

Inverclyde  
council  
**LOCAL  
DEVELOPMENT  
PLAN**

**MAIN ISSUES REPORT**  
MARCH 2017



**DEVELOPMENT OPPORTUNITY REVIEW**  
**BACKGROUND REPORT**

## **Inverclyde Local Development Plan**

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

The Inverclyde Local Development Plan, adopted in August 2014, includes 105 development opportunity sites, identified within 4 different schedules which identify opportunity sites for business/industry, residential, town centre and retailing, and tourism development.

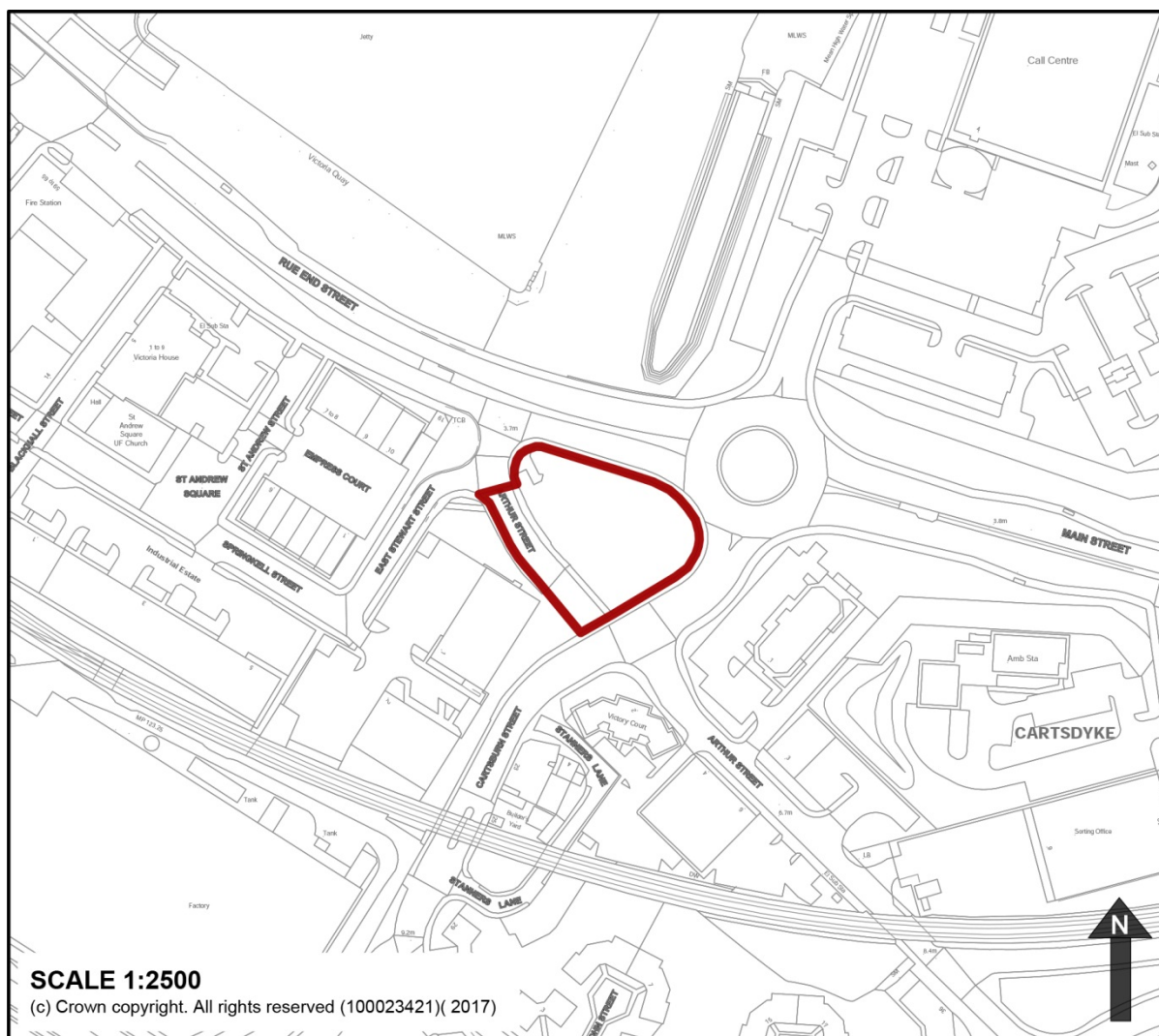
This background report to the Inverclyde Local Development Plan Main Issues Report reviews these existing development opportunity sites, and indicates whether they should remain as development opportunities in the Local Development Plan and for what use(s) they should be designated.

The recommendations of the review are included in the Main Issues Report under Issue 26.



## Schedule 4.1 Business and industrial development opportunities

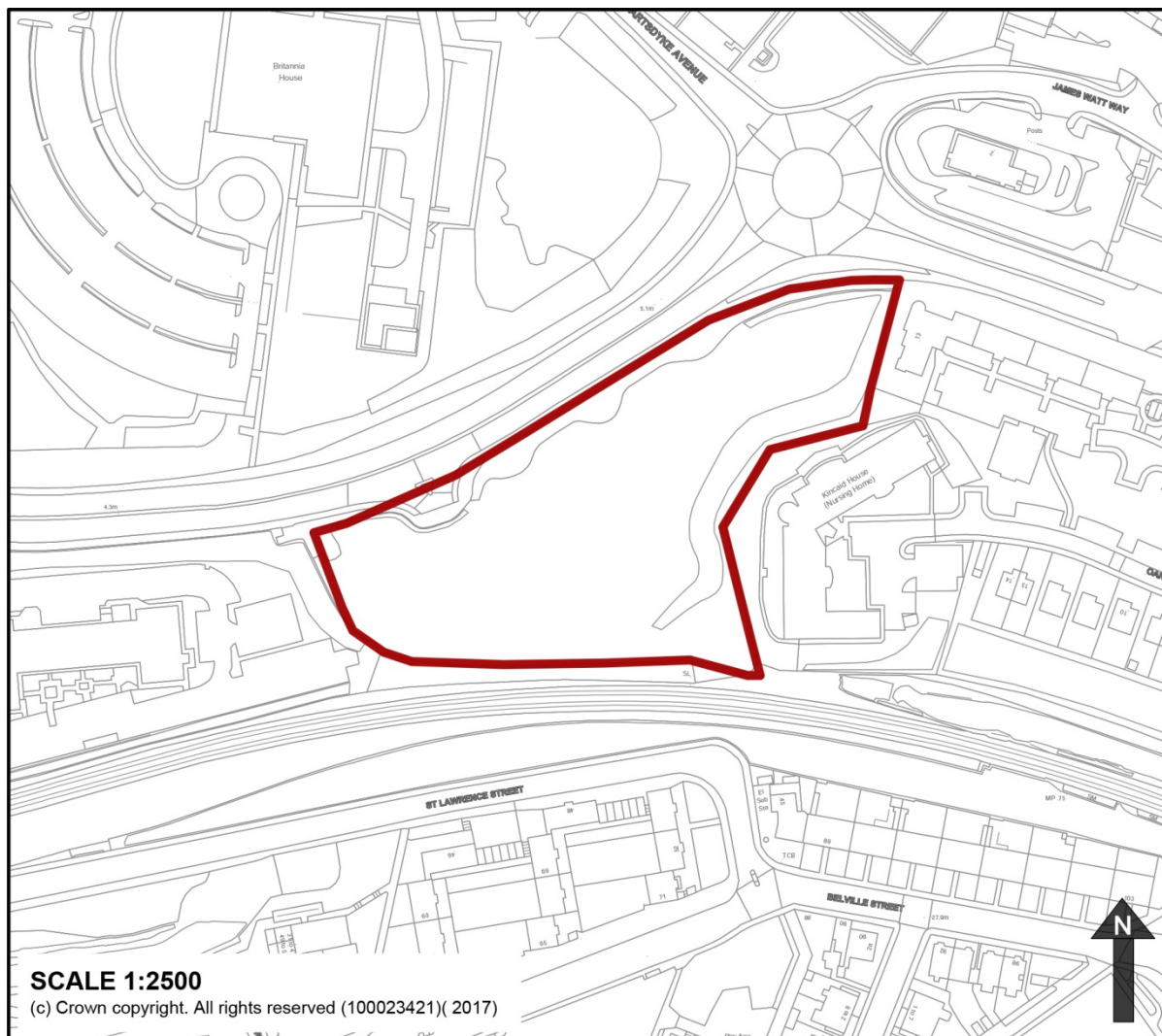
LDP Ref.	e1	Location	Cartsburn (Landward W)
Site area (ha)	0.3	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Flat, grassed brownfield site fronting onto the A8 and within the western boundary of the Inverclyde Waterfront SEIL
Planning status	None
Development status	Not started
SEA issues	Water (flood risk)
Delivery issues	None
Recommendation	Retain as a Business and Industrial Development Opportunity



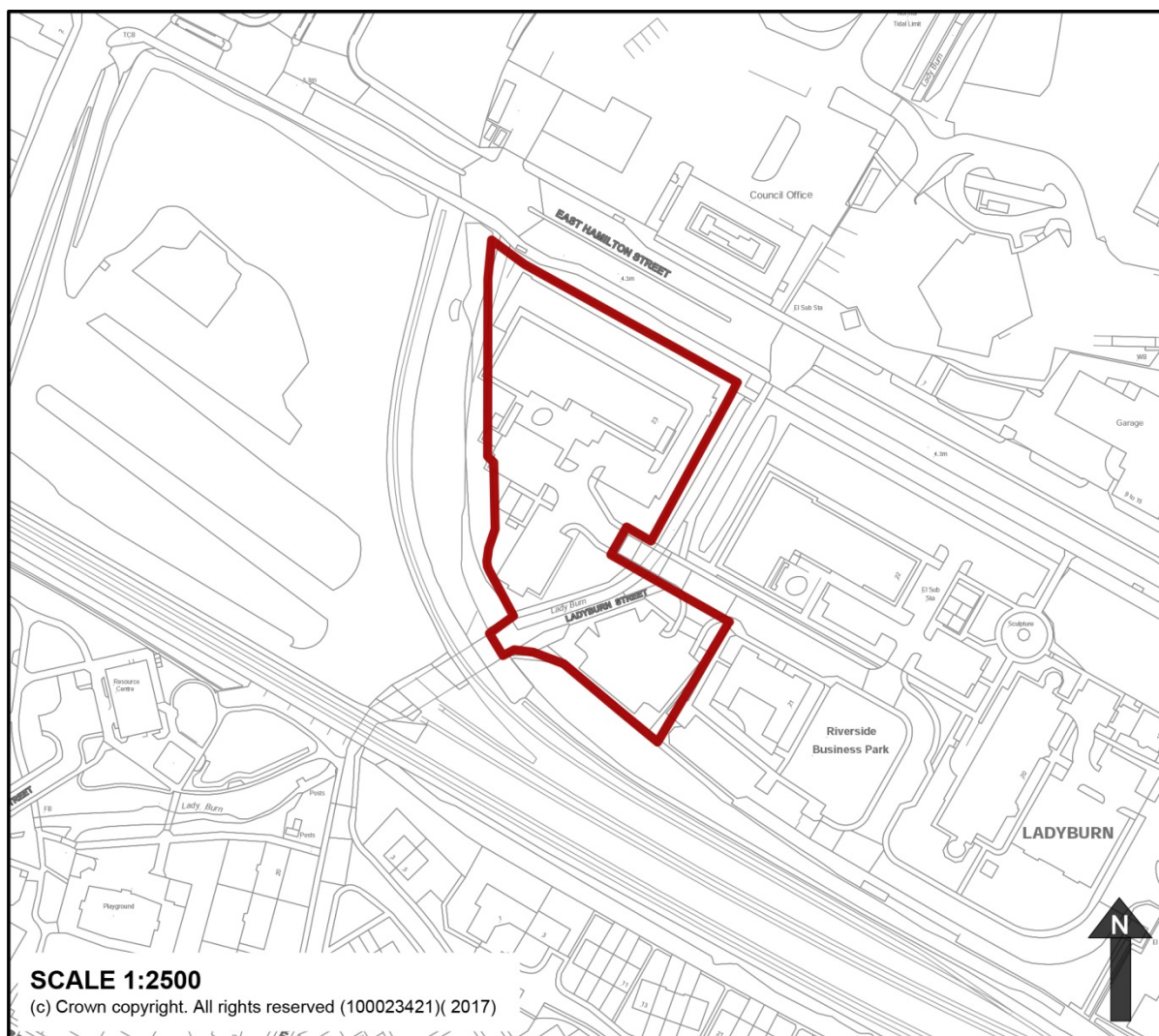
LDP Ref.	e3	Location	Cartsburn (Landward E)
Site area (ha)	1.42	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Prominent brownfield site adjacent to the A8 and within the Inverclyde Waterfront SEIL
Planning status	None
Development status	Riverside Inverclyde completed site preparation works in 2008, including new site access. Drainage improvements were carried out in 2011.
SEA issues	Water (flood risk)
Delivery issues	None
Recommendation	Retain as a Business and Industrial Development Opportunity

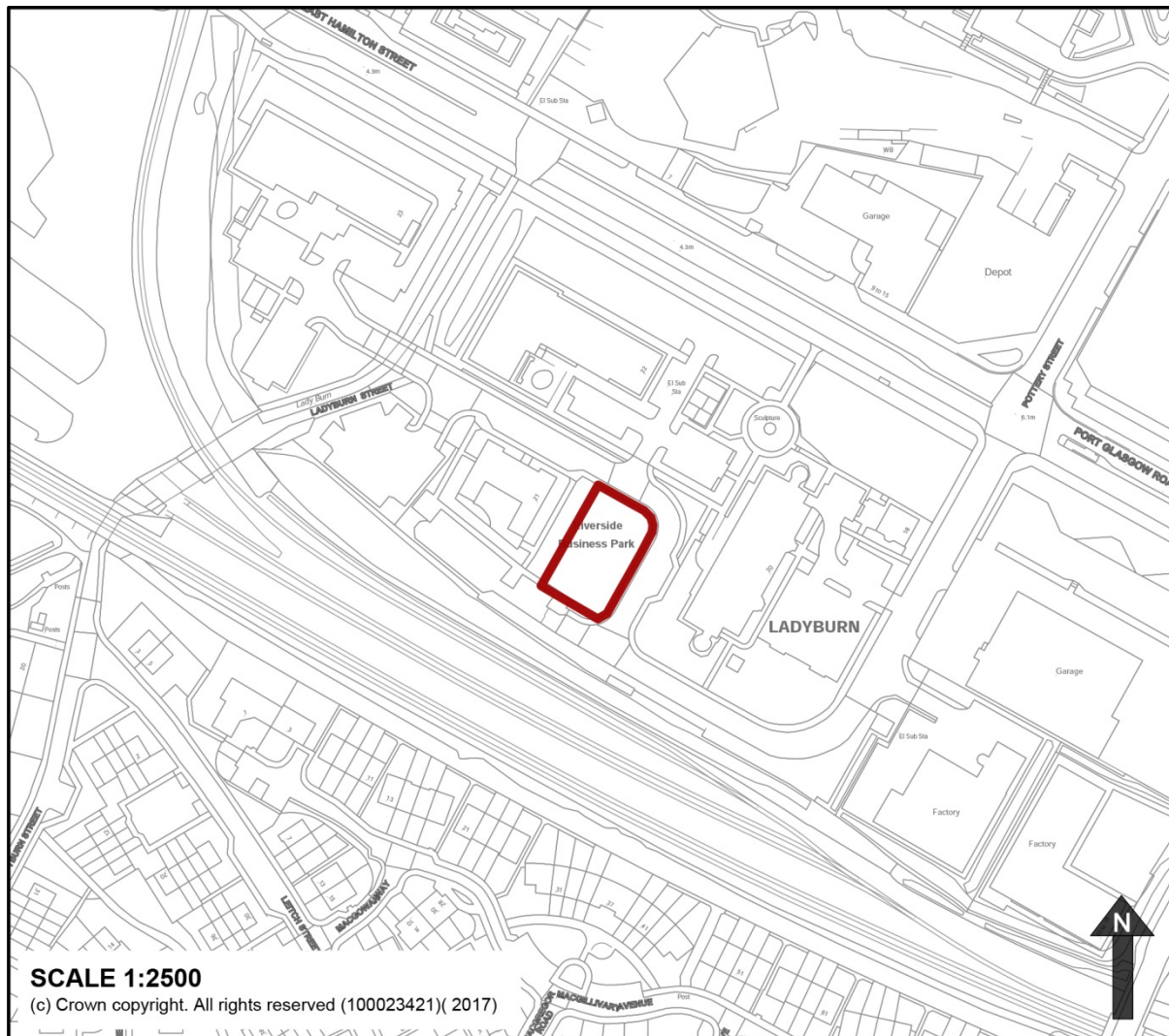


LDP Ref.	e4	Location	Riverside Business Park
Site area (ha)	0.92	Town	Greenock
Current use	Offices (Class 4)		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



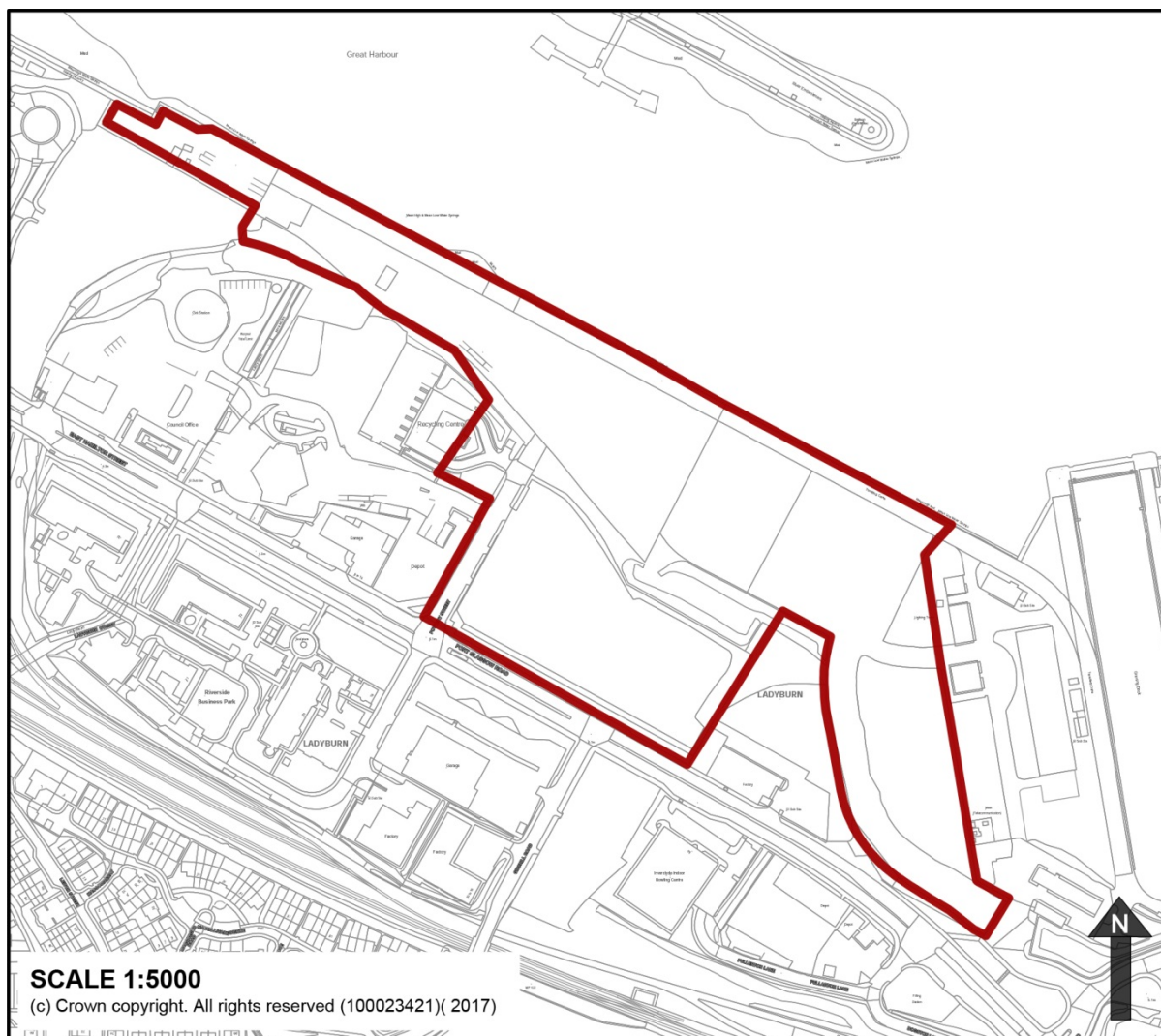
Site description	Prominent brownfield site in Riverside Business Park, which is adjacent to the A8 and within the Inverclyde Waterfront SEI
Planning status	Planning permission for 2 storey Class 4 office (2012)
Development status	Office development completed in 2013
SEA issues	n/a
Delivery issues	n/a
Recommendation	Developed. Delete as a business and industrial development opportunity. Identify as Business and Industrial Area.

LDP Ref.	e5	Location	Riverside Business Park
Site area (ha)	0.1	Town	Greenock
Current use	Car park		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Flat, grassed brownfield site in Riverside Business Park, which is adjacent to the A8 and within the Inverclyde Waterfront SEIL
Planning status	Planning permission for an overflow car park (2015)
Development status	Car park completed in 2016
SEA issues	n/a
Delivery issues	n/a
Recommendation	Developed. Delete as a business and industrial development opportunity. Identify as Business and Industrial Area

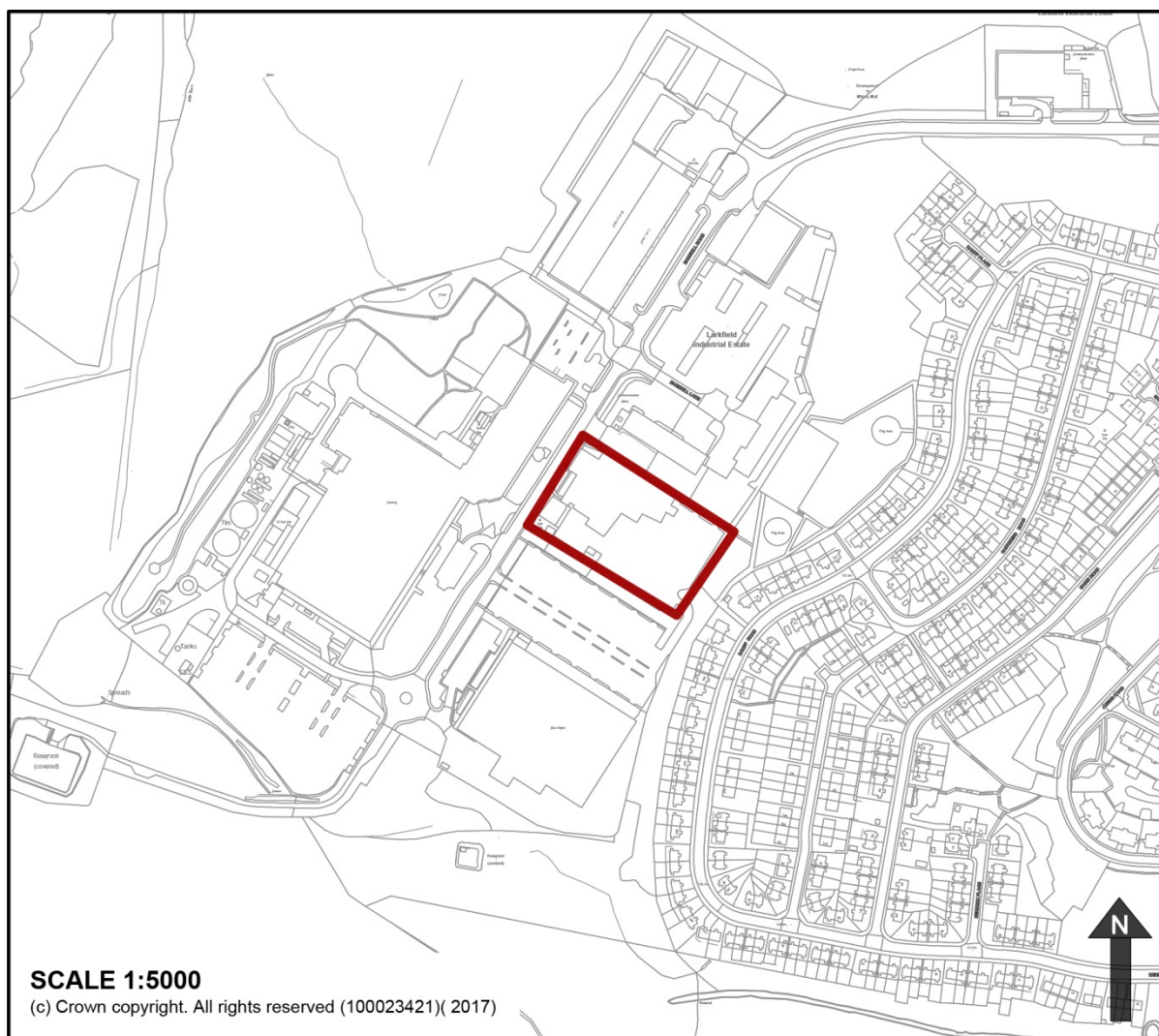
LDP Ref.	e6	Location	Pottery Street (N)/Inchgreen
Site area (ha)	9.33	Town	Greenock
Current use	Central area used for car storage. North west area used for light industrial and storage/distribution. Eastern area is vacant.		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6), particularly green technologies and business and financial services.		



Site description	Brownfield site with a hard standing surface. Adjacent to the waterfront and the A8. Within the Inverclyde Waterfront SEIL
Planning status	Planning permission for car storage on central area. Certificate of lawfulness for light industrial and storage and distribution on north west part
Development status	Two temporary uses on the site, outlined above
SEA issues	Biodiversity (nesting birds). Water (pollution, morphological alterations, flood risk)
Delivery issues	Existing uses on site
Recommendation	Retain as a Business and Industrial Development Opportunity

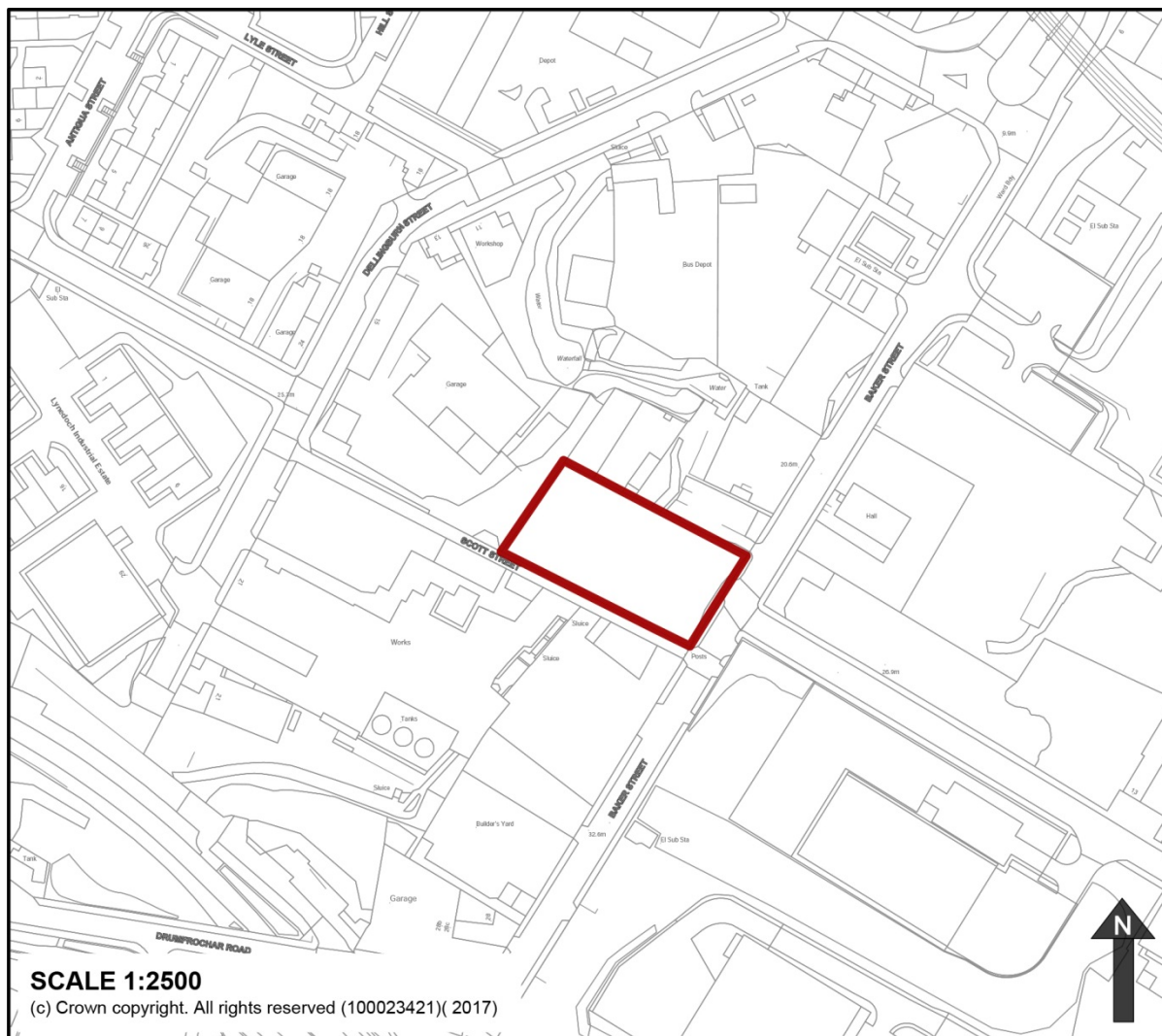


LDP Ref.	e7	Location	Larkfield Industrial Estate
Site area (ha)	0.88	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



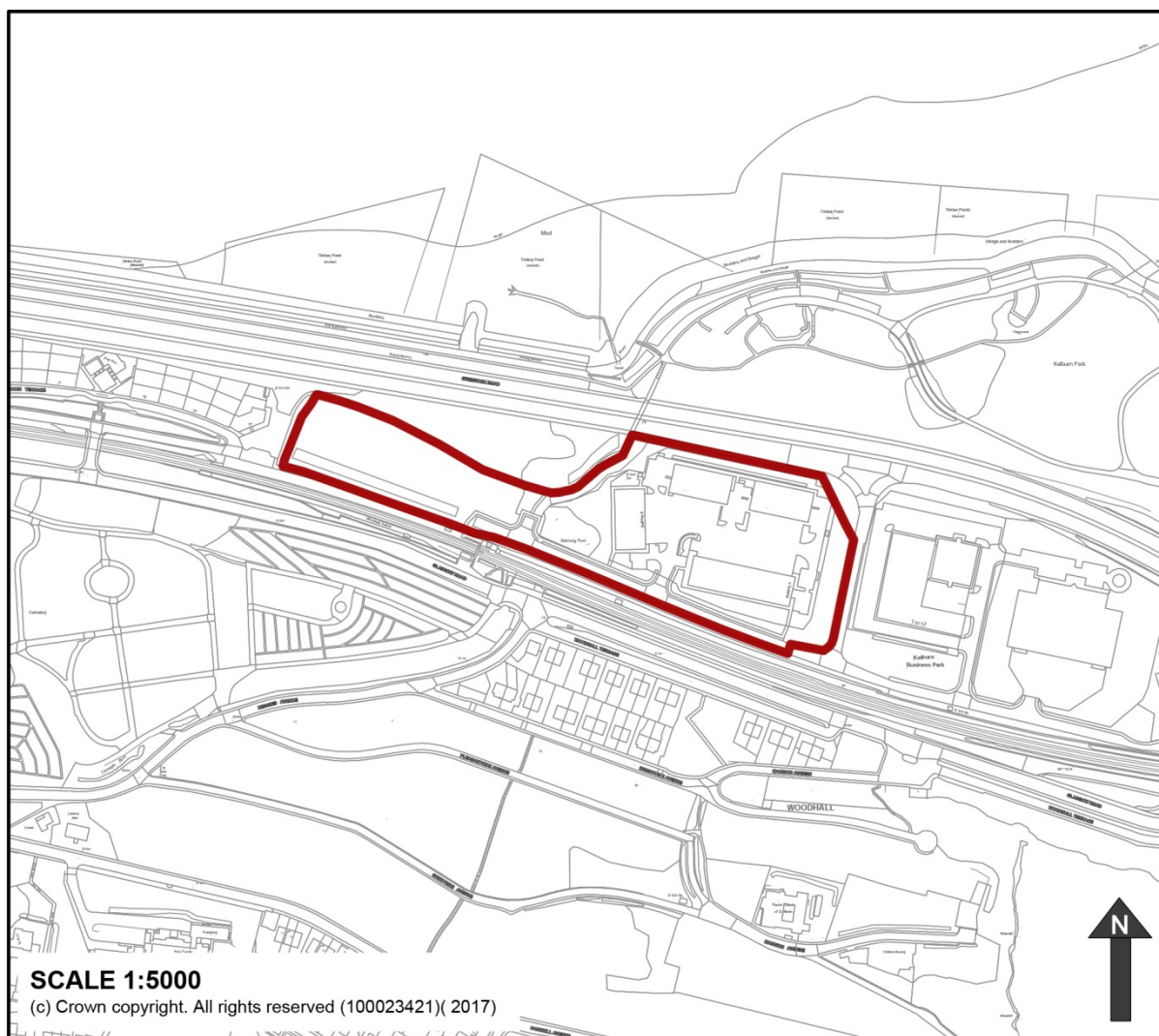
Site description	Flat, brownfield site with hard standing areas. Part of the wider Texas Instruments site
Planning status	None
Development status	Not started
SEA issues	Water (flood risk). Air (close proximity to PPC licensed Texas Instruments)
Delivery issues	Texas Instruments will end their current operations and leave the Estate end of 2017
Recommendation	Extend boundary to include vacant site to the south. Identify new combined area as a Business and Industrial Development Opportunity

LDP Ref.	e8	Location	Baker Street/Ingleston
Site area (ha)	0.27	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6) within Area of Potential Change		



Site description	Brownfield site, which is largely overgrown with vegetation. Owned by Inverclyde Council.
Planning status	None
Development status	Not started
SEA issues	Water (flood risk)
Delivery issues	None
Recommendation	Retain as a Business and Industrial Development Opportunity.

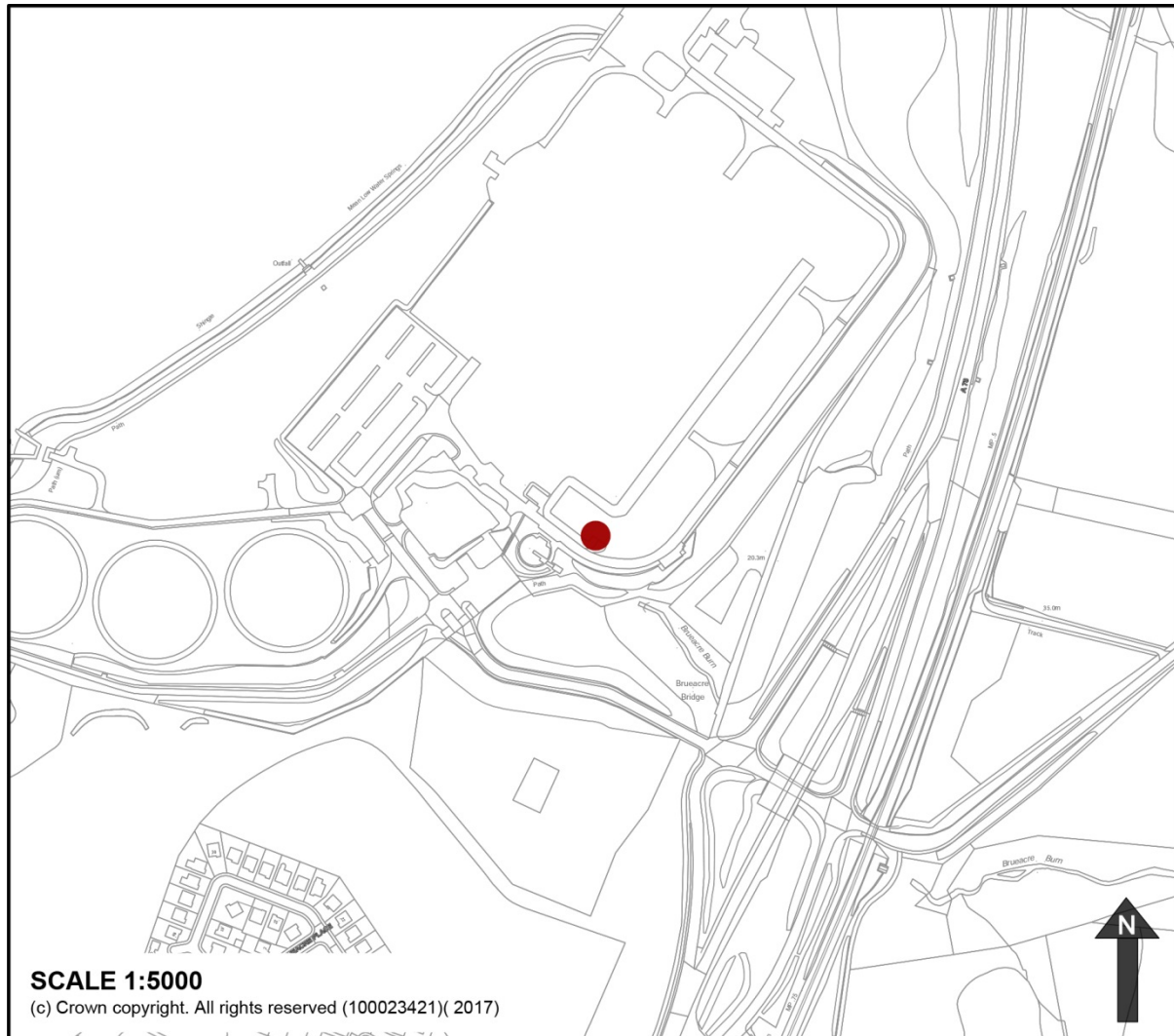
LDP Ref.	e9	Location	Kelburn Business Park
Site area (ha)	3.05	Town	Port Glasgow
Current use	Light Industrial/Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Flat, brownfield site, formerly used as a juniors football ground. Located between the A8 to the north and the Gourock- Glasgow train line to the south.
Planning status	Planning permission for four business units on the eastern part of the site (2013).
Development status	Development of four light industrial units completed in 2014.
SEA issues	Water (flood risk)
Delivery issues	None
Recommendation	Part developed. Delete the developed part of the site and identify as Business and Industrial Area. Retain the remaining vacant land as a Business and Industrial Development Opportunity.



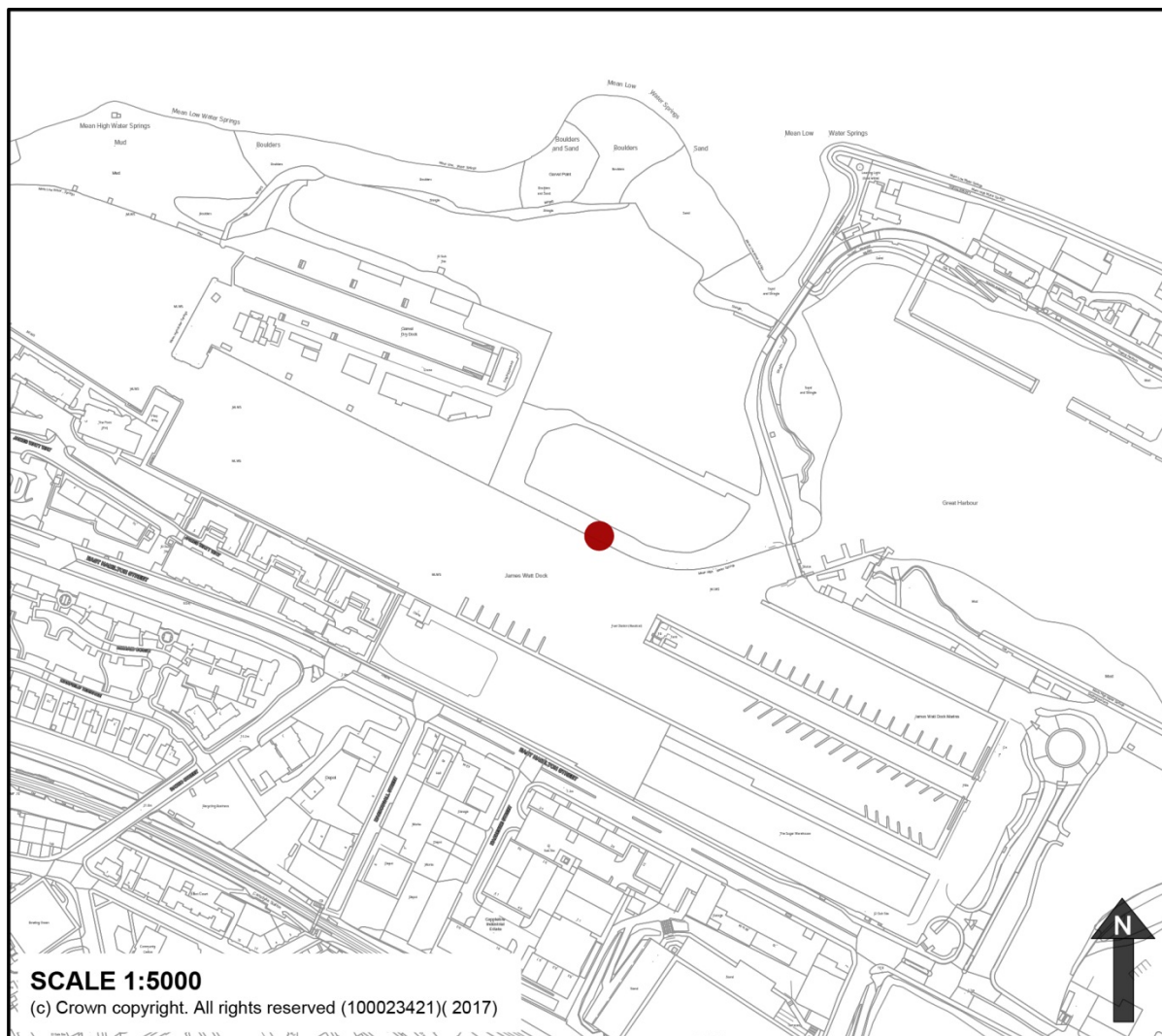
LDP Ref.	e10	Location	Former Inverkip Power Station
Site area (ha)	Indicative	Town	By Wemyss Bay
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6) within Major Area of Change		



Site description	Former Inverkip Power Station site. Set within an established semi-rural landscape. Site cleared between 2010- 2013
Planning status	Application in principle submitted for mixed use development (2009). Application undetermined due to ownership issues
Development status	Not started
SEA issues	Biodiversity (TPO and SINCE). Water (flood risk)
Delivery issues	Ownership issues. Potential contamination
Recommendation	Retain as a Business and Industrial Development Opportunity



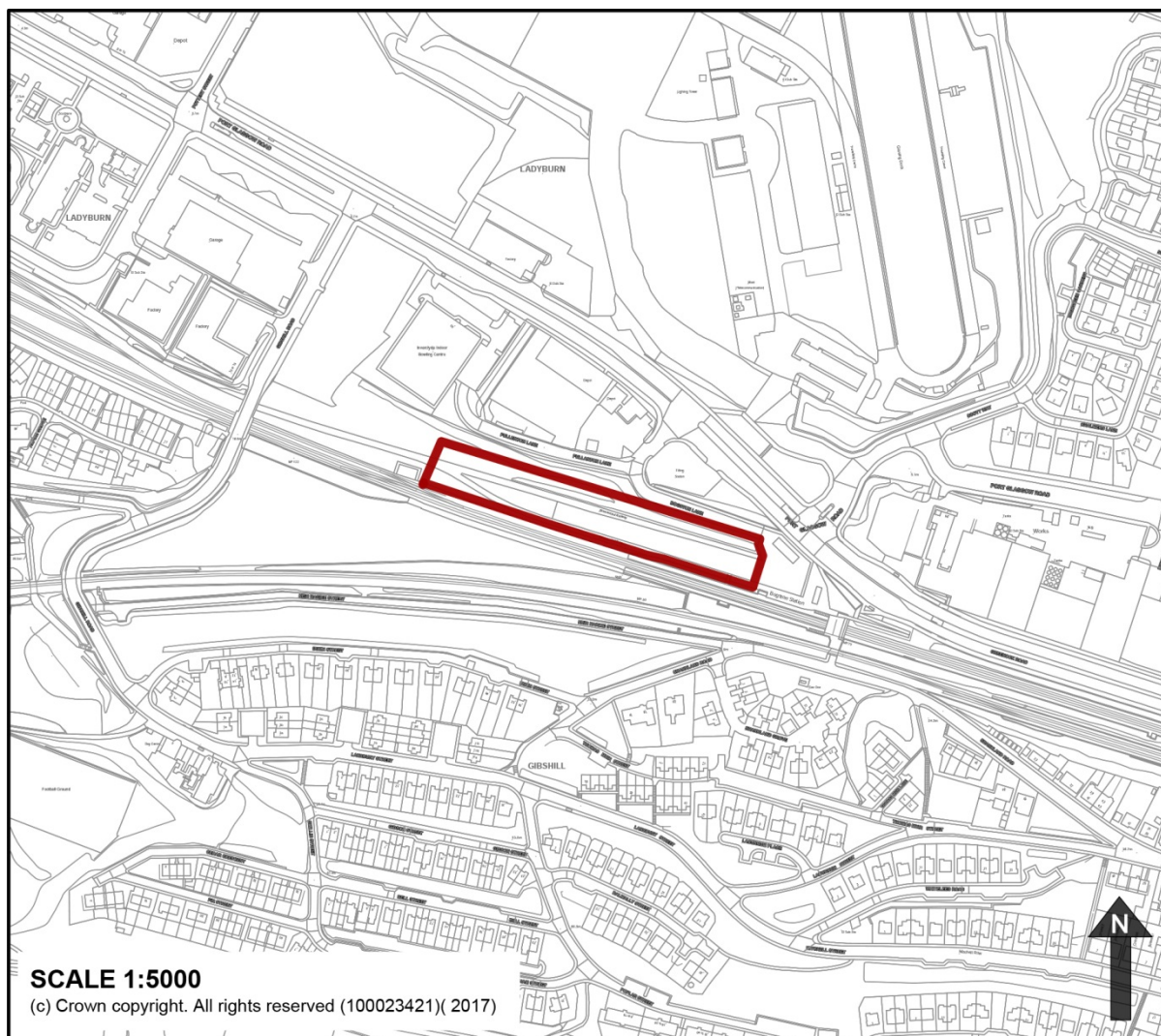
LDP Ref.	e12	Location	James Watt Dock
Site area (ha)	Indicative	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6) within Major Area of Change		



Site description	Dock area, including listed warehouse, crane and working Marina
Planning status	Outline planning permission for a mixed use development (2010)
Development status	Access road and public realm works completed in 2011
SEA issues	Soil (contamination), Water (site adjacent to Inner Clyde Estuary, Flood Risk)
Delivery issues	Development of the whole site will require land reclamation and decontamination
Recommendation	Retain as a Business and Industrial Development Opportunity

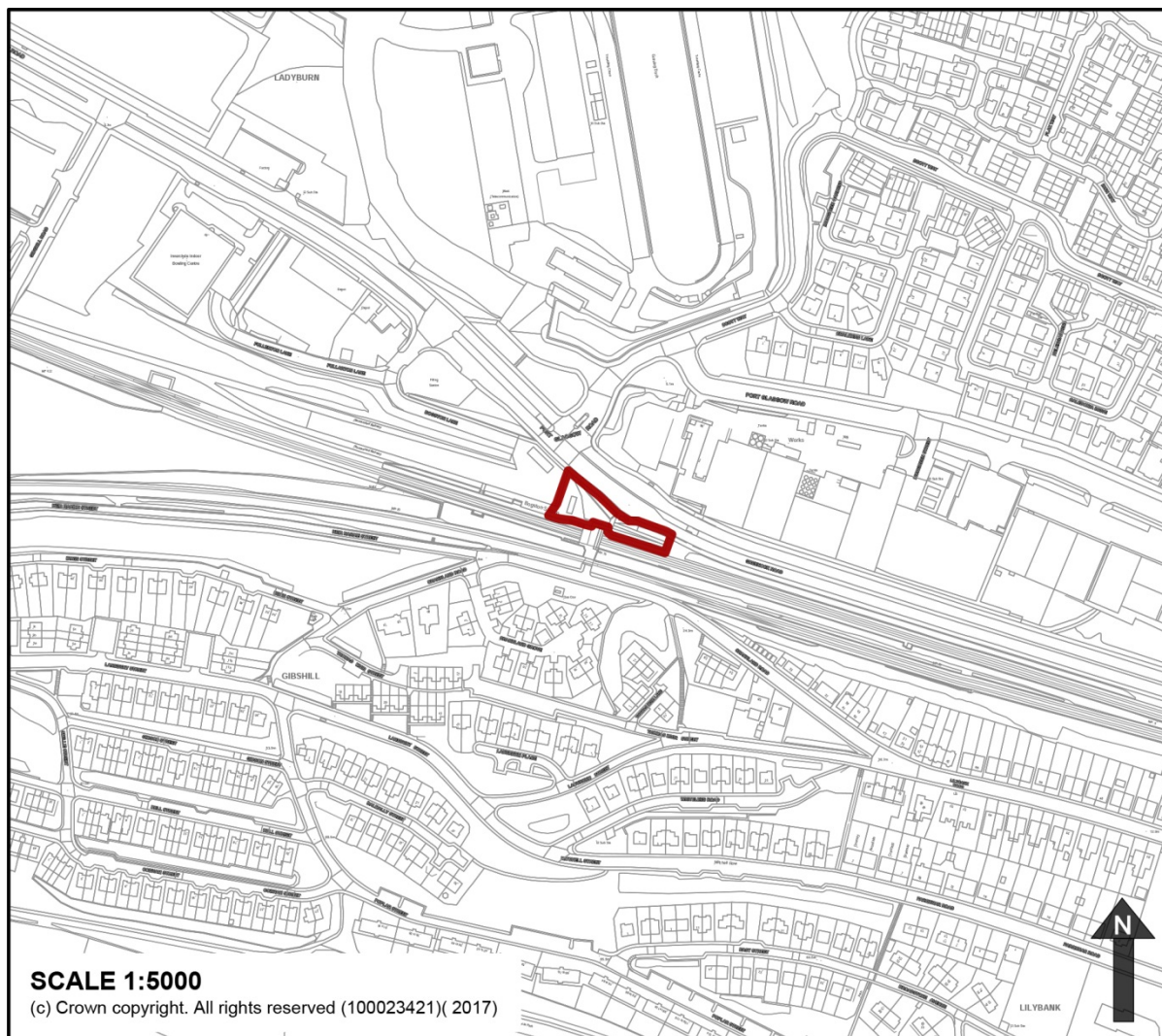


LDP Ref.	e13	Location	Pottery Street (E)/Bogston
Site area (ha)	0.78	Town	Greenock
Current use	Partly used for storage and distribution, with remaining area vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Narrow strip of brownfield/derelict land with areas of hard standing. Located between Bogston Lane and the Gourrock – Glasgow train line
Planning status	Planning permission for Class 6 storage and distribution on western part of the site (2013)
Development status	Development on western part of site completed in 2016
SEA issues	Water (flood risk)
Delivery issues	None
Recommendation	Part developed. Delete the developed area and identify as Business and Industrial Area. Retain the remaining land as a Business and Industrial Development Opportunity

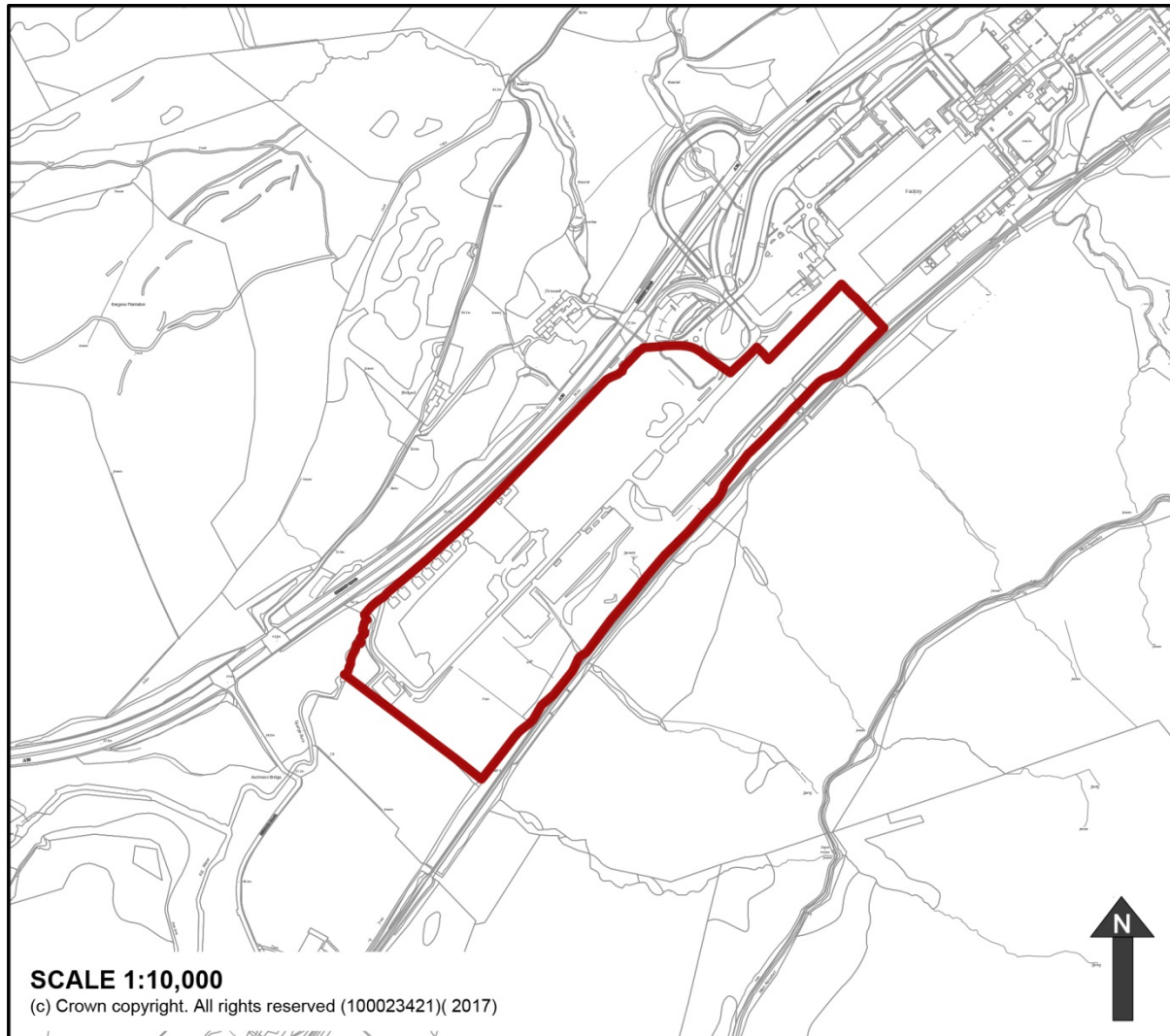
LDP Ref.	e14	Location	Pottery Street (E)/Bogston
Site area (ha)	0.78	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Flat, brownfield site, comprising an area of hard standing, a small building, and an area of scrubland. Located between the Gourrock – Glasgow train line and the A8.
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	Delete the eastern area, which includes the walkway to Bogston train station and identify as Residential Area. Identify the remaining area and the adjacent area of hardstanding/small building as a Business and Industrial Development Opportunity.



