Municipal Buildings, Greenock PA15 1LY

Ref: CM

Date: 19 August 2021

A meeting of the Local Review Body will be held on Wednesday 1 September 2021 at 4pm or following conclusion of the meeting of the Planning Board (if later).

Members may attend the meeting in person or via remote online access. Webex joining details will be sent to Members and Officers prior to the meeting. Members are requested to notify Committee Services by 12 noon on Tuesday 31 August how they intend to access the meeting.

In the event of connectivity issues, Members are asked to use the *join by phone* number in the Webex invitation.

Please note that this meeting will be recorded for internal administrative use only.

Anne Sinclair
Interim Head of Legal Services

BUSINESS

1.	**Apologies, Substitutions and Declarations of Interest**	**Page**
2.	**Continued Planning Application for Review**	
(a)	**Mr Robert Campbell** Erection of shed in front drive: 26A Victoria Road, Gourock (20/0324/IC)	**p**
3.	**Planning Application for Review**	
(a)	**Mr Michael Scott** Planning permission in principle for residential development, landscaping, parking, access and associated works: Land at Glasgow Road, Port Glasgow (19/0140/IC)	**p**

The reports are available publicly on the Council's website and the minute of the meeting will be submitted to the next standing meeting of the Inverclyde Council. The agenda for the meeting of the Inverclyde Council will be available publicly on the Council's website.

Enquiries to - **Colin MacDonald** - Tel 01475 71 2113

Inverclyde council

AGENDA ITEM NO. 2 (a)

LOCAL REVIEW BODY **1 SEPTEMBER 2021**

CONTINUED PLANNING APPLICATION FOR REVIEW

MR R CAMPBELL
ERECTION OF SHED IN FRONT DRIVE
26A VICTORIA ROAD, GOUROCK (20/0324/IC)

Contents

1. **Planning Application dated 17 December 2020 together with Plans, Location Plan and Supporting Statement**

2. **Sample Image of Materials and Finishes for Shed**

3. **Appointed Officer's Report of Handling dated 19 February 2021**

4. **Inverclyde Local Development Plan 2019 Policy Extracts**

   To view Inverclyde Local Development Plan see:
   https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp

5. **Inverclyde Local Development 2019 Map Extract**

6. **Representations in relation to Planning Application**

7. **Decision Notice dated 23 February 2021 issued by Head of Regeneration & Planning**

8. **Notice of Review Form dated 29 March 2021 together with Supporting Statement and Photographs**

9. **Letter dated 12 April 2021 and response from applicant regarding new matter**

10. **Suggested conditions should planning permission be granted on review**

Note: Inverclyde Proposed Local Development Plan 2021 has been attached to the rear of the agenda papers as supplementary content.

1. PLANNING APPLICATION DATED 17 DECEMBER 2020 TOGETHER WITH PLANS, LOCATION PLAN AND SUPPORTING STATEMENT

Regeneration and Planning

FOR OFFICIAL USE ONLY
Reference No. .....
Date of Receipt .....
Fee Paid .....
Date Fee Received .....
Date Valid .....
Receipt No. .....

Inverclyde

council Head of Regeneration and Planning

Municipal Buildings
Clyde Square
Greenock PA15 1LY

PLANNING APPLICATION

Town & Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 **see note 1**

1. Particulars of Applicant	***Particulars of Agent (if any) acting on applicants behalf:***
Name: Robert Campbell.....	Name .....
Address *26a Victoria Road*.....	Address .....
..... Postcode PA19 1DH	..... Postcode .....
Telephone Number [redacted]	Telephone Number .....
	Profession .....

see note 2

2. Description of Development

..I propose to build a 10x5 ft shed in my front drive to house and protect my 2 classic motorcycles , the shed would be positioned behind the front wall of the drive and the visual impact from the road would be minimal., The shed will be built and prepainted in a grey colour by a professional company..and will look like a small outbuilding and in my opinion would look better than the large covers I have round the bikes presently.....

.....

Site Location .....Driveway behind front facing wall.....

Site Area (hectares) ..28x30 ft..... Number of dwelling houses proposed .....0.....

New gross floorspace (sq. metres ....4.5.....

see note 3

3. Application Type (Tick appropriate box/es)

(a) Outline Permission ☐ (c) Detailed Permission ☐

(b) Approval of Reserved Matters ☐ (d) Change of Use of land/buildings ☐

(e) Other (please specify) option C (I can't seem to print anything in the boxes)

see note 4

4. Applicants interest in site (Tick appropriate box)

(a) Owner(c) Tenant ☐ ☐

(b) Lessee(d) Prospective Purchaser ☐ ☐

(e) Other (please specify) .....A Owner.....

Form 1

see note 5

5. Existing Uses

(a) Please state the existing use(s) of the land/buildings: .....Parking .....
.....
.....

(b) Was the original building erected before 1st July 1948? Yes

Has the original building been altered or extended Yes

If yes, please indicate nature of alteration / extension and if possible approximate dates.....Original detached house divided into 3 flats , two of the flats have side extensions .....
.....

If the land / buildings are vacant, please state last known use.....n/a.....

see note 6

6. Access Arrangements and Parking (Tick appropriate box/es)

(a) Not Applicable(e) Number of existing on site ☐ parking places ☐

(b) New vehicular access proposed(f) Number of ☐ proposed on site parking places ☐

(c) Existing vehicular access to be altered /(g) D ☐ Detail of any available off site parking improved ☐

(d) ☐

(e) A-not applicable all parking and access will remain as is.

(f) Separate pedestrian access proposed

see note 7

7. Drainage Arrangements (Tick appropriate box/es) Not Applicable

(a) Not Applicable(c) Connection to existing public ☐ sewer ☐

(b) Public Sewer(d) Septic Tank ☐ ☐

If (d), indicate method of disposal of effluent (e.g. soakaway, watercourse etc).....A.....

see note 8

8. Water Supply (Tick appropriate box/es)

(a) Not Applicable(c) Existing private supply ☐ ☐

(b) Public Main(d) Proposed private supply ☐ ☐

If (c) or (d), please specify nature of supply source and proposed storage arrangements.....A....Not Applicable.....

see note 9

9. Building Materials (Complete as appropriate) Wooden shed sitting on level slabs

(a) Not Applicable ☐

(b) Outside Walls Material.....Tongue and groove wood.....
Colour.....Grey.....

(c) Roof CoveringMaterial.....roofing felt .....
Colour.....Black.....

(d) Windows Material.....Glass.....
Colour.....Black frame.....

(e) Boundary Treatment Material.....n/a.....
Colour.....

see note 10

10.Landscaping

Is a landscaping/tree planting scheme proposed? Yes ☐ No ☐

Are any trees/shrubs to be cleared on site? Yes ☐ No ☐

If yes, please show details of scheme on a SITE PLAN Ground to be level for slab base,

see note 11

11. Costings £20 For slabs and applicant will do levelling and base

What is the estimated costs of any works to be carried out? £..20.00.....

see note12

12.Confirmation

Signature of applicant.....Robert Campbell..... on behalf of..... Date 17/12/2020.....

see note 13

CERTIFICATES UNDER ARTICLE 15 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURES)(SCOTLAND) REGULATIONS 2013

Either certificate A or certificate B must be completed together with certificate E

CERTIFICATE A (To be completed where the applicant is owner of the whole application site including any access visibility splays and land required for drainage systems or water connections)

I hereby certify that: No person other than * myself/the applicant was an owner (refer to note (a)) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application

Robert Campbell

CERTIFICATE B (To be completed where the applicant does not own the whole application site including any access visibility splays and land required for drainage systems or water connections)

I further certify that:

* I have/the applicant has given the requisite notice (Notice No.1) to all persons other than * myself / the applicant who at the beginning of the period of 21 days ending with the date of the accompanying application were (refer to note (a)) owners of any part of the land to which the application relates.

Name(s) of Owner	Address(es)	Date of Service of Notice(s)
.....	.....	.....
.....	.....	.....
.....n/a.....		.....

* Delete whichever is inappropriate

NOTE (a) Any person who in respect of any part of the land is the proprietor of the dominium utile or is the lessee under a lease thereof of which not less than 7 years remains unexpired.

CERTIFICATES C (TO BE COMPLETED IN EVERY CASE)

I further certify that:

* (1) None of the land to which the application relates constututes or forms part of an agricultural holding * (2) I have / the applicant has given the requisite notice to every person other than myself / himself who at the beginning of the period of 21 days ending with the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates

These persons are:

Name	Address	Date of Service of Notice(s)
.....N/A.....		.....
.....		.....
.....	.....	.....Robert
Campbell.....	.....	

CERTIFICATE D

I confirm that I have been unable to notify all parties under Certificates A, B and C

* Delete whichever is inappropriate

Signature of Applicant Robert Campbell.....

On behalf of .....

Date .....17/12/2020.....

CHECKLIST - The following documentation should be submitted:

please tick all boxes

☐ **TWO** APPLICATION FORMS

☐ **TWO** SETS OF PLANSyes

☐ FEE (Where appropriate)yes

☐ DESIGN AND ACCESS STATEMENT
National and Major Applications only

☐ PREA-APPLICATION CONSULTATION REPORT
National and Major Applications only

WARNING

If any person issues a certificate which purports to comply with the requirements of Section 35 of The Town and County Planning (Scotland) Acts, and contains a statement which he knows to be false or misleading in a material particular or recklessly issues a certificate which purports to comply with those requirements and which contains a statement which is false or misleading in a material particular he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

Data Protection: Inverclyde Council is obliged to comply with current Data Protection Laws and will use this information for the purpose of The Town and Country Planning (Scotland) Act 1997 and related purposes, legislation and regulation.
Further information can be found at www.inverclyde.gov.uk/privacy

Notice for Service on Owners of Application Site when not wholly owned by Applicant

Regeneration and Planning

Inverclyde
council

NOTICE No. 1

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notice under Section 35 application for planning permission.

Proposed Development at :

(a)_____

TAKE NOTICE that application is being made to Inverclyde Council by :

(b)_____

For planning permission to :

(c)_____

If you wish to make representations to the above mentioned local planning authority about the application, you should do so by writing within 21 days of the date of service of this notice to :

Inverclyde Council, Regeneration and Planning, Municipal Buildings, Clyde Square, Greenock, PA15 1LY

Signed : _____

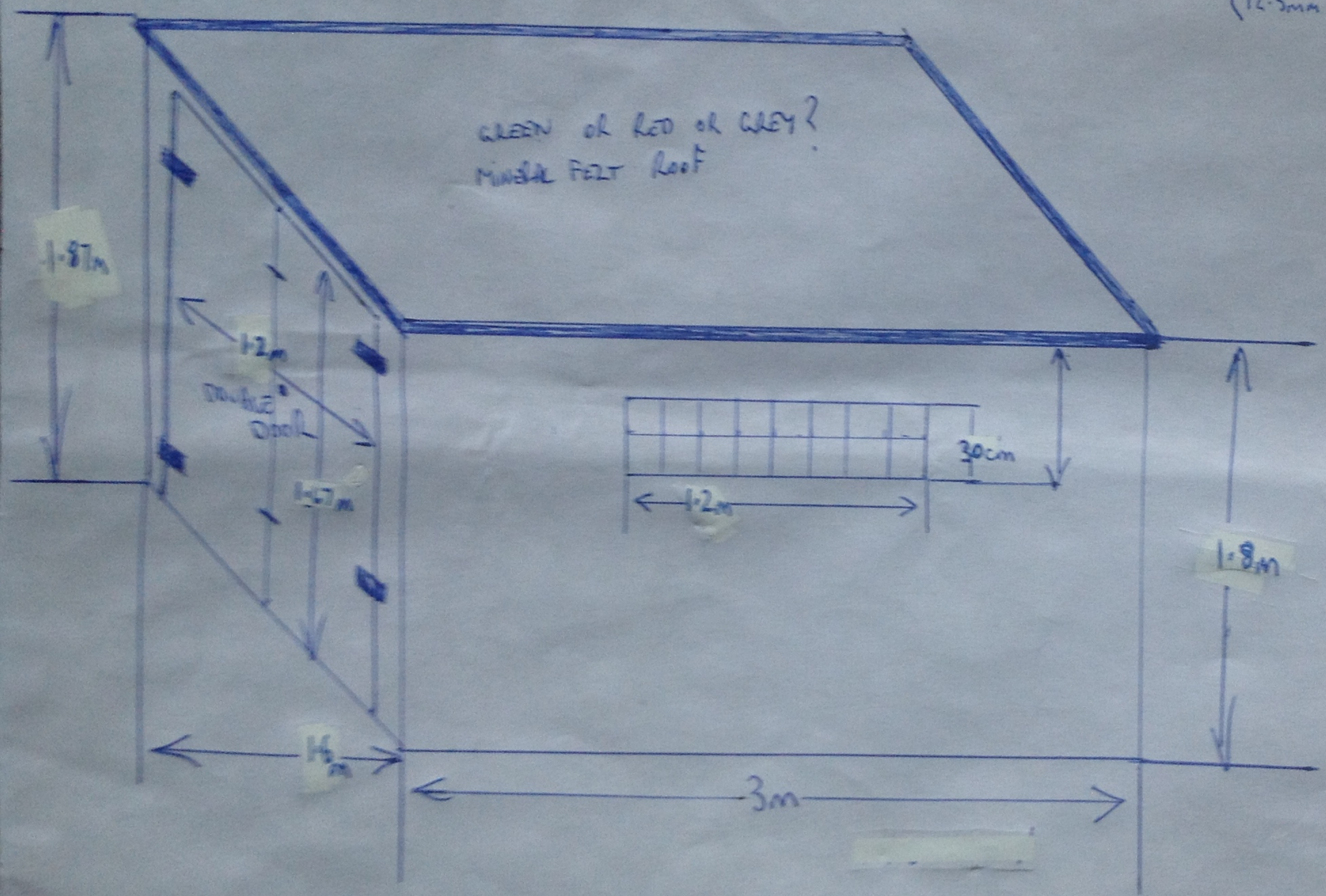
Address : _____

On Behalf of : _____

Date : _____

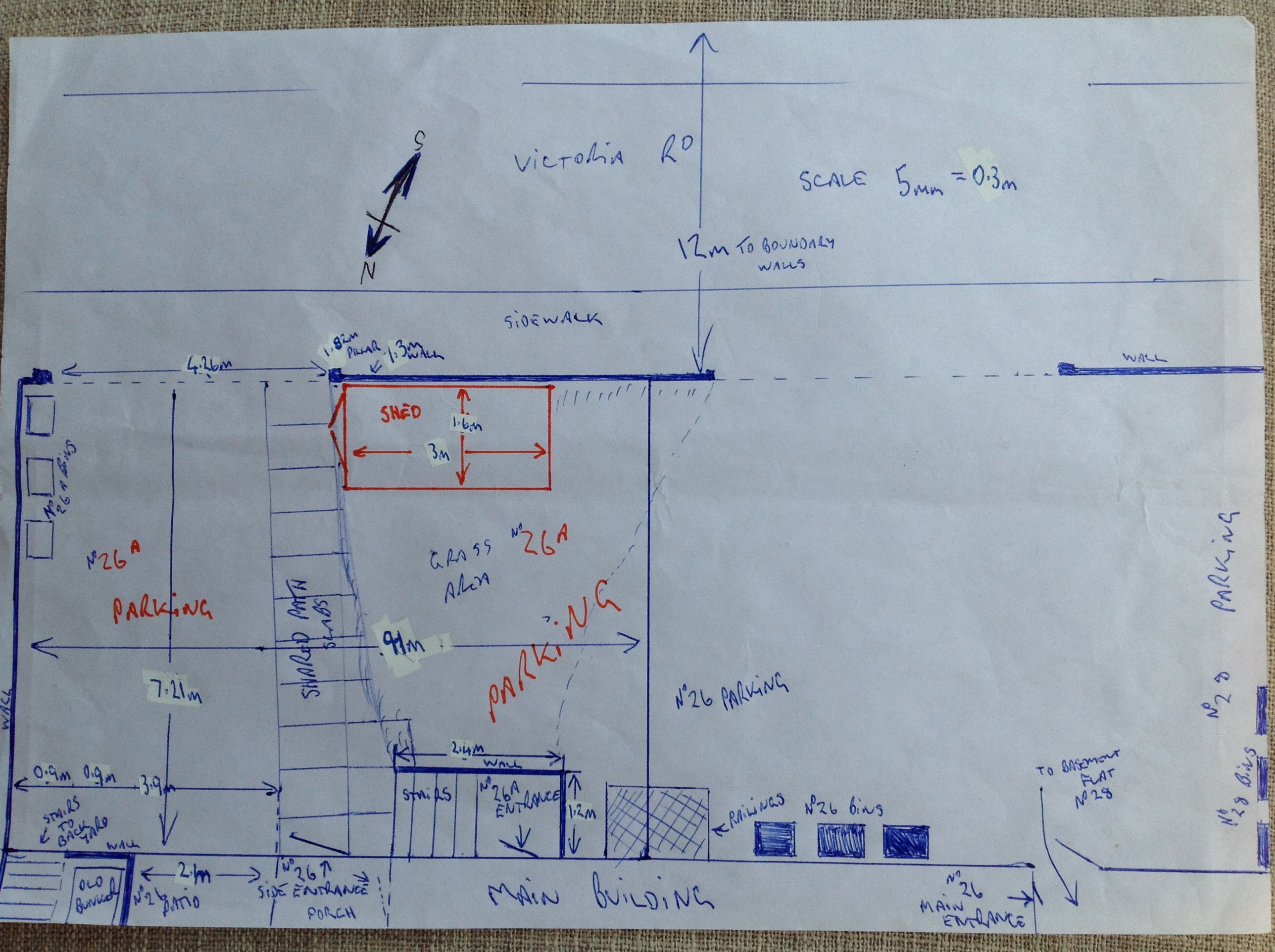
THIS NOTICE WAS NOT ISSUED TO YOU BY INVERCLYDE COUNCIL

(12.5mm = 0.3m)



MOCK GEORGIAN STYLE WINDOW

SHED PAINTED GREY WITH BLACK EDGINGS + IRONMONGERY.



S
N
VICTORIA RD
SCALE 5mm = 0.3m
12m TO BOUNDARY WALLS
SIDEWALK
1.82m PILLAR
1.3m WALL
4.26m
WALL
SHED
1.6m
3m
No 26A BINS
No 26A PARKING
GRASS AREA
No 26A PARKING
SHARED PATH SLABS
.91m
7.21m
WALL
No 26 PARKING
No 28 PARKING
No 28 BINS
2.4m
WALL
0.9m 0.9m
3.9m
STAIRS TO BACK YARD
WALL
STAIRS
No 26A ENTRANCE
1.2m
RAILINGS
No 26 BINS
TO BASEMENT FLAT No 28
OLD BUNKER
No 26 PATIO
2.1m
No 26 SIDE ENTRANCE PORCH
MAIN BUILDING
No 26 MAIN ENTRANCE

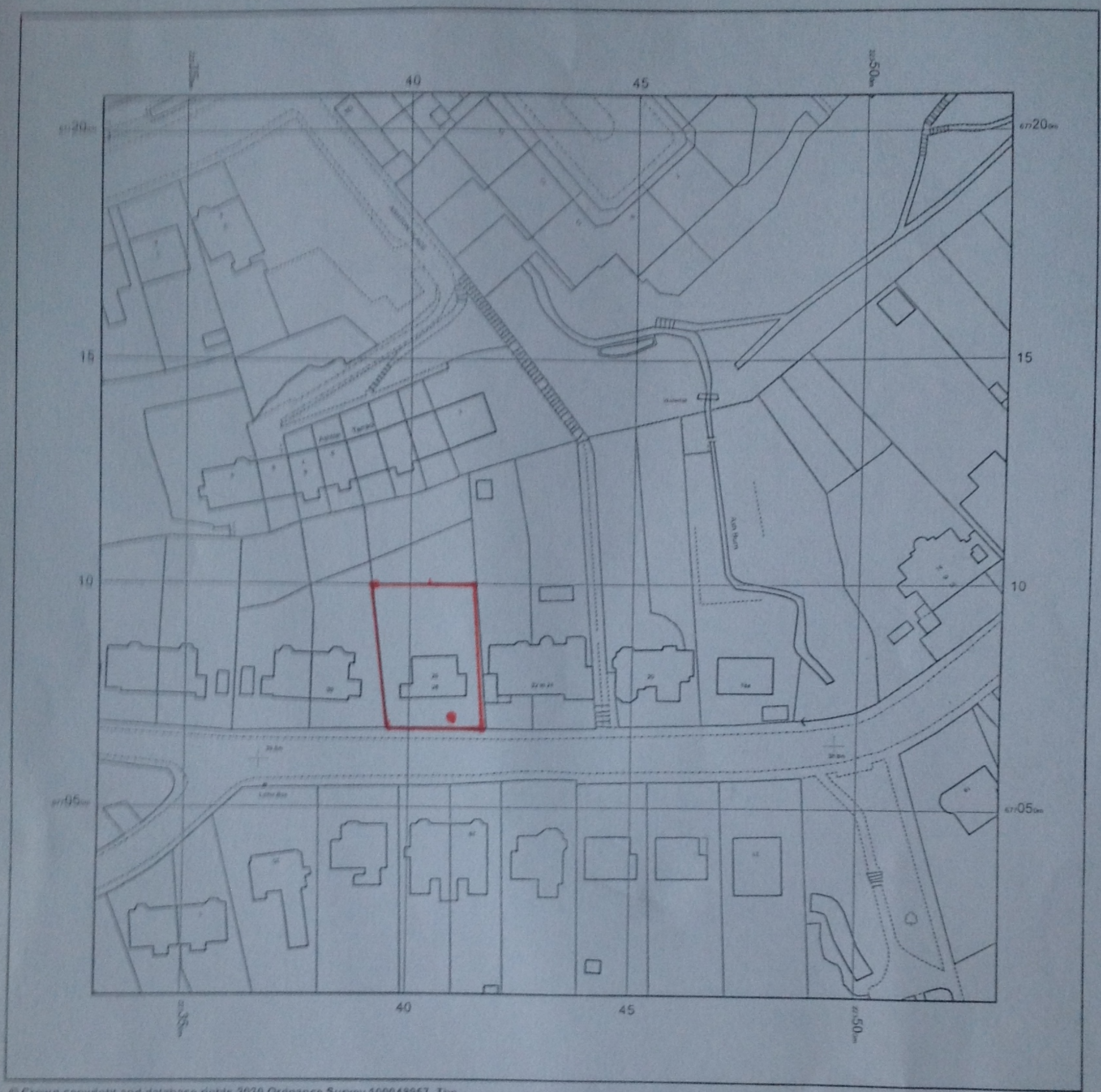
UK MAP CENTRE .com

North

0m 1cm = 12.5m 62.5m

Scale 1:1250

Map data



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Supplied by: www.ukmapcentre.com
Serial No:201092
Centre Coordinates:223431,677108
Production Date: 17/12/2020 11:22:28

26a Victoria Rd Gourock

Robert Campbell
26A Victoria Rd
Gourock
PA19 1DH.

To dancont.planning@inverclydecouncil.gov.uk,
Accompying notes re-planning permision.

To whom it may concern,

The reason I require the shed at my home is to protect my investment of 2 classic motorcycles from the risk of theft and from deterioration due to weather. I propose to site the shed behind the 5ft boundary wall of my property to the road/sidewalk and think the visual impact from passing traffic and adjacent properties facing mine will be minimal.

From my immediate neighbours point of view, the main living room areas are set out in such a way that the residents main windows are looking out the opposite side of the building from the driveway and face the river. The basement flat No 28 has no windows on the driveway side of the building. Also when my car is in the drive the layout means my car is only a few feet from my downstairs neighbours side door which she rarely uses while the shed will be next to the driveway entrance on my allocated ground and will not impede in any driveway manouverings in any way.

At present I have a couple of covers around the bikes and although they offer some protection the frequent high winds have resulted in damage to the bikes and present a constant challenge in having them tied down to prevent them blowing away.

The shed will be constructed by a company in Alexandria and will be delivered prepainted in the colour of the example picture I have included.

The shed footprint will only be about a foot larger than one of my present covers (an armadillo type) and in my view will be more aesthetically pleasing than the covers. I will prepare the base and am having discussions with my neighbours about getting the driveway paved.

[redacted]

2. SAMPLE IMAGE OF MATERIALS AND FINISHES FOR SHED

3. APPOINTED OFFICER'S REPORT OF HANDLING DATED 19 FEBRUARY 2021

Inverclyde council

REPORT OF HANDLING

Report By: **David Sinclair**

Report No: **20/0324/IC**

Local Application Development

Contact Officer: **01475 712436**

Date: **19th February 2021**

Subject: **Erection of shed in front drive at 26A Victoria Road, Gourock.**

SITE DESCRIPTION

The application site comprises an upper floor flatted property, situated within a two storey late 19th Century villa which has been subdivided into three with a basement flat towards the rear, located on the north side of Victoria Road, Gourock. The building is finished with a grey slate roof; white render walls; white uPVC windows and doors; black fasciae, rainwater goods, window sills and decorative features. The building contains two single storey side extensions, finished in white to match the existing property. The eastern side extension contains a grey aluminium framed entrance door for a neighbouring flat. The front garden contains two tarmac driveways, one on each side of the site, with an area of grass directly in front of the dwellinghouse. The grass area is set behind a stone wall, measuring between 1.1 and 1.3 metres in height. The eastern access contains two stone pillars approximately 1.7 metres in height. The side boundary to the east consists of a low wall which decreases in height in a northwards direction. The boundary to the west of the western access contains a stone wall approximately 1.6 metres in height along the principal elevation.

The site sits on a steep north facing slope, with stepped levels and an overall gradient of around 1 in 5, with the dwellinghouses directly across Victoria Road positioned approximately 5 metres above the application site. The site is bound by residential villas to the east, south and west, which are mostly subdivided into semi-detached or flatted properties; and a row of terraced dwellings to the north. The site is located within the West Bay, Gourock Conservation Area.

PROPOSAL

Planning permission is sought for the erection of a shed in the front garden. The shed is proposed to be positioned on the grass area directly behind the principal boundary wall, with a footprint measuring 3 metres by 1.6 metres, with the long elevation adjoining the boundary wall. The shed roof will have with a slight lean towards the dwellinghouse, with the front measuring 1.87 metres in height and the rear measuring 1.8 metres in height. The shed is proposed to be finished with a mineral felt roof; grey painted timber walls with black edgings and ironmongery, a double hinged door on the east elevation measuring 1.2 metres across, and a small window facing towards the dwellinghouse, measuring 1.2 metres in width by 0.3 metres in height.

DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out

in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 28 – Conservation Areas

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. 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.

PLANNING POLICY STATEMENT ON OUR HOMES AND COMMUNITIES

Policy D – Residential Areas

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

CONSULTATIONS

None required.

PUBLICITY

An advertisement was placed in the Greenock Telegraph on the 15th January 2021 due to development being within a Conservation Area.

SITE NOTICES

A site notice was posted on the 15th January 2021 due to development being within a Conservation Area.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. Three representations were received, objecting to the proposal. Concerns were raised as follows:

<u>Access Concerns</u>

- Vehicular and pedestrian safety from the shed restricting the view of motorists accessing neighbouring driveways.
- Concerns over the double doors opening onto a communal path and obstructing the path when open.
- Concerns over the shed preventing access to maintain the shared boundary wall.

<u>Design Concerns</u>

- Concerns over inaccuracies regarding the height of the pavement side wall.
- The photograph shows a structure clearly larger than the building as annotated on the lay-out plan.
- Concerns over loss of natural light into neighbouring properties.
- Concerns over the building being used for more than simply storing motorbikes.
- Concerns over the use of the shed.

Environmental Concerns

- Concerns over loss of green space impacting on drainage and flooding.
- Concerns over the proposal restricting access to water and sewage pipes.
- Concerns over flammable materials being stored in the shed.

Impact on the Conservation Area

- Concerns over the visual impact of the proposal on neighbouring properties.
- The proposed shed is to the detriment of the character and appearance of the existing building.
- The proposal sets a very dangerous precedent in a Conservation Area.
- Concerns over the siting of ancillary buildings in front of the building line.
- Concerns over the proposal forming an obtrusive feature within the streetscape.
- This section of Victoria Road consists of classical Scots stone and slate or harled brick and slate villas. There are projections in some cases to these villas which extend beyond the building line but these are projections and not separate buildings.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Development Plan (LDP); Scottish Planning Policy (SPP); Historic Environment Scotland's "Historic Environment Policy for Scotland" and the "Managing Change in the Historic Environment" guidance note on 'Setting'; the impact of the proposed development in preserving and enhancing the pattern of development, special character and amenity of the Conservation Area; the representations received; and the Planning Policy Statement on Our Homes and Communities approved by the Environment and Regeneration Committee in October 2020.

SPP recognises that proposals for development within conservation areas should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. The LDP locates the application site within an established residential area within the West Bay, Gourock Conservation Area under Policy 28. Policy 28 requires the proposal to preserve or enhance the character and appearance of the area, whilst having regard to Historic Environment Scotland's policy and guidance. Policy 1 requires all development to have regard to the six qualities of successful places and the relevant Planning Application Advice Notes Supplementary Guidance. There are no guidance notes relevant to this proposal. The relevant qualities to this application in Policy 1 are being 'Distinctive' through contributing positively to historic buildings and places and reflecting local architecture and urban form and 'Safe and Pleasant' by avoiding conflict with adjacent uses.

The proposed shed is to be located within the front garden and will be clearly visible from the public realm on Victoria Road. In assessing the impacts of the proposed shed on the Conservation Area, I note the "Managing Change in the Historic Environment" guidance note on 'Setting'. The guidance note states that planning authorities must take into account the setting of historic assets or places when making decisions on planning applications. Development proposals should seek to avoid or mitigate detrimental impacts on the settings of historic assets.

