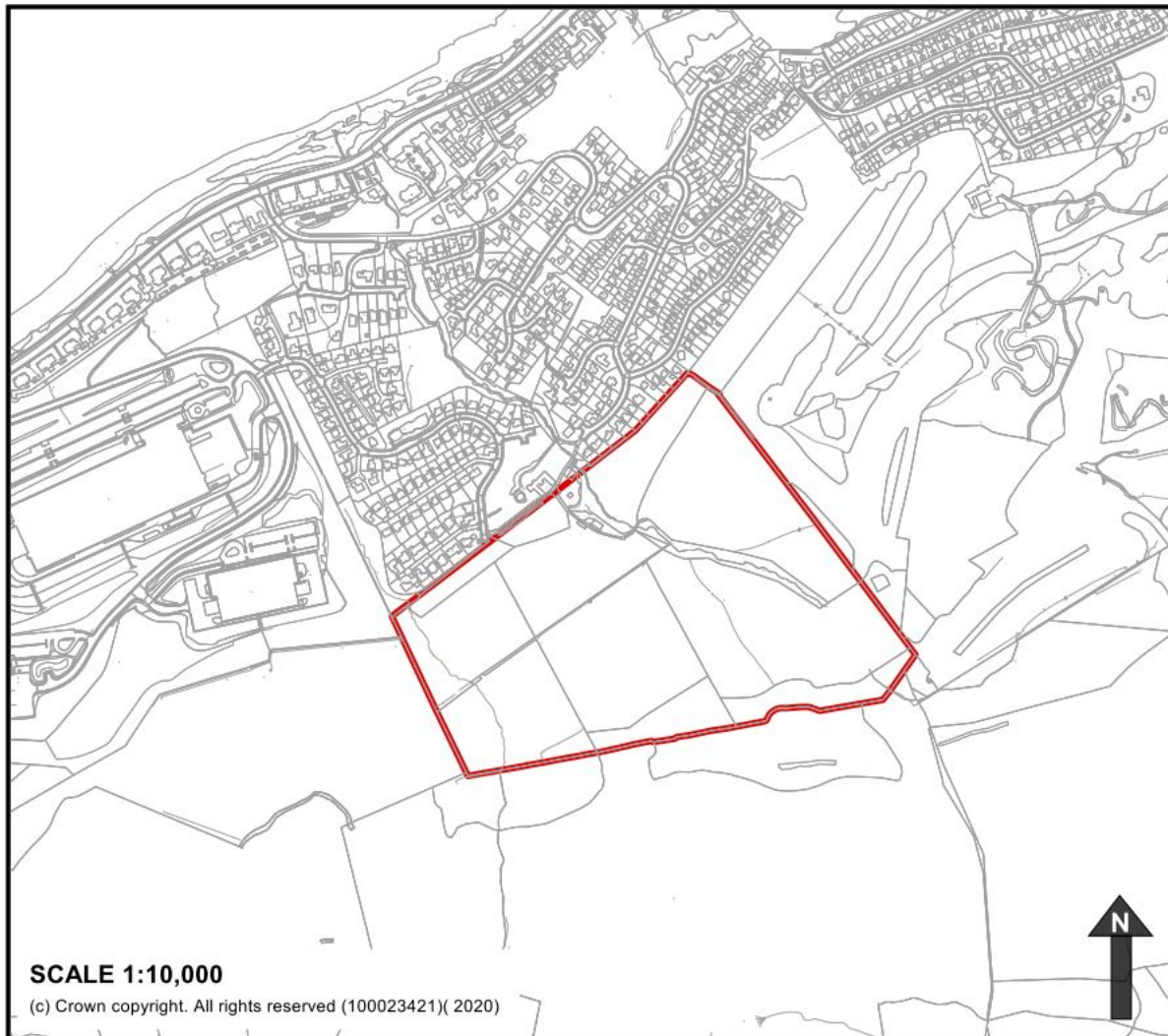


LDP Ref.	R59	Location	Cowal View
Site area (ha)	0.51	Town	Gourock
Current use	New build residential		
Use proposed in existing LDP	N/a		



Site description	New build residential
Planning status	Planning permission
Development status	Development almost complete
SEA issues	Flood Risk, Biodiversity Impact
Delivery issues	N/a
Recommendation	Identify as Housing Development Opportunity (commenced).

LDP Ref.	R60	Location	Levan Farm
Site area (ha)	22.55	Town	Gourock
Current use	Agriculture		
Use proposed in existing LDP	N/a		

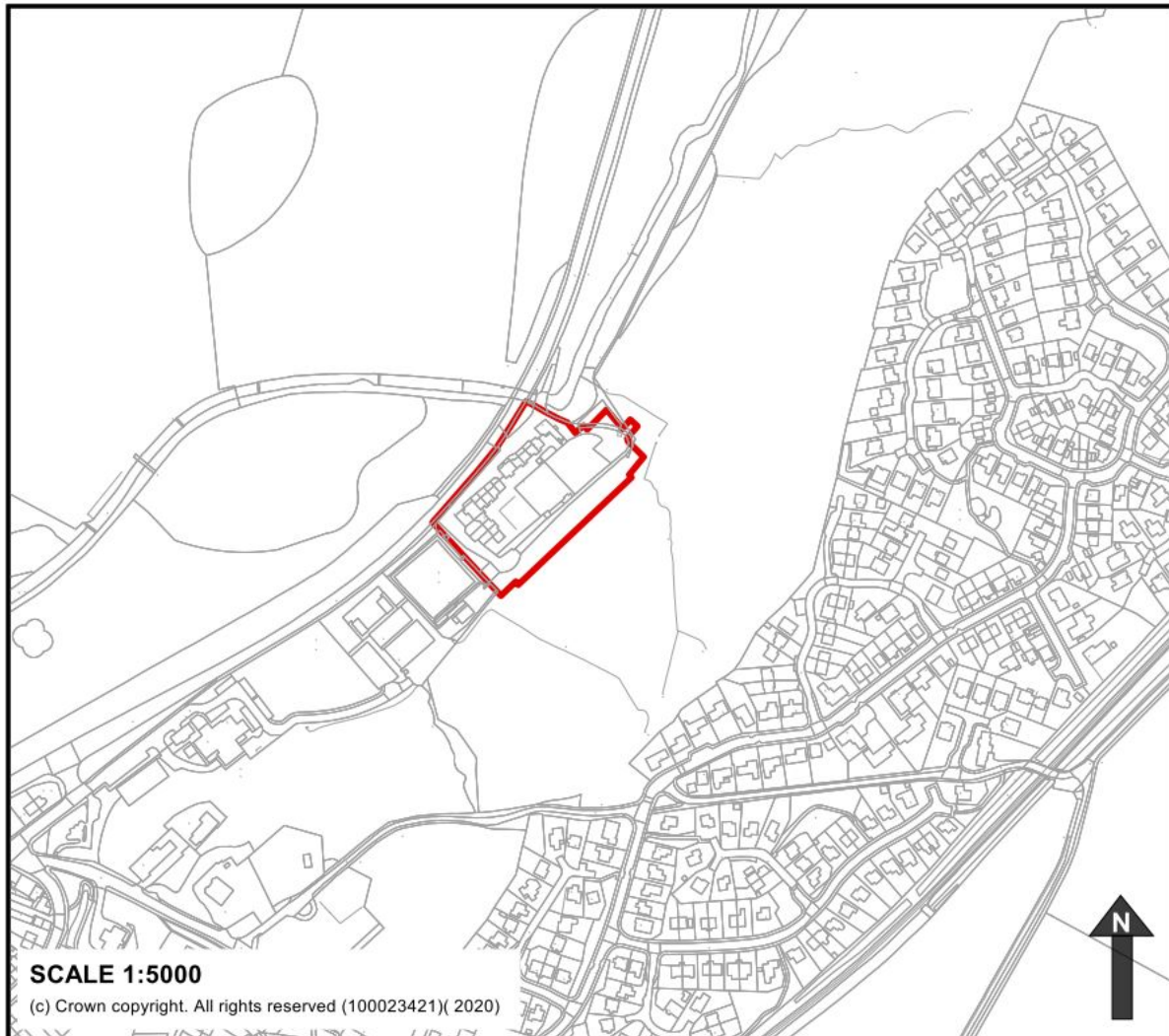


Site description	Sloping greenfield site on edge of settlement
Planning status*	Evidence submitted that development has commenced
Development status*	Evidence submitted that development has commenced
SEA issues	Flood Risk, Biodiversity impact, Landscape impact, Climatic Factors, Greenfield Development
Delivery issues	None
Recommendation	Identify as Housing Development Opportunity.