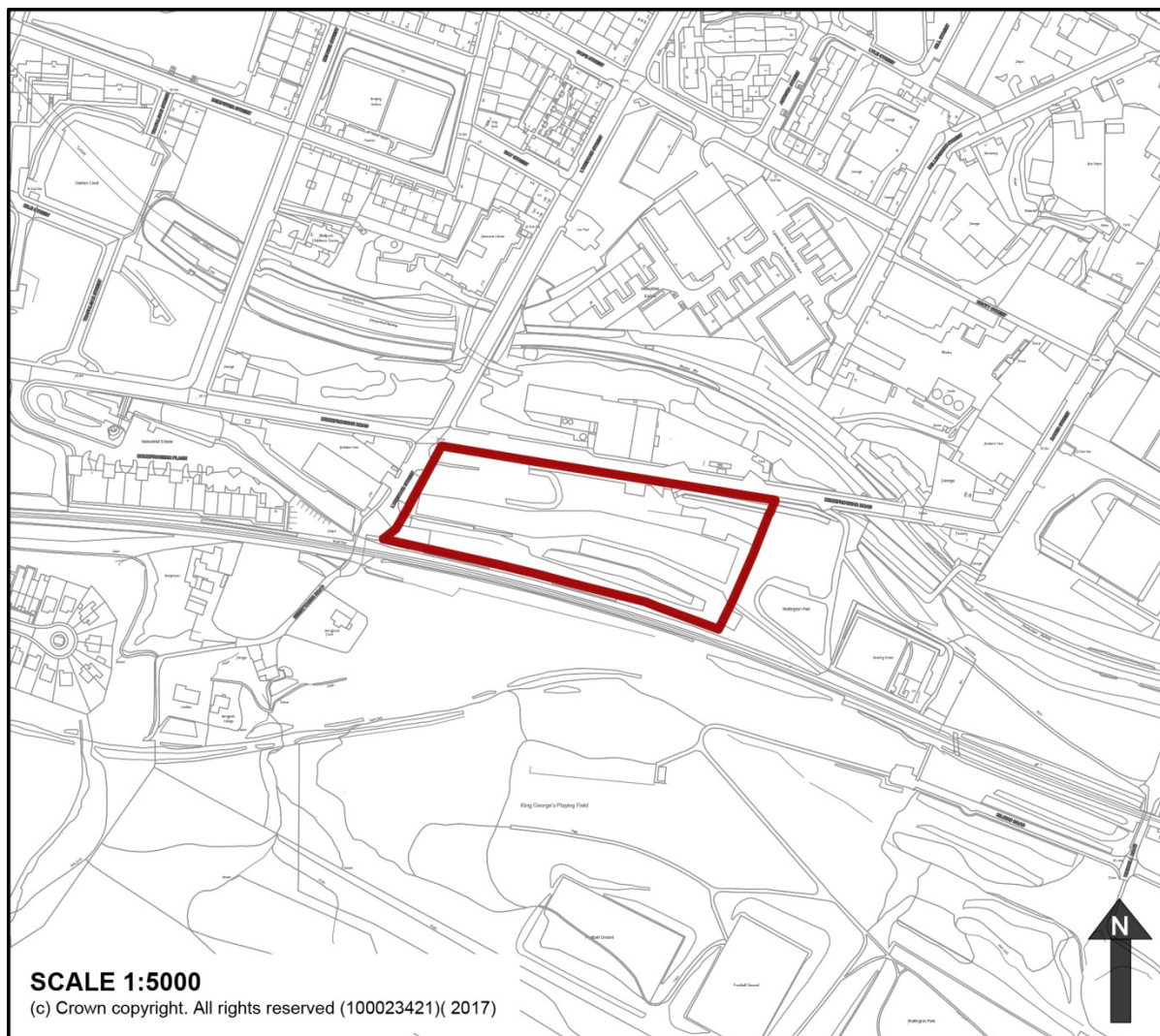
LDP Ref.	e15	Location	Spango Valley (SW)
Site area (ha)	19.14	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6) within Major Area of Change		



Site description	Former IBM manufacturing site. Buildings demolished and site cleared in 2009. Direct access to A78.
Planning status	None
Development status	Not started
SEA issues	Water (flood risk)
Delivery issues	None
Recommendation	See Issue 7 – Spango Valley, Greenock

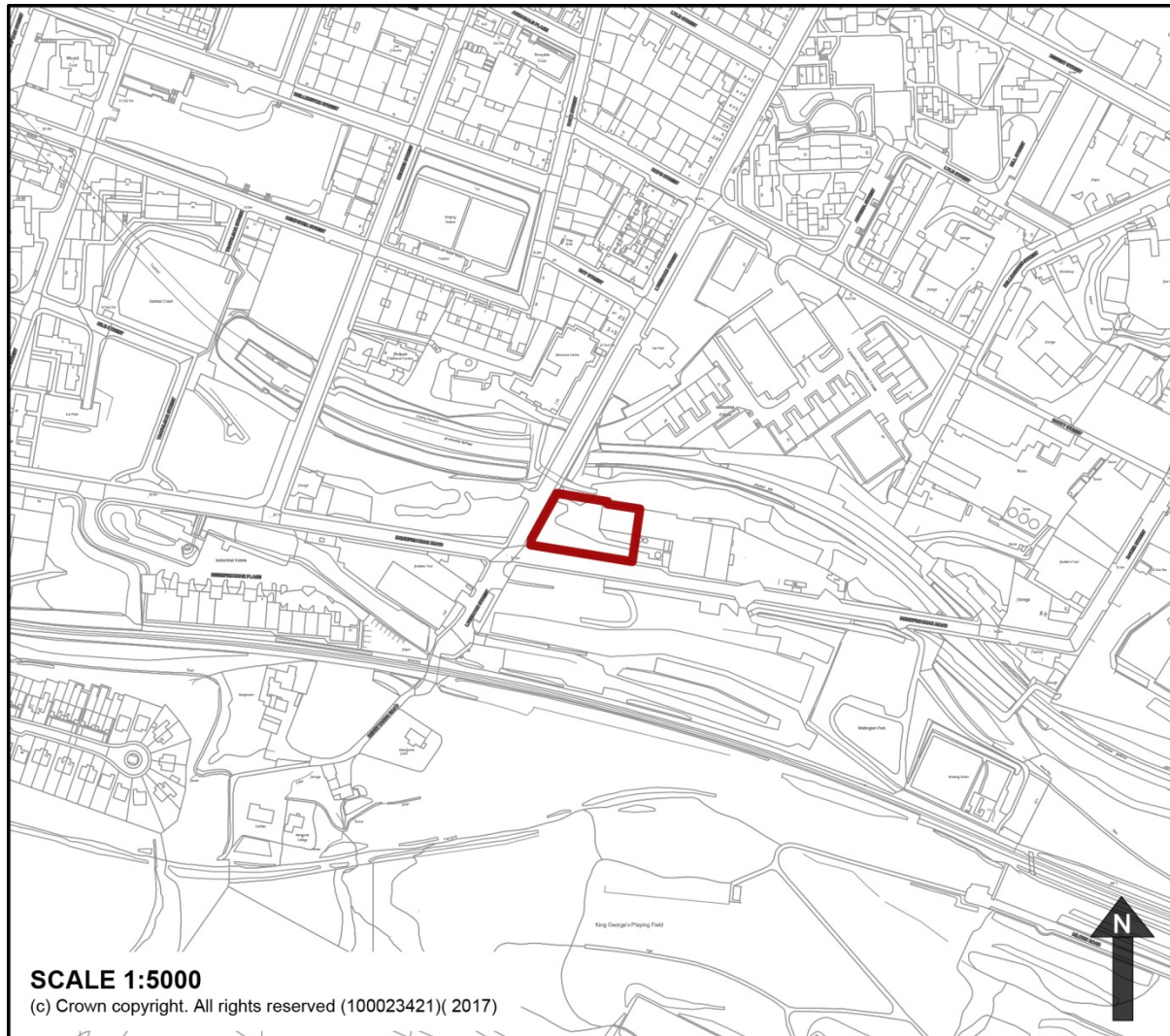


LDP Ref.	e16	Location	Former Tate and Lyle Site
Site area (ha)	2.0	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6) within Area of Potential Change		



Site description	Derelict land formerly used as a sugar refinery
Planning status	None
Development status	Not started
SEA issues	Soil (potential contamination). Human Health (close proximity to PPC licensed Rossyew fish oil production site). Flood risk
Delivery issues	Potential contamination
Recommendation	See Issue 3 – Central East Greenock

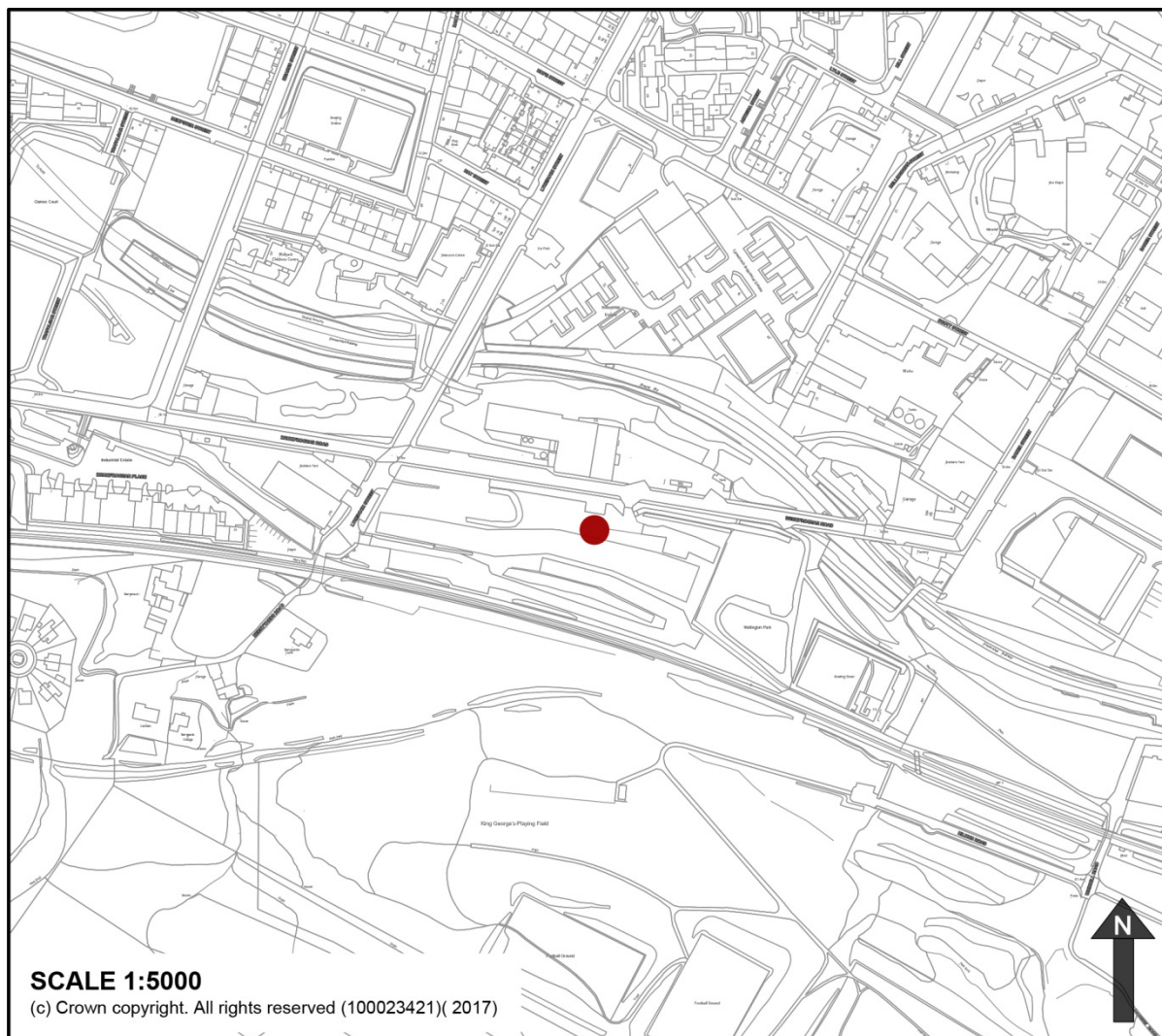
LDP Ref.	e17	Location	Former Tate and Lyle Site
Site area (ha)	0.26	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6) within Area of Potential Change		



Site description	Derelict site formerly used as a sugar refinery
Planning status	None
Development status	Not started
SEA issues	Soil (potential contamination). Human Health (close proximity to PPC licensed Rossyew fish oil production site). Water (flood risk)
Delivery issues	Contamination
Recommendation	See Issue 3 – Central East Greenock



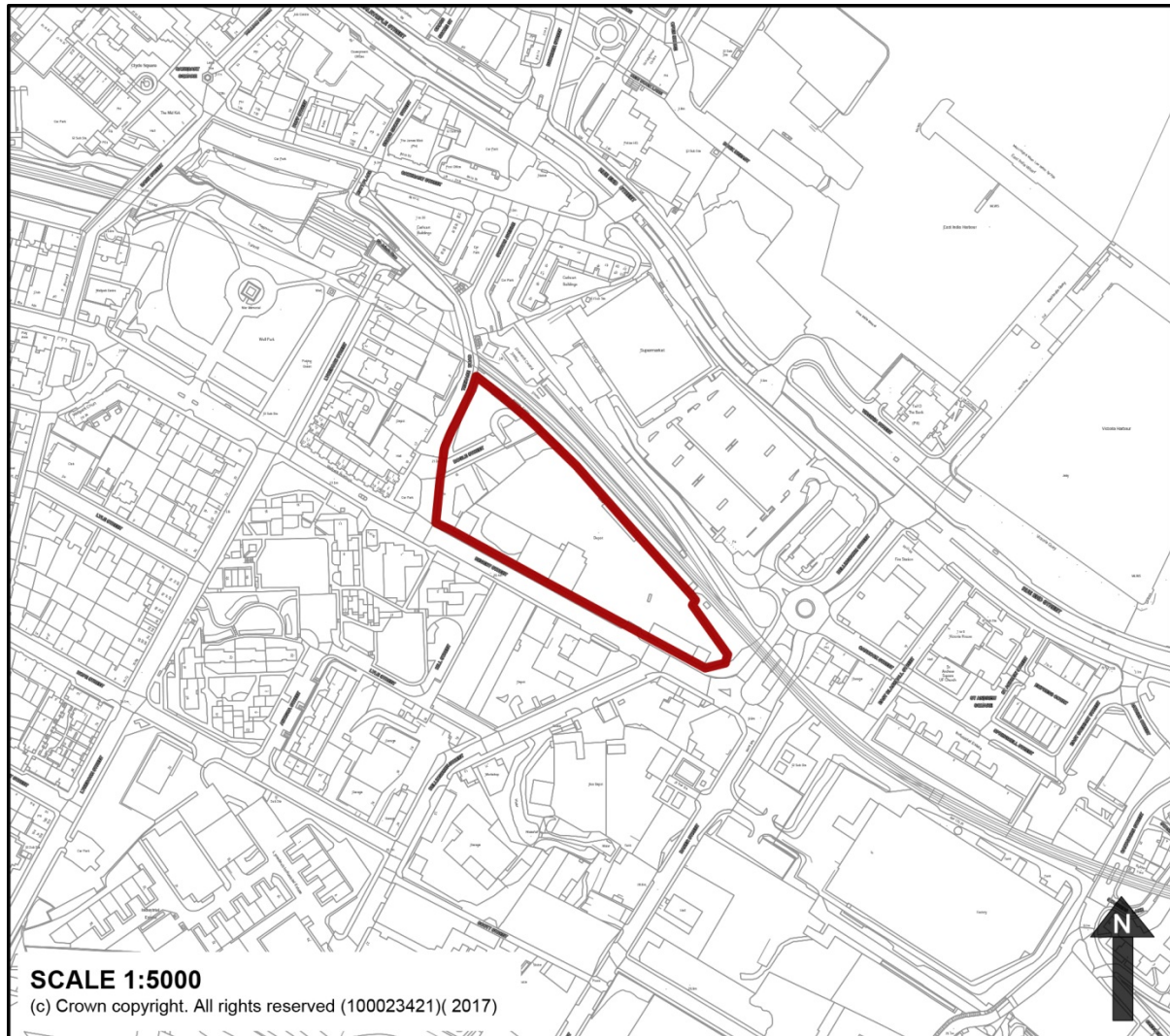
LDP Ref.	e18	Location	Former Tate and Lyle Site
Site area (ha)	Indicative	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6) within Area of Potential Change		



Site description	Derelict land formerly used as a sugar refinery.
Planning status	None
Development status	Not started
SEA issues	Soil (potential contamination). Human Health (close proximity to PPC licensed Rossyew fish oil production site). Flood risk
Delivery issues	Potential contamination
Recommendation	See Issue 3 – Central East Greenock

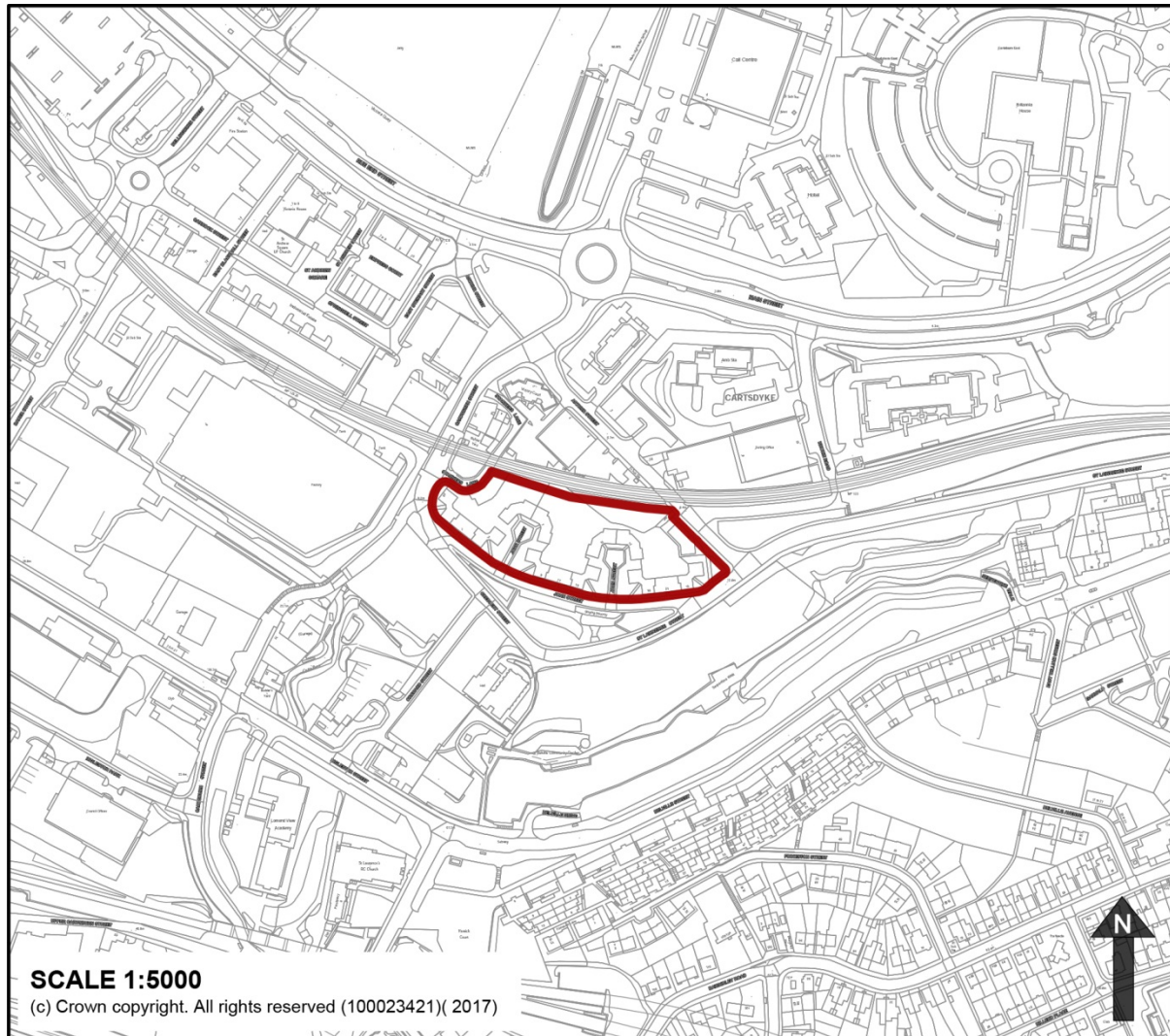


LDP Ref.	e19	Location	Regent Street
Site area (ha)	0.9	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6) within Development Option Site		



Site description	Brownfield site, which includes hard standing areas and several buildings. Formerly used as a BT depot
Planning status	None
Development status	Not started
SEA issues	Water (flood risk)
Delivery issues	None
Recommendation	Retain as a Development Option Site

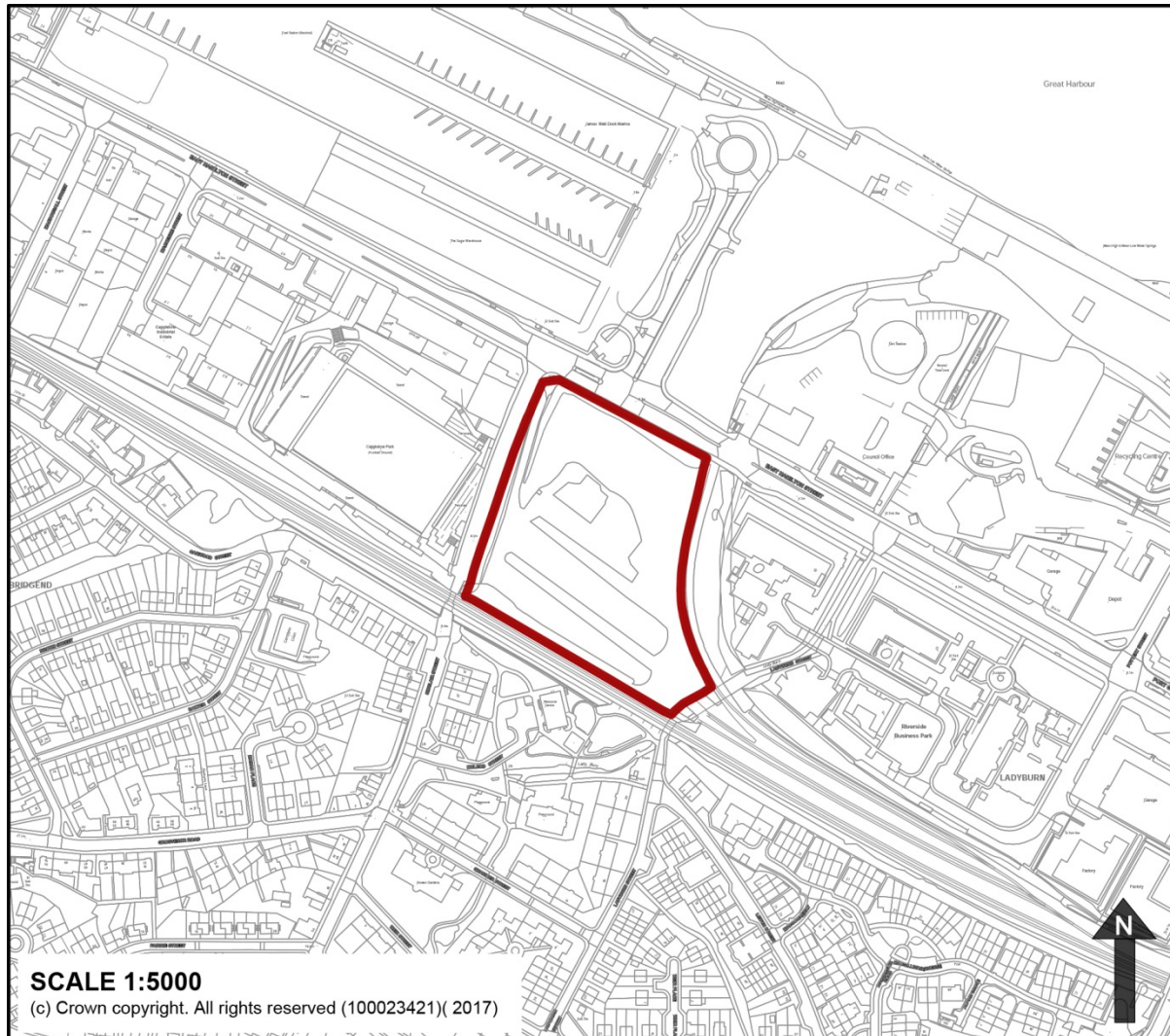
LDP Ref.	e20	Location	John Street
Site area (ha)	1.04	Town	Greenock
Current use	Housing		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Existing housing area between John Street and the Glasgow – Gourrock train line
Planning status	None
Development status	Decision taken to retain and refurbish existing housing. Work completed in 2015
SEA issues	n/a
Delivery issues	n/a
Recommendation	Housing refurbished. Delete as a Business and Industrial Development Opportunity. Identify as Residential Area.



LDP Ref.	e21	Location	Sinclair Street
Site area (ha)	2.43	Town	Greenock
Current use	Temporary use for car parking on match days (Morton FC)		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6) within Development Option Site		



Site description	Brownfield site with areas of hard standing and overgrown vegetation. Adjacent to the A8. Largely vacant for over 20yrs.
Planning status	Certificate of Lawfulness for temporary car parking
Development status	Not started (beyond current temporary use)
SEA issues	Water (flood risk)
Delivery issues	None
Recommendation	Retain as a Business and Industrial Development Opportunity

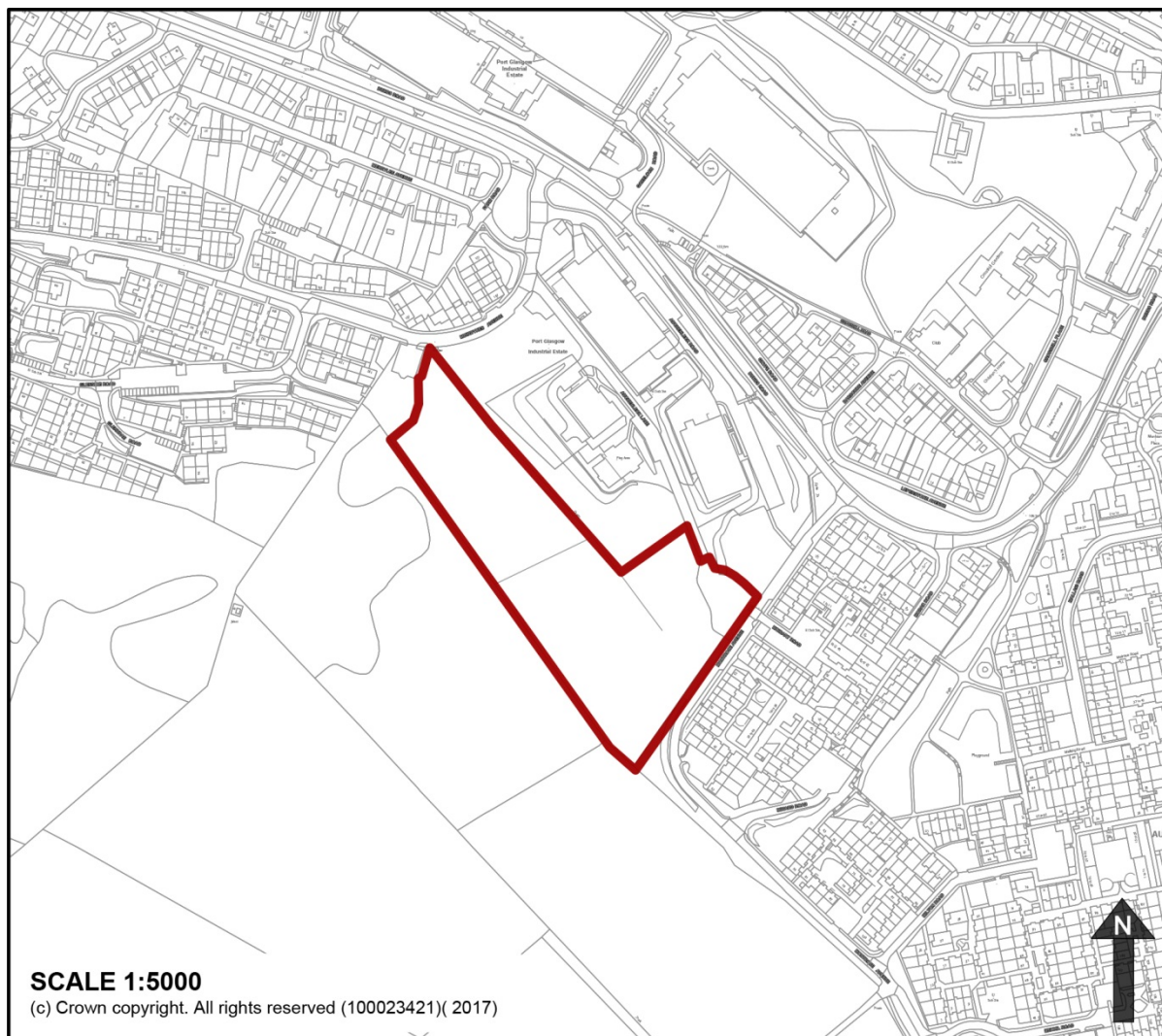


LDP Ref.	e22	Location	Port Glasgow Industrial Estate (West)
Site area (ha)	0.66	Town	Port Glasgow
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



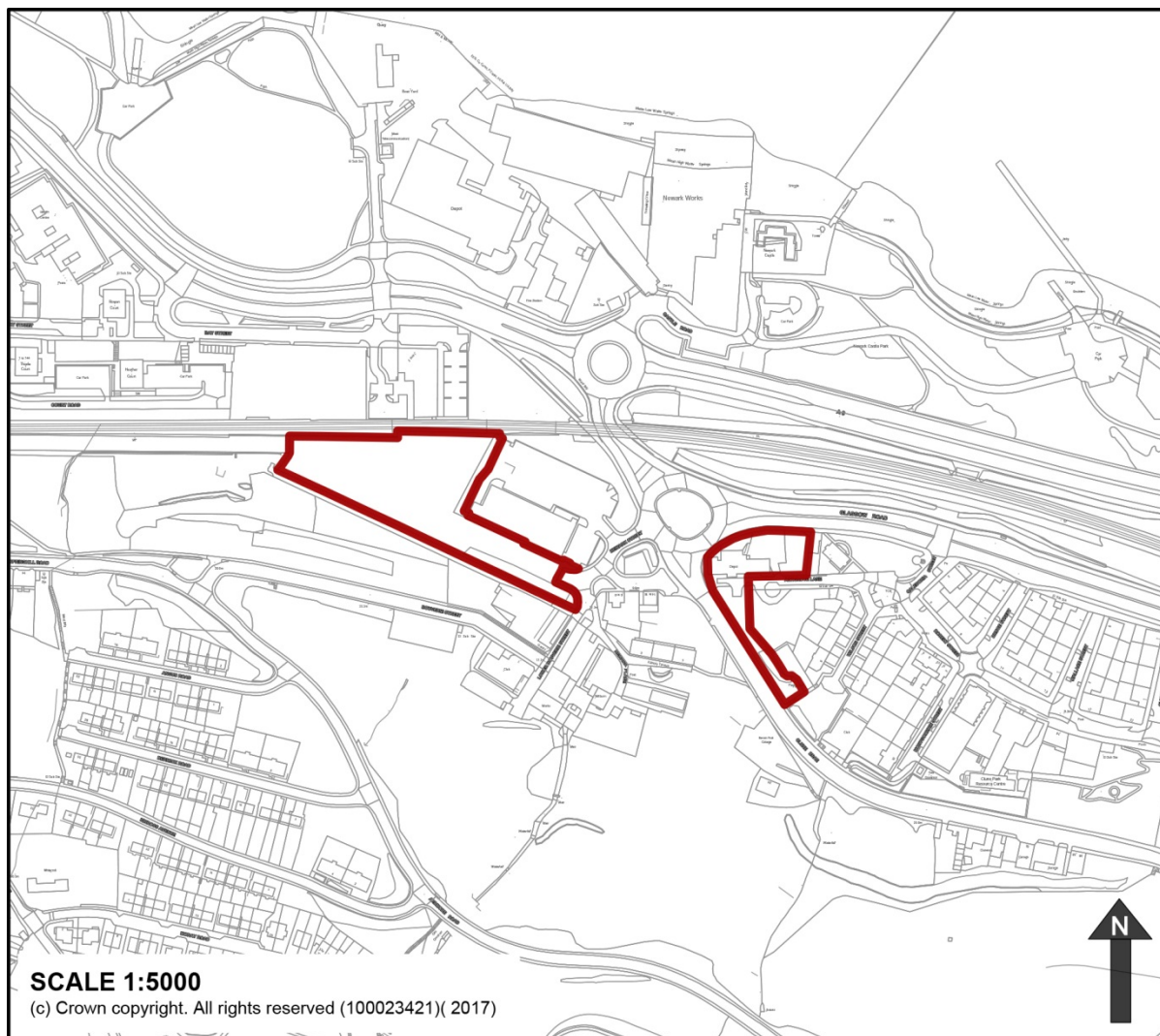
Site description	Gently sloping, grassed brownfield site located in an Industrial Estate
Planning status	None
Development status	Not started
SEA issues	Water (flood risk)
Delivery issues	Awaiting marketing by owner
Recommendation	Retain as a Business and Industrial Development Opportunity.

LDP Ref.	e23	Location	Port Glasgow IE (South)
Site area (ha)	2.51	Town	Port Glasgow
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6)		



Site description	Sloping greenfield site adjoining the Green Belt. Located within an industrial estate
Planning status	None
Development status	Not started
SEA issues	Landscape (site on edge of settlement). Water (flood risk)
Delivery issues	Land assembly
Recommendation	See Issue 8 – Port Glasgow Industrial Estate

LDP Ref.	e24	Location	Inner Lower Port Glasgow
Site area (ha)	Indicative	Town	Port Glasgow
Current use	Vacant		
Use proposed in existing LDP	Business and Industrial (Class 4, 5 and 6) within Area of Potential Change		

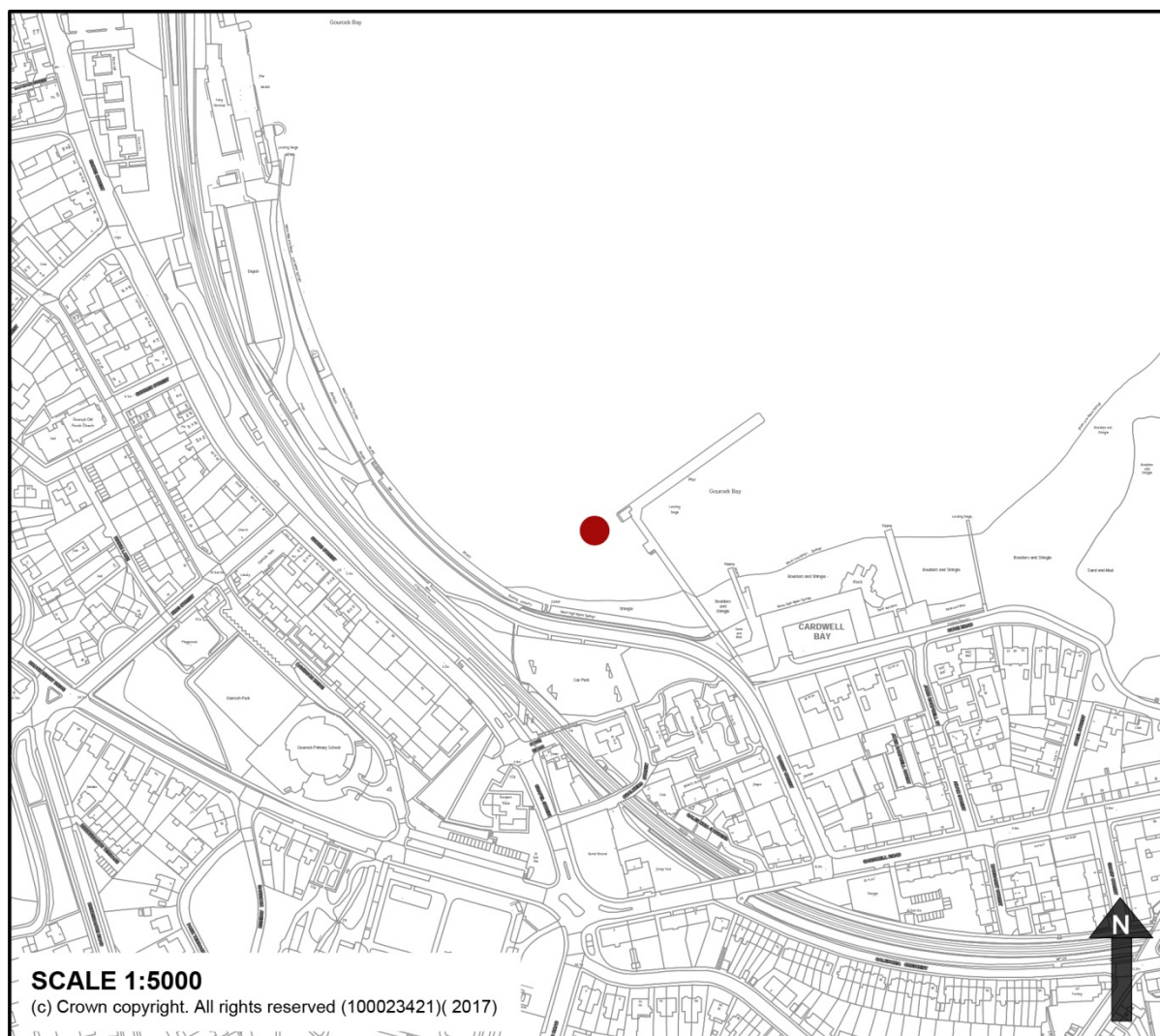


Site description	Brownfield sites, with areas of hard standing, grass and pockets of scrub/trees
Planning status	None
Development status	Not started
SEA issues	Water (flood risk)
Delivery issues	None
Recommendation	Delete eastern area and identify as Residential Area. Retain western site as a Business and Industrial Development Opportunity



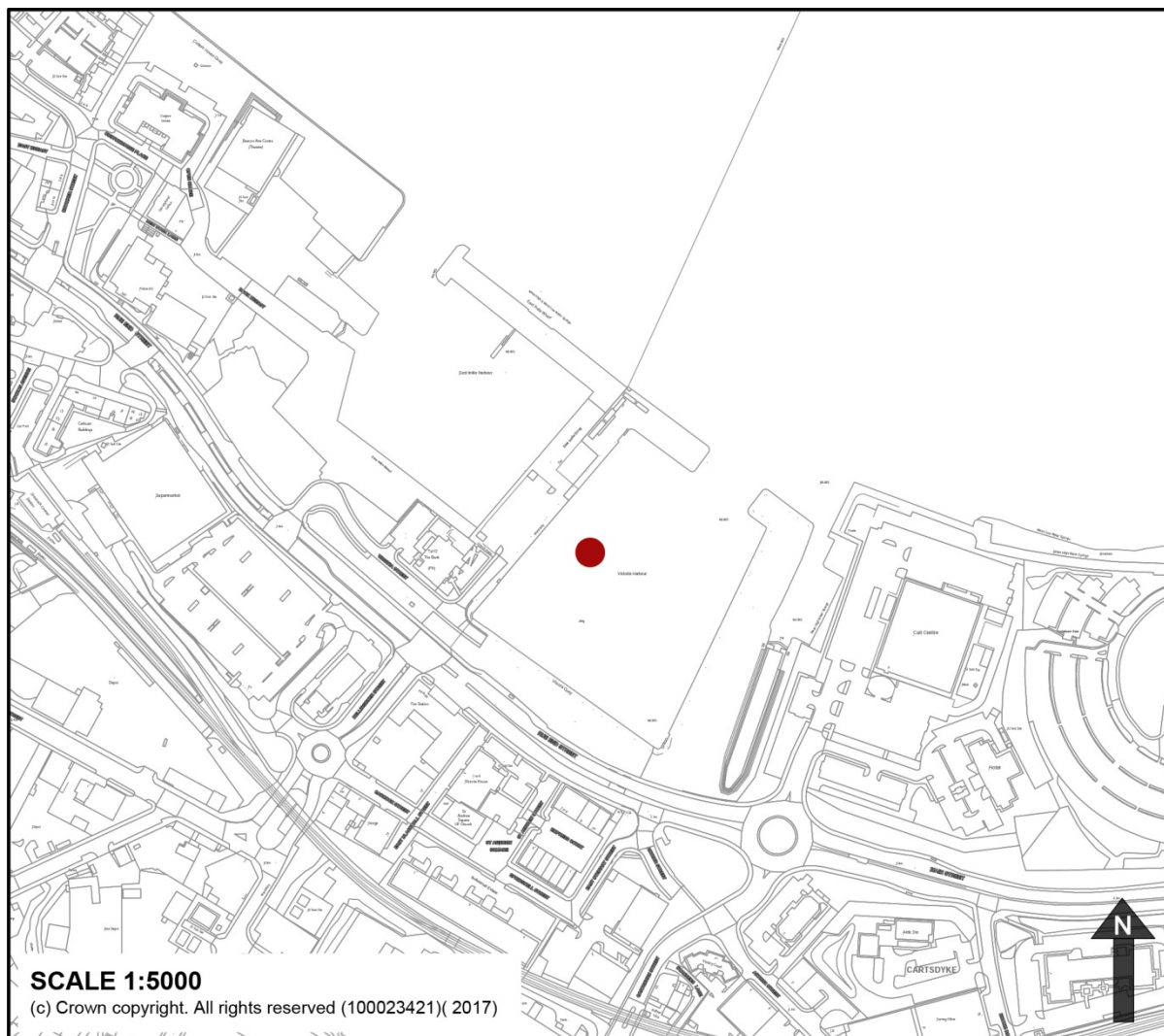
## Schedule 4.2 – Tourism opportunities

LDP Ref.	t1	Location	Gourock Bay
Site area (ha)	Indicative	Town	Gourock
Current use	Vacant		
Use proposed in existing LDP	Opportunity for tourist facilities and accommodation related to a marina use within Major Area of Change		



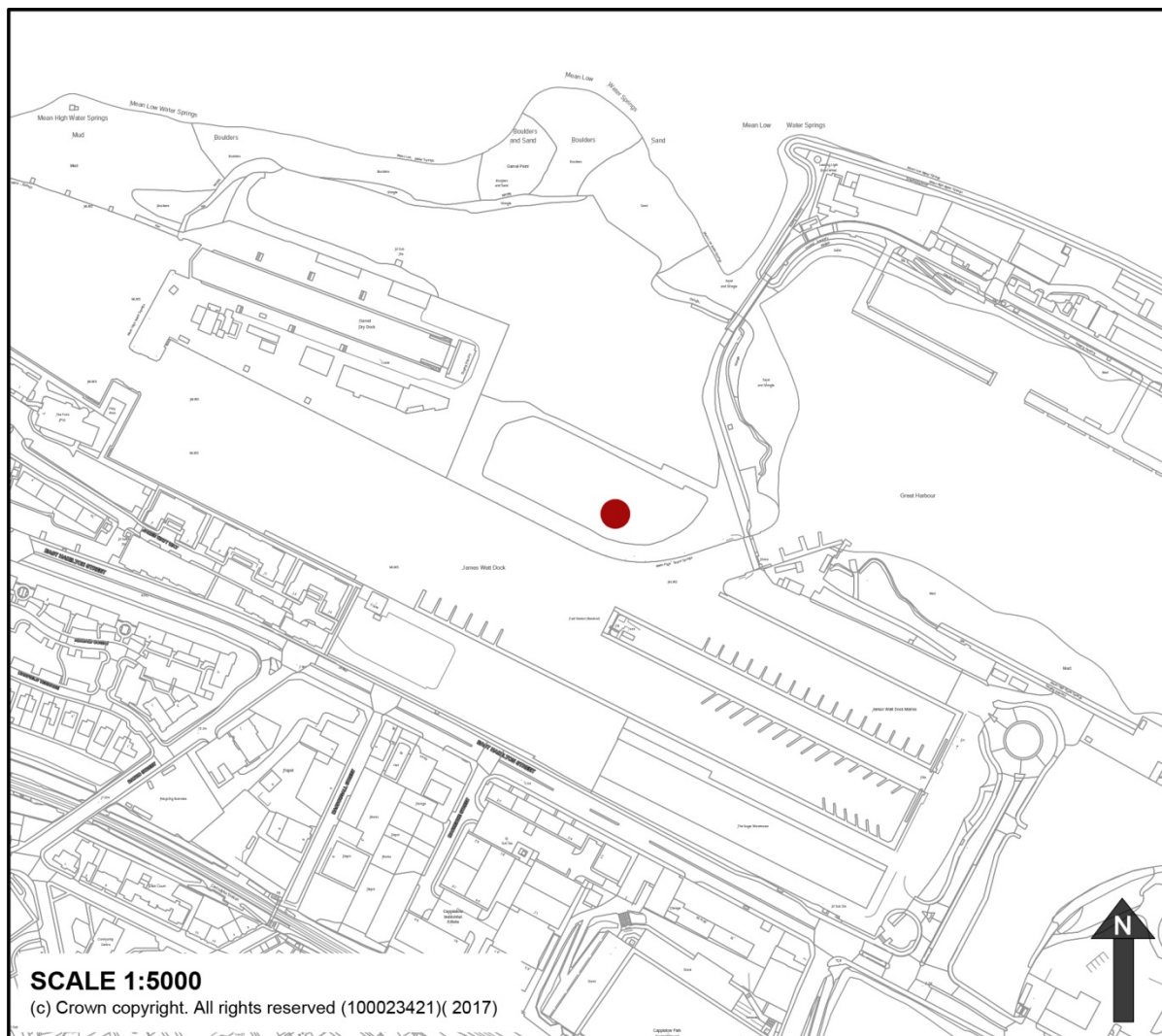
Site description	Site comprises the head of the bay, delineated by the remains of the Admiralty jetty
Planning status	Lapsed 2002 planning permission for a mix of marine, residential, leisure, tourism and sports uses
Development status	Not started
SEA issues	Biodiversity (unknown impact - Ecological survey required). Water (adjacent to Inner Clyde Estuary, Flood Risk)
Delivery issues	Road access requires to be upgraded
Recommendation	Retain as a Tourism Opportunity

LDP Ref.	t2	Location	The Harbours
Site area (ha)	Indicative	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Tourist facilities/accommodation within Major Area of Change		



Site description	Brownfield site, which includes an area of hard standing, two harbours and a dry dock. Located on the Greenock waterfront and adjacent to the A8.
Planning status	Lapsed outline planning permission for housing led mixed use development, including marina facilities and non-residential institutions of a tourist/heritage nature (2006)
Development status	Not started
SEA issues	Biodiversity (Black Guillemots). Water (site adjacent to Outer Clyde Estuary, flood risk). Cultural heritage (listed Scott's Dry Dock)
Delivery issues	None
Recommendation	Retain as a Tourism Opportunity

LDP Ref.	t3	Location	James Watt Dock
Site area (ha)	Indicative	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Tourist facilities/accommodation within Major Area of Change		

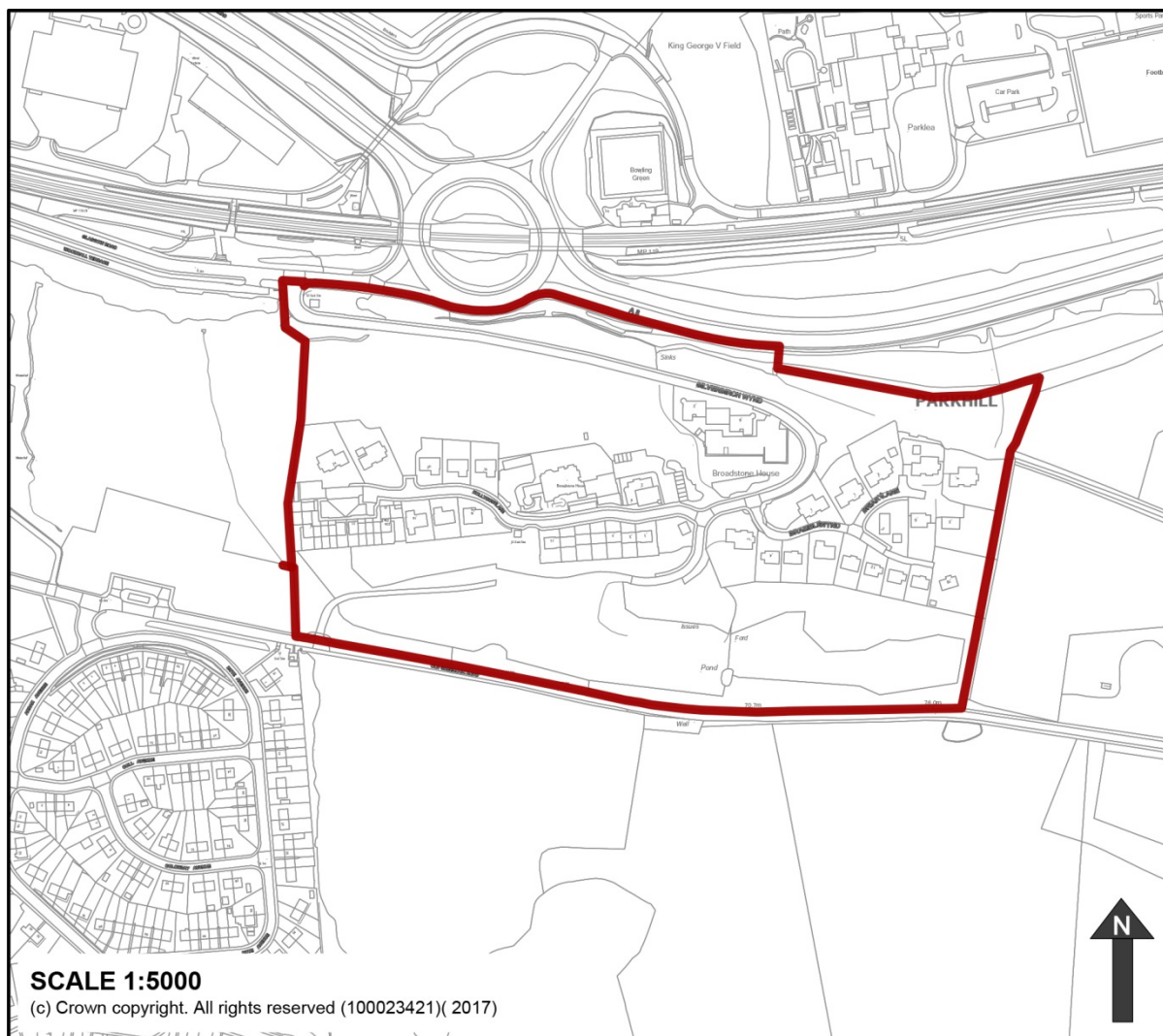


Site description	Dock area which includes listed warehouse, crane, and working Marina
Planning status	Outline planning permission for a mixed use development (2010)
Development status	Access road and public realm works completed in 2011
SEA issues	Water (site adjacent to Outer Clyde Estuary, flood risk)
Delivery issues	Development of the whole site will require land reclamation and decontamination
Recommendation	Retain as a Tourism Opportunity



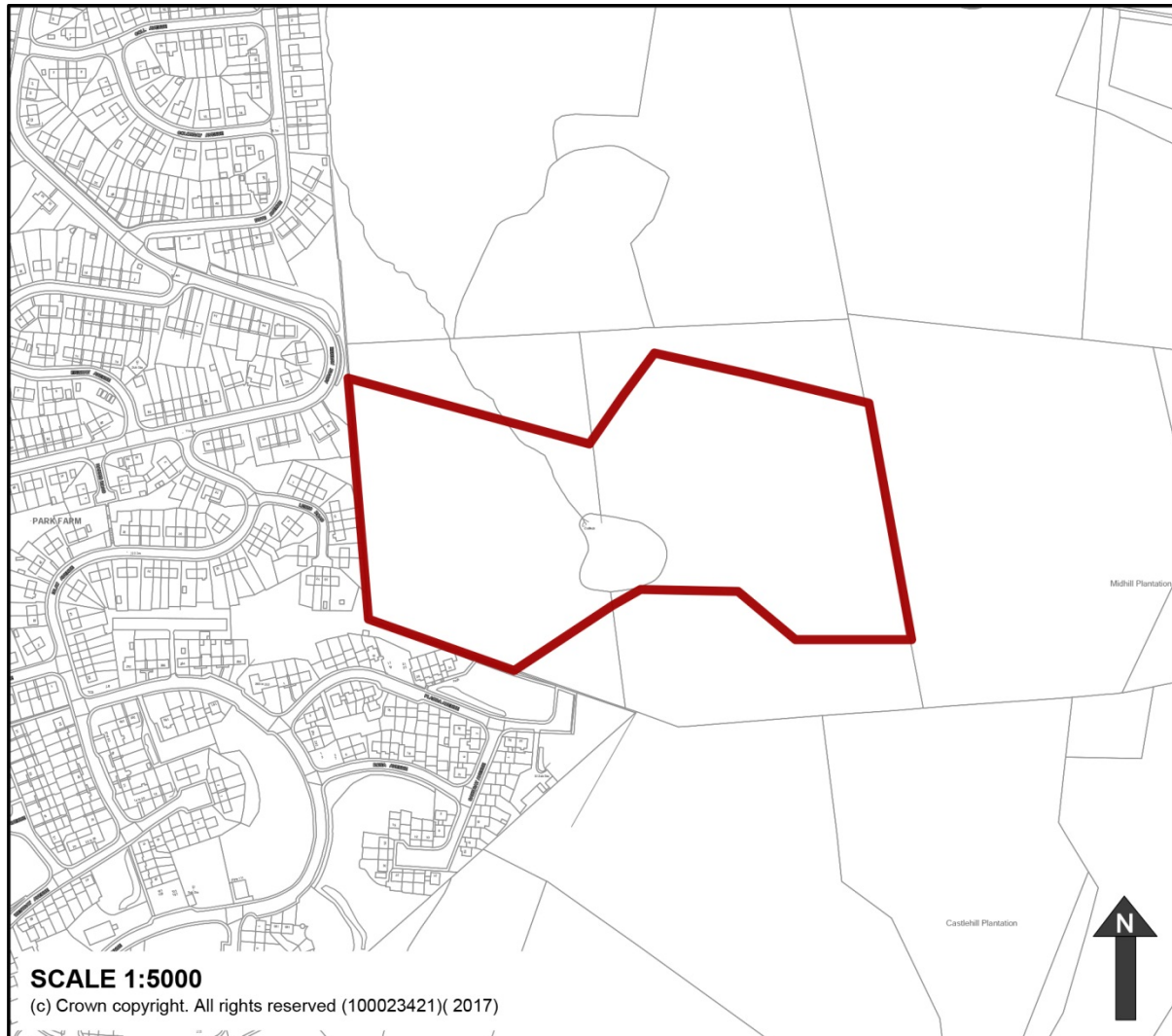
## Schedule 6.1 – Residential Development Opportunities

LDP Ref.	r1	Location	Former Broadfield Hospital
Site area (ha)	11.59	Town	Port Glasgow
Current use	Derelict hospital building and grounds, partly developed for housing		
Use proposed in existing LDP	Residential Development Opportunity		



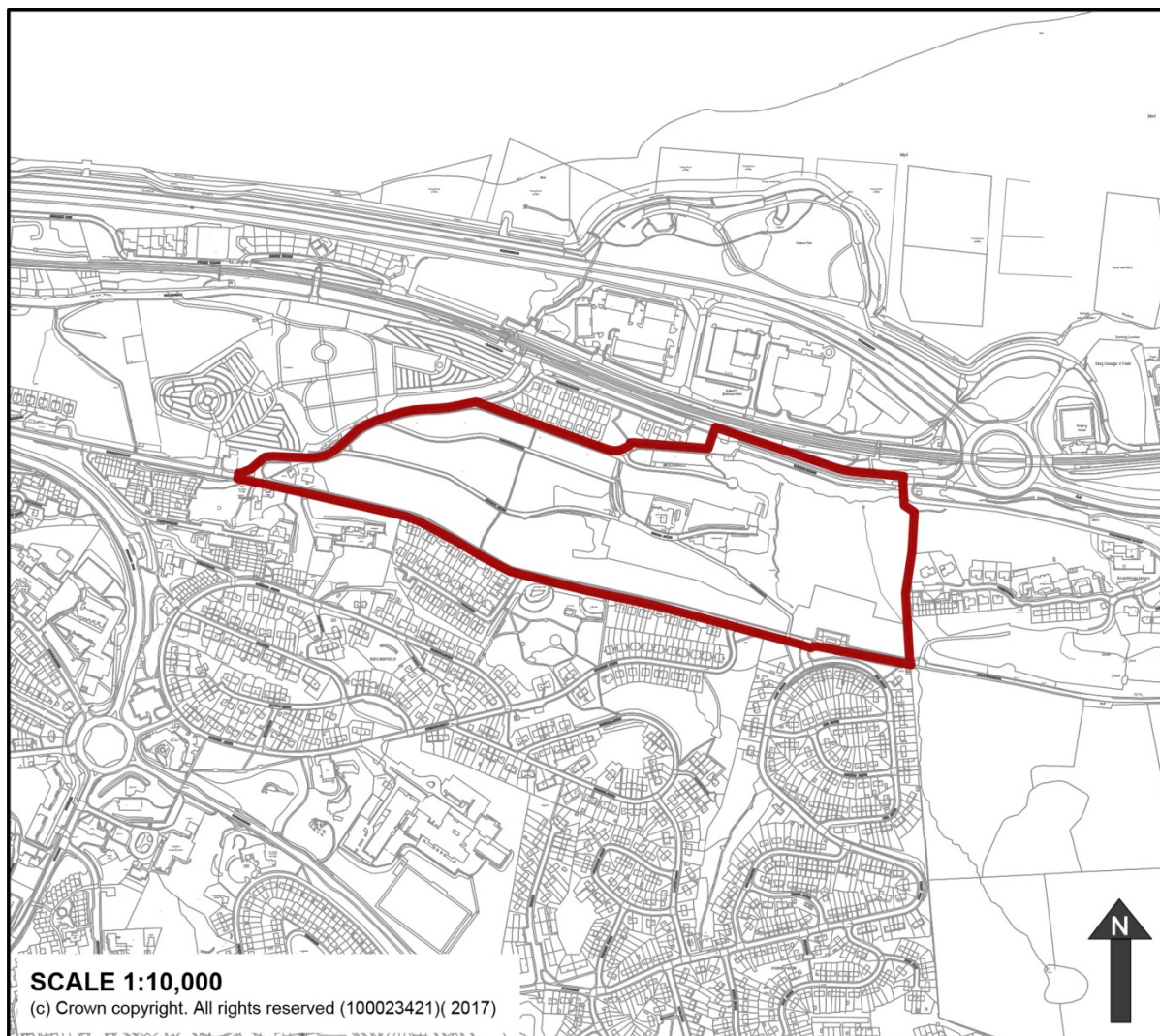
Site description	Former A- listed hospital building, now derelict, within partly developed wooded grounds
Planning status	Planning permission for conversion of hospital and development in grounds (2003)
Development status	Under construction
SEA issues	Biodiversity (TPO covers large area of site). Addressed through tree survey and planning conditions
Delivery issues	Partial demolition of building
Recommendation	Retain as a Residential Development Opportunity

LDP Ref.	r2	Location	Arran Ave, Park Farm
Site area (ha)	5.85	Town	Port Glasgow
Current use	Agricultural		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Sloping countryside/urban fringe land on edge of Housing Association estate.
Planning status	None
Development status	Not started
SEA issues	Biodiversity (part of site within a SINC). Landscape (large, prominent site)
Delivery issues	None
Recommendation	Delete as a Residential Development Opportunity. Identify as Green Belt. This site has been in the land supply for over 20 years with no prospect of development likely.