In considering the impacts on the setting and pattern of development seen in the Conservation Area, I note the concerns raised over the siting of an ancillary building in front of the building line and the concerns over inaccuracies of the height of the front boundary wall making the proposal seem less intrusive. The height of the boundary wall has been noted on site as being between 1.1 and 1.3 metres in height, which will result in the proposed shed being between 0.6 and 0.75 metres taller than the boundary wall. The topography along Victoria Road results in the application site being raised slightly in comparison to the adjoining properties, making the front curtilage of the site appear more prominent on the streetscape in comparison to adjoining properties. The proposed shed is to be positioned in a prominent place on the streetscape in front of the main dwellinghouse. In considering the context of the area, I note that some of the villas along Victoria Road contain garages and projections which sit forward of the established building line, however, these are limited in scale and projection, all form part of an existing villa

and maintain an acceptable set back distance from the road to not disrupt the established building line. There are no detached buildings visible from the application site. I note that there is a detached garage at 18A Victoria Road which sits forward of the established building line, however, this garage is located within the grounds of a more modern dwellinghouse and is positioned at the far side of the dwellinghouse, ensuring that the garage does not obscure the principal elevation of the house. This garage is also positioned approximately 1.5 metres lower than Victoria Road, with the roof of the building lower than tops of the adjoining boundary railings. Furthermore, this garage sits at the end of the row of houses along this section of Victoria Road, adjoining a gap site which contains mature trees and planting that have grown over the roof of the garage. This has allowed the garage to blend in with the trees and adjoining front boundary hedge, obscuring it from view as approached from a north-easterly direction and lessening the visual impact when approached from the west along Victoria Road. Considering the pattern of development along Victoria Road, I consider that the buildings form a clear and established building line and none of the villas along this section of Victoria Road contain any outbuildings forward of the principal building line and therefore find that the proposal would result in an unexpected development within the street scene which does not reflect the urban form of the area, to the detriment of the character and setting of the Conservation Area.

In considering the design of the proposal and whether it reflects local architecture, the proposed shed is to be constructed with timber walls painted in grey and a mineral felt roof. I note that the flat roof on the single storey front porch and garage attached to the front and side of the neighbouring property at 24 Victoria Road contains a grey mineral felt roof and as such, this choice of material for a flat roof can be considered acceptable with regards to local architecture. In considering the choice of timber walls, I note that the houses and garages along Victoria Road are constructed predominantly with stone or brick, with a number of buildings being coated in render. None of the properties along Victoria Road contain timber outbuildings which are visible from the public realm. The proposed grey finish for the shed provides a modern finish which is not in use in the surrounding area and would contrast with the range of traditional finishes seen on the existing building and in the surrounding area. The contrasting nature of the proposal raises serious concerns over the impact on the character of the existing building and surrounding area, contrary to the guidance note on 'Setting' and the aims of Policy 28. I consider that the proposed shed design conflicts with the established choice of materials and finishes and as such, cannot be considered to reflect local architecture or contribute positively to historic buildings and places. It stands that the proposal fails to meet the quality of being 'Distinctive', in Policy 1.

In assessing whether the proposal meets the quality of being 'Safe and Pleasant', with regard to avoiding conflict with adjacent uses, I note the concerns raised over loss of natural light into neighbouring properties and potential impacts in terms of noise and flooding of neighbouring properties. With regards to the outbuilding having an unacceptable impact on neighbouring properties in terms of overshadowing, I note that the proposed shed roof is to be positioned at a lower elevation than the centre of the nearest adjacent ground floor flat windows which face towards the proposal and will have no impact on natural light into any neighbouring windows. Furthermore, the proposal is not of a size which will result in unacceptable levels of overshadowing to neighbouring garden areas. Controls over noise nuisance and light pollution resulting from the applicant using the outbuilding are matters which are regulated by The Head of Environmental and Public Protection (Environmental Health) under separate legislation. Whilst noise can be a material planning consideration, my assessment of the proposal does not suggest that the nature of the development and its size is such that there is a clear noise concern to the extent that refusal of planning permission on these grounds would be justified. With regard to flooding implications, I note that the outbuilding in question covers a small footprint and has been designed so that rainwater is directed onto an area of soft landscaping under ownership of the applicant and therefore is unlikely to increase or intensify flood risk to any neighbouring properties. Taking the above into account, I consider the proposal is unlikely to create conflict with adjacent uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing and can be considered as acceptable in this regard.

I note the concerns raised in the representations received over the use of the building being used for more than just storing motorbikes. The building is to cover a footprint of 4.8 square metres, which is notably smaller than any of the domestic garages seen along Victoria Road

and would clearly be ancillary to the main property. I am satisfied that the outbuilding raises no concerns over being used for commercial or non-domestic purposes. Concerns over flammable materials such as motor oil being stored in the shed are not a planning related concern and form no bearing on the determination of this application.

Turning to concerns raised in the objections which have not yet been addressed, the impact of the doors obstructing the communal path and the shed restricting access to the boundary wall, water and sewage pipes are civil matters to be addressed by the parties involved and can have no bearing on the determination of this application. Regarding the submitted photograph showing a larger structure than the one proposed, this has been submitted as a sample indicating the proposed materials and finishes for the shed and is not representative of the proposal in terms of scale or design.

With regard to the other material considerations, the site, as noted is located within a residential area under Policy D of the Planning Policy Statement on Our Homes and Communities. Based on the above assessment, the proposal is considered to be in contrast with the character and appearance of the area. As such it cannot be considered acceptable with regard to Policy D.

In conclusion, the proposal fails to contribute to making a successful place and cannot be supported under Policy 1. Furthermore, the proposal does not preserve or enhance the character and appearance of the area and would be considered as harmful to the historic environment and cannot be supported under Policy 28. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications are determined in accordance with the Local Development Plan unless material considerations indicate otherwise. As the proposal fails to accord with the relevant policies in the Local Development Plan and there are no material considerations which would outweigh this in support of the application, the proposal cannot be supported.

RECOMMENDATION

That the application be refused for the following reasons:

1. By reason of location and design, including the use of finishing materials, the development fails to reflect local architecture and urban form as required by Policy 1 of the Inverclyde Local Development Plan.

2. The proposal would result in an unexpected and dominant feature on the streetscape, which would harm the established pattern of development and setting of the Conservation Area, contrary to the aims of Policy 28 of the Inverclyde Local Development Plan.

Signed:

[redacted]

David Sinclair
Case Officer

[redacted]

Stuart Jamieson
Head of Regeneration and Planning

4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 POLICY EXTRACTS

3.0 CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many fantastic and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive	**Adaptable**
Resource Efficient	**Easy to Move Around**
Safe and Pleasant	**Welcoming**

3.4 **Figure 3** illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.

Quarriers Village

POLICY 1 – CREATING SUCCESSFUL PLACES

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places

SUCCESSFUL PLACES

DISTINCTIVE

* Reflect local architecture and urban form
* Contribute positively to historic buildings and places
* Make the most of important views
* Retain locally distinct built or natural features
* Use native species in landscaping, and create habitats for native wildlife

ADAPTABLE

* Where appropriate, ensure buildings and spaces can be adapted for a range of uses
* Avoid creating buildings or spaces that will become neglected or obsolete

RESOURCE EFFICIENT

* Make use of existing buildings and previously developed land
* Take advantage of natural shelter and sunlight
* Incorporate low and zero carbon energy-generating technology
* Utilise sustainable design and construction techniques
* Make use of available sources of heat
* Use local or sustainably sourced construction materials
* Build at higher density in town and local centres and around public transport nodes
* Provide space for the separation and collection of waste

EASY TO MOVE AROUND

* Be well connected, with good path links to the wider path network, public transport nodes and neighbouring developments
* Recognise the needs of pedestrians and cyclists
* Create landmarks to make areas legible and easy to navigate

SAFE AND PLEASANT

* Avoid conflict between adjacent uses by having regard to adverse impacts that may be created by noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing
* Avoid creating spaces that are unsafe or likely to encourage or facilitate anti-social behaviour or crime
* Enable natural surveillance of spaces and buildings
* Incorporate appropriate lighting
* Minimise the impact of traffic and parking on the street scene
* Incorporate green infrastructure and provide links to the green network

WELCOMING

* Create a sense of arrival
* Integrate new development into existing communities
* Create attractive and active streets
* Make buildings legible and easy to access

10.0 OUR HISTORIC BUILDINGS AND PLACES

10.1 Inverclyde's buildings and places chart the long history of the area. Archaeological finds evidence the occupation of the area from pre-historic through to Roman times; Newark Castle and the initial growth of our towns and villages occurred during medieval times; and the industrialisation and urbanisation of the18th to 20th centuries shaped Inverclyde as we know it now. Inverclyde's past has gifted the present day with a rich and varied legacy of historic buildings and places which significantly contribute to the culture, character and sense of place, and which support tourism and the economy. These include conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes. As well as the policies below, the Council will have regard to Historic Environment Scotland's Policy Statement (June 2016) and any successor document, when assessing proposals affecting these historic buildings and places.

Conservation Areas

10.2 Inverclyde has eight conservation areas: Greenock (West End and Cathcart Square/William Street), Gourock (West Bay and Kempock Street/Shore Street), Inverkip, Kilmacolm (South East and The Cross) and Quarrier's Homes. There are Article 4 Directions associated with five of these, the exceptions being The Cross, Kilmacolm and the two Gourock conservation areas, which were designated after the General Permitted Development Order was amended to restrict permitted development in conservation areas. Article 4 Directions remove permitted development rights from the conservation areas they cover.

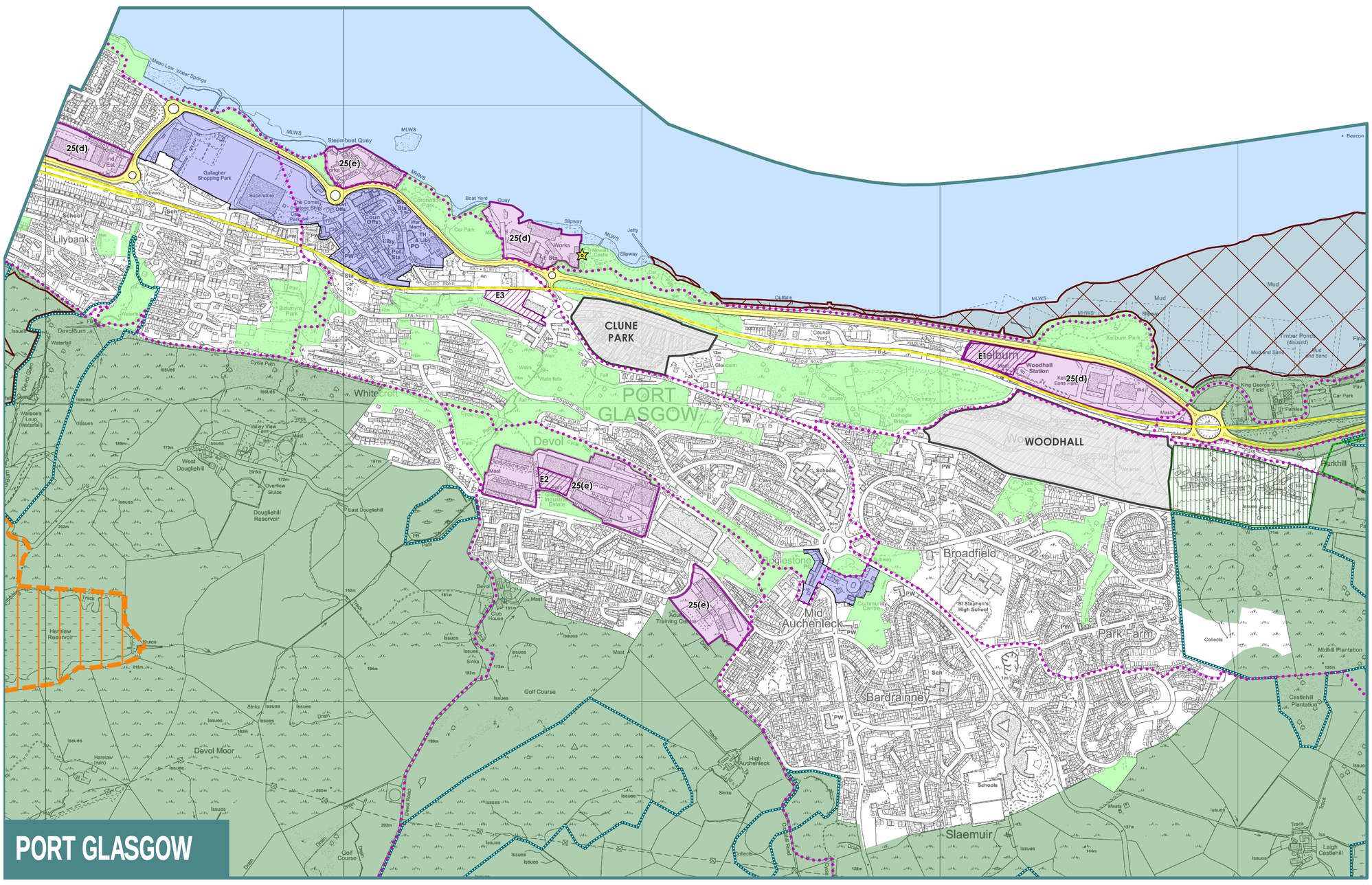
10.3 Conservation Area Appraisals are useful documents for understanding the important features of conservation areas, assisting their positive management, and informing development management decisions. A Conservation Area Appraisal was completed for the Greenock West End in 2016 and it is intended that appraisals be undertaken for the other conservation areas over the lifetime of this Plan.

POLICY 28 – CONSERVATION AREAS

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. 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.

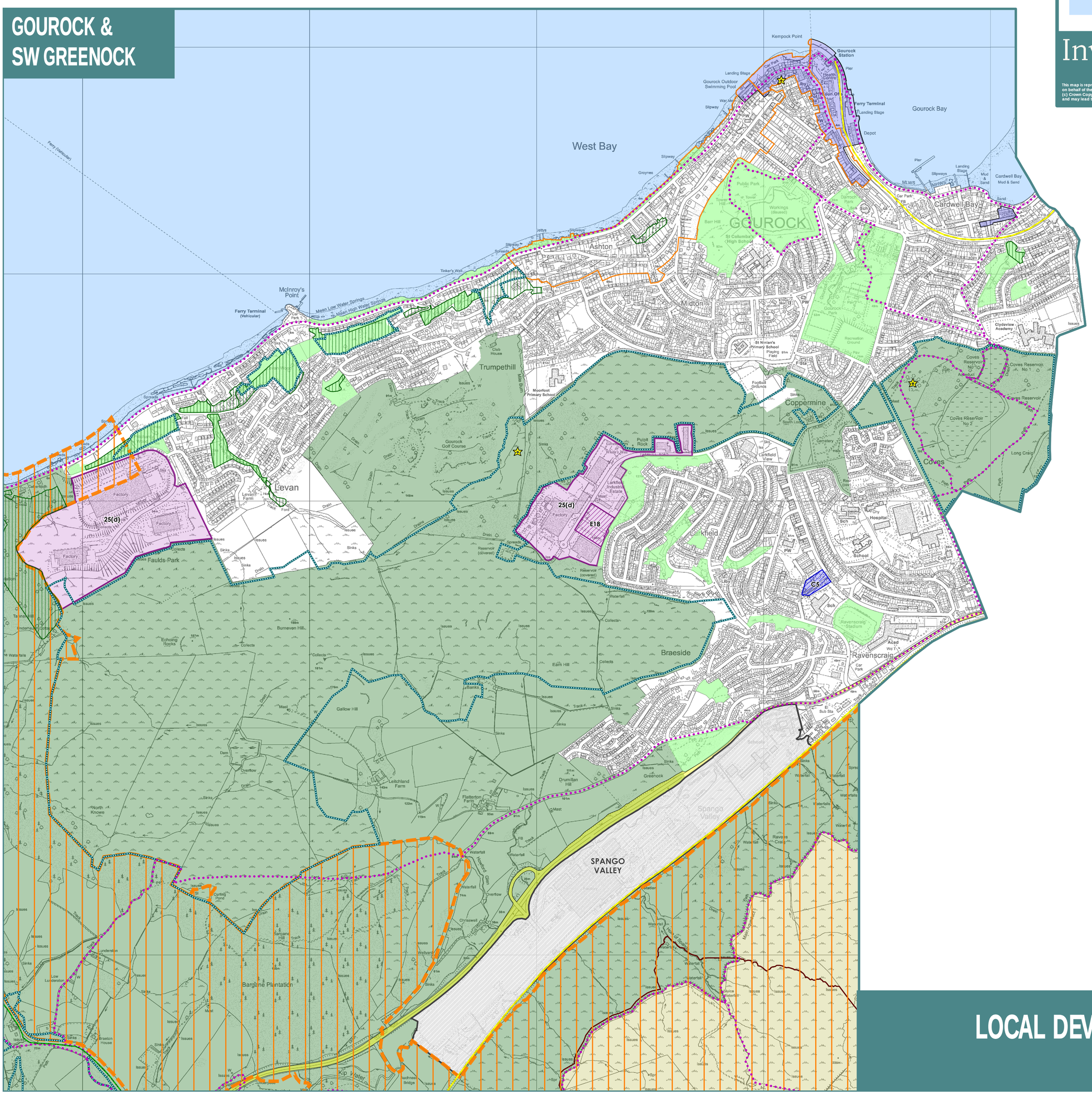
Conservation Area - Main Street, Inverkip

5. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAP EXTRACT



PORT GLASGOW

GOUROCK & SW GREENOCK



KEY

SUSTAINABLE DEVELOPMENT STRATEGY

Priority Place	POLICY 3

CONNECTING PEOPLE AND PLACES

Trunk Road	POLICY 11
Railway	POLICY 11

SPATIAL DEVELOPMENT STRATEGY

Green Belt	POLICIES 14 & 19
Countryside	POLICIES 14 & 19

OUR TOWN AND LOCAL CENTRES

Town Centre / Local Centre	POLICY 22
Network of Centres Opportunity	POLICY 22

OUR JOBS AND BUSINESSES

Business & Industrial Area	POLICY 25
Business & Industrial Development Opportunity	POLICY 26

OUR HISTORIC BUILDINGS AND PLACES

Conservation Area	POLICY 28
Scheduled Monument	POLICY 31
Gardens & Designed Landscapes	POLICY 32

OUR NATURAL AND OPEN SPACES

Special Protection Area / Ramsar Site	POLICY 33
Site of Special Scientific Interest	POLICY 33
Local Nature Conservation Site	POLICY 33
Tree Preservation Order	POLICY 34
Open Space	POLICY 35
Clyde Muirshiel Regional Park	POLICY 37
Core Path	POLICY 38
River Clyde / Firth of Clyde	

Inverclyde council

SCALE 1:10,000

N

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LOCAL DEVELOPMENT PLAN 2019

6. REPRESENTATIONS IN RELATION TO PLANNING APPLICATION

Laura Graham

From: David Ashman on behalf of Devcont Planning
Sent: 18 January 2021 12:14
To: Laura Graham
Cc: David Sinclair
Subject: FW: (No Classification) Application 20/0324/1C Erection of Shed in front drive 26A Victoria Road Gourock

Classification: No Classification

Obj

From: richard Fox [redacted]
Sent: 18 January 2021 10:31
To: Devcont Planning <devcont.planning@inverclyde.gov.uk>
Subject: Application 20/0324/1C Erection of Shed in front drive 26A Victoria Road Gourock

Sirs

I refer to the application made by Robert Campbell as above.

My wife and I enjoy a good relationship with the applicant and his wife but the matter of this application has not been discussed.

We object most strongly to this application which if granted would not only impact upon our house in visual terms most strongly but sets a very dangerous precedent in a Conservation area.

It is appreciated that the applicant wishes to house his classic motorcycles securely. I have a classic car. I rent a garage to accommodate it.

The precedent to which I refer above is the siting of ancillary buildings in front of the building line. For the most part this section of Victoria Road consists of classical Scots stone and slate or harled brick and slate villas. There are projections in some cases to these villas which extend beyond the building line but these are projections and not separate buildings. Number 26a is a flat within a "no-fines" construction villa, the villa itself already being a departure from the architectural idiom of the rest of the villas.

I take issue with the fact that the pavement side wall will obstruct the view of the majority of the shed. The wall is clearly not 5 feet tall. Whilst the applicant shows a photograph of the front of the shed this is misleading as the street aspect will be of the rear elevation of the shed. The photograph shows a structure clearly larger than the 3m by 1 m building as annotated upon the lay-out plan

Our property is situated directly opposite and is an upper conversion. Our view of the proposed shed will be therefore of that part of the shed exposed above the wall and the entire surface of the roof.

Whilst not a Planning matter it occurs to me that the applicant may well be contravening Gourock Estate's feuing conditions as they apply to the other occupants of this building.

PLEASE TREAT THIS OBJECTION AS BEING CONFIDENTIAL AND NOT TO BE DISCLOSED TO THE APPLICANT

Regards Richard Fox

Richard Fox BA (Hons)

consultant to

MORRIS PROPERTY MANAGEMENT Ltd.

Member of Compulsory Purchase Association

Regulated by the RICS

Commercial Property Surveyor and Land Agent

Kintra, 29A Victoria Road, Gourock, Scotland
PA19 1DH Tel : [redacted] Mobile : [redacted]

Head office : Suite 11, Jacobean House, 1A Glebe Street, East Kilbride G74 4LY
Tel[redacted]

The information contained in this e-mail is for the use of the addressee only and is confidential. If this e-mail has reached you in error please advise me on [redacted] and remove the message from your computer immediately. The message may not be disclosed to or used by a third party.
I do not accept any responsibility or liability for any virus transmitted through this e-mail or for any reliance you may make on it. E-mail communication is capable of alteration and corruption and I accept no responsibility for alterations made to this e-mail after it has been sent. This e-mail does not create any legal obligation or form any part of a contract

Laura Graham

From: David Ashman on behalf of Devcont Planning
Sent: 22 January 2021 14:44
To: Laura Graham
Cc: David Sinclair
Subject: FW: (No Classification) Objection to Planning Application Ref - 20/0324/IC - Case Officer - David Sinclair

Classification: No Classification

New obj

From: Kerry Blance [redacted]
Sent: 22 January 2021 14:27
To: Devcont Planning <devcont.planning@inverclyde.gov.uk>
Subject: Objection to Planning Application Ref - 20/0324/IC - Case Officer - David Sinclair

Please find below my objection to the above planning application -

Can I ask respectfully that receipt of this email be acknowledged ?

Objection to Planning Application Ref - 20/0324/IC

Erection of shed in front drive - **26A Victoria Road Gourock**

Case Officer - David Sinclair

From -
Mrs Kerry Blance
28 Victoria Road
Gourock
PA191DH

Email [redacted]
Tel - [redacted]
Commentator Type - Neighbour
Stance - Object

I object to the proposed development on the following grounds and in line with National Planning Regulations, the Local Development Plan, in particular, protecting areas for conservation and the following material considerations.

1 - The proposal is not in accordance with national planning legislation for the following reasons -
a - The proposed shed would be "forward of a wall forming part of the principal elevation which fronts a road" Section 4.79

b - The proposal is not in accordance with national planning legislation in that “In the case of dwelling houses in a conservation area the floor area of the ancillary building cannot be in excess of 4 square metres” Section 4.85 The applicant’s plans show the floor area to be (3m x 1.67m) 5.01m

c - The proposal is not in accordance with national planning legislation in that “As a result of the development the area of ground covered by the development would exceed 50% of the area of the front curtilage (excluding hard surface)” (Class 3A-f) The front garden grass area dimensions have not been included in the plans and I think it highly likely that the proposed development exceeds 50% of the grass area

It should also be noted that ancillary buildings would ordinarily be located in the rear curtilage of properties.

The Local Development Plan for Inverclyde Council - Policy 28 on Conservation Areas states that “Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area”

I would suggest that the proposal to erect a large modern shed in the front garden, with a height in excess of the boundary wall, visible to all as they pass the property (which has a shared front curtilage with residents of numbers 26 and 28) does **NOTHING** to “preserve and enhance the character and appearance of the area”. It contrasts negatively with the building itself which was built around the turn of the century eg it proposes mock Georgian style windows whereas the villa itself is of the Victorian era and style. The building itself is of non traditional and unusual construction for the era in which it was built (concrete poured) and is therefore of architectural/historical interest, by contrast the proposed development is modern in appearance and would have a roof of green, red or grey felt ?

There are **NO** sheds or ancillary buildings in the front curtilage of **ANY** properties in Victoria Road; I believe this to worthy of note.

Were permission to be granted for this proposed development would it make it more difficult for Inverclyde Council to resist future similar developments that could result in an erosion of the character of the street and therefore the conservation area over time which would not be in the long term public interest ?

Other points to note -

1 - Section 2 of the Full Planning Application is incorrect as the shed is being erected in the front garden and **NOT** the drive as stated.
In section 5 of the Full Planning Application the existing use of land is not parking but is a small garden.

2 - Consideration should be given to the environmental impact; the proposed development is all but obliterating the remaining small green space in the front curtilage of “Chistlehurst”
A mature rowan ? tree has already been cut to ground level in anticipation of approval of this development. The applicant has not responded to section 10 of the Full Planning Application which asks if any trees/scrubs would need to be cleared on site.

3 - Given the scale of the proposal(most notably the height) would this development afford the applicant the opportunity to use this as a workshop for his vintage motorcycle restoration projects with the associated noise, headlights, fumes etc etc ? This activity is currently weather dependant for the applicant.

4 - The plans show the double doors opening onto a shared access path used by the resident of 26 to access her main door; this path also provides communal access to the side of the property to the rear curtilage for all properties within the building.

5 - According to the plans the wall of the proposed shed is resting against the boundary wall of the property (it is a communal responsibility to maintain these walls) The proposed development would prohibit maintenance of the wall on the side facing the property.

Kerry Blance

Sent from my iPad

Laura Graham

From: David Sinclair
Sent: 01 February 2021 10:00
To: Laura Graham
Subject: RE: (No Classification) Siobhan Wilson - Planning Application Objection .pages
Attachments: Objection.pdf

Classification: No Classification

Laura,

Objection attached as a pdf file (in case you can't open the attachment).

Many Thanks
David

From: David Ashman **On Behalf Of** Devcont Planning
Sent: 01 February 2021 09:34
To: Laura Graham <Laura.Graham@inverclyde.gov.uk>
Cc: David Sinclair <David.Sinclair@inverclyde.gov.uk>
Subject: FW: (No Classification) Siobhan Wilson - Planning Application Objection .pages

Classification: No Classification

Obj

From: siobhan[redacted]
Sent: 31 January 2021 19:25
To: Devcont Planning <devcont.planning@inverclyde.gov.uk>
Subject: Siobhan Wilson - Planning Application Objection .pages

Please see attached objections in relation to Application number 20/0324/IC regarding 26A Victoria Road Gourock.
I wonder if it's possible to ask for an acknowledgement of my email to ensure my attachment has been successfully received?
Many thanks
Siobhan Wilson
26 Victoria Road
Gourock
PA19 1DH

Sent from my iPhone

26 Victoria Road
Gourock
PA191DH

Dear Sir - I write with my objections to the following proposed development at 26A Victoria Road, Gourock.

Planning Ref - 20/0324/IC - Erection of shed in front drive

A - Scale of project
The height of the proposed shed at 1.89 metres will undoubtedly obstruct clear sight lines as I reverse my car from the drive onto a busy road. I fear that given the size of the shed it will impair my vision of pedestrians, cyclists, dog walkers etc, using the pavement.

Given the scale of the project I would suggest that it's use will be more than simply storage of motorbikes; it would likely impact on the natural light into my kitchen and bathroom and my fear is that having a shed of this magnitude which does not blend well with the building itself will have the potential to devalue my property.

B - Obstruction of communal path
The plans for the proposed shed show double doors which open onto a communal path. Contrary to the statement provided by the applicant this IS my main door and main access to my property, routinely used by all visitors, postman, delivery drivers etc,etc.
I don't feel I should be in a position where I should have to try to navigate an alternative route to my own front door were the double doors to the proposed shed to be open.

There will undoubtedly be an increased burden on the paved communal path as heavy motorbikes are wheeled over it on a daily basis

C - Environmental Issues
The applicant has incorrectly described the proposed shed as being built on his drive; it is in fact on the small remaining section of green space; all but obliterating this may well have an impact on drainage and lead to flooding ? It may also restrict access to water and sewage pipes which run under the area at the front of the property ?

It is highly likely that given this will be housing motorbikes that it may also be used to store flammables including petrol, oil or other flammable materials used to preserve or maintain motorbikes. The close proximity to my house of such items gives me great cause for concern.

I would be concerned that the scale of the development is such that it will enable the applicant to "work"on his motorbikes within the structure,with the potential to create light and noise pollution in a quiet residential area.

D - Conservation Area
In my opinion the proposed shed is to the detriment of the character and appearance of the existing building and is not an appropriate addition for a highly visible public location within the conservation area; it would constitute an obtrusive feature within the streetscape and would not enhance and protect the conservation area in any way.

Siobhan Wilson (Neighbour)

[redacted]

7. DECISION NOTICE DATED 23 FEBRUARY 2021 ISSUED BY HEAD OF REGENERATION & PLANNING

DECISION NOTICE

Refusal of Planning Permission
Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 20/0324/IC

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND)REGULATIONS 2013

Robert Campbell
26A Victoria Road
GOUROCK
PA19 1DH

With reference to your application dated 21st December 2020 for planning permission under the above mentioned Act and Regulation for the following development:-

Erection of shed in front drive at

26A Victoria Road, Gourock.

Category of Application: Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. By reason of location and design, including the use of finishing materials, the development fails to reflect local architecture and urban form as required by Policy 1 of the Inverclyde Local Development Plan.

2. The proposal would result in an unexpected and dominant feature on the streetscape, which would harm the established pattern of development and setting of the Conservation Area, contrary to the aims of Policy 28 of the Inverclyde Local Development Plan.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 23rd day of February 2021

[redacted]

Head of Regeneration and Planning

1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.

