

Inverclyde
council

**LOCAL
DEVELOPMENT
PLAN**

PROPOSED PLAN
MAY 2021

PROPOSED ACTION PROGRAMME

Introduction

This is the Proposed Action Programme associated with the Proposed Inverclyde Local Development Plan 2021.

It is published as a draft alongside the Proposed Plan to provide an indication of actions to be undertaken and required in relation to the policies and development opportunities in the Proposed Plan. It is also published as a draft so that parties with an interest in the development opportunities in the Plan can inform the Council of their intentions in respect of the sites included.

If required, the draft Action Programme will be updated following the Proposed Plan consultation exercise, and a final version will be published within 3 months of the adoption of the Local Development Plan, and then updated at least every 2 years.

1. ACTIONS TO DELIVER PRIORITY PROJECTS AND PLACES

Priority Project/Place	Proposal	Progress (May 2021)	Future Action Required	Action Lead	Timescale
Greenock Ocean Terminal (City Deal)	New cruise ship terminal	Cruise ship berthing pontoons are complete and installed. Construction of cruise ship to re-commence on appointment of new contractor.	Complete construction of terminal building	IC Regeneration & Planning	April 2022
Inverkip infrastructure (City Deal)	Road improvements	Strategic Business Case approved.	Final Business Case to be submitted	IC Regeneration & Planning	
Inchgreen, Greenock (City Deal)	Marine uses	Strategic Business Case approved.	Final Business Case to be submitted	IC Regeneration & Planning	
Affordable housing supply programme	Delivery of new social rented housing	There was 207 social rented housing units completed under the More Homes Scotland programme between April 2016 and March 2020.	Ongoing development of new affordable housing.	River Clyde Homes Oak Tree HA Cloch HA Sanctuary Housing Link Housing	Ongoing
Early learning and childcare	Delivery of new early learning and childcare facilities	Various new build/extension/refurbishment projects completed.	Implement remainder of projects.	IC Property Services	August 2021
Inverclyde cemetery capacity	Delivery of new cemetery capacity	Planning application submitted for extension of existing cemetery at Knocknairshill, Greenock.	Commence Knocknairshill expansion.	IC Environmental and Commercial Services	To be confirmed
Inverclyde Green Connections	Improve connections between neighbourhoods and delivery of green network and placemaking	Places for Everyone bid submitted to Sustrans	Determination of funding bid Implementation of project if successful	Sustrans IC Roads and Transportation	Summer 2021

Priority Project/Place	Proposal	Progress (May 2021)	Future Action Required	Action Lead	Timescale
	improvements				
The Harbours, Greenock	Mixed use development	Outline planning permission and masterplan approved in 2006. Beacon Theatre and pub/restaurant have been developed.	Revised masterplan	Peel Land and Property	
James Watt Dock/ Garvel Island, Greenock	Mixed use development	Outline planning permission issued in 2010. Site access improvement and public realm works undertaken. Sugar sheds made wind and watertight. Development of 137 houses by River Clyde Homes underway. Planning permission for new marina building issued.	Revised masterplan	Peel Land and Property	
Former Inverkip Power Station (For City Deal actions see above)	Mixed use development	Structures demolished and site cleared between 2010-2013. Planning application validated in February 2021.	Determination of planning application	IC Development Management Scottish Power	
Peat Road/Hole Farm, Greenock	Housing development with facilities	Planning application submitted for 78 houses	Preparation of masterplan	River Clyde Homes IC Planning	
Spango Valley, Greenock	Mixed use development	Buildings/structure demolished. Planning application submitted February 2020	Determination of planning application	Advance Construction Ltd & IC Planning	