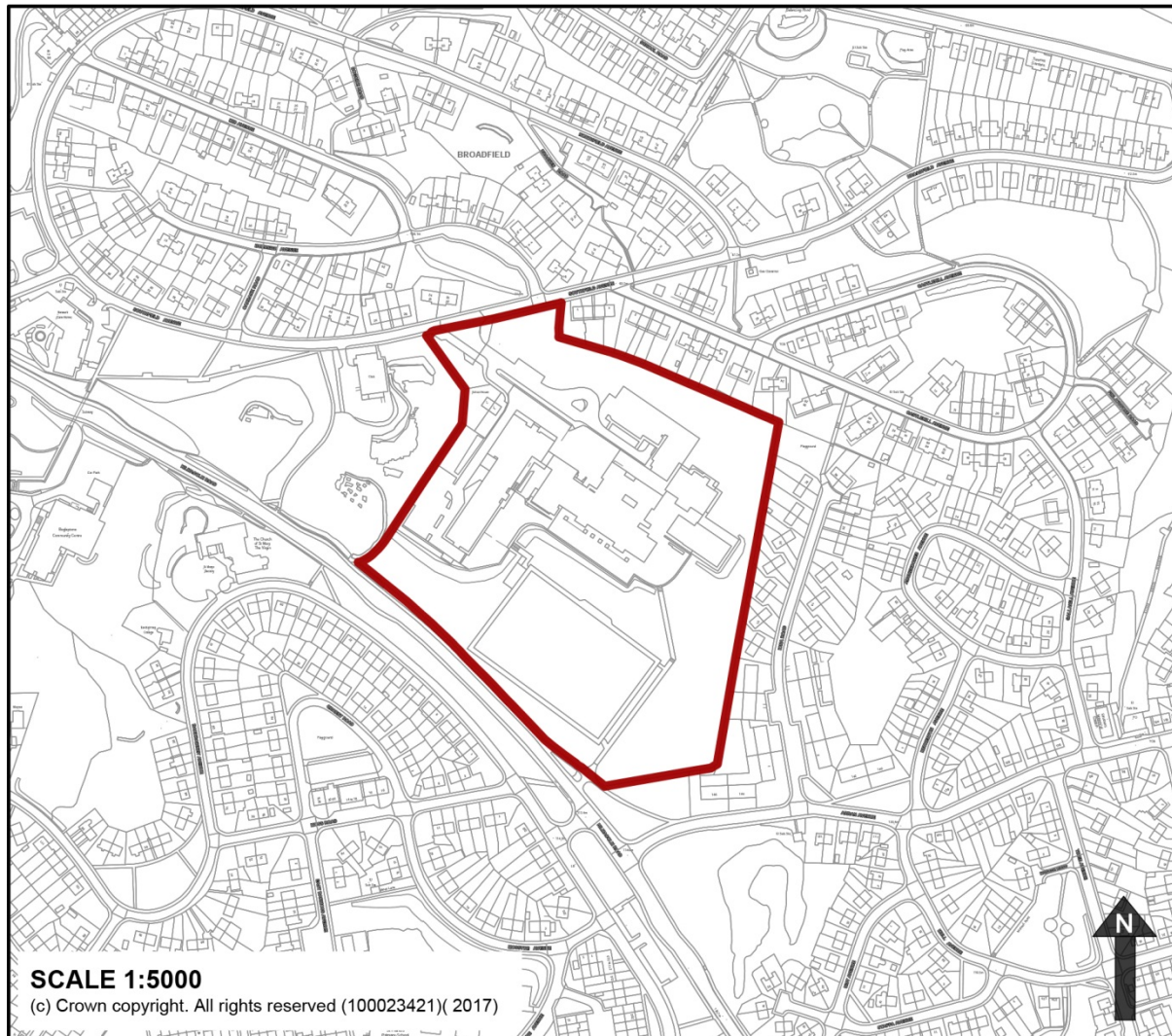
LDP Ref.	r3	Location	Woodhall (Phase 2)
Site area (ha)	18.37	Town	Port Glasgow
Current use	Vacant, partly redeveloped for housing		
Use proposed in existing LDP	Residential Development Opportunity within Major Area of Change		



Site description	Cleared former housing site, sloping with road infrastructure in place. Owned by River Clyde Homes
Planning status	Planning permission for 16 houses (phase 3) on part of site now complete, rest of site none
Development status	Phase 3 complete, rest of site not started
SEA issues	None
Delivery issues	Slopes/layout
Recommendation	Amend boundary to make developed area part of residential area and retain as a Residential Development Opportunity

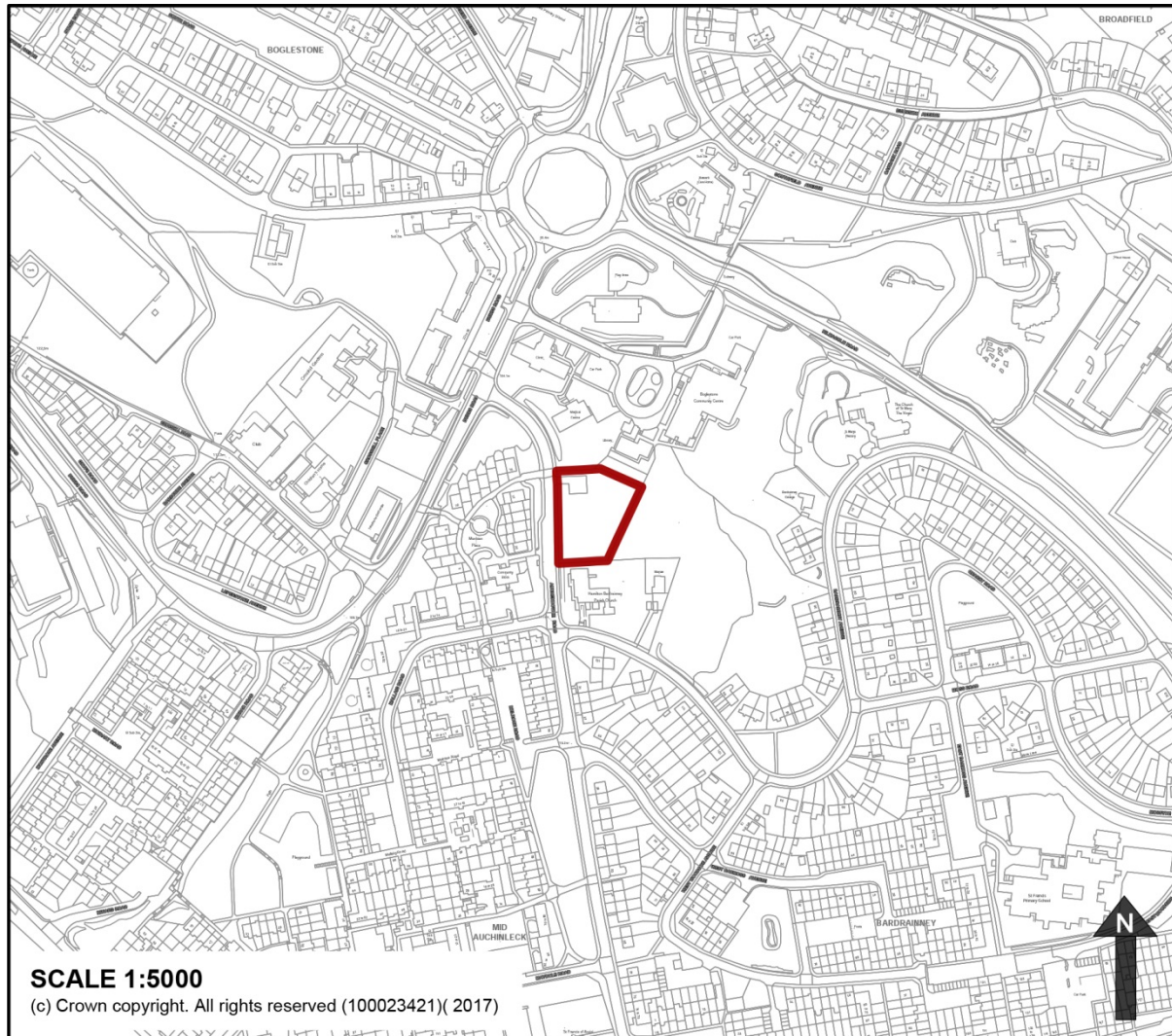


LDP Ref.	r4	Location	Former St Stephen's School
Site area (ha)	6.02	Town	Port Glasgow
Current use	Education		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Site of school to be demolished for housing by River Clyde Homes
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Dependent on Scottish Government funding – in 2016 Strategic Local Programme
Recommendation	Retain as a Residential Development Opportunity

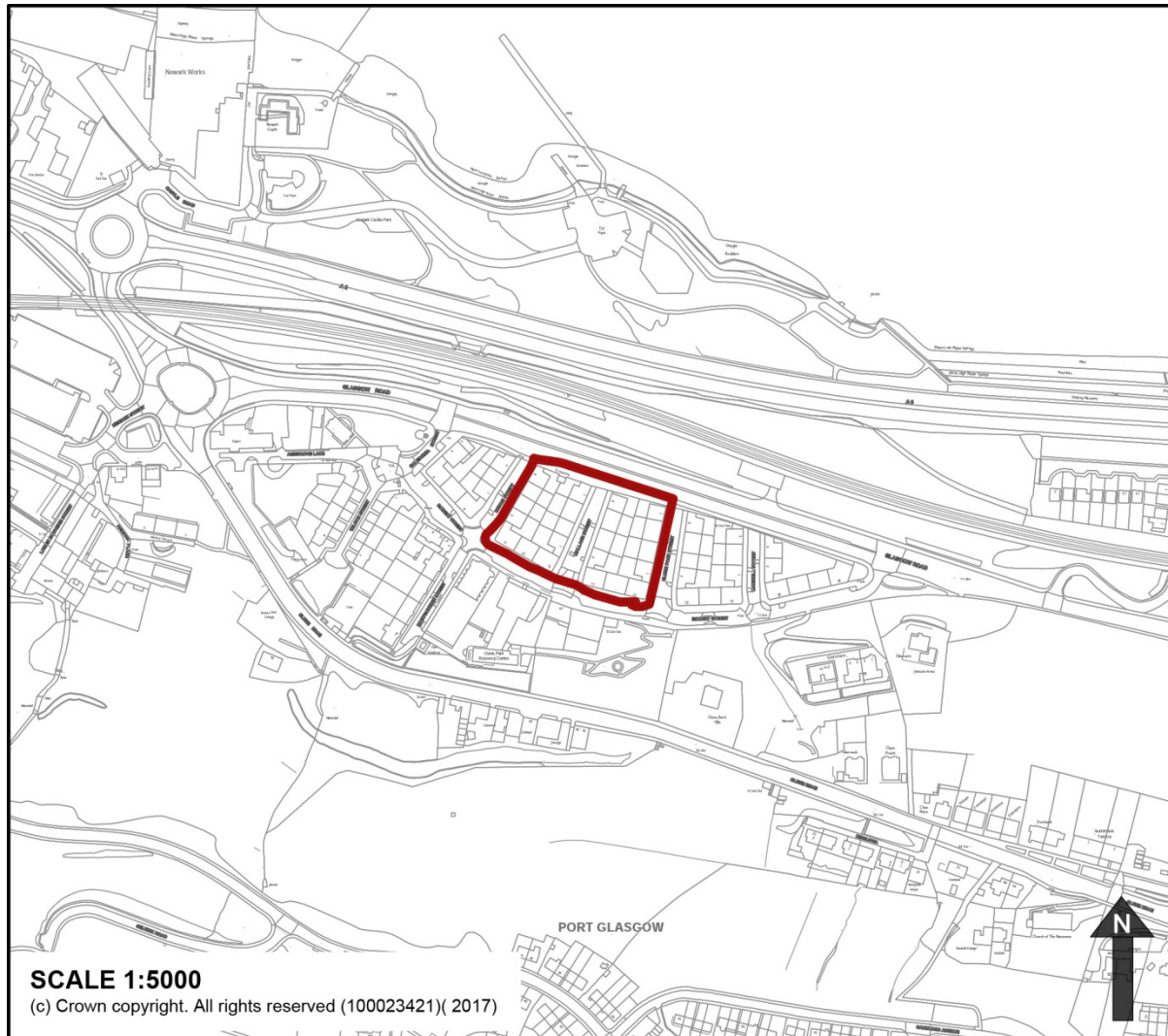
LDP Ref.	r5	Location	Former Barmoss Nursery
Site area (ha)	0.3	Town	Port Glasgow
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Council owned brownfield site on 2 levels
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Slopes
Recommendation	Retain as a Residential Development Opportunity



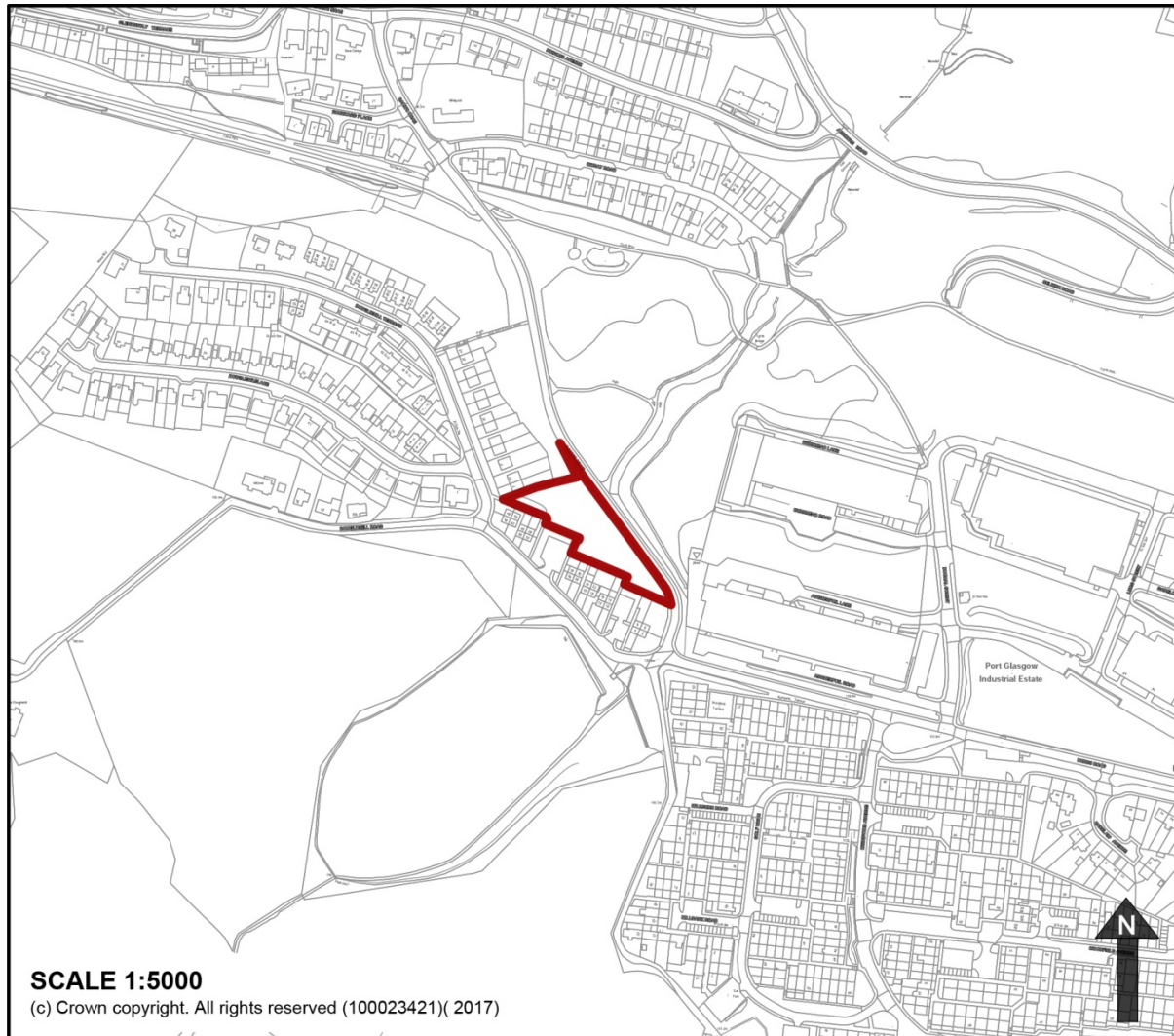
LDP Ref.	r6	Location	Clune Park
Site area (ha)	1.82	Town	Port Glasgow
Current use	Residential		
Use proposed in existing LDP	Residential Development Opportunity within Area of Potential Change		



Site description	Mainly vacant tenements in private ownership
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Demolition orders being served to clear site, which is in multiple ownership
Recommendation	Retain as a Residential Development Opportunity

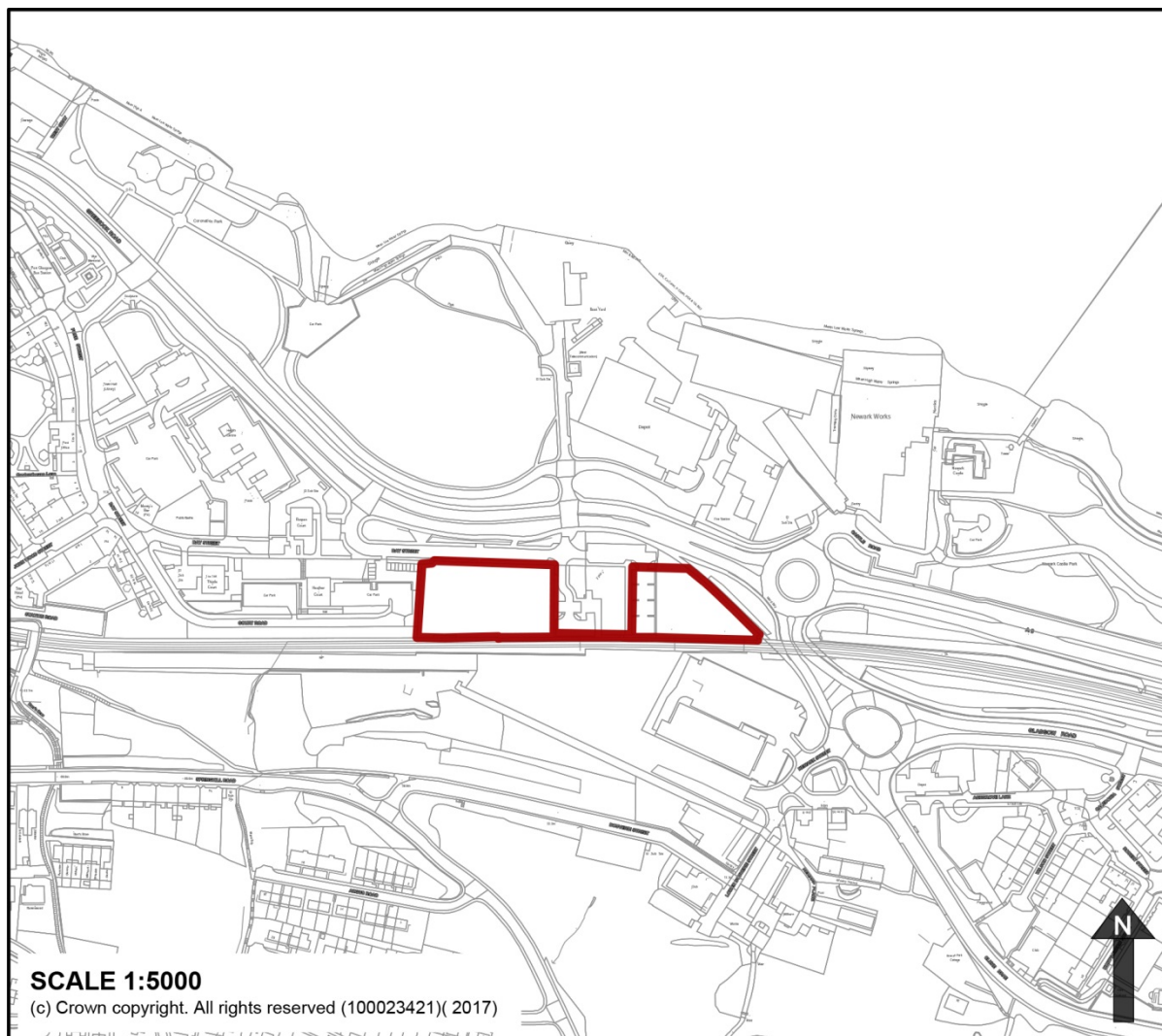


LDP Ref.	r7	Location	Barr's Brae
Site area (ha)	0.32	Town	Port Glasgow
Current use	Scrub land		
Use proposed in existing LDP	Residential Development Opportunity		



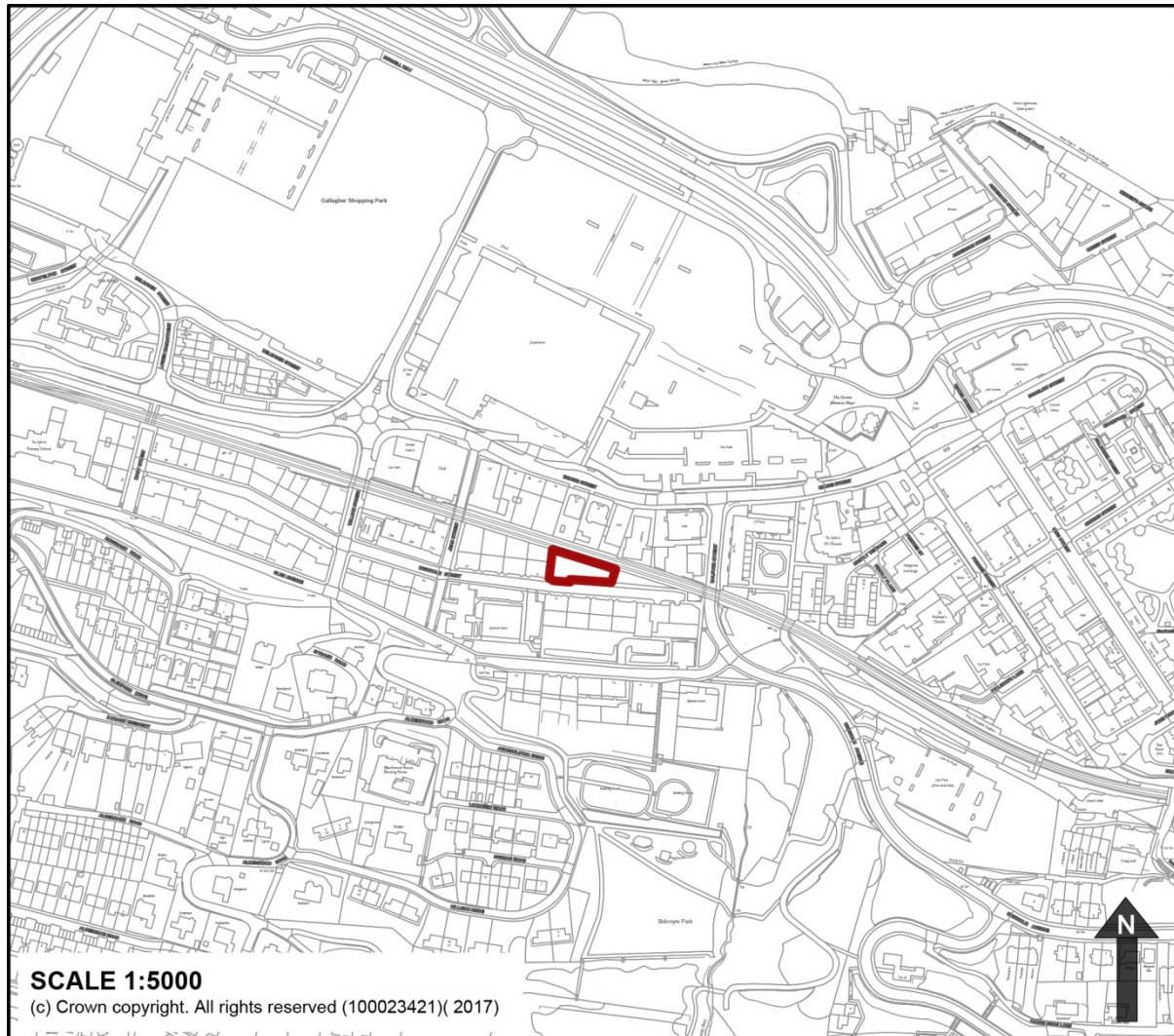
Site description	Sloping greenfield scrubland within urban area.
Planning status	None
Development status	Not started
SEA issues	Water (run-off issues)
Delivery issues	None
Recommendation	Delete as a Residential Development Opportunity. Identify as Residential Area. Site had been included in current Local Development Plan on back of planning permission which has now lapsed.

LDP Ref.	r8	Location	Former Gourock Ropeworks
Site area (ha)	0.85	Town	Port Glasgow
Current use	Vacant, part under development for housing		
Use proposed in existing LDP	Residential Development Opportunity within Area of Potential Change		



Site description	Cleared brownfield site adjacent to converted Gourock Ropeworks building. Western part under construction for housing
Planning status	Planning permission for housing on part of site (2016), rest none
Development status	Western part under construction. Eastern part not started
SEA issues	Cultural Heritage (site adjacent to listed building)
Delivery issues	Eastern part - Ownership, access
Recommendation	Western part of site under construction. Delete as a residential development opportunity. Identify as Residential Area

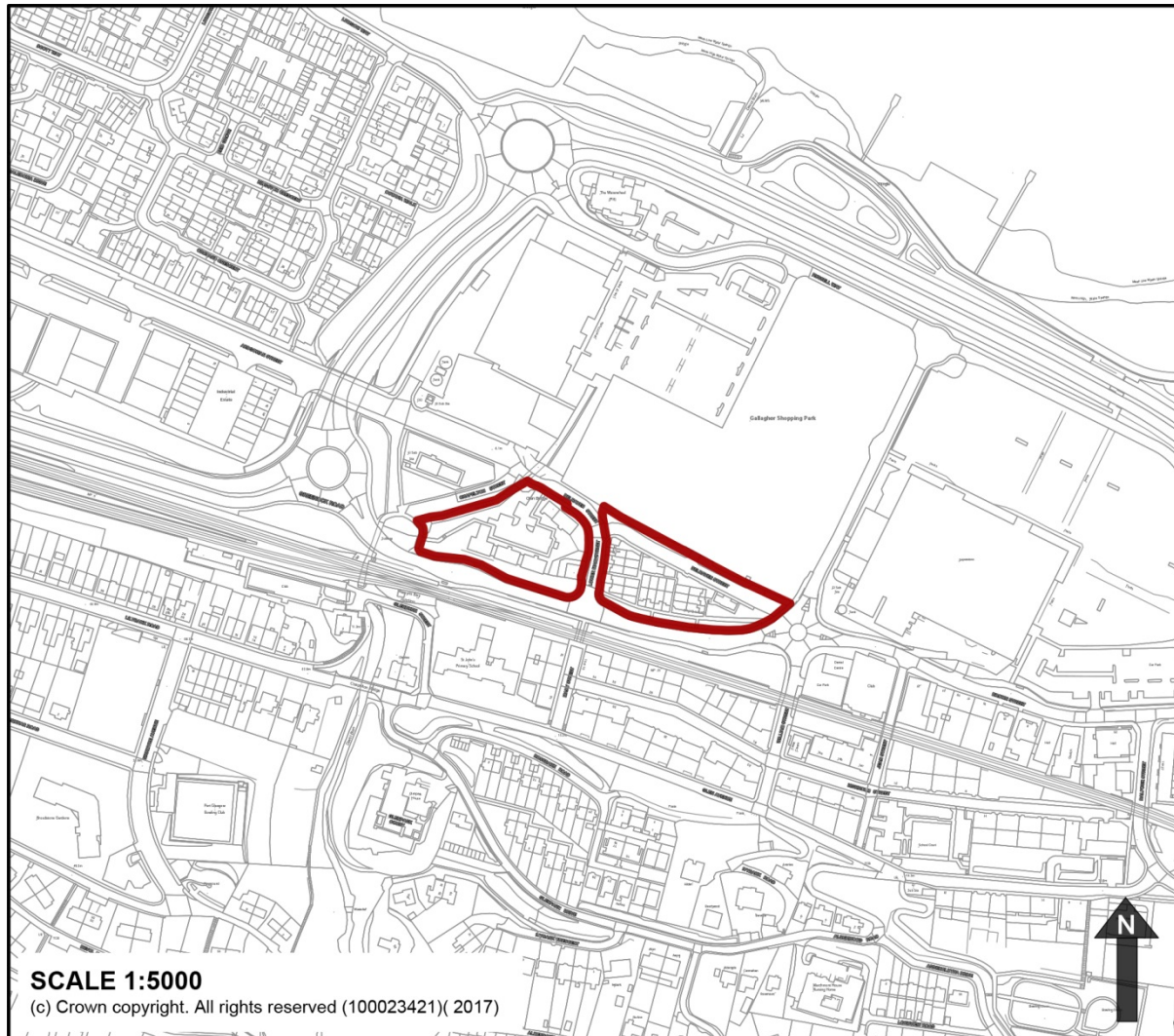
LDP Ref.	R9	Location	Highholm Street
Site area (ha)	0.07	Town	Port Glasgow
Current use	Vacant, part under development for housing		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Cleared brownfield site
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	Delete as a residential development opportunity. Identify as Residential Area. Site had been included in current Local Development Plan on back of planning permission which has now lapsed.

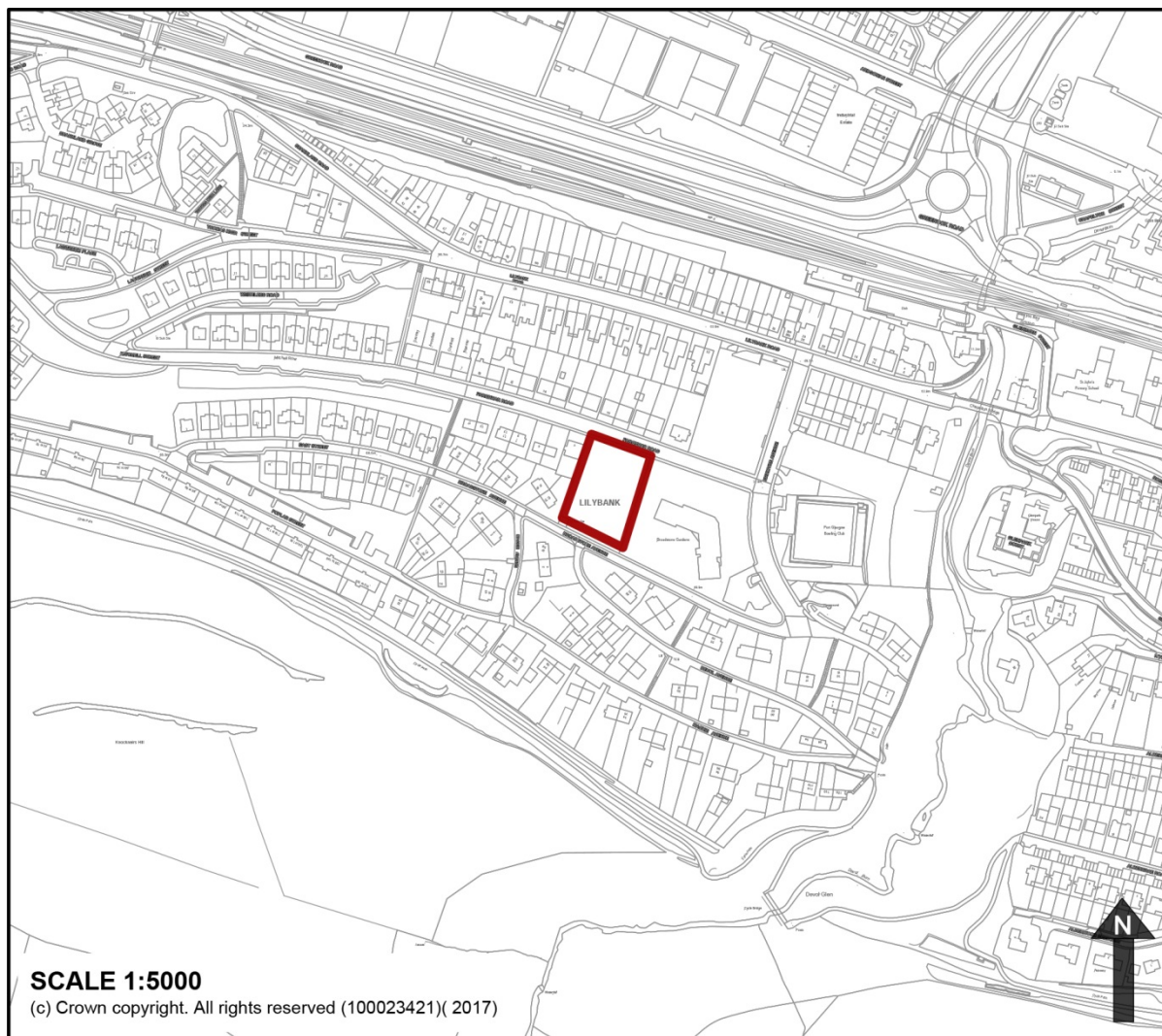


LDP Ref.	r10	Location	Lower Mary Street
Site area (ha)	0.19	Town	Port Glasgow
Current use	Residential		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Developed for RSL housing
Planning status	Planning permission for housing (2014)
Development status	Complete
SEA issues	n/a
Delivery issues	n/a
Recommendation	Developed. Delete as residential development opportunity. Identify as Residential Area

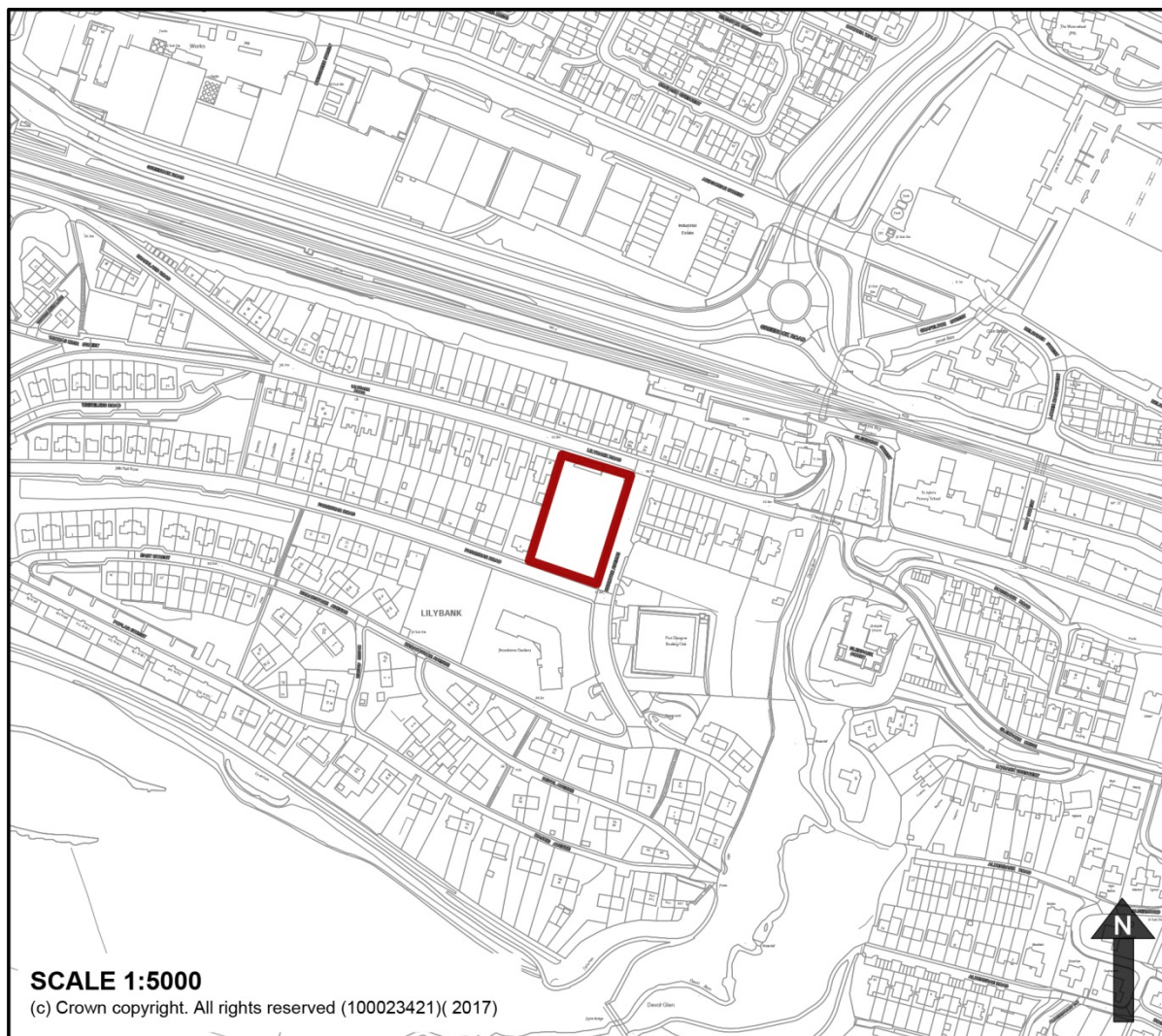
LDP Ref.	r11	Location	Former Broadstone Hospital
Site area (ha)	0.29	Town	Port Glasgow
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Overgrown garden ground associated with former hospital now developed as care home. Sold to Sanctuary Housing Association in 2016
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Dependent on Scottish Government funding – in 2016 Strategic Local Programme
Recommendation	Retain as a Residential Development Opportunity



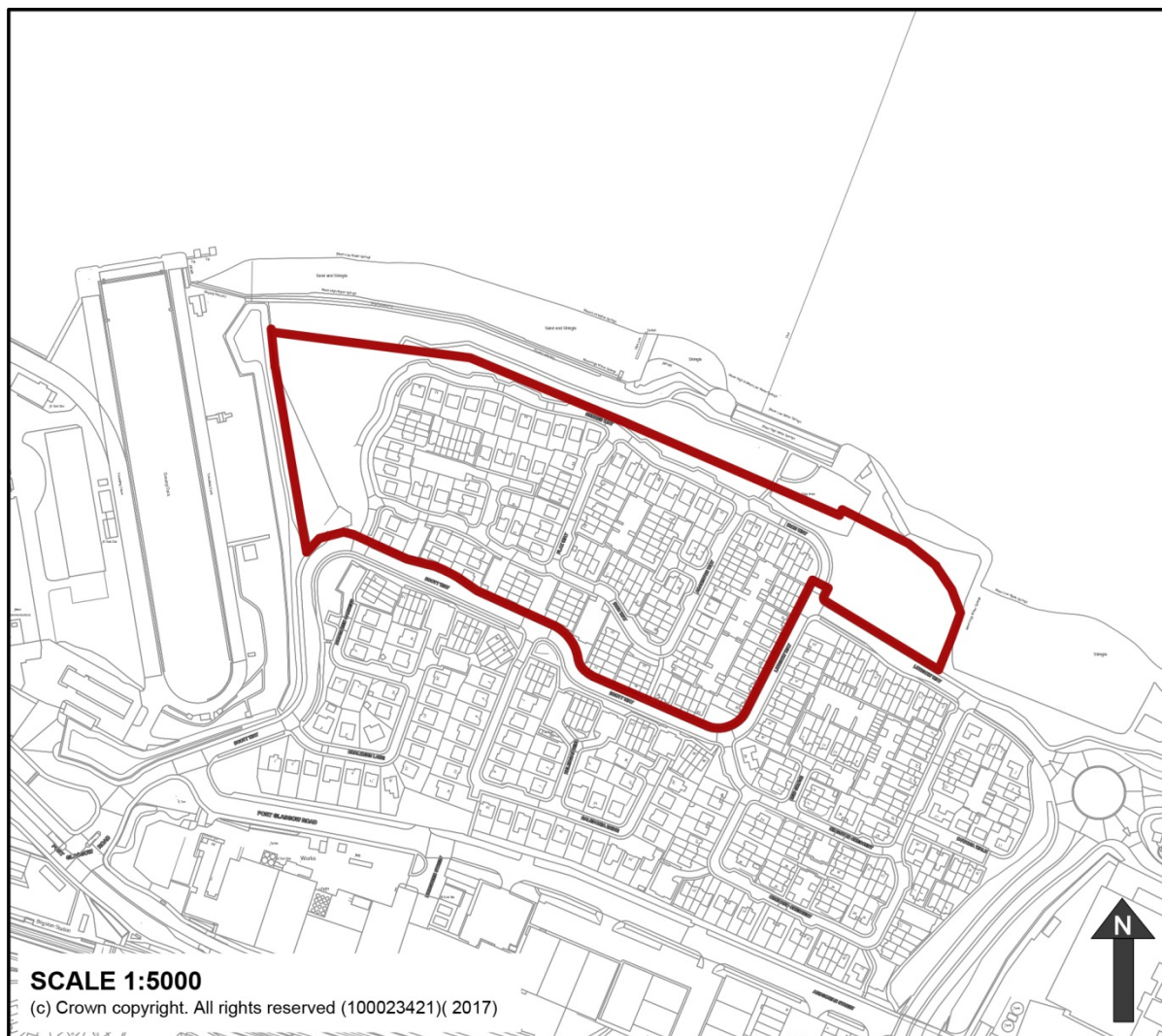
LDP Ref.	r12	Location	Former Lilybank School
Site area (ha)	0.4	Town	Port Glasgow
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Cleared brownfield site of former school, sold to Sanctuary Housing Association in 2016
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Dependent on Scottish Government funding – in 2016 Strategic Local Programme
Recommendation	Retain as a Residential Development Opportunity



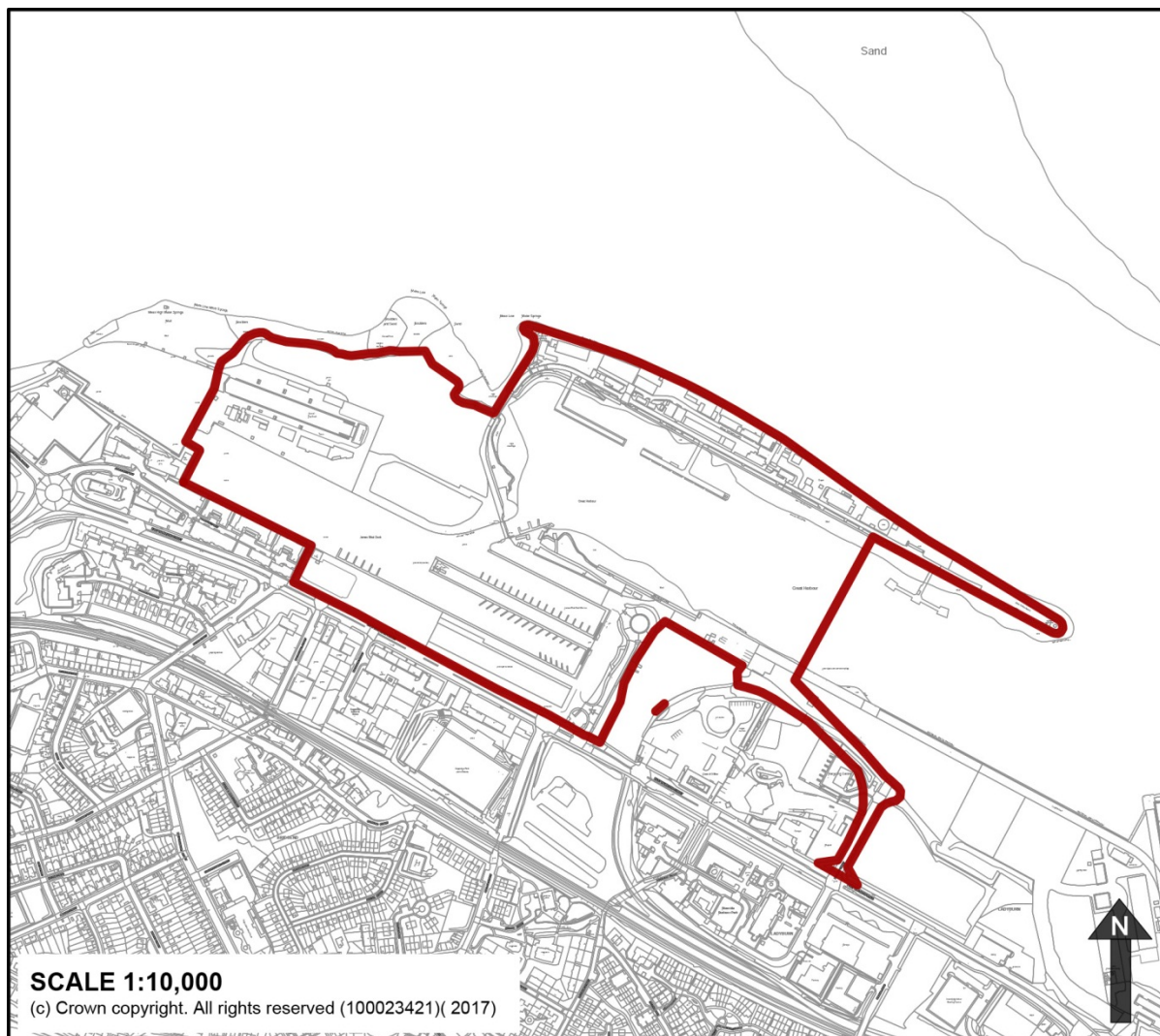
LDP Ref.	r13	Location	Kingston Dock
Site area (ha)	6.21	Town	Port Glasgow
Current use	Mainly residential, eastern part landscaped		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Brownfield site redeveloped for housing
Planning status	Consent for housing for final phase of housing development (2015). Rest none
Development status	Residential development complete. Eastern part not started
SEA issues	None
Delivery issues	Eastern part of site not in ownership of builder
Recommendation	Developed. Delete as a residential development opportunity. Identify developed area as Residential Area and eastern part as Open Space



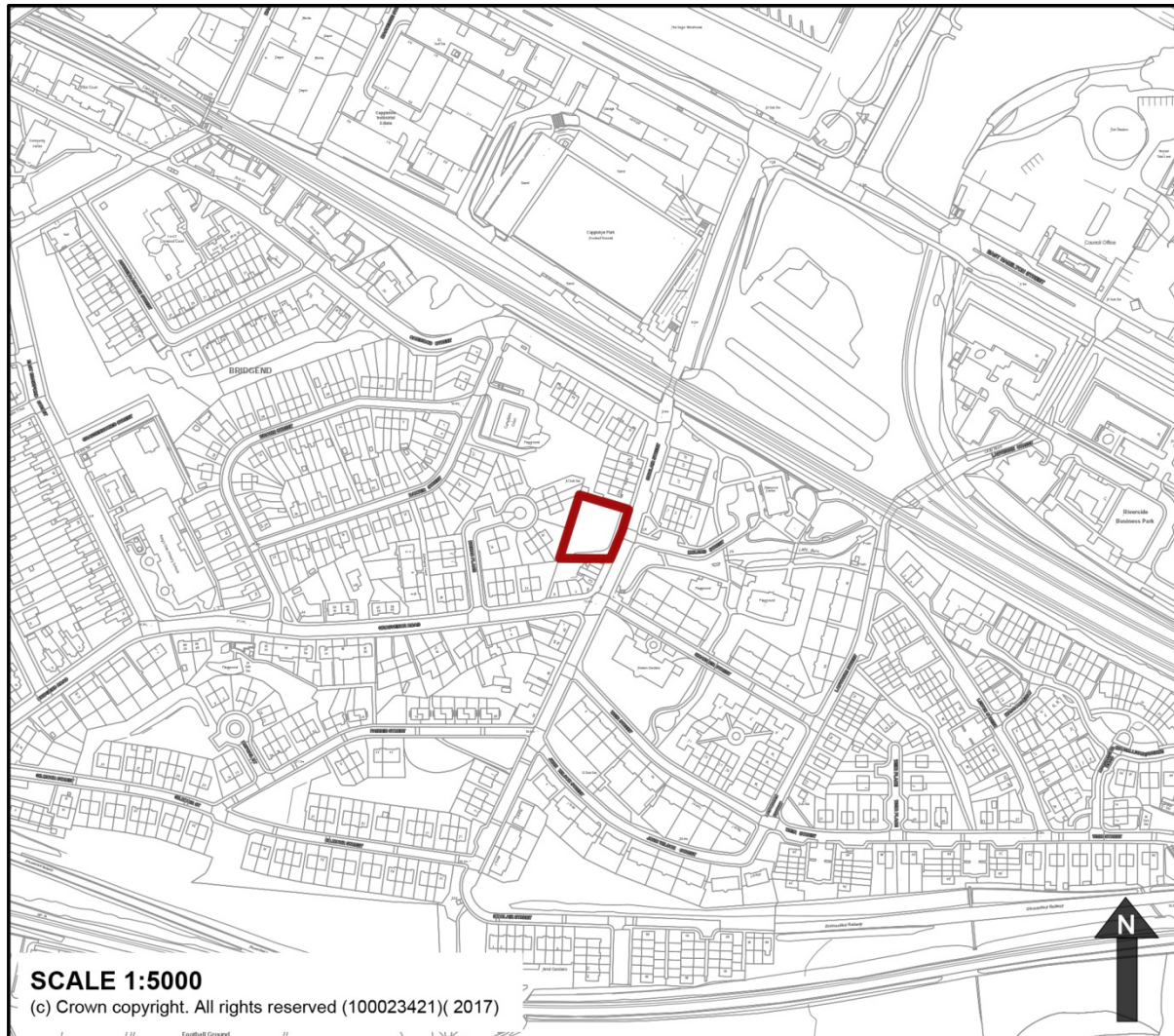
LDP Ref.	r15	Location	James Watt Dock/Garvel Island
Site area (ha)	34.77	Town	Greenock
Current use	Part vacant/part industrial land		
Use proposed in existing LDP	Residential Development Opportunity within Major Area of Change		



Site description	Dock area including listed warehouse and crane and working Marina and docks
Planning status	Planning permission in principle for mixed use development (2010). Implemented 2011
Development status	Not started
SEA issues	Water (site adjacent to Outer Clyde Estuary, Flood risk)
Delivery issues	Masterplan for site includes land reclamation and decontamination
Recommendation	Retain as Residential Development Opportunity

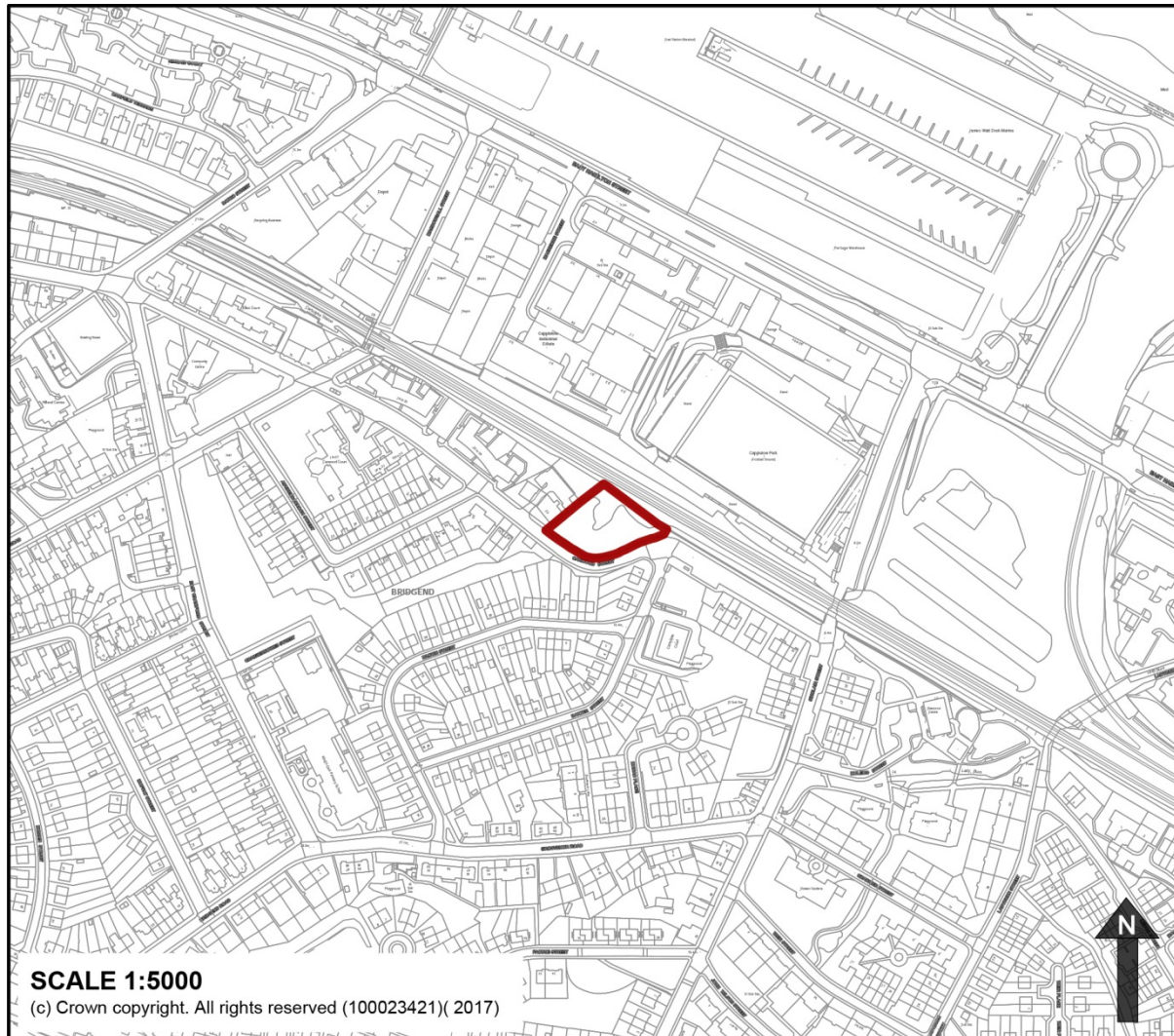


LDP Ref.	r16	Location	Sinclair Street
Site area (ha)	0.14	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Flat, overgrown site of former clinic
Planning status	Planning permission for offices/flats (2015)
Development status	Not started
SEA issues	None
Delivery issues	Ownership
Recommendation	Retain as Residential Development Opportunity