2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans: Can be viewed Online at http://planning.inverclyde.gov.uk/Online/

Drawing No:	Version:	Dated:
100048957		17.12.2020
Sample image of materials		
Shed Dimensions		
Site Plan		

8. NOTICE OF REVIEW FORM DATED 29 MARCH 2021 TOGETHER WITH SUPPORTING STATEMENT AND PHOTOGRAPHS

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name: ROBERT CAMPBELL

Address: 26A VICTORIA ROAD GOUROCK

Postcode: PA19 1DH

Contact Telephone 1: [redacted]

Contact Telephone 2:

Fax No:

E-mail*: [redacted]

Agent *(if any)*

Name: N/A

Address: N/A

Postcode:

Contact Telephone 1:

Contact Telephone 2: N/A

Fax No:

E-mail*: N/A

Mark this box to confirm all contact should be through this representative: ☐

* Do you agree to correspondence regarding your review being sent by e-mail? Yes ☑ No ☐

Planning authority: INVERCLYDE COUNCIL

Planning authority's application reference number: 20/0324/IC

Site address: 26A VICTORIA ROAD GOUROCK PA19 1DH

Description of proposed development: SHED

Date of application: 21/12/2020

Date of decision (if any): 23/02/2021

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

LEGAL SERVICES
RECEIVED
31 MAR 2021
ACTION 449-DO

Nature of application

1. Application for planning permission (including householder application) ☑
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☑
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☐
2. One or more hearing sessions ☑
3. Site inspection ☑
4. Assessment of review documents only, with no further procedure ☐

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

I THINK A HEARING WOULD BE THE BEST WAY IF COMBINED WITH A SITE VISIT WITH MYSELF IN ATTENDANCE TO – CONT BELOW

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

	Yes	No
1. Can the site be viewed entirely from public land?	☑	☐
2. Is it possible for the site to be accessed safely, and without barriers to entry?	☑	☐

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

NO REASON BUT TO CONTINUE FROM ABOVE – DETERMINE THE ACTUAL LEVEL OF IMPACT OF THE SHED.

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

I AM SEEKING A REVIEW ON THE DECISION TO REFUSE MY APPLICATION FOR A SHED AT MY HOME ON MY OWN GROUND BECAUSE I FEEL THAT WHAT I AM PROPOSING DUE TO IT'S SIZE AND LOCATION WILL NOT BE CAUSE FOR COMPLAINT. I AM WILLING TO BUILD THE 'SHED' IN ANY MATERIAL AND IN ANY COLOUR THAT THE COUNCIL SPECIFY AS I WASN'T AWARE OF HAVING RULES FOR CERTAIN MATERIALS ETC. I AM ALSO WANTING TO SUGGEST THAT I COULD MAKE THE SHED SLIGHTLY SHORTER AND REDUCE THE HEIGHT TO FIVE FEET BUT HAVE IT MADE SO THAT I CAN RAISE THE ROOF SECTION UP WHEN I AM IN THE SHED, THIS WOULD MEAN THAT THE MAJORITY OF THE TIME THE ROOF WOULD BE IN THE LOWERED POSITION.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? Yes ☑ No ☐

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

I AM RAISING THESE SUGGESTIONS AS COMPROMISE TO ANY CONCERNS MY NEIGHBOURS HAVE RAISED :- (SEE REPORT OF HANDLING PUBLIC PARTICIPATION HIGHLIGHTS) AND CONSERVATION AREA CONCERNS RAISED BY THE PLANNING OFFICER (SEE DECISION NOTICE HIGHLIGHTED)

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

DECISION NOTICE

REPORT OF HANDLING.

PICTURES OF VARIOUS OUTBUILDINGS AROUND THE AREA

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- [x] Full completion of all parts of this form
- [x] Statement of your reasons for requiring a review
- [x] All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed [redacted] Date 29.3.21

Data Protection: Inverclyde Council is obliged to comply with current Data Protection Laws and will use this information for the purpose of The Town and Country Planning (Scotland) Act 1997 and related purposes, legislation and regulation.

Further information can be found at www.inverclyde.gov.uk/privacy

DECISION NOTICE

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Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
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26A Victoria Road, Gourock.

Category of Application: Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. By reason of location and design, including the use of finishing materials, the development fails to reflect local architecture and urban form as required by Policy 1 of the Inverclyde Local Development Plan.

2. The proposal would result in an unexpected and dominant feature on the streetscape, which would harm the established pattern of development and setting of the Conservation Area, contrary to the aims of Policy 28 of the Inverclyde Local Development Plan.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 23rd day of February 2021

[redacted]

Head of Regeneration and Planning

1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.

2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans: Can be viewed Online at http://planning.inverclyde.gov.uk/Online/

Drawing No:	Version:	Dated:
100048957		17.12.2020
Sample image of materials		
Shed Dimensions		
Site Plan		

Inverclyde council

REPORT OF HANDLING

Report By:	David Sinclair	Report No:	20/0324/IC Local Application Development
Contact Officer:	01475 712436	Date:	19th February 2021
Subject:	Erection of shed in front drive at 26A Victoria Road, Gourock.		

SITE DESCRIPTION

The application site comprises an upper floor flatted property, situated within a two storey late 19th Century villa which has been subdivided into three with a basement flat towards the rear, located on the north side of Victoria Road, Gourock. The building is finished with a grey slate roof; white render walls; white uPVC windows and doors; black fasciae, rainwater goods, window sills and decorative features. The building contains two single storey side extensions, finished in white to match the existing property. The eastern side extension contains a grey aluminium framed entrance door for a neighbouring flat. The front garden contains two tarmac driveways, one on each side of the site, with an area of grass directly in front of the dwellinghouse. The grass area is set behind a stone wall, measuring between 1.1 and 1.3 metres in height. The eastern access contains two stone pillars approximately 1.7 metres in height. The side boundary to the east consists of a low wall which decreases in height in a northwards direction. The boundary to the west of the western access contains a stone wall approximately 1.6 metres in height along the principal elevation.

The site sits on a steep north facing slope, with stepped levels and an overall gradient of around 1 in 5, with the dwellinghouses directly across Victoria Road positioned approximately 5 metres above the application site. The site is bound by residential villas to the east, south and west, which are mostly subdivided into semi-detached or flatted properties; and a row of terraced dwellings to the north. The site is located within the West Bay, Gourock Conservation Area.

PROPOSAL

Planning permission is sought for the erection of a shed in the front garden. The shed is proposed to be positioned on the grass area directly behind the principal boundary wall, with a footprint measuring 3 metres by 1.6 metres, with the long elevation adjoining the boundary wall. The shed roof will have with a slight lean towards the dwellinghouse, with the front measuring 1.87 metres in height and the rear measuring 1.8 metres in height. The shed is proposed to be finished with a mineral felt roof; grey painted timber walls with black edgings and ironmongery, a double hinged door on the east elevation measuring 1.2 metres across, and a small window facing towards the dwellinghouse, measuring 1.2 metres in width by 0.3 metres in height.

DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out

in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 28 – Conservation Areas

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. 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.

PLANNING POLICY STATEMENT ON OUR HOMES AND COMMUNITIES

Policy D – Residential Areas

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

CONSULTATIONS

None required.

PUBLICITY

An advertisement was placed in the Greenock Telegraph on the 15th January 2021 due to development being within a Conservation Area.

SITE NOTICES

A site notice was posted on the 15th January 2021 due to development being within a Conservation Area.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. Three representations were received, objecting to the proposal. Concerns were raised as follows:

Access Concerns

- Vehicular and pedestrian safety from the shed restricting the view of motorists accessing neighbouring driveways.
- Concerns over the double doors opening onto a communal path and obstructing the path when open.
- Concerns over the shed preventing access to maintain the shared boundary wall.

Design Concerns

- Concerns over inaccuracies regarding the height of the pavement side wall.
- The photograph shows a structure clearly larger than the building as annotated on the lay-out plan.
- Concerns over loss of natural light into neighbouring properties.
- Concerns over the building being used for more than simply storing motorbikes.
- Concerns over the use of the shed.

Environmental Concerns

- Concerns over loss of green space impacting on drainage and flooding.
- Concerns over the proposal restricting access to water and sewage pipes.
- Concerns over flammable materials being stored in the shed.

Impact on the Conservation Area

- Concerns over the visual impact of the proposal on neighbouring properties.
- The proposed shed is to the detriment of the character and appearance of the existing building.
- The proposal sets a very dangerous precedent in a Conservation Area.
- Concerns over the siting of ancillary buildings in front of the building line.
- Concerns over the proposal forming an obtrusive feature within the streetscape.
- This section of Victoria Road consists of classical Scots stone and slate or harled brick and slate villas. There are projections in some cases to these villas which extend beyond the building line but these are projections and not separate buildings.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Development Plan (LDP); Scottish Planning Policy (SPP); Historic Environment Scotland's "Historic Environment Policy for Scotland" and the "Managing Change in the Historic Environment" guidance note on 'Setting'; the impact of the proposed development in preserving and enhancing the pattern of development, special character and amenity of the Conservation Area; the representations received; and the Planning Policy Statement on Our Homes and Communities approved by the Environment and Regeneration Committee in October 2020.

SPP recognises that proposals for development within conservation areas should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. The LDP locates the application site within an established residential area within the West Bay, Gourock Conservation Area under Policy 28. Policy 28 requires the proposal to preserve or enhance the character and appearance of the area, whilst having regard to Historic Environment Scotland's policy and guidance. Policy 1 requires all development to have regard to the six qualities of successful places and the relevant Planning Application Advice Notes Supplementary Guidance. There are no guidance notes relevant to this proposal. The relevant qualities to this application in Policy 1 are being 'Distinctive' through contributing positively to historic buildings and places and reflecting local architecture and urban form and 'Safe and Pleasant' by avoiding conflict with adjacent uses.

The proposed shed is to be located within the front garden and will be clearly visible from the public realm on Victoria Road. In assessing the impacts of the proposed shed on the Conservation Area, I note the "Managing Change in the Historic Environment" guidance note on 'Setting'. The guidance note states that planning authorities must take into account the setting of historic assets or places when making decisions on planning applications. Development proposals should seek to avoid or mitigate detrimental impacts on the settings of historic assets.

In considering the impacts on the setting and pattern of development seen in the Conservation Area, I note the concerns raised over the siting of an ancillary building in front of the building line and the concerns over inaccuracies of the height of the front boundary wall making the proposal seem less intrusive. The height of the boundary wall has been noted on site as being between 1.1 and 1.3 metres in height, which will result in the proposed shed being between 0.6 and 0.75 metres taller than the boundary wall. The topography along Victoria Road results in the application site being raised slightly in comparison to the adjoining properties, making the front curtilage of the site appear more prominent on the streetscape in comparison to adjoining properties. The proposed shed is to be positioned in a prominent place on the streetscape in front of the main dwellinghouse. In considering the context of the area, I note that some of the villas along Victoria Road contain garages and projections which sit forward of the established building line, however, these are limited in scale and projection, all form part of an existing villa

and maintain an acceptable set back distance from the road to not disrupt the established building line. There are no detached buildings visible from the application site. I note that there is a detached garage at 18A Victoria Road which sits forward of the established building line, however, this garage is located within the grounds of a more modern dwellinghouse and is positioned at the far side of the dwellinghouse, ensuring that the garage does not obscure the principal elevation of the house. This garage is also positioned approximately 1.5 metres lower than Victoria Road, with the roof of the building lower than tops of the adjoining boundary railings. Furthermore, this garage sits at the end of the row of houses along this section of Victoria Road, adjoining a gap site which contains mature trees and planting that have grown over the roof of the garage. This has allowed the garage to blend in with the trees and adjoining front boundary hedge, obscuring it from view as approached from a north-easterly direction and lessening the visual impact when approached from the west along Victoria Road. Considering the pattern of development along Victoria Road, I consider that the buildings form a clear and established building line and none of the villas along this section of Victoria Road contain any outbuildings forward of the principal building line and therefore find that the proposal would result in an unexpected development within the street scene which does not reflect the urban form of the area, to the detriment of the character and setting of the Conservation Area.

In considering the design of the proposal and whether it reflects local architecture, the proposed shed is to be constructed with timber walls painted in grey and a mineral felt roof. I note that the flat roof on the single storey front porch and garage attached to the front and side of the neighbouring property at 24 Victoria Road contains a grey mineral felt roof and as such, this choice of material for a flat roof can be considered acceptable with regards to local architecture. In considering the choice of timber walls, I note that the houses and garages along Victoria Road are constructed predominantly with stone or brick, with a number of buildings being coated in render. None of the properties along Victoria Road contain timber outbuildings which are visible from the public realm. The proposed grey finish for the shed provides a modern finish which is not in use in the surrounding area and would contrast with the range of traditional finishes seen on the existing building and in the surrounding area. The contrasting nature of the proposal raises serious concerns over the impact on the character of the existing building and surrounding area, contrary to the guidance note on 'Setting' and the aims of Policy 28. I consider that the proposed shed design conflicts with the established choice of materials and finishes and as such, cannot be considered to reflect local architecture or contribute positively to historic buildings and places. It stands that the proposal fails to meet the quality of being 'Distinctive', in Policy 1.

In assessing whether the proposal meets the quality of being 'Safe and Pleasant', with regard to avoiding conflict with adjacent uses, I note the concerns raised over loss of natural light into neighbouring properties and potential impacts in terms of noise and flooding of neighbouring properties. With regards to the outbuilding having an unacceptable impact on neighbouring properties in terms of overshadowing, I note that the proposed shed roof is to be positioned at a lower elevation than the centre of the nearest adjacent ground floor flat windows which face towards the proposal and will have no impact on natural light into any neighbouring windows. Furthermore, the proposal is not of a size which will result in unacceptable levels of overshadowing to neighbouring garden areas. Controls over noise nuisance and light pollution resulting from the applicant using the outbuilding are matters which are regulated by The Head of Environmental and Public Protection (Environmental Health) under separate legislation. Whilst noise can be a material planning consideration, my assessment of the proposal does not suggest that the nature of the development and its size is such that there is a clear noise concern to the extent that refusal of planning permission on these grounds would be justified. With regard to flooding implications, I note that the outbuilding in question covers a small footprint and has been designed so that rainwater is directed onto an area of soft landscaping under ownership of the applicant and therefore is unlikely to increase or intensify flood risk to any neighbouring properties. Taking the above into account, I consider the proposal is unlikely to create conflict with adjacent uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing and can be considered as acceptable in this regard.

I note the concerns raised in the representations received over the use of the building being used for more than just storing motorbikes. The building is to cover a footprint of 4.8 square metres, which is notably smaller than any of the domestic garages seen along Victoria Road

and would clearly be ancillary to the main property. I am satisfied that the outbuilding raises no concerns over being used for commercial or non-domestic purposes. Concerns over flammable materials such as motor oil being stored in the shed are not a planning related concern and form no bearing on the determination of this application.

Turning to concerns raised in the objections which have not yet been addressed, the impact of the doors obstructing the communal path and the shed restricting access to the boundary wall, water and sewage pipes are civil matters to be addressed by the parties involved and can have no bearing on the determination of this application. Regarding the submitted photograph showing a larger structure than the one proposed, this has been submitted as a sample indicating the proposed materials and finishes for the shed and is not representative of the proposal in terms of scale or design.

With regard to the other material considerations, the site, as noted is located within a residential area under Policy D of the Planning Policy Statement on Our Homes and Communities. Based on the above assessment, the proposal is considered to be in contrast with the character and appearance of the area. As such it cannot be considered acceptable with regard to Policy D.

In conclusion, the proposal fails to contribute to making a successful place and cannot be supported under Policy 1. Furthermore, the proposal does not preserve or enhance the character and appearance of the area and would be considered as harmful to the historic environment and cannot be supported under Policy 28. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications are determined in accordance with the Local Development Plan unless material considerations indicate otherwise. As the proposal fails to accord with the relevant policies in the Local Development Plan and there are no material considerations which would outweigh this in support of the application, the proposal cannot be supported.

RECOMMENDATION

That the application be refused for the following reasons:

1. By reason of location and design, including the use of finishing materials, the development fails to reflect local architecture and urban form as required by Policy 1 of the Inverclyde Local Development Plan.

2. The proposal would result in an unexpected and dominant feature on the streetscape, which would harm the established pattern of development and setting of the Conservation Area, contrary to the aims of Policy 28 of the Inverclyde Local Development Plan.

Signed:

David Sinclair
Case Officer

Stuart Jamieson
Head of Regeneration and Planning

SOME POINTS I FEEL ARE RELEVANT:-

1/. IN THE REPORT OF HANDLING - SITE DESCRIPTION - THE BUILDING DESCRIPTION TALKS ABOUT WHITE RENDER WALLS THIS IS WRONG. THE BUILDING IS A NO FINES POURED CONCRETE CONSTRUCTION AS IS THE ONE ADJACENT TO THE EAST. IT IS PAINTED WHITE - NO RENDER. I FEEL THIS IS RELEVANT AS THE OFFICER GOES ON TO REFER TO BUILDINGS AS HISTORICAL ASSETS IN HIS ASSESMENT BUT DOES A POURED CONCRETE BUILDING COME UNDER THIS RULE?

I FEEL THE OFFICER WAS OTHERWISE FAIR AND APPLIED HIS METHODOLOGY IN WRITING HIS REPORT CORRECTLY THOUGH PERHAPS A BIT OVER DILIGENTLY.

THE REASON I SAY THIS IS BECAUSE THE FOOTPRINT OF THE SHED WOULDN'T BE MUCH BIGGER THAN THE EXISTING COVER OF THE UP AND OVER TYPE THAT I ALREADY HAVE ON THE DRIVE, I SIMPLY WANTED TO FIND A SOLUTION TO THE CONTINIOUS BATTLE I HAVE AGAINST THE ELEMENTS WHILE TRYING TO PROTECT MY CLASSIC MOTORCYCLE (HISTORIC ASSET) AND THOUGHT A SMALL SHED WOULD BE THE PERFECT SOLUTION.

I HAVE NO WISH TO UPSET ANY NEIGHBOURS THAT IS WHY I AM SUGGESTING I COULD MAKE THE SHED WITH A RETRACTABLE ROOF SO THAT THE MAJORITY OF TIMES IT WOULD BE ONLY FIVE FEET HIGH AND ONLY RAISED WHEN I WAS INSIDE.

ALSO I THOUGHT THE GREY COLOUR WAS NICE AND MADE THE SHED LOOK LIKE A SMALL OUTBUILDING NO MORE VISIBLE THAN THE VARIOUS SHEDS AND GARAGES IN THE SURROUNDING AREA. I HAVE INCLUDED SOME PICTURES ALTHOUGH B+W YOU GET THE IDEA THAT OUTBUILDINGS ON VIEW AREN'T EXTRA-ORDINARY IN THE AREA.

I MYSELF WANT TO CREATE A NICE THING TO LOOK AT AND ENJOY AT MY HOME I DON'T WANT TO HAVE AN EYSORE OUTSIDE AND WOULDN'T WANT TO DO THIS IF I THOUGHT THAT WOULD BE THE CASE.

2 I FEEL A SITE VISIT WOULD BE THE BEST WAY TO GET AN IDEA OF THE SCALE OF THE PROPOSAL HERE AND THE UNDERSTANDING THAT THIS WILL IN NO WAY INCUR ANY INCONVENIENCE FOR MY NEIGHBOURS. THERE WAS SOME CONCERNS RAISED ABOUT THE DOORS OPENING ONTO THE COMMUNAL PATH BUT I HAVE SINCE DISCOVERED I HAVE APPROX 8FT FURTHER TO THE WEST THAN I ORIGINALLY THOUGHT, WHEN YOU LOOK AT THE LAYOUT PLAN I INCLUDED, THE BORDER LINE FOR MY DRIVE IS ACTUALLY IN THE CENTRE OF THE MAIN BUILDING WHEN I THOUGHT IT WAS THE END OF THE STAIRWALL AT MY FRONT DOOR. IN ANY CASE I COULD HAVE REDUCED THE LENGTH OF THE SHED SLIGHTLY.

I THINK IT'S BEST TO GO OVER EVERYTHING AT THE PROPOSED SITE VISIT / HEARING. THE LAYOUT PLAN I SPOKE OF ABOVE I COULDN'T SEND TO THE PRINTER VIA MY PHONE AS OVER 5mb, BUT I CAN SHOW AT THE VISIT.
AS I SAID I AM OPEN TO MAKING THE CONSTRUCTION IN ANY MATERIALS / COLOURS THE COUNCIL SPECIFY.
I HAVE NEWS THAT THE COUNCIL ARE BRINGING IN NEW LEGISLATION THAT WILL ALLOW PEOPLE IN POSITIONS SUCH AS MYSELF WHO HAVE NO OPTIONS BUT THE FRONT CURTILAGE TO PUT ANYTHING FOR STORAGE TO CONSTRUCT A STORAGE SHED 8' LONG - 5' HIGH - 4' WIDE. I COULD PROPOSE WHAT I SUGGESTED ABOUT THE ELEVATING ROOF BRINGING THE HEIGHT OF MY SHED DOWN WOULD CONCUR WITH THIS AND IT WOULDN'T BE MUCH WIDER OR LONGER. THE SHED WOULD BE OF GREAT BENEFIT TO ME HERE AND WOULD ENABLE ME TO HAVE MORE ENJOYMENT FROM MY TIME OF WORK AND BE HAPPIER IN MY HOME, THIS ALSO I FEEL NEEDS TO BE TAKEN INTO CONSIDERATION. I'M NOT TRYING TO ANNOY ANYONE, WE ALL HAVE TO MAKE COMPROMISES IN OUR LIVES.

1. SINCE I HAVE BEEN NOTIFIED OF THE COUNCILS DECISION TO REFUSE MY APPLICATION FOR THE SHED I HAVE NOTED THAT NEIGHBOURS ACROSS THE STREET WHO HAVE RECENTLY MOVED IN HAVE BEEN GRANTED PERMISSION TO REMOVE A VERY LARGE AMOUNT OF EARTH FROM THE FRONT OF THEIR HOUSE WHICH HAS A STEEP EMBANKMENT RIGHT OUT TO THE PAVEMENT. A SUBSTANTIAL RETAINING WALL AND STAIRS TO THE PROPERTY ARE ALSO TO BE REMOVED TO CREATE A DUAL IN PARKING SPACE.
THIS IS SURPRISING TO ME BECAUSE I FEEL IF THE COUNCIL APPLIED THE SAME DILIGENCE IN UTILISING CONSERVATION AREA STATUS RULES AS THEY DID TO ME HAVING A SMALL SHED THEN THIS WOULDN'T HAVE BEEN GIVEN THE GO AHEAD.
I DIDN'T RAISE OBJECTIONS TO THIS BECAUSE I FEEL IF IT'S DONE RIGHT IT WILL PROBABLY BE OK BUT I JUST FEEL THERE'S A BIT OF INCONSISTENCY IN THE COUNCILS RULINGS. THIS IS A MAJOR CHANGE IN THE LANDSCAPE THAT'S BEEN AS IS AT THE HOUSE FOR PROBABLY 150 YEARS AND IS A PERMANENT CHANGE. THE SHED ALTHOUGH PROFESSIONALY BUILT AND ERECTED COULD BE CLASSED AS A TEMPORALY STRUCTURE.
I FEEL I HAVE BEEN A BIT UNFAIRLY TREATED, I JUST WANT TO ENJOY MY HOME AND HOBBY TO FULL POTENTIAL. MY NEIGHBOURS ARE TALKING ABOUT GETTING THE DRIVE PAVED AND THAT WAS A CONCERN, I AM WILLING TO WAIT TILL THAT'S DONE BEFORE GETTING SHED. ALSO THE SHED WOULD HAVE A LESSER IMPACT FROM THE STREET THAN MY NEIGHBOURS WORK VAN THE SAME NEIGHBOUR WHOSE WIFE IS THE MAIN OBJECTOR CITING FIRE HAZARDS AND WORRIES ABOUT THE SHED BEING USED FOR 'OTHER THINGS', I ASSUME SHE'S TALKING ABOUT SELLING BIKES, THAT ISN'T THE CASE BUT IRONICLY HER HUSBAND RUNS HIS ROOFING BUSINESS FROM HIS HOUSE AND HAS LADDERS, SCAFFOLDING, LEAD AND GAS BOTTLES LYING AROUND, SO I THINK IT'S A BIT HIPOCLITICAL FOR HER TO COMPLAIN.

Moorfield Rd
Gourock
Top of Golf Rd

HALFWAY DOWN
GOLF LD GOVROCK

BARRHILL RD
Cardrock

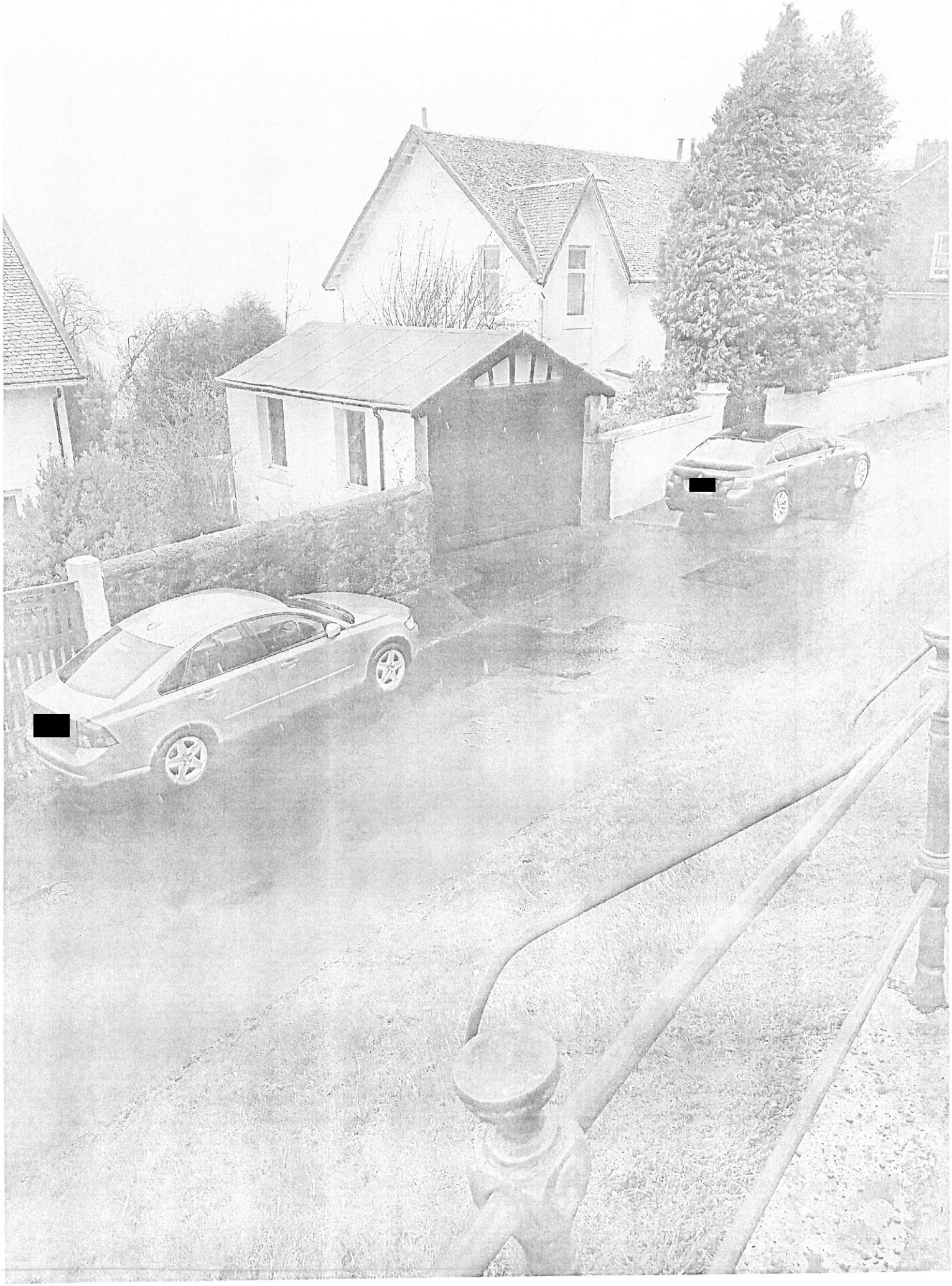
BARRHILL Rd
Cookstown

BROOMBERRY DRIVE
Cowlick

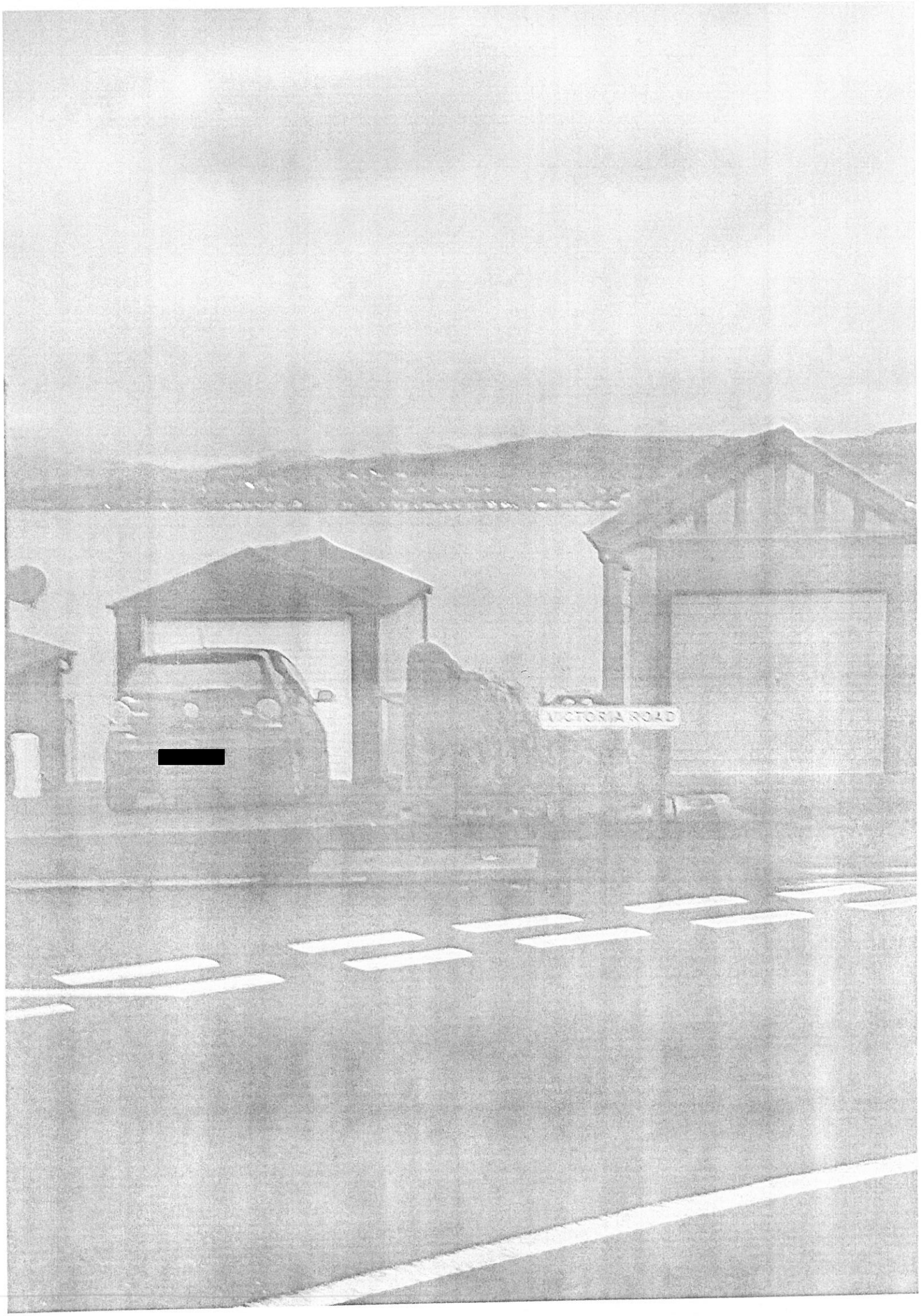
MANOR CRESCENT
GOUROCK

MY NEIGHBOURS
DRIVE NO VAN
(THE MAIN
COMPLAINANT
[redacted]

HILLSIDE RD GOLBOCK



ARGYLL Rd Gourock


VICTORIA ROAD

WITH VAN

J.R. BUNCE & CO.
• Slating
• Tiling
• Flat Roofs
• Lead Work
[redacted]
[redacted]

9. LETTER DATED 12 APRIL 2021 AND RESPONSE FROM APPLICANT REGARDING NEW MATTER

Inverclyde council

Enquiries to: Colin MacDonald
Telephone: 01475 712113
E-mail: colin.macdonald@inverclyde.gov.uk
Our Ref: LRB CM
Your Ref:
Date: 12 April 2021

Stuart Jamieson
Interim Service Director
Environment and Economic Recovery

Municipal Buildings
Clyde Square
Greenock
PA15 1LY

Mr Robert Campbell
26a Victoria Road
Gourock
PA19 1DH

Dear Mr Campbell

THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

REVIEW OF DECISION: 20/0324/IC

I refer to the Notice of Review that you served on Inverclyde Council's Local Review Body on 30 March 2021.