Priority Project/Place	Proposal	Progress (May 2021)	Future Action Required	Action Lead	Timescale
Drumfrochar Road, Greenock	Mixed use development	Preparation of Central East Greenock Masterplan 2014	No actions currently proposed		
		No other actions currently proposed			
Port Glasgow Eastern Gateway	Mixed use development	Preparation of Port Glasgow Eastern Gateway study	Approval of Port Glasgow Eastern Gateway study	IC Housing Strategy & Planning	
Port Glasgow Eastern Gateway: Woodhall	Housing development with facilities	138 houses developed by River Clyde Homes	Preparation of Port Glasgow Eastern Gateway study	IC Housing Strategy & Planning	
Port Glasgow Eastern Gateway: Kelburn	Business and Industrial uses (Class 4, 5 and 6)	Preparation of Port Glasgow Eastern Gateway study	Approval of Port Glasgow Eastern Gateway study	IC Housing Strategy & Planning	
Port Glasgow Eastern Gateway: Clune Park	Housing-led regeneration	Masterplan prepared and 274 properties have been removed from the market out of an estate total of 430.	Housing vision to be prepared based on specialist need provision	IC Housing Strategy	
			Purchase and close BTS flats	IC Legal Services	Ongoing

Priority Project/Place	Proposal	Progress (May 2021)	Future Action Required	Action Lead	Timescale
Port Glasgow Industrial Estate	Consolidation of industrial uses and housing development	Masterplan submitted vis Local Development Plan process	Further development of masterplan	Land owners (various)	

2 ACTIONS TO DELIVER HOUSING DEVELOPMENT OPPORTUNITIES

Housing Development Opportunity	Progress (May 2021)	Future Actions Required	Action Lead(s)	Timescale
R1 – Slaemuir, Port Glasgow	Site under development	Complete development	River Clyde Homes	March 2022
R2 – Arran Avenue, Port Glasgow	Proposal of Application Notice submitted February 2019	Submission of planning application	Miller Homes	
R3 – Former Broadfield Hospital, Port Glasgow	Site under development	Complete development	Muir Homes	March 2022
R4 – Woodhall, Port Glasgow	See Table 1			
R5 – Southfield Avenue, Port Glasgow	Site under development	Complete development	River Clyde Homes	March 2022
R6 – Dubbs Road, Port Glasgow	Site under development	Complete development		March 2022
R7 – Port Glasgow Industrial Estate	See Table 1			
R8 – Douglichill Terrace, Port Glasgow	Planning permission granted	Development of site	Marturano Homes	
R9 – Selkirk Road, Port Glasgow	No actions currently proposed			
R10 – Clune Park, Port Glasgow	See Table 1			
R11 – 3 Highholm Street, Port Glasgow	Planning permission granted August 2020	Implementation of planning permission		
R12 – Broadstone Avenue, Port Glasgow	Site under development	Complete development	Sanctuary Scotland	March 2022
R13 – Lilybank Road, Port Glasgow	Site under development	Complete development	Sanctuary Scotland	March 2022

Housing Development Opportunity	Progress (May 2021)	Future Actions Required	Action Lead(s)	Timescale
R14 – James Watt Dock (east), Greenock	Site under development	Complete development	River Clyde Homes	March 2022
R15 – James, Watt Dock/Garvel Island, Port Glasgow	See Table 1			
R16 – Sinclair Street, Port Glasgow	Planning permission granted August 2018	Implementation of planning permission		
R17 – Carwood Street, Greenock	No actions currently proposed			
R18 – East Crawford Street, Greenock	No actions currently proposed			
R19 – Ratho St/MacDougall Street, Greenock		Site assembly		
R20 – Cardross Crescent, Greenock	Site under development	Complete development	Cloch Housing Association	March 2022
R21 – Glenbrae Road, Greenock	Planning permission granted December 2019	Implementation of planning permission	Oak Tree Housing Association	March 2022
R22 – Whinhill, Greenock		Proposals of Application Notice	Zoom Developments	
R23 – Gareloch Road, Greenock	No actions currently proposed			
R24 – Wellington Park, Greenock	No actions currently proposed			
R25 – Drumfrochar Road, Greenock	No actions currently proposed			
R26 – Mearns Street, Greenock		Site to be declared surplus	IC Property Services	
R27 – Mount Pleasant Street, Greenock	Site under development	Complete development	Sanctuary Scotland	March 2022
R28 – Duncan Street, Greenock		Site operations to cease and site to be declared surplus	NHSGCC	
R29 – Victoria/East India Harbour, Greenock	See Table 1			
R30 – 25 West Blackhall Street, Greenock	Development complete			
R31 – 16 West Stewart	See Table 4			