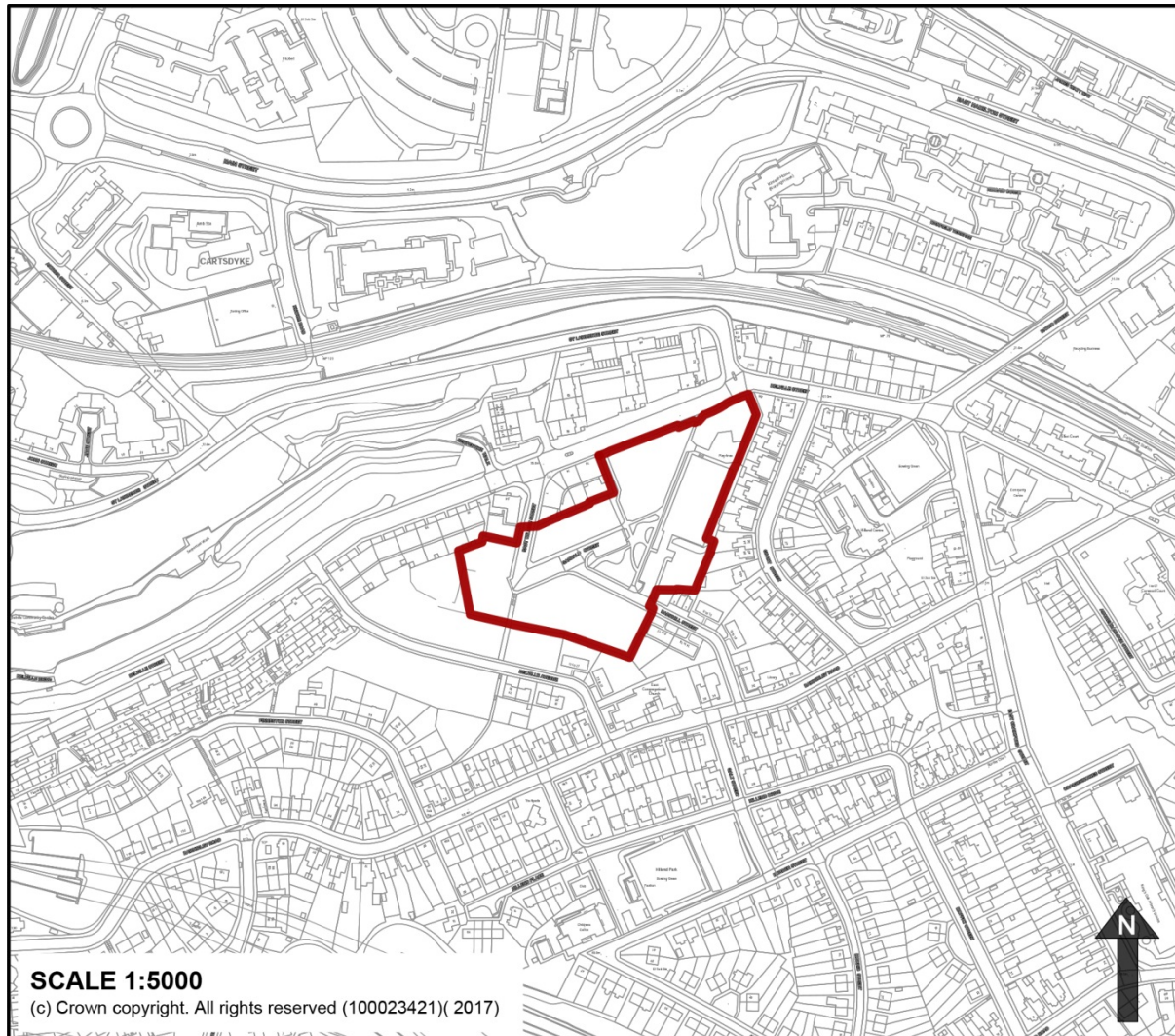
LDP Ref.	r17	Location	Carwood Street
Site area (ha)	0.22	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Vacant brownfield site adjacent to new RSL development
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	Retain as Residential Development Opportunity



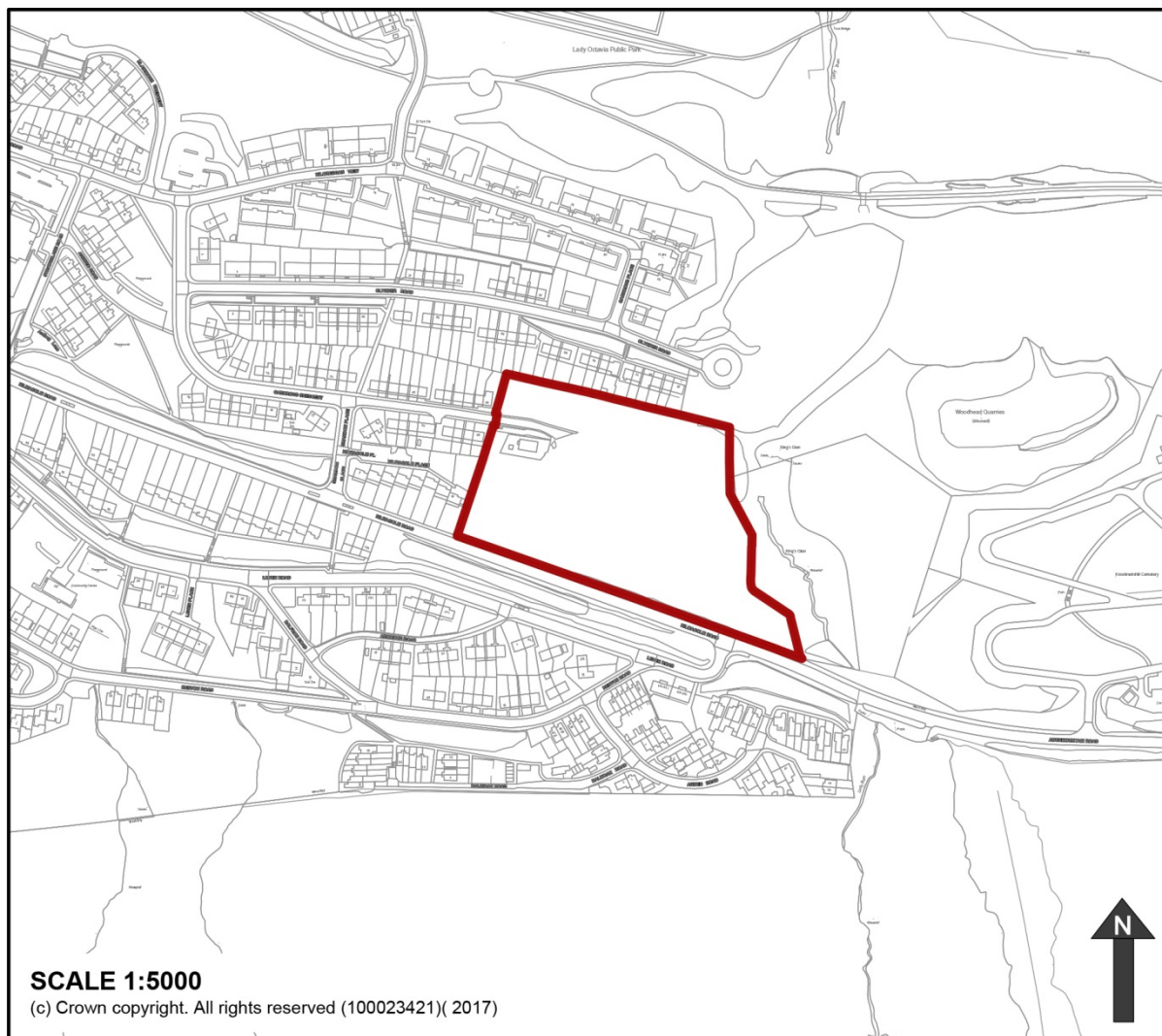
LDP Ref.	r18	Location	Garvald Street
Site area (ha)	1.73	Town	Greenock
Current use	Under construction		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Part demolished former housing, part grassed, part disused playing field
Planning status	Planning permission for housing (2014)
Development status	Under construction
SEA issues	None
Delivery issues	n/a
Recommendation	Under construction. Delete as a residential development opportunity. Identify as Residential Area

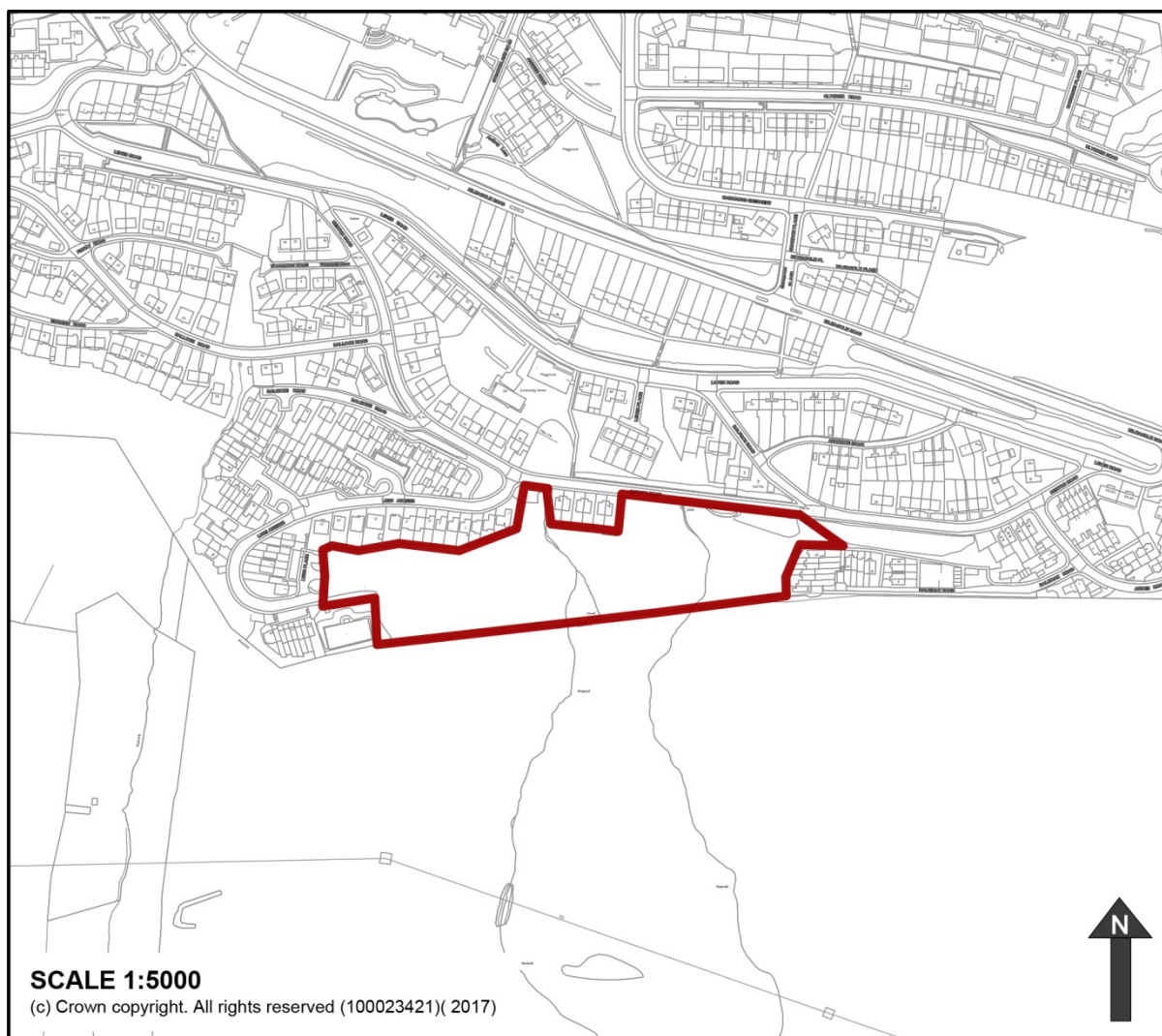


LDP Ref.	r19	Location	Former King's Glen school
Site area (ha)	2.06	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



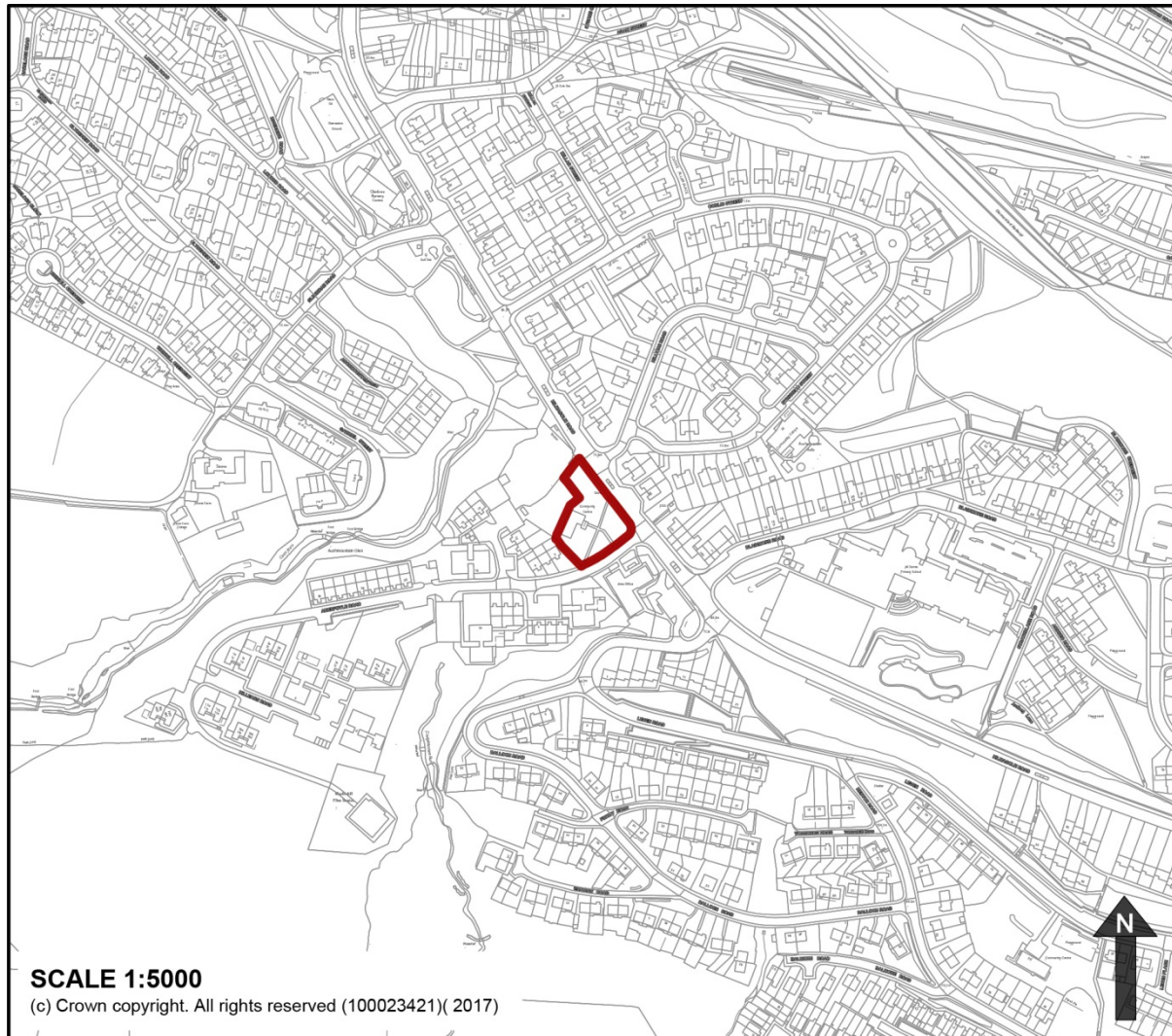
Site description	Sloping cleared brownfield site of former school mainly owned by Cloch Housing Association. Part to be developed by Inverclyde Council for a children's unit, and part potentially to be sold for 2 private self-build plots.
Planning status	Planning permission for children's residential unit on part of site (2015)
Development status	Children's unit under construction. Rest of site not started
SEA issues	None
Delivery issues	Dependent on Scottish Government funding – in 2016 Strategic Local Programme
Recommendation	Identify children's centre and potential plots as part of Residential Area. Retain remainder as a Residential Development Opportunity

LDP Ref.	r20	Location	Luss Avenue/Renton Road
Site area (ha)	2.2	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Steeply sloping greenfield site within urban area
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Ground conditions, part dependent on Scottish Government funding - in 2016 Strategic Local Plan
Recommendation	Retain as a Residential Development Opportunity

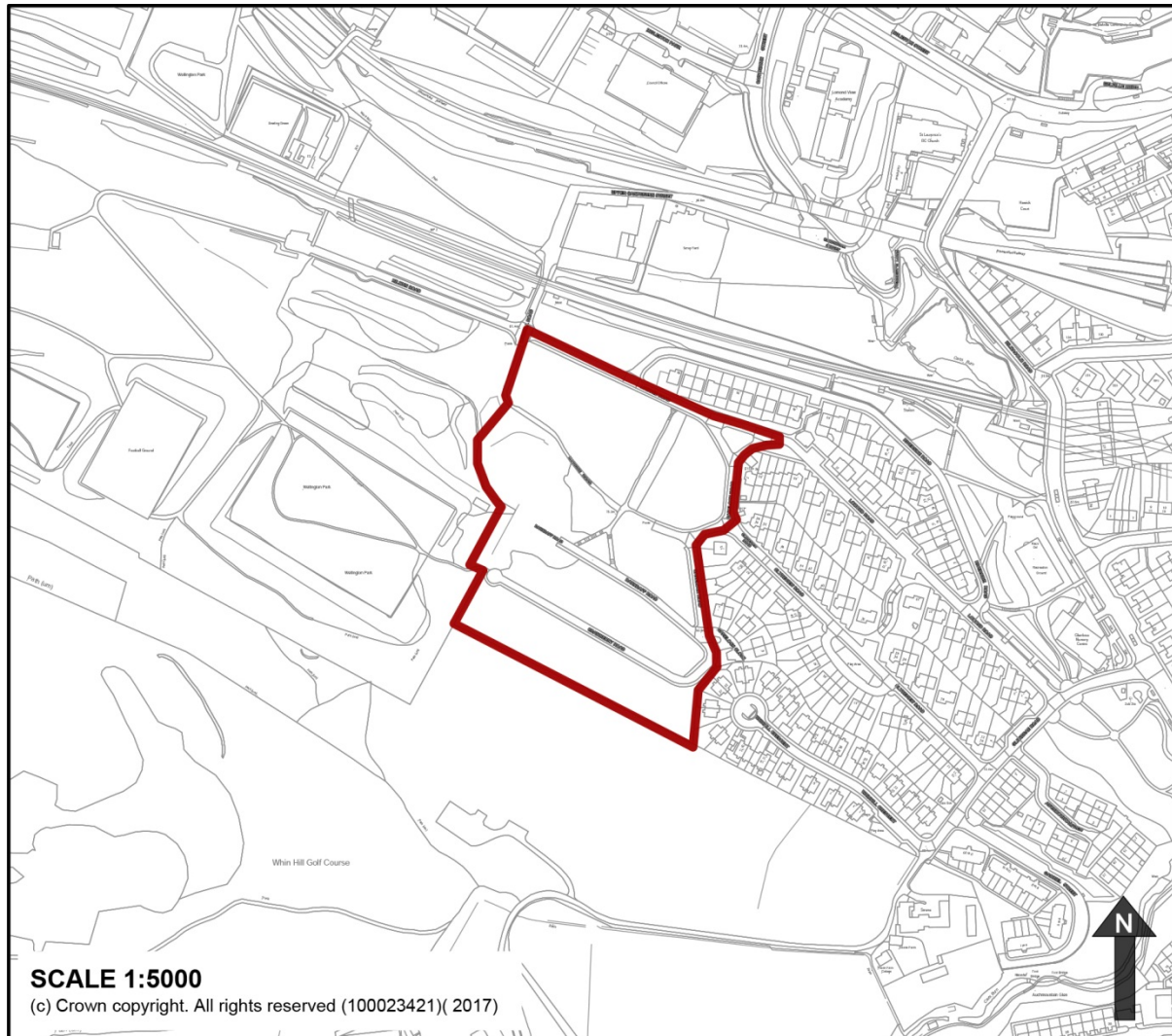
LDP Ref.	r21	Location	Kilmacolm Road
Site area (ha)	0.26	Town	Greenock
Current use	Community centre/tenant hall		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Community hall within grassed area
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	Delete as a residential development opportunity. Identify as Residential Area. Site still in use as community hall.

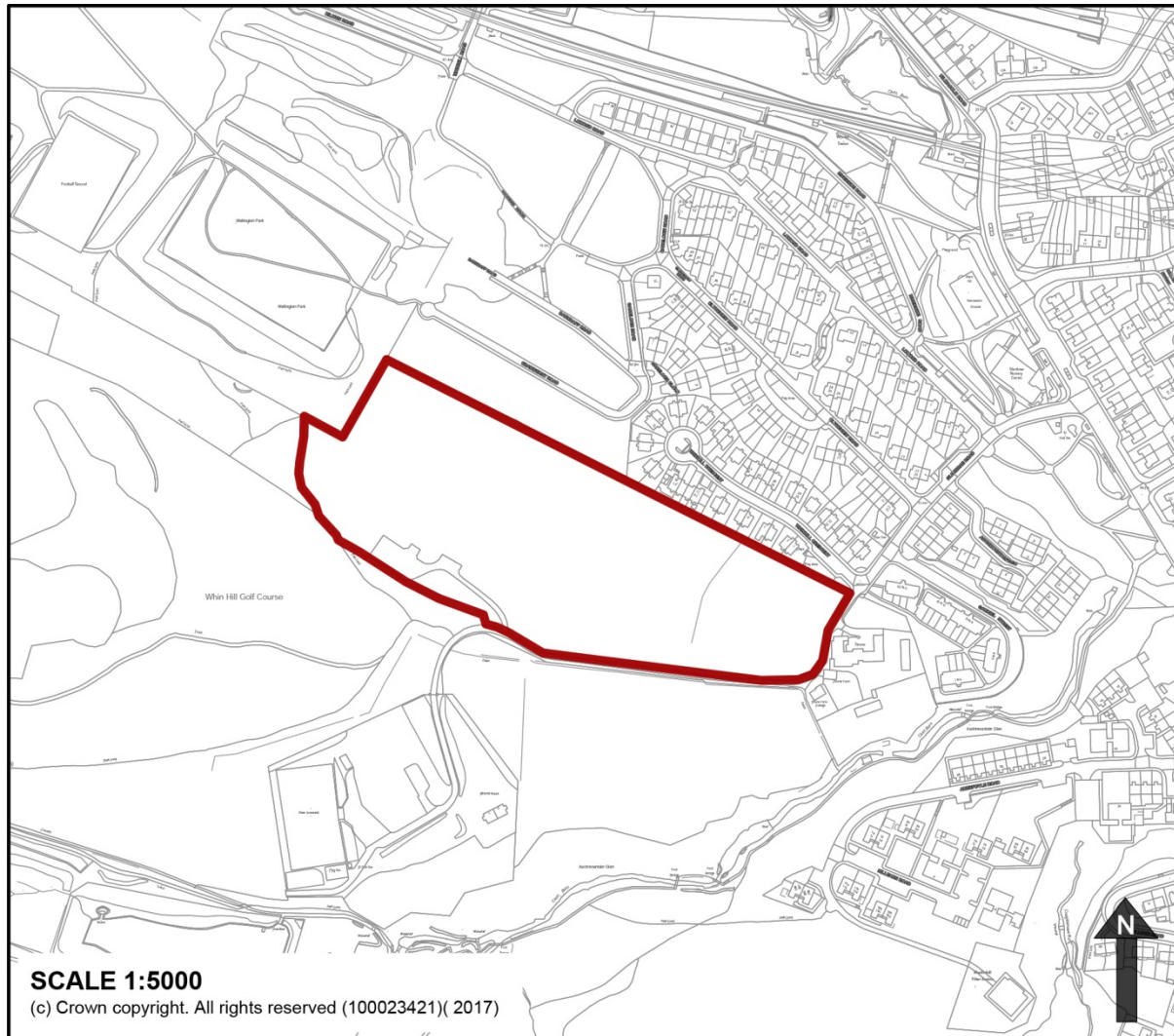


LDP Ref.	r22	Location	Strone (brownfield)
Site area (ha)	3.63	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity within Area of Potential Change		



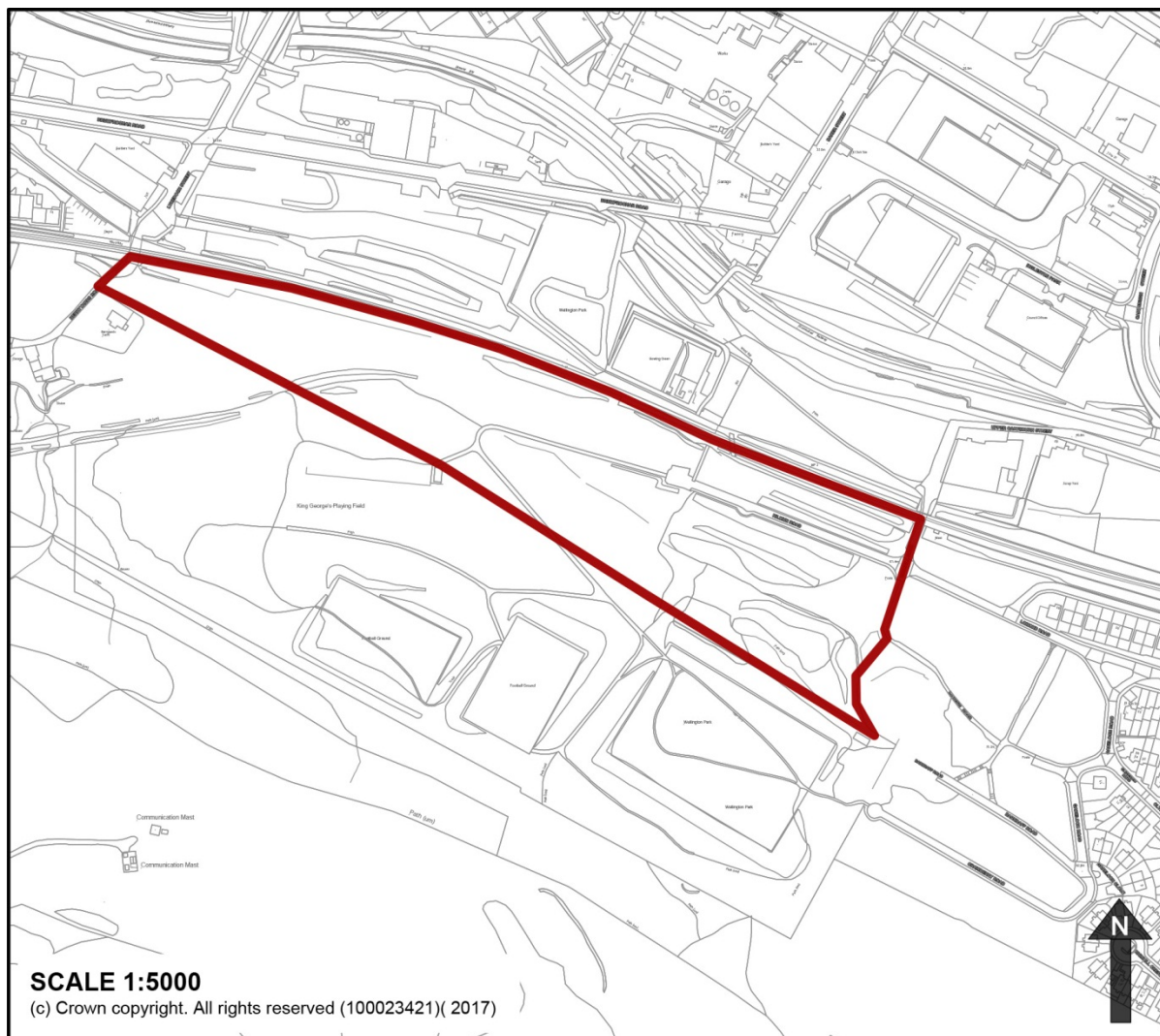
Site description	Sloping cleared former housing area
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	See Issue 3 – Central East Greenock

LDP Ref.	r23	Location	Strone (greenfield)
Site area (ha)	4.42	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity within Area of Potential Change		



Site description	Greenfield site. Sloping urban fringe land.
Planning status	Planning permission for development platforms for future residential development (2016)
Development status	Not started
SEA issues	Landscape (site on settlement edge)
Delivery issues	Ownership
Recommendation	Delete as a Residential Development Opportunity. Identify as Green Belt. Site has been identified in two local plans with limited progress towards delivery.

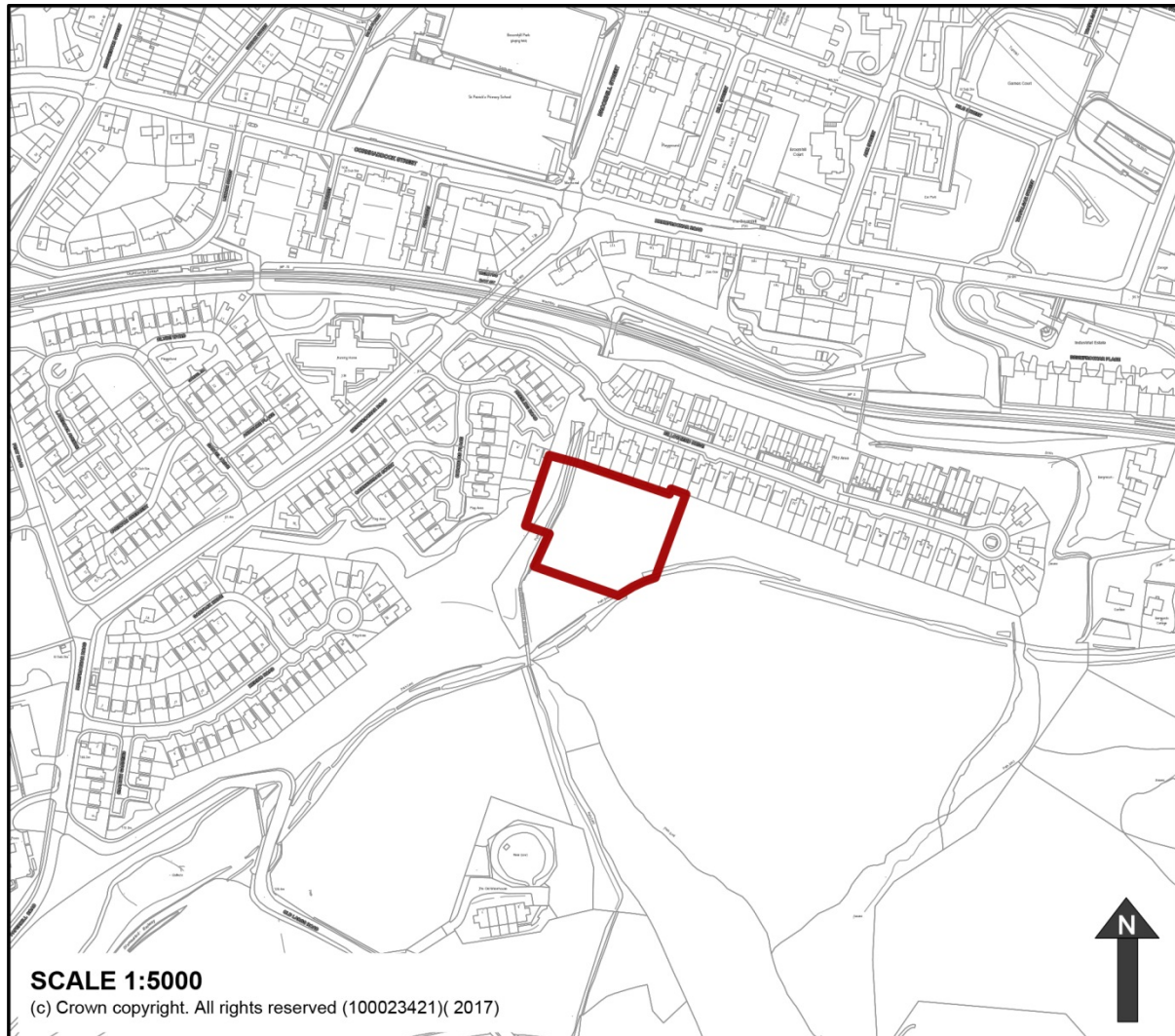
LDP Ref.	r24	Location	Wellington Park
Site area (ha)	5.46	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity within Area of Potential Change		



Site description	Cleared former housing site
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	See Issue 3 – Central East Greenock

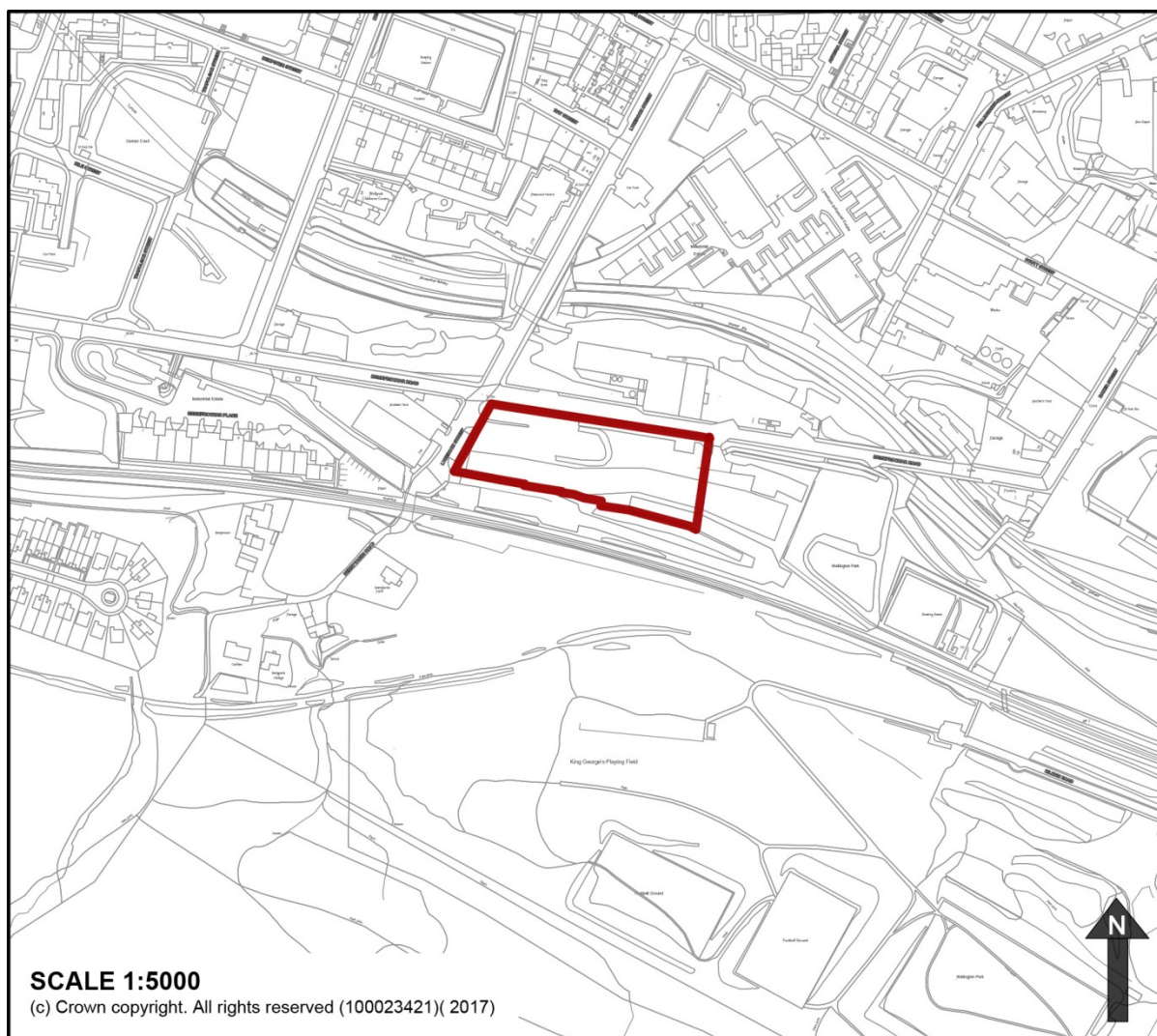


LDP Ref.	r25	Location	Killochend Drive
Site area (ha)	0.41	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Greenfield site adjacent to housing development
Planning status	None
Development status	Not started
SEA issues	Landscape (site on settlement edge)
Delivery issues	Dependent on Scottish Government funding, in 2016 Strategic Local Programme
Recommendation	Delete as a Residential Development Opportunity. Identify as Green Belt. Outline application in 2006 now lapsed. Application for flatted development in 2011 dismissed at appeal. No new applications since.

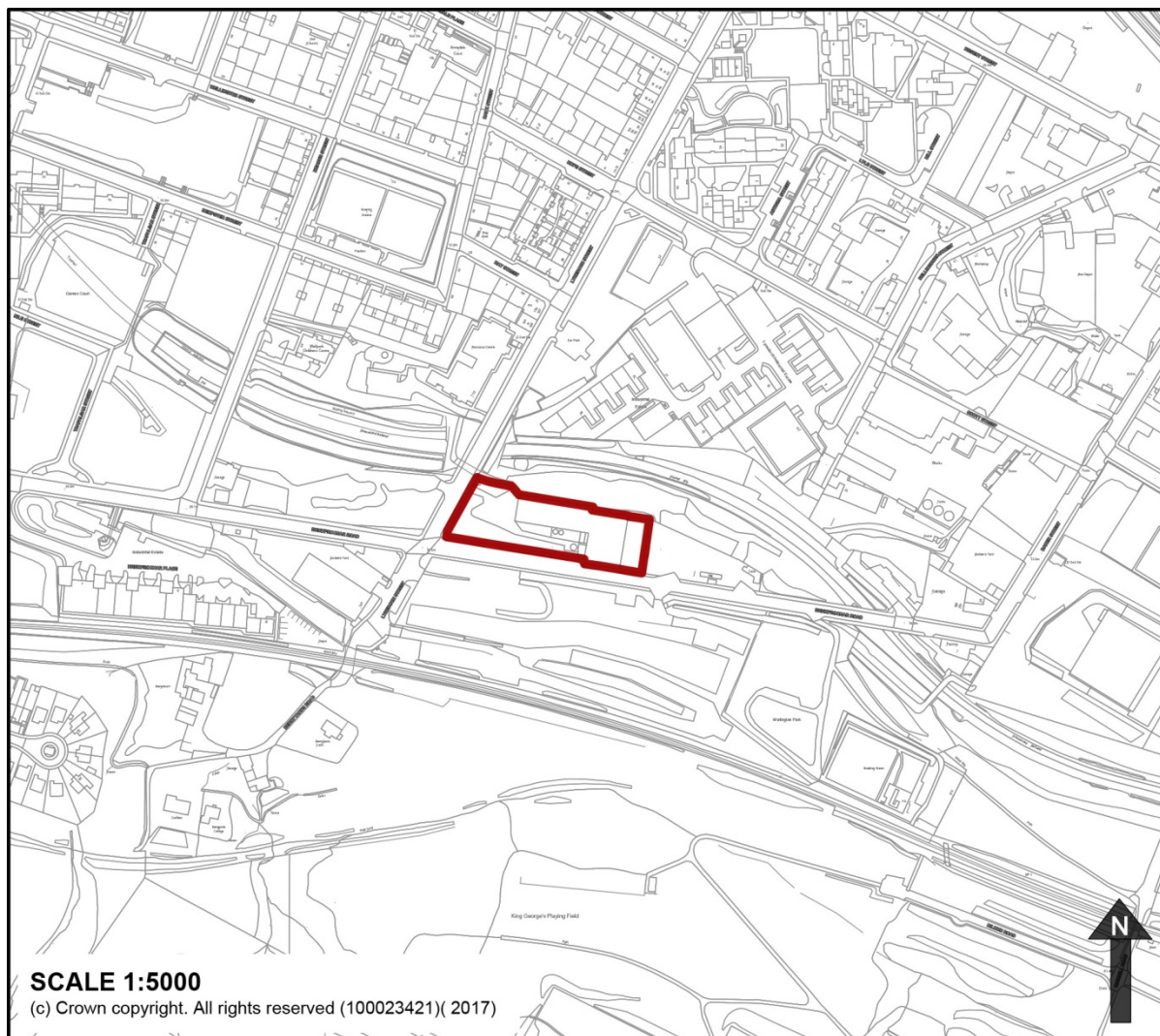
LDP Ref.	r26	Location	Former Tate and Lyle (SE)
Site area (ha)	0.9	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity within Area of Potential Change		



Site description	Vacant/derelict site of former factory
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Ownership
Recommendation	See Issue 3 – Central East Greenock



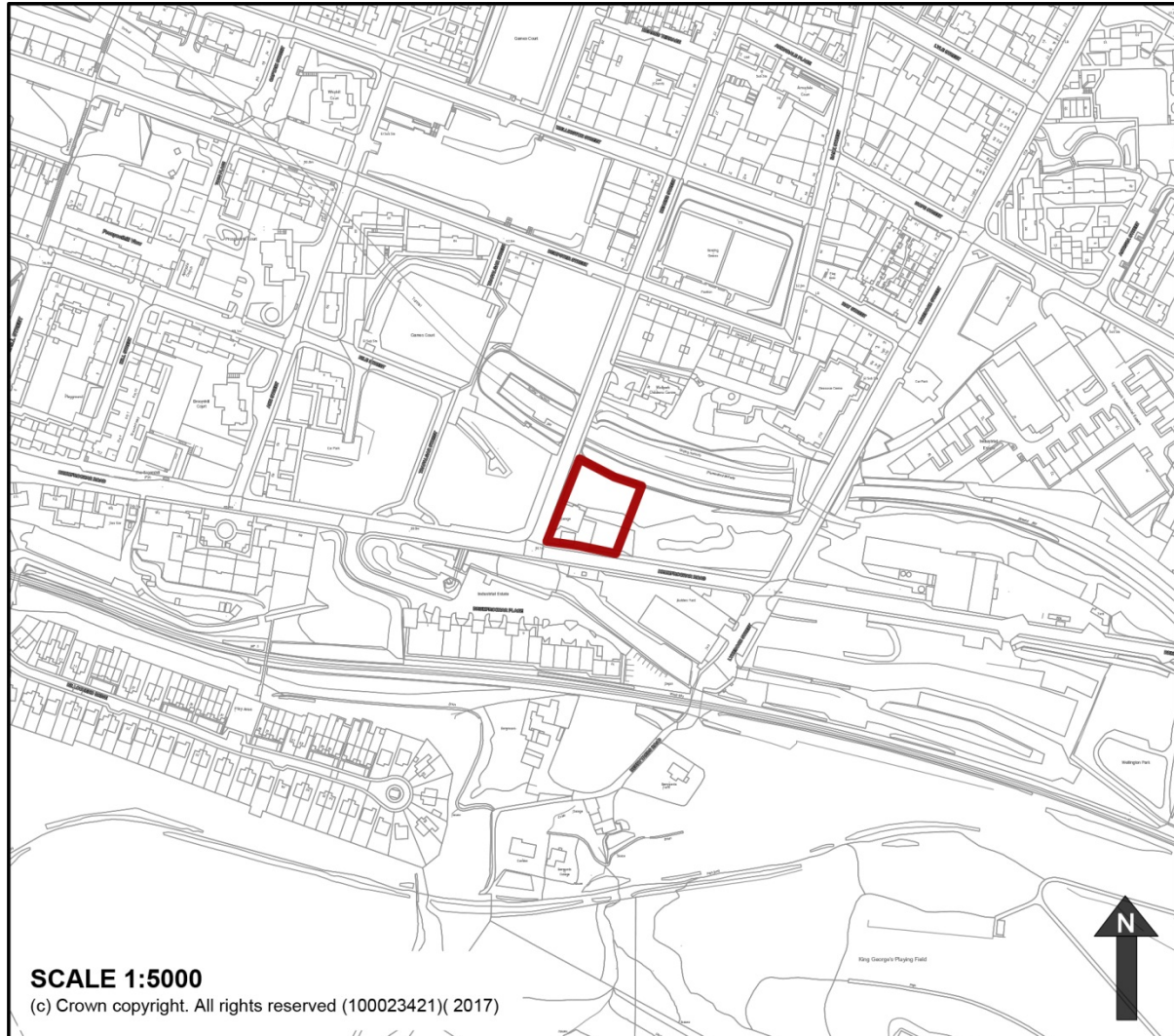
LDP Ref.	r27	Location	Former Tate and Lyle (NE)
Site area (ha)	0.51	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity within Area of Potential Change		



Site description	Vacant/derelict site of former factory
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Ownership
Recommendation	See Issue 3 – Central East Greenock

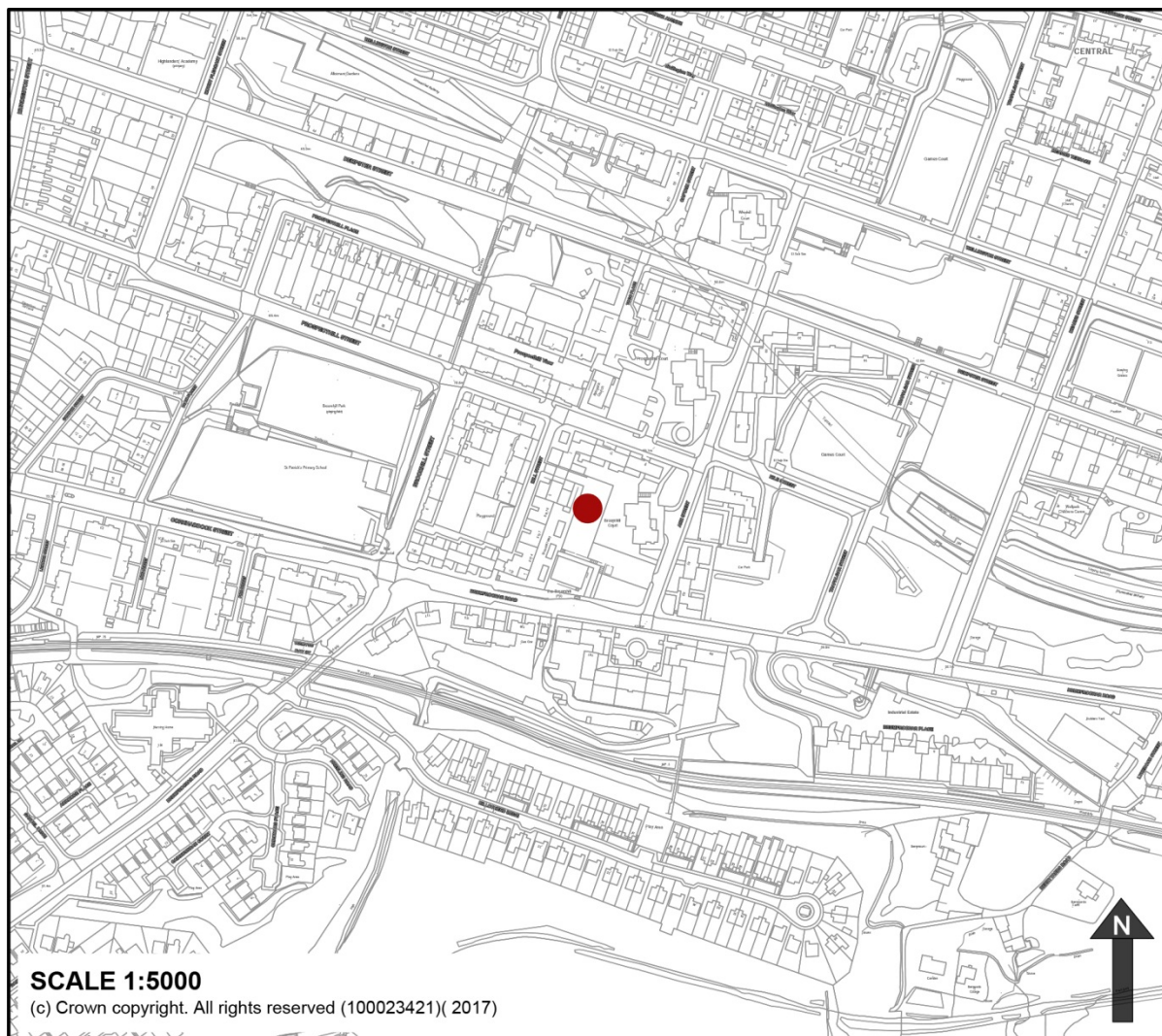


LDP Ref.	r28	Location	Drumfrochar Road
Site area (ha)	0.76	Town	Greenock
Current use	Car wash and adjacent vacant land		
Use proposed in existing LDP	Residential Development Opportunity within Area of Potential Change		



Site description	Former petrol station being used as a car wash and surrounding vacant land
Planning status	None
Development status	Not started
SEA issues	Human Health (site in close proximity to PPC licensed Rossyew Ltd)
Delivery issues	Ownership, contamination
Recommendation	See Issue 3 – Central East Greenock

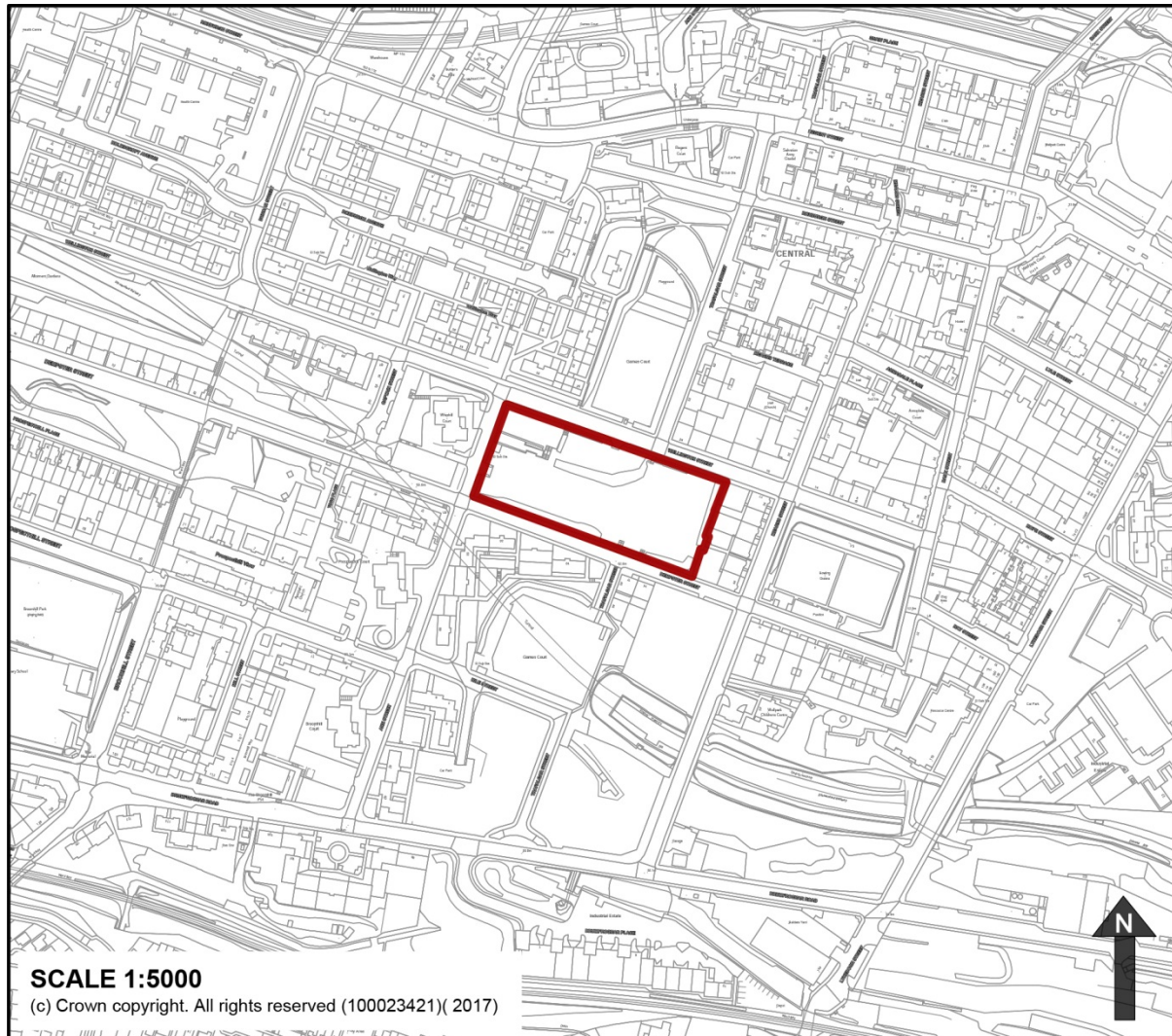
LDP Ref.	r29	Location	Broomhill
Site area (ha)	Indicative	Town	Greenock
Current use	Residential Area		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Indicative site for residential development
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	Delete as a Residential Development Opportunity. There are no current plans to develop this site.