I acknowledge receipt of the Notice and supporting documentation. As you may be aware, Section 43B of the Town & Country Planning (Scotland) Act 1997 restricts the introduction of a matter which was not before the planning officer at the time of the determination now under review (or at the time of the expiry of the period of determination). New matters will only be permitted where the applicant can demonstrate that the matter could not have been introduced earlier in the process, or that the matter arises as a consequence of exceptional circumstances. Having reviewed the documents submitted with the Notice of Review, I would advise that the following document(s) has/have been identified as a new matter/new matters:-

(a) An alteration to the height, choice of materials and choice of finishes for the proposed shed.

In the circumstances, I should be obliged if you would either (i) demonstrate that the above matter(s) could not have been introduced earlier in the process, or (ii) that it arises/they arise as a consequence of exceptional circumstances. In this regard, I should be pleased to hear from you within 14 days of the date of this letter.

The Local Review Body is required to notify all those who submitted comment on the planning application, giving 14 days to make any further representation. Should any representations be received I shall write to you providing copy of any correspondence and allow you the opportunity to make comment.

Inverclyde council

I look forward to hearing from you.

Yours faithfully

۴۴ [redacted]

Anne Sinclair
Interim Head of Legal Services

Healthy Working Lives

Positive about disabled people

COLIN MACDONALD
INVERCLYDE COUNCIL
Ref - LRB CM

ROBERT CAMPBELL
26A VICTORIA RD
GOUROCK. PA19 1DH

Dear Sir,

Regarding your letter I received on the 15.4.21 in response to my Review of Decision :- 20/0324/IC.

You inform me that some of the matters I have raised have been identified as new matters and therefore cannot be taken into consideration.

The specific matters are :- AN ALTERATION TO THE HEIGHT, CHOICE OF MATERIALS AND FINISHES FOR THE PROPOSED SHED.

I brought these matters up because I feel if the council could specify what materials and finishes would be suitable then it makes sense that that should be what I could use and also making the shed height adjustable was also just a suggestion / compromise to appease the neighbours.

These suggestions I have made are an attempt to demonstrate that I am willing to work with the council and concerned neighbours to come to a compromise.

They are suggestions only and can be disregarded by the council if it causes any confusion.

[redacted]

P.S I FEEL I HAVE THE RIGHT TO KNOW THE IDENTITY OF THE 3 COMPLAINANTS SO I CAN BETTER MY RESPONSES TO TRY TO EASE THEIR CONCERNS RE - SHED.

I PAID JUST OVER £200 TO APPLY FOR PLANNING, WHAT FEE DO THE COMPLAINANTS PAY FOR ANONIMITY + TO BE KEPT UPDATED OF MY APPEAL, QUESTION HAVE THEY BEEN SENT MY FULL APPEAL DETAILS OR ONLY ABOUT THESE SO CALLED NEW MATTERS?

10. SUGGESTED CONDITIONS SHOULD PLANNING PERMISSION BE GRANTED ON REVIEW

Erection of shed in front drive (20/0324/IC).

26A Victoria Road Gourock.

Suggested conditions should planning permission be granted on review.

Condition

That prior to the commencement of development, samples of all external materials and finishes shall be submitted to and approved in writing by the Planning Authority: development thereafter shall proceed utilising the approved materials and finishes, unless the Planning Authority gives its prior written approval to any alternatives.

Reason

To enable the Planning Authority to retain effective control of facing and finishing materials in the interests of visual amenity within the Conservation Area.

Inverclyde council

AGENDA ITEM NO. 3 (a)

LOCAL REVIEW BODY **1 SEPTEMBER 2021**

PLANNING APPLICATION FOR REVIEW

MR MICHAEL SCOTT
PLANNING PERMISSION IN PRINCIPLE FOR RESIDENTIAL DEVELOPMENT, LANDSCAPING, PARKING, ACCESS AND ASSOCIATED WORKS
LAND AT GLASGOW ROAD, PORT GLASGOW (19/0140/IC)

Contents

1. **Planning Application dated 3 April 2019 together with site plans and drawings**

2. **Planning Application - Design and Access Statement**

3. **Planning Application - Planning Statement**

4. **Site Photographs Submitted with Planning Application**

5. **Preliminary Ecological Appraisal Report**

6. **Drainage, Flooding and SUDS Strategy Report**

7. **Report of Handling dated 26 February 2021**

8. **Inverclyde Local Development Plan 2019 Policy Extracts**

   To view the Inverclyde Local Development Plan see:
   https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp

9. **Inverclyde Local Development Plan 2019 Maps Extract**

10. **Inverclyde Local Development Plan 2019 Supplementary Guidance on Planning Application Advices Notes Policy Extract**

11. **Scottish Planning Policy Extract**

12. **Decision Notice dated 8 March 2021 issued by Head of Regeneration & Planning**

13. **Notice of Review Form dated 7 June 2021 with Supporting Statement from Rick Finc Associates**

14. **Suggested Conditions and Advisory Notes should Planning Permission be Granted on Review**

Note: Inverclyde Proposed Local Development Plan 2021 has been attached to the rear of the agenda papers as supplementary content.

1. PLANNING APPLICATION DATED 3 APRIL 2019 TOGETHER WITH SITE PLANS AND DRAWINGS

Inverclyde council

Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email: devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100159824-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

☐ Application for planning permission (including changes of use and surface mineral working).

☒ Application for planning permission in principle.

☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)

☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Planning permission in principle for small scale residential development, landscaping, parking, access and associated works on the site of the former Langlands/Carnegie Park Orphanage.

Is this a temporary permission? * ☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place? (Answer 'No' if there is no change of use.) * ☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Rick Finc Associates Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Stuart	Building Name:	Melford House
Last Name: *	Szylak	Building Number:	3
Telephone Number: *	01312266166	Address 1 (Street): *	Walker Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH3 7JY
Email Address: *	stuart@rickfincassociates.com		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	c/o Melford House
First Name: *	Michael	Building Number:	
Last Name: *	Scott	Address 1 (Street): *	3 Walker Street
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH3 7JY
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority: Inverclyde Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing 674082 Easting 233784

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * ☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☒ Meeting ☐ Telephone ☐ Letter ☐ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Feedback related to current open space designation, LDP2 progress, access constraints and supporting documentation likely to be required to support any planning application.

Title: Mr Other title:

First Name: Alan Last Name: Williamson

Correspondence Reference Number: Date (dd/mm/yyyy): 05/06/2018

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area: 1.19

Please state the measurement type used: ☒ Hectares (ha) ☐ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Private land, currently designated in the LDP as open space, comprising an element of woodland and brownfield previously developed land.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? * ☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * ☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

☒ Yes – connecting to public drainage network

☐ No – proposing to make private drainage arrangements

☐ Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * ☒ Yes ☐ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

☒ Yes

☐ No, using a private water supply

☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * ☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * ☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? * ☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * ☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * ☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * ☒ Yes ☐ No

Is any of the land part of an agricultural holding? * ☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Stuart Szylak

On behalf of: Mr Michael Scott

Date: 30/05/2019

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- [x] Site Layout Plan or Block plan.
- [ ] Elevations.
- [ ] Floor plans.
- [x] Cross sections.
- [ ] Roof plan.
- [ ] Master Plan/Framework Plan.
- [ ] Landscape plan.
- [x] Photographs and/or photomontages.
- [ ] Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	☐ Yes	☒ N/A
A Design Statement or Design and Access Statement. *	☒ Yes	☐ N/A
A Flood Risk Assessment. *	☐ Yes	☒ N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	☐ Yes	☒ N/A
Drainage/SUDS layout. *	☒ Yes	☐ N/A
A Transport Assessment or Travel Plan	☐ Yes	☒ N/A
Contaminated Land Assessment. *	☐ Yes	☒ N/A
Habitat Survey. *	☐ Yes	☒ N/A
A Processing Agreement. *	☐ Yes	☒ N/A

Other Statements (please specify). (Max 500 characters)

Planning Statement; Preliminary Ecological Assessment Report; Topographical Survey; and Transport Opinion.

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Miss Amelia Smith

Declaration Date: 03/04/2019

Payment Details

Telephone Payment Reference:

Created: 30/05/2019 11:01

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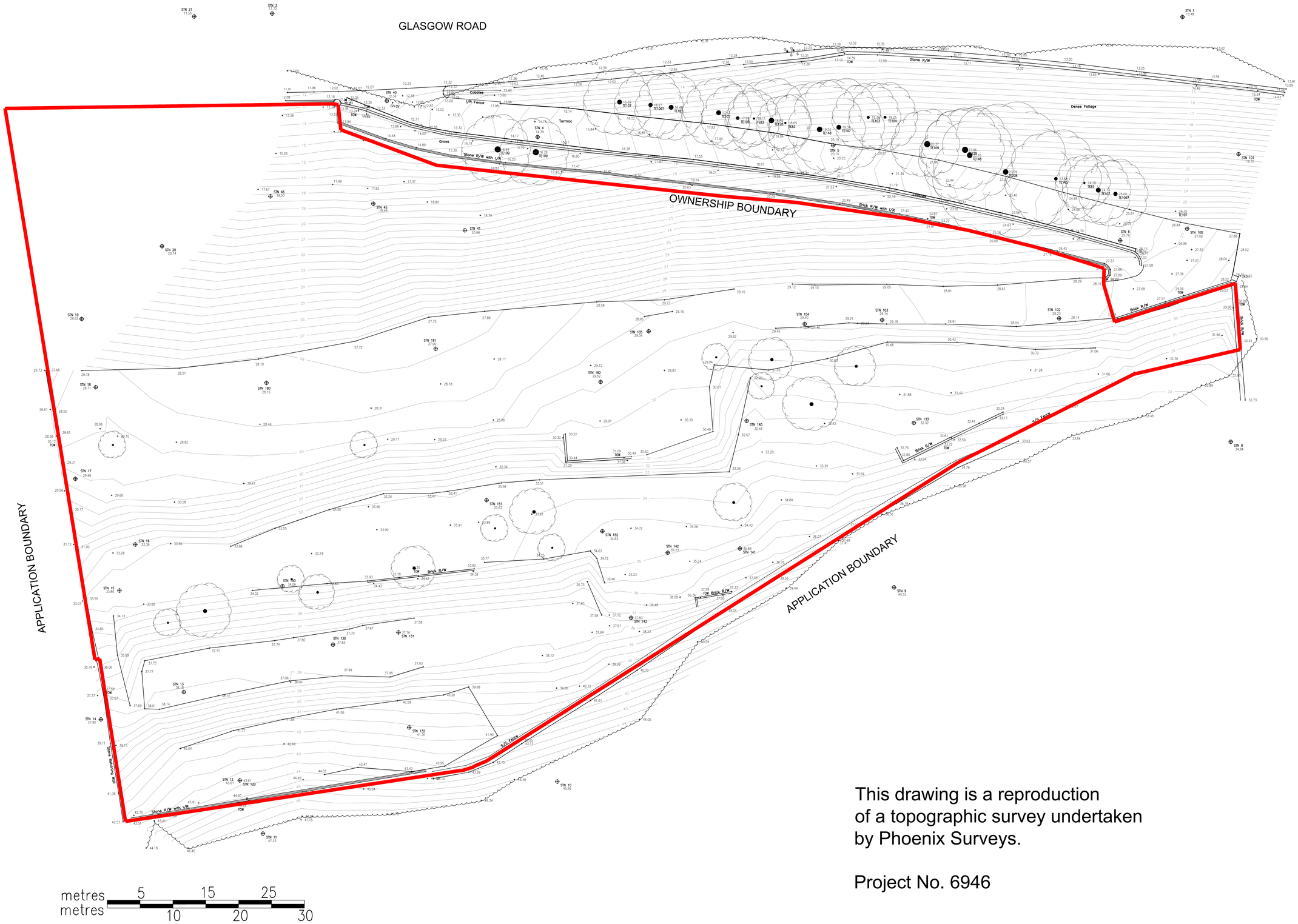
Revision		Date	By
P1	First Issue	19/03/01	AV
P2	Site boundary line amended	19/06/02	PM



This drawing is a reproduction of a topographic survey undertaken by Phoenix Surveys.

Project No. 6946

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Client	PPP
	RFA
Project Title	Former Carnegie Park Orphanage/ Landlands School, Glasgow Road, Port Glasgow
Drawing Title	Existing Site Plan

Date	Scale	Drawn	Checked	
190301	1:200	AV	MJR	A0

Drawing No.	Rev
131-L(10)-200	P2

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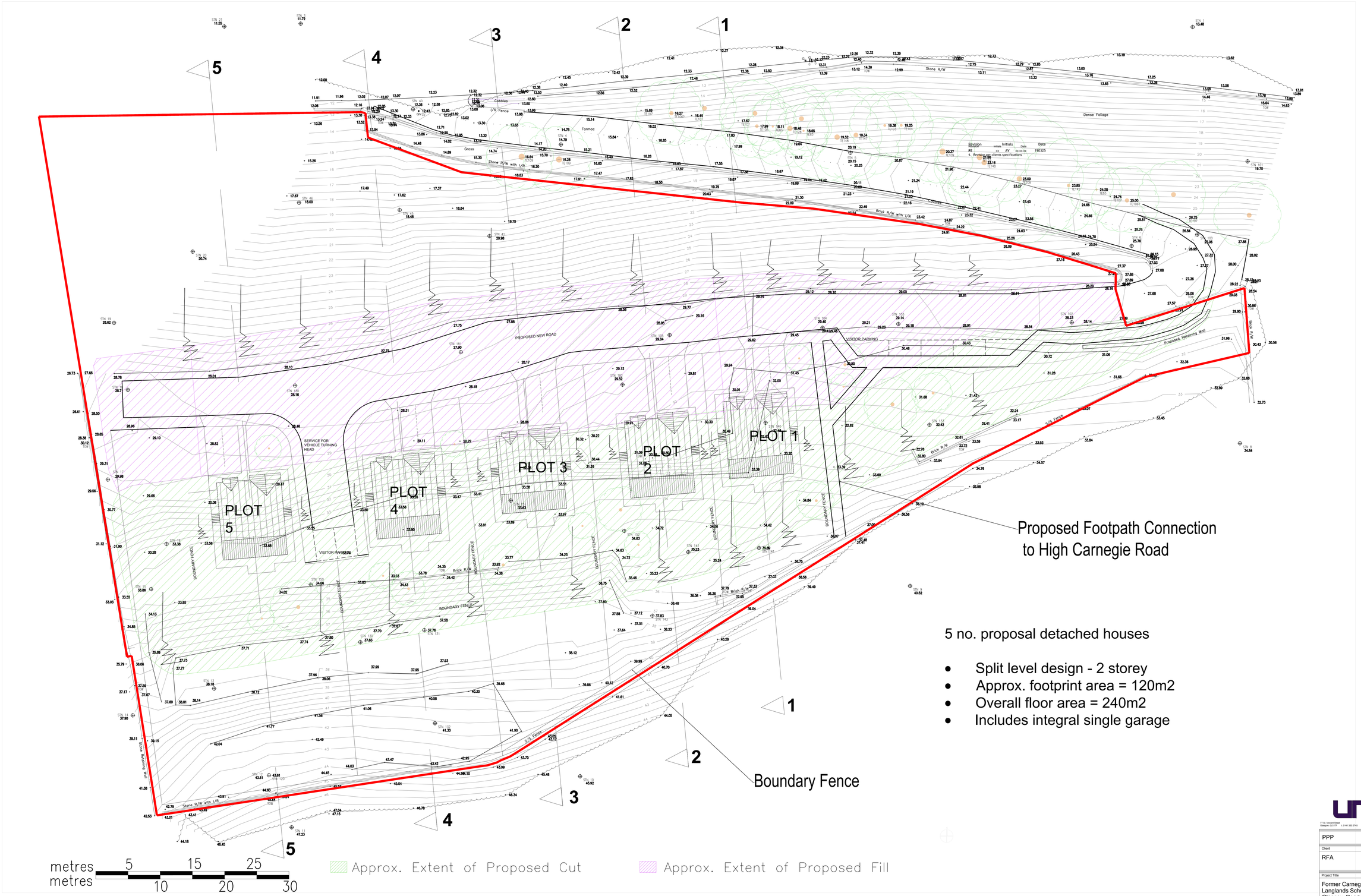
Revision | Date | Rev
P1 FIRSTISSUE | 190301 | AV

Revision	Initials	Date
P2	AV	190325
1. Layout revision per client comments		
P3	PM	190802
1. Site boundary line amended		



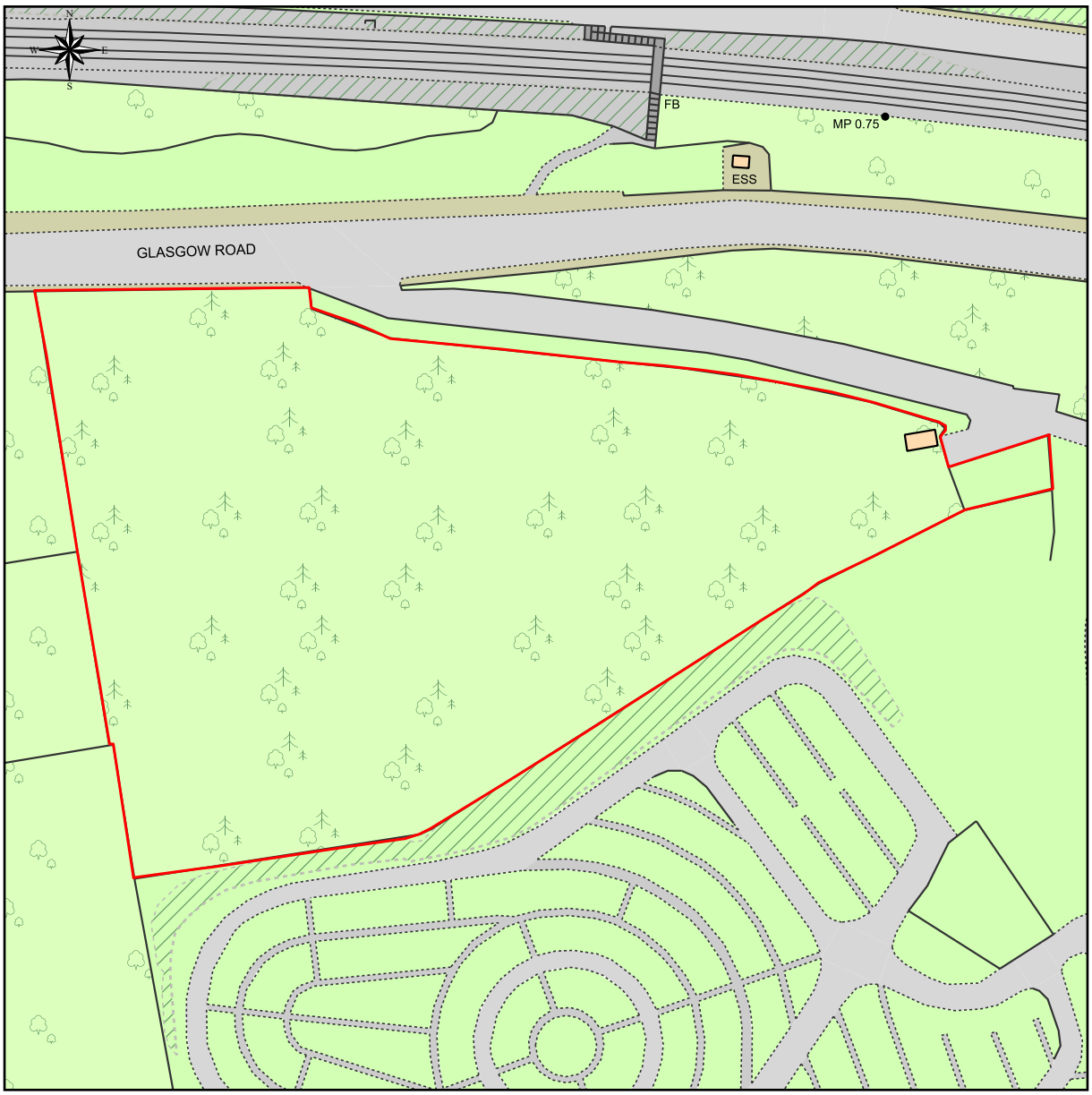
5 no. proposal detached houses

- Split level design - 2 storey
- Approx. footprint area = 120m2
- Overall floor area = 240m2
- Includes integral single garage

UNUM PARTNERSHIP CHARTERED ARCHITECTS

PPP	
Client	RFA
Project Title	Former Carnegie Park Orphanage/ Langlands School, Glasgow Road, Port Glasgow
Drawing Title	Proposed Site Layout Plan
Date: 190301	Scale: 1:200
Drawn: AV	Checked:
A0	
Drawing No.: 131-L(20)-200	Rev: P3

Location Plan



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

Rick Finc Associates
Planning and Development Consultants

plans ahead by emapsite™

Prepared by: Stuart Szylak, 08-05-2019

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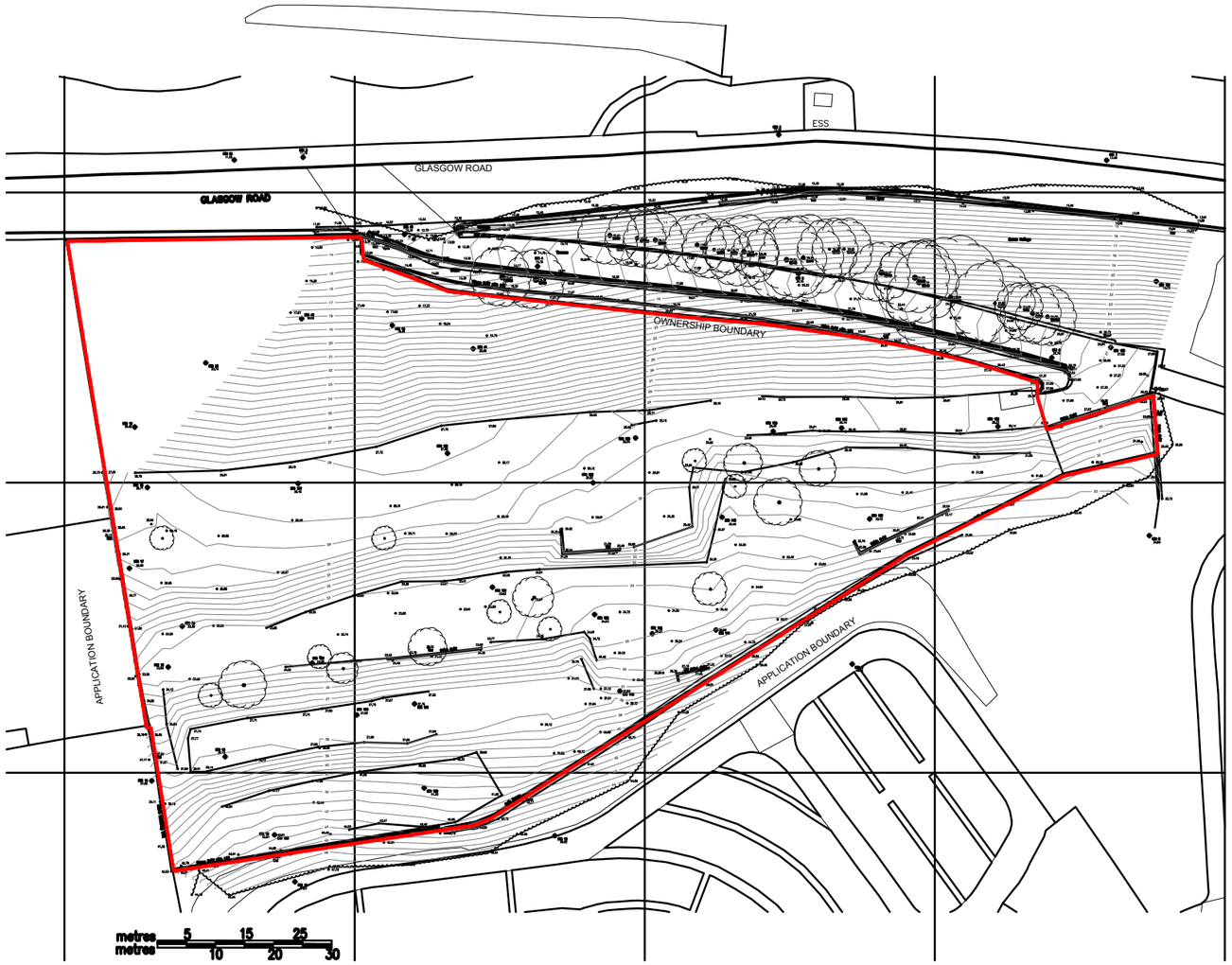
Revision		Date	By
P1	FIRSTISSUE	190228	AV
P2	Site boundary line amended	190802	PM



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PPP

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Project Title
Former Carnegie Park Orphanage/
Landlands School,
Glasgow Road, Port Glasgow

Drawing Title
OS Location Plan

Date	Scale	Drawn	Checked	
190228	1:1000	AV	MJR	A3

Drawing No.	Rev
131-L(10)-100	P2

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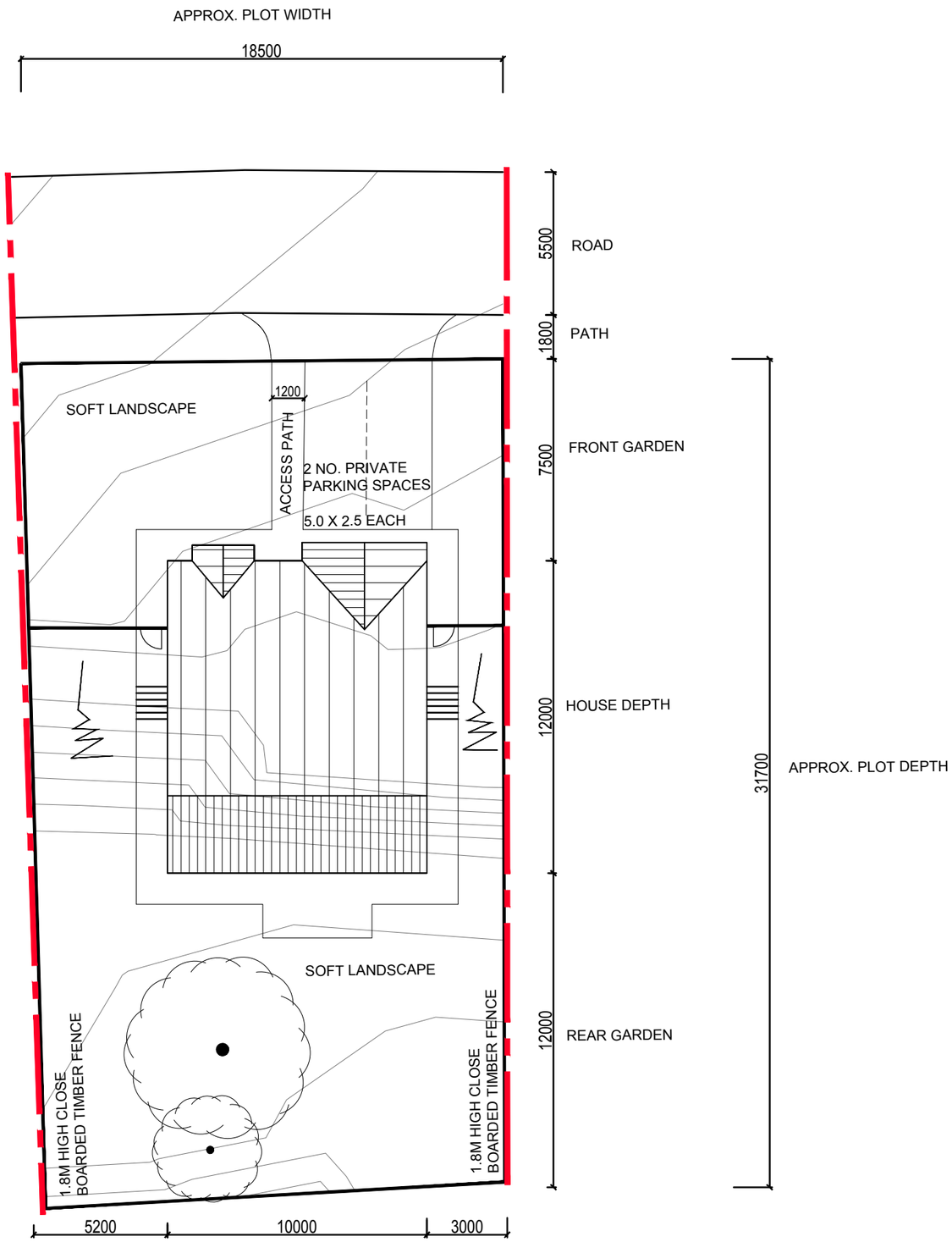
Revision		Date	By
P1	FIRSTISSUE	190228	AV