\* Updated February 2021

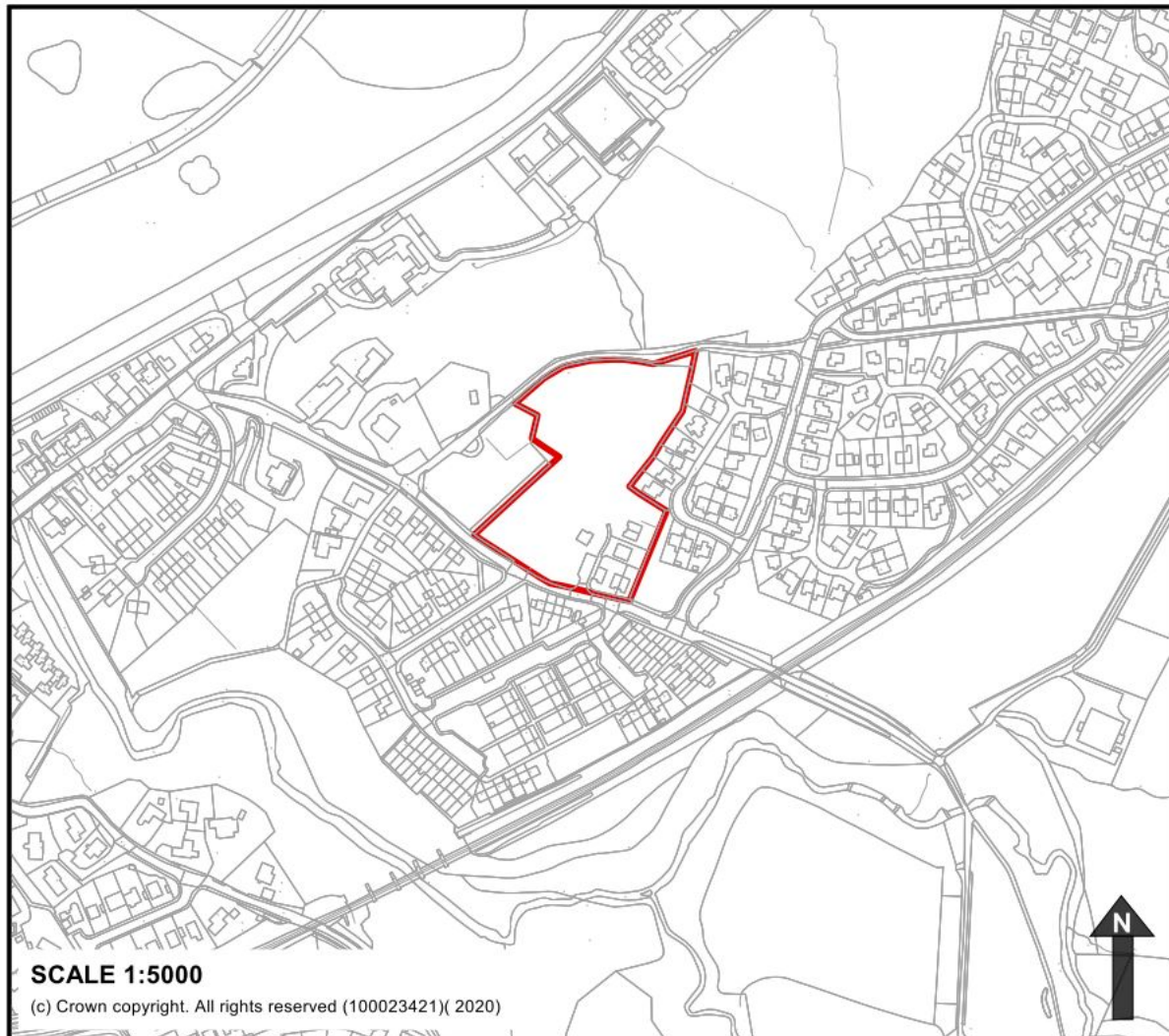


LDP Ref.	R61	Location	Bridgend
Site area (ha)	1.01	Town	Inverkip
Current use	Grounds of listed buildings		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Grounds of listed buildings on edge of settlement
Planning status	None
Development status	Not started
SEA issues	Flood risk, climatic factors
Delivery issues	It is not clear that a development opportunity exists.
Recommendation	Remove as a Housing Development Opportunity. Identify as Residential Area.

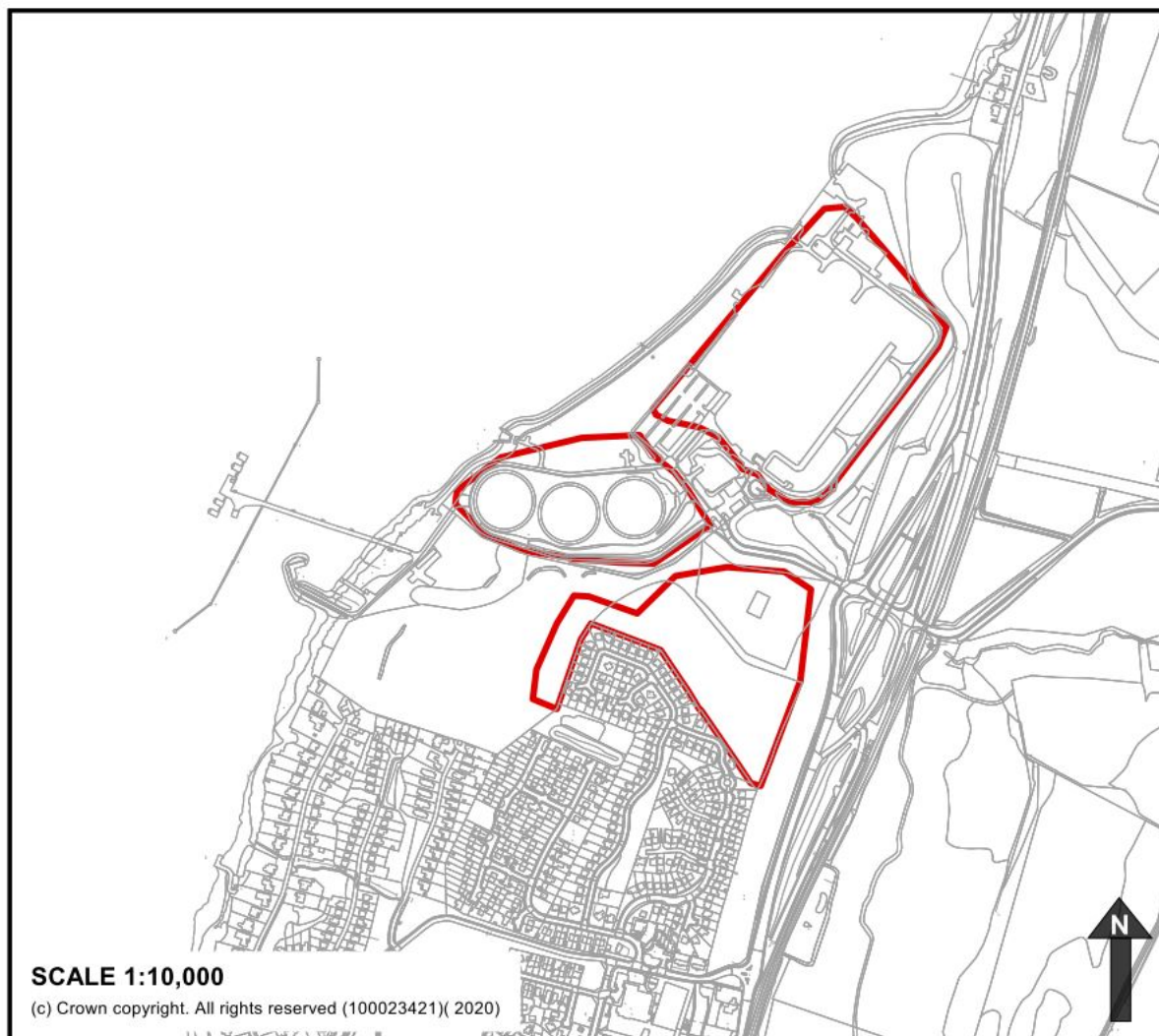
LDP Ref.	R62	Location	The Glebe
Site area (ha)	1.5	Town	Inverkip
Current use	Development site		
Use proposed in existing LDP	N/a		