Housing Development Opportunity	Progress (May 2021)	Future Actions Required	Action Lead(s)	Timescale
Street, Greenock				
R32 – Houston Street, Greenock	Identified in 2021-2026 Strategic Housing Investment Plan	Confirmation of development of site	Oak Tree Housing Association	March 2024
R33 – Ardgowan Square, Greenock	Site under development	Complete development	SSC Investments Ltd	March 2022
R34 – Union Street, Greenock		Proposals of Application Notice	Peel Land and Property	
R35 – Eldon Street, Greenock	Site under development	Complete development	Blackwood Housing Association	March 2022
R36 – Madeira Street, Greenock	Site being marketed	Complete sale of site	IC Property Services	
R37 – Eldon Street, Greenock	Site under development	Complete development	Ogilvie Homes	
R38 – Lyle Road, Greenock	Site being marketed	Complete sale of site	IC Property Services	
R39 – Peat Road/Hole Farm, Greenock	See Table 1			
R40 – Tay Street/Tweed Street, Greenock	Site under development	Complete development	Oak Tree Housing Association	March 2022
R41 – Davey Street, Greenock	No actions currently proposed			
R42 – Ravenscraig, Hospital, Greenock	Site under development	Complete development	Link Housing Oak Tree Housing Association	March 2023
R43 – Auchneagh Road, Greenock	Site under development	Complete development	Turnberry Homes	March 2022
R44 – Westmorland Road, Greenock		Site to be declared surplus	IC Property Services	
R45 – Cumberland Walk, Greenock	Site demolished Site in Strategic Housing Investment Plan	Develop site	River Clyde Homes	March 2023
R46 – Norfolk Road, Greenock		Property to be vacated and demolished	St Ninians CoS	
R47 – Auchmead Road, Greenock	Development complete			
R48 – Spango Valley,	See Table 1			

Housing Development Opportunity	Progress (May 2021)	Future Actions Required	Action Lead(s)	Timescale
Greenock				
R49 – Weymouth Crescent, Gourock	No actions currently proposed			
R50 – Kirn Drive, Gourock	No actions currently proposed			
R51 – Kempock House, Kirn Drive, Greenock	Development complete			
R52 – McPherson Drive, Gourock	Planning application submitted	Determination of planning application	Inverclyde Council Development Management Titan Homes	
R53 – Shore Street, Gourock	No actions currently proposed			
R54 – Ashburn Gate, Gourock	No actions currently proposed			
R55 – Ashton Road, Gourock	Site under development	Complete development		March 2024
R56 – Cowal View, Gourock	Site under development	Complete development		March 2022
R57 – Levan Farm, Gourock	Planning permission implemented	Recommence and complete development	Buckingham Properties	
R58 – The Glebe, Inverkip	Site under development	Complete development	Merchant Homes	March 2022
R59 – Inverkip Power Station	See Table 1			
R60 – Leperstone Avenue	One plot developed	Marketing of self-build plots	IC Property Services	Ongoing
R61 – West of Quarry Drive, Kilmacolm	Planning application considered by Council	Final determination of planning application	IC Development Management Scottish Ministers	
R62 – Smithy Brae, Kilmacolm		Site assembly	Site owners	
R63 – Lochwinnoch Road, Kilmacolm	Site under development	Complete development		March 2022
R64 – Whitelea Road, Kilmacolm	Planning permission granted March 2021	Implementation of planning permission		
R65 – Former Balrossie School, Kilmacolm	No actions currently proposed			
R66 – Kaimes Grove, Quarriers Village	No actions currently proposed			
R67 – Craigbet Road,	Planning permission granted	Commence and complete	Berkley Homes Ltd	March 2024

