

**Proposed Inverclyde Local Development Plan Examination  
Report to Inverclyde Council – 03 April 2019**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
01 Creating Successful Place	<ol style="list-style-type: none"> <li>1. Modify Schedule 9 as it relates to Greenock, by inserting a new site reference "E9" for "James Watt Dock/Garvel Island", showing the site area as "Indicative", the preferred use as "Class 4, 5 and 6", with additional information comprising "See Priority Places Supplementary Guidance". Subsequent listed sites should be re-numbered accordingly.</li> <li>2. Modify Schedule 2, as it relates to the 'preferred strategy' for Woodhall, Port Glasgow, by adding "..., and incorporating measures to protect the area of ancient woodland within the site."</li> <li>3. Modify Schedule 2, as it relates to the 'preferred strategy' for Spango Valley, Greenock, by adding "... park and ride, ..." after "appropriate leisure and recreation,".</li> </ol>	18
02 Tackling Climate Change	<ol style="list-style-type: none"> <li>1. Modify the final bullet point of paragraph 4.2 by replacing "94%" with "70%".</li> <li>2. Modify the first sentence of paragraph 4.6 by replacing ".. sets out.." with "..will set out...".</li> <li>3. Modify Policy 6 by replacing it with:  "Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022.  Other solutions will be considered where:  <ol style="list-style-type: none"> <li>(a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and</li> <li>(b) there is likely to be an adverse impact on the historic environment.</li> </ol> <i>Note: This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic technical</i> </li> </ol>	26

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	<p style="text-align: center;"><i>handbook associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook."</i></p> <p>4. Modify Policy 7 by deleting criterion b), and re-numbering the subsequent criteria accordingly.</p> <p>5. Modify Policy 7 by adding at the end of criterion e): "... and our natural and open spaces."</p> <p>6. Modify Policy 8 'Managing Flood Risk' by adding at the end of criterion a): "... (i.e. within the 1 in 200 year design envelope)".</p> <p>7. Modify the first sentence of Policy 9 by inserting the words "... , during construction and once completed, ..." after "will be achieved".</p>	
03 Connecting People and Place	<p>1. Modify the first sentence of paragraph 5.5 by replacing it with: "The council aims to ensure that new housing, business and industry, retail, and other commercial and community development is easily accessible, in line with the sustainable travel hierarchy: walking, cycling, public transport and cars"</p> <p>2. Modify the second sentence of paragraph 5.5 by replacing it with: "It will seek to achieve this by requiring all such development, proportionate to their scale and proposed use, to make the site accessible by walking and cycling, both internally and, where practicable, through links to the external path and footway network."</p> <p>3. Modify the first sentence of paragraph 5.7 by replacing it with: "Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network."</p> <p>4. Modify the second sentence of paragraph 5.7 by inserting: "...road..." between "strategic" and "network".</p> <p>5. Modify the final sentence of paragraph 5.7 by inserting: "... , including for the rail network, ..." between "required" and "as a result of".</p> <p>6. Modify the first sentence of paragraph 5.8 replacing: "transport" with "road".</p> <p>7. Modify the first sentence of Policy 11 by inserting: "...and active travel..."</p>	39

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	<p>between “strategic” and “network”.</p> <p>8. Modify the first sentence of paragraph 5.9 by adding: “... or an air pollution reduction strategy.”</p> <p>9. Modify Policy 13 by replacing: “the green network” with “our natural and open spaces”.</p>	
04 Our Towns, Villages and Countryside	<p>1. Modify the second sentence of paragraph 6.2, by inserting: “along with West College Scotland’s Greenock campus” after “town centre”.</p> <p>2. Modify paragraph 6.13 by adding at the end: “Guidance on site investigations and remediation measures is contained in the Scottish Government’s Planning Advice Note 33 ‘Development of contaminated land’.”</p> <p>3. Modify the proposals map to remove from the green belt the area of land between Gibson Lane and Smithy Brae (adjacent to Rosebank Terrace), Kilmacolm (as shown in representation 558), and instead include it within the residential area of Kilmacolm.</p> <p>4. Modify the proposals map as it relates to site r63 at Port Glasgow Road, Kilmacolm, as shown of the proposals map of the adopted 2014 local development plan, by removing it from the land designated as green belt, and including it within the residential area of Kilmacolm.</p>	51
05 Housing Land Supply, Housing Supply Targets and Housing Land Requirement	<p>1. Modify Policy 17, by adding to it a new first paragraph, to state: “In order to enable Clydeplan’s all-tenure housing supply target for the whole of Inverclyde, of 4,400 house completions between 2012 and 2029, to be delivered, proposals for housing development on the sites listed in Schedule 3 and Schedule 4 of this plan and shown on the proposals map will be supported in principle, subject to detailed consideration.”</p> <p>2. Modify paragraph 7.2 by replacing the first three sentences with: “The Clydeplan strategic development plan has established that the all-tenure housing supply target for the whole of Inverclyde for the period from 2012 to 2029 is for a total of 4,400 house completions. By adding a 15% ‘generosity allowance’, it also confirmed that an all-tenure housing land requirement for</p>	74