Site description	Construction site
Planning status	Planning permission
Development status	Development started
SEA issues	Flood Risk, Biodiversity
Delivery issues	None
Recommendation	Retain as Housing Development Opportunity (commenced)

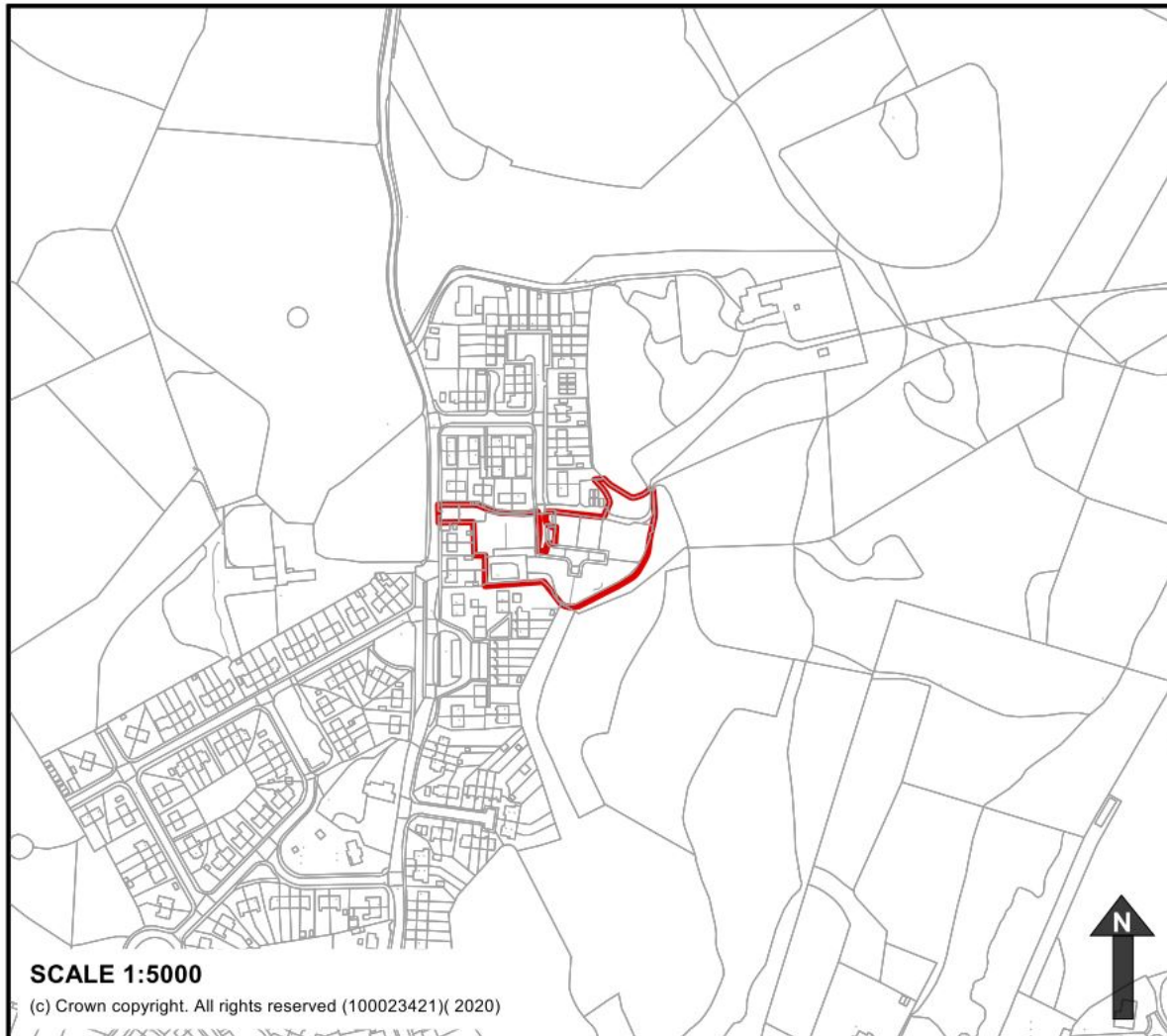


LDP Ref.	R63	Location	Former Inverkip Power Station
Site area (ha)	18.64	Town	Wemyss Bay
Current use	Vacant/derelict		
Use proposed in existing LDP	Housing Development Opportunity within Priority Place		



Site description	Cleared site of former Inverkip Power Station site. Set within an established semi-rural landscape.
Planning status	Proposal of Application Notice submitted 2019
Development status	Not started
SEA issues	Flood Risk, Biodiversity Impact, Potential Contamination, impact on climatic factors, landscape impact
Delivery issues	Ownership, access, contamination
Recommendation	Retain as a Housing Development Opportunity within Priority Place

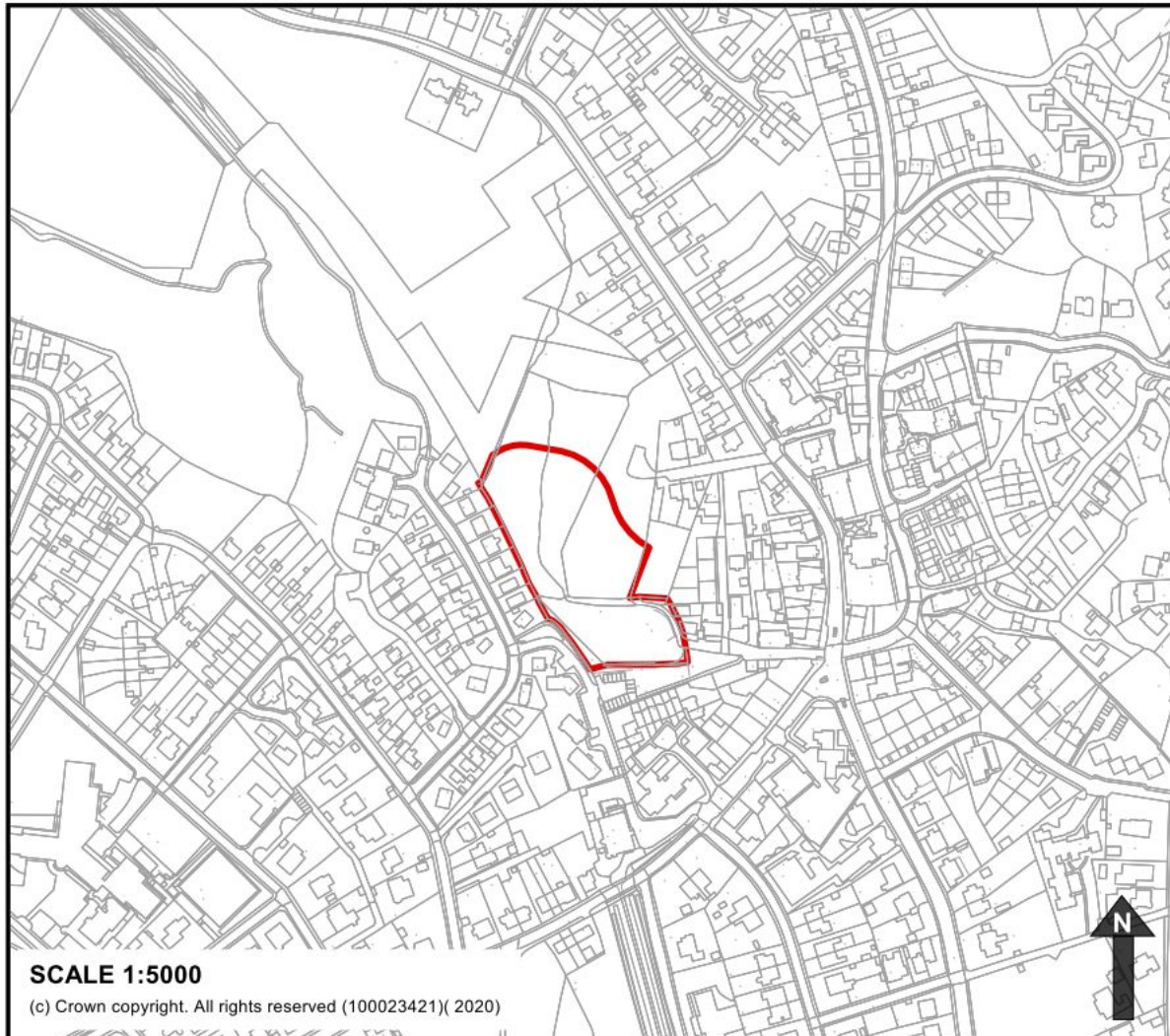
LDP Ref.	R64	Location	Leperstone Avenue
Site area (ha)	0.68	Town	Kilmacolm
Current use	Plotted development site.		
Use proposed in existing LDP	N/a		