Housing Development Opportunity	Progress (May 2021)	Future Actions Required	Action Lead(s)	Timescale
Quarriers Village		development		

3 ACTIONS TO DELIVER COMMUNITY FACILITY OPPORTUNITIES

Community Facility Opportunity	Progress (May 2021)	Future Actions Required	Action Lead(s)	Timescale
F1 – McLeod Street, Greenock	Planning permission for new community centre issued February 2020. New centre under construction.	Completion of new community centre	Craigend Resource Centre IC Community Learning and Development	
F2 – Brachelston Street, Greenock	Public consultation on use of site for community learning disability hub undertaken	Confirmation of use of site for proposed use. Application for planning permission	IC Property Services	
F3 – New cemetery capacity	See Table 1			
F4 – New West College Scotland Campus	Call for Sites and Main Issues Report submission made in respect of The Harbours site Greenock. Preparation of Outline Business Case for new campus submitted to Scottish Funding Council.	Preparation of Detailed Business Case	West College Scotland	
F5 – Kilmacolm village centre car park	Public consultation on requirement for new car park in Kilmacolm and potential locations undertaken in October-November 2019.	Detailed design and costings for options to be prepared.	IC Roads and Transportation	

4 ACTIONS TO DELIVER NETWORK OF CENTRE OPPORTUNITIES

Network of Centre Opportunity	Progress (May 2021)	Future Actions Required	Action Lead(s)	Timescale
C1 – 15 Nelson Street, Greenock	Building demolished and site cleared.	Site to be marketed and development proposals	Site owner.	

Network of Centre Opportunity	Progress (May 2021)	Future Actions Required	Action Lead(s)	Timescale
		prepared.		
C2 – 16 West Stewart Street, Greenock	Site purchased by Council	Demolition of site	IC Property Services	March 2022
C3 – 25 West Stewart Street, Greenock	Report to Environment and Regeneration Committee on 2 May 2019 re underutilised sites in Greenock town centre agreed action to bring these sites back into productive use.	Discussions with site owner.	IC Regeneration & Planning	
C4 – Oak Mall eastern wing	Planning application for demolition and redevelopment submitted	Determination of planning application	Inverclyde Council	
C5 – Inverkip Local Centre	No actions currently proposed			
C6 – Inverkip Power Station	See Table 1			
C7 – Spango Valley, Greenock	See Table 1			
C8 – Shore Street, Gourrock	No actions currently proposed			

5 ACTIONS TO DELIVER BUSINESS AND INDUSTRIAL DEVELOPMENT OPPORTUNITIES

Business/Industrial Development Opportunity	Progress (May 2021)	Future Actions Required	Action Lead(s)	Timescale
PORT GLASGOW				
E1 – Kelburn (Parklea Road)		Discuss future actions with site owner.	IC Planning Policy team	December 2021
E2 – Duchal Road		Discuss future actions with site owner.	IC Planning Policy team	December 2021
E3 – Newark Street		Discuss future actions with site owner.	IC Planning Policy team	December 2021
GREENOCK				
E4 – Bogston Lane	Planning permission granted for eight Class 4, 5 and 6 units (June 2020)	Discuss future actions with site owner.	IC Planning Policy team	December 2021
E5 – Port Glasgow Road		Discuss future actions with	IC Planning Policy team	December 2021

