

Inverclyde  
council

**LOCAL  
DEVELOPMENT  
PLAN**

**DEVELOPMENT PLAN SCHEME &  
PARTICIPATION STATEMENT**

**OCTOBER 2020**

## **INTRODUCTION**

This Development Plan Scheme and Participation Statement outlines the stages and timetable for preparing the next Local Development Plan (LDP) and provides information on how you can get involved at key stages.

We will update the Development Plan Scheme and Participation Statement annually to keep you informed of how the preparation of the next Plan is progressing and how you can be involved in its preparation.

## **DEVELOPMENT PLAN SCHEME**

### **What is a Development Plan?**

The 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.

### **What is the current Development Plan for Inverclyde?**

- The Glasgow and the Clyde Valley Strategic Development Plan, which was approved 24th July 2017 and can be viewed at: <https://www.clydeplan-sdpa.gov.uk> . This plan covers the eight Glasgow City Region local planning authorities, including Inverclyde. It sets out a long term vision for the future development of the city region and provides a framework for Local Development Plans.
- 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. Published Supplementary Guidance covers:
  - Enabling Development (adopted)
  - Energy (draft)
  - Planning Application Advice Notes (adopted)
  - Priority Places (draft)

The Local Development Plan and associated guidance can be viewed at [www.inverclyde.gov.uk/ldp](http://www.inverclyde.gov.uk/ldp)

### **Why are we preparing a new Local Development Plan?**

While the current Local Development Plan was due to be in place for five years, until August 2024, we need to prepare a new Plan to address a decision by the Court of Session in July 2020 to quash Chapter 7 of the Plan (Our Homes and Communities). As the removal of Chapter 7 means that the current Plan does not provide a development plan policy context for housing and community facility development, there is a clear need to address this significant policy gap through the preparation of a new Plan.

## What are the main stages in preparing the new Local Development Plan?

Stage	Purpose
Development Plan Scheme and Participation Statement	Sets out the stages and timetable for preparing the next Development Plan and provides information on how you can get involved. Updated annually.
Monitoring and Early Engagement	Reviews the current Plan's policies and development proposals, in consultation with a range of interested parties, such as key agencies (e.g. Transport Scotland, SEPA, Nature.Scot, other Council services and neighbouring planning authorities). We also ask landowners, developers and local communities to submit sites and ideas which they wish to be considered for inclusion in the new Plan.
Main Issues Report	Identifies the main planning issues in Inverclyde and sets out preferred and alternative options for how the next Plan can address them, either through changes to policy or development proposals. Published for public consultation.
Proposed Plan	Presents the settled view of what the Council believes the final content of the Plan should be. It sets out a spatial strategy, policies and identifies sites for development. At this stage we will also publish a draft Action Programme, which will list the actions required to implement the Plan, and identify the timetable and people/organisations responsible for carrying out each action. Published for public consultation.
Submission to Scottish Ministers and Examination	Following consultation, the Proposed Plan is submitted to the Scottish Ministers. If there are any unresolved issues from the consultation, the Government will appoint a Reporter to carry out an Examination. The Examination report may recommend modifications to the Proposed Plan.
Adoption	Following the Examination, any modifications and the modified Plan are published, and copies sent to the Scottish Ministers. The Local Development Plan will be adopted 28 days after submission to the Scottish Ministers, unless directed otherwise by the Ministers.

## Timetable for the Preparation of the New Local Development Plan

Preparation of the evidence base and pre-Main Issues Report engagement	August – September 2020
Preparation of the Main Issues Report and associated documents	October – November 2020
Publication of Main Issues Report	December 2020
Main Issues Report consultation	December 2020 – January 2021
Preparation of the Proposed Plan and associated documents	February – April 2021
Publication of the Proposed Plan	May 2021
Proposed Plan consultation	May – June 2021
Submission of Proposed Plan to Scottish Government	August 2021
Examination of Proposed Plan	September 2021 – January 2022
Adoption of Plan	April 2022

## **How will we assess the impacts of the new Local Development Plan?**

To ensure that any significant impacts are identified and addressed during the preparation of the next Plan, we will carry out the following four assessments at the Main Issues Report and Proposed Plan stages:

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**

We encourage everyone with an interest in planning issues within Inverclyde to get involved in the preparation of the new Local Development Plan. Participation is important as it will help us prepare a Plan that addresses the needs, aspirations and concerns of those who live, work, visit and invest in the area. At various stages of preparing the next Plan, we will seek to involve the following, using the approaches detailed on page 4.

- the local community, including residents, Community Councils, locality planning partnerships, community representatives, community organisations and other interested bodies
- the private sector such as businesses, land and property owners and developers
- the public sector such as key government agencies, community planning partners, neighbouring local authorities, statutory bodies, and non-governmental organisations

### **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.

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

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

### **What publicity and engagement techniques will be used?**

The range of techniques we will use to publicise and engage at various stages of preparing the next Plan are listed below. Due to the Covid-19 pandemic, specifically the ongoing need for social distancing measures, these techniques do not involve face to face engagement. The Council will monitor Scottish Government advice on social distancing and seek to introduce face to face engagement when it is safe to do so.

- Updates on the Council's social media platforms, e.g. Facebook and Twitter
- Notifying people on the Local Development Plan mailing list (email or letter) to provide updates at key stages
- Statutory notices in local newspapers

- Press adverts and/or press releases
- Making information and consultation documents available on the Council's website
- Sending copies of relevant documents to key agencies, neighbouring and Clydeplan planning authorities
- Exhibitions at busy locations (e.g. libraries, leisure centres and Council offices)
- Online meetings with stakeholders (e.g. key agencies such as SEPA, Nature.Scot)
- Online presentations to community groups, where requested and possible (e.g. Community Councils, Locality Planning Partnerships)
- Briefings for the Council's Local Development Plan 'Members Officers Working Group'
- Notifying neighbours and owner/occupiers of sites included in the Proposed Plan
- Reports to the Council's Environment and Regeneration Committee
- Planning staff available to answer queries or provide information by telephone/email

### **How can comments be provided?**

You can respond to formal consultations at the Main Issues Report and Proposed Plan stages by:

- Using the e-form on the Council website
- Emailing or writing a letter using the contact details at the bottom of this document

You can also provide informal comments at development plan events, such as presentations to local community groups.

### **How will comments be dealt with?**

When we receive a formal representation, we will acknowledge receipt of it by email, or letter if no email address is available.

### **How can I contact the Local Development Plan team?**

Planning Policy  
 Inverclyde Council  
 Municipal Buildings  
 Clyde Square  
 Greenock  
 PA15 1LY  
 TEL: 01475 712491

**E-mail:** [ldp@inverclyde.gov.uk](mailto:ldp@inverclyde.gov.uk)

**Web:** <https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy>

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**Regeneration and Planning**

Inverclyde Council  
Municipal Buildings  
Clyde Square  
Greenock  
PA15 1LY

**Telephone:** 01475 717171

**E-mail:** [ldp@inverclyde.gov.uk](mailto:ldp@inverclyde.gov.uk)

**Web:** [www.inverclyde.gov.uk](http://www.inverclyde.gov.uk)