Site description	Plotted development site.
Planning status	Planning permission for development platforms for self-build plots (2015).
Development status	One plot developed.
SEA issues	N/a
Delivery issues	Na
Recommendation	Identify as Housing Development Opportunity (commenced)

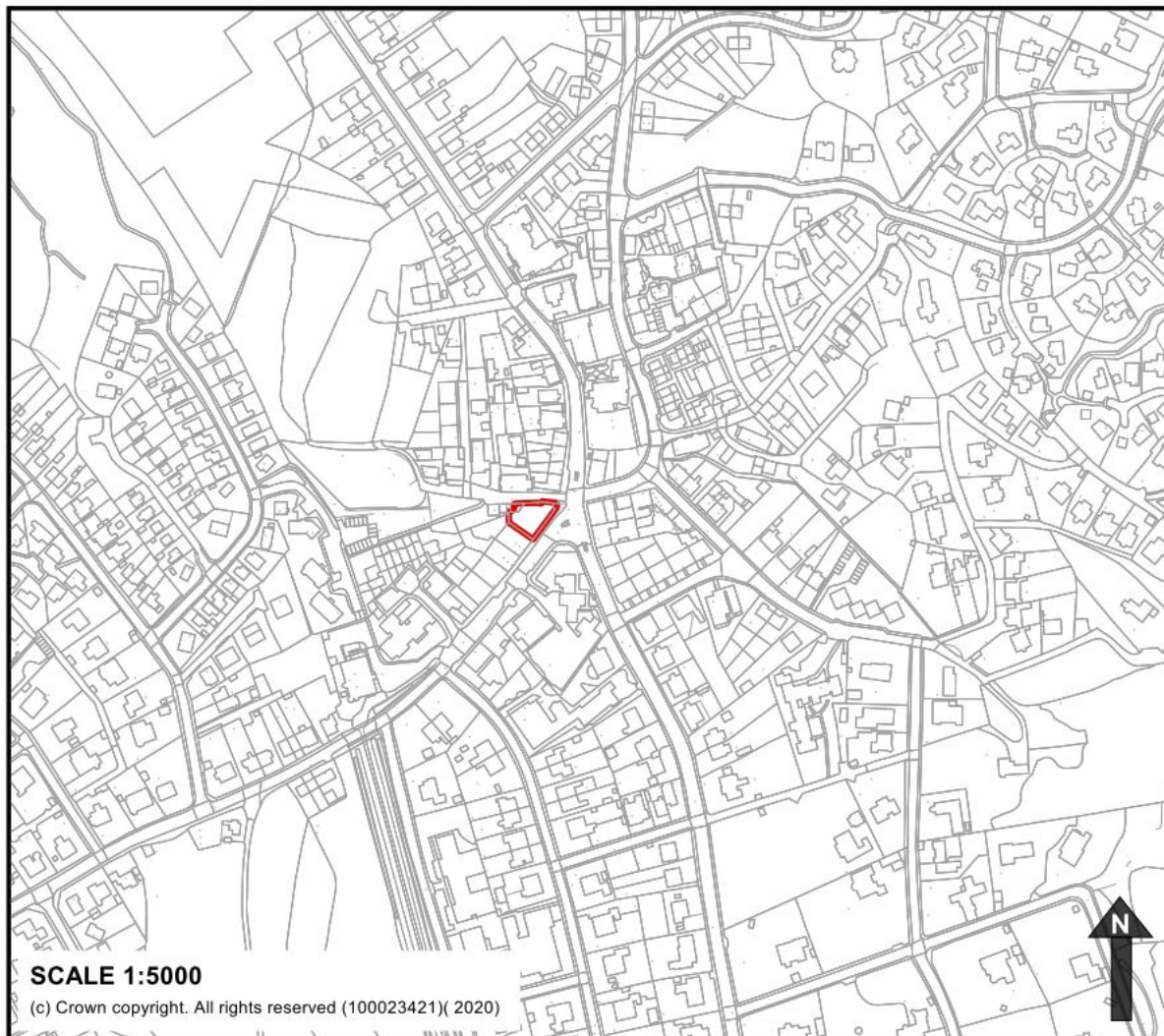


LDP Ref.	R65	Location	Smithy Brae
Site area (ha)	0.38	Town	Kilmacolm
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Part former gas works and demolished cottages, part sloping greenfield site within settlement
Planning status	None
Development status	Implemented when cottages demolished
SEA issues	Flood risk, Biodiversity, Potential Contamination, Landscape Impact
Delivery issues	Ownership, access, contamination
Recommendation	Identify as Housing Development Opportunity. See Issue 19.

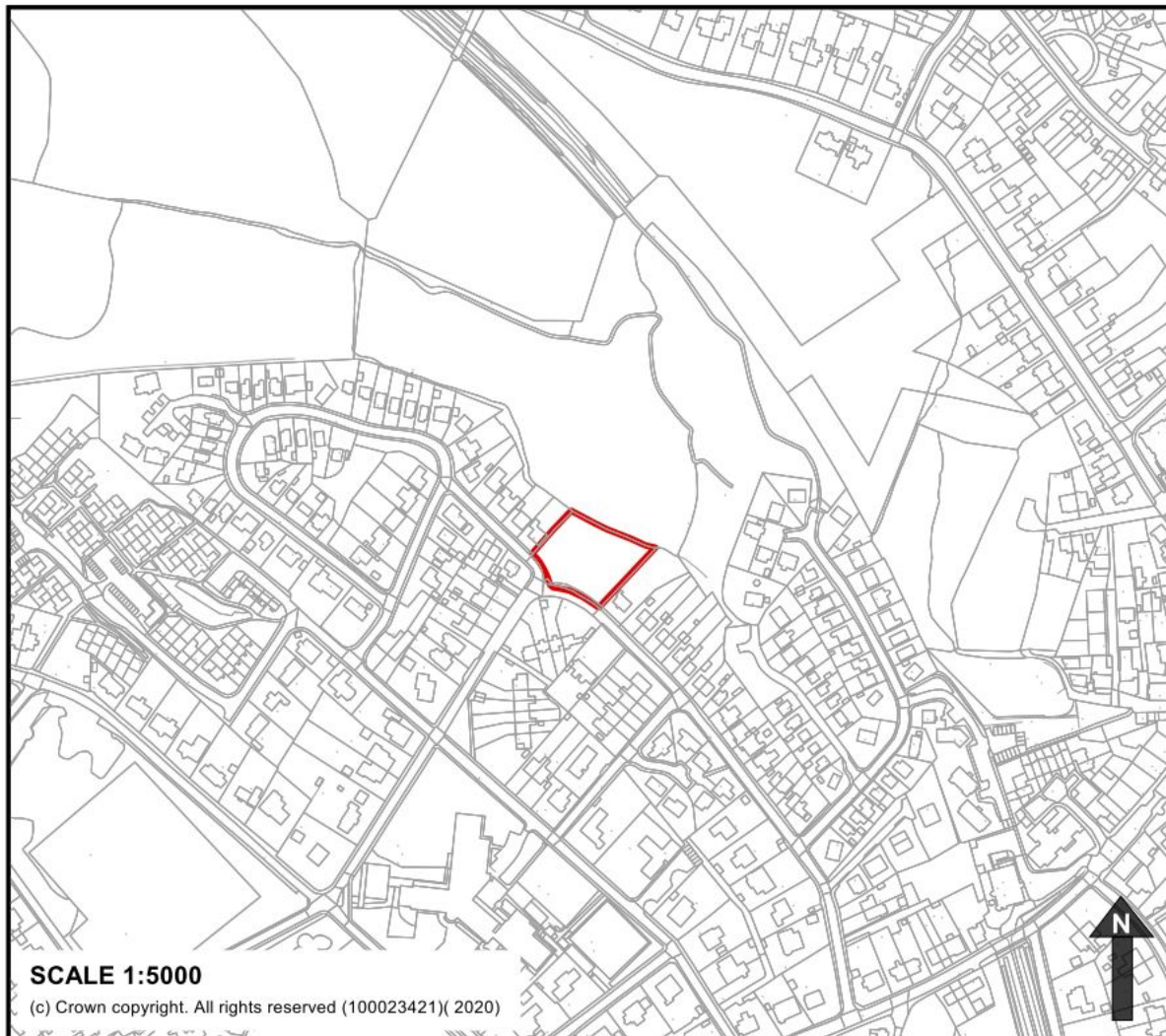
LDP Ref.	R66	Location	Lochwinnoch Road
Site area (ha)	0.05	Town	Kilmacolm
Current use	Commercial ground floor with residential development under construction above.		
Use proposed in existing LDP	N/a		