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PPP PPP

Client
RFA

Project Title
Former Carnegie Park Orphanage/
Langlands School,
Glasgow Road, Port Glasgow

Drawing Title
Typical Plot Plan

Date	Scale	Drawn	Checked	
190228	1:200	AV		A3

Drawing No.	Rev
131-L(20)-300	P1

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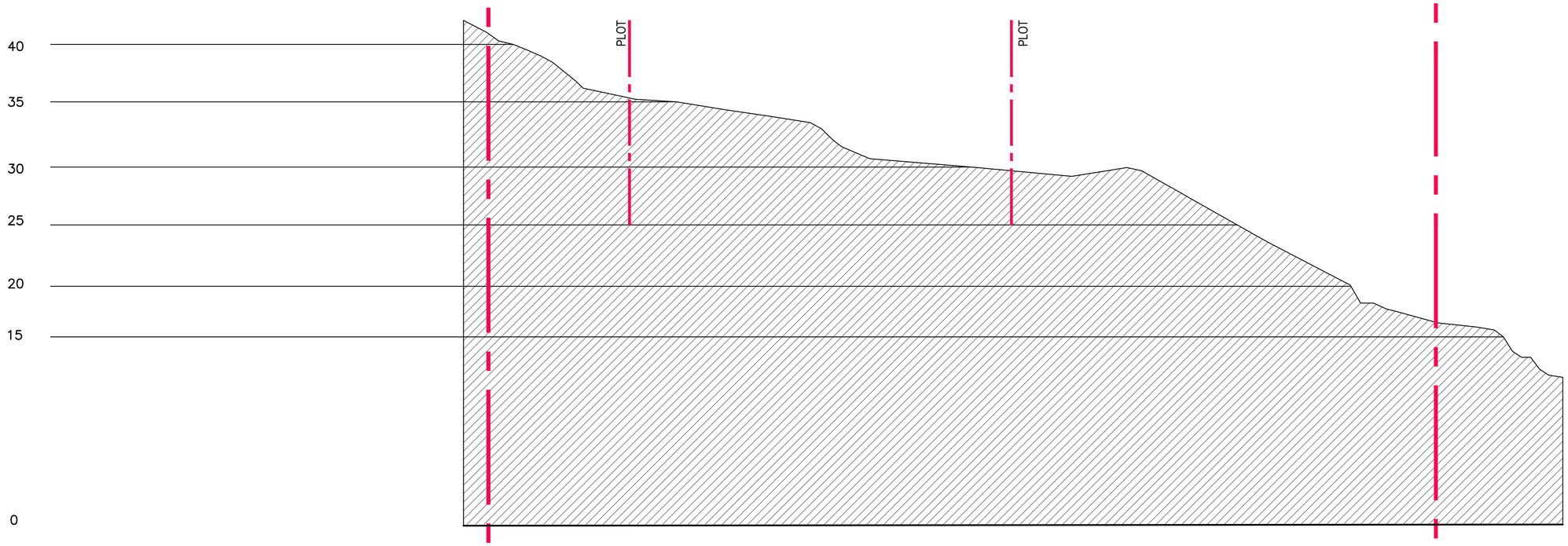
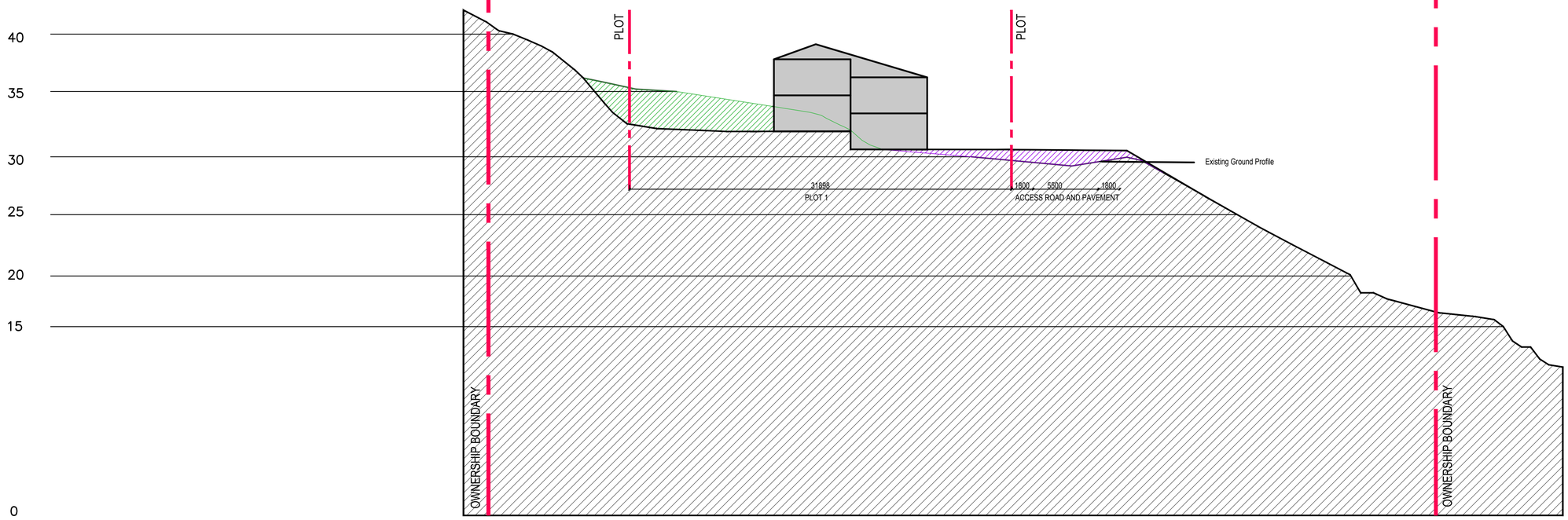
Revision	Date	By
P1 FIRSTISSUE	190228	AV

Plot 1



Existing Section through plot 1 showing ground profile



Proposed Section through plot 1 showing ground profile

Approx. Extent of Proposed Cut

Approx. Extent of Proposed Fill

Existing Ground

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Client

RFA

Project Title

Former Carnegie Park Orphanage/
Langlands School,
Glasgow Road, Port Glasgow.

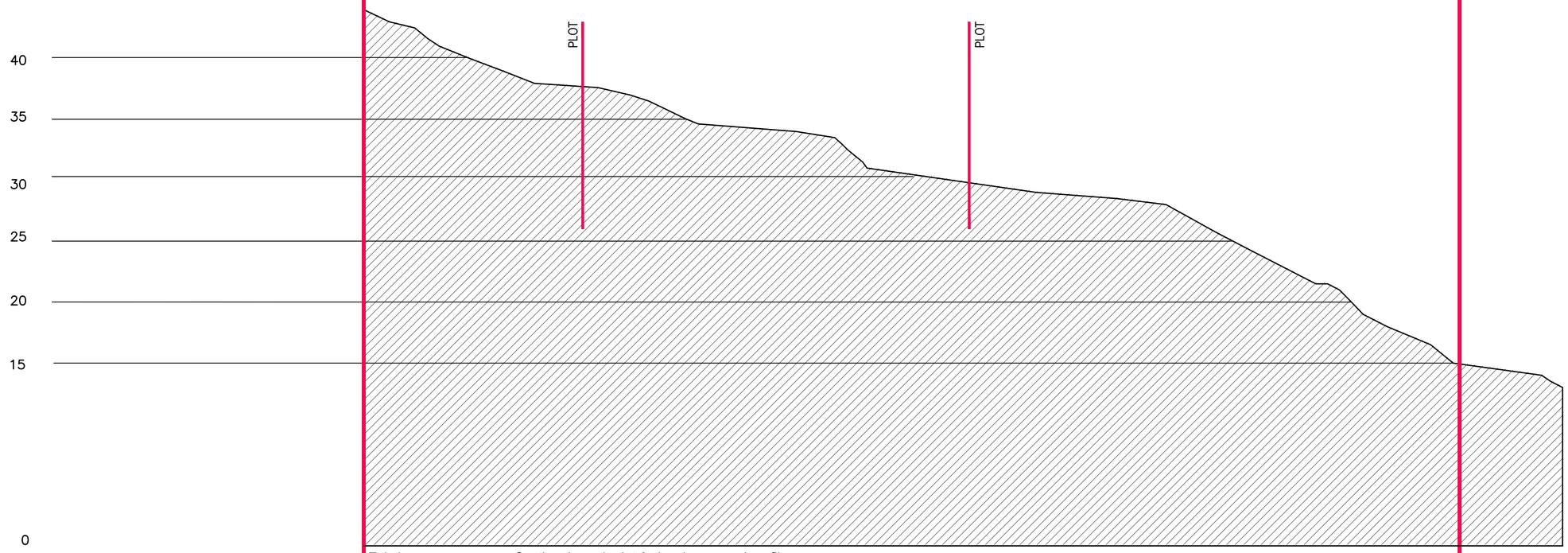
Drawing Title

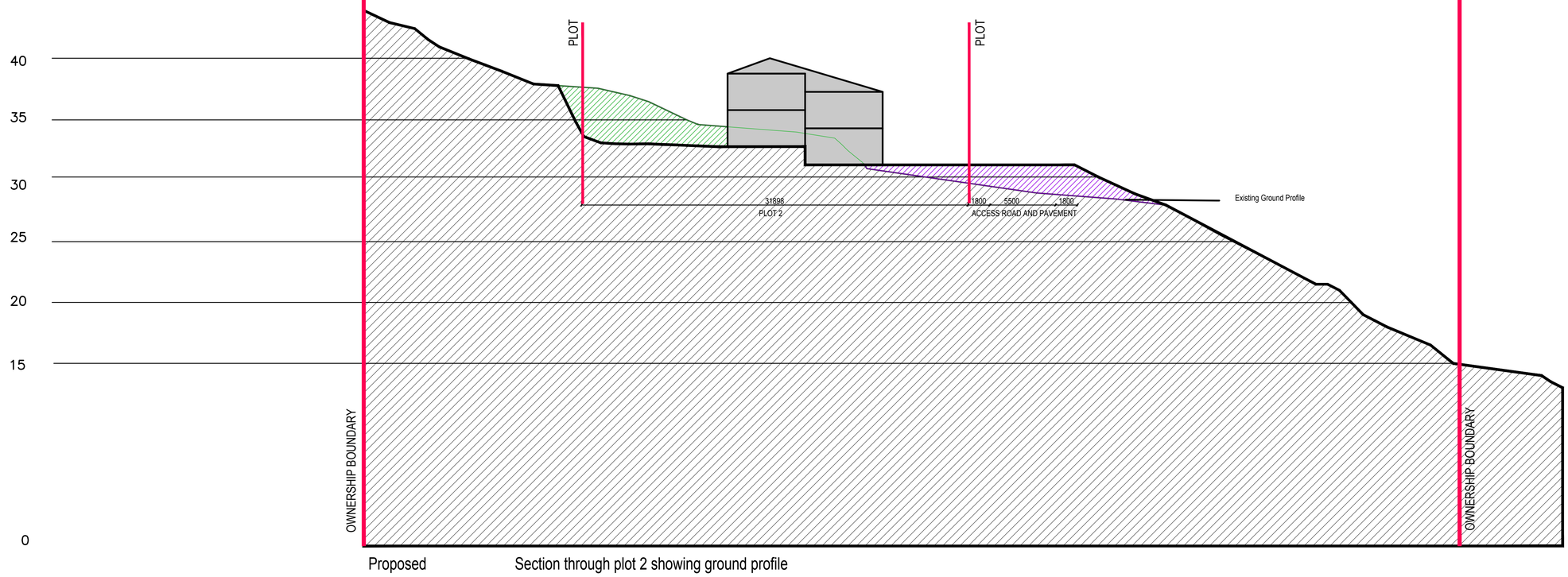
Site Section
Plot 1

Date	Scale	Drawn	Checked	
190227	1:200	AV		A1

Drawing No.	Rev
131-L(20)-401	P1

Plot 2





Approx. Extent of Proposed Cut Approx. Extent of Proposed Fill Existing Ground

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Revision		Date	By
P1	FIRSTISSUE	190228	AV

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CHARTERED ARCHITECTS

PPP

Client
RFA

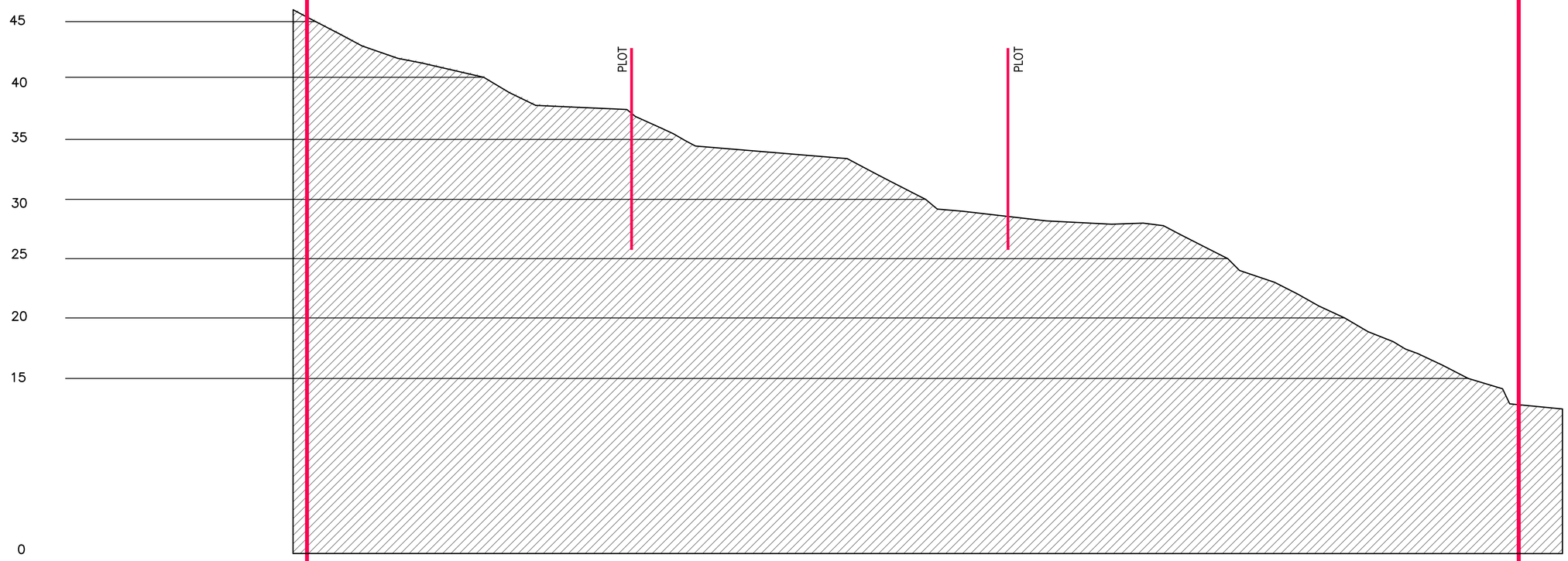
Project Title
Former Carnegie Park Orphanage/
Langlands School,
Glasgow Road, Port Glasgow

Drawing Title
Site Section
Unit 2

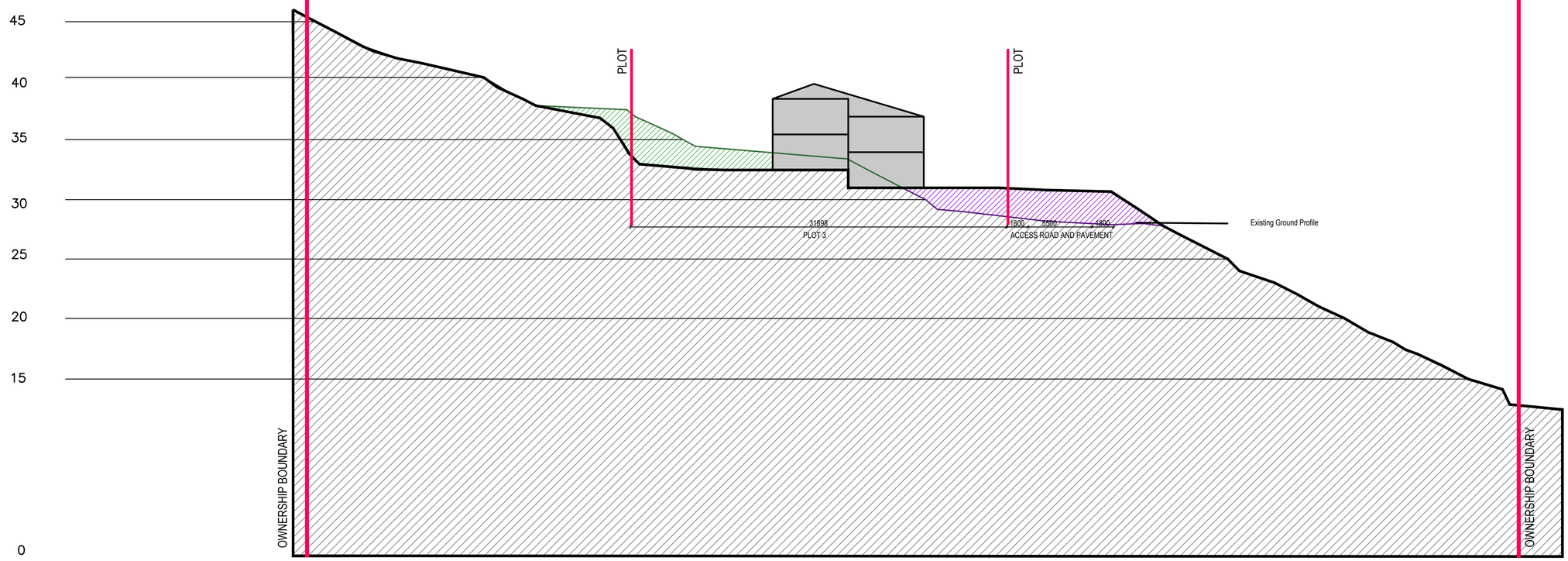
Date	Scale	Drawn	Checked	
190227	1:200	AV		A1

Drawing No.	Rev
131-L(20)-402	P1

Plot 3



Existing Section through plot 3 showing ground profile



Proposed Section through plot 3 showing ground profile

Approx. Extent of Proposed Cut Approx. Extent of Proposed Fill Existing Ground

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Revision		Date	By
P1	FIRSTISSUE	190228	AV

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PPP

Client
RFA

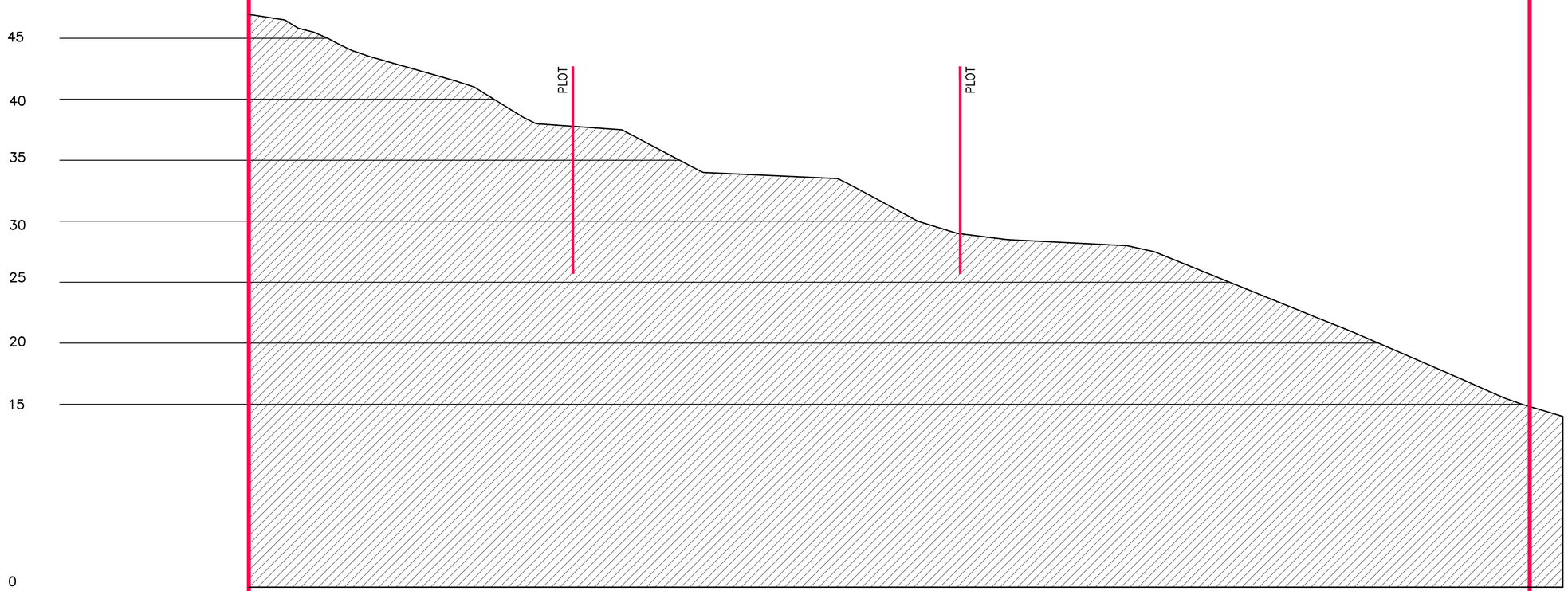
Project Title
Former Carnegie Park Orphanage/
Langlands School,
Glasgow Road, Port Glasgow.

Drawing Title
Site Section
Unit 3

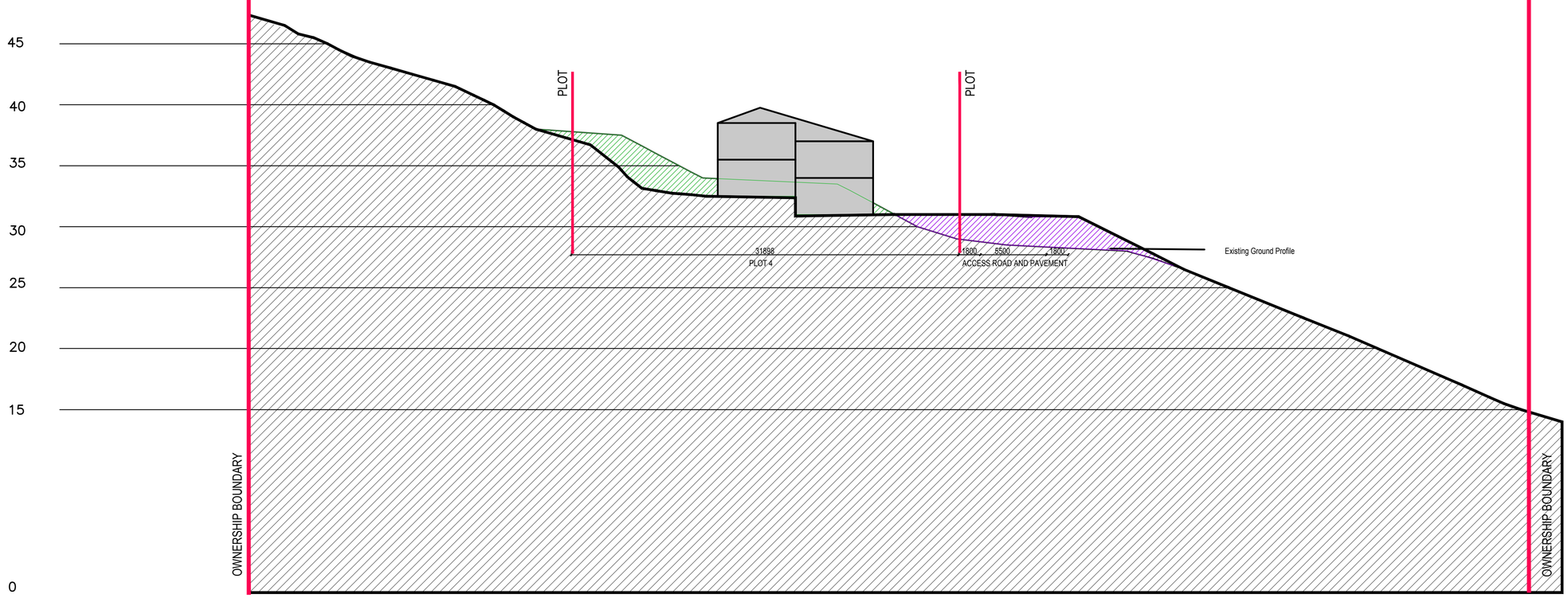
Date	Scale	Drawn	Checked	
190227	1:200	AV		A1

Drawing No.	Rev
131-L(20)-403	P1

Plot 4



Existing Section through plot 4 showing ground profile



Proposed Section through plot 4 showing ground profile

Approx. Extent of Proposed Cut

Approx. Extent of Proposed Fill

Existing Ground

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Revision		Date	By
P1	FIRSTISSUE	190228	AV

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PPP

Client
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Project Title
Former Carnegie Park Orphanage/
Langlands School,
Glasgow Road, Port Glasgow

Drawing Title
Site Section
Unit 4

Date	Scale	Drawn	Checked	
190227	1:200	AV		A1

Drawing No.	Rev
131-L(20)-404	P1

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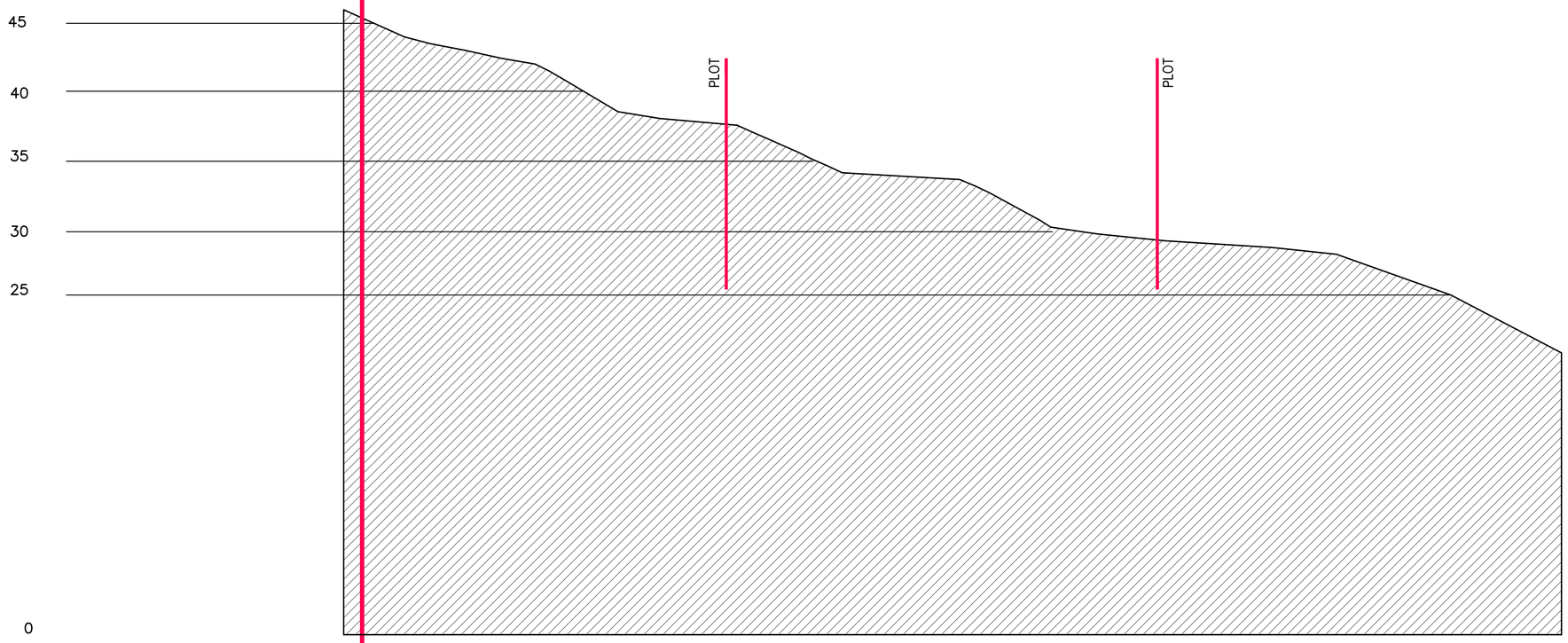
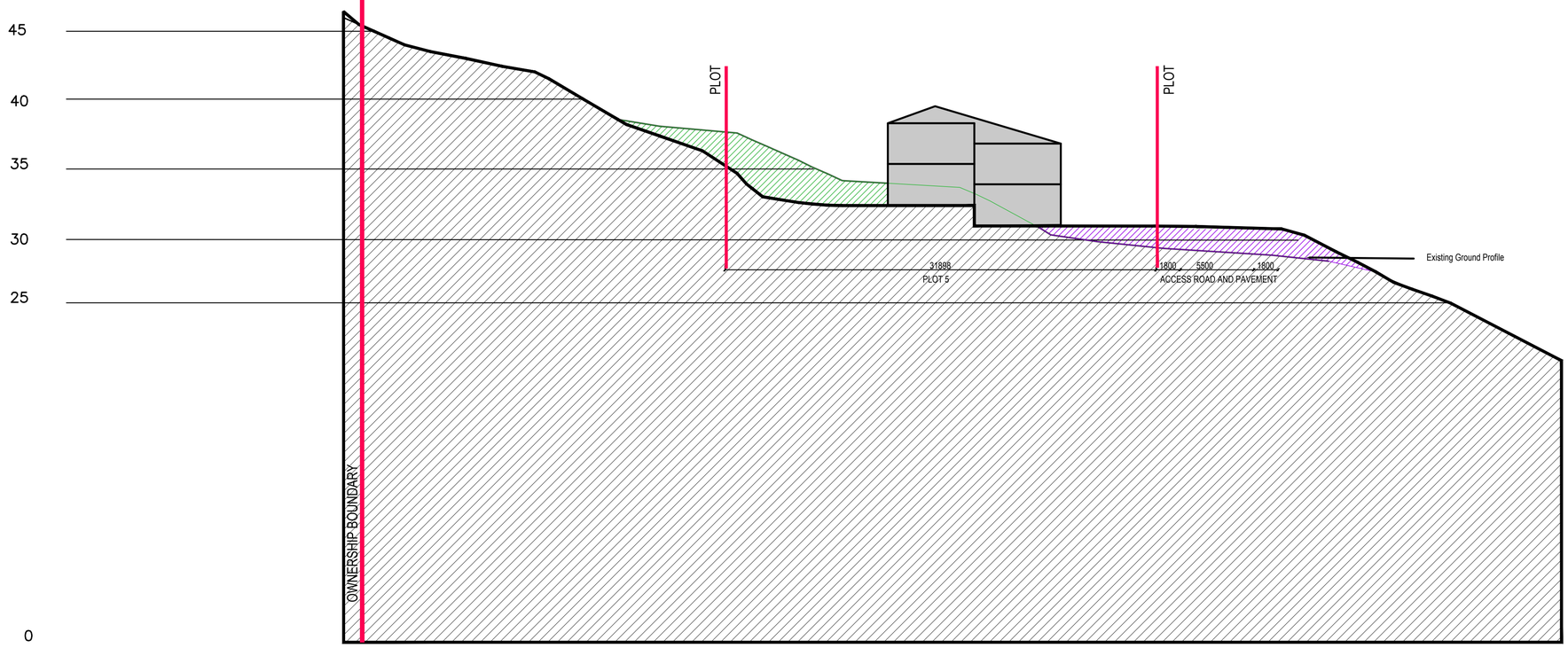
Revision		Date	By
P1	FIRSTISSUE	190228	AV

Plot 5



Existing Section through plot 5 showing ground profile



Proposed Section through plot 5 showing ground profile

OWNERSHIP BOUNDARY

Approx. Extent of Proposed Cut Approx. Extent of Proposed Fill Existing Ground

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CHARTERED ARCHITECTS

PPP

Client
RFA

Project Title
Former Carnegie Park Orphanage/
Langlands School,
Glasgow Road, Port Glasgow

Drawing Title
Site Section
Unit 5

Date	Scale	Drawn	Checked	
190227	1:200	AV		A1

Drawing No.	Rev
131-L(20)-405	P1

2. PLANNING APPLICATION – DESIGN AND ACCESS STATEMENT

Former Carnegie Park Orphanage/ Langlands School, Glasgow Road, Port Glasgow.
Application for Planning Permission in Principe for the erection of residential development, landscaping, infrastructure and associated access

Planning permission in Principal
Design and Access statement
(Document Reference: 131-DOC-001)

To accompany application for Planning Permission in Principe for the erection of residential development, landscaping, infrastructure and associated access, located on a vacant site to the South of Glasgow Road, Port Glasgow.