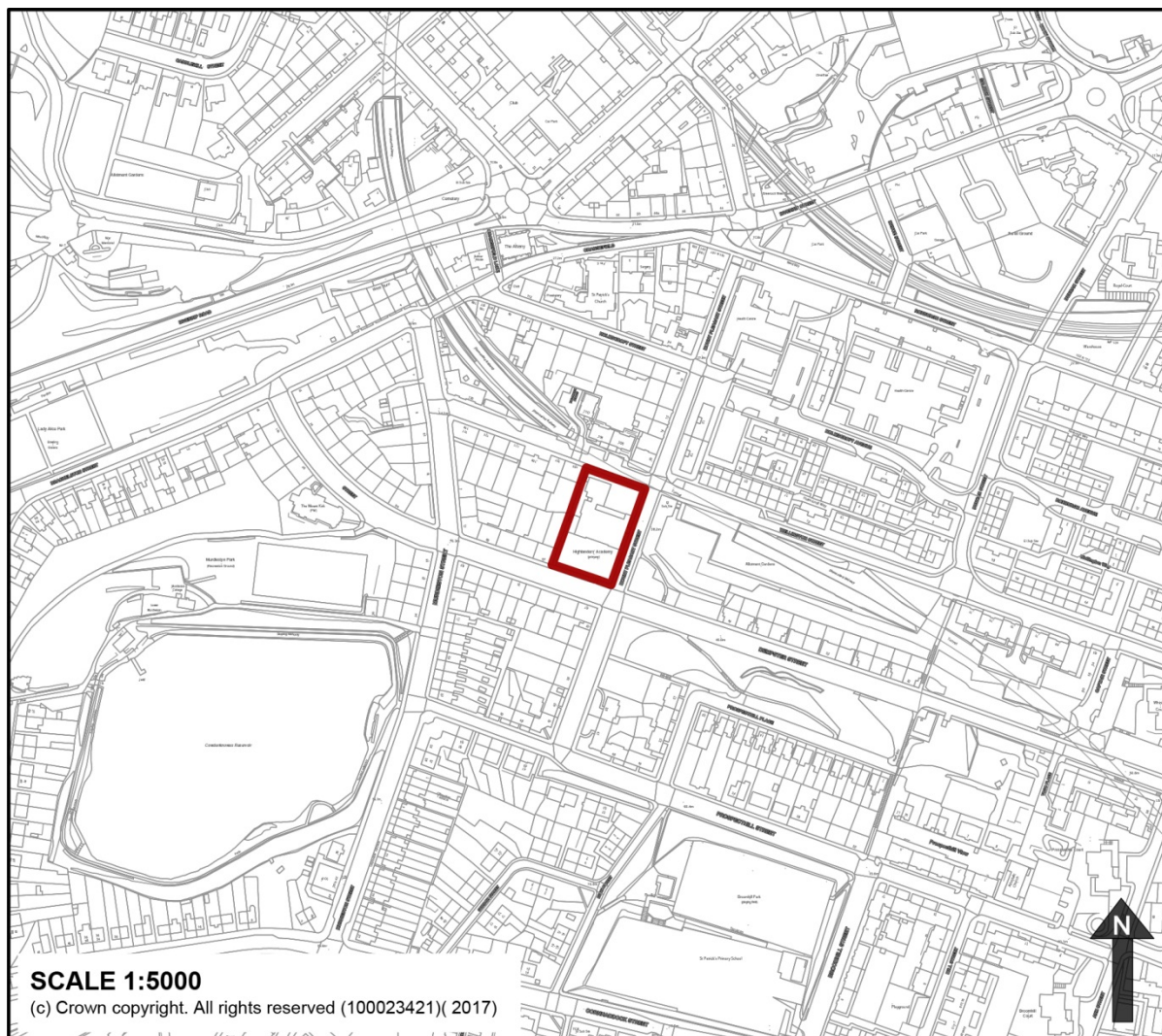
LDP Ref.	r30	Location	Former Wellington School
Site area (ha)	1.13	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity within Area of Potential Change		



Site description	Cleared site of former school to be developed as a new health centre
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	Identify as Community Opportunity (New health centre)

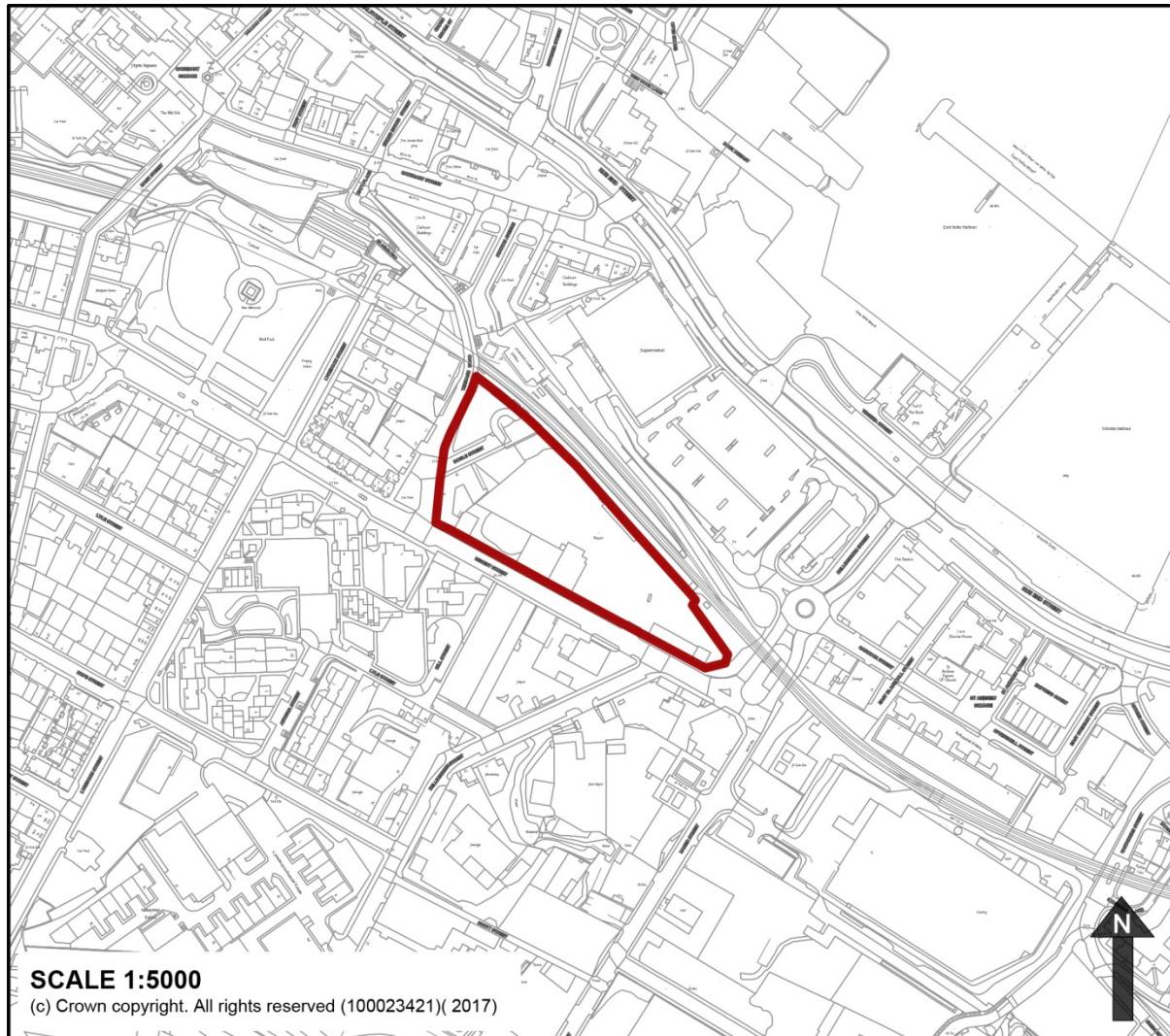


LDP Ref.	r31	Location	Former Highlander's Academy
Site area (ha)	0.03	Town	Greenock
Current use	Vacant/derelict		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Sloping site of former school with building to be demolished. Bought by Sanctuary HA in 2016
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Demolition of building, levels. Dependent on Scottish Government funding – in 2016 Strategic Local Programme
Recommendation	Retain as Residential Development Opportunity

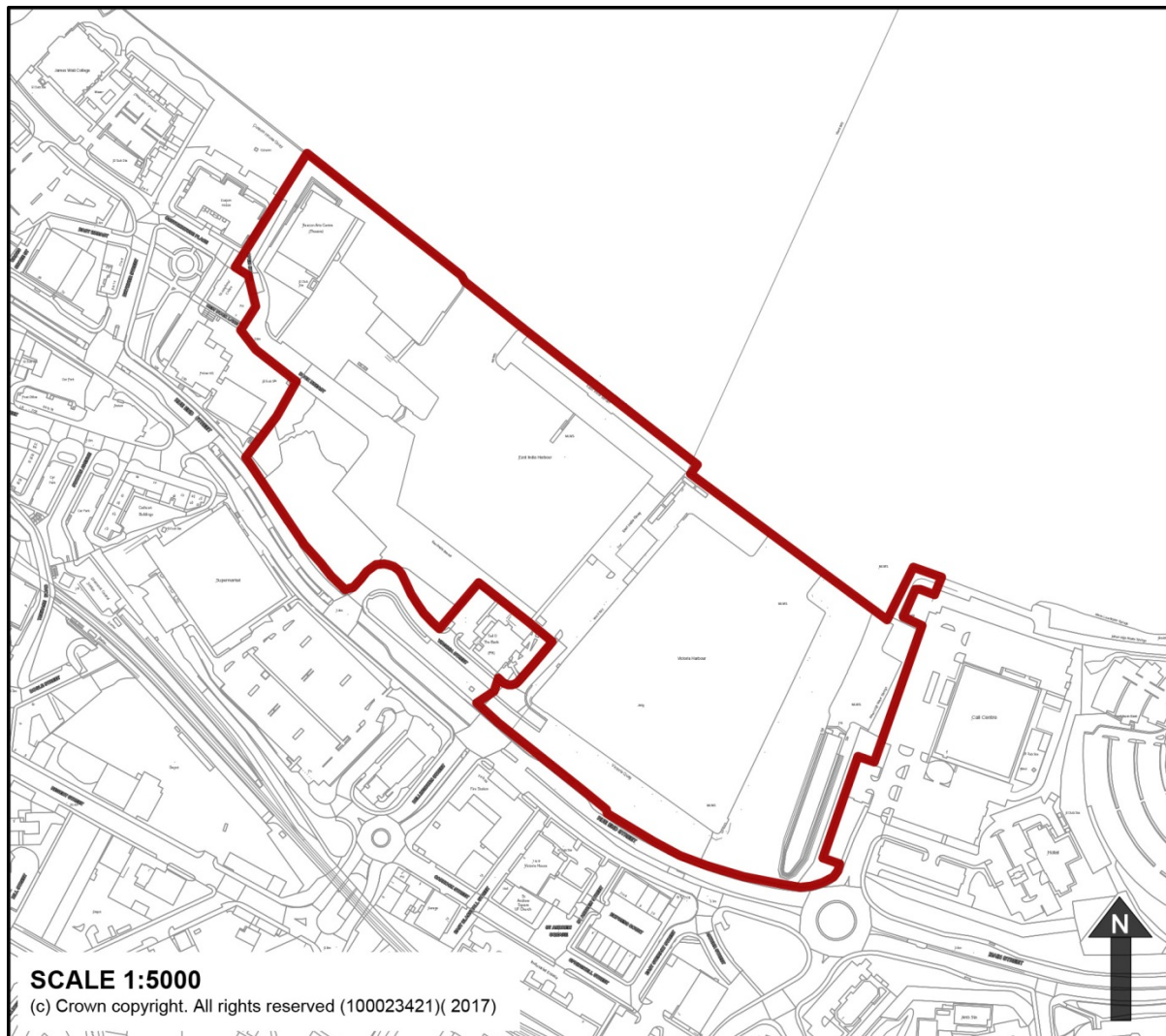
LDP Ref.	r32	Location	Regent Street
Site area (ha)	1.31	Town	Greenock
Current use	Vacant/derelict		
Use proposed in existing LDP	Residential Development Opportunity within Development Opportunity Site		



Site description	Former BT depot site adjacent to rail line, some buildings to be demolished
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Demolition of buildings, ownership
Recommendation	Retain as a Development Option Site



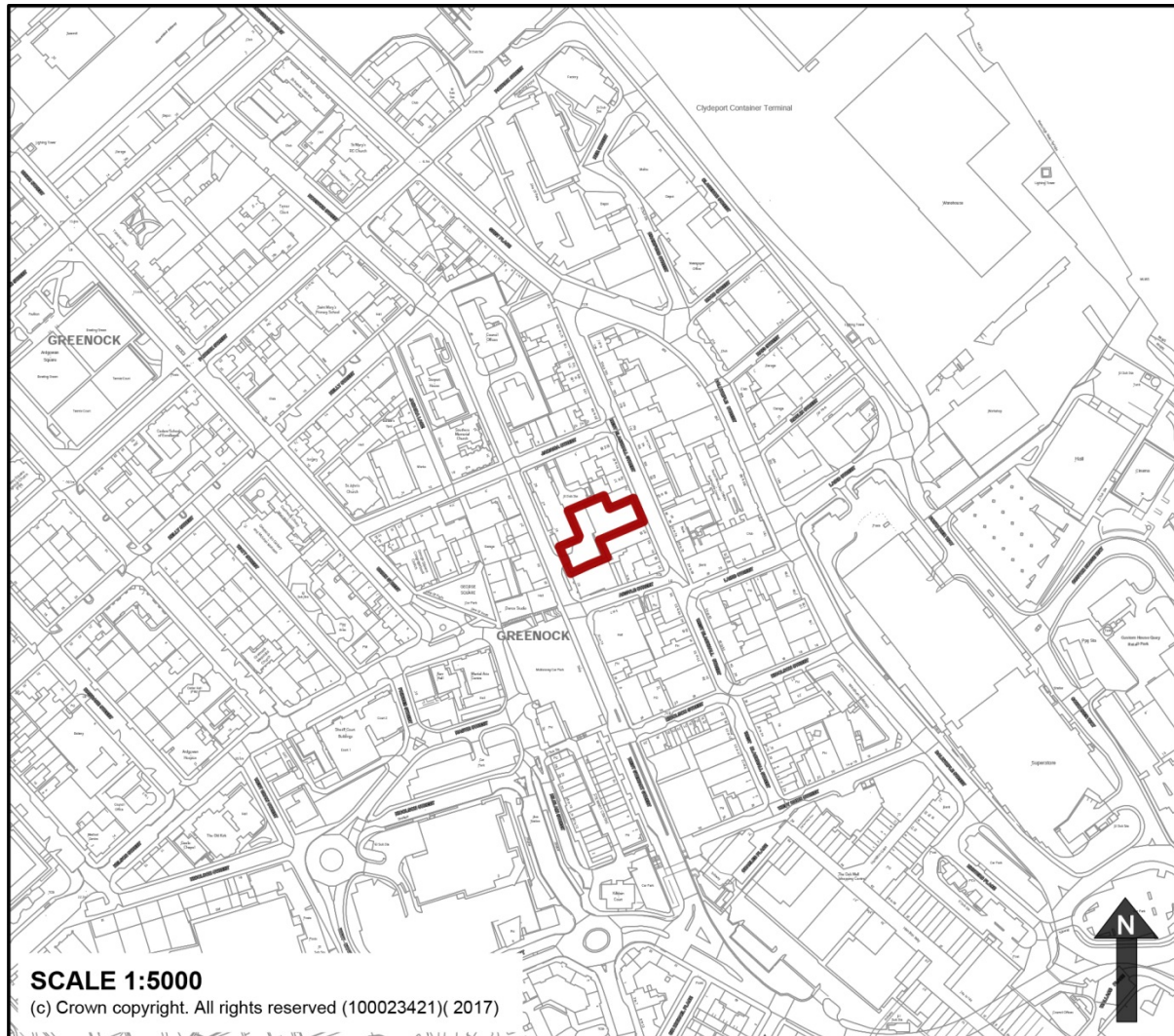
LDP Ref.	r33	Location	Victoria/East India Harbour
Site area (ha)	7.79	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity within Major Area of Change		



Site description	Vacant land around harbours
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	Retain as a Residential Development Opportunity

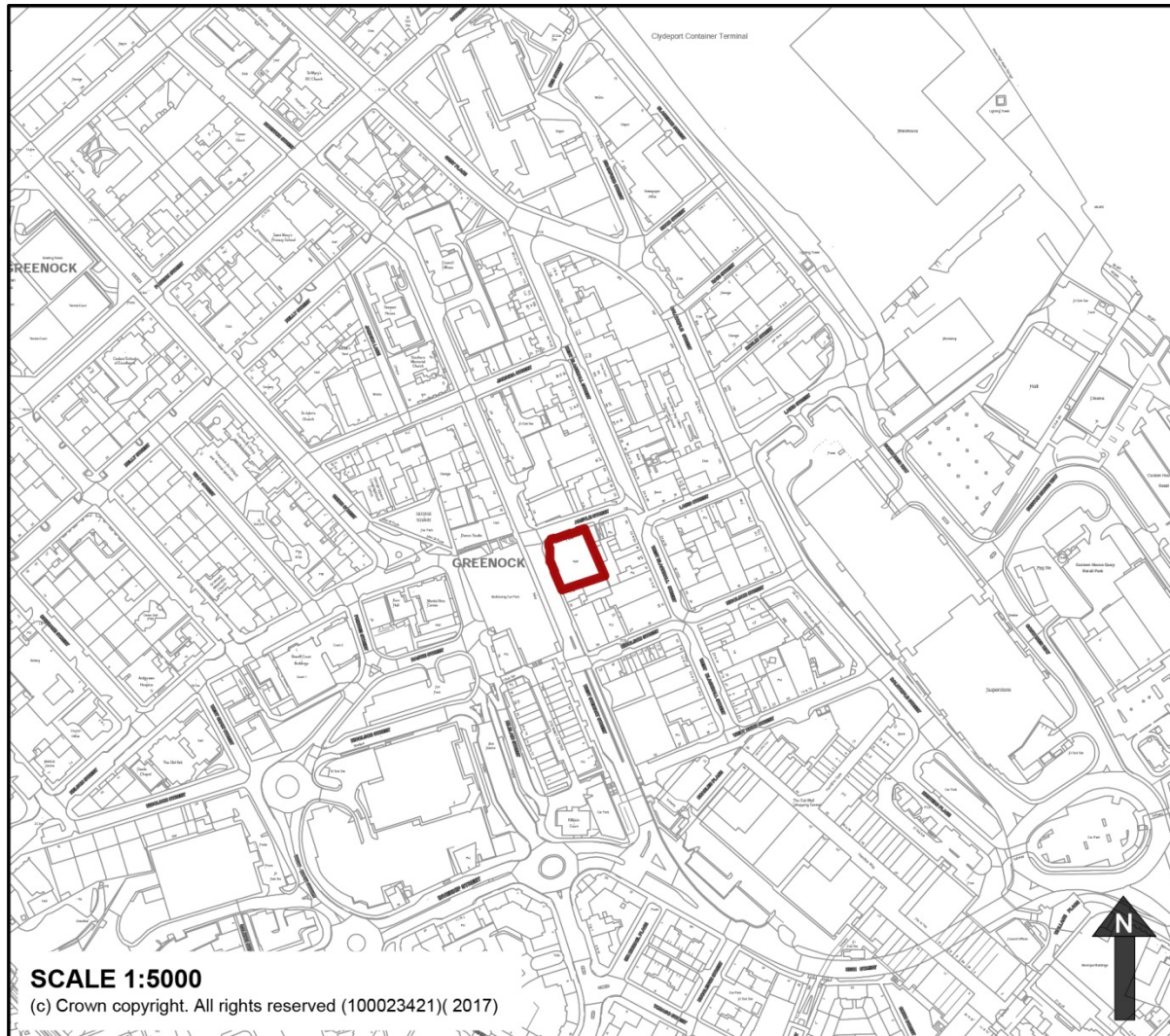


LDP Ref.	r34	Location	West Blackhall Street
Site area (ha)	0.15	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Vacant upper floors of tenement building with retail on ground floor, and land to rear
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	Delete as a Residential Development Opportunity. Identify as Town Centre. Permission for flats in 2009 not implemented. No new applications since and town centre designation would not preclude residential development in the future.

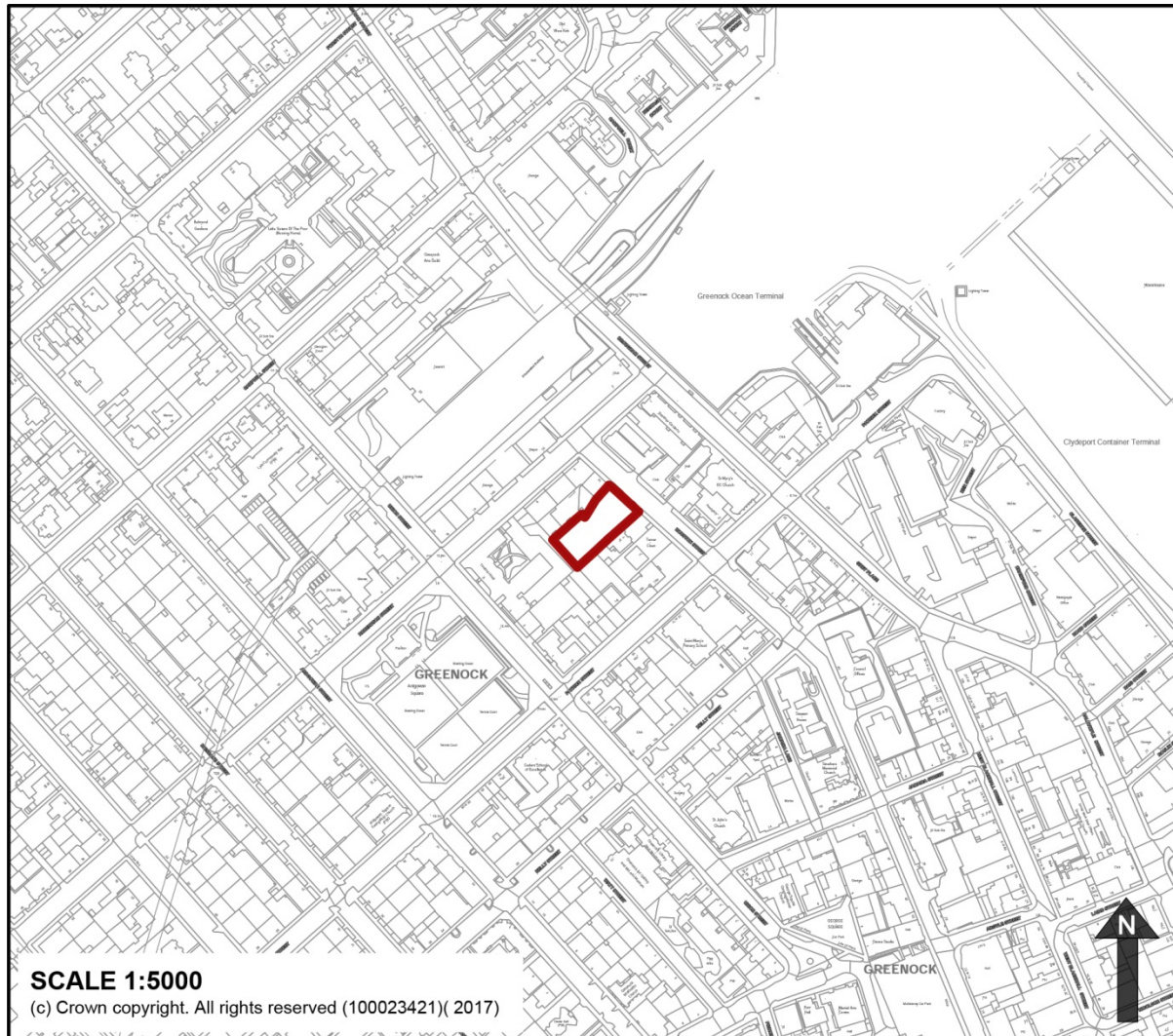
LDP Ref.	r35	Location	Argyle Street
Site area (ha)	0.11	Town	Greenock
Current use	Derelict former nightclub		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Derelict former nightclub/bingo hall/cinema to be demolished and redeveloped
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Demolition of building, logistical constraints due to position on corner of busy road in town centre, Scottish Government funding – in 2016 Strategic Local Programme
Recommendation	Retain as Residential Development Opportunity



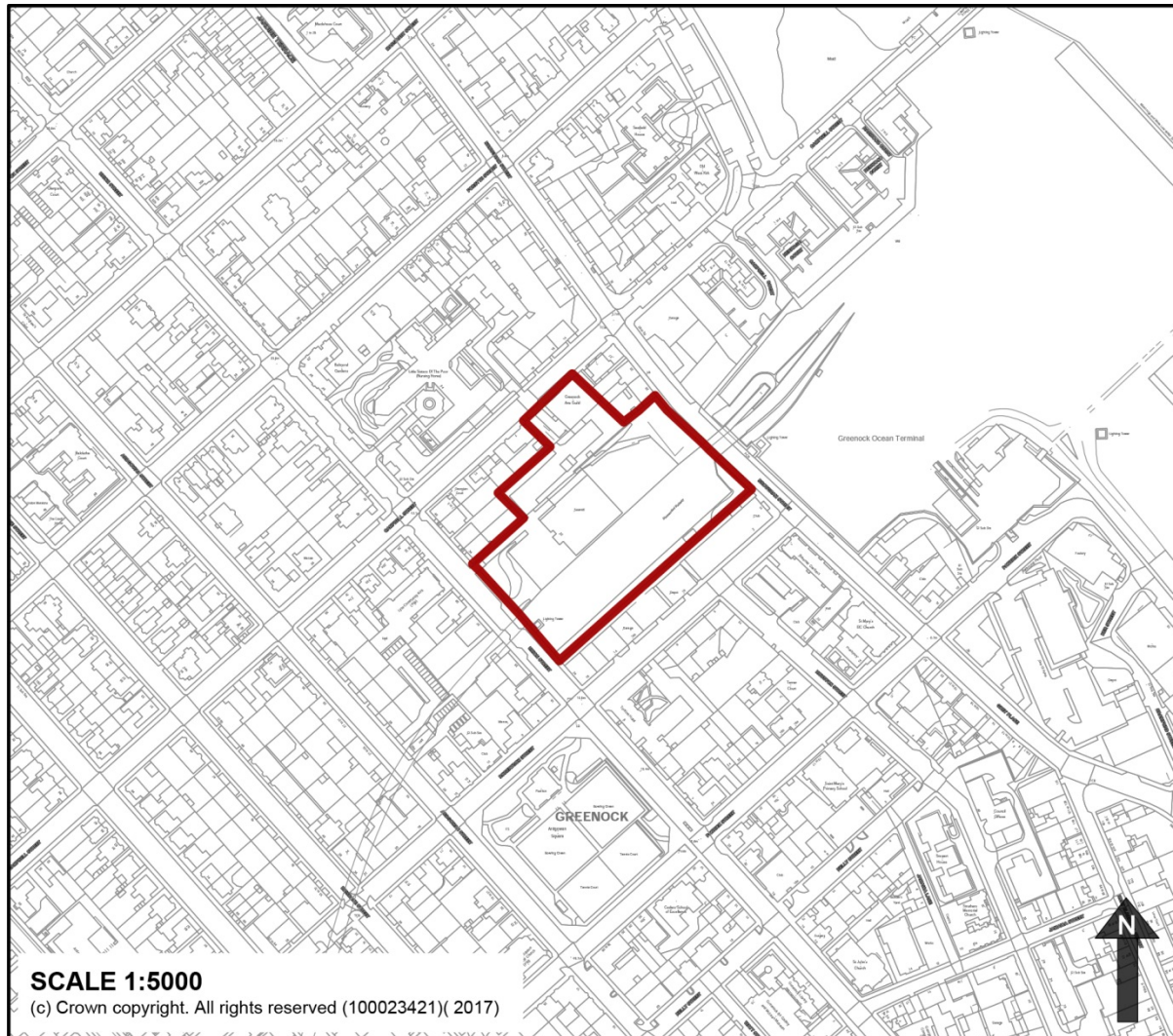
LDP Ref.	r36	Location	Houston Street
Site area (ha)	0.14	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Vacant gap site of former garage within residential area
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Site conditions (narrow, adjacent buildings), Scottish Government funding – in 2017 Strategic Housing Investment Plan as low priority
Recommendation	Retain as a Residential Development Opportunity

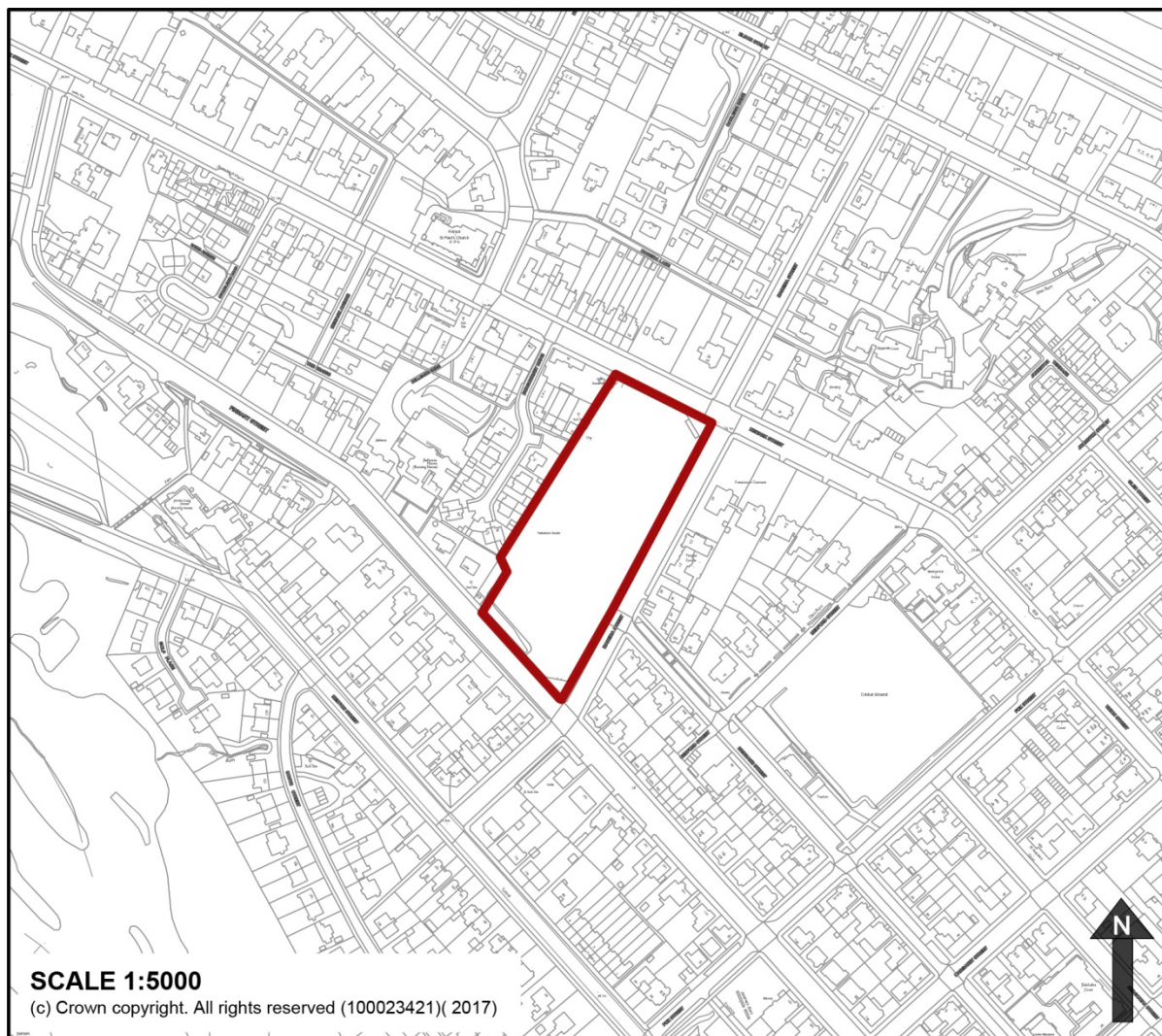


LDP Ref.	r37	Location	Union Street
Site area (ha)	1.9	Town	Greenock
Current use	Part vacant/derelict, part container storage		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Includes vacant former arts guild building and vacant former timber factory to be demolished and shipping container storage yard.
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Demolition of buildings, Arts Guild building falls within Greenock West End conservation area.
Recommendation	Retain as a Residential Development Opportunity

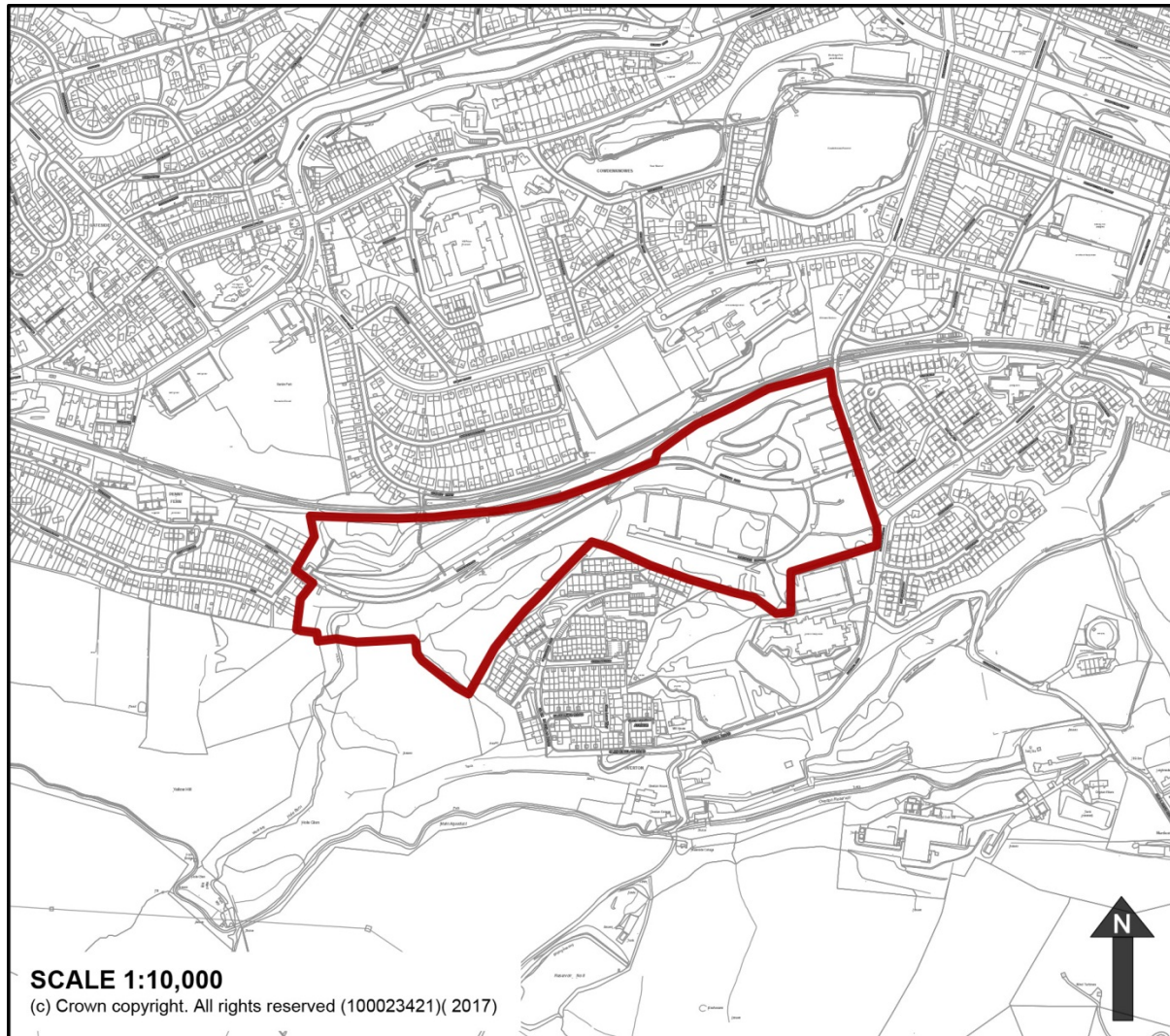
LDP Ref.	r38	Location	Former Greenock Academy
Site area (ha)	1.59	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Cleared site of former Greenock Academy
Planning status	Planning permission for an early years centre on part of site pending (2017)
Development status	Not started
SEA issues	None
Delivery issues	Contamination
Recommendation	Amend boundary to remove early years centre and identify as Community Opportunity. Retain rest of site as a Residential Development Opportunity

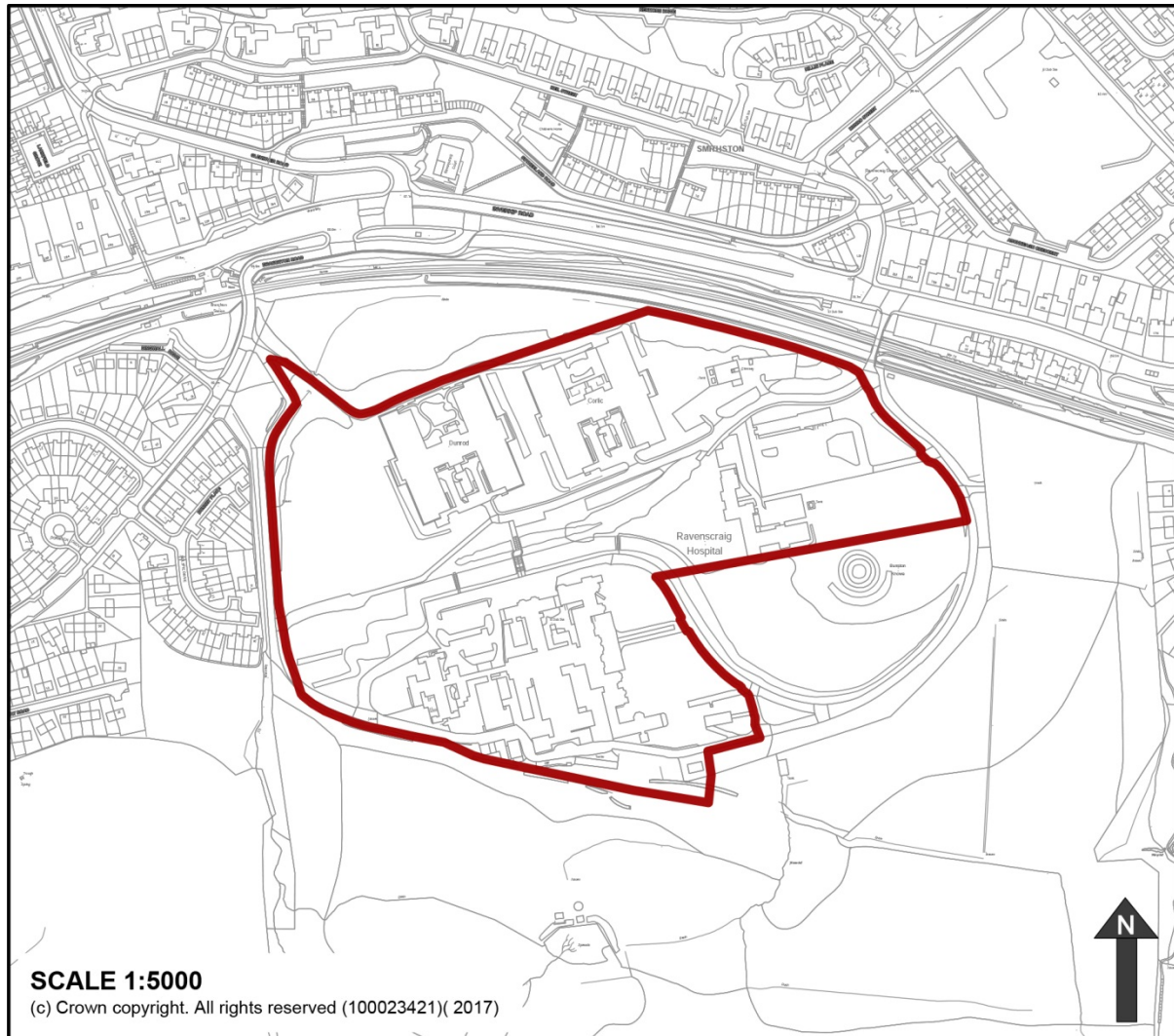


LDP Ref.	r39	Location	Peat Road/Hole Farm
Site area (ha)	14.6	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity within Major Area of Change		



Site description	Cleared former housing site
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Dependent on Scottish Government funding – in 2017 Strategic Housing Investment Plan as high priority
Recommendation	Retain as a Residential Development Opportunity

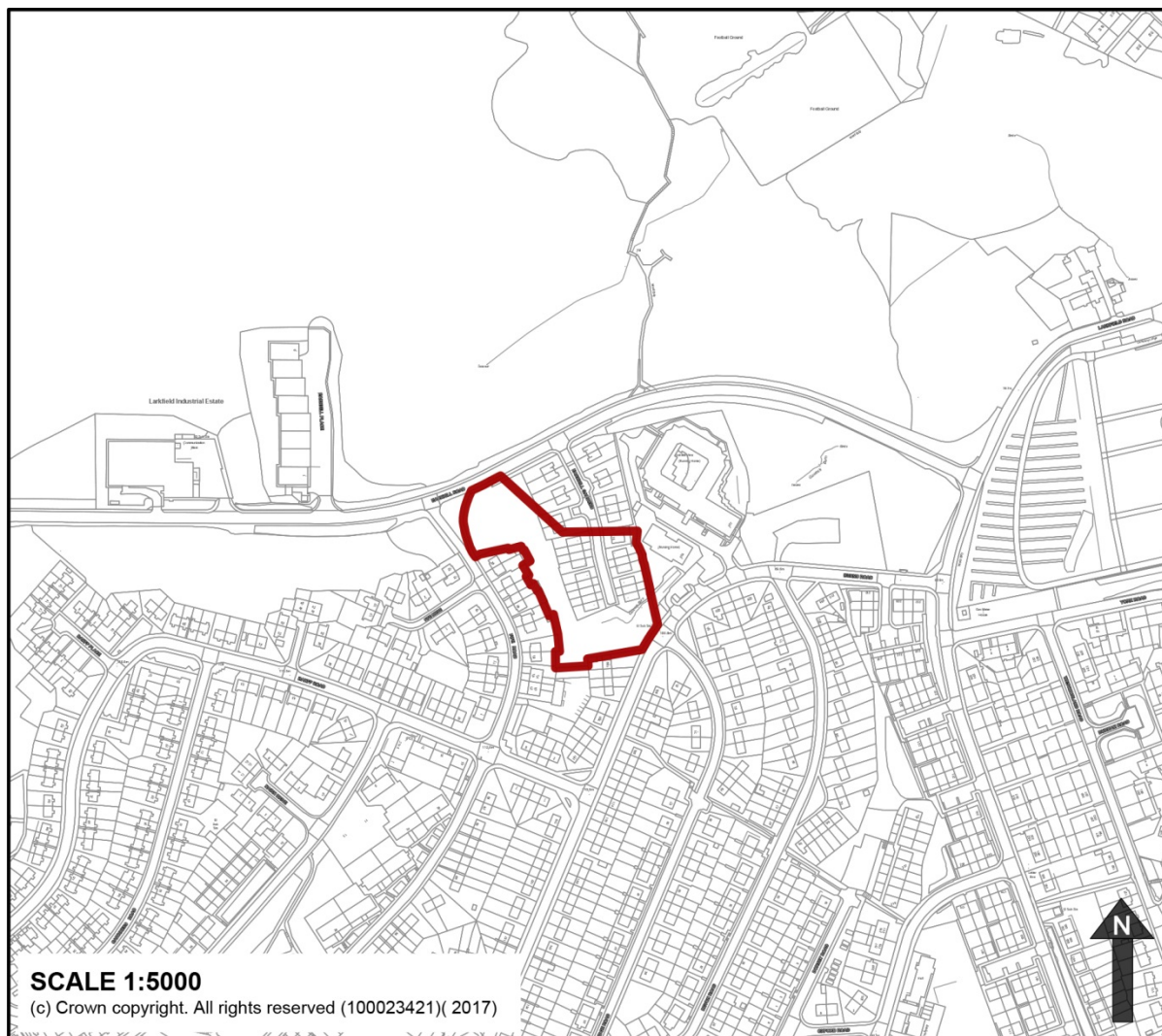
LDP Ref.	r40	Location	Ravenscraig Hospital
Site area (ha)	6.2	Town	Greenock
Current use	Hospital buildings and grounds, partly derelict		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Derelict listed building and newer additions within self-contained grounds
Planning status	None
Development status	Not started
SEA issues	Cultural heritage (listed building on site)
Delivery issues	Demolition of buildings. Access constraints
Recommendation	Retain as a Residential Development Opportunity with expanded boundaries for developable area – see Issue 11 Housing Land Supply: Greenock, Gourock, Port Glasgow, Inverkip and Wemyss Bay

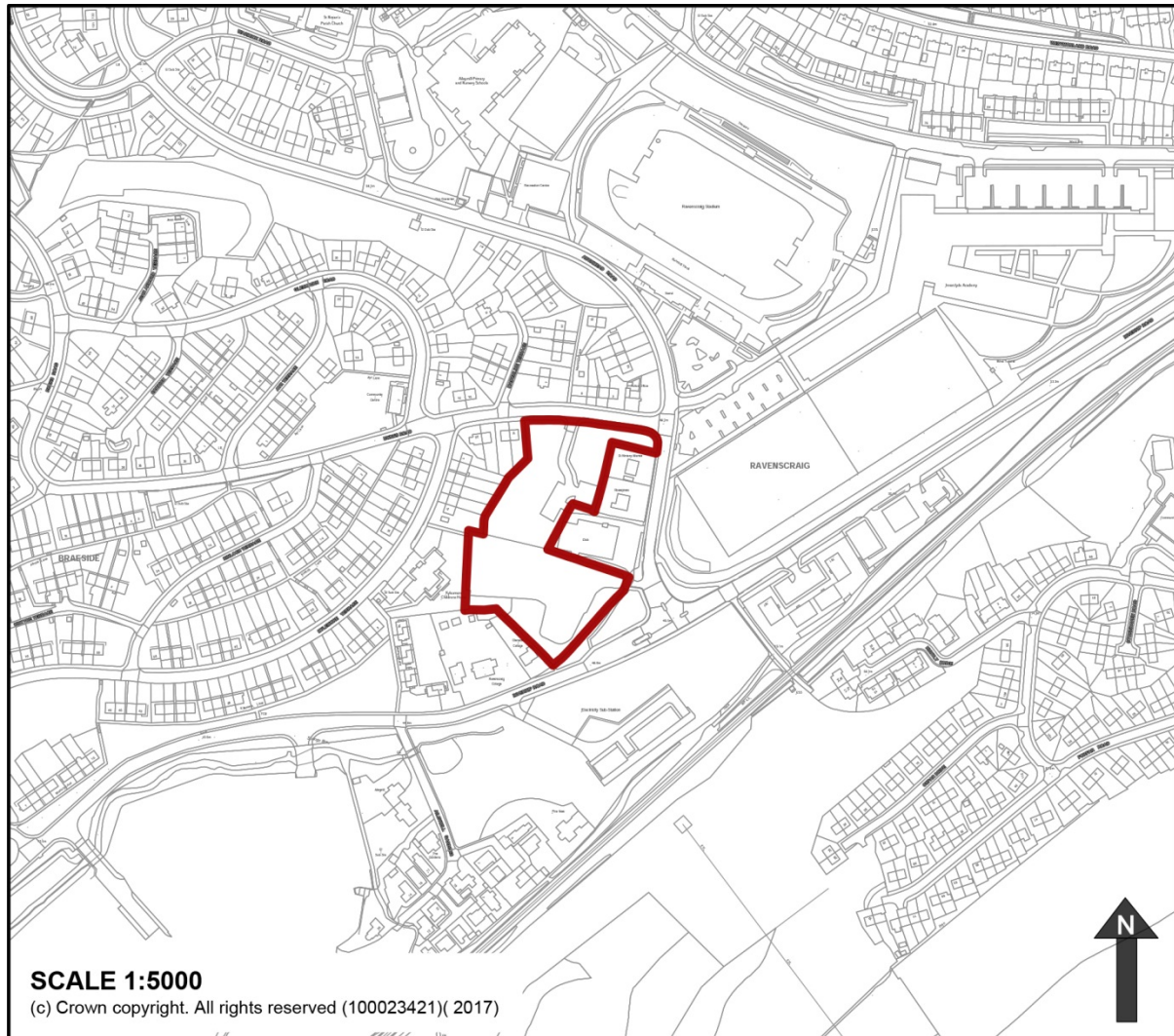


LDP Ref.	r41	Location	Earnhill Road (Phase 2)
Site area (ha)	0.43	Town	Greenock
Current use	Residential		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Developed for RSL housing
Planning status	Planning permission for housing (2014)
Development status	Complete
SEA issues	n/a
Delivery issues	n/a
Recommendation	Developed. Delete as a Residential Development Opportunity. Identify as Residential Area

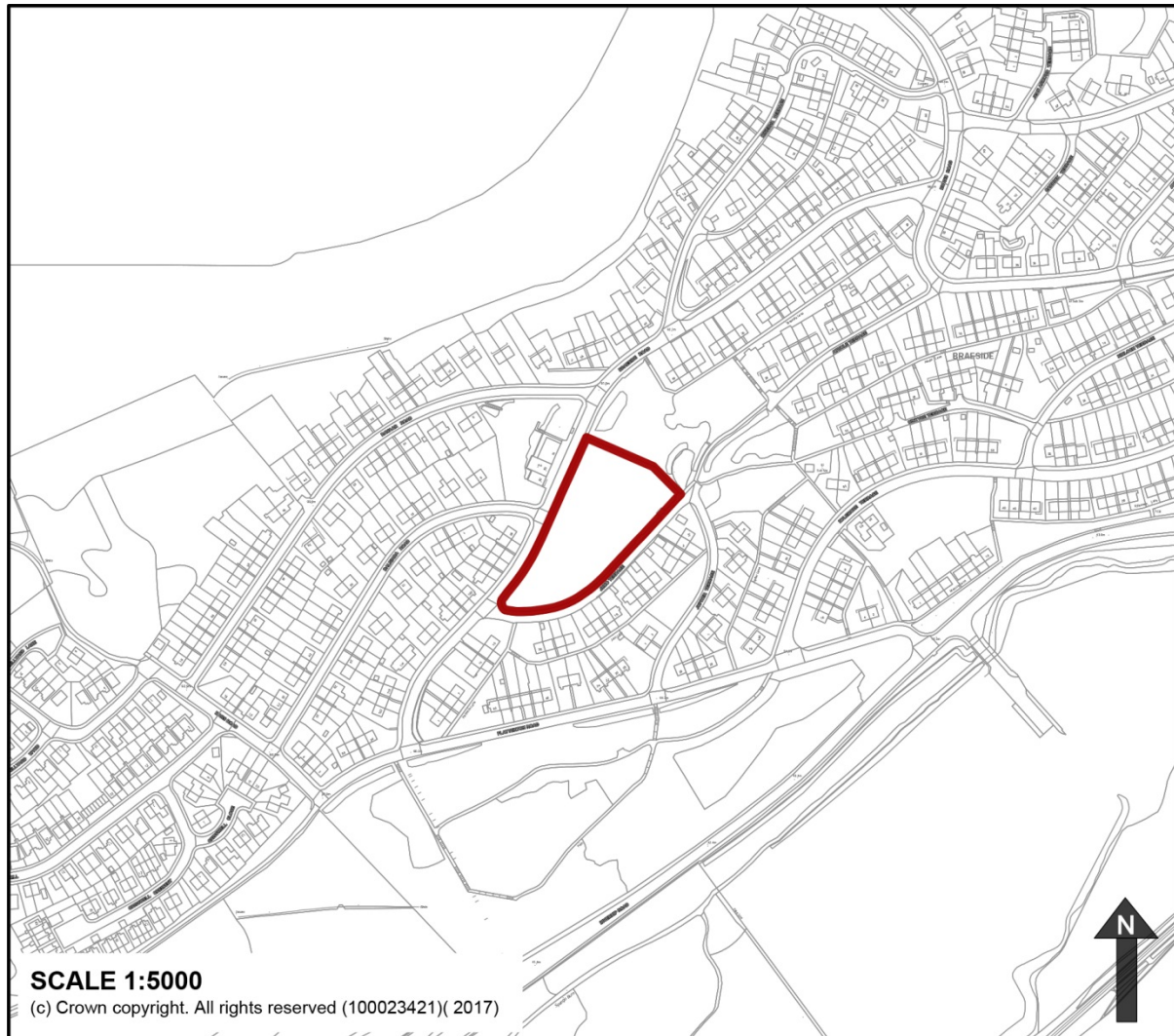
LDP Ref.	r42	Location	Former Ravenscraig School
Site area (ha)	1.26	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Cleared site of former school and housing office
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Reliant on Scottish Government funding – in 2016 Strategic Local Programme
Recommendation	Retain as a Residential Development Opportunity

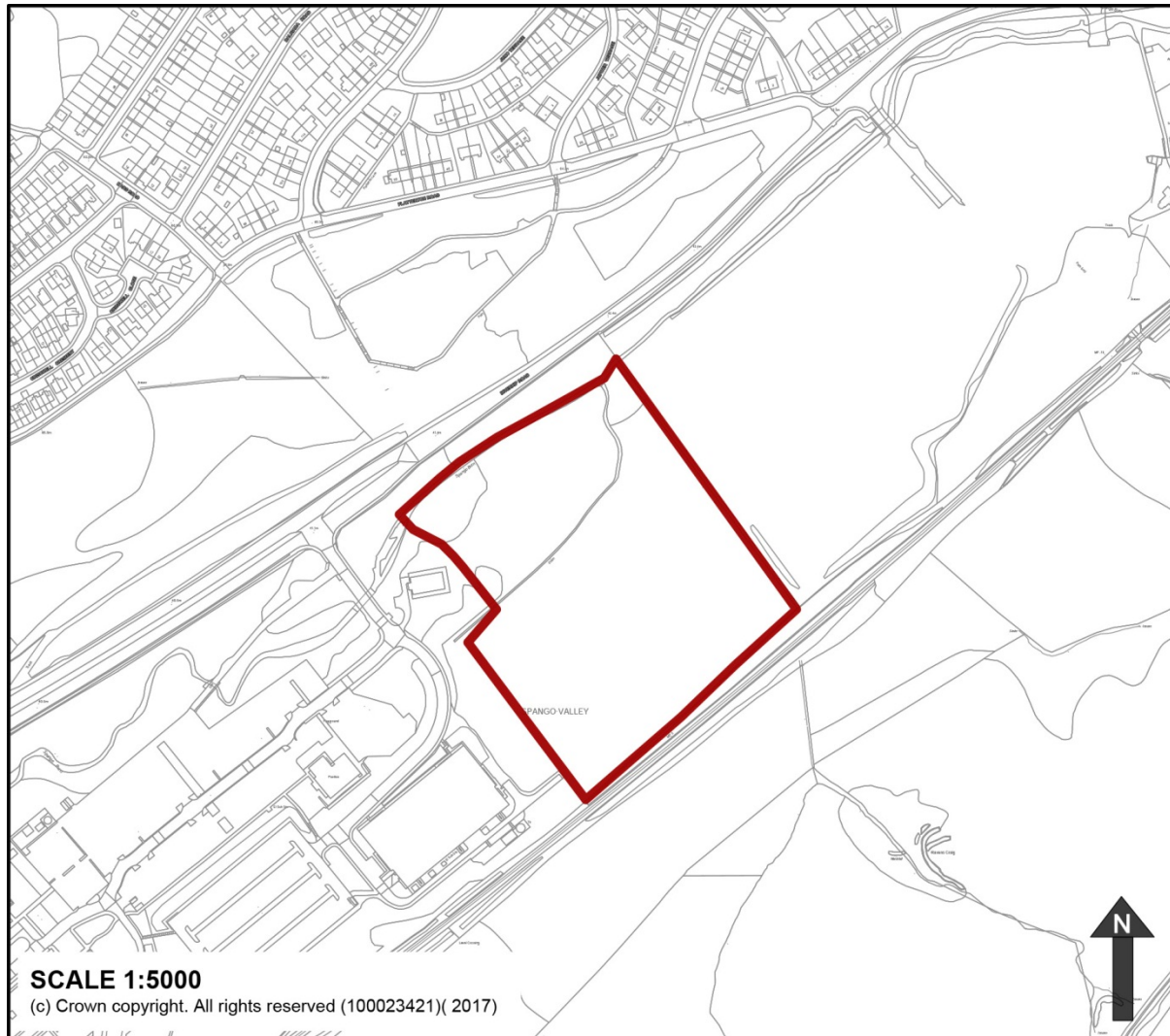


LDP Ref.	r43	Location	Former St Gabriel's School
Site area (ha)	0.7	Town	Greenock
Current use	Vacant land		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Cleared site of former school
Planning status	Planning permission for housing (2016)
Development status	Under construction
SEA issues	None
Delivery issues	n/a
Recommendation	Under construction. Delete as a Residential Development Opportunity. Identify as Residential Area

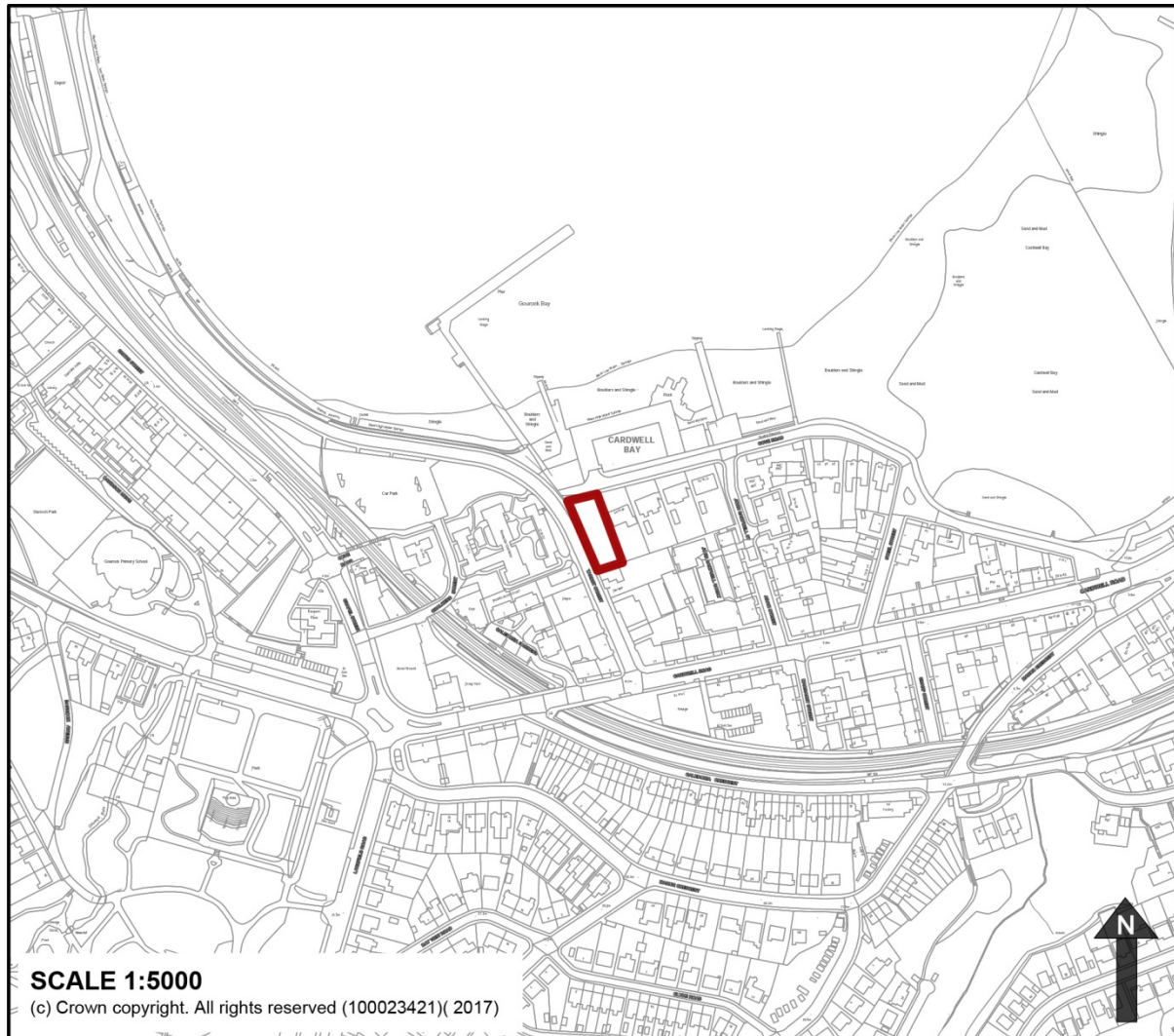
LDP Ref.	r44	Location	Valley Park, Spango Valley
Site area (ha)	5.52	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity within Major Area of Change		