Site description	Construction site
Planning status	Planning permission
Development status	Under construction.
SEA issues	N/a
Delivery issues	Development has stalled
Recommendation	Identify as Housing Development Opportunity (commenced).



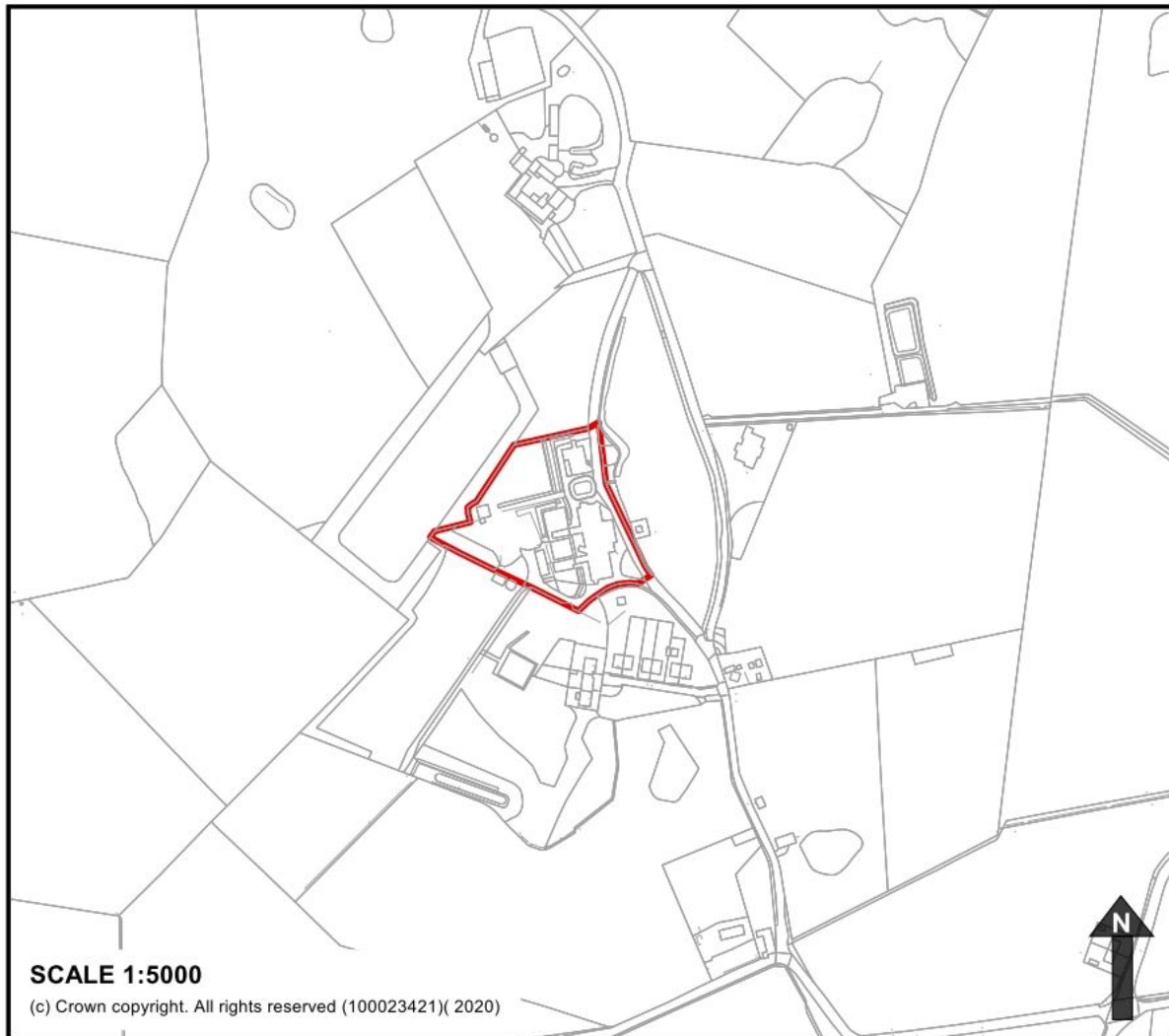
LDP Ref.	R67	Location	Whitelea Road
Site area (ha)	0.3	Town	Kilmacolm
Current use	Vacant		
Use proposed in existing LDP	N/a		



Site description	Vacant gap site on edge of settlement
Planning status	Planning permission for 4 houses (2017)
Development status	Not started
SEA issues	None
Delivery issues	
Recommendation	Identify as Housing Development Opportunity.