UNUM
UNION PARTNERSHIP
CHARTERED ARCHITECTS

Rev P3- August 2019

Contents

1.0 Background information

2.0 Client Brief

3.0 Site Analysis and Appraisal

4.0 Planning Policy

5.0 Proposed Development

6.0 Design Considerations

7.0 Inclusivity

8.0 Conclusion

1.0 Background Information

This statement has been prepared by the Unum Partnership Ltd for submission to Inverclyde Council on behalf of Rick Finc Associates, in support of an application for Planning Permission in Principe for the erection of a small scale residential development, landscaping, infrastructure and associated access, located on a vacant site to the South of Glasgow Road, Port Glasgow.

1.1 Background information

Applicant:

Agent: Unum Partnership Ltd. Chartered Architects
77 St. Vincent Street,
Glasgow.
G2 5TF

Planning Consultant: Rick Finc Associates
3 Walker Street
Edinburgh
EH3 7JY

Transport Consultant: ECS transport
Centrum Offices,
38 Queen Street,
Glasgow,
G1 3DX

1.1.1 Location Plan (Image from Bing)

Application site

2.1 Client Brief

The design team were instructed by Mr Mike Scott to review potential development options on a vacant site South of Glasgow road, Port Glasgow.

The brief given was little more than previously stated due to the assumed complexity associated with the site access, topography and extensive trees across the site.

The site development constraints are outlined over the following pages and we reviewed possible development options for residential developments of differing scales, before settling on the appropriately scaled development proposal being brought forward.

2.1.1 Aerial view of site (Image from Bing)

Application site

3.0 Site Analysis and Appraisal

3.1 Overview

The site is situated to the East of Port Glasgow's Town Centre and sits on an area of land bounded by:

- Glasgow Road to the North;
- Port Glasgow Cemetery to the immediate South and East;
- Dwelling houses and High Carnegie Road to the South (beyond the cemetery);
- Open space and flattened dwellings to the West.

Port Glasgow is the second largest town within the Inverclyde area and is located to the east of Greenock. Port Glasgow's town centre is located west of the site, where many facilities and amenities can be found

3.2 Ownership

The site is now owned by Mr Mike Scott, the applicant.

3.1.1 Aerial view of site (Image from Bing)

Application site

3.0 Site Analysis and Appraisal

Application site

3.1.2 Birdseye View from South (Image from Bing)

3.1.3 Birdseye View from North (Image from Bing)

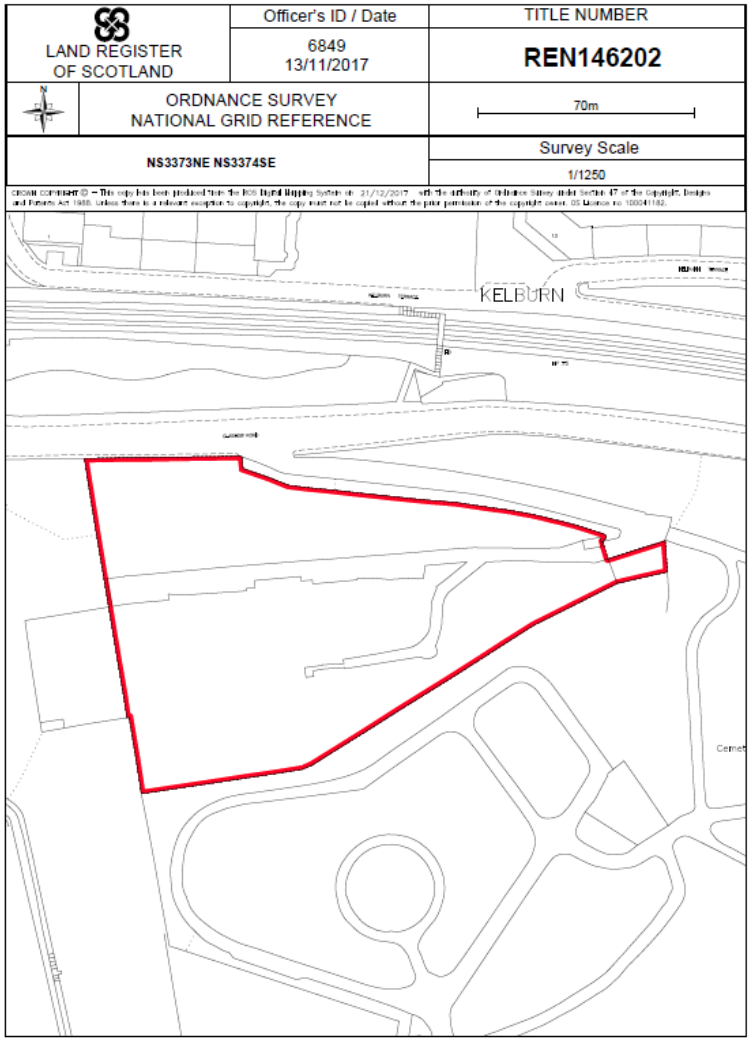
3.3 Site Information

The site is accessed from Glasgow Road, Port Glasgow, PA14 6SB and was formerly the site of Carnegie Park Orphanage/ Langlands School.

It is situated on a rather steep hillside, which slopes from the Southern boundary at Clune Brae / High Carnegie Road to the Northern boundary on Glasgow Road. Mature trees are predominantly located along the boundary of the site, in addition to a boundary wall which is damaged in some places. Due to the topography of the site, it benefits from fantastic views North towards the River Clyde. Though access is somewhat constrained.

Although the site is situated on a slope, there is a plateau in the centre which comprises a significantly sized area with remnants of the former Carnegie Park Orphanage / Langlands School.

3.3.1 Location Plan



3.4 Site History

The site formerly included the buildings of the (former) Langlands Park School. Which was formally certified to operate on 2 July 1962. The new school was run by the Church of Scotland. Following Scotland's 1968 Social Work Act, the establishment became a 'List D' School.

The same building had previously housed the Carnegie Park Orphanage.

The buildings no longer survive, although remnants remain on the site. These remnants primarily consist of areas of hardstanding, foundations, walls, various sets of steps, a long driveway and stone gateposts by the entrance. Fly tipping is also on site

No records appear to existing on when the school was closed or the buildings demolished.

The site now lies vacant with the remnants of the demolished buildings and internal roads visible in places.

There is no planning history available on the Inverclyde Council Planning Portal.

A representation was submitted for the inclusion of this site as a site for housing within the proposed Local Development Plan (LDP) at the Proposed LDP stage.

3.4.1 Title Plan REN146202 clarifying site ownership boundary

3.5.1 View of the River Clyde from the site

3.5 Townscape and Streetscape

The site is primarily characterised by its rising embankment to the South and views of the River Clyde are visible to the North through gaps in-between shrubbery and large mature trees. Further overhanging trees and shrubbery is located on the embankment to the South and together with the greenery on the North, it creates a sense of enclosure.

The area predominantly comprises of residential uses, with the Clune Brae residential estate located to the South and West along High Carnegie Road, along with vacant land and small businesses. A relatively new housing development site is located East of the site. Inverclyde Council recognise that this area in particular has an abundance of low quality and uninhabitable housing, unmaintained woodland and a relatively low sense of place. The surrounding area is therefore include within an 'Area of Potential Change' within the LDP.

Beyond the immediate vacant land and cemetery the built fabric in the are comprises a mix of 2 and 3 storey residential, principally of 1960-1970 age and in a pebble dash render finish.

3.6 Transport

The site on Glasgow Road is fairly accessible and is approximately 13 miles West of Glasgow Airport and 17 miles West of Glasgow City Centre. The town is also connected to the A8 dual carriageway and the M8 motorway. The town is served by two railway stations: Port Glasgow Railway Station (located in the centre), and Woodhall Railway Station (located to the East of Port Glasgow) which is the closest station to the application site. The rail services connect Port Glasgow to Glasgow Central, Wemyss Bay, Greenock and Gourock.

Local buses service both Glasgow Road and Clune Brae heading to Clydebank, Park Farm, Greenock, Larkfield, Kilmacolm and Bardainney.

3.7 Access

Access to the site can be gained from an existing road opening on the South side of Glasgow Road. Access can also be gained to the cemetery from this point and is therefore considered to be in joint ownership between the Applicant and Inverclyde Council. Pedestrians are able to access the application site via all cemetery gates also. From Glasgow road there is a 5m wide inclined access road up to the site plateau.

ECS Transport Planning are commissioned separately to discuss the site access and transport considerations.

3.7.1 View of the site access from Glasgow Road

3.8 Topography

A topographic survey of the site has been undertaken and has been submitted with this application as background information. The survey illustrates the following relevant topography:

- Level of Glasgow road in the vicinity of the shared site access is approximately 12.0m AOD.
- The existing access road rises in elevation approximately 15m up to a sharp right hand bend at an approximate slope of 1:8-1:9.
- The site plateau level is at a level varying between 27 and 31m AOD.
- The relatively level developable site plateau area measures approximately 4,550 sqm in comparison to the overall site area of 11,800 sqm

3.8.1 View looking towards the site from High Carnegie Road

3.9 Trees

There are numerous mature trees within the application site boundary. There are no preservation orders on any of these trees. Only smaller self seeded trees will be removed by the proposed development as the mature trees are all located on the steep embankments and will be unaffected.

3.10 Ecology

An Ecology study has been commissioned and is submitted as background information with this application for PPP.

3.11 Environmental Context

No environmental designations cover the site. The closest designations include:

North (of the site):
- Inverclyde Ramsar - Designated for non-breeding Redshank;
- Inverclyde Special Protection Area – Designated for non-breeding Redshank; and
- Inverclyde Site of Special Scientific Interest - Designated for non-breeding Cormorant and Eider.

South-west (of the site):
- Clyde Muirshiel Regional Park.

West (of the site):
- Knocknairs Hill Site of Special Scientific Interest – Designated for Fen Meadow and Lowland Neutral Grossland.

- There are no Tree Preservations located on site.

- The site has elements of a medium to high probability of surface water flooding along the western boundary.

3.12 Services

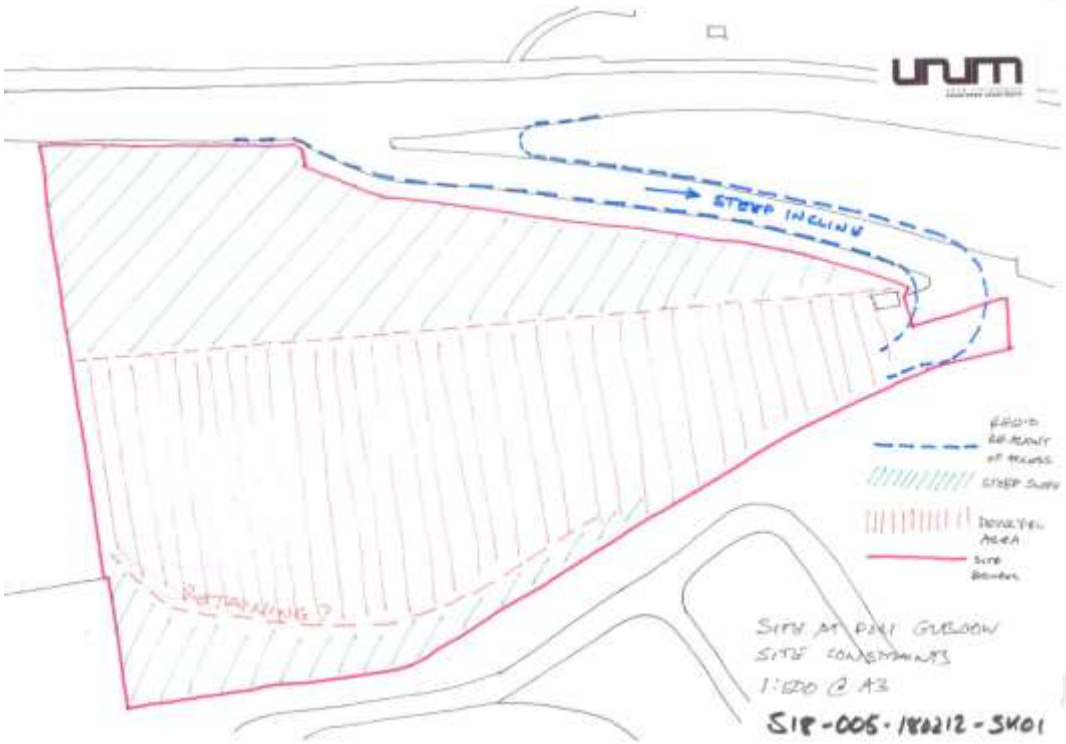
Existing statutory undertakers record maps have not as yet been obtained for the site and it is not known if there are sub-surface utilities running beneath or too the site. Its is assumed that all major utility infrastructure connections will be available on Glasgow Road.

3.13 Opportunity Constraints

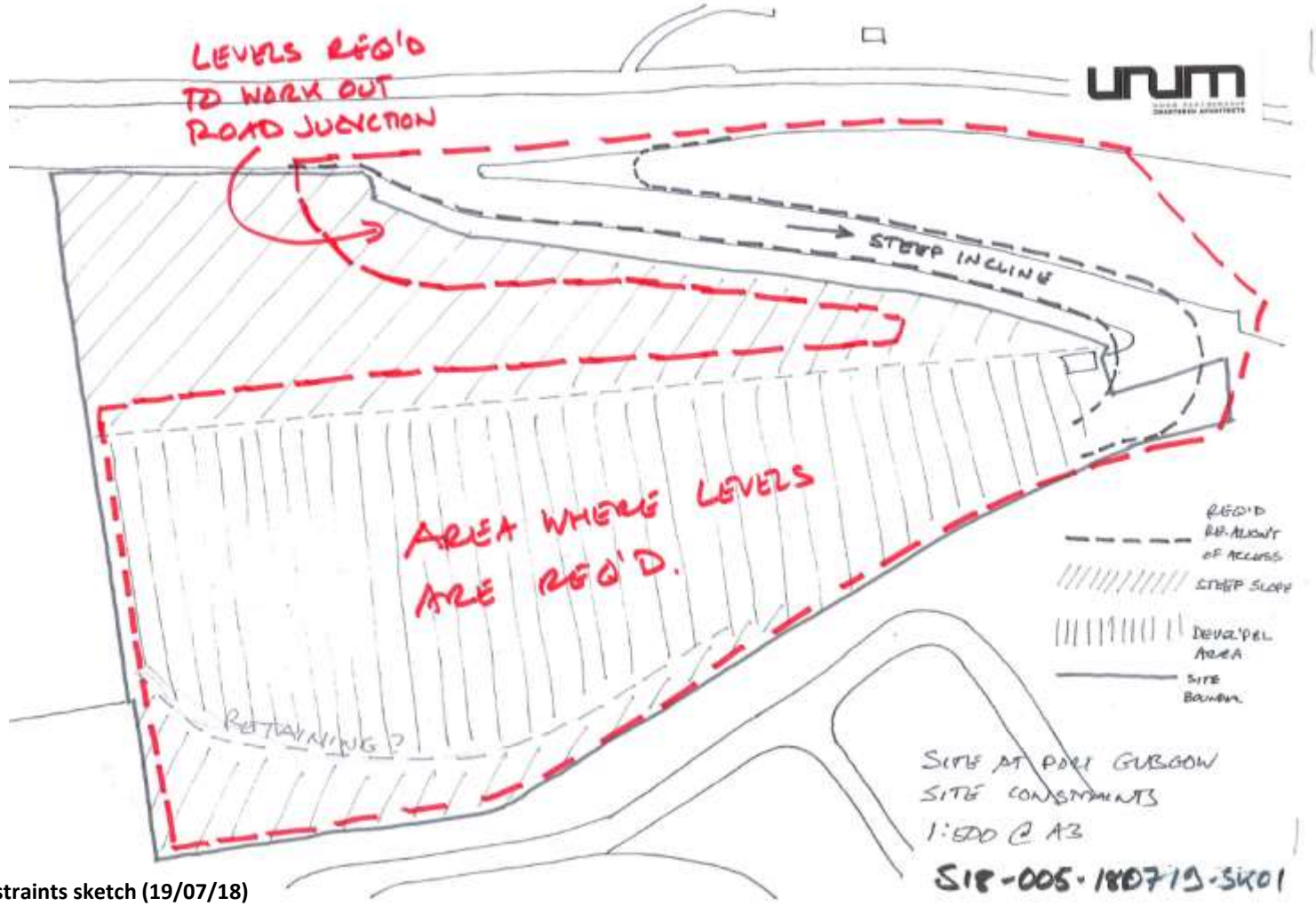
Initial site appraisal sketch included below highlighted very early on the constraints associated with a development on the application site.

The constraints are summarised as:

- Access – limited possibility of improving the vehicle access arrangements and steep incline to the site, due to:
- Topography - Steep slope up from Glasgow road at the North side of the site up to possible development plateau level
- Topography – Cut and fill exercise will be required to enlarge developable site, which will include cutting into the embankment to the South side of the site.
- Trees - Although no TPO in existence there are many and varied mature trees, although these are generally on the undevelopable embankments.



3.13.1 Site Constraints sketch (12/02/18)



3.13.2 Site Constraints sketch (19/07/18)

4.0 Planning Policy

4.1 Overview

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended), specifies that the determination of planning applications *'shall be made in accordance with the Development Plan, unless material considerations indicate otherwise'.* This is supplemented by Section 38(2) which states that *'in dealing with an application, the planning authority shall have regard to the provisions of the Development Plan as far as material to the application and any other material considerations.'*

In this regard, the Development Plan is referred to in terms of the proposed development and highlights key policies and statutory Supplementary Guidance (SG) applicable to this application for PPP.
This is discussed further within the accompanying planning statement by RFA.

4.2 Development Plan

The Development Plan which covers the application site, comprises:

- Glasgow and the Clyde Valley Strategic Development Plan (July 2017); and
- Inverclyde Local Development Plan (August 2014).

The emerging Development Plan comprises:

- Proposed Inverclyde Local Development Plan (2018), set to be adopted in August 2019.

4.3 Glasgow and the Clyde Valley Strategic Development Plan (SDP)

The SDP was adopted by ClydePlan in 2017 and covers Glasgow and Clyde Valley region which comprises East Dunbartonshire, East Renfrewshire, Glasgow City, North Lanarkshire, Renfrewshire, South Lanarkshire, West Dunbartonshire and Inverclyde. A land use development strategy is set out within the SDP. Policies and objectives of the SDP feed into LDPs and are used as a basis for policy making and land use planning at a local level.

The vision of the SDP is for the region to become '*a compact city region, based upon: Centres, Economy, Low Carbon Infrastructure; Placemaking and Regeneration'.* To achieve this ClydePlan set out a Spatial Development Strategy which includes focusing development on:

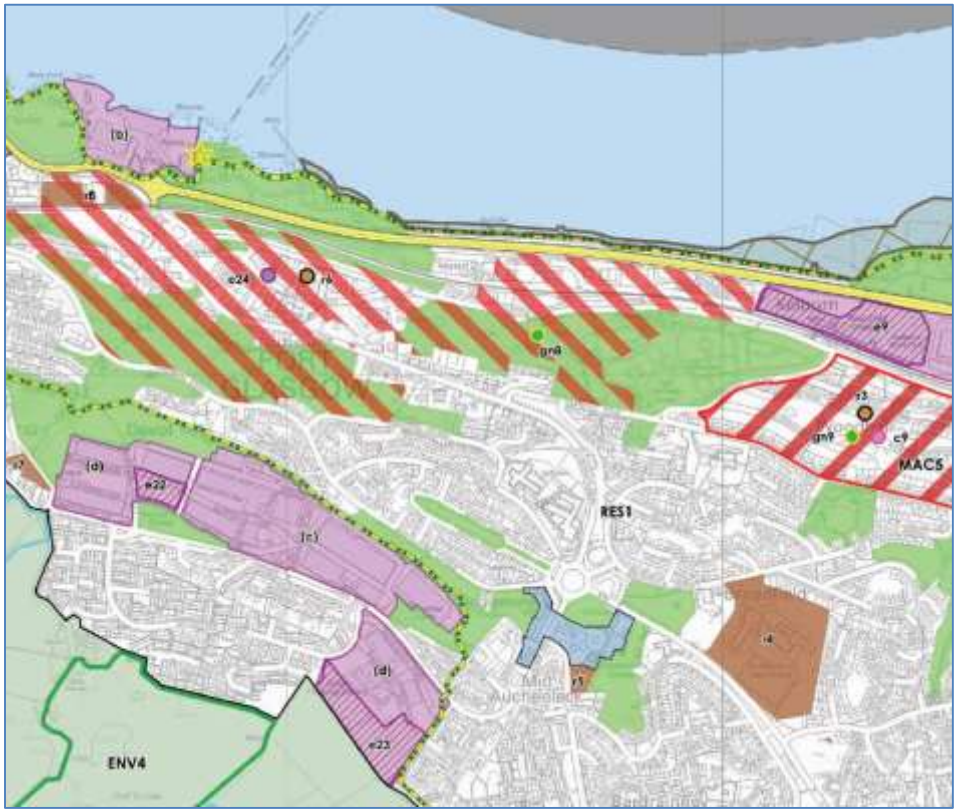
- Community Growth Areas;
- Clyde Gateway;
- Clyde Waterfront;
- Forth and Clyde Canal;
- Glasgow and the Clyde Valley Green Network;
- Glasgow City Centre;
- Ravenscraig; and
- River Clyde.

4.4 LDP

Inverclyde Council adopted their extant LDP on 29th August 2014. The LDP sets out the spatial strategy, planning policies and land use proposals for the Inverclyde area and together with the Glasgow and Clyde Valley Strategic Development Plan, Inverclyde Council use these documents to determine planning applications and to provide advice on development proposals.

4.5 LDP Proposals Map

The Inverclyde LDP designates the application site as an area of 'Open Space' which forms part of the green network, Inverclyde Council list the site under 'GN8' which suggests that there are potential opportunities for enhancement within this particular segment of the green network. In addition to this, the site is included within 'APC 2 – Inner Lower Port Glasgow', an area of potential change.



4.5.1 Inverclyde local development plan extract

4.6 Policy ENV6 Trees and Woodland

The proposed development will have an impact on trees although these are not protected by a Tree Preservation Order. Policy ENV6 lays out the guidance in regards to the protection of trees. Trees will be affected by the proposed development, although the trees which would require removal are mainly self seeded and confirmed as being of no real ecological value. Replacement planting can be conditioned onto a consent if that is deemed to be appropriate.

4.7 Policy ENV4 - Safeguarding and Enhancing Open Space

Policy ENV4 states:

Inverclyde Council will support, safeguard and where practicable, enhance:
(a) areas identified as 'Open Space' on the Proposals Map; and
(b) other areas of open space of value in terms of their amenity to their surroundings and to the community, and their function as wildlife corridors and Green Network links.

The councils recent / current open space audit identifies the application site as open space. The overall condition of this open space is classified as 'fair', However the site is privately owned and is formerly the site of an orphanage / Langlands school and therefore the precedent of development on the site is there.
The proposal is for a development of only 5 no detached dwelling houses and therefore as substantial percentage (over 60%) of the application site will remain as open space and part of the green network.

4.8 Private Car Parking

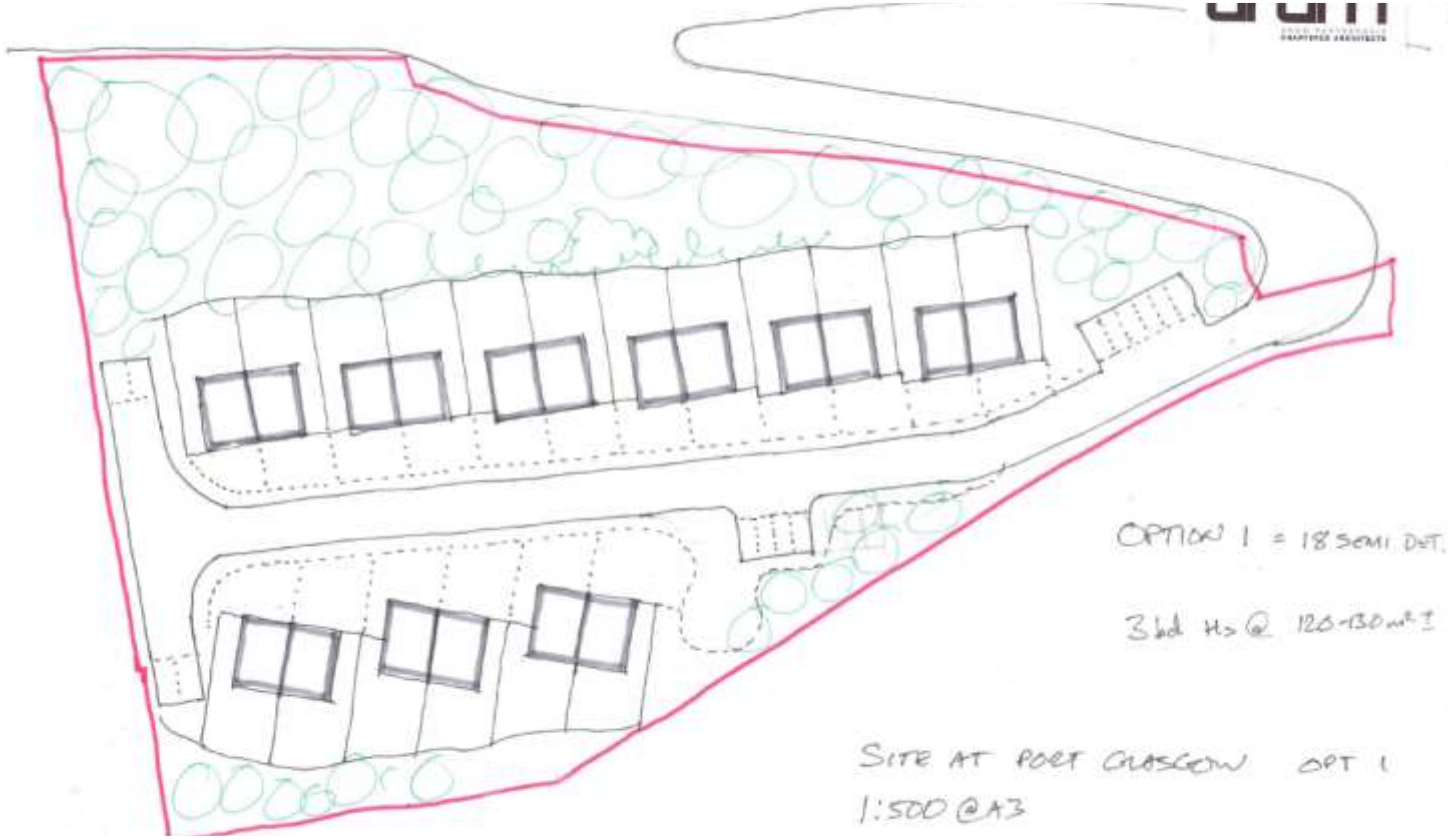
Each dwelling house plot will be required to include 2 no off street car parking spaces within the plot curtilage.
In addition the development will be required to include spaces for visitors car parking including 1 no designated accessible car parking space.