Site description	Undeveloped green field site adjacent to former IBM buildings
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	See Issue 7 – Spango Valley, Greenock

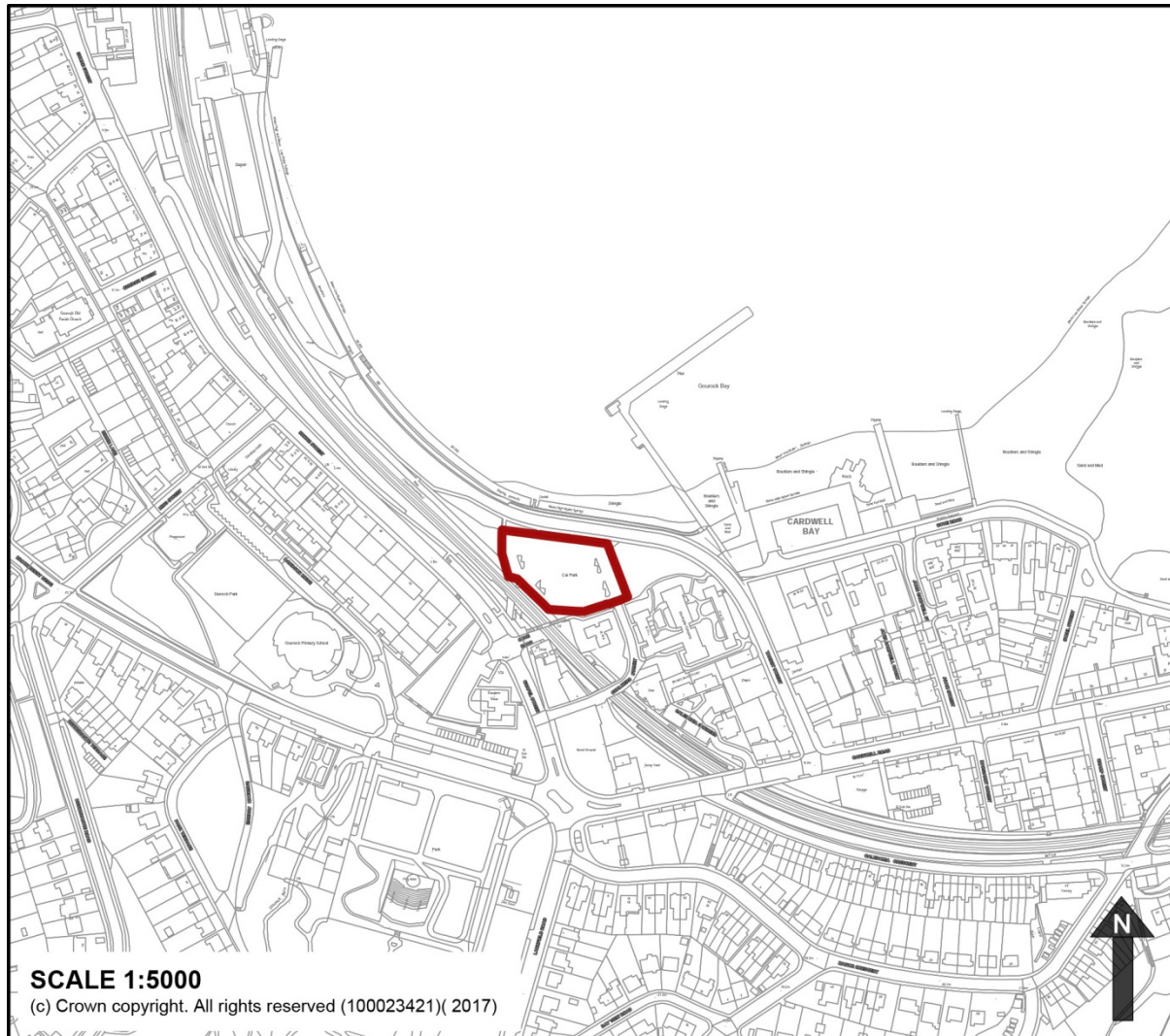


LDP Ref.	r45	Location	Cove Road (Tarbet Street)
Site area (ha)	0.1	Town	Gourock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Cleared site of former boat yard
Planning status	None
Development status	Not started
SEA issues	Human Health (site in close proximity to PPC licensed Gourock Waste Metals)
Delivery issues	None
Recommendation	Retain as Residential Development Opportunity

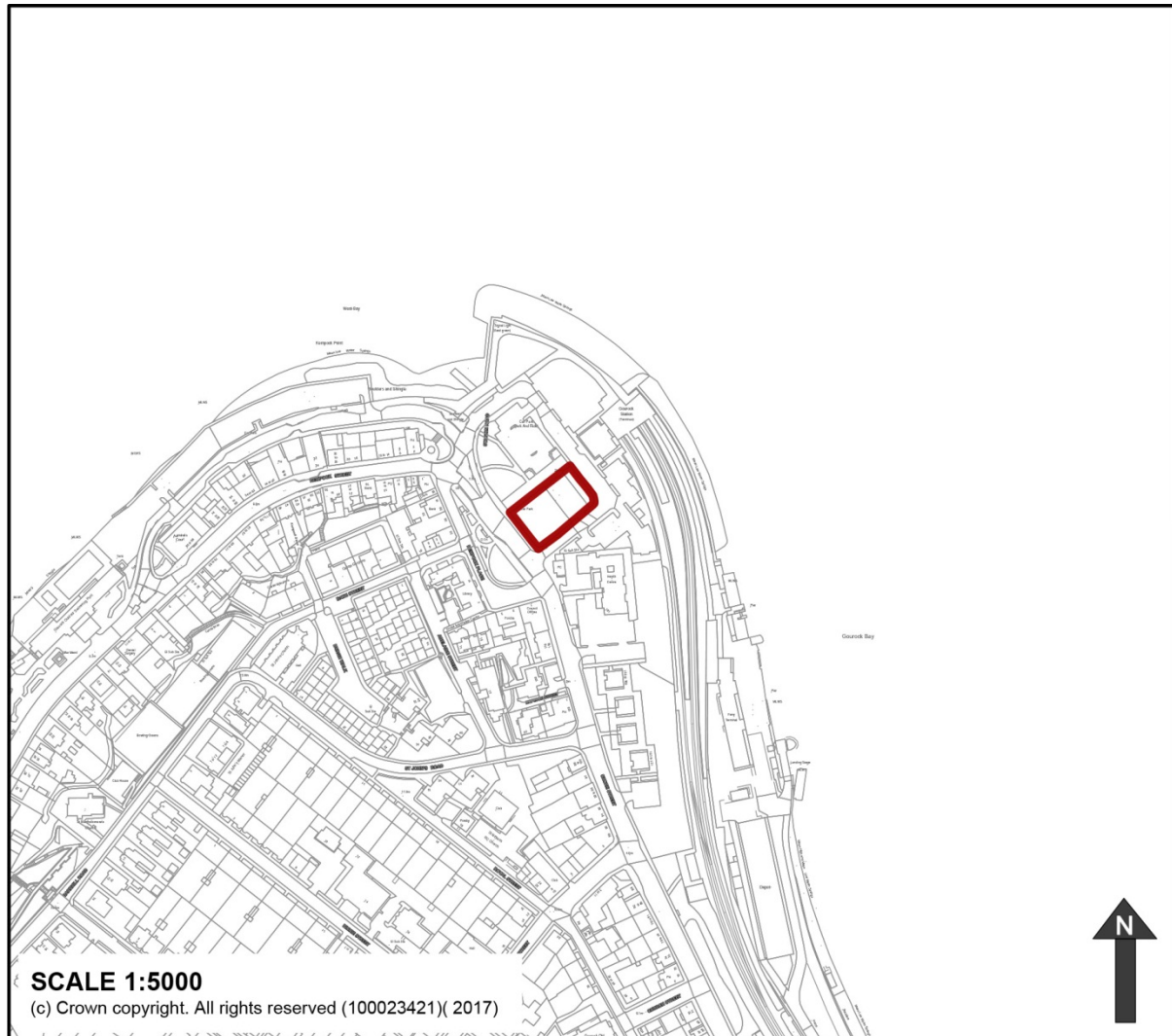
LDP Ref.	r46	Location	Riverside Gardens, Gourock Bay
Site area (ha)	0.68	Town	Gourock
Current use	Car park		
Use proposed in existing LDP	Residential Development Opportunity within Major Area of Change		



Site description	Car park adjacent to sheltered housing owned by River Clyde Homes
Planning status	None
Development status	Not started
SEA issues	Human Health (site in close proximity to PPC licensed Gourock Waste Metals)
Delivery issues	Reliant on Scottish Government funding – in 2017 Strategic Housing Investment Plan as high priority
Recommendation	Retain as Residential Development Opportunity

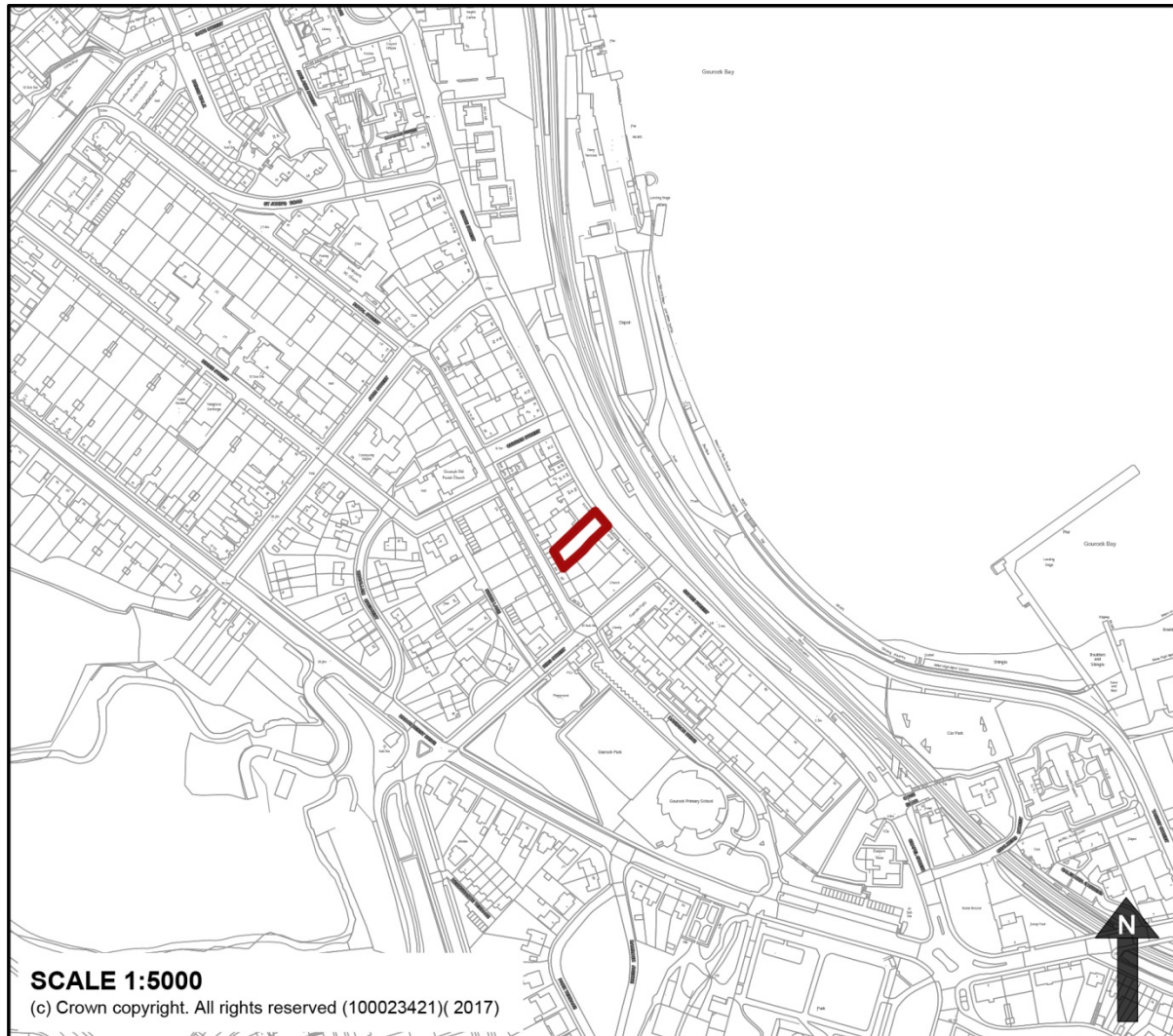


LDP Ref.	r47	Location	Pierhead, Shore Street
Site area (ha)	0.45	Town	Gourock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Grassed area associated with station car park/landscaping. Council owned, currently being marketed for town centre uses
Planning status	None
Development status	Not started
SEA issues	Landscape (impact dependant on form of development). Water (flood risk).
Delivery issues	None
Recommendation	Delete as a Residential Development Opportunity. Identify as Town Centre Opportunity.

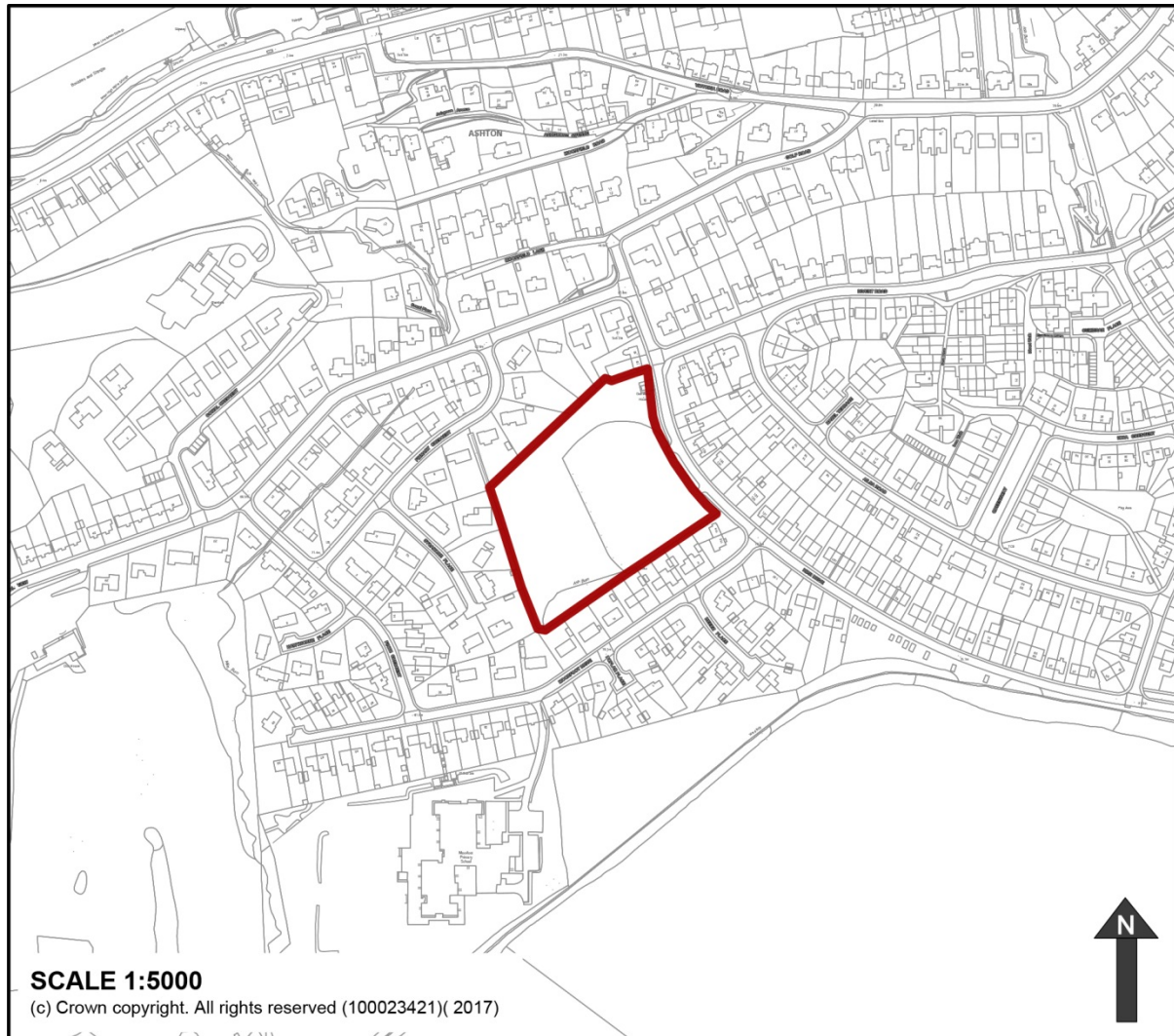
LDP Ref.	r48	Location	Shore Street
Site area (ha)	0.05	Town	Gourock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Vacant gap site in town centre – subject to S75 as off-site affordable provision for Kirn Drive site (see r49)
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Reliant on Scottish Government funding – in 2016 Strategic Local Programme
Recommendation	Retain as a Residential Development Opportunity

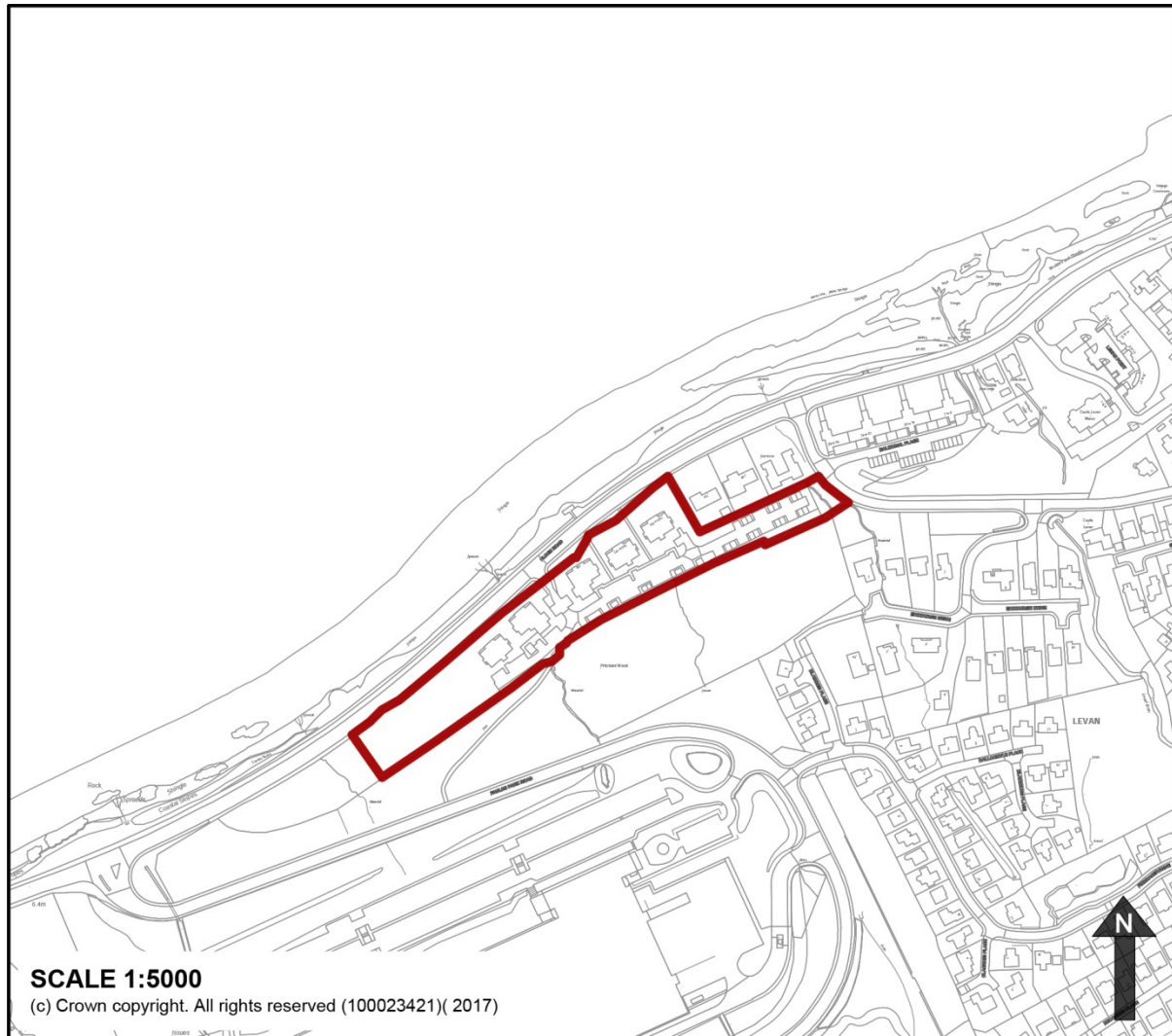


LDP Ref.	r49	Location	Kempock House, Kirn Drive
Site area (ha)	1.24	Town	Gourock
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Cleared site of former care home and grounds
Planning status	Planning permission for housing (2016) subject to s75 for off-site provision of affordable housing, see r48.
Development status	Not started
SEA issues	None
Delivery issues	S75
Recommendation	Retain as a Residential Development Opportunity

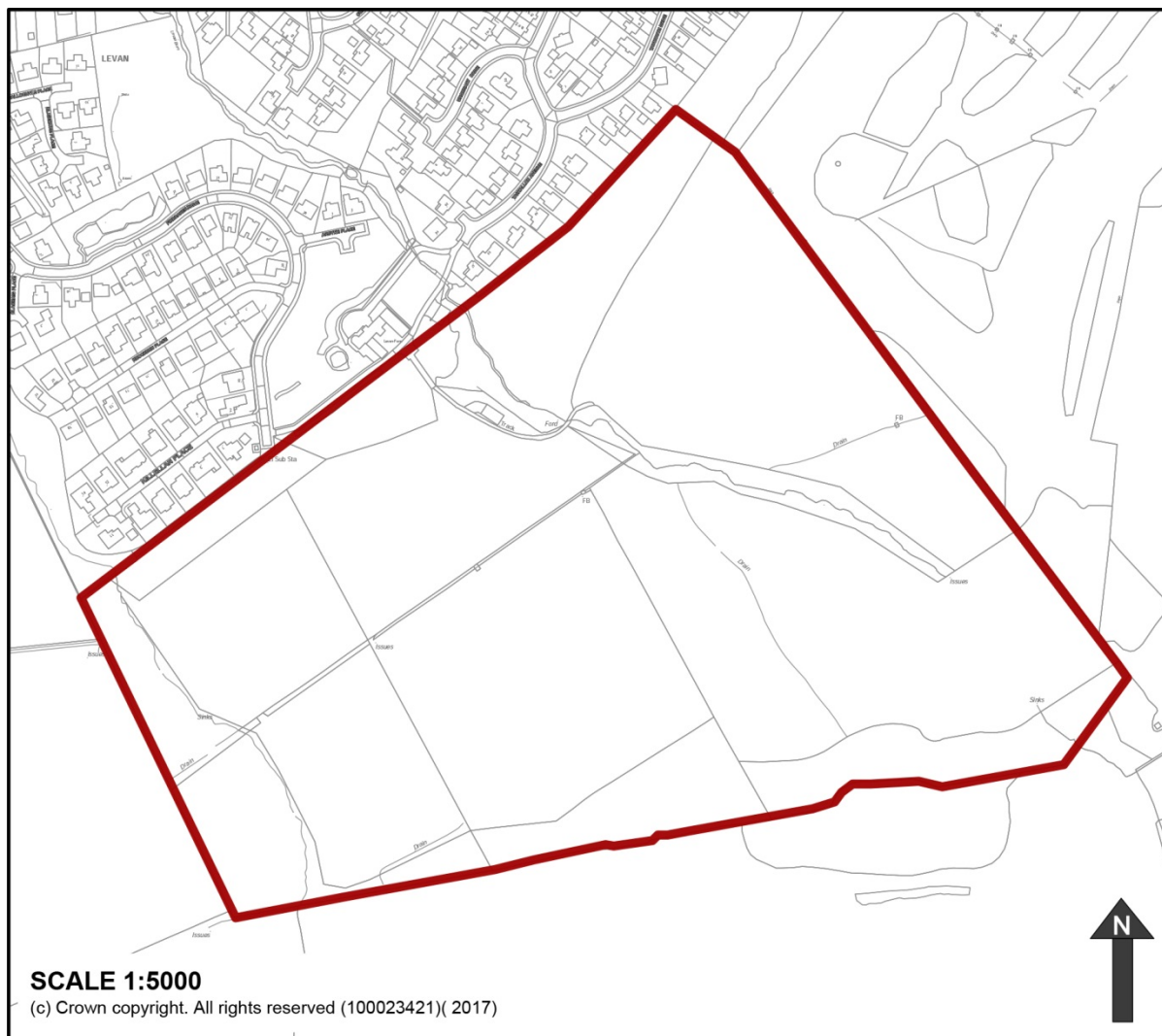
LDP Ref.	r50	Location	Cloch Road (Phases 1 & 2)
Site area (ha)	2.21	Town	Gourock
Current use	Residential		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Cleared site of former hotel and tennis courts under development for housing
Planning status	Planning permission for flatted development (2016)
Development status	Under construction
SEA issues	None
Delivery issues	n/a
Recommendation	Developed. Delete as a Residential Development Opportunity. Identify as Residential Area



LDP Ref.	r51	Location	Levan Farm (Phase 3)
Site area (ha)	22.44	Town	Gourock
Current use	Agriculture		
Use proposed in existing LDP	Residential Development Opportunity		

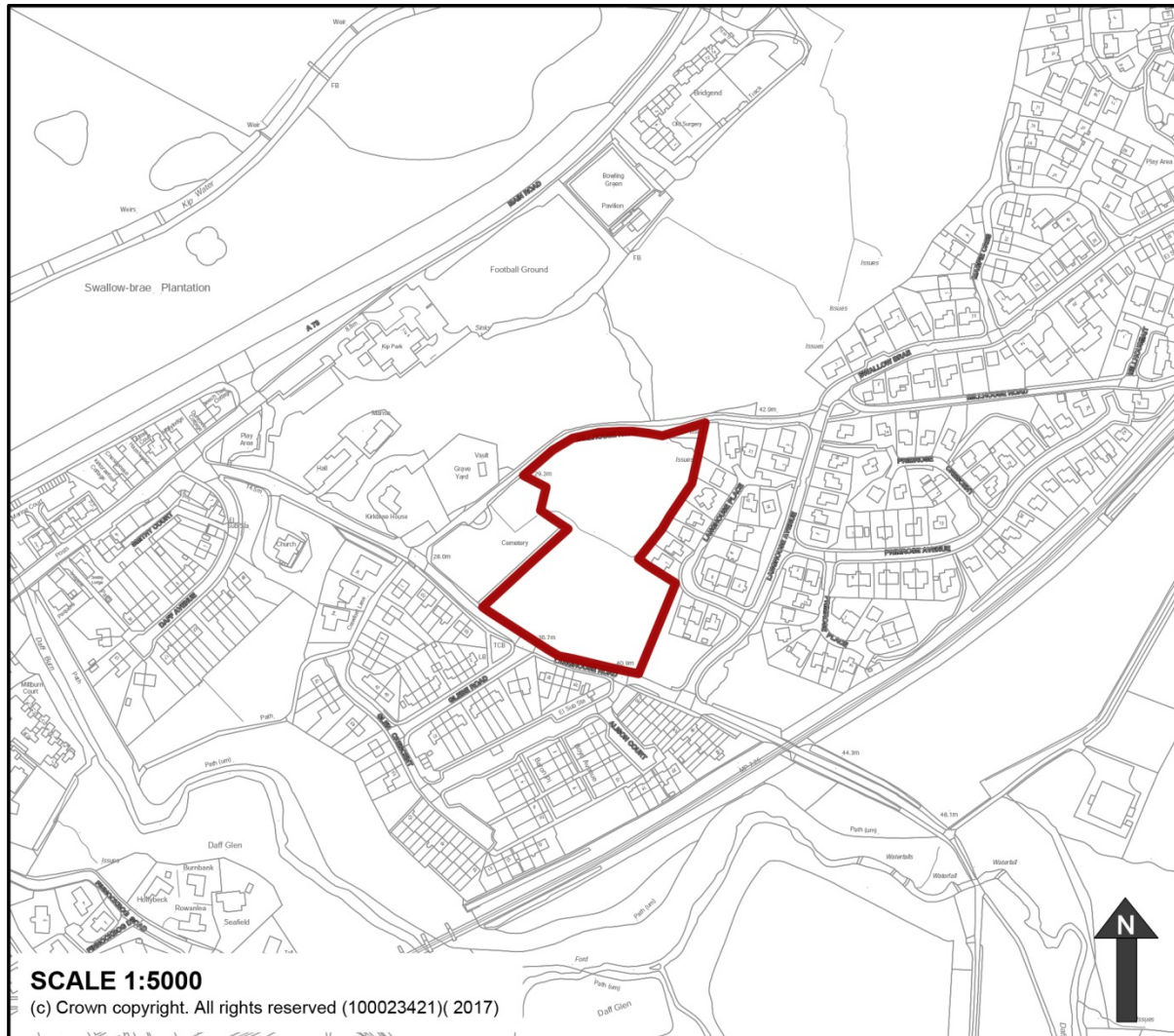


Site description	Sloping greenfield site on edge of settlement
Planning status	Outline consent implemented by permission for 26 units on northern part of site (4.1ha)
Development status	Not started
SEA issues	Biodiversity (part of site within a SINC). Landscape (large, prominent site).
Delivery issues	Ownership
Recommendation	Retain as a Residential Development Opportunity



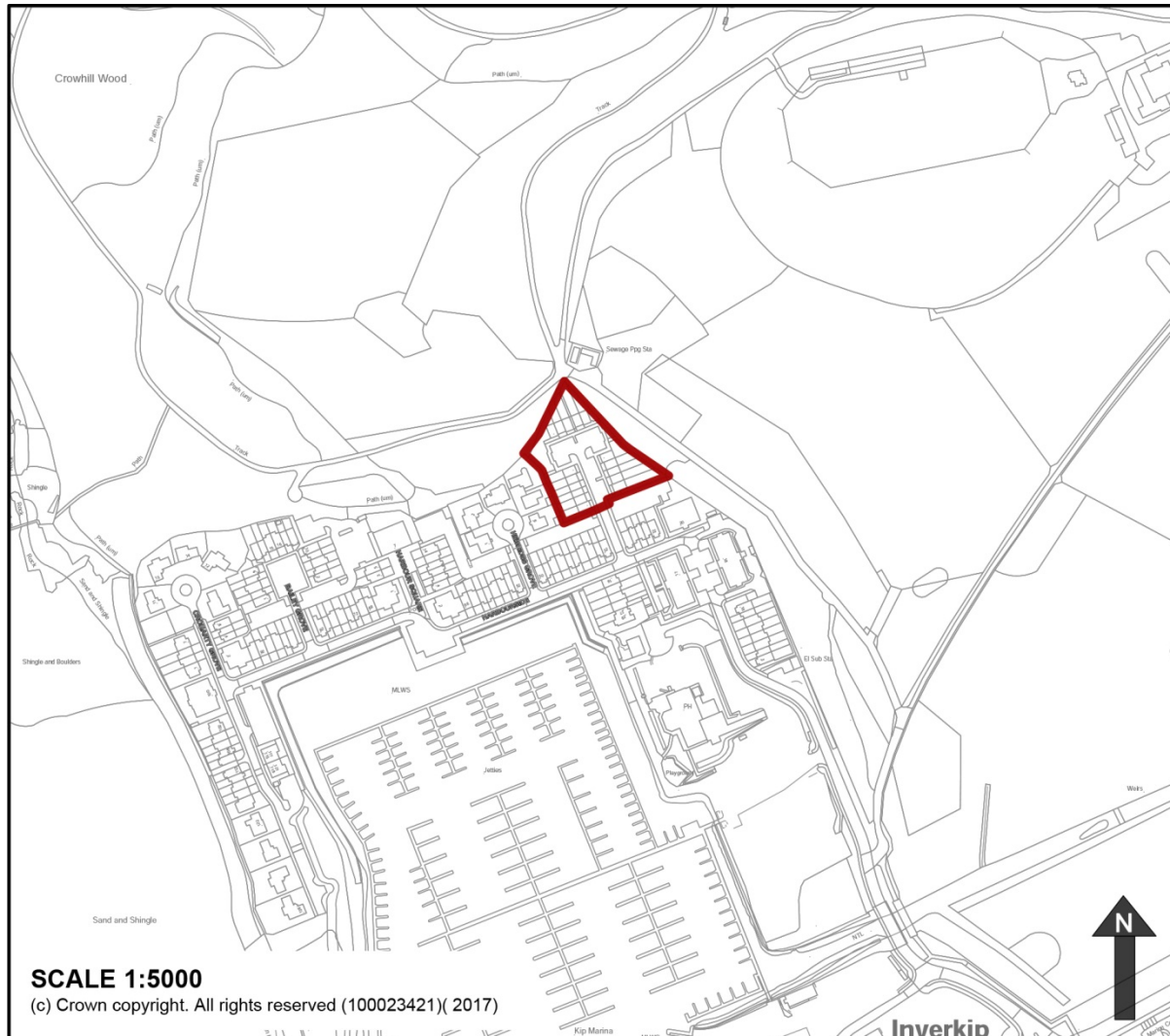


LDP Ref.	r53	Location	The Glebe
Site area (ha)	0.89	Town	Inverkip
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



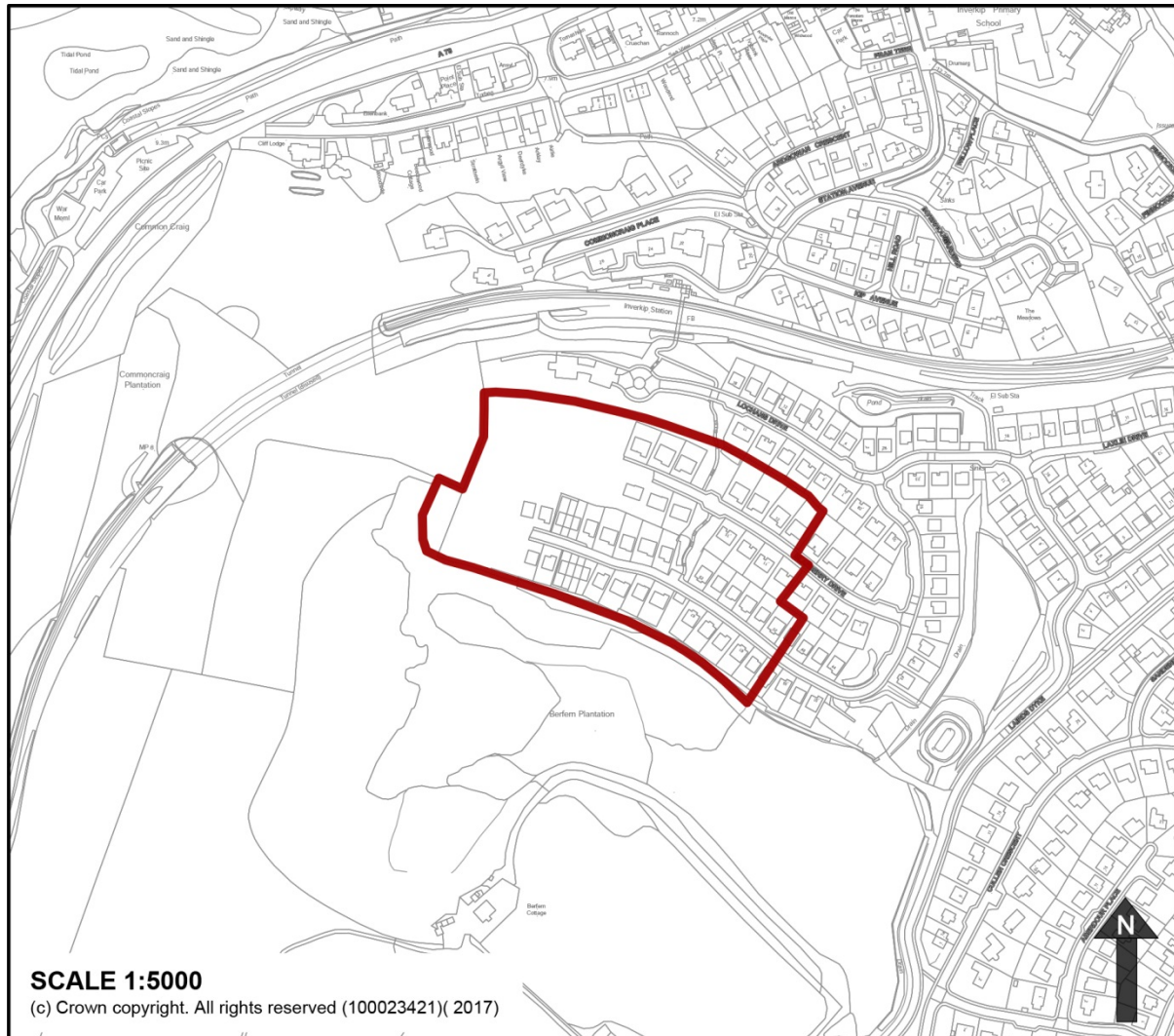
Site description	Vacant green field site within settlement
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Ownership
Recommendation	Retain as Residential Development Opportunity

LDP Ref.	r54	Location	Kip Marina
Site area (ha)	6.21	Town	Inverkip
Current use	Residential		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Final phase of wider development surrounding marina
Planning status	Planning permission for housing (2014)
Development status	Complete
SEA issues	n/a
Delivery issues	n/a
Recommendation	Developed. Delete as a Residential Development Opportunity. Identify as Residential Area

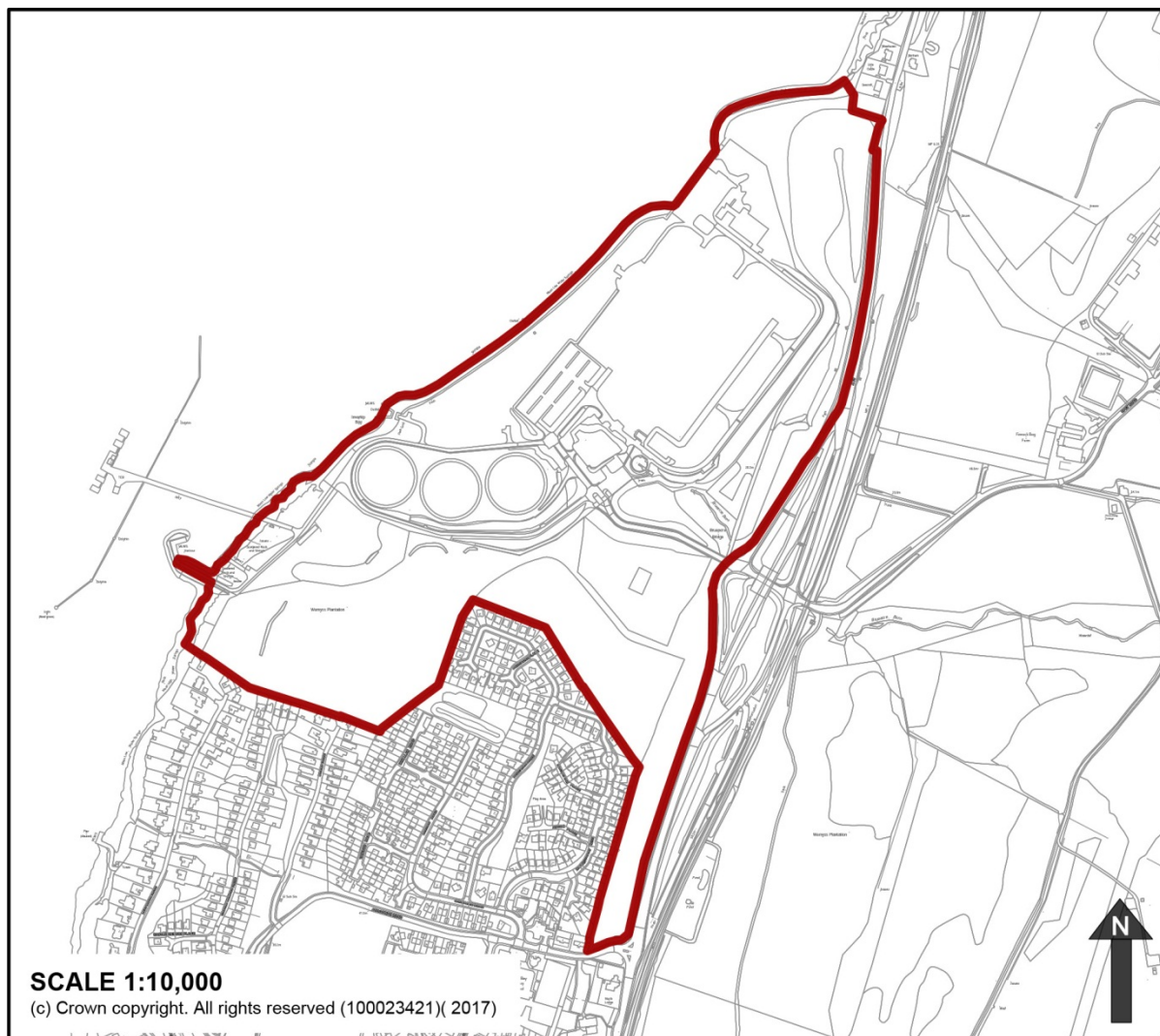
LDP Ref.	r55	Location	Hill Farm
Site area (ha)	21.6	Town	Inverkip
Current use	Residential		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Greenfield site adjacent to settlement now developed
Planning status	Planning permission for housing (2008)
Development status	Under construction
SEA issues	None
Delivery issues	n/a
Recommendation	Delete as a Residential Development Opportunity. Identify as Residential Area

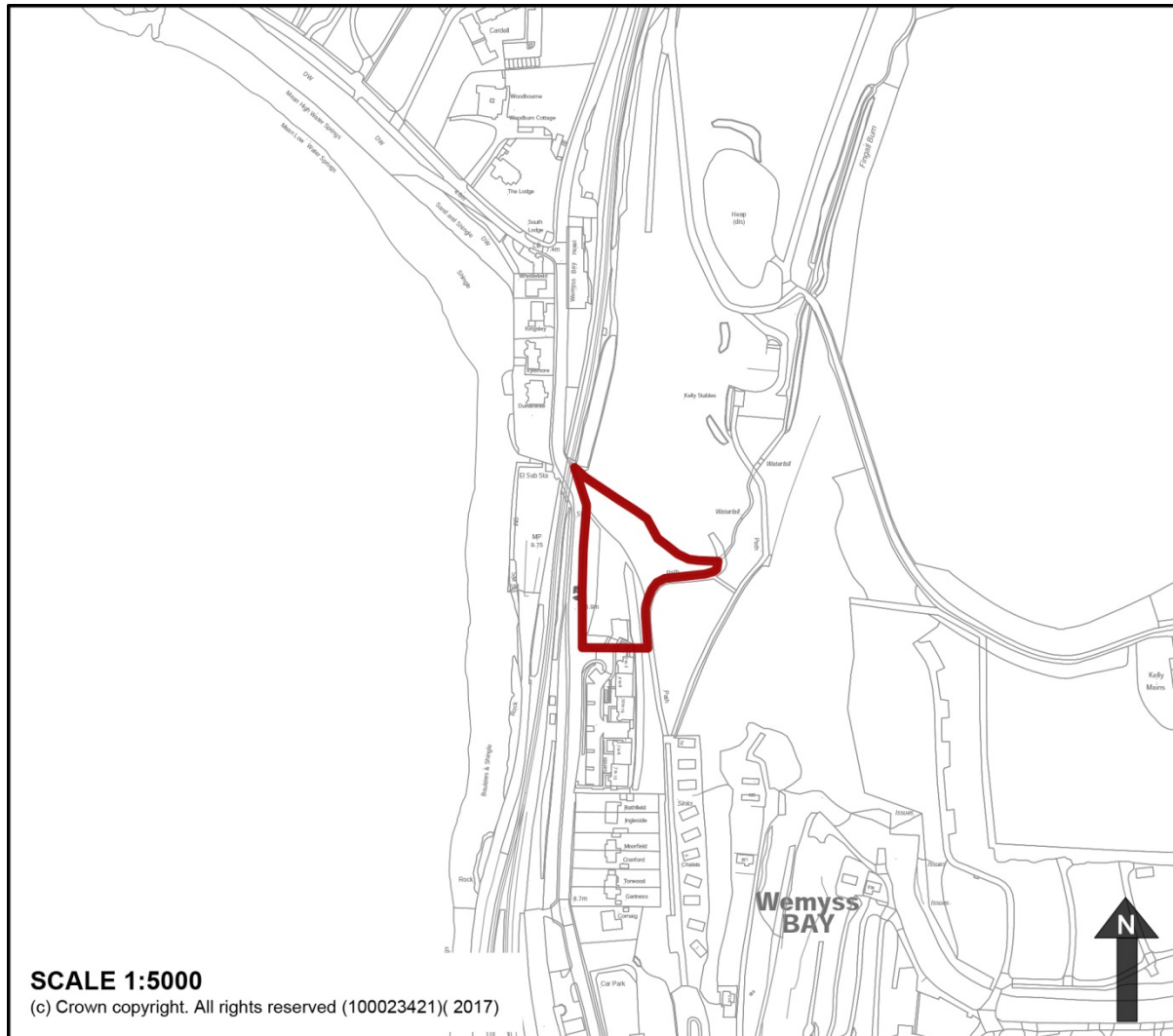


LDP Ref.	r56	Location	Former Inverkip Power Station
Site area (ha)	44.92	Town	Wemyss Bay
Current use	Vacant/derelict		
Use proposed in existing LDP	Residential Development Opportunity within Major Area of Change		



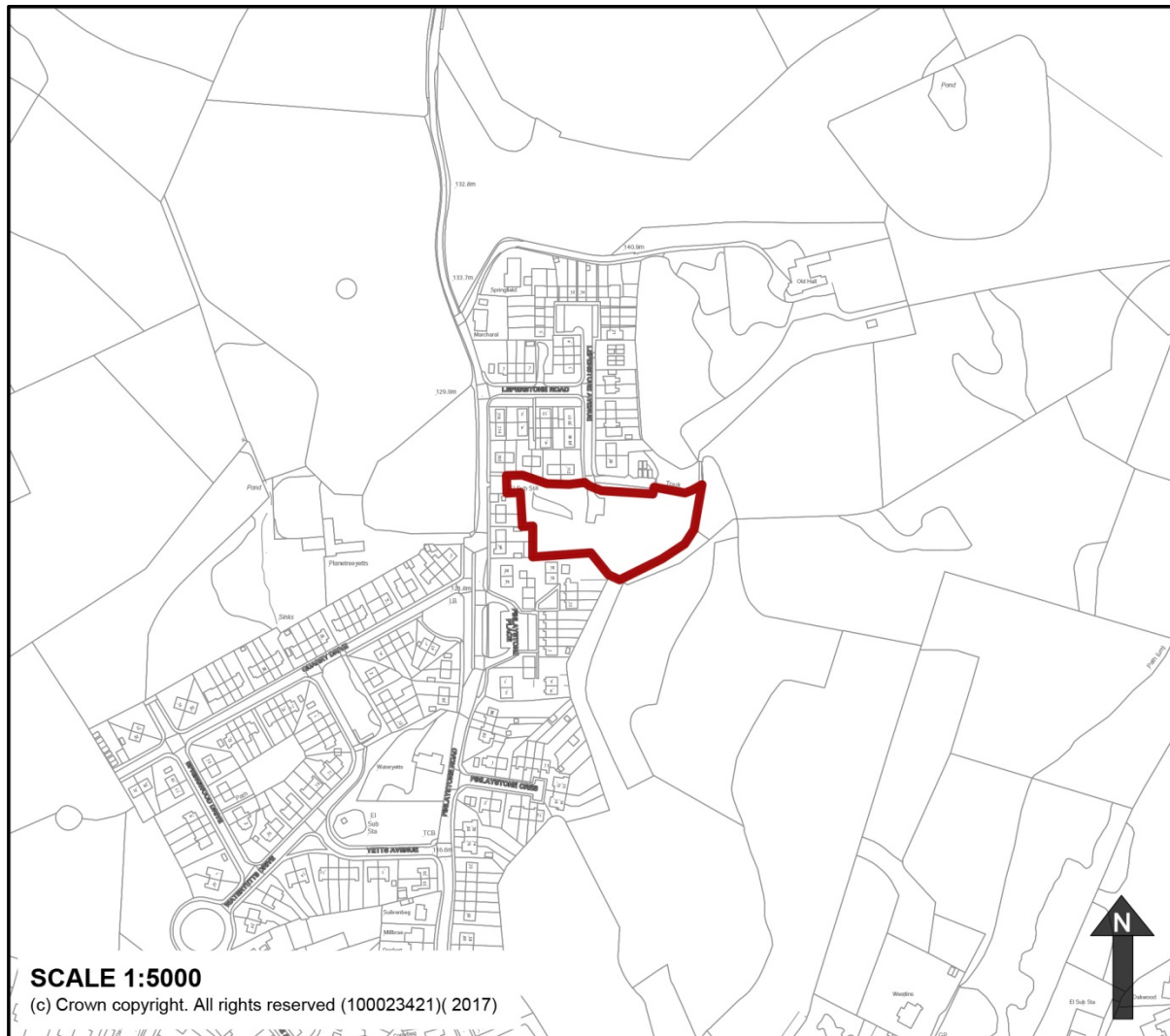
Site description	Former Inverkip Power Station site. Set within an established semi-rural landscape. Site cleared between 2010- 2013
Planning status	Application in principle submitted for mixed use development (2009). Application undetermined due to ownership issues
Development status	Not started
SEA issues	Biodiversity (TPO and part of SINC within site). Soil (potential contamination).
Delivery issues	Ownership, access, contamination
Recommendation	Retain as a Residential Development Opportunity

LDP Ref.	r57	Location	The Meadows
Site area (ha)	0.54	Town	Wemyss Bay
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Vacant site within settlement
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	Ownership
Recommendation	Delete as a residential development opportunity. Identify as Residential Area. Permission for housing granted in 2005 not implemented. No new applications since.

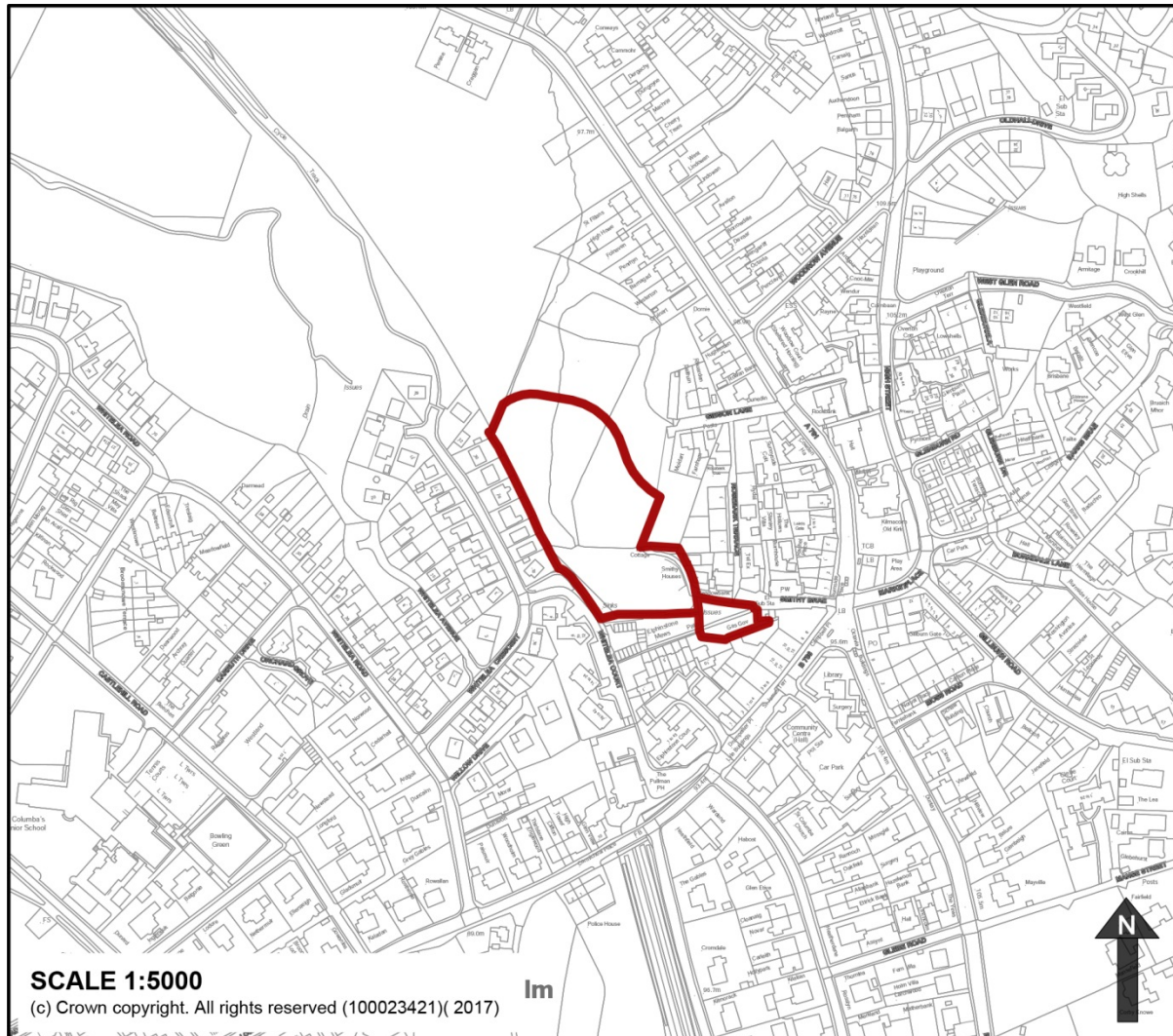
LDP Ref.	r58	Location	Leperstone Avenue
Site area (ha)	0.68	Town	Kilmacolm
Current use	Development underway to put in platforms for self-build housing plots		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Vacant site on edge of settlement
Planning status	Planning permission for development platforms for self-build plots (2015)
Development status	Platforms under construction
SEA issues	None
Delivery issues	None
Recommendation	Retain as a Residential Development Opportunity.