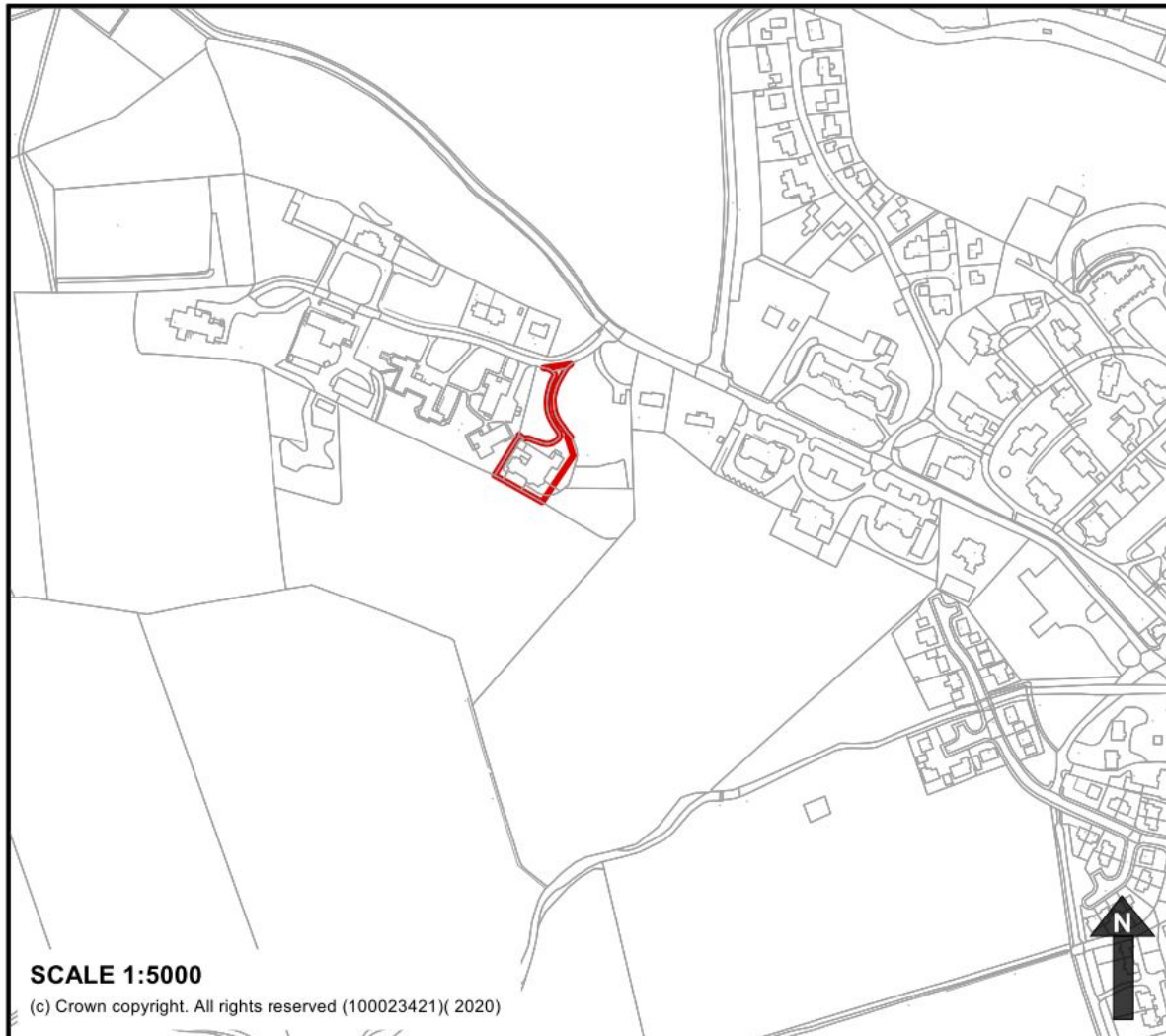


LDP Ref.	R68	Location	Former Balrossie School and grounds
Site area (ha)	1.05	Town	Kilmacolm
Current use	Vacant/derelict		
Use proposed in existing LDP	N/a		



Site description	Derelict former school and outbuildings and grounds
Planning status	Planning permissions for 64 units for housing (2018)
Development status	Not started
SEA issues	Flood Risk, Biodiversity, Potential Contamination, Cultural Heritage
Delivery issues	Enabling development, restoration of listed building
Recommendation	Identify as Enabling Development Opportunity

LDP Ref.	R69	Location	Woodside Care Home
Site area (ha)	0.18	Town	Quarrier's Village
Current use	Vacant former care home		
Use proposed in existing LDP	N/a		

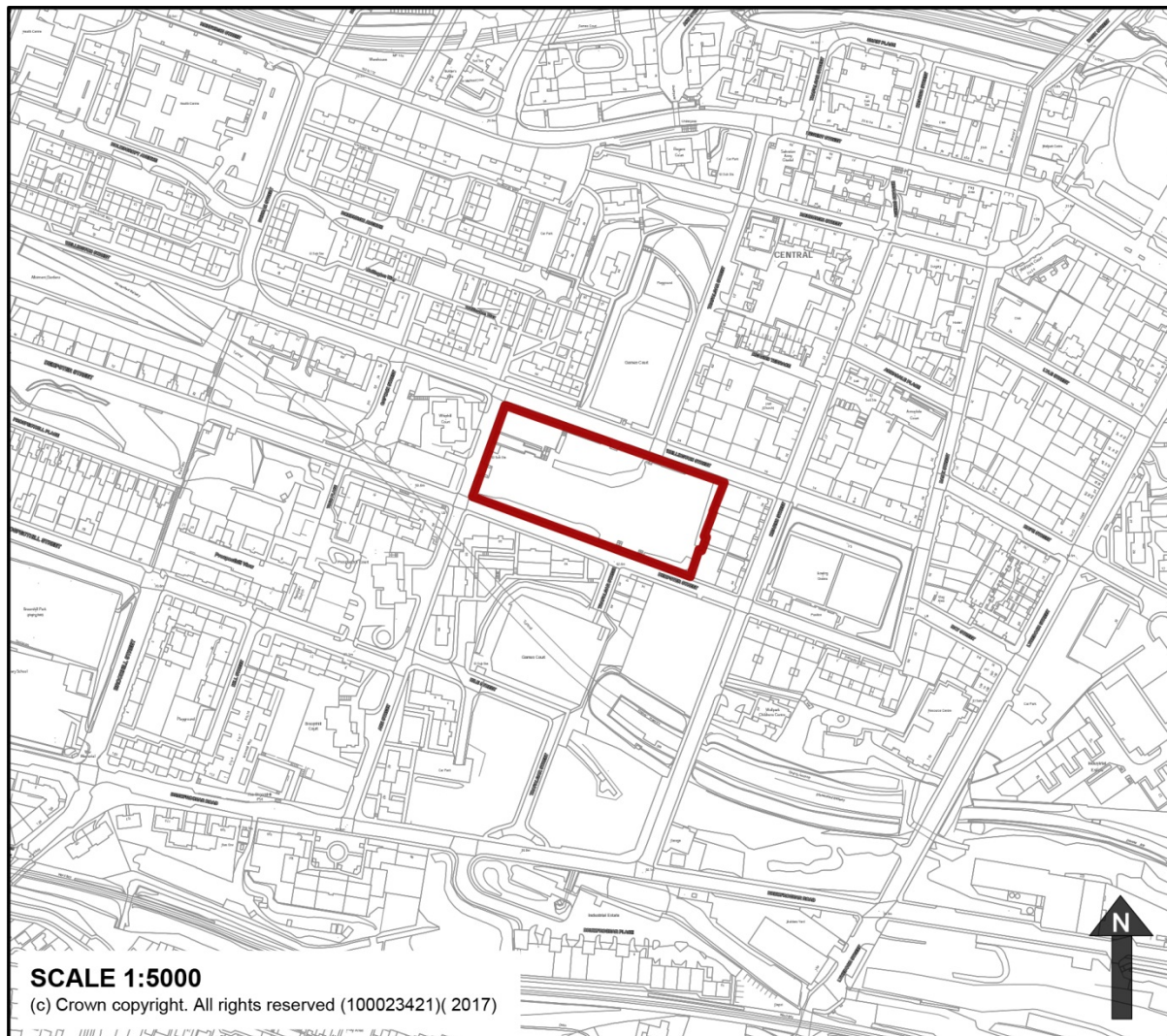


Site description	Former residential care home and grounds
Planning status	None
Development status	Not started
SEA issues	Flood risk, Potential Contamination
Delivery issues	Currently being marketed
Recommendation	Identify as Housing Development Opportunity



## Schedule 5 – Community Facilities Opportunities

LDP Ref.	F1	Location	Former Wellington School
Site area (ha)	1.13	Town	Greenock
Current use	Construction site		
Use proposed in existing LDP	N/a		



Site description	Construction site
Planning status	Planning permission for health and care centre
Development status	Under construction
SEA issues	N/a
Delivery issues	None
Recommendation	Identify as Residential Area