Business/Industrial Development Opportunity	Progress (May 2021)	Future Actions Required	Action Lead(s)	Timescale
(south)		site owner.		
E6 – Inchgreen	See Table 1			
E7 – Sinclair Street		IC Planning to contact landowner/developer to identify/discuss future actions		
E8 – James Watt Dock/ Garvel Island	See Table 1			
E9 – Main Street		Discuss future actions with site owner.	IC Planning Policy team	December 2021
E10 – Cartdyke Avenue		Discuss future actions with site owner.	IC Planning Policy team	December 2021
E11 – Crescent Street		Discuss future actions with site owner.	IC Planning Policy team	December 2021
E12 – Ingleston Street		Discuss future actions with site owner.	IC Planning Policy team	December 2021
E13 – Scott Street		Discuss future actions with site owner.	IC Planning Policy team	December 2021
E14 – Drumfrochar Road		Discuss future actions with site owner.	IC Planning Policy team	December 2021
E15 – Drumfrochar Road		Discuss future actions with site owner.	IC Planning Policy team	December 2021
E16 – Spango Valley	See Table 1			
E17 – Larkfield Industrial Estate		Discuss future actions with site owner.	IC Planning Policy team	December 2021
E18 – Former Inverkip Power Station	See Table 1			

6 ACTIONS TO DELIVER LOCAL DEVELOPMENT PLAN POLICIES

Policy	Progress (May 2021)	Future Actions Required	Action Lead (s)	Timescale
1 – Creating successful places	Draft Supplementary Guidance on Planning Application Advice Notes published May 2021	Publish revised draft Supplementary Guidance if necessary then submit to Scottish Ministers for adoption	IC Planning Policy team	September 2022
	N/a	Publish draft Supplementary Guidance on Design	IC Planning Policy team	September 2022

		Guidance for Residential Development then submit to Scottish Ministers for adoption		
2 – Priority projects	See Table 1			
3 – Priority places	See Table 1			
4 – Supplying energy	Draft Supplementary Guidance on Energy published May 2021	Publish revised draft Supplementary Guidance if necessary then submit to Scottish Ministers for adoption	IC Planning Policy team	September 2022
5 – Heat networks	Draft Supplementary Guidance on Energy published May 2021	Publish revised draft Supplementary Guidance if necessary then submit to Scottish Ministers for adoption	IC Planning Policy team	September 2022
6 – Low and zero carbon generating technology		Guidance to be included in revised Draft Supplementary Guidance on Energy	IC Planning Policy team	September 2022
7 – Waste reduction and management	No actions currently proposed			
8 – Climate change adaptation	N/a	Prepare Planning Guidance on climate risk and vulnerability assessments	IC Planning Policy team	June 2022
9 – Managing flood risk	<p>The Council has completed the following relevant actions in the Clyde and Loch Lomond Flood Risk Management Plan:</p> <ol style="list-style-type: none"> 1) Cartsburn Flood Prevention Scheme 2) Bouverie Flood Prevention Scheme <p>Work has commenced on the Surface Water Management Study.</p>	Continue implementation of relevant actions in the Clyde and Loch Lomond Flood Risk Management Plan	IC Roads and Transportation	Ongoing

10 – Surface and waste water drainage	No actions currently proposed.			
11 – Promoting sustainable and active travel	The Council adopted an Active Travel Strategy (ATS) in 2018.	Continue delivery of the Council's Smarter Choices Smarter Places programme	IC Roads and Transportation	Ongoing
	Behaviour change actions in the Active Travel Strategy are being delivered through the Council's Smarter Choices Smarter Places programme. A dedicated Active Travel Strategy officer (post shared with Sustrans) has been progressing the infrastructure actions in the Active Travel Strategy. This includes provision of a dedicated cycle route from Gourock – Port Glasgow, which is currently underway.	Continue delivery of the infrastructure actions in the Active Travel Strategy.	IC Roads and Transportation	Ongoing
12 – Managing impact of development on the transport network	Improvements to the transport network will be made as and when required by development proposals			
13 – Air quality	Annual Air Quality Progress Report for Inverclyde published in June 2020.	Annual Air Quality Progress Report	IC Environmental & Public Protection	Ongoing
14 – Communications infrastructure	No actions currently proposed.			
15 – Green belt and countryside	No actions currently proposed.			
16 - Soils	N/a	Investigate options for peatland restoration on Council-owned land	IC Planning Policy	March 2022
17 – Brownfield development	No general actions currently proposed. Many of the development sites identified in Tables 2-5 are on brownfield land			