LDP Ref.	r59	Location	Smithy Brae
Site area (ha)	0.38	Town	Kilmacolm
Current use	Vacant/derelict		
Use proposed in existing LDP	Residential Development Opportunity		



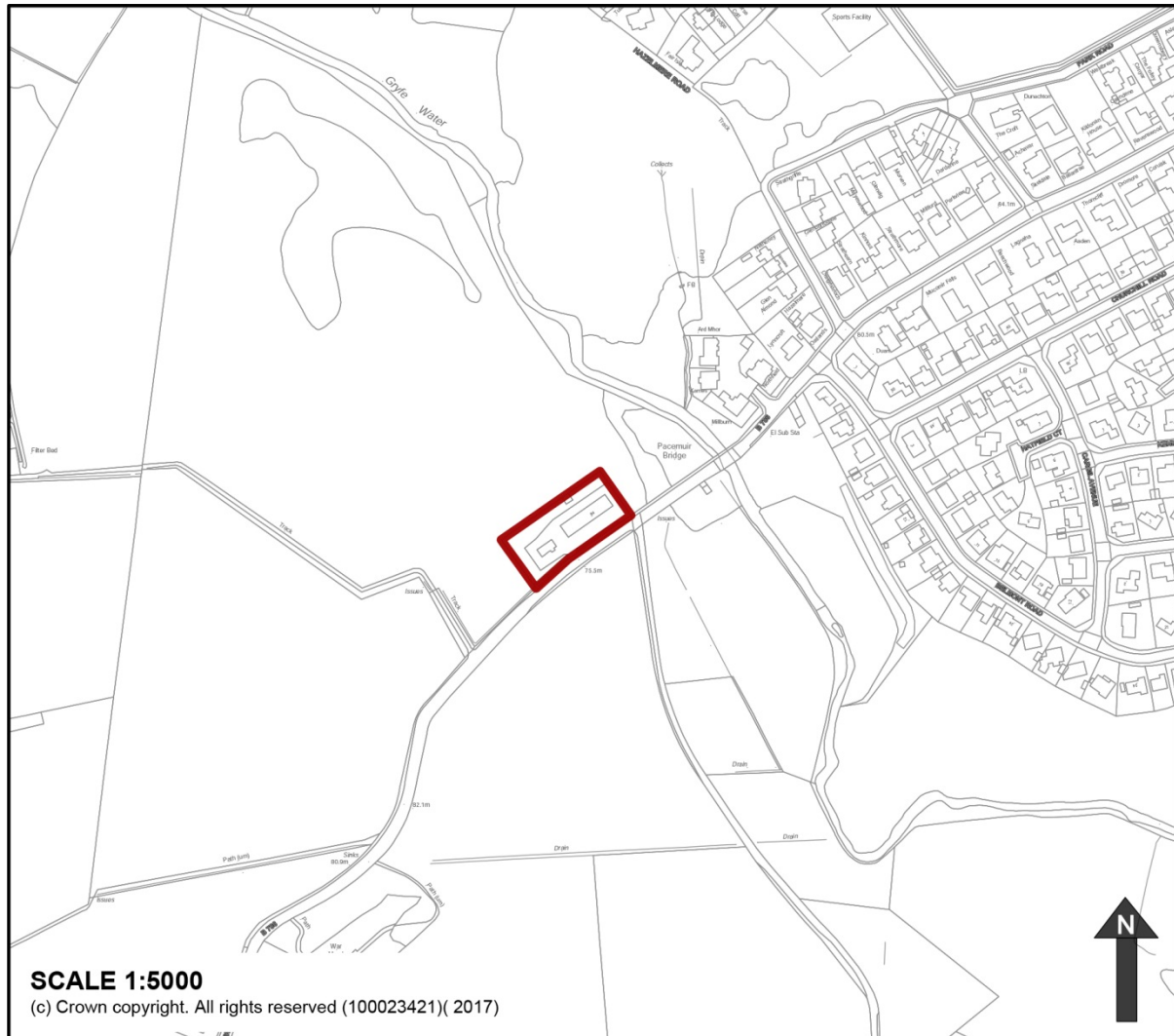
Site description	Part former gas works and demolished cottages, part sloping greenfield site within settlement
Planning status	Planning permission for housing (2008)
Development status	Implemented when cottages demolished
SEA issues	Landscape impacts, Water (flood risk)
Delivery issues	Ownership, access, contamination
Recommendation	Retain as a Residential Development Opportunity

LDP Ref.	r60	Location	Whitelea Road
Site area (ha)	0.3	Town	Kilmacolm
Current use	Vacant		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Vacant gap site on edge of settlement
Planning status	Application for housing pending (2017)
Development status	Not started
SEA issues	None
Delivery issues	Access
Recommendation	Retain as a Residential Development Opportunity.

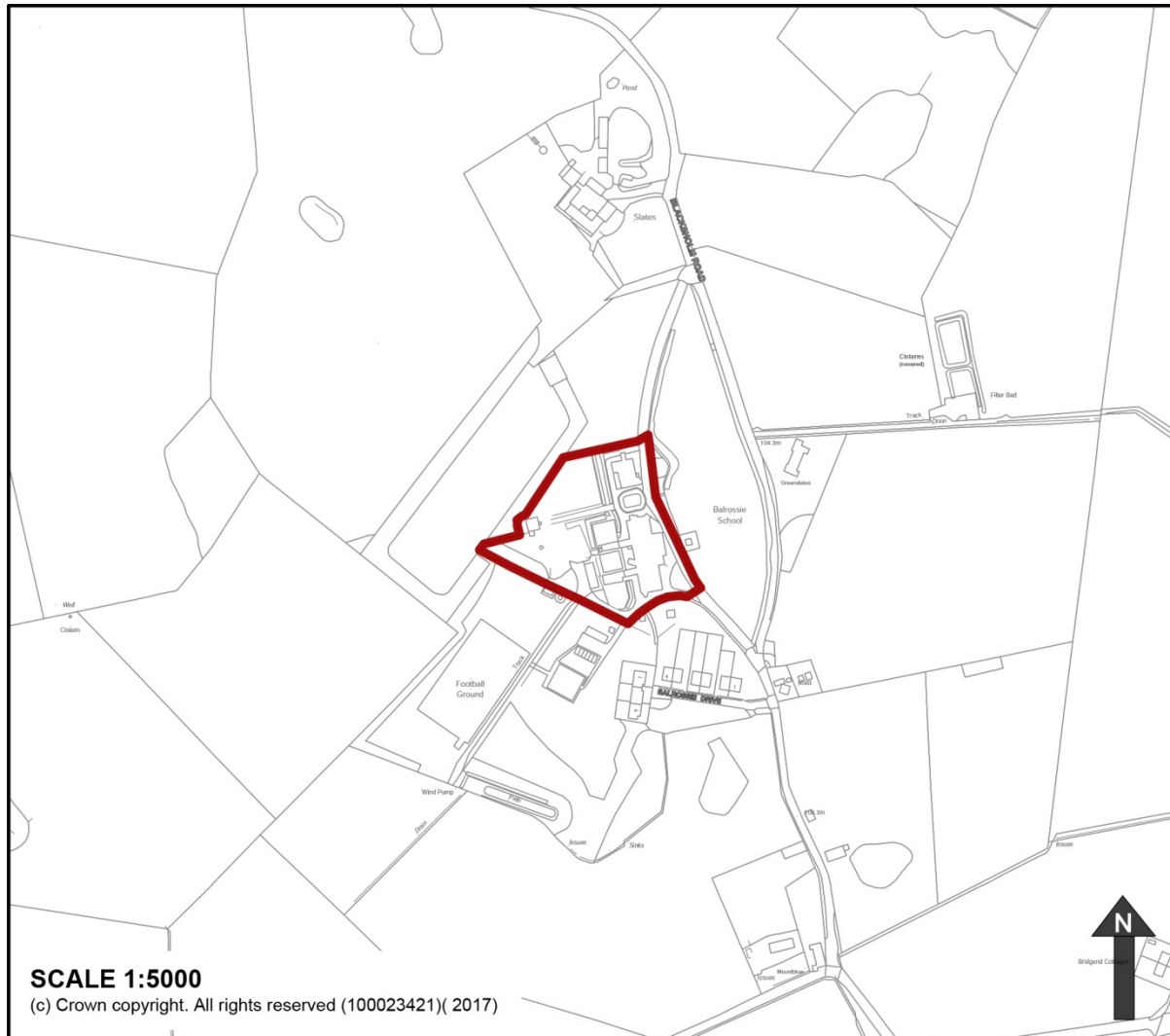
LDP Ref.	r61	Location	Lochwinnoch Road
Site area (ha)	0.33	Town	Kilmacolm
Current use	Residential		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Former ARP station now developed for housing
Planning status	Planning permission for housing (2015)
Development status	Complete
SEA issues	None
Delivery issues	n/a
Recommendation	Developed. Delete as Residential Development Opportunity. Identify as Green Belt.

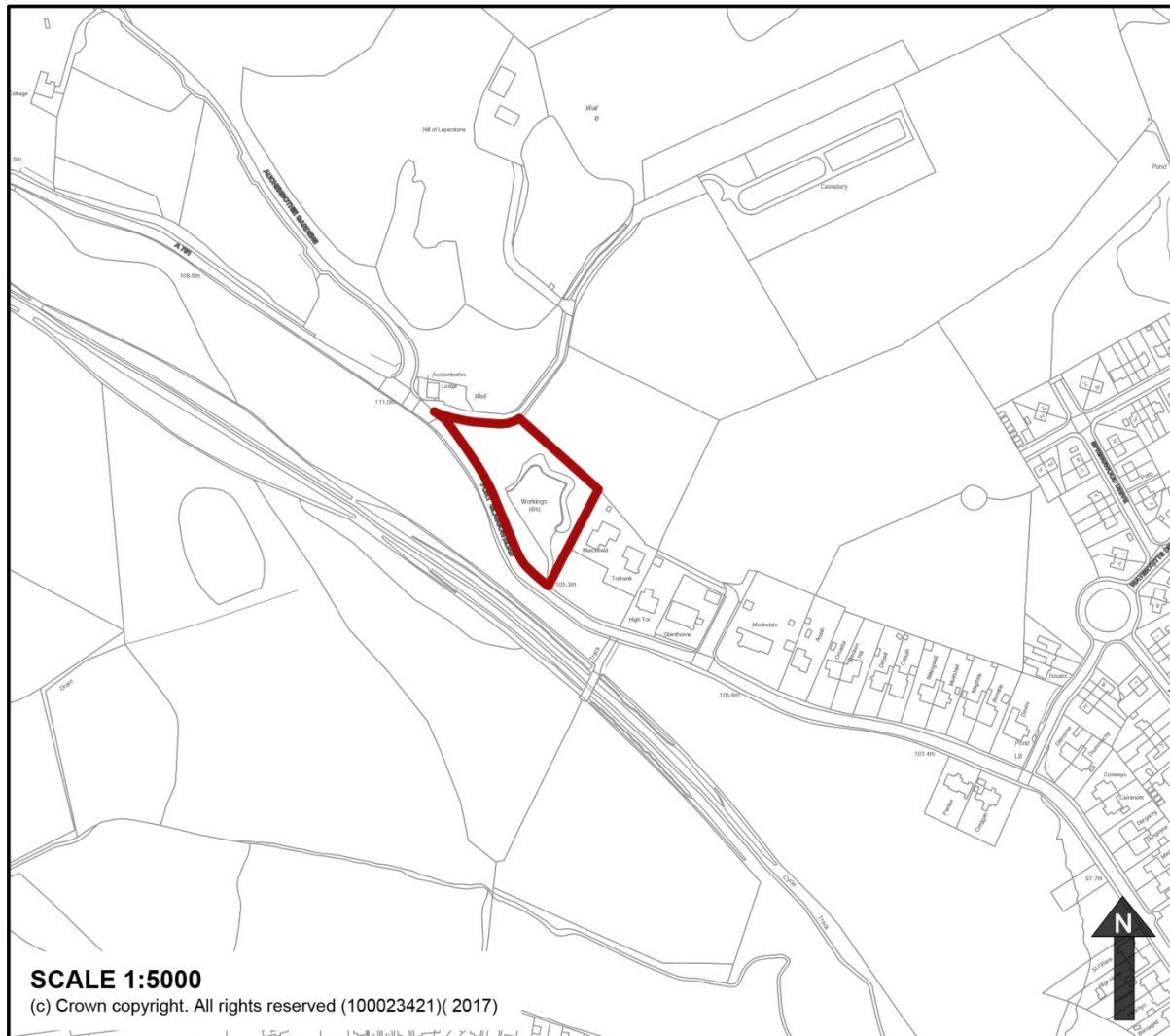


LDP Ref.	r62	Location	Former Balrossie School and grounds
Site area (ha)	5.08	Town	Kilmacolm
Current use	Vacant/derelict		
Use proposed in existing LDP	Residential Development Opportunity		



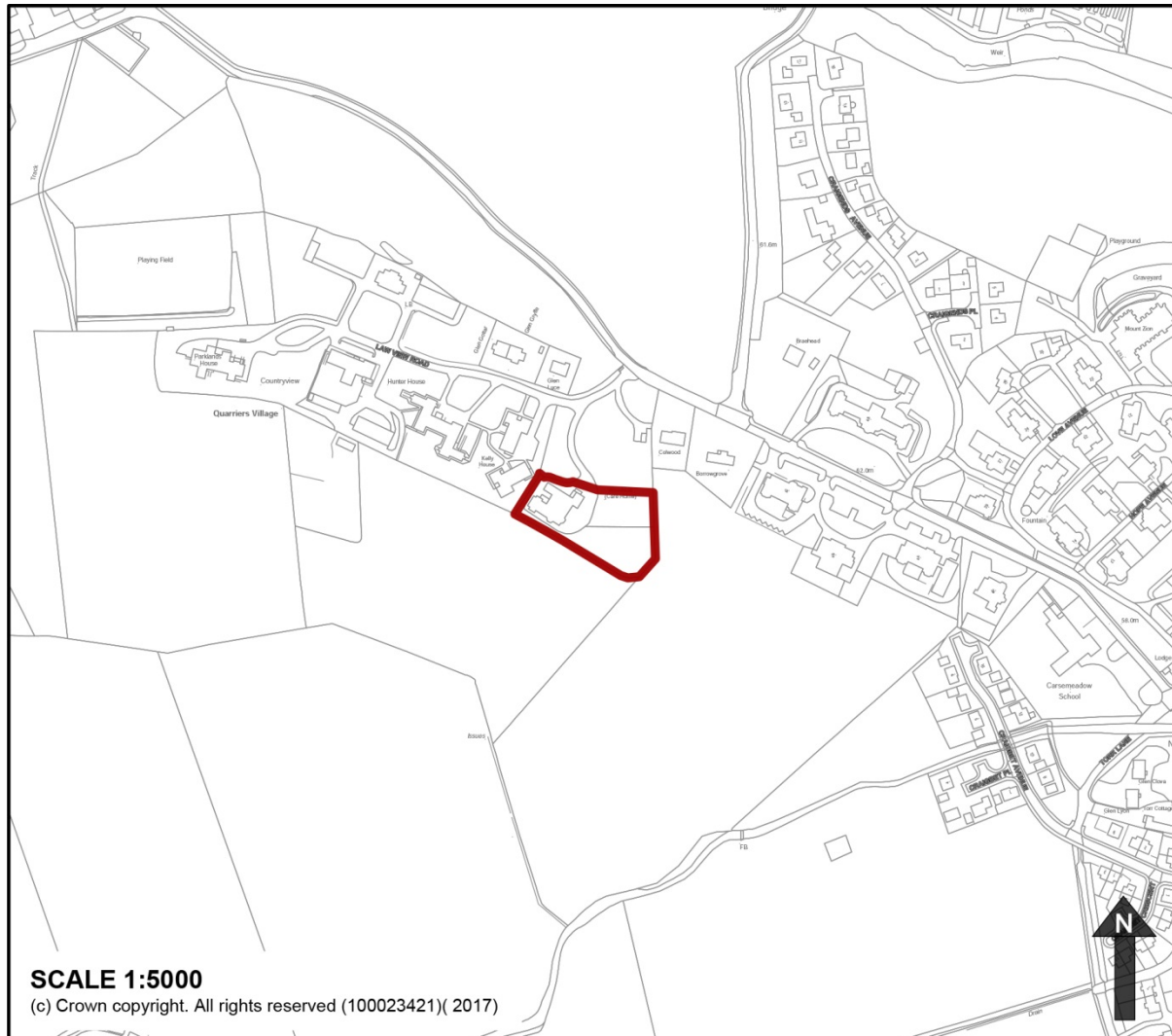
Site description	Derelict former school and outbuildings and grounds
Planning status	Planning permission for housing (2015)
Development status	Not started
SEA issues	Biodiversity (TPO covers large area of site)
Delivery issues	Ownership, redevelopment of listed building
Recommendation	Retain as Residential Development Opportunity

LDP Ref.	r63	Location	Former Quarry, Port Glasgow Road
Site area (ha)	0.54	Town	Kilmacolm
Current use	Disused quarry		
Use proposed in existing LDP	Residential Development Opportunity		



Site description	Disused quarry on the edge of settlement.
Planning status	Planning permission for housing (2016)
Development status	Not started
SEA issues	Landscape (extension of built up area)
Delivery issues	None
Recommendation	Delete as a Residential Development Opportunity. Identify as Residential Area. Permission in place for single house. Site too small to include in land supply and designation in the residential area would allow residential development in the future if required.

LDP Ref.	r64	Location	Woodside Care Home
Site area (ha)	0.18	Town	Quarrier's Village
Current use	Care Home		
Use proposed in existing LDP	Residential Development Opportunity		

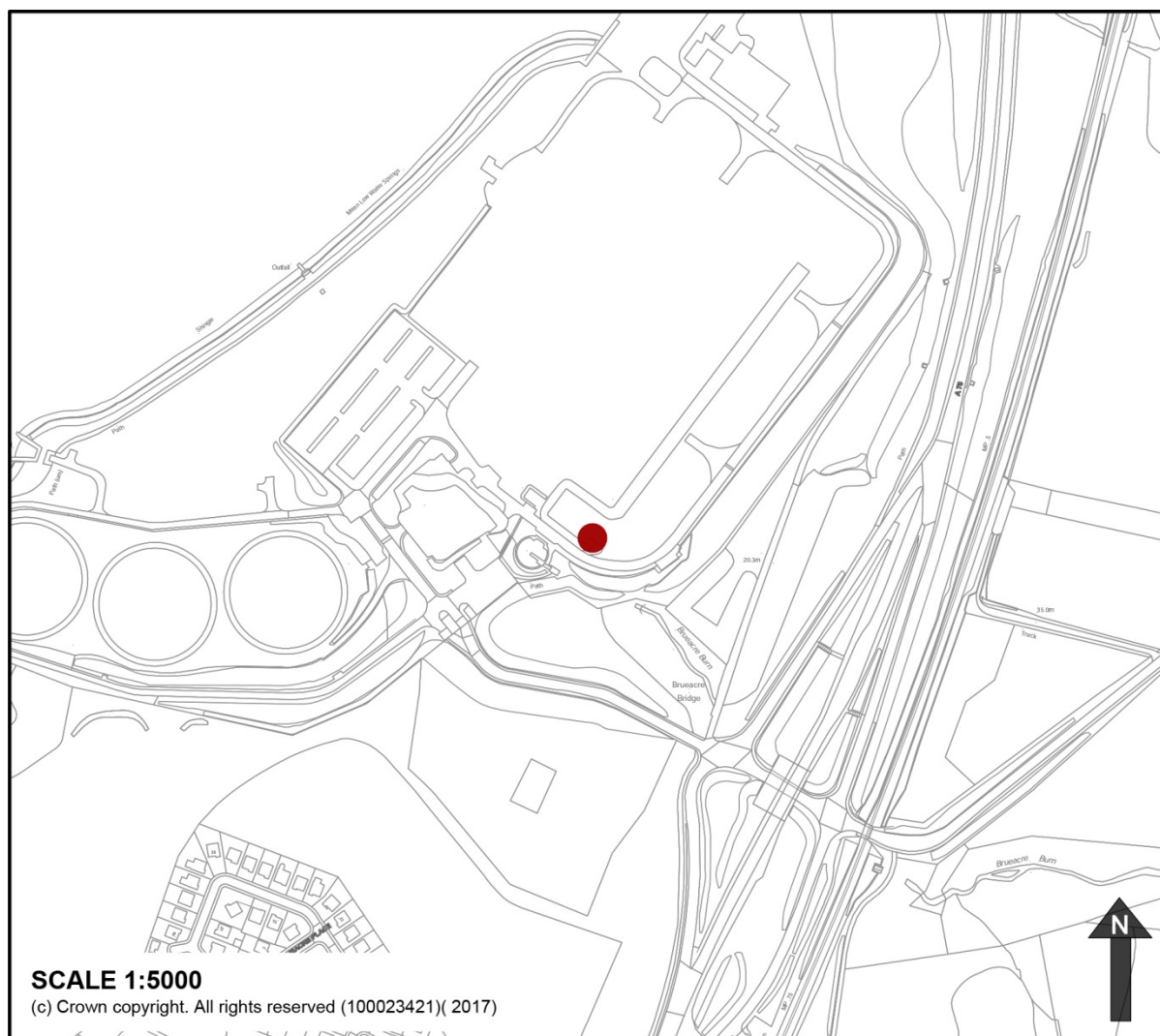


Site description	Residential care home and grounds
Planning status	Planning permission for housing redevelopment (2016)
Development status	Not started
SEA issues	None
Delivery issues	Currently in use as care home
Recommendation	Retain as Residential Development Opportunity with amended boundaries to remove grounds



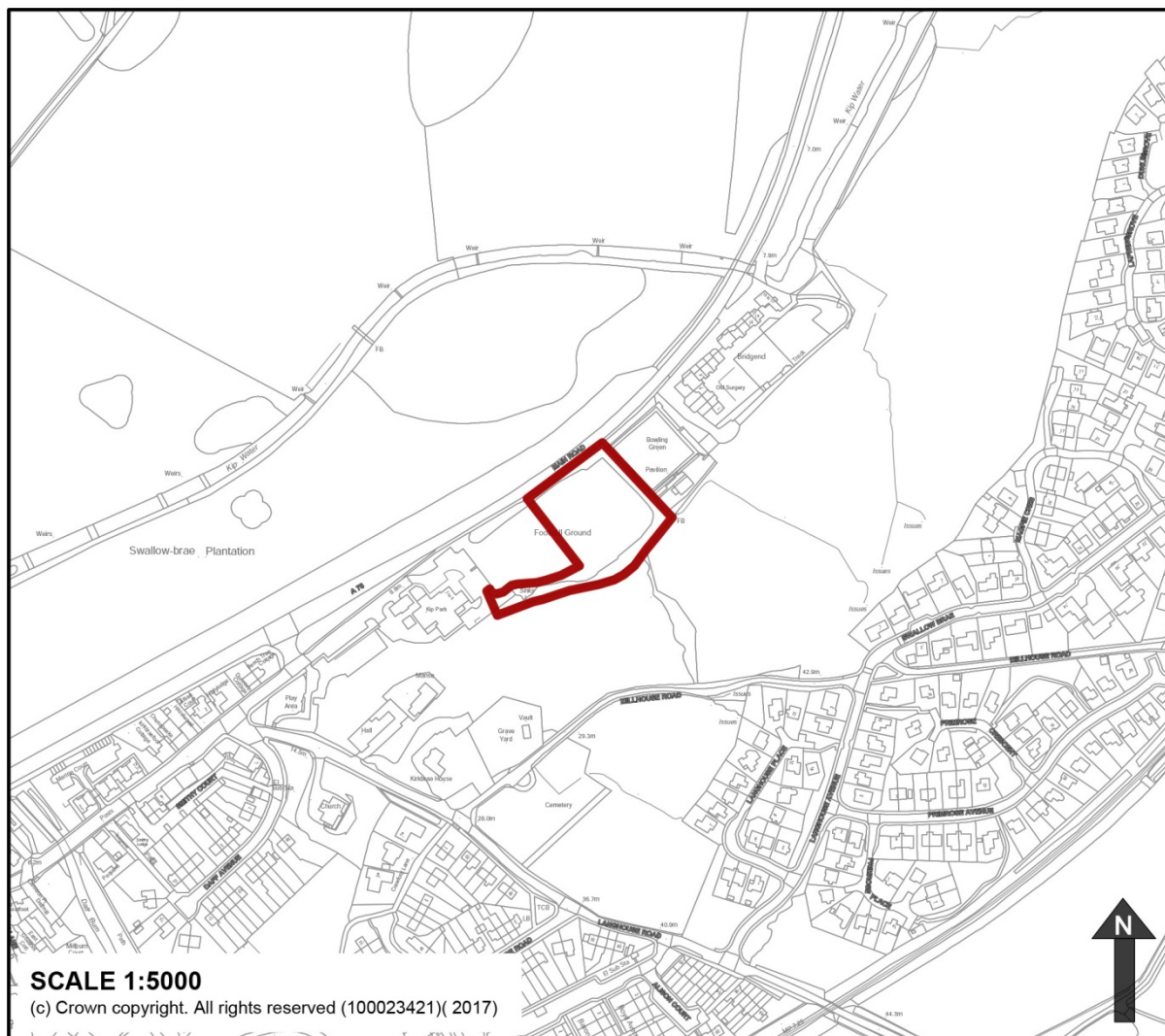
## Schedule 6.2 – Community, Schools and Leisure Proposals and Opportunities

LDP Ref.	c1	Location	Former Inverkip Power Station
Site area (ha)	Indicative	Town	Wemyss Bay
Current use	Vacant		
Use proposed in existing LDP	Leisure Use Opportunity within Major Area of Change		



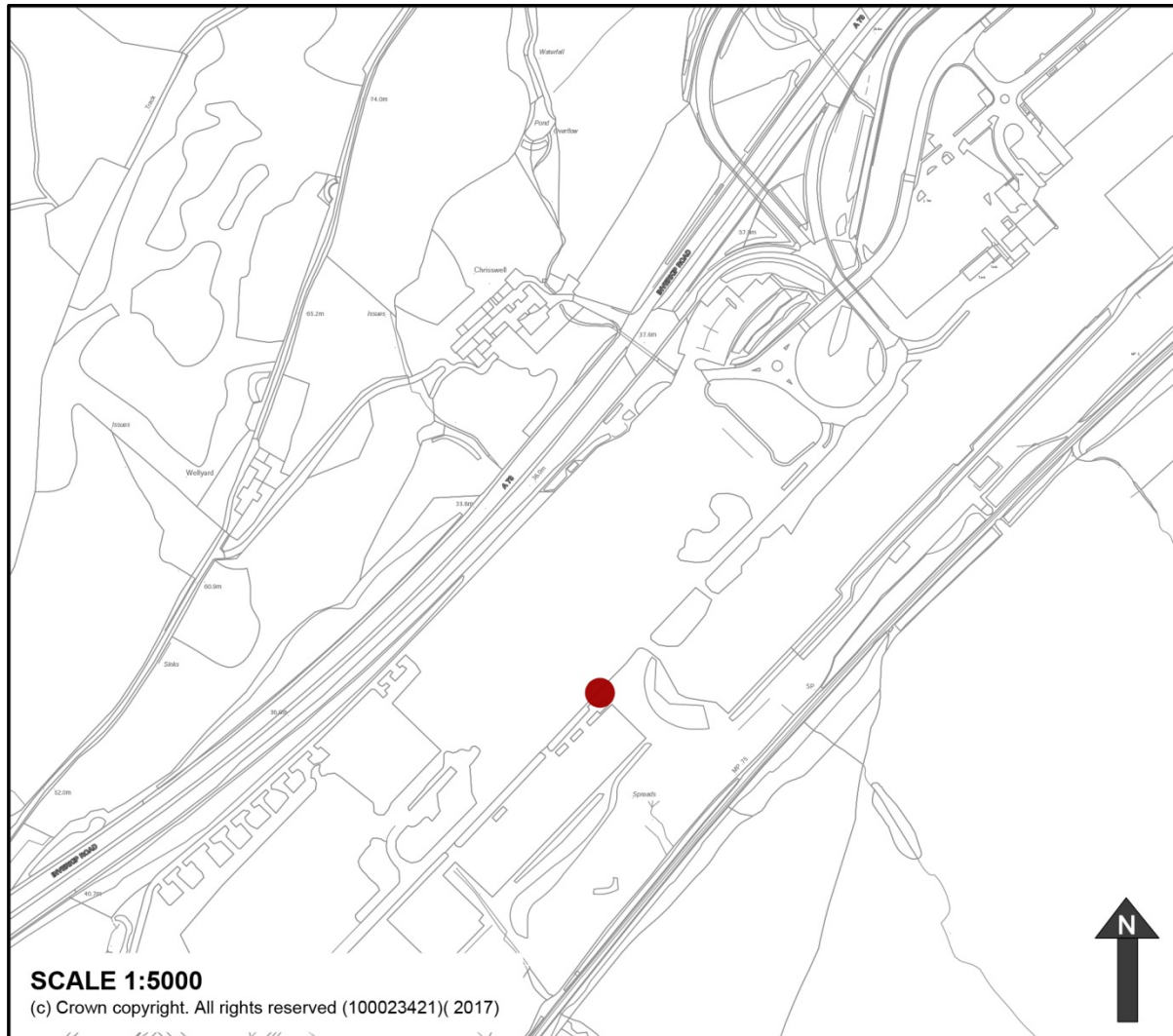
Site description	Former Inverkip Power Station site. Set within an established semi-rural landscape. Site cleared between 2010- 2013
Planning status	Application in principle submitted for mixed use development (2009). Application undetermined due to ownership issues
Development status	Not started
SEA issues	Biodiversity (TPO and part of SINC within site). Soil (potential contamination)
Delivery issues	Ownership, access, contamination
Recommendation	Retain as a Leisure Opportunity

LDP Ref.	c2	Location	Off A78(T)
Site area (ha)	0.5	Town	Inverkip
Current use	Community centre		
Use proposed in existing LDP	Community Facility		



Site description	Community Centre
Planning status	Planning permission for community centre (2015)
Development status	Complete
SEA issues	None
Delivery issues	n/a
Recommendation	Delete as a Community Facility Development Opportunity. Identify as a Residential Area.

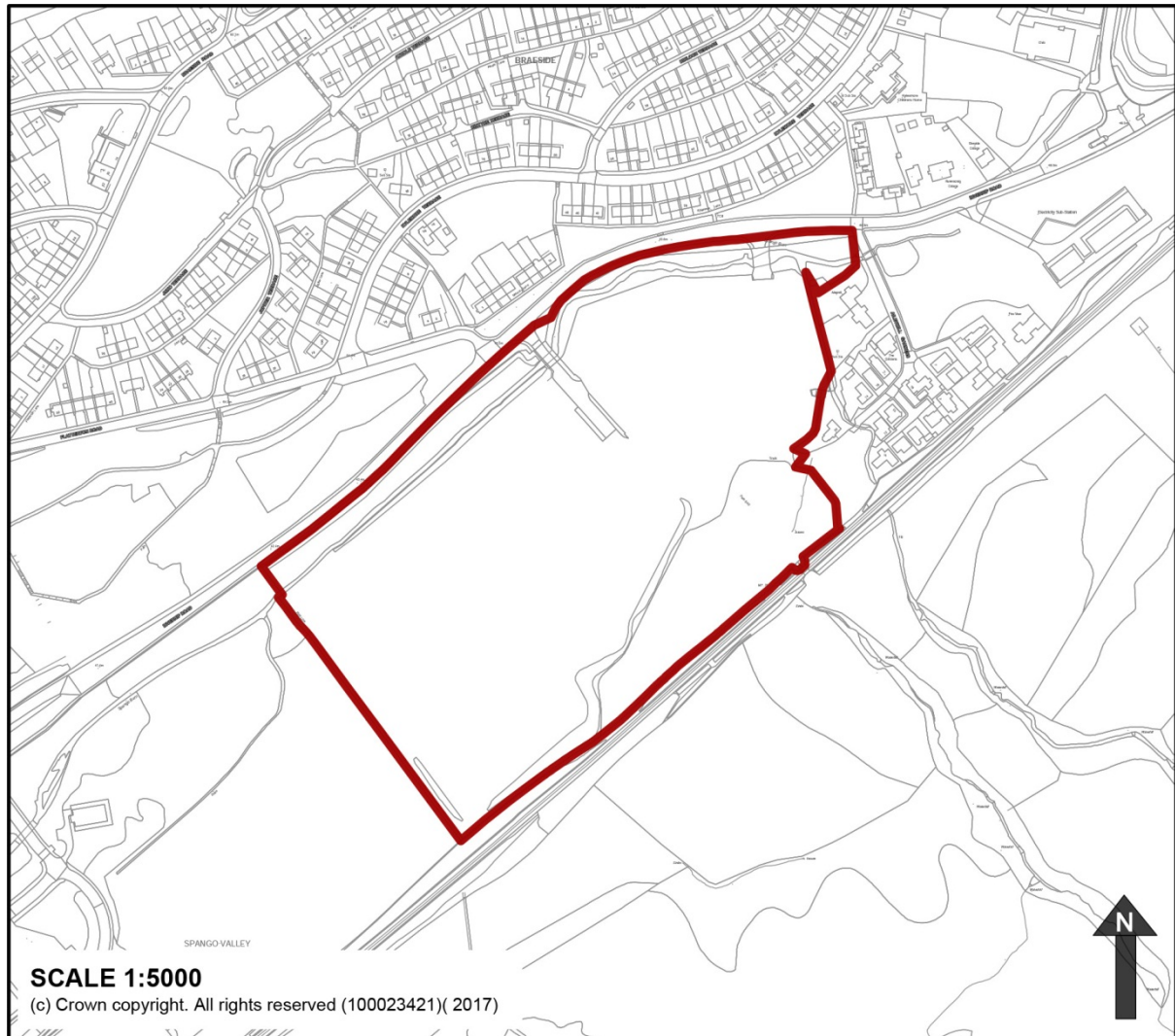
LDP Ref.	c3	Location	Spango Valley
Site area (ha)	Indicative	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Leisure Use Opportunity within Major area of Change		



Site description	Vacant/derelict business site on edge of settlement.
Planning status	None
Development status	Not started
SEA issues	Water (flood risk)
Delivery issues	Ownership
Recommendation	See Issue 7 – Spango Valley, Greenock

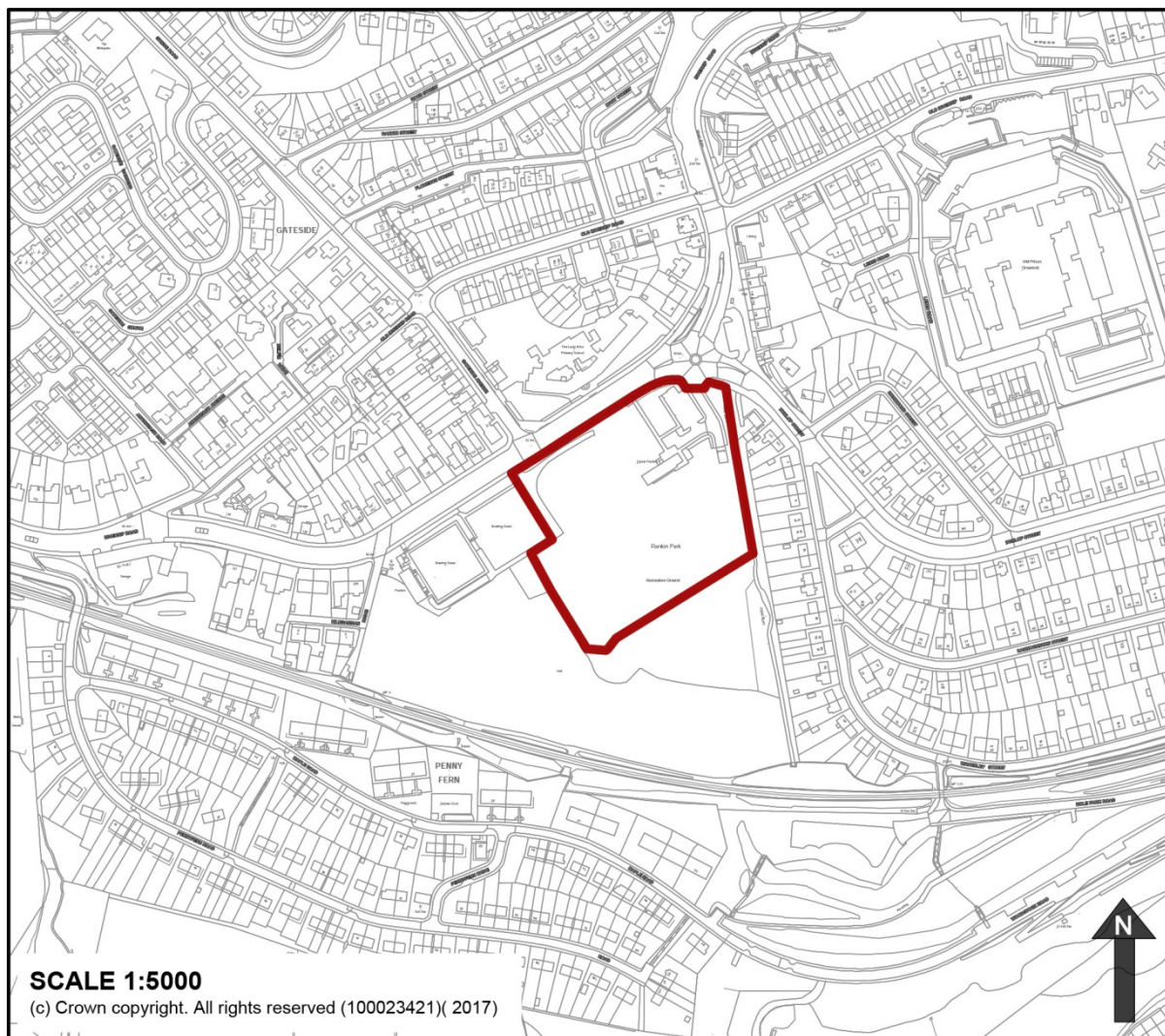


LDP Ref.	c4	Location	Inverkip Road
Site area (ha)	8.74	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	New Prison		



Site description	Cleared site of former schools
Planning status	Planning permission for prison (2014)
Development status	Not started
SEA issues	None
Delivery issues	Scottish Prison Service funding
Recommendation	Retain as a Community Development Opportunity

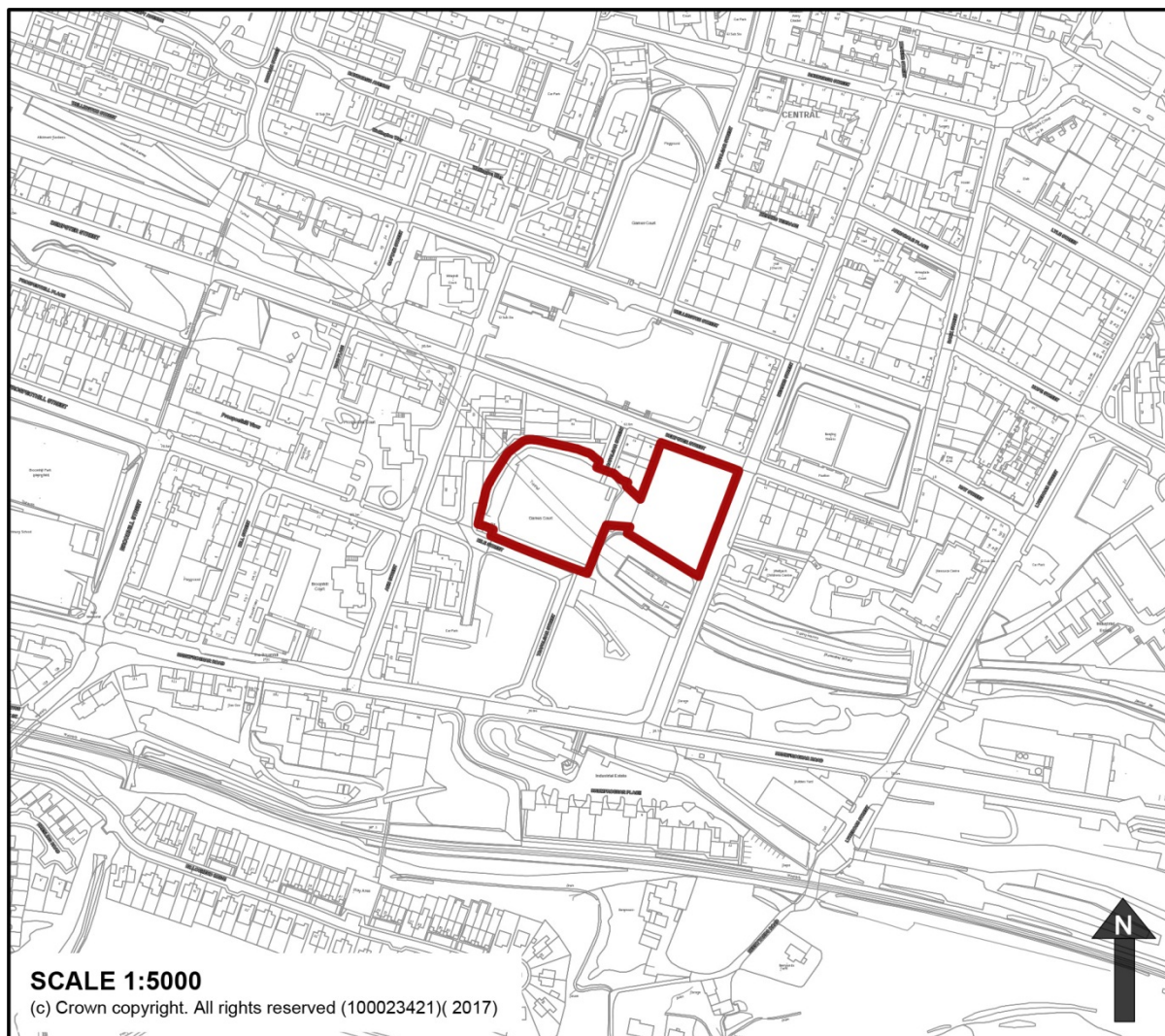
LDP Ref.	c5	Location	Rankin Park
Site area (ha)	1.98	Town	Greenock
Current use	Sports facility		
Use proposed in existing LDP	Sports facility		



Site description	Park with pavilion and pitches
Planning status	Planning permission for community sports facility (2012)
Development status	Complete
SEA issues	Biodiversity (TPO and part of SINC within site). Soil (potential contamination).
Delivery issues	n/a
Recommendation	Delete as a Sports Facility Development Opportunity. Identify as Open Space.



LDP Ref.	c6	Location	Broomhill
Site area (ha)	0.8	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Community Facility		

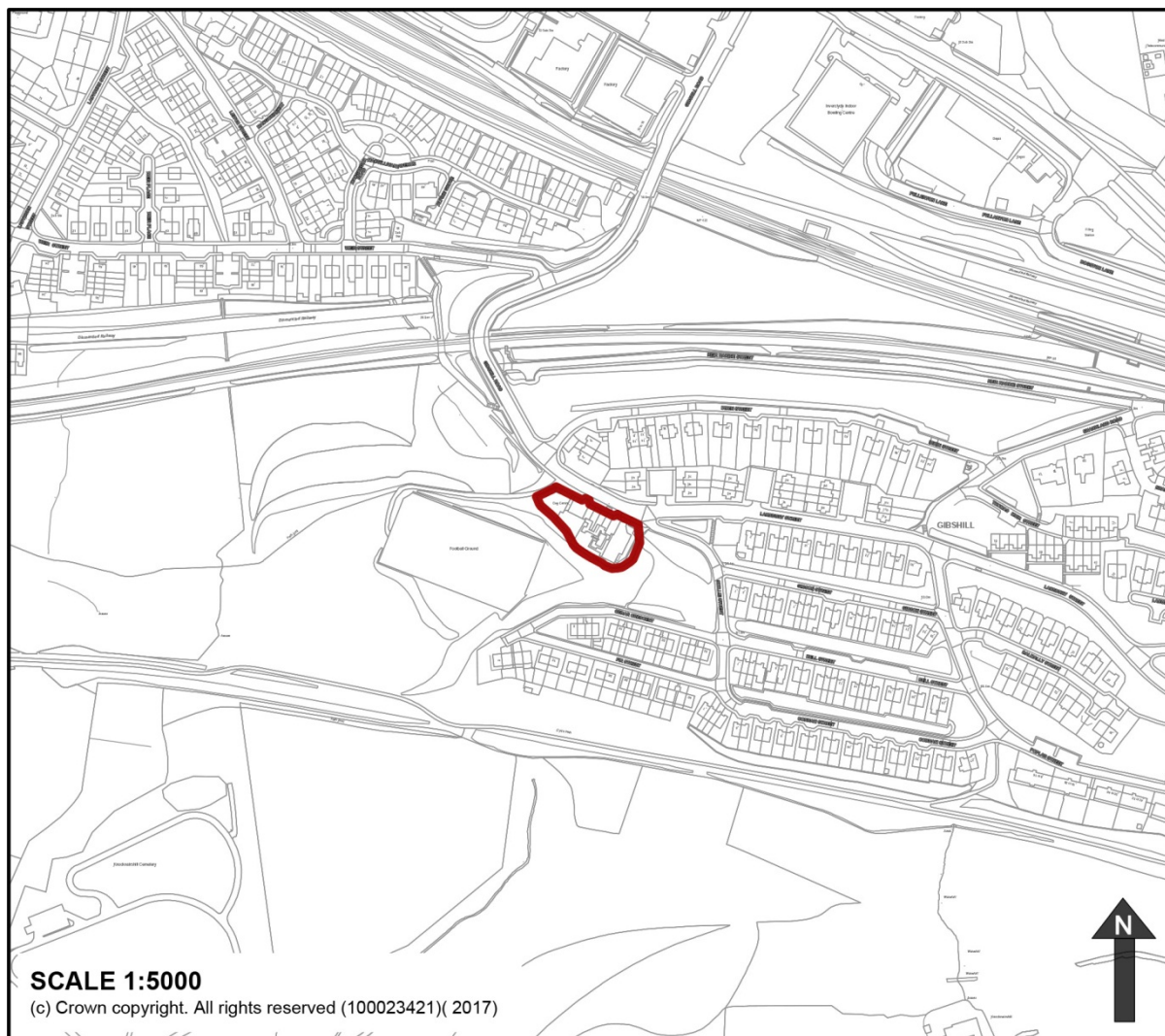


Site description	Vacant site of former school building and blaes pitch
Planning status	Planning permission for horticultural training centre and community facility (2016)
Development status	Underway
SEA issues	Water (flood risk)
Delivery issues	n/a
Recommendation	Retain as a Community Development Opportunity





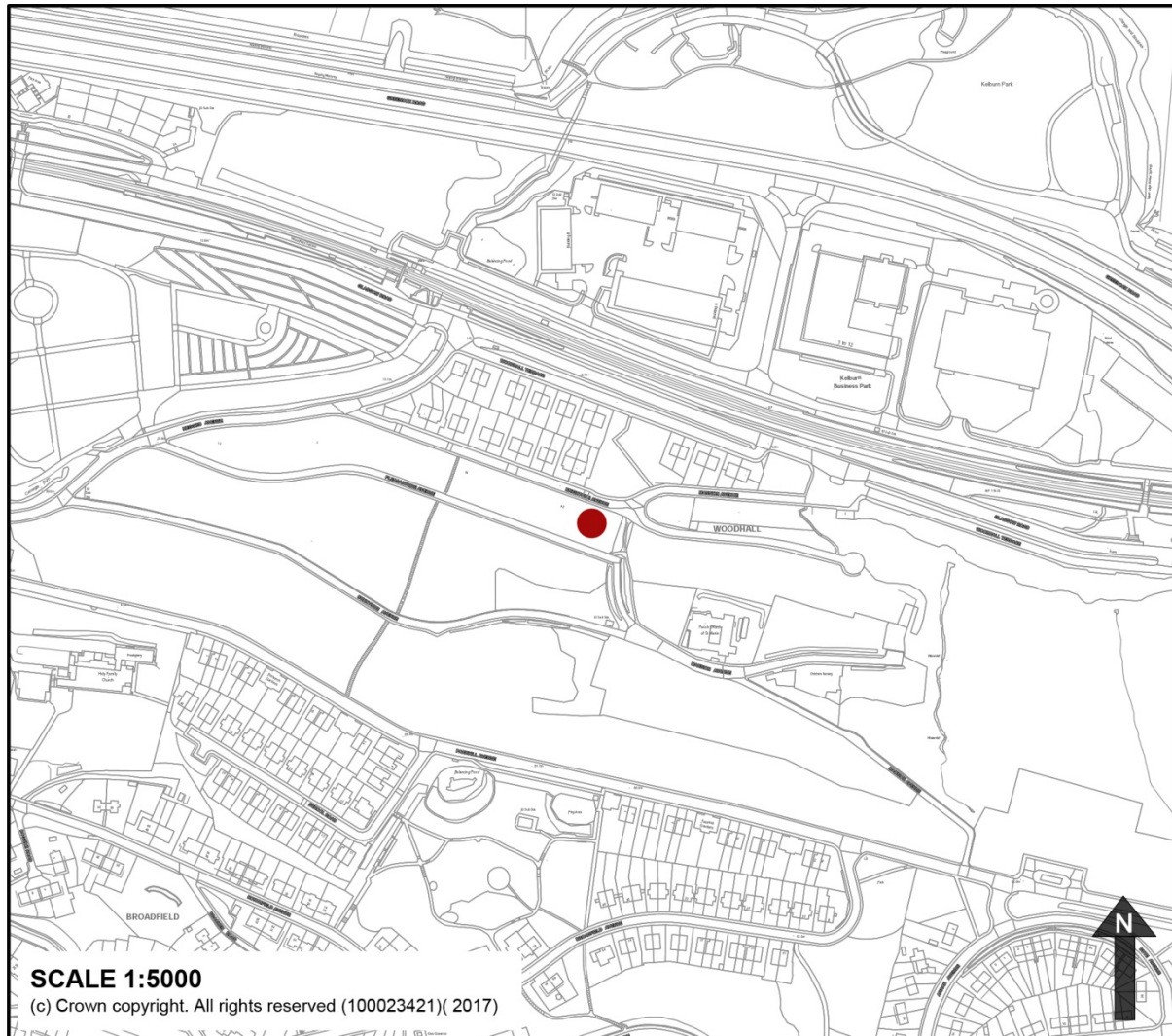
LDP Ref.	c8	Location	Gibshill Road
Site area (ha)	0.16	Town	Greenock
Current use	Community facility		
Use proposed in existing LDP	Community Facility		



Site description	Gibshill Community Facility
Planning status	Planning permission for a side annex to Gibshill family centre to form a new community centre (2013)
Development status	Complete
SEA issues	n/a
Delivery issues	n/a
Recommendation	Delete as a Community Facility Development Opportunity. Identify as Residential Area



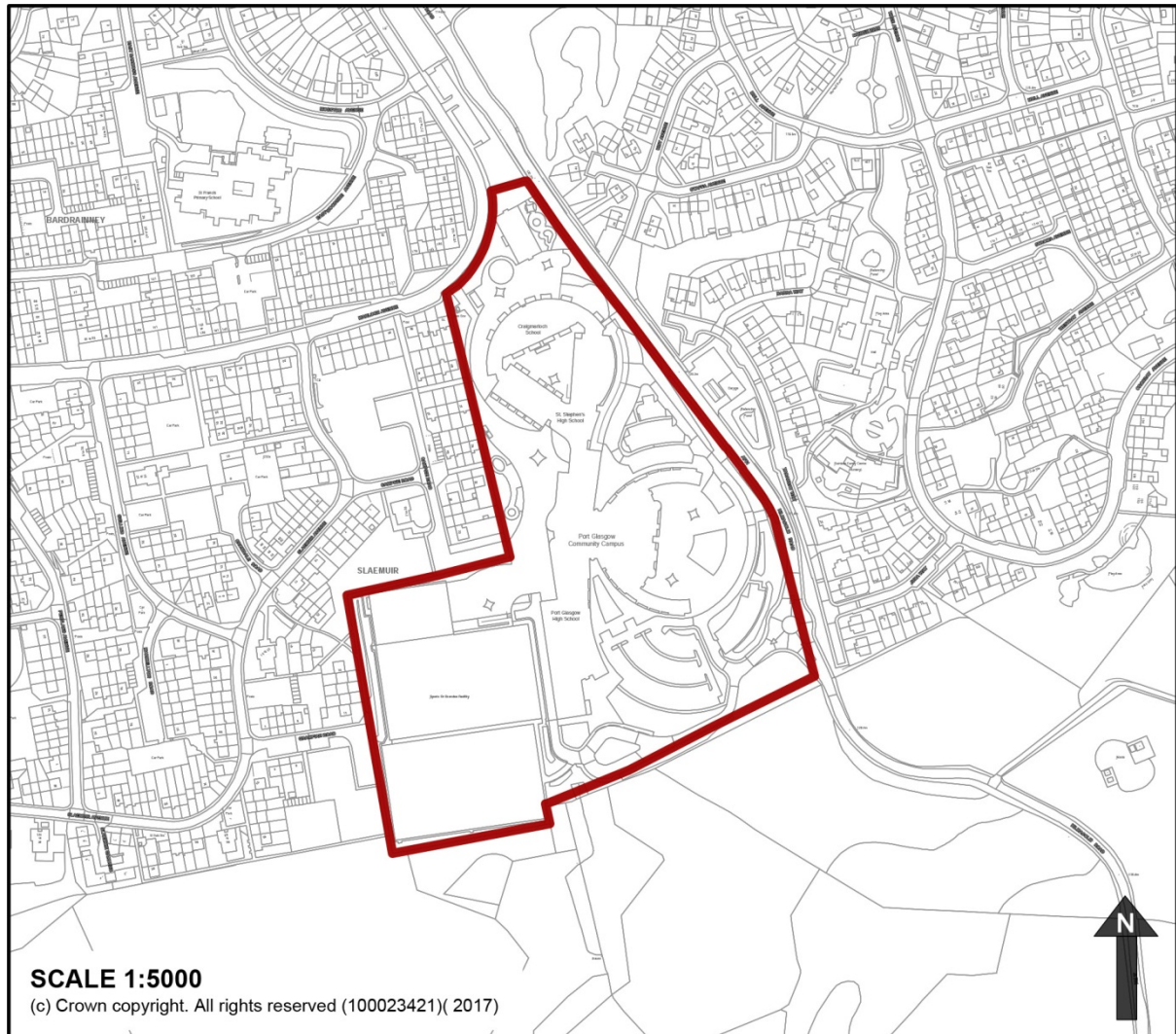
LDP Ref.	c9	Location	Woodhall New Neighbourhood (Phase 2)
Site area (ha)	Indicative	Town	Port Glasgow
Current use	Vacant, part developed for housing		
Use proposed in existing LDP	Community Facility		



Site description	Cleared former housing site, sloping with road infrastructure in place. Owned by River Clyde Homes
Planning status	None
Development status	Not started
SEA issues	Water (flood risk)
Delivery issues	Funding
Recommendation	Retain as a Community Development Opportunity



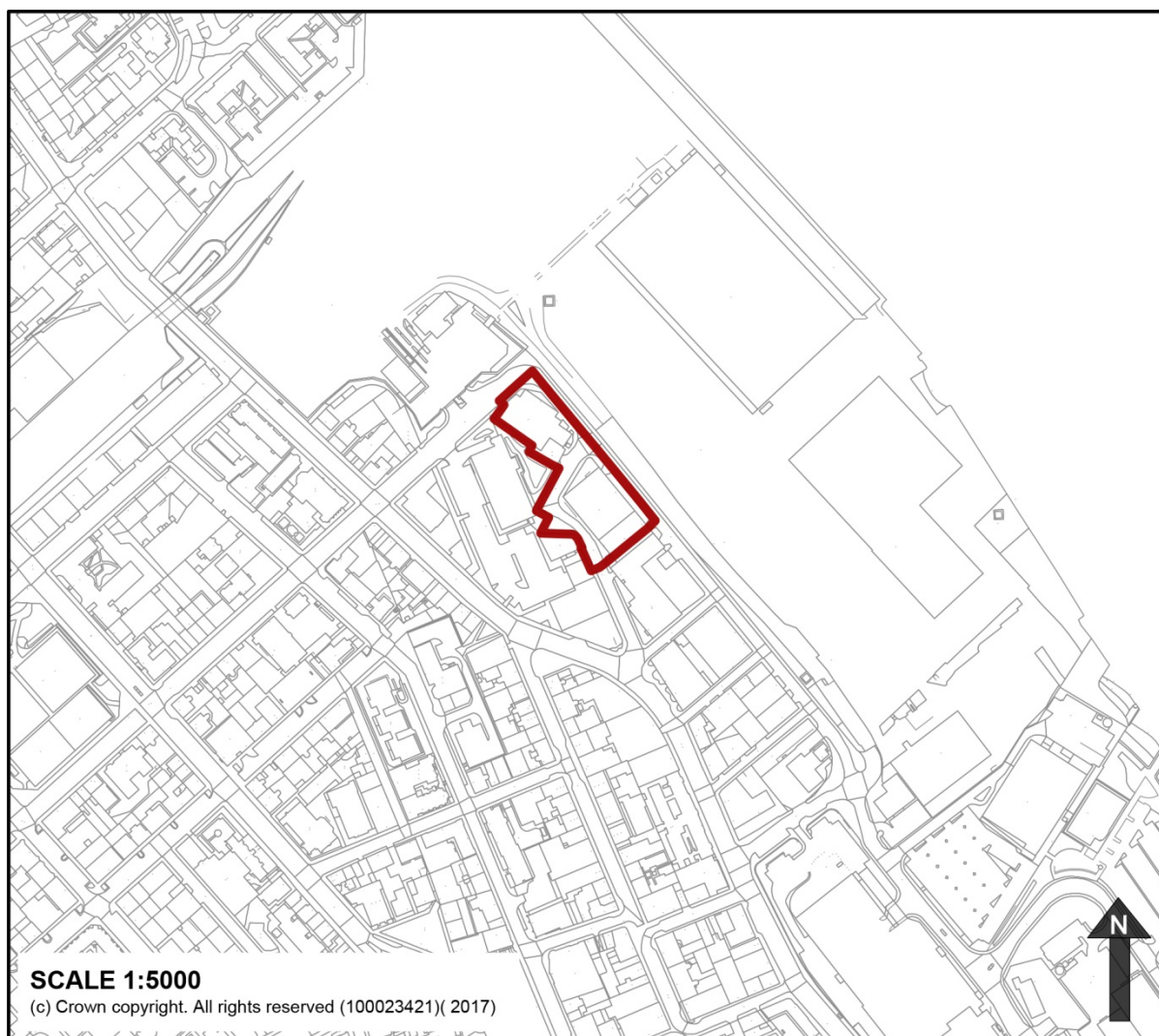
LDP Ref.	c10	Location	Kilmacolm Road
Site area (ha)	7.8	Town	Port Glasgow
Current use	Joint School Campus		
Use proposed in existing LDP	Joint School Campus		