## Schedule 8 – Network of Centres Opportunities

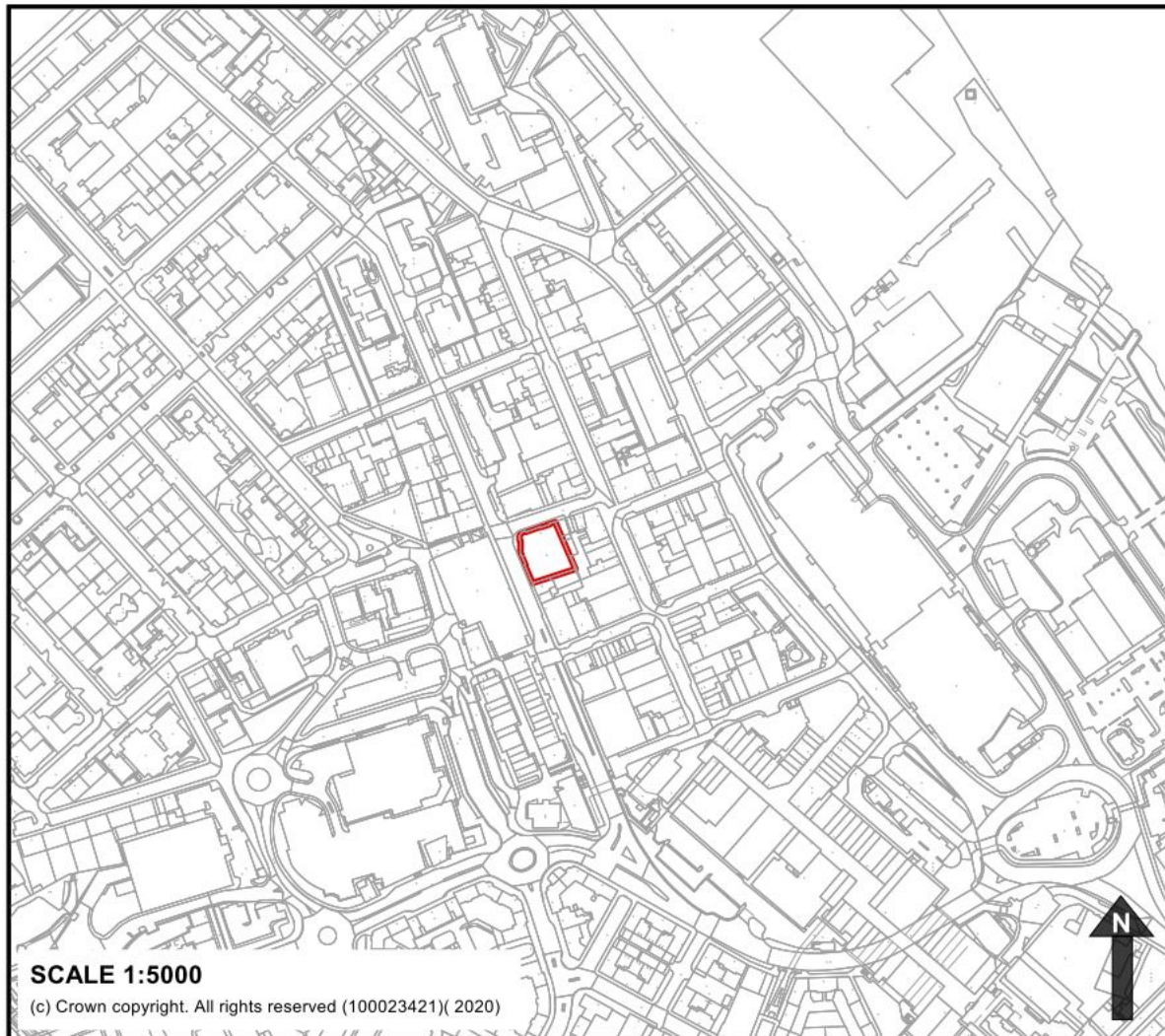
LDP Ref.	C1	Location	15 Nelson Street
Site area (ha)	0.11	Town	Greenock
Current use	Derelict former church		
Use proposed in existing LDP	Network of Centres Opportunity		



Site description	Derelict former church and grounds
Planning status	None
Development status	Not started
SEA issues	Flood Risk
Delivery issues	Demolition of building
Recommendation	Retain as Network of Centres Opportunity



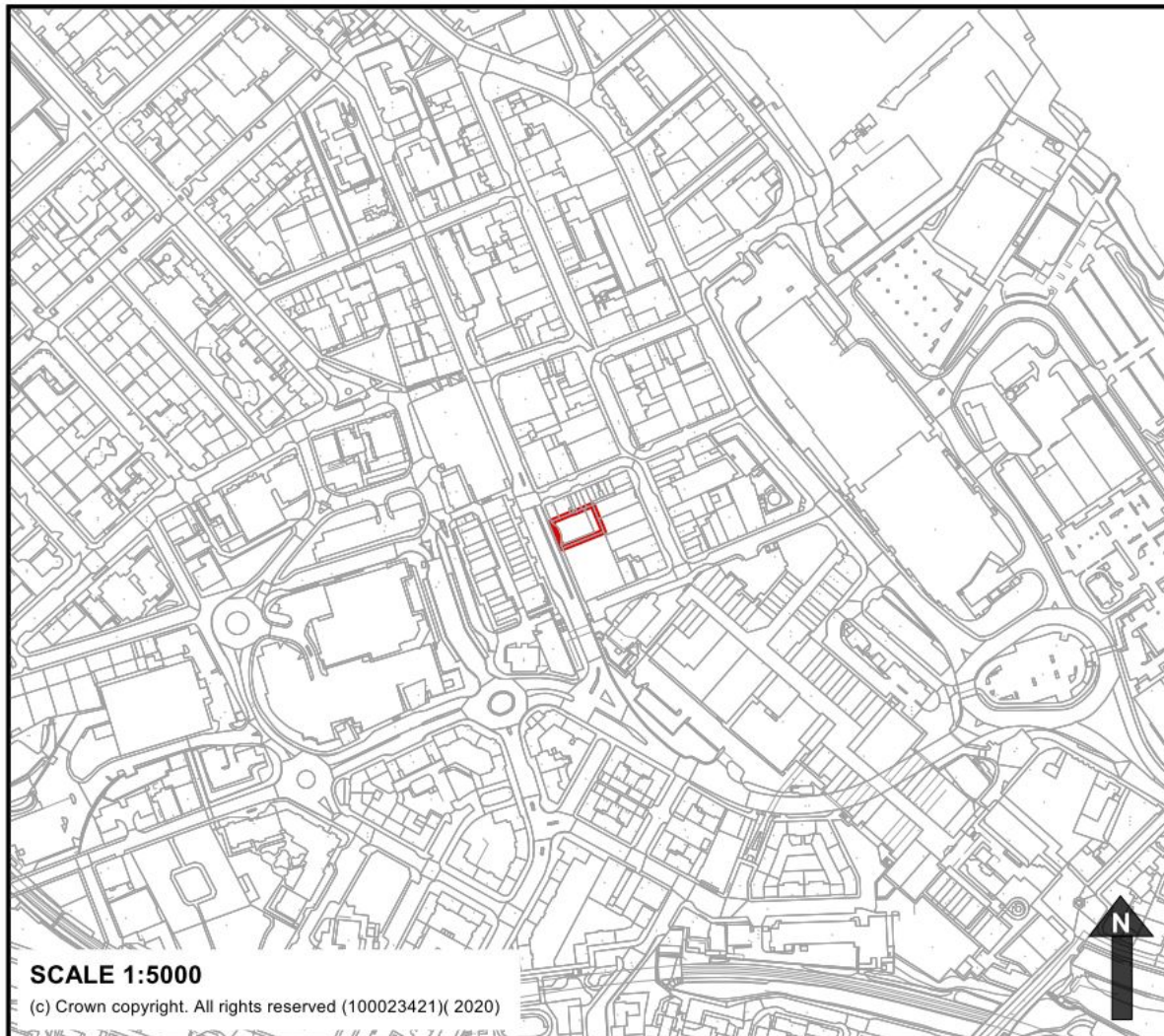
LDP Ref.	C2	Location	Argyle Street
Site area (ha)	0.11	Town	Greenock
Current use	Vacant building		
Use proposed in existing LDP	Network of Centres Opportunity		



Site description	Vacant former nightclub/bingo hall/cinema
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Ownership, viability
Recommendation	Retain as Network of Centres Opportunity

