

The background of the cover is a photograph of a coastal scene. In the foreground, there is a grassy area with a metal railing. A small lighthouse with a black and white checkered pattern stands on a rocky outcrop in the water. In the distance, there are hills and a town. The sky is blue with white clouds. A large white circle is centered on the page, containing a dark grey compass rose. The text 'Inverclyde council' is written in white serif font across the left side of the compass rose. The text 'LOCAL DEVELOPMENT PLAN' is written in white sans-serif font across the right side of the compass rose. A vertical white line runs down the center of the page, passing through the compass rose.

Inverclyde
council

LOCAL
DEVELOPMENT
PLAN

DEVELOPMENT PLAN SCHEME
& PARTICIPATION STATEMENT
JANUARY 2024

INTRODUCTION

Local Development Plan

The Local Development Plan sets out the strategy, policies and proposals for the use of land and buildings within an area. It is used to determine planning applications and provide advice on development proposals.

Current Inverclyde Local Development Plan

The Local Development Plan, which was adopted by Inverclyde Council on the 26th August 2019, includes a range of policies and development sites, which together provide the context for determining where development should and shouldn't happen in Inverclyde.

Supplementary Guidance, which provides greater detail on how certain policies will be applied when determining planning applications and advising on development proposals was also prepared. Published Supplementary Guidance covers:

- Enabling Development (adopted)
- Energy (draft)
- Planning Application Advice Notes (adopted)
- Priority Places (adopted)

While the adopted Local Development Plan was due to be in place for five years, until August 2024, a decision by the Court of Session in July 2020 to quash Chapter 7 of the Plan (Our Homes and Communities) meant that the adopted Plan did not provide a development plan policy context for housing and community facility development. Work was, therefore, started on a new Plan.

On 17 May 2021, Inverclyde Council published its Proposed Local Development Plan for consultation. Draft Supplementary Guidance was also prepared covering:

- Affordable Housing in Inverclyde villages
- Enabling Development
- Energy
- Planning Application Advice Notes
- Priority Places

Circumstances, however, resulted in insufficient time to modify and continue preparation of the Proposed Plan, within the designated period, under the Planning (Scotland) Act 2006 prior to the **Planning (Scotland) Act 2019** coming into effect.

The current Inverclyde Local Development Plan therefore consists of the:

- **Adopted Inverclyde Local Development Plan 2019** and associated guidance
- **Proposed Inverclyde Local Development Plan 2021** and associated guidance

The Local Development Plan and associated guidance can be viewed at www.inverclyde.gov.uk/ldp

NEW INVERCLYDE LOCAL DEVELOPMENT PLAN

It is intended to commence the preparation of the new Inverclyde LDP in Q4 of 2023/24 under the **Planning (Scotland) Act 2019** which adjusts the form and content and the processes for preparing the Local Development Plan, from early engagement through to the examination and adoption.

In preparing the new LDP, the Council is required to take into account **National Planning Framework 4 (NPF4)**, which is the Scottish Government's strategy for Scotland's long term spatial development and includes national planning policies, as well as the **Regional Spatial Strategy (RSS)** for the area and any **Local Place Plans (LPP)** which may have been prepared, although the RSS and LPPs do not form part of the statutory development plan



Figure 1: Development Plan

Stages of New Local Development Plan Preparation

Stage 1 Development Plan Scheme

- A Development Plan Scheme is prepared outlining the timetable for the plan along with a Participation Statement providing details of how people will be engaged as part of the process for preparing it.
- Issue an invitation to communities to prepare Local Place Plans and indicate the support the council will provide in doing so.

The Development Plan Scheme and Participation Statement will be updated annually with information on how the preparation of the next Plan is progressing and how to get involved in its preparation.

Stage 2 Evidence Report

- Information is gathered for the Evidence Report, informed by consultation with key agencies, stakeholders, the public and a range of other groups including children and young people
- Scoping of the Strategic Environmental Assessment (SEA) takes place
- The Council prepares, consults on and publishes the Evidence Report

Stage 3 Gate Check

- The Evidence Report is submitted to Scottish Ministers
- A reporter is appointed and assesses the sufficiency of the Evidence Report
- The reporter confirms that the Evidence Report is sufficient or prepares an assessment report with recommendations for improvement
- Council revises the Evidence Report if necessary and resubmits it to Scottish Ministers

Stage 4 Proposed Plan

- A 'Call for Ideas' is issued, inviting submissions on potential development sites or other improvements.
- A Site Assessment is carried out.
- The Council prepares the Proposed Plan, together with a proposed Delivery Programme, Environmental Report and other required assessments
- Consultation takes place on the Proposed Plan for a minimum of 12 weeks.