Site description	Joint School Campus
Planning status	Planning permission for new campus school and enterprise centre (2012)
Development status	Complete
SEA issues	n/a
Delivery issues	n/a
Recommendation	Developed. Delete as an Educational Development Opportunity. Identify as Residential Area

## Schedule 7.1 – Town Centre/Retail Development Opportunities

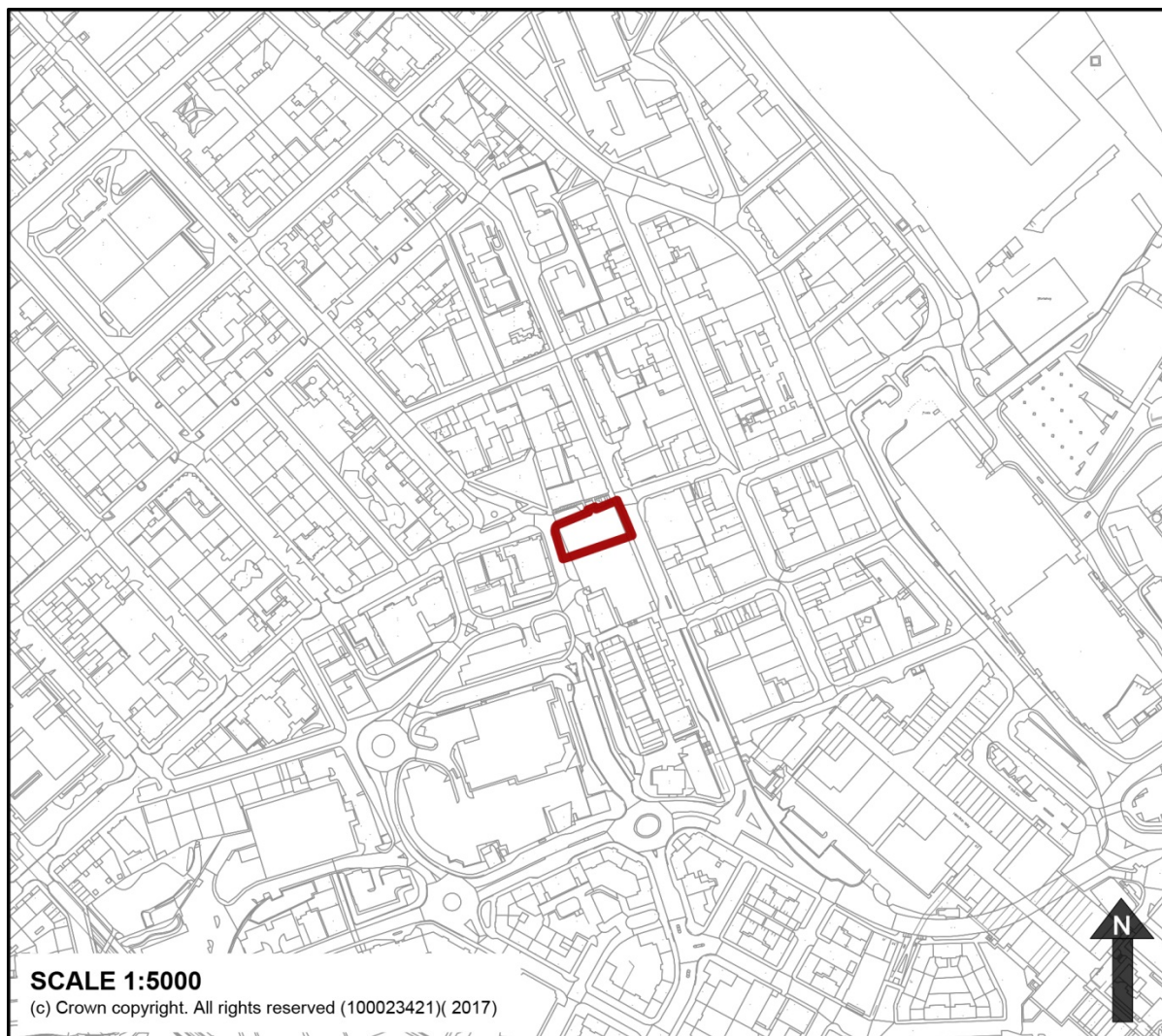
LDP Ref.	tc1	Location	Ker Street
Site area (ha)	0.74	Town	Greenock
Current use	Mixed town centre uses		
Use proposed in existing LDP	Town Centre/Retail Development Opportunity		



Site description	Former industrial warehouses now converted to uses including offices/light industrial/leisure/retail
Planning status	Planning permission for subdivision and change of use (2014/2015)
Development status	Complete
SEA issues	n/a
Delivery issues	n/a
Recommendation	Delete as a Town Centre/Retail Development Opportunity. Identify as Town Centre



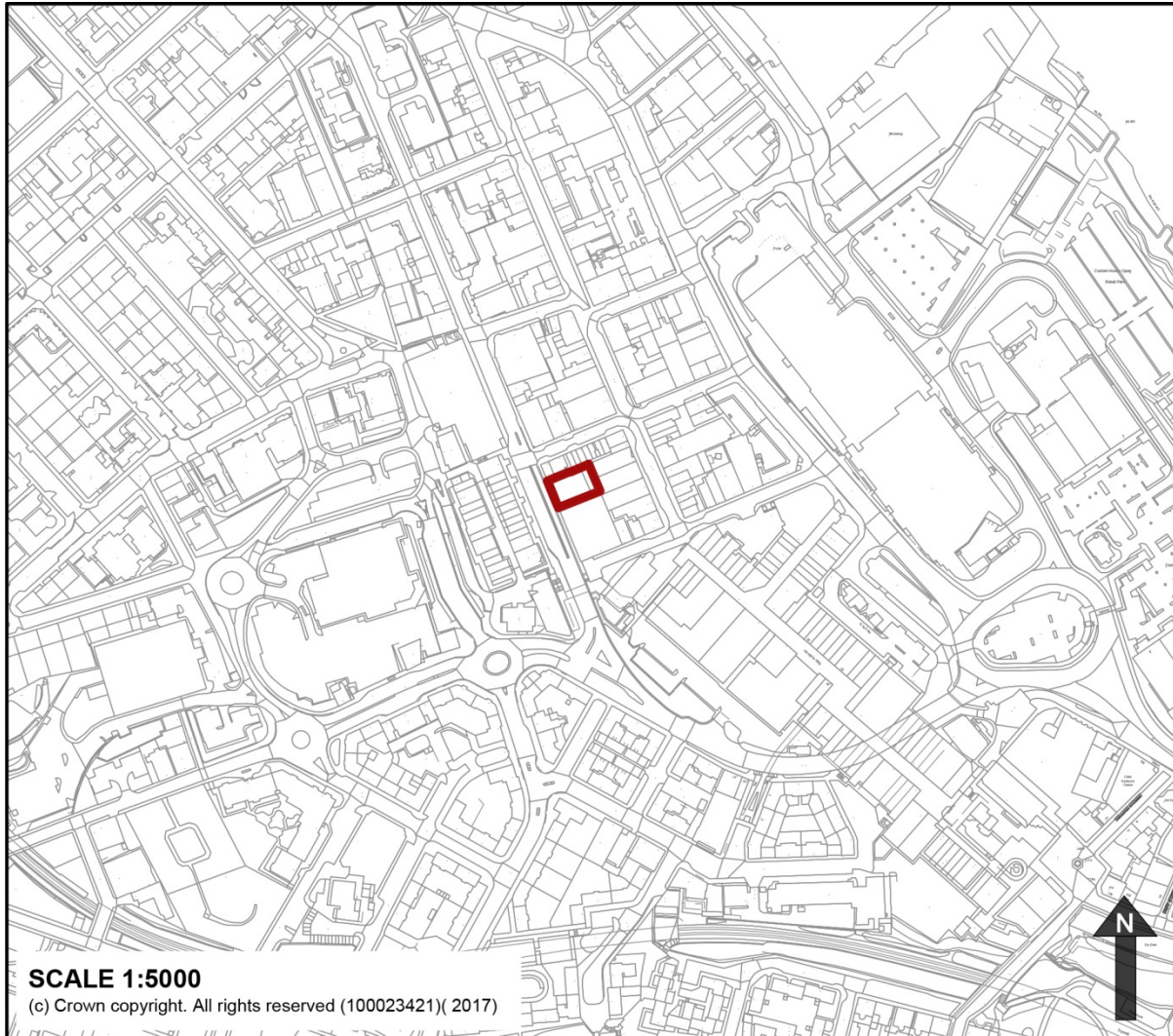
LDP Ref.	tc2	Location	25 West Stewart Street
Site area (ha)	0.12	Town	Greenock
Current use	Vacant retail unit		
Use proposed in existing LDP	Town Centre/Retail Development Opportunity		



Site description	Vacant part of larger retail unit, other parts occupied
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	Retain as Town Centre/Retail Development Opportunity with expanded boundaries.

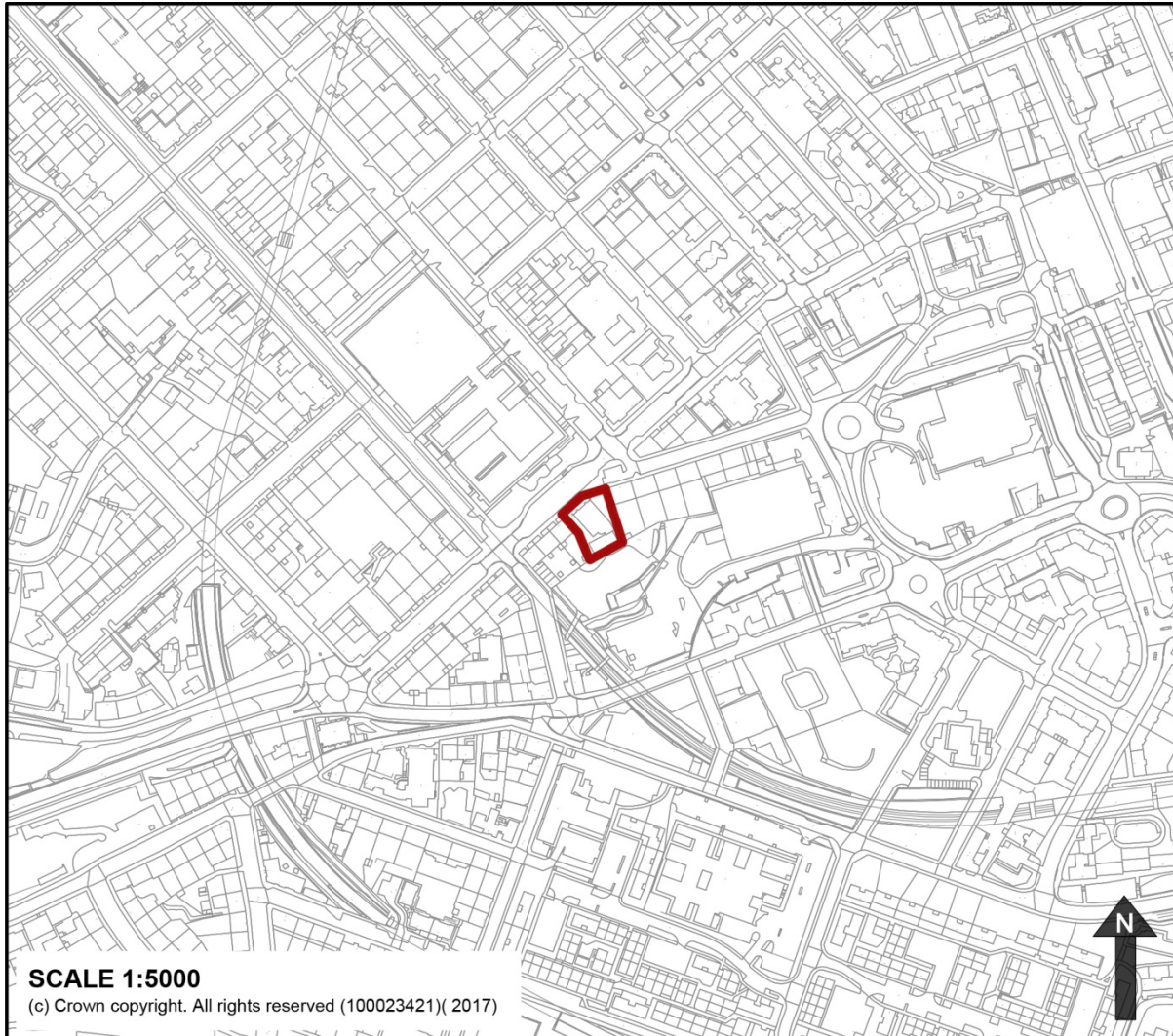


LDP Ref.	tc3	Location	4 West Stewart Street
Site area (ha)	0.06	Town	Greenock
Current use	Vacant land		
Use proposed in existing LDP	Town Centre/Retail Development Opportunity		



Site description	Vacant gap site within town centre
Planning status	None
Development status	Not started
SEA issues	Water (flood risk)
Delivery issues	Access
Recommendation	Retain as Town Centre/Retail Development Opportunity

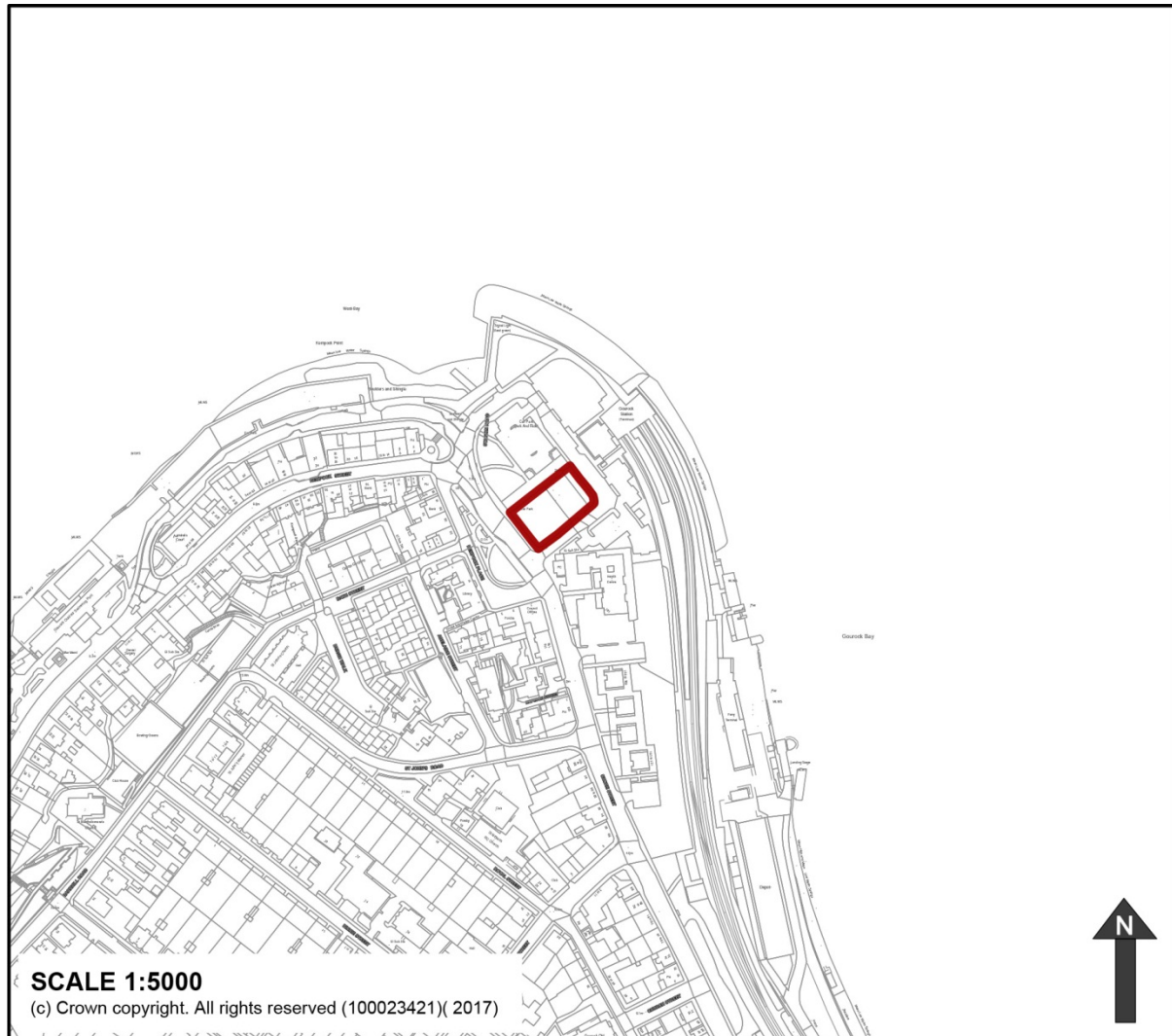
LDP Ref.	tc4	Location	15 Nelson Street
Site area (ha)	0.11	Town	Greenock
Current use	Derelict former church		
Use proposed in existing LDP	Town Centre/Retail Development Opportunity		



Site description	Derelict former church and grounds
Planning status	None
Development status	Not started
SEA issues	Water (flood risk)
Delivery issues	Demolition of building
Recommendation	Retain as Town Centre/Retail Development Opportunity



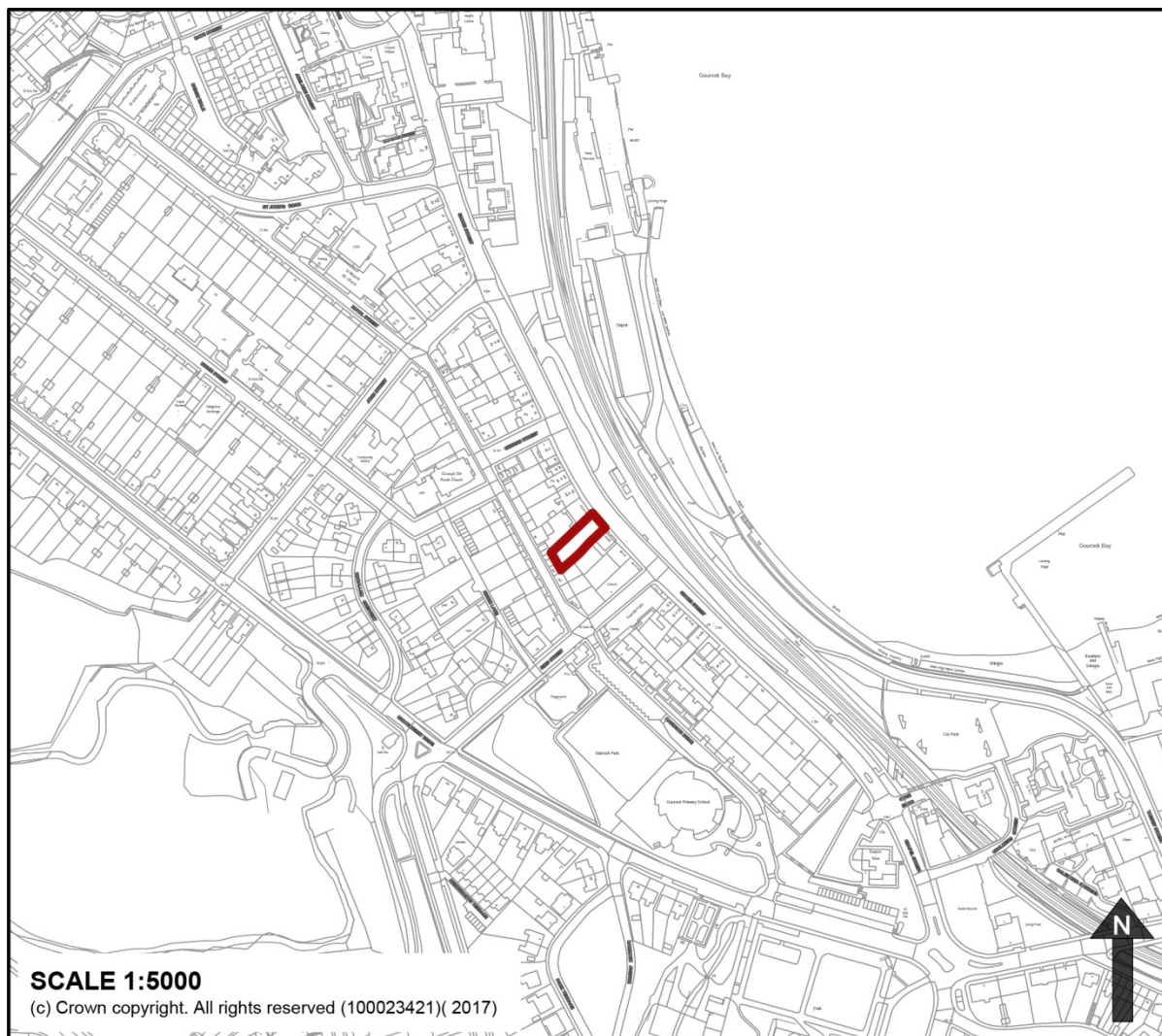
LDP Ref.	tc5	Location	Pierhead, Shore Street
Site area (ha)	0.45	Town	Gourock
Current use	Vacant		
Use proposed in existing LDP	Town Centre/Retail Development Opportunity		



Site description	Grassed area associated with station car park/landscaping. Council owned, currently being marketed for town centre uses
Planning status	None
Development status	Not started
SEA issues	Landscape (impact dependant on form of development). Water (flood risk).
Delivery issues	None
Recommendation	Retain as Town Centre/Retail Development Opportunity

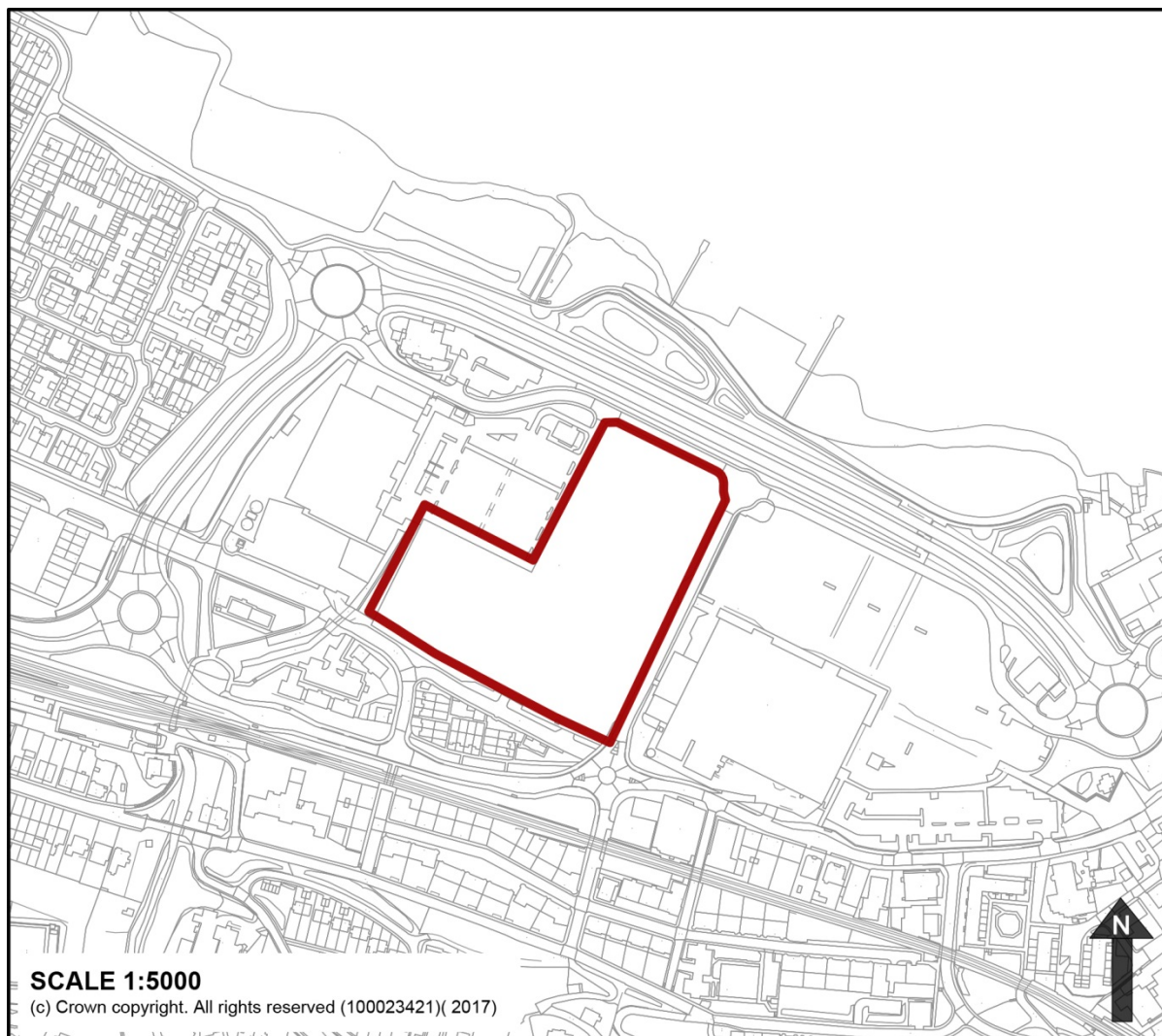


LDP Ref.	tc6	Location	53/55 Shore Street
Site area (ha)	0.06	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Town Centre/Retail Development Opportunity		



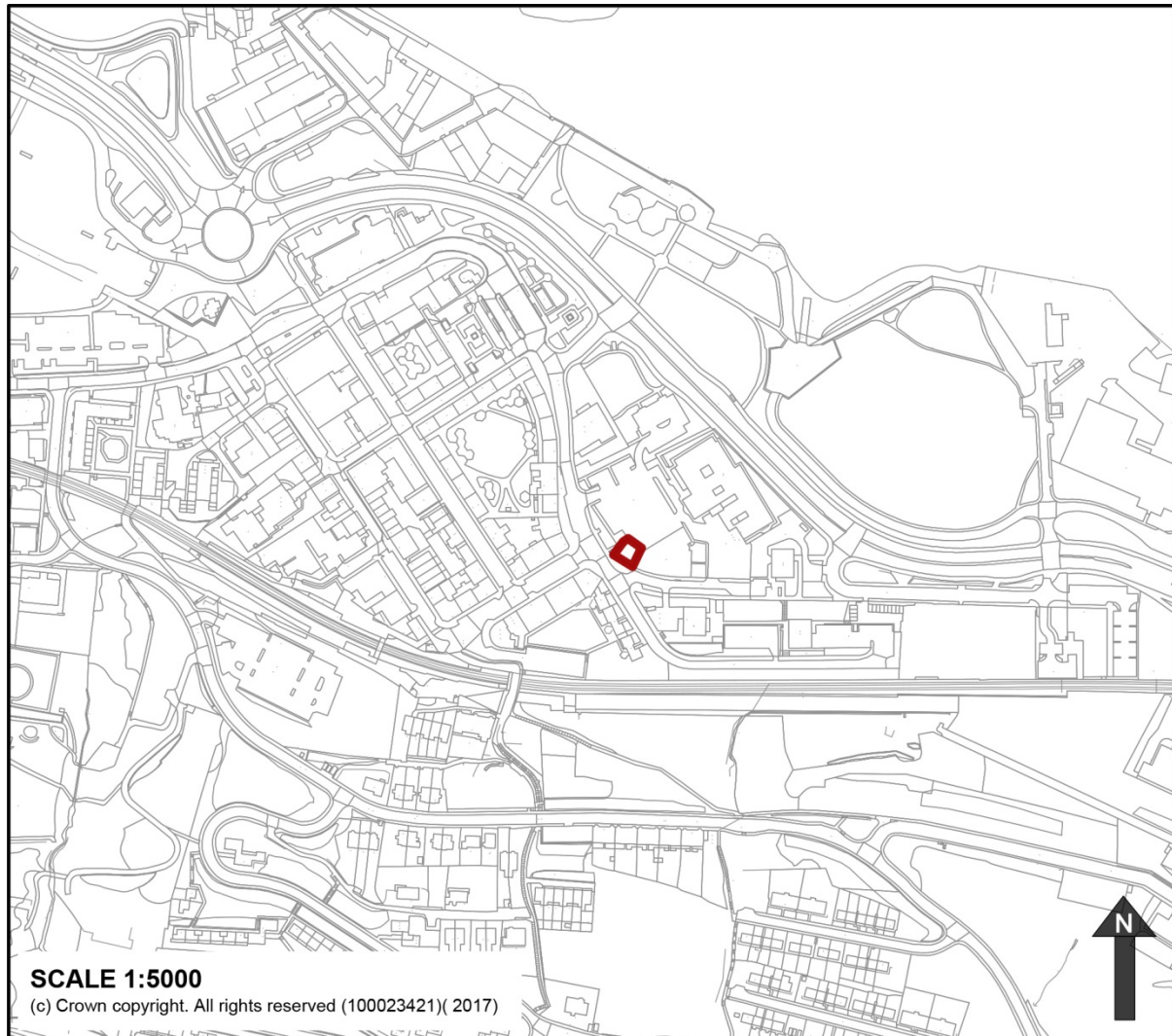
Site description	Vacant gap site within town centre
Planning status	Planning permission for housing pending
Development status	Not started
SEA issues	None
Delivery issues	Dependent on Scottish Government funding – in 2016 Strategic Local Programme
Recommendation	Retain as Town Centre/Retail Development Opportunity

LDP Ref.	tc7	Location	Waterfront (West)
Site area (ha)	2.6	Town	Port Glasgow
Current use	Retail/under construction		
Use proposed in existing LDP	Town Centre/Retail Development Opportunity		



Site description	Former shipyard site within town centre partially developed for retail use
Planning status	Planning permission for retail-led commercial development (2015)
Development status	Under construction
SEA issues	N/a
Delivery issues	n/a
Recommendation	Under construction. Delete as a Town Centre/Retail Development Opportunity. Identify as Town Centre

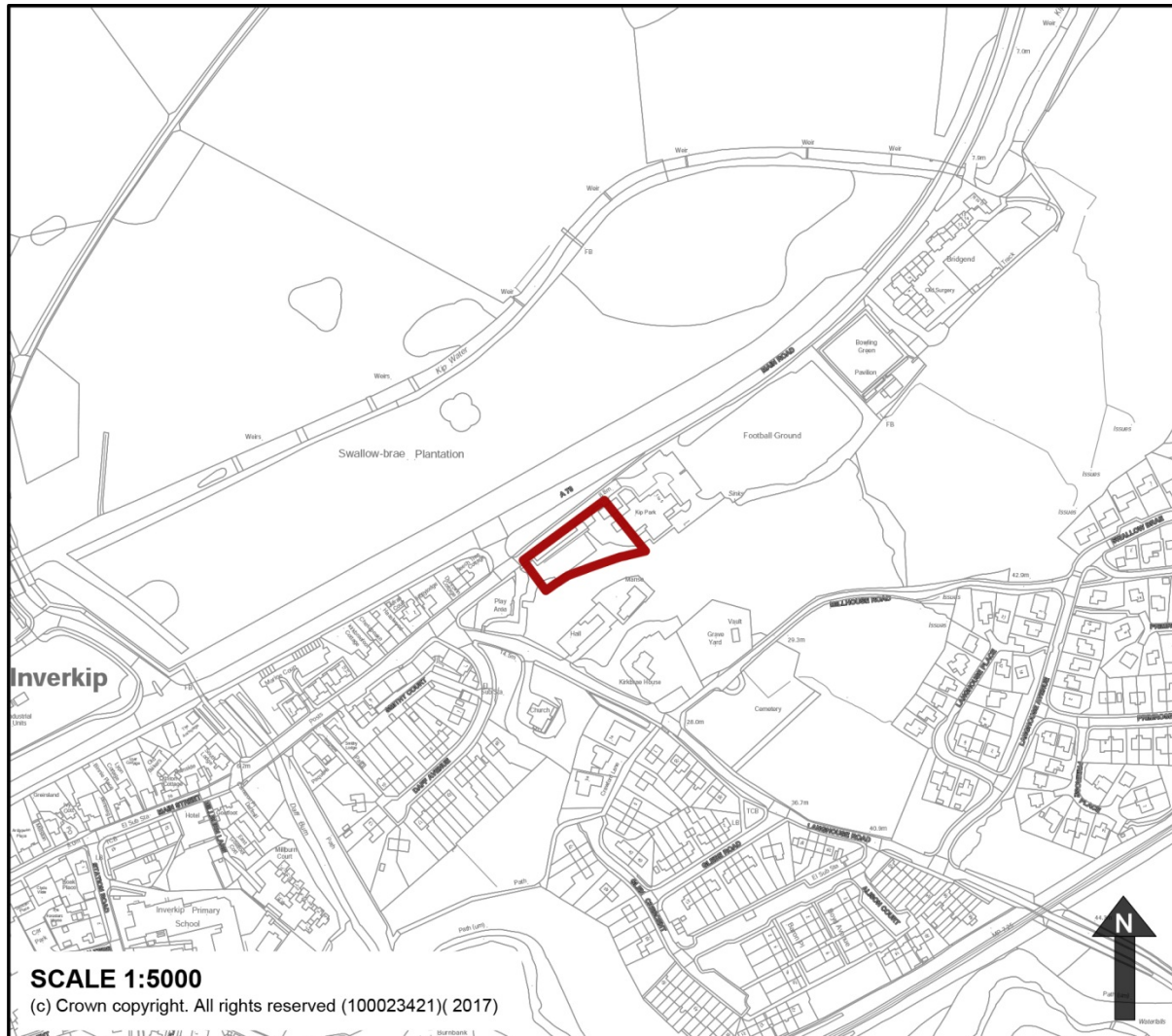
LDP Ref.	tc8	Location	19 Bay Street
Site area (ha)	0.02	Town	Port Glasgow
Current use	Vacant		
Use proposed in existing LDP	Town Centre/Retail Development Opportunity		



Site description	Vacant site of demolished public house
Planning status	None
Development status	Not started
SEA issues	Flooding
Delivery issues	In Port Glasgow Town Centre action plan as landscaped area
Recommendation	Delete as a Town Centre/Retail Development Opportunity. Identify as Town Centre

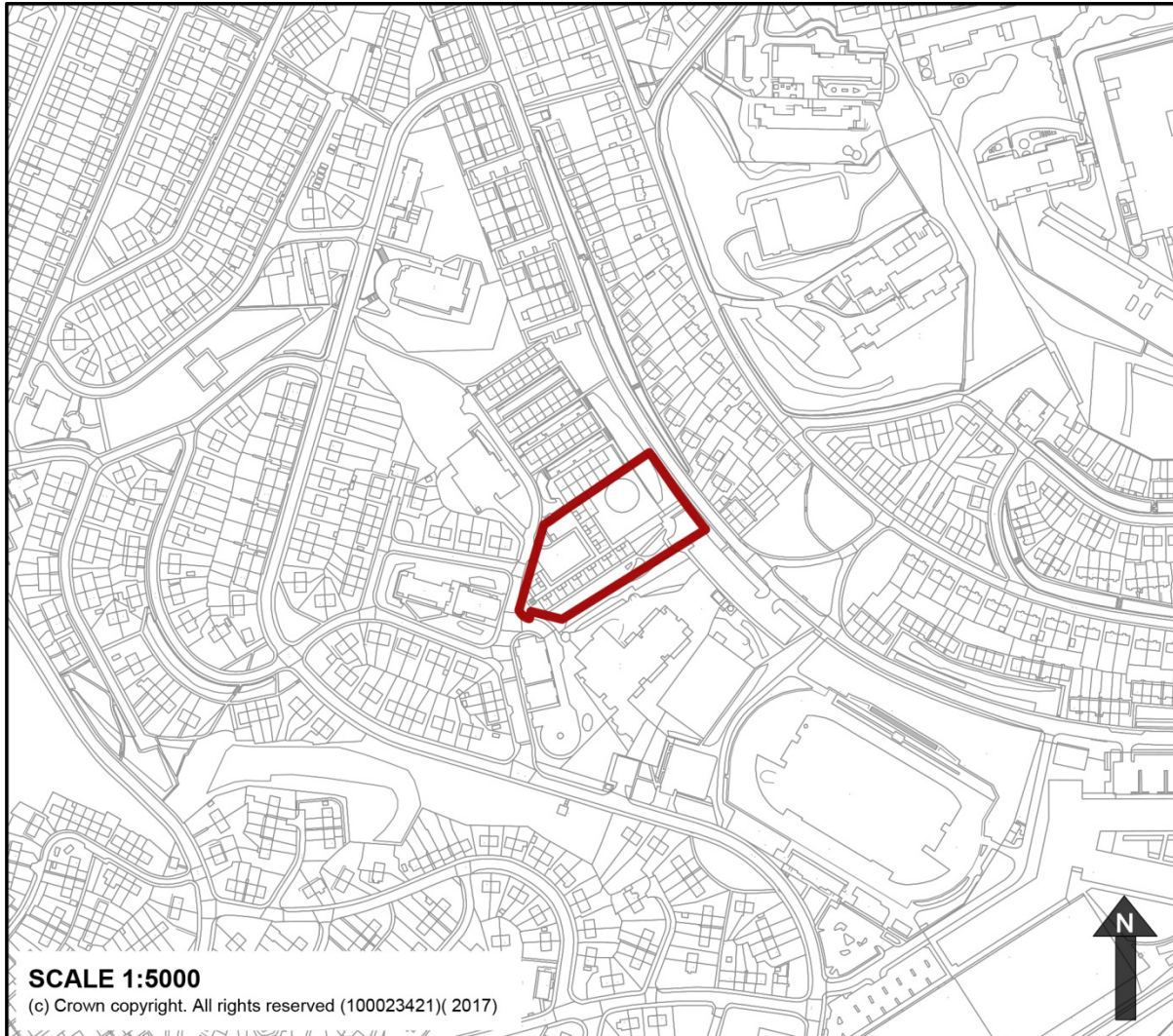


LDP Ref.	tc9	Location	Kip Park, Main Street
Site area (ha)	0.23	Town	Inverkip
Current use	Vacant		
Use proposed in existing LDP	Town Centre/Retail Development Opportunity		



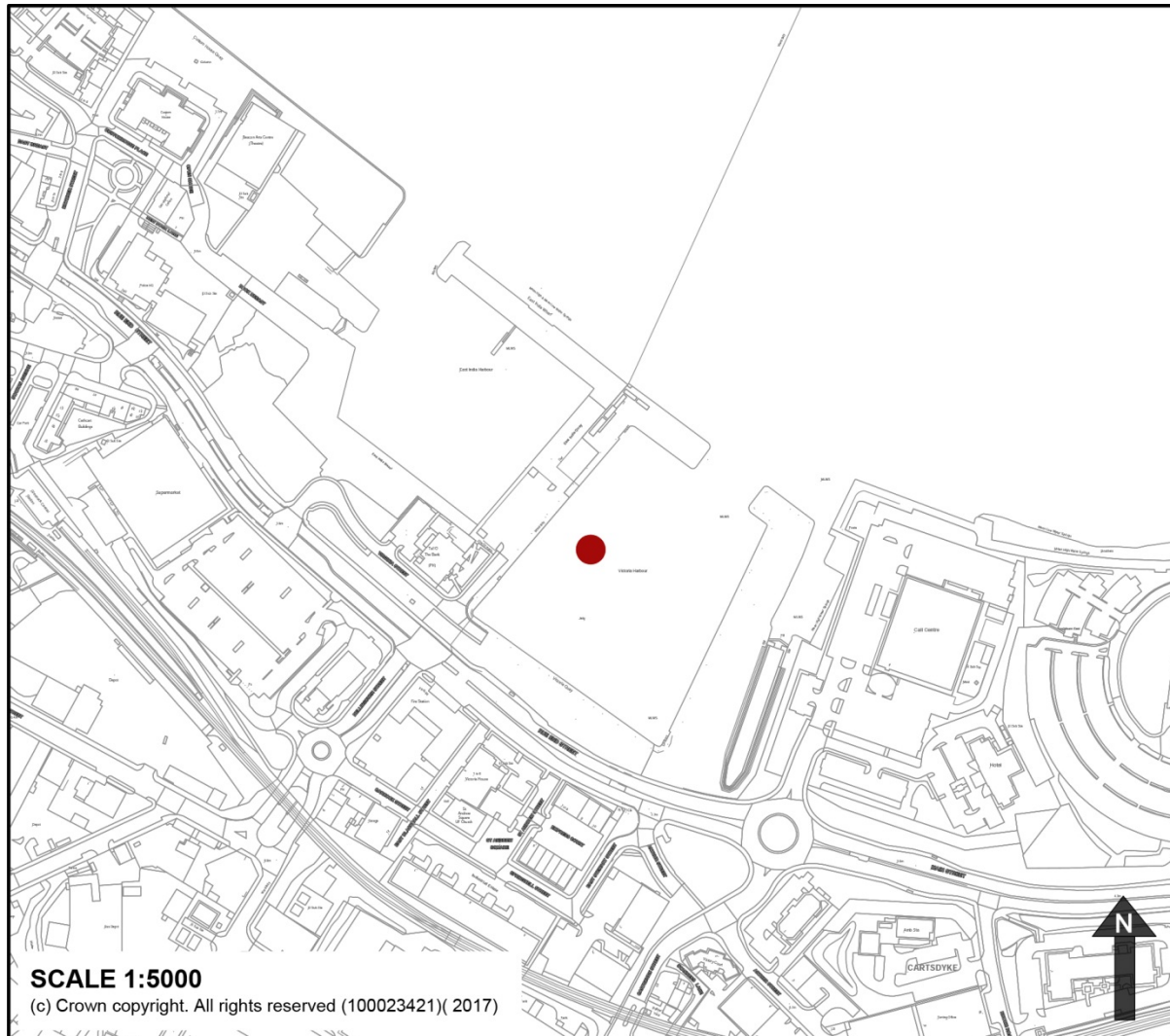
Site description	Disused former tennis courts and surrounding vacant land
Planning status	None
Development status	Not started
SEA issues	None
Delivery issues	None
Recommendation	Retain as Town Centre/Retail Development Opportunity

LDP Ref.	tc10	Location	Cumberland Walk
Site area (ha)	0.75	Town	Greenock
Current use	Retail		
Use proposed in existing LDP	Town Centre/Retail Development Opportunity		



Site description	Mainly vacant shops with empty flats above
Planning status	None
Development status	Not started
SEA issues	Water (flood risk)
Delivery issues	None
Recommendation	Retain as Town Centre/Retail Development Opportunity, amended to include residential element

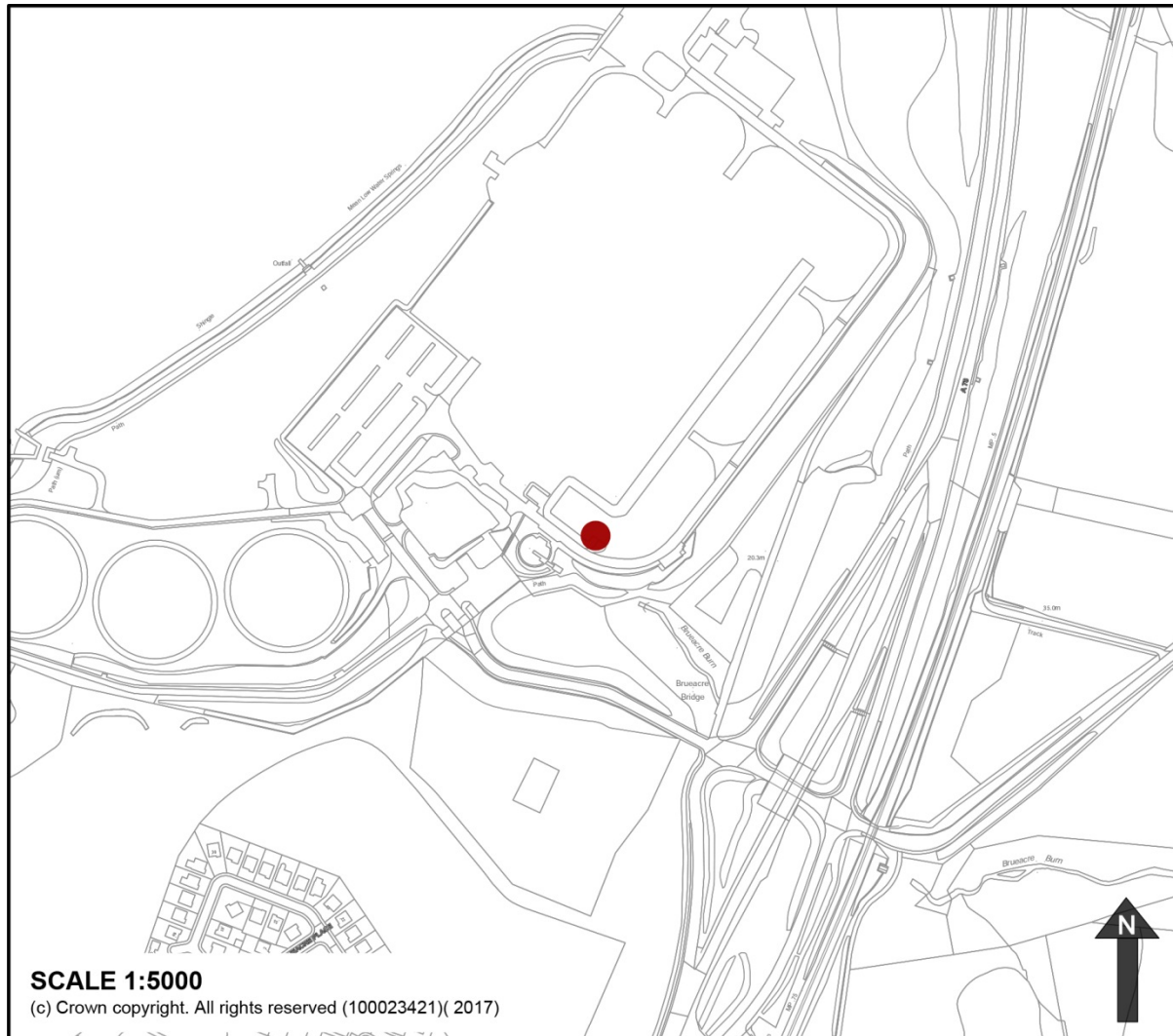
LDP Ref.	tc11	Location	The Harbours
Site area (ha)	Indicative	Town	Greenock
Current use	Vacant		
Use proposed in existing LDP	Town Centre/Retail Development Opportunity within Major Area of Change		



Site description	Vacant land surrounding harbours
Planning status	None
Development status	Not started
SEA issues	Water (flood risk)
Delivery issues	None
Recommendation	Delete as a Town Centre/Retail Development as preferred scale of retail development is small scale. Identify as Major Area of Change.

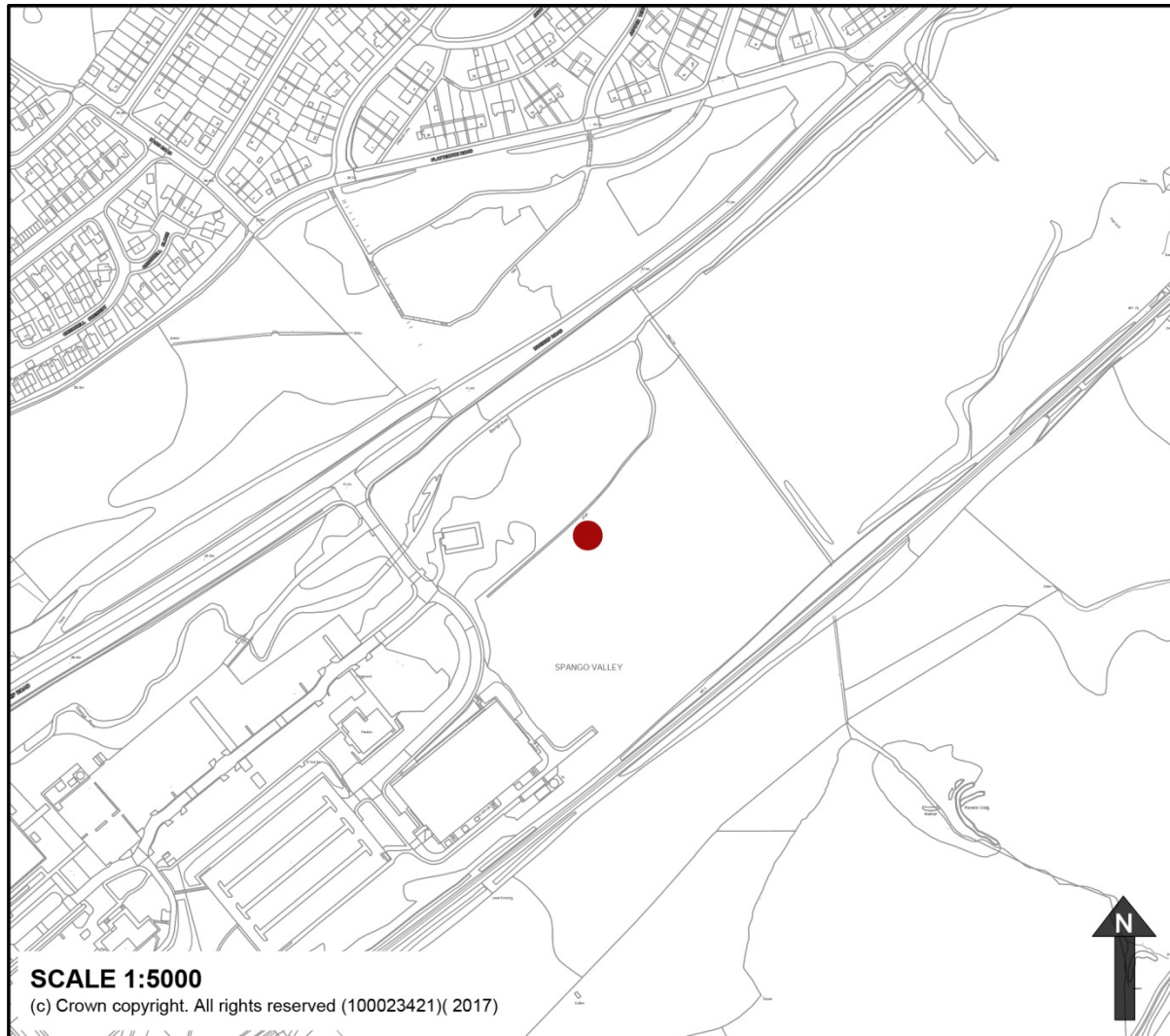


LDP Ref.	tc12	Location	Former Inverkip Power Station
Site area (ha)	Indicative	Town	Wemyss Bay
Current use	Vacant		
Use proposed in existing LDP	Town Centre/Retail Development Opportunity within Major Area of Change		



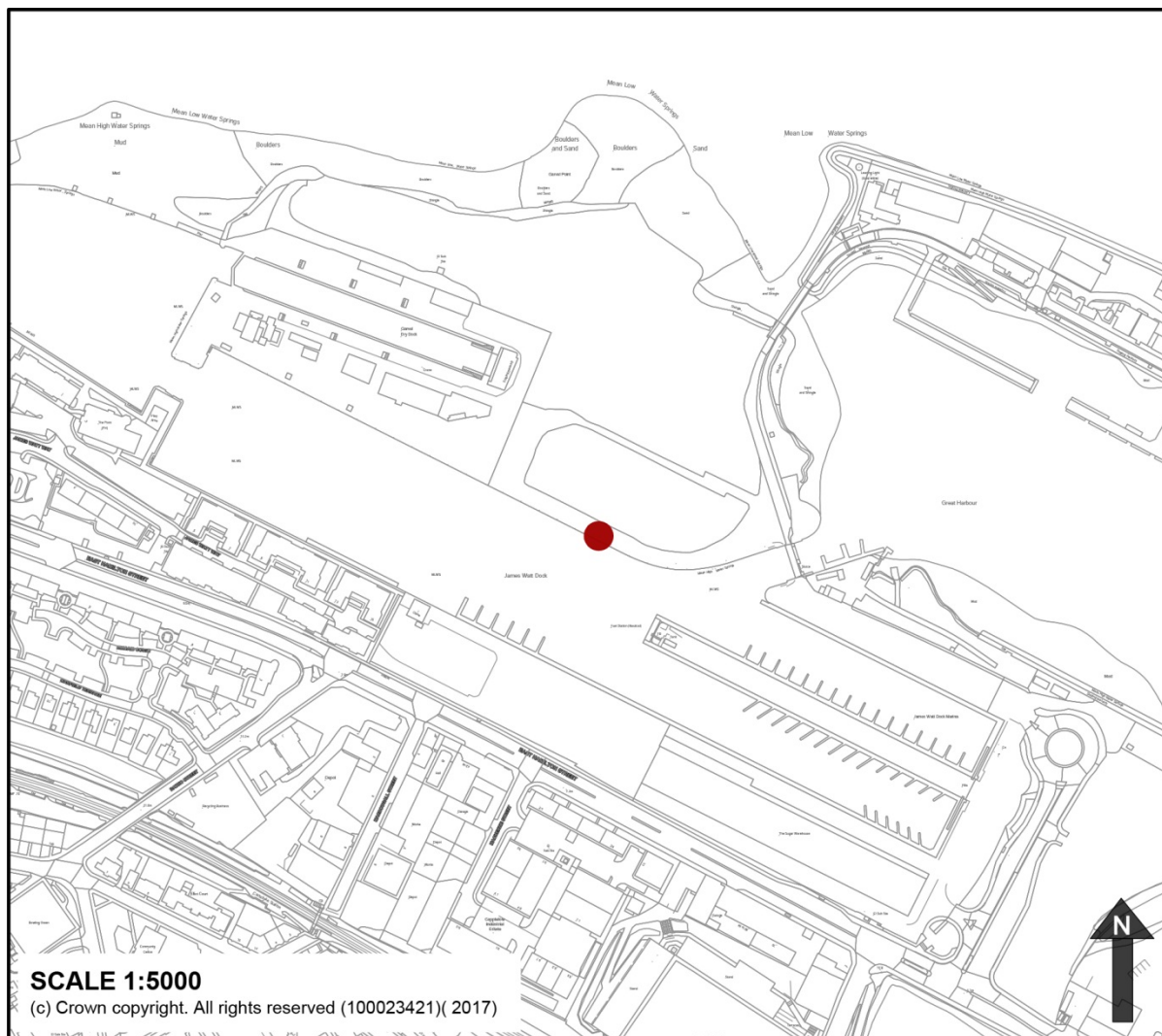
Site description	Former Inverkip Power Station site. Set within an established semi-rural landscape. Site cleared between 2010- 2013
Planning status	Application in principle submitted for mixed use development (2009). Application undetermined due to ownership issues
Development status	Not started
SEA issues	Biodiversity (TPO and part of SINC within site). Soil (potential contamination)
Delivery issues	Ownership, access, contamination
Recommendation	Retain as Town Centre/Retail Development Opportunity

LDP Ref.	tc13	Location	Spango Valley (Valley Park)
Site area (ha)	Indicative	Town	Greenock
Current use	Vacant/derelict		
Use proposed in existing LDP	Town Centre/Retail Development Opportunity within Major Area of Change		



Site description	Vacant/derelict business site on edge of settlement.
Planning status	None
Development status	Not started
SEA issues	Water (flood risk)
Delivery issues	Ownership
Recommendation	See Issue 7 – Spango Valley, Greenock

LDP Ref.	tc14	Location	James Watt Dock/Garvel Island
Site area (ha)	Indicative	Town	Greenock
Current use	Part vacant/part industrial		
Use proposed in existing LDP	Town Centre/Retail Development Opportunity within Major Area of Change		



Site description	Dock area including listed warehouse and crane and working Marina and docks
Planning status	Planning permission in principle for mixed use development (2010). Implemented 2011
Development status	Not started
SEA issues	Water (site adjacent to Outer Clyde Estuary, Flood risk)
Delivery issues	Masterplan for site includes land reclamation and decontamination
Recommendation	Retain as Town Centre/Retail Development Opportunity





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