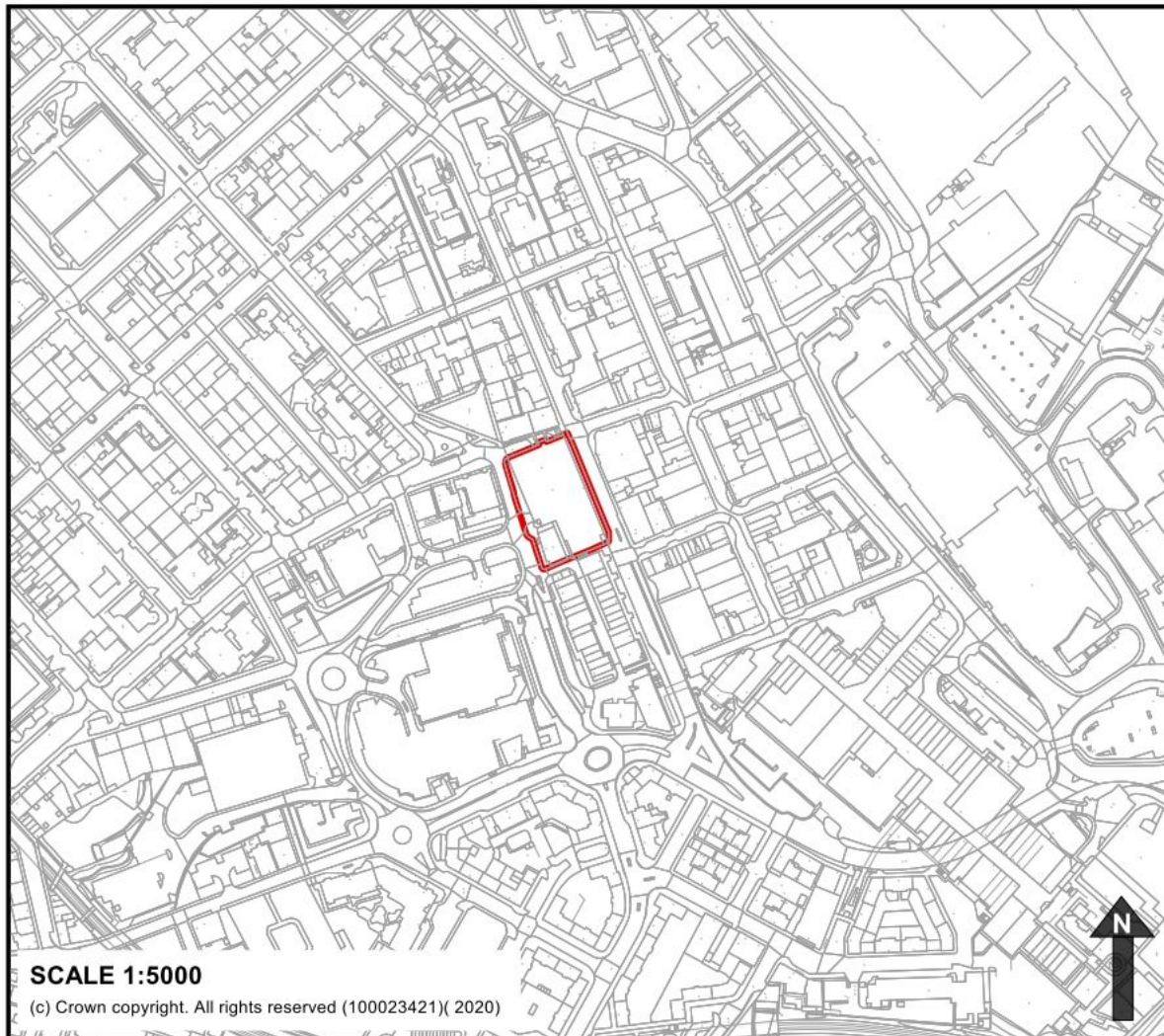


LDP Ref.	C3	Location	4 West Stewart Street
Site area (ha)	0.06	Town	Greenock
Current use	Vacant land		
Use proposed in existing LDP	Network of Centres Opportunity		



Site description	Vacant overgrown gap site within town centre with advertisement hoardings to front
Planning status	None
Development status	Not started
SEA issues	Flood Risk
Delivery issues	Access, size
Recommendation	Delete as Network of Centres Opportunity

LDP Ref.	C4	Location	25 West Stewart Street
Site area (ha)	0.41	Town	Greenock
Current use	Retail with unused multi-storey car park above		
Use proposed in existing LDP	Network of Centres Opportunity		



Site description	Ground floor operational retail with unused multi-storey car park above
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Ownership, existing occupants, demolition.
Recommendation	Retain as Network of Centres Opportunity



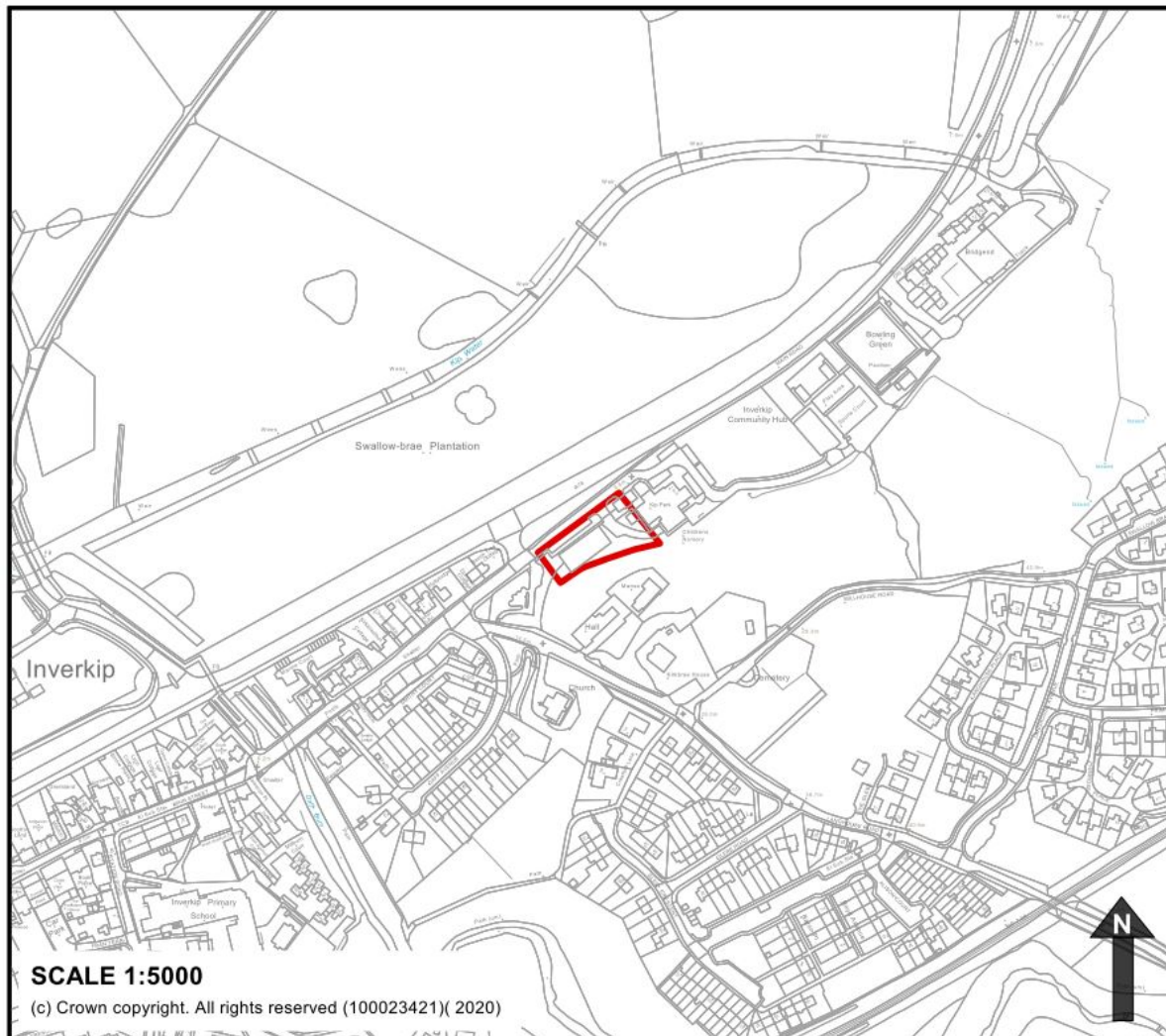
LDP Ref.	C5	Location	Cumberland Walk
Site area (ha)	0.75	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Network of Centres Development Opportunity		



Site description	Flat cleared site
Planning status	None
Development status	Not started
SEA issues	Flood Risk, Potential Contamination
Delivery issues	Demand
Recommendation	Remove as Network of Centres Opportunity. Identify as Housing Development Opportunity.



LDP Ref.	C6	Location	Main Street
Site area (ha)	0.23	Town	Inverkip
Current use	Vacant		
Use proposed in existing LDP	Network of Centres Opportunity		



Site description	Flat, overgrown site
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	Retain as Network of Centres Opportunity