18 – Land for housing	See Table 2			
	2019 Housing Land Audit finalised. Draft 2020 Housing Land Audit submitted to Homes for Scotland	Continue to undertake annual Housing Land Audit	IC Planning Policy	Ongoing
	Draft Supplementary Guidance on Affordable Housing in the Inverclyde Villages published May 2021	Publish revised draft Supplementary Guidance if necessary then submit to Scottish Ministers for adoption	IC Planning Policy team	September 2022
	Draft Supplementary Guidance on Planning Application Advice Notes published May 2021	Publish revised draft Supplementary Guidance if necessary then submit to Scottish Ministers for adoption	IC Planning Policy team	September 2022
	N/a	Publish draft Supplementary Guidance on Design Guidance for Residential Development then submit to Scottish Ministers for adoption	IC Planning Policy team	September 2022
19 – Individual and small scale housing development in the green belt and countryside	No actions currently proposed			
20 – Residential areas	No actions currently proposed			
21 – Wheelchair accessible housing	No actions currently proposed			
22 – Community facilities	See Table 3			
	N/a	Publish draft Supplementary Guidance on Developer Contributions then submit to Scottish Ministers for adoption	IC Planning Policy team	September 2022
23 – Network of centres	See Table 4			

strategy	Annual monitoring of town centres	Continue annual monitoring of town centres	IC Planning Policy team	Ongoing
24 – Network of centres sui generis uses	Annual monitoring of town centres	Continue annual monitoring of town centres	IC Planning Policy team	Ongoing
25 – Business and industrial areas	Annual monitoring of business/industrial areas and development	Continue annual monitoring of business/industrial areas and development	IC Planning Policy team	Ongoing
26 – Business and industrial development opportunities	See Table 5.			
27 – Tourism development	No actions currently proposed.			
28 – Conservation areas	Finalised Conservation Area Appraisals in place for Greenock West End and Quarrier's Homes conservation areas.	Prepare Conservation Area Appraisals for remaining 6 conservation areas	IC Planning Policy team	December 2022
	Draft Article 4 Direction for all conservation areas approved by for consultation in March 2020.	Consult on draft Article 4 Direction, finalise for committee approval and submit to Scottish Government.	IC Planning Policy team	January 2022
29 – Listed buildings	No actions currently proposed.			
30 – Enabling development	Draft Supplementary Guidance on Enabling Development published May 2021	Publish revised draft Supplementary Guidance if necessary then submit to Scottish Ministers for adoption	IC Planning Policy team	September 2022
31 – Scheduled monuments and archaeological sites		Monitoring of Historic Environment Records	IC Planning Policy Team	Ongoing
32 – Gardens and designed landscapes	No actions currently proposed			
33 – Biodiversity and geodiversity		Biodiversity Duty Report due for update 2021	IC Planning Policy team/Development Management	December 2021
34 - Landscape	No actions currently proposed			

35 – Trees, woodland and forestry		Preparation of draft Supplementary Guidance on Trees.	IC Planning Policy Team	December 2021
		Review of Tree Preservation Areas	IC Planning Policy Team	Ongoing
36 – Safeguarding green infrastructure	A Greenspace Audit has been completed.	Preparation of Greenspace Strategy	IC Planning Policy Team	June 2022
37 – Delivering green infrastructure through new development	n/a	Preparation of draft Supplementary Guidance on Delivering Green Infrastructure Through New Development	IC Planning Policy	December 2021
38 – Clyde Muirshiel Regional Park	No actions currently proposed.			
39 – Water environment	No actions currently proposed.			

Inverclyde
council

Regeneration and Planning

Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
PA15 1LY

Telephone: 01475 712491