- The Council decides whether it wishes to make modifications to the plan and publishes a Modifications Report
- The Council prepares its response to unresolved issues and submits the Proposed Plan to Scottish Ministers

Stage 5 Examination

- A reporter is appointed to conduct the Examination into unresolved issues
- The reporter checks that the Council has met its consultation commitments outlined in the Participation Statement
- The reporter decides whether to obtain further information by means of an inquiry, hearing or written information requests
- An Examination Report is produced with recommendations on modifications which are largely binding on the Council, or post-adoption amendments

If the reporter considers that insufficient land has been identified, they may instruct the Council to prepare another Proposed Plan.

Stage 6 Adoption and Delivery

- The Council makes the required modifications and adopts the plan
- The Delivery Programme is published within 3 months of plan adoption plan is delivered

Timetable for the Preparation of the New Local Development Plan

Key Stage	Date	Actions
Development Plan Scheme and Participation Statement	Q4 2023/24	<ul style="list-style-type: none"> • Committee approval of draft DPS & PS • Obtain consent to go out to public consultation on DPS & PS • Public consultation on DPS & PS • Committee approval of finalised DPS & PS • Invitation to prepare Local Place Plans
Evidence Report	Q4 2023/24 – Q3 2024/25	<ul style="list-style-type: none"> • Prepare draft Evidence Report including engagement and consultation. • SEA scoping/consultation
Gate Check	Q4 2024/25	<ul style="list-style-type: none"> • Committee Presentation • Publish Evidence Report and submit to Scottish Ministers. • Reporter considers whether the evidence is 'sufficient' to proceed.
Proposed Plan	Q1 2025/26 – Q3 2025/26	<ul style="list-style-type: none"> • Call for ideas/sites, consider strategy options, carry out assessments. • Prepare Proposed Plan. • Prepare SEA Environment Report • Committee Presentation • Consult on Proposed Plan • Modify Plan • Committee Presentation • Report on Responses • Submit to Scottish Ministers
Examination	Q4 2025/26	<ul style="list-style-type: none"> • Reporter considers unresolved issues at Examination and prepares • Report with recommendations
Adoption and Delivery	Q4 2025/26 – Q1 2026/27	<ul style="list-style-type: none"> • Committee • Report receipt of Examination Report • Modify Plan and adopt. • Publish Delivery Programme

Assessments

To ensure that any significant impacts are identified and addressed during the preparation of the next Plan, four assessments will be carried out:

Strategic Environmental Assessment – seeks to identify and address any significant environmental effects which the next Plan may have.

Habitats Regulations Appraisal – seeks to identify and address significant effects on European designated habitats and species

Equalities Impact Assessment – seeks to ensure that the Local Development Plan promotes equality and human rights and does not result in discrimination.

Fairer Scotland Duty Assessment – seeks to ensure that the Local Development Plan pays regard to reducing socio-economic inequalities.

PARTICIPATION STATEMENT

Participants

Everyone within Inverclyde with an interest in planning issues is encouraged to get involved in the preparation of the new Local Development Plan. Participation is important as it will help prepare a Plan that addresses the needs, aspirations and concerns of those who live, work, visit and invest in the area.

Planning legislation sets out requirements for community engagement which have been enhanced by the Planning (Scotland) Act 2019 through the introduction of local place plans, and the specific provisions to involve previously under-represented groups such as children and young people, gypsy/travellers and people with disabilities. Engagement should be early, collaborative, meaningful and proportionate, providing for a diverse range of people to express their views in different ways. Scottish Government Guidance on Effective Community Engagement in Local Development Planning will also inform this process.

At various stages of the preparation of the new LDP, involvement will be sought from: (not an exhaustive list):

- Individual members of the public
- Community Bodies
- Locality Partnerships
- Council Services
- Landowners
- Third Sector Organisations
- Children & Young People
- Community Councils
- Other Community & Interest Groups
- Elected Members
- Development Industry
- Key Agencies & Scottish Government
- Business and Commercial Sectors

How can you register as a participant?

The Council maintains a mailing list of interested people, groups and organisations that will be directly notified of key stages/events in the preparation of the next Plan.

The preferred means of communication is e-mail. To add your name to the mailing list, please complete the expression of interest e- form at: www.inverclyde.gov.uk/ldp-review.

Alternatively, please write to: Planning Policy Team, Inverclyde Council, Municipal Buildings, Clyde Square, Greenock, PA15 1LY

Engagement Methods

The range of techniques used to publicise and engage at the various stages of the LDP preparation will include:

Actions

- Targetted social media for under-represented groups
- Exhibitions/Events – to be held at busy public locations (eg libraries, leisure centres, community centres)
- Children/youth - focused events/ discussions (schools, youth groups, Youth Parliament)
- Meetings with stakeholders (eg key agencies)
- Presentations to community groups, where requested (eg Community Councils and local Civic Trust)
- Briefings to the Council's Local Development Plan Members /Officers Working Group
- Citizens' Panel Questionnaire – focused questions on LDP subjects
- Committee - Reports to the Council's Environment and Regeneration Committee
- Planning staff responses to telephone/e-mail queries

Publicity

- Mailing list - notification of the 566 individuals/organisations on the Local Development Plan mailing list (e-mail or letter) at key stages
- Social media – Updates on the Council's social media Facebook and X
- Web site - Information and consultation documents made available on the Council's LDP website –
- Adverts - Statutory notices, press adverts and/or press releases in the Greenock Telegraph
- Notification - Owner /occupiers and neighbours of sites included in the Proposed Plan notified
- Video – explanation of planning process and purpose of LDP.