4.9 Service Vehicles

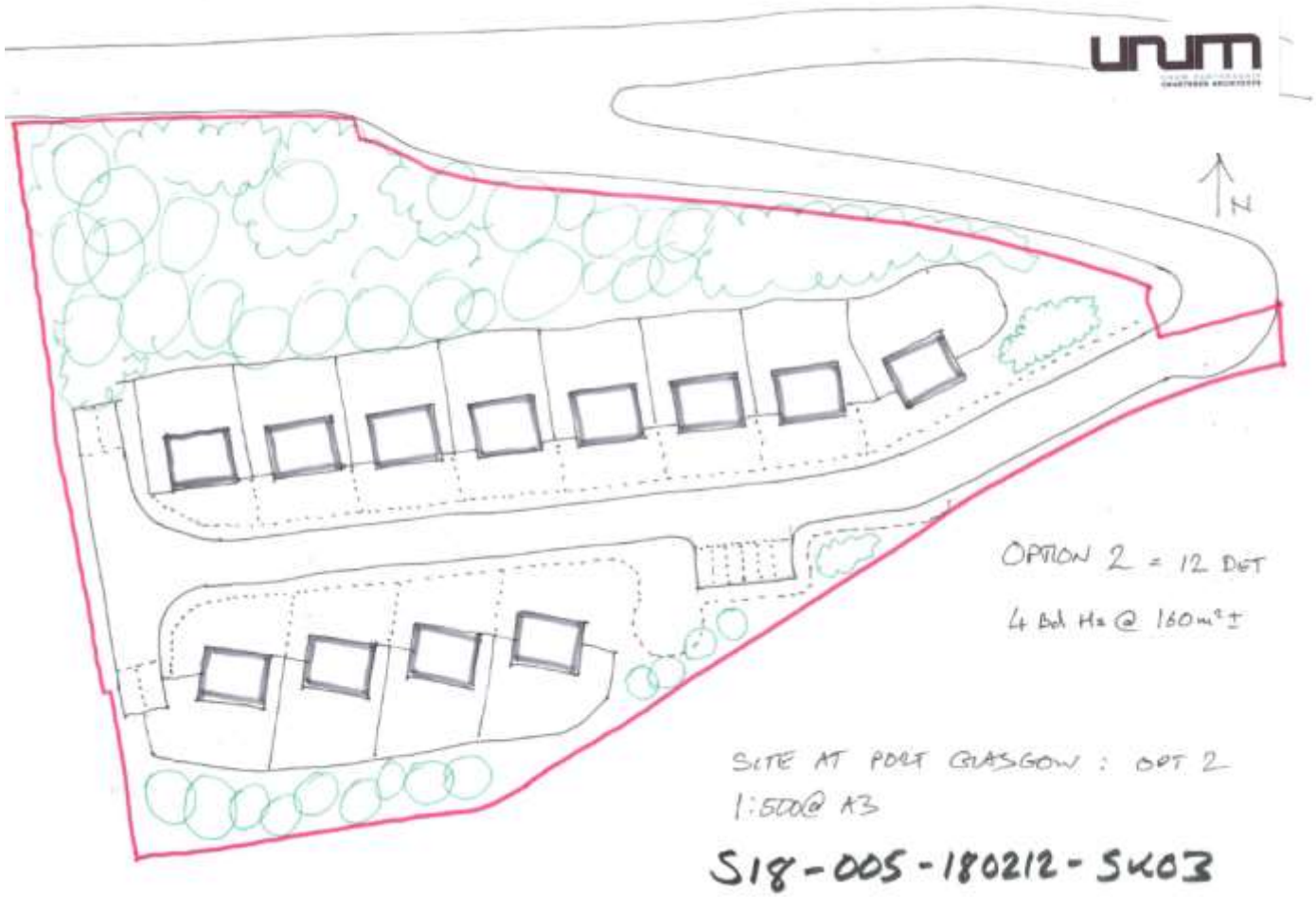
A compliant turning head for service vehicles and fire tenders shall be included facilitating the ability for these larger vehicles to turn around within the site curtilage.

5.1 Design Concept

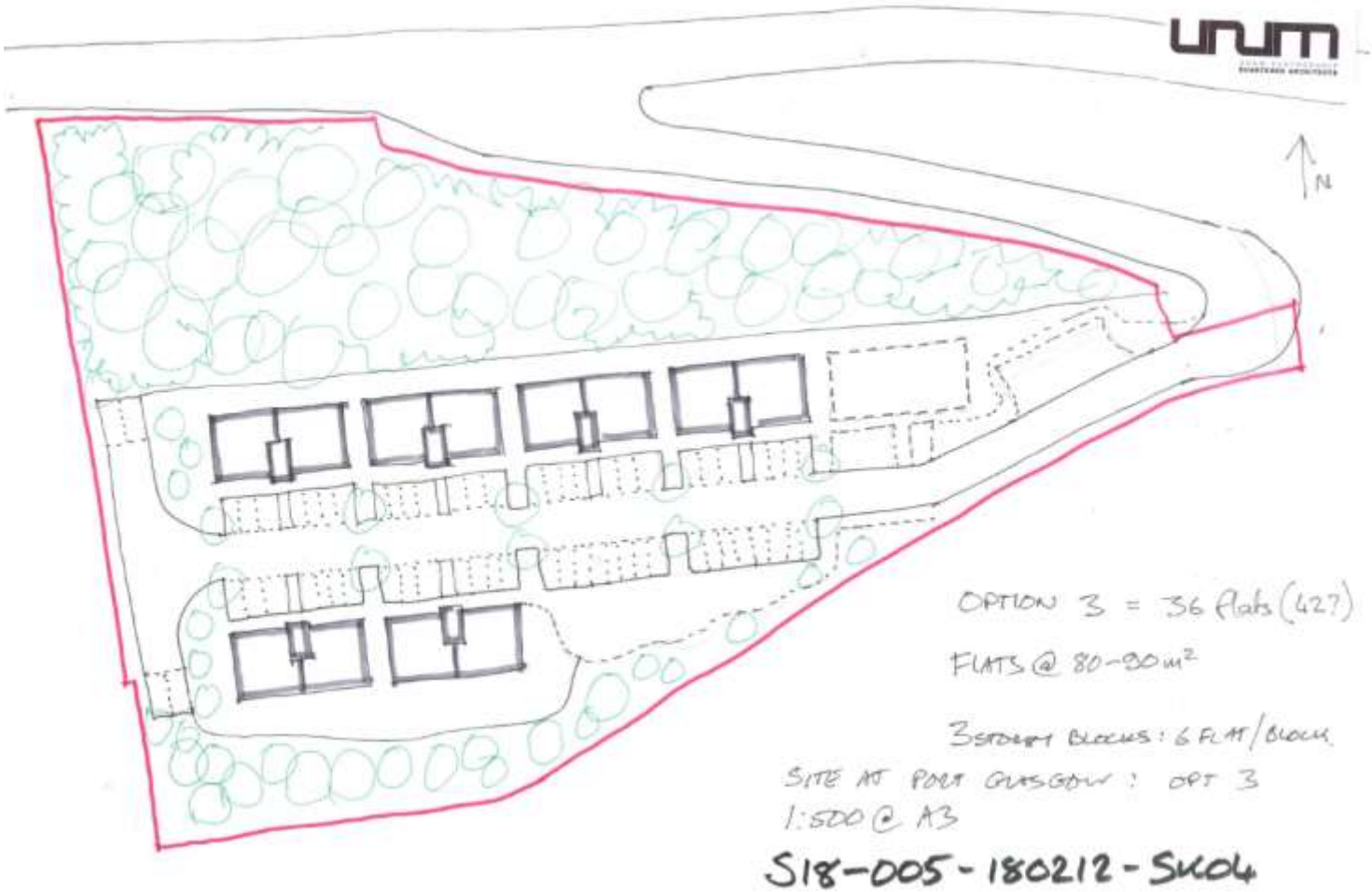
We prepared several sketch layout options of potential development options on the site in consideration of the site constraints. Replication of the initial layout options considered follow.



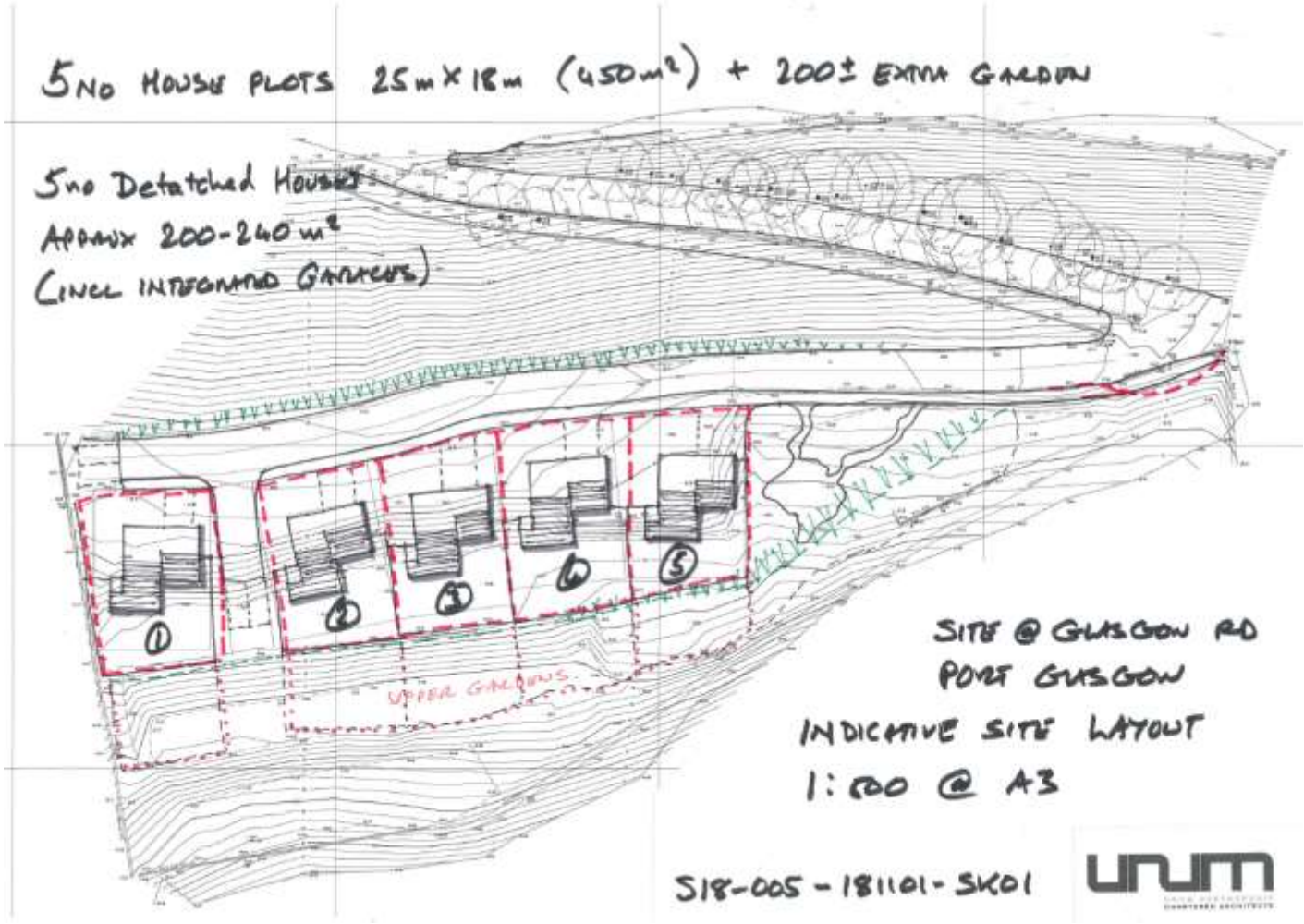
5.1.1 Layout Option 1 – 18 semi-detached units



5.1.2 Layout Option 2 – 12 detached units



5.1.3 Layout Option 3 – 36 flats in 3-storey blocks

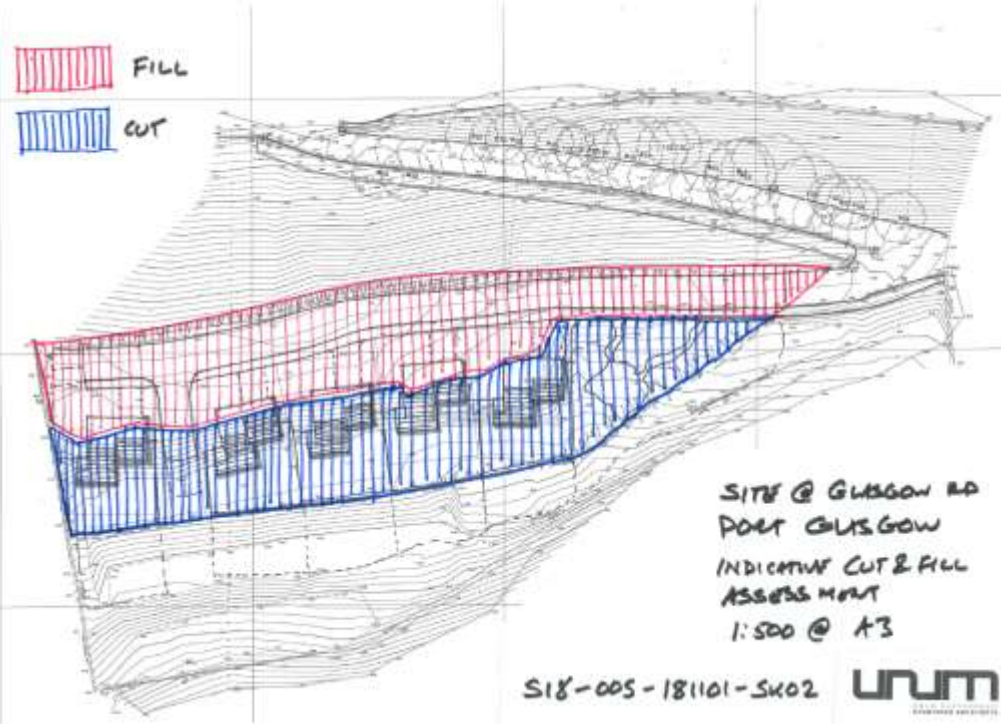


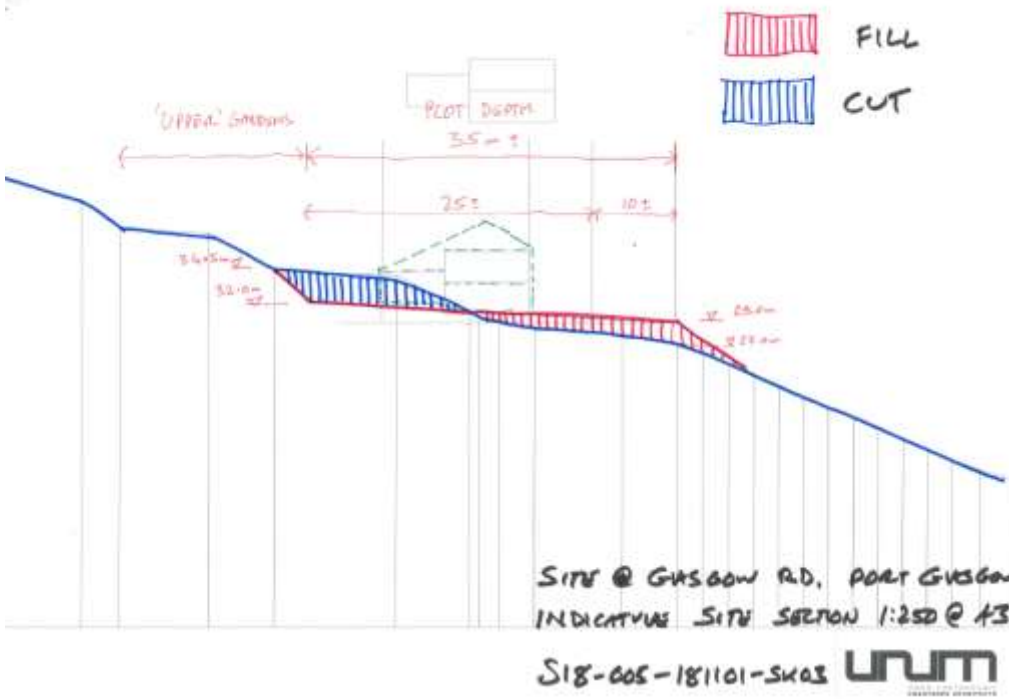
5.2 Concept Development

Initial feedback from the Transport Engineers following review of the proposals and the access arrangements provided advice suggesting that a small scale development of approximately 5-6 units would be most appropriate for the site in order to be able to justify the site access geometry at the junction with Glasgow Road.

Illustrated here are later sketches reflecting a smaller scale residential development and now including / reflecting the site topography and a preliminary review of the cut and fill which might be required.

5.2.1
Sketch site plan showing 5 no detached units





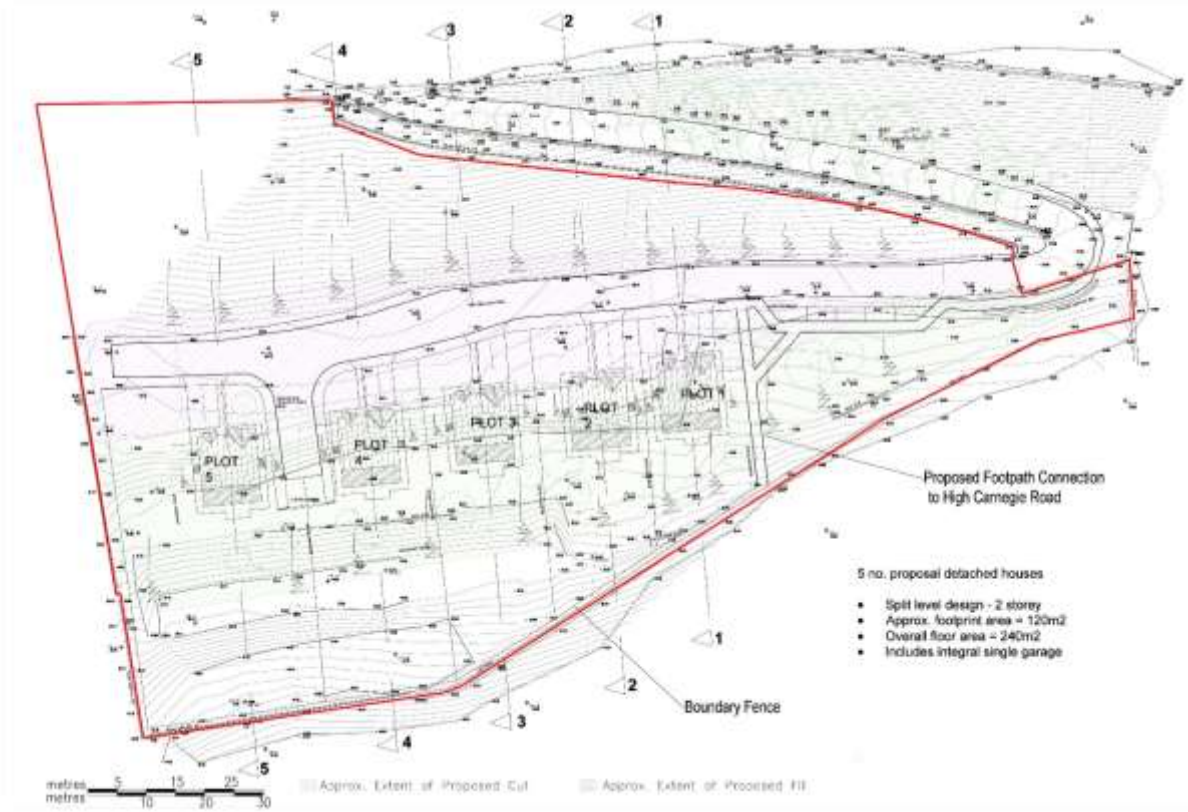
5.2.2 & 5.2.3 **Sketch site plan and section showing layout plan and estimated extent of cut and fill required**

5.3 Design Solution

The applicant is proposing a small-scale residential development, set within the hillside above Glasgow road Port Glasgow.

PPP is requested for 5 detached houses, each house with 4-bedrooms. Houses will be accompanied with large domestic gardens, integral garages and driveways. We envisage that the houses will be of a split level design to minimise the extent of a cut and fill exercise required. I.e. the rear gardens will be elevated approximately 1.5m above the entrance level / front gardens. The houses will be two storey design.

Detail at present is considered to be consistent with an application for PPP. Further details of the layouts and design specification, in terms of materials and finishes will be determined at a later stage.



5.3.1 Application site plan with extent of proposed cut and fill

6.0 Design Considerations

6.1 Site cut and fill

The topographic survey accompanying the application indicates the existing site levels, showing the developable “plateau” level to vary between a level of 27 and 31 metres AOD. This developable plateaus is situated approximately 20 metres above the level of the site access from Glasgow road.

The accompanying site plan indicates the approximate extent of a proposed cut and fill exercise which would be required in order to maximise the developable site area. This is further illustrated by the cross sections includes through each of the (5) house plots. In each case the proposal is to create a split level house with the rear garden elevated approximately 1.5 metres above the front garden. The sections illustrate this to be the most efficient way to minimise the extent of cut and fill. The rear gardens will cut into the embankment to the South of each house and the ground will be displaced to the North side of the site to create a platte for the front gardens and access road to the units. The cross sections indicate that this is achievable by extending the steep embankment on the North of the site up to meet the new platte level.

The impact of this cut and fill exercise will be to create a retaining wall where the site access road turns into the site. I.e. the new access road level will require to be designed to traverse between the existing levels of approximately 28 m AOD up to the approximate development level of 29-29.5m AOD.

6.2 Plot size and orientation

Each plot will measure approximately 35 metres deep by 18 metres wide and therefore will measure approximately 630 sqm (0.15 acres). The N/S orientation of these plots results in the creation of houses which will take advantage of the outstanding views North across the Clyde estuary. This is possible due to the elevated nature of the site.

6.3 Dwelling house design

Each dwelling house will have a footprint of approximately 10 m by 12 m. This will achieve a detached house size of 240 sqm (2,580 sqft) assuming a 2-storey house. This will be large enough to create houses including integral garage, living room , dining room and kitchen downstairs and 4 no bedrooms upstairs including bathroom and ensuite. The layouts will be a split level design to assist with the change in level across the site. Should this application be successful, then further details of each unit will be developed and brought forward for approval illustrating a contemporary split level design.

6.4 Car parking

Each dwelling house plot includes 2 no off street car parking spaces within the plot curtilage and additionally a single integral garage.
In addition the site plan indicates a total of 4 no spaces for visitors car parking including 1 no designated accessible car parking space.

6.5 Refuse uplift / Service Vehicles

The accompanying site plan includes the provision of a complaint turning head for service vehicles including refuse lorry and fire tender. Each house plot includes a hardstanding for siting of storage bins for refuse and recycling in accordance with the council's guidance.

6.6 Drainage and SUDS

A detailed drainage proposal will be prepared by the appointed Consultant Engineers as part of the detailed design development and to satisfy Planning Conditions accordingly. Attenuation will be provided as required to meet the surface water outfall requirements.

6.7 Safety and Security

The layout and design of the development will be designed using "Secured by Design" principles. Access/ paths across the site and lighting will comply with these design principals.

6.8 Landscaping Framework

A landscaping proposal will be developed for the scheme at detailed design phase. This will include native species including Beech hedging to the edges of the footpaths and plot front boundaries.
Otherwise the majority of the site will be grassed.
Plots to the rear will be enclosed using 1.8m high close boarded timber fencing.

6.9 Access

The applicant would like to introduce a public footpath linking the site to High Carnegie Road which would provide a much needed through route to this area from Glasgow road. This footpath would require consent of the adjacent land owner.

6.10 Materials

The detailed design proposal will propose a modern design, but with traditional references; utilising materials of a high specification, with quality detailing throughout; and addressing an appropriate scale and hierarchy to the elevational treatments that relate to, and respect, the local building vernacular and context.
The materials will be chosen to blend in with the existing context of Port Glasgow, and minimise the impact of the development.

Longevity and good detailing will be paramount.

Walls will include:
Stone effect block in random coursing, proprietary dark grey cladding or render
Windows:
UPVC, white to interior, external colour to match cladding, tbc.

Roof Coverings:
Tiles: Slate effect roof tiles in dark grey.

6.11 Sustainability

The development proposals will contribute towards achieving sustainable design as follows:
• As a minimum, the Current Building Standards will be met with the achievement of high levels of thermal insulation and air- tightness within the dwellings.
• Where possible, locally sourced materials and products will be specified.
• High performance, Thermally efficient window units will be utilised, using low emissivity “K”-glass or equivalent.
• Within the dwellings the intention is to install, SEDBUK, A-rated/ energy efficient condensing boilers, providing circa. 90% efficiency.
• Waste and re-cycling facilities / storage will be provided to comply with latest standards of Inverclyde Council Cleansing Dept.

7.0 Inclusivity

7.1 Access

The following aspects with regards to Access will be carefully considered and their impact on the proposals is outlined thereafter:

1. Inclusive Design
2. Sources of Guidance
3. Approaching the Site
4. Entering the Building
5. Internal Planning
6. Facilities within the Dwelling(s)

7.2 Inclusive Design

Inclusive design is defined as being a “general approach to designing where the products and services address the needs of the widest possible audience, irrespective of age or ability”.
Current Technical Standards take cognisance, within limitations, of inclusive design.

The general movement to and through the development has been designed to be at least in accordance with the current SBSA standards, considering door widths, level thresholds, circulation space widths etc. Generally, the proposals exceed the requirements of the Technical Standards in terms of design for a wider audience. Note that the access road is currently an approximate 1:9 slope and this cannot be changed on the sidewalk.

The applicant would like to additionally construct a footpath linking the site South to High Carnegie Road, although this would be subject to approval of the adjacent land owners.

We will design the houses as such to ensure that the stairs are centrally located for general convenience of all residents and visitors. Stairs will be sized in accordance with the requirements of the SBSA guidance and also to accommodate the future installation of a stair climber if required.
.

7.3 Sources of Guidance

- Designing for Accessibility (Centre for Accessible Environments 2004)
- Scottish Building Standards Agency Domestic, Section 4-Safety(2010)
- BS 8300:2009
- Disability Discrimination Act 1995

7.4 Approaching the Site

The site is located in an area of reasonable accessibility in terms of public transport.

7.4.1 The nearest bus stop which connects the area to Port Glasgow is located within 100-metres of the site access. The area is also within short driving distance (approximately 10mins) from the M8 and 20 minutes walk from the centre of Port Glasgow.

7.4.2 1 No. Disabled parking bays are included, un-allocated.

7.5 Entering the Building

The proposed entrance to the new dwellings will be designed to ensure a fully accessible entrance in compliance with the relevant Technical Standards.

Once inside the building, access to the accommodation levels above is by stairs, although these will be designed considering the future installation of a stair climber which is a requirement of the Technical standards.

All circulation spaces on all floors are to comply with current Scottish Technical Standards.

7.6 Internal Planning

Internal planning of the dwellings will comply with Scottish Building Standards Agency Domestic, Section 4-Safety (2007)

All doors will have an effective clear width of at least 800mm and corridor widths exceed the minimum.

7.7 Facilities within the dwellings

7.7.1 All switches and socket outlets will be accessible (i.e. between 450mm and 1200mm above the floor) and in areas utilised substantially by residents, design focus and consideration will be given to accessibility and the DDA.

7.7.2 The entrance door will exceed the minimum clear width of 775mm

7.7.3 The internal stair arrangement will be designed in accordance with the Technical Standards and will accommodate the future installation of a stair climber.

7.7.4 The design of the ground floor will include provision of a “principal” apartment and a WC which is sufficiently sized to include the future installation of a shower, all in accordance with the Technical Standards.

8.0 Conclusion

8.1 Conclusion

- This Design and Access Statement is submitted in support of an application for PPP for a small scale residential development on the former Carnegie Park Orphanage site on Glasgow Road, Port Glasgow. The proposed redevelopment of this site will comprise of 5 dwellings, with associated access, parking, landscaping and infrastructure.

- Redevelopment on brownfield sites and within the boundaries of a settlement would adhere to policy and guidance at local, strategic and national levels. The Site is located within a sustainable location, with public transport services located within close proximity and heading in various directions. Services, amenities and infrastructure are also within an accessible distance to the site.

- Granting this application would enable a proposal to come forward that would contribute to placemaking principles and provide good quality housing within Port Glasgow.

- Granting this application would provide redevelopment on a brownfield site and provide significant betterment to a neglected site.

- The proposals are therefore supported by the Development Plan and guidance at all levels. In this context the development would not conflict with housing, historic or natural environment related policies or principles. On balance, the proposal would bring a significant contribution to the area.