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	<p>5,070 houses should apply. This is intended to provide sufficient sites to enable that level of completions to be delivered. The target is ambitious, as it reflects the council's aim of achieving the re-population of Inverclyde. In the five years to 2017, some 788 house completions have already been achieved. That leaves this plan being required to provide sufficient land to enable a further 3,612 new homes to be completed by 2029, and to allocate land with capacity for around 4,150 house (calculated by adding the 15% 'generosity allowance'). This plan is consistent with these requirements of Clydeplan, as it will support housing development on each of the sites listed in Schedules 3 and 4, and as shown on the proposals map. These sites have a total capacity for some 6,100 houses."</p> <p>3. Modify both criterion d) of Policy 17, and the penultimate sentence of paragraph 7.2, by replacing "....to be available for social rent", with "....to be for affordable housing" in each.</p> <p>4. Modify Policy 17 by adding a final paragraph to state: "Further information and advice on the provision of affordable housing on greenfield sites in the Inverclyde villages will be provided in supplementary guidance.</p> <p>5. Modify the first sentence of Policy 18, by replacing "identified in Schedule 4", with "identified in Schedules 3 and 4".</p> <p>6. Modify the penultimate sentence of Policy 18, by replacing "....to be available for social rent", with "....to be for affordable housing".</p>	
06 Housing Sites in the Inverclyde Housing Market Area – Greenock	<p>1. Modify Schedule 4 Site R22 with a new note as follows: "Development Brief to be prepared"</p> <p>2. Reference to site R42 Papermill Road should be removed from Schedule 4 of the plan and from the proposals map</p> <p>3. Modify the proposals map to amend the boundaries of sites R44 Bow Farm and R45 Upper Bow, as shown in core document CD049.</p> <p>4. Modify Schedule 4 Site R47 with a new note as follows: "Development Brief to be prepared"</p>	105

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07 Housing Sites in Inverclyde Housing Market Area – Gourock, Port Glasgow & Inverkip	<ol style="list-style-type: none"> <li>1. Modify Schedule 4 and the Proposals Map to identify the Arran Avenue, Park Farm site for 115 private houses. The site boundary should reflect the site identified on page 11 of the Development Framework submitted as part of the representation (283). The designation of the site as green belt on the proposals map should be removed</li> <li>2. Modify Schedule 4 Site R62 with a note as follows: "Development Brief to be prepared"</li> <li>3. Modify Schedule 4 Site R58 with a note as follows: "Development Brief to be prepared"</li> </ol>	127
08 Housing Sites in the Renfrewshire Sub Housing Market Area	None.	149
09 Our Homes and Communities – Other	1. Modify schedule 5 of the plan, by adding "New West College Scotland Campus" as an additional 'Proposed facility' at a location "To be identified".	154
10 Our Town and Local Centres	<ol style="list-style-type: none"> <li>1. In paragraph 8.6, after the third sentence, insert the following additional sentence: "This is consistent with the 'sequential approach' set out in paragraph 68 of Scottish Planning Policy."</li> <li>2. Modify the 'town centre' boundary to incorporate the site at 2-6 Ardgowan Street, Port Glasgow.</li> </ol>	163
11 Our Jobs and Businesses	<ol style="list-style-type: none"> <li>1. Modify paragraph 7.8 by adding the following sentence: "Proposals for the development or use of premises for home-working, live-work units, micro-businesses and community hubs will also be supported, subject to there being no unacceptable impacts."</li> <li>2. Modify paragraph 4.11 by adding to the final sentence: "....., and encouraging opportunities for integrating efficient energy and waste innovations within business environments."</li> <li>3. Modify Policy 7 by adding the following sentence to the final paragraph: "Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged."</li> </ol>	173