This participation statement sets out when consultation will be held (based on the plan preparation stages), how it will be held and who will be consulted.

Plan Stage	Purpose/Engagement	Action
Development Plan Scheme and Participation Statement Q1 2024	<p>Seek the views of stakeholders, including the public, on the content of the Participation Statement and how engagement will be carried out in the preparation of the Plan.</p> <p>Issue invitations to prepare Local Place Plans</p>	<p>E-mail those on the LDP database Promotion through Council website and social media <i>Distribution of video on participating in producing LDP</i></p> <p>Liaise with community groups</p>
Evidence Report Q1 2024 -Q1 2025	<p><u>Call for Evidence</u> Gather information from organisations and communities to help in the preparation of the Evidence Report. Engage with:</p> <ul style="list-style-type: none"> • Key agencies • Government Agencies • Stakeholders • Land/property owners • Community Councils/Groups • Children/youth groups • Gypsies/travellers • Local authorities • Council Services • Councillors/MSPs/MPs • Those on the LDP database <p><i>It is a statutory requirement to obtain views in preparation of the Evidence Report but not to consult on it.</i></p>	<p>Publicise Call for Evidence through:</p> <ul style="list-style-type: none"> • Social media • Council website • Local press <p>Consultation to allow submission of evidence through:</p> <ul style="list-style-type: none"> • Targetted e-mailing with invitations to submit evidence • Events/ workshops with public/groups/organisations <p>Prepare and take Evidence Report to Committee for full Council Approval</p>
Gate Check Q2 2025	No significant engagement at this stage	The outcome of the Gate Check will be publicised
Proposed Plan (drafting)	<u>Call for Ideas</u>	<p>Carry out a Call for Ideas exercise using:</p> <ul style="list-style-type: none"> • Social media

<p>Q3 2025 – Q1 2027</p>	<p>Opportunity for people and organisations to put forward ideas and sites for inclusion in the Proposed Plan</p> <p><u>Delivery Programme</u> A setting out of the actions required for the planning authority to implement the Plan</p> <p><u>Consultation on Proposed Plan, Evidence Report and Delivery Programme</u> Allow people/organisations to make formal representations on the Proposed Plan</p> <p><u>Modification of Proposed Plan</u></p>	<ul style="list-style-type: none"> • Council website • Local press • Targetted e-mailing with invitations to submit ideas/sites • Events/ workshops with public/groups/organisations • Meetings with stakeholders <p>Consult with and obtain the views of:</p> <ul style="list-style-type: none"> • Key agencies • Scottish Ministers <p>Present Proposed Plan and Delivery Programme to Committee for full Council approval to go out for consultation.</p> <p>Publicise the 12 week consultation through:</p> <ul style="list-style-type: none"> • Social media • Council website • Local press • E-mail those on LDP database • Events/ workshops with public/groups/organisations • Presentations to Community Councils/Groups • Notifying neighbours of sites proposed for development in the Plan <p>Make available a copy of the summary of comments on the Proposed Plan and the Council's responses and the modifications the Council intends to make to the Proposed Plan.</p> <p>Present modified Proposed Plan to Committee for full Council approval for submission to Scottish Ministers Publicise the submission of the Proposed Plan to Scottish Ministers using:</p>
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		<ul style="list-style-type: none"> • Social media • Council website • Local press • E-mail those on LDP database • E-mail parties who made representations
Examination Q1 2027 – Q4 2027	No significant engagement at this stage	<p>Notify all parties with unresolved representations of the Examination process</p> <p>Post Examination:</p> <ul style="list-style-type: none"> • make the final Examination Report and Reporter's recommendations available through: <ul style="list-style-type: none"> ○ Council website ○ Local libraries and Council offices • present Examination Report with any modifications to Committee to obtain full Council approval to adopt
Adoption and Delivery Q1 2028	No significant engagement at this stage	<p>Publicise the adoption of the Local Development Plan and Delivery Programme through:</p> <ul style="list-style-type: none"> • Social media • Council website • Statutory advertisement in local newspaper <p>and notify:</p> <ul style="list-style-type: none"> • Those who made representations on the Plan

Making Comments

Responses can be made at the Evidence Report and Proposed Plan stages by:

- Providing informal comments at Local Development Plan Events such as presentations to local community groups
- Using the e-form on the Council website <https://www.inverclyde.gov.uk/planning>
- E-mailing or writing a letter using the contact details below:

Planning Policy
Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
PA15 1LY
TEL: 01475 712493
E-mail: ldp@inverclyde.gov.uk

When a formal representation is received, it will be acknowledged by email, or letter, if no email address is available.