- It is of an appropriate scale and design for a tricky development site and does not seek to overdevelop,

- The application has sought to consider and address all relevant planning matters and is satisfied that the application is appropriate and in context. Where additional information is required, Inverclyde Council can request these during the development management process or through Planning Conditions.

- Overall, it has been demonstrated that the proposed is consistent with all statutory and non-statutory policy and guidance and other material considerations. It is therefore respectfully recommended that Inverclyde Council permit this application and grant planning permission in principle.

3. PLANNING APPLICATION – PLANNING STATEMENT

2019

FORMER CARNEGIE PARK ORPHANAGE / LANGLANDS SCHOOL,

GLASGOW ROAD,

PORT GLASGOW.

PLANNING STATEMENT

Rick Finc Associates
Planning and Development Consultants

Former Carnegie Park Orphanage / Langlands School, Glasgow Road, Port Glasgow

PLANNING PERMISSION IN PRINCIPLE FOR RESIDENTIAL DEVELOPMENT, INFRASTRUCTURE, LANDSCAPING AND ASSOCIATED ACCESS

Rick Finc Associates
Planning and Development Consultants

ON BEHALF OF
MR MICHAEL SCOTT

MAY 2019

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1 Introduction

Introduction

1.1 Rick Finc Associates (RFA) is acting on behalf of Mr Michael Scott (here after referred to as 'the Applicant') to obtain Planning Permission in Principle (PPP) for residential development on land at the former Carnegie Park Orphanage / Langlands School, Glasgow Road, Port Glasgow (hereafter referred to as 'the Site').

1.2 The description of development entails: *'planning permission in principle for the erection of residential development, landscaping, infrastructure and associated access.'*

Purpose of the Planning Statement

1.3 The purpose of this Planning Statement is to assist Inverclyde Council in its assessment and subsequent determination of this application for PPP. Further detail relating to the proposal and a summary of the relationship between the proposal and the relevant policy and environmental framework will be set out below.

1.4 Under the Town and Country Planning (Hierarchy of Developments), (Scotland) Regulations 2009, the proposal meets the requirements of a 'local' application. This Planning Statement accompanies the application submitted to Inverclyde Council under the terms of the Town and Country Planning (Scotland) Act 1997, as amended by The Planning etc (Scotland) Act 2006.

Project Team

1.5 The Applicant's project team comprise of:

- RFA – Development Planning;
- Unum Partnership – Design and Access Statement; Plans and Elevations;
- Quattro Consult – Flooding and Drainage;
- Cairn Ecology – Preliminary Ecological Appraisal;
- ECS Transport Planning – Transport Opinion; and
- Phoenix Surveys– Topographical Survey.

1.6 The Planning Statement should be read in conjunction with the documentation associated with this application, inclusive of the plans, elevations and supporting reports and assessments, which, when combined address all planning, design and environmental matters.

Structure of Planning Statement

1.7 With the exception of this introductory section, this Planning Statement will comprise of the following chapters:

- **Section 2:** Site Location and Context;
- **Section 3:** Description of Proposed Development;
- **Section 4:** Planning Policy and Appraisal;
- **Section 5:** Appraisal of Material Considerations; and
- **Section 6:** Conclusions and Recommendations.

2 Site Location and Context

Introduction

2.1 The purpose of this section is to describe the location and context of the proposal, whilst detailing any relevant environmental designations or planning related constraints relevant to the application site. Planning history will also be set out below to establish further context and the acceptability of the proposed development.

Site Location

2.2 The site is approximately 1.19 hectares in area and is located on Glasgow Road, Port Glasgow, PA14 6SB. This is the site of the former Carnegie Park Orphanage / Langlands School (see Figure 2.1). The site is situated to the east of Port Glasgow's Town Centre and sits on a segment of land which is bound by:

- Glasgow Road to the north;
- Port Glasgow Cemetery to the east and south; and
- scrubland / open space to the west.

Figure 2.1- Site Location

Site Description

2.3 The site is situated on a hillside which slopes downward from the southern boundary at the cemetery to the northern boundary on Glasgow Road. Mature trees are predominantly located along the boundaries of the site, in addition to a boundary wall which appears to be damaged in places. Due to the topography of the site it benefits from views northward toward the River Clyde. Access to the site is currently afforded by way of a single carriageway off the Glasgow Road, also serving as an alternative vehicular access to the nearby cemetery.

2.4 Although the site is situated on a slope, there is an existing plateau in the centre which once accommodated the development of Carnegie Park Orphanage / Langlands School (see Figure 2.2 & Figure 2.3). There is visible evidence of these structures today and remnants primarily consist of areas of hardstanding, foundation layers, retaining walls, stone garden terrace steps, a long driveway and stone gateposts by the entrance.

2.5 The footprint of housing development now proposed on the site correlates with the location of previous development, so the site should be considered as 'brownfield'.

2.6 The site is in private ownership and vehicular access to this site is currently blocked by a large fly-tipped earth and rubble mound. Access on foot is still possible from this vehicular access point, although there are no formal footpaths or rights of access across the site. There are no links to adjacent sites.

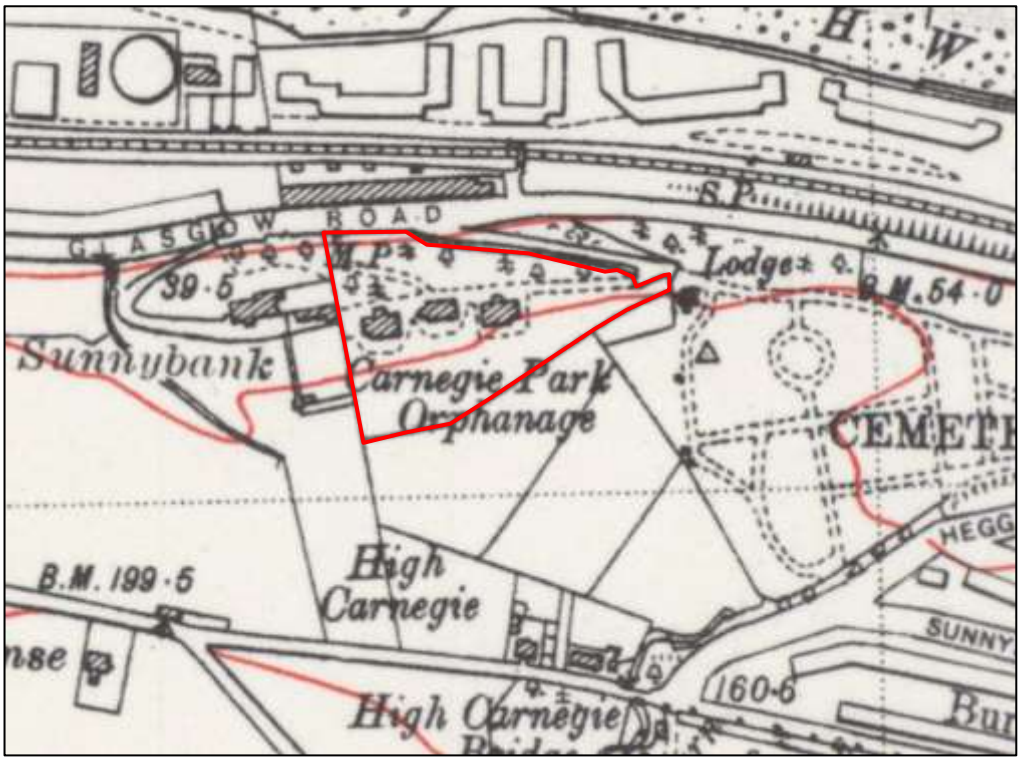
2.7 The site has been vacant for many years and has become overgrown with ivy, weeds, self-seeded trees and non-native invasive species such as Japanese Knotweed. A number of relatively young trees have begun to grow around the hardstanding element in recent years, primarily through seed dispersal. As a result of a lack of management the site has become overgrown, attracts anti-social behaviour and there is also evidence of fly-tipping on-site.

2.8 The site is designated within the LDP as an area of 'Open Space'. However, there is no formal public access to the site and it does not provide any recreational value at present. There are no heritage designations or environmental designations covering the site.

2.9 There are no Tree Preservation Orders (TPOs) located on site. The site does not feature on the 'Semi-Natural Tree Inventory'.

Figure 2.2 - Carnegie Park Orphanage[1] (early 1900s)

Figure 2.3. Carnegie Park Orphanage Map[2] (circa 1914)



Site Context

2.10 Port Glasgow is the second largest town within the Inverclyde area and is located to the east of Greenock. Port Glasgow's town centre is located west of the site, where many facilities and

[1] Source: Children's Homes. (Unknown) Available Online at: http://www.childrenshomes.org.uk/GlasgowMoffat/. [Last Accessed: 1st April 2019].
[2] National Library of Scotland. 2018. Renfrewshire Sheet II.SE (includes: Greenock; Kilmacolm; Port Glasgow. Available Online at: https://maps.nls.uk/view/75661611. [Last Accessed: 1st April 2019].

amenities can be found.

Townscape and Streetscape

2.11 Glasgow Road is primarily characterised by its rising embankments to the south and views of the River Clyde to the north through gaps between development and vegetation. The roadside embankment to the south creates a sense of enclosure.

2.12 The area surrounding the application site predominantly comprises of residential uses, with the Clune Brae residential estate located to the south and west, along with vacant land and small businesses. A relatively new housing development site is located east of the site. Inverclyde Council recognise that this area in particular has an abundance of low quality and uninhabitable housing, unmaintained woodland and a relatively low sense of place. The surrounding area is therefore included within an 'Area of Potential Change' within the LDP.

Transport and Access

2.13 The site on Glasgow Road is fairly accessible and is approximately 13 miles west of Glasgow Airport and 17 miles west of Glasgow City Centre. The town is also connected to the A8 dual carriageway and the M8 motorway. The town is served by two railway stations: Port Glasgow Railway Station (located in the centre), and Woodhall Railway Station (located to the east of Port Glasgow) which is the closest station to the application site. Services head towards Glasgow Central, Wemyss Bay, Greenock and Gourock.

2.14 Local buses service both Glasgow Road and Clune Brae heading to Clydebank, Park Farm, Greenock, Larkfield, Kilmacolm and Bardainney.

2.15 Access to the site can be gained from an opening on the south side of Glasgow Road. Access is gained to the cemetery from this point and a right of access exists to allow access to the application site. Pedestrians are able to access the application site via the cemetery (during day time opening hours) and via the access road off Glasgow Road.

Historic Context

2.16 There are no listed buildings or historic designations located on site or adjacent to the site. The closest historic designations include:

- Clune Park Primary School (B-listed) to the west;
- Holy Family Roman Catholic Church and Presbytery (A-listed) to the south-east; and
- Newark Castle (Scheduled Ancient Monument) to the north-west.

Environmental Context

2.17 The closest designations are 250 metres to the north of the site and are:

- Inner Clyde Ramsar - Designated for non-breeding Redshank;
- Inner Clyde Special Protection Area – Designated for non-breeding Redshank; and
- Inner Clyde Site of Special Scientific Interest - Designated for non-breeding Cormorant and Eider.

2.18 Given the topography of the site there is no indication from the SEPA flood map that the site is at risk from flooding.

Planning History

2.19 There is no site specific planning history available on the Inverclyde Council Planning Portal.

2.20 A representation was submitted by RFA (Development Planning) to Inverclyde Council for the inclusion of this site as a housing site within the Proposed Local Development Plan 2 (PLDP2) at the PLDP stage. The PLDP2 was submitted to the DPEA on 28th November 2018. A 'Summary of Unresolved Issues' is listed on the DPEA website and details Inverclyde Council's response to the representation:

"The site lies between Glasgow Road and High Carnegie Road in Port Glasgow and was formally home to Langlands Park School. While some elements of its former use remain, such as areas of hardstanding, boundary walls and footsteps, the site is now characterised by woodland, with SNH's Semi-Natural Woodland Inventory, identifying the site as part of a wider semi-natural woodland area extending to the south and west. The site is designated as open space in the Proposed Plan Proposals Map (Document CD002) as it provides access to and through a woodland area. It would be inappropriate to re-designate this site for residential development as this would be inappropriate as this would remove an area of open space and result in the loss of semi-natural woodland and the fragmentation of a wider woodland area, reducing habitat connectivity. In addition, this site has not been subject to public consultation through the Main Issues Report or the Proposed Plan.

It is considered that a modification to the Plan is not required in relation to this matter."[3]

2.21 This woodland is not, as suggested by Inverclyde Council, registered on the Semi-Natural Woodland Inventory and has no formal woodland designation (other than 'open space' in the LDP). The site is listed by the Forestry Commission Scotland as being part of an Integrated Habitat Network (IHN) for native woodlands in Scotland. The purpose of the IHN is to link woodlands, both old and new, to form a more continuous woodland cover than at present. The administrative purpose of this label is purely to aid the scoring process when assessing Forestry Grant Scheme (FGS) applications made under the SRDP (2014-2020) programme.

2.22 The site where proposed development it located should be considered as 'brownfield' given the

[3] The Scottish Government (The DPEA). 2018. Schedule 4 – Issue 005 – Housing Land Supply, Housing Supply Targets and Housing Land Requirements.

previous uses.

3 Development Proposals

Introduction

3.1 The purpose of this section is to describe the proposal put forth to Inverclyde Council for PPP. This section should be read in conjunction with the plans, elevations and supporting documents submitted with this application for a more detailed understanding of the design specifications and urban design principles.

Description of Proposed Development

3.2 The Applicant is proposing a small-scale residential development, set within the hillside on Glasgow Road, Port Glasgow. PPP is sought for plots to accommodate 5 detached dwellings. Each dwellinghouse is proposed to be 2 storeys in height and will be accompanied with large domestic garden space, integral garages and driveways.

3.3 Dwellings and associated garden space are proposed to be located primarily on the plateau area where previous development was located. Mature trees on boundaries and on the remainder of the site are proposed to be retained and managed, providing suitable and usable open space for the community.

3.4 It is envisaged that the dwellings will comprise of 4 bedrooms each and will be of a 'split level design' in order to minimise the extent of cut and fill required to be undertaken during construction. The rear gardens will be elevated approximately 1.5m above the level of the front gardens.

3.5 Each dwelling will include 2 off-street car parking spaces within each plot curtilage. Additionally, the layout makes reference to a total of 4 visitor car parking spaces, including 1 designated disabled parking space. Suitable turning space provision will be made for service and emergency vehicles in compliance with guidance.

3.6 Details provided at present is considered to be consistent with an application for PPP. Further details of the design specification, in terms of materials and finishes will be determined at a later stage of the planning process.

3.7 The accompanying Design and Access Statement provides further details on the design philosophy and concept.

4 Planning Policy and Appraisal

Introduction

4.1 This section of the Planning Statement establishes the planning and environmental policy framework upon which Inverclyde Council will consider the proposed development against. It will highlight planning policy and guidance applicable to the proposal, before the proposal is then appraised to ensure policy compliance.

4.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended), specifies that the determination of planning applications *'shall be made in accordance with the Development Plan, unless material considerations indicate otherwise'.* This is supplemented by Section 38(2) which states that *'in dealing with an application, the planning authority shall have regard to the provisions of the Development Plan as far as material to the application and any other material considerations.'*

4.3 In this regard, the Development Plan is referred to in terms of the proposed development and highlights key policies and statutory Supplementary Guidance (SG) applicable to this application for PPP. Key aspects of the proposals will be elaborated upon within the following sections.

The Development Plan

4.4 The extant Development Plan which covers the application site, comprises:

- Glasgow and the Clyde Valley Strategic Development Plan (July 2017); and
- Inverclyde Local Development Plan (August 2014).

4.5 The emerging Development Plan comprises:

- Proposed Inverclyde Local Development Plan (2018), set to be adopted in August 2019.

Glasgow and the Clyde Valley Strategic Development Plan (SDP)

4.6 The SDP was adopted by ClydePlan in 2017 and covers Glasgow and Clyde Valley region, comprising of East Dunbartonshire, East Renfrewshire, Glasgow City, North Lanarkshire, Renfrewshire, South Lanarkshire, West Dunbartonshire and Inverclyde. A land use development strategy is set out within the SDP for the Glasgow and Clyde Valley region and acts as standard framework for local authorities in terms of greenbelt and countryside policies, housing, business and industry, retailing, transport, infrastructure and environmental protection. Policies and objectives from the SDP feed into LDPs and are used as a basis for policy making and land use planning at a local level.

4.7 The vision of the SDP is for the region to become '*a compact city region, based upon: Centres, Economy, Low Carbon Infrastructure; Placemaking and Regeneration'.* To achieve this, ClydePlan has set out a Spatial Development Strategy which includes focusing development in the following 'development corridors':

- Community Growth Areas;
- Clyde Gateway;
- Clyde Waterfront;
- Forth and Clyde Canal;
- Glasgow and the Clyde Valley Green Network;
- Glasgow City Centre;
- Ravenscraig; and
- River Clyde.

4.8 Particularly in relation to the River Clyde Development Corridor, the SDP states that:

"The River Clyde is the second longest river in Scotland. The banks and communities along the River Clyde, particularly those related to the former heavy engineering activities, have been identified as major areas of regeneration as part of the Spatial Development Strategy e.g. Clyde Waterfront including Inverclyde Waterfront and Renfrew Riverside. However, the river itself is a much-underused asset. In support of this regeneration activity the river offers potential for greater leisure, recreation, visitor and sustainable transport related activity with opportunities to link to the national long-distance walking and cycle routes and more localised recreational opportunities and visitor attractions. In addition, the river has potential to mitigate against flood risk and support surface water management and the Metropolitan Glasgow Strategic Drainage Plan. Development of a joint River Clyde Strategy will be important in securing these multiple benefits."

4.9 Although not strictly relevant to this proposal, the application site is located along the River Clyde Development Corridor and residential development on this site would take advantage of the brownfield nature of the site and views over the River Clyde. The proposals would significantly enhance the area through high quality development and through enhancements to the current woodland. The proposal is therefore considered to broadly comply with the SDP's spatial strategy.

4.10 Relevant policies from the SDP are outlined and appraised below.

Table 4.1 SDP Policy Appraisal

SDP Policy	Compliance and Appraisal
Policy 1 – **Placemaking**	The proposal is considered to integrate well with its local context and the plans and assessments submitted in support of this application demonstrate the opportunity for high quality placemaking. The layout and density of the proposal is sympathetic to the site and its setting and is primarily focused on the brownfield element of land. The development principles in which the proposal was based are considered to be commensurate with an application for PPP and compliant with SPP's Placemaking Principles. The Design and Access Statement (DAS) which supports this application for PPP details the proposals compliance with design principles in further detail.
Policy 7 – **Joint Action Towards the Delivery of New Homes**	In relation to the current examination of PLDP2 by the Scottish Government ('the DPEA'), under reference LDP-280-2 (Local Development Plan)4, it is evident from recent information requests/responses between the Reporter and Homes for Scotland, that Inverclyde Council does not have an effective housing land supply, and the PLDP2 does not appear to adhere to the SDP in terms of housing targets. In that regard, this proposal would contribute to the delivery of new homes within Inverclyde through the provision of a small-scale windfall site and the proposal is therefore considered to be compliant.
Policy 8 – **Land Requirement**	The proposal is regarded as a small-scale windfall site which is considered to contribute towards any shortages in housing land supply or compensate for ineffective sites. The proposal is considered to contribute to sustainable development as it is focussed on brownfield land and would therefore not undermine greenbelt objectives. Additionally, development on this site is not considered to detrimentally effect the character or setting of this area and much of the woodland in which it is proposed to be situated would be retained and enhanced. The proposal is therefore regarded as a 'sustainable development' and would be an ideal site for a small-scale housing development contributing to achieving any shortfalls.
Policy 12 – **Green Networks and Green Infrastructure**	The site on Glasgow Road is considered to contribute to the green network and and is allocated in the LDP and PLDP2 as an area of open space. It should be noted that this area of open space is currently in private ownership, difficult to access, poorly managed and has been subject to the growth of non-native, invasive species, fly-tipping and evidence of anti-social behaviour. As a result, the space is poorly utilised and does not contribute to effective placemaking principles as set out by SPP. The LDP also regards this site as being of poor quality. Small scale residential development would contribute to rectifying the above issues and would contribute to providing a high-quality green network/usable open space through enhanced accessibility and an enhanced environment for biodiversity through associated works. Residential development proposed on this site would primarily be located on the area of the site in which the previous development (Langlands/Carnegie Park Orphanage) was located, therefore the brownfield element of the wider site, mitigating the fragmentation of the wider green network as much as possible. The Ecology Report submitted in support of this application notes that no protected species were evident on site at the time of the site visit. Many of the mature trees are located on the boundaries of the site, or to the north of the site. These trees are proposed to be retained and the northern section of the site will remain undeveloped but will be managed.

[4] The Scottish Government ('The DPEA'). 2019. Case Search. Available online at: https://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=120035. [Last Accessed: 2nd April 2019].

	The Ecology Report also notes the presence of invasive, non-native species on site such as Japanese Knotweed. Management of the application site will provide an opportunity for native species to be introduced on-site and the quality of the green network to be enhanced in line with the LDP objectives. In addition, development will provide for greater access to the open space and greater usability for both wildlife and the wider community.
Policy 13 – **Forestry and Woodland**	In line with Policy 13 and the Scottish Government's Guidance on Forestry and Woodland, proposals for residential development are primarily focused upon the plateau area where development has previously been located. This particular layout ensures the retention of healthy mature trees. A Tree Report will be undertaken as part of the AMSC stages and will contribute to deciphering which trees are worthy of retention. (See section 5.16) Much of the woodland and planting located on the plateau area where the dwellings are proposed to be located have self-seeded and many are invasive species which are required to be effectively managed. Loss of trees on-site will be minimised.
Policy 16 – **Improving the Water Quality Environment and Managing Flood Risk and Drainage**	The submitted Drainage, Flooding and SUDS Strategy Report confirms that the site is not at risk from fluvial flooding, surface water flooding, tidal flooding or groundwater flooding.. A surface water management and SUDS scheme has been designed and is presented in the accompanying Drainage, Flooding and SUDS Strategy Report.
Policy 18 – **Strategic Walking and Cycling Network**	At present, the site is in private ownership and inaccessible for any formal recreation. The proposal would seek to effectively manage and enhance the area of open space to the north, which will remain undeveloped, allowing for greater access through the site, particularly for activities such as walking and dog walking.

Inverclyde Local Development Plan

4.11 Inverclyde Council adopted the extant LDP on 29th August 2014. The LDP sets out the spatial strategy, planning policies and land use proposals for the Inverclyde area and together with the Glasgow and Clyde Valley Strategic Development Plan, Inverclyde Council use these documents to determine planning applications and to provide advice on development proposals.

4.12 The Inverclyde LDP is aligned to the SDP's vision, though the LDP does note that *'its central purpose [is] the protection of Inverclyde's natural and built heritage, while making provision for growth in a wide range of sustainable locations for new investment and development. Seven large areas are identified where the future of Inverclyde will be planned for the better, and two major areas of study will enable the tradition of long term and comprehensive, phased planning to continue into the medium to longer term.'*

4.13 The LDP designates the application site as an area of 'Open Space' which forms part of the green network. Inverclyde Council lists the site under 'GN8' which suggests that there are potential opportunities for enhancement within this particular segment of the green network. In addition to this the site is included within 'APC 2 – Inner Lower Port Glasgow', an area of potential change (see Figure 4.1).

4.14 Relevant policies from the Inverclyde LDP are presented in Table 4.2 below and the proposals appraised to demonstrate policy compliance.

Figure 4.1 - LDP Proposals Map

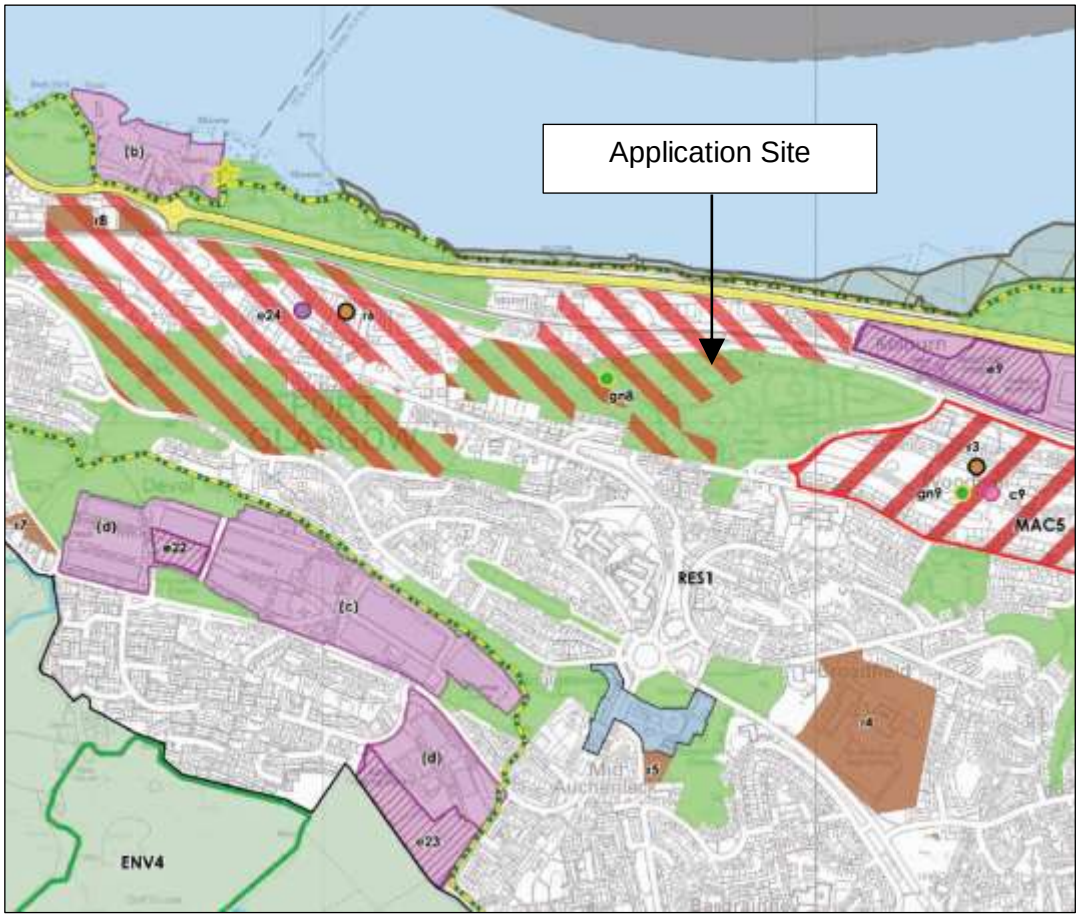


Table 4.2 - Relevant LDP Policy

LDP Policy	Policy Compliance and Appraisal
Policy SDS1 – Climate Change Mitigation and Adaptation: Reducing Carbon and Energy Use	From conception, the proposed residential development has been designed with climate change targets and sustainable design principles in mind and broadly reflects Policy SDS1. This policy will be dealt with in more detail through planning conditions at the detailed AMSC stage.
Policy SDS2 – Integration of Land Use and Sustainable Transport	The area surrounding the application site is primarily residential in nature, with several commercial uses nearby, along with the adjacent cemetery. The proposed land use is residential, and it is considered to integrate sympathetically to its surroundings with little detrimental effect on the amenity of the area. In addition, the site is highly accessible and is relatively central in terms of Port Glasgow's Town Centre. The site is also within close proximity to local public transport links (bus and train) and the proposal is therefore considered to comply with Policy SDS2 as it directs development to highly accessible locations.
Policy SDS3 – Placemaking	The proposal is considered to integrate well with its local context and the plans and assessments submitted in support of this application demonstrate the opportunity for high quality placemaking. The layout

	and density of the proposal is sympathetic to the site and its setting and is primarily focused on the brownfield element of land. The development principles in which the proposal was based upon are considered to be commensurate with an application for PPP and compliant with SPP's Placemaking Principles. The Design and Access Statement (DAS) which supports this application for PPP details the proposals compliance with design principles in further detail.
Policy SDS4 – **Green Networks**	The site on Glasgow Road is considered to contribute to the green network and and is allocated in the LDP and PLDP2 as an area of open space. It should be noted that this area of open space is currently in private ownership, difficult to access, poorly managed and has been subject to the growth of non-native, invasive species, fly-tipping and evidence of anti-social behaviour. As a result, the space is poorly utilised and does not contribute to effective placemaking principles as set out by SPP. The LDP also regards this site as being of poor quality. Small scale residential development would contribute to rectifying the above issues and would contribute to providing a high-quality green network/usable open space through enhanced accessibility and an enhanced environment for biodiversity through associated works. Residential development proposed on this site would primarily be located on the area of the site in which the previous development (Langlands/Carnegie Park Orphanage) was located, therefore the brownfield element of the wider site, mitigating the fragmentation of the wider green network as much as possible. The Ecology Report submitted in support of this application notes that no protected species were evident on site at the time of the site visit. Many of the mature trees are located on the boundaries of the site, or to the north of the site. These trees are proposed to be retained and the northern section of the site will remain undeveloped but will be managed. The Ecology Report also notes the presence of invasive, non-native species on site such as Japanese Knotweed. Management of the application site will provide an opportunity for native species to be introduced on-site and the quality of the green network to be enhanced in line with the LDP objectives. In addition, development will provide for greater access to the open space and greater usability for both wildlife and the wider community
Policy SDS7 – **Regeneration and Renewal Priorities**	The LDP stipulates that the 'Regeneration and Renewal Priorities' include sites located within 'Major Areas of Change' and 'Areas of Potential Change' as the application site is located within an 'Area of Potential Change', the proposal is considered to comply as the proposal would add investment and small-scale development into the area.
Policy APC – **Areas of Potential Change 1 & 2**	The proposed site is located within an 'Area of Potential Change' as indicated within Figure 4.1. In line with Inverclyde Council's LDP Strategy, the proposal would allow for the renewal and regeneration of both a brownfield site and poor-quality woodland/open