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	4. Modify paragraph 9.9 by adding to the first sentence: "..., and the council is unaware of any workable mineral resource being present within its area."	
12 Our Historic Buildings and Places	<p>1. Modify Policy 28 'Conservation Areas' by:</p> <ul style="list-style-type: none"> <li>• In the first sentence, after "Proposals for development" deleting "..., including demolition,..."; and,</li> <li>• After the second sentence, adding: "Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area."</li> </ul> <p>2. Modify Policy 29 Listed Buildings' by replacing the final sentence with: "Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building."</p> <p>3. Modify the first sentence of Policy 31 'Scheduled Monuments and Archaeological Sites' by inserting "or the integrity of its setting" after "Scheduled Monument".</p>	177
13 Our Natural and Open Spaces	<p>1. Modify Policy 33 in relation to its provisions for Natura 2000 sites by:</p> <ul style="list-style-type: none"> <li>• Inserting the word "and" after criterion a);</li> <li>• Replacing the word "or" at the end of criterion b), with the word "and"; and,</li> <li>• Inserting the following sentence at the end: "In such cases, the Scottish Ministers must be notified."</li> </ul>	189

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	<p>2. Modify Policy 33 in relation to its provisions for protected species by replacing the text with: "When proposing any development which may affect a protect species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted."</p> <p>3. Modify Policy 33 in relation to its provisions for local landscape areas by adding: "Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment."</p> <p>4. Modify Policy 34 by replacing the second sentence in the second paragraph with: "This will also cover the protection of ancient woodlands and the management and protection of existing and new trees during and after the construction phase."</p> <p>5. Modify the glossary's definition of 'green infrastructure' to read:  "Includes the 'green' and 'blue' (water environment) features of the natural and built environments that can provide benefits without being connected.  Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges and gardens.  Blue features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving and sustainable urban drainage systems."</p> <p>6. Modify the first sentence of paragraph 11.19 by replacing "The term 'green infrastructure' is held by this Plan to refer to ...", with "The full definition of</p>	

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	<p>'green infrastructure' is set out in the glossary, and includes ...".</p> <p>7. Modify Policy 37 by adding at the end of the text: " , and to the Park's statutory purpose of providing recreational access to the countryside."</p> <p>8. Modify Policy 39 by adding the following at the start of criterion a): "supporting the strategies and actions of the national and regional marine plans, and ....</p> <p>9. Modify Policy 39 by adding the following to the start of criterion f): "providing appropriately sized buffer strips between development and watercourses, in line with SEPA guidance, and .....".</p> <p>10. Add a new paragraph 11.30, to read: "This plan also seeks to be consistent with Scotland's National Marine Plan which was approved in 2015, and with the forthcoming Clyde Regional Marine Plan."</p> <p>11. Modify the proposals map as it relates to land at Dunvegan Avenue, Gourock (as shown on the map submitted by the council as core document CD091) by removing its designation both as part of the open space and as part of the local nature conservation site, and including it within the area designated as residential.</p>	
14 General, Proposals Map and Non-notifiable Modifications	<p>1. Modify paragraph 1.2 by adding at the end of the first sentence: ".... , and by protecting and enhancing the natural environment of Inverclyde."</p> <p>2. Modify Figure 1, by amending the wording under "Our natural and open spaces' to insert "landscape," after "... biodiversity,".</p> <p>3. Modify the proposals map, as shown in core document CD098, to include within Riverside Business Park under Policy 25, the narrow strip of land lying to the east of the business and industrial development opportunity site (E8) at Sinclair Street, Greenock, and then extending alongside the railway line, which is currently identified as residential land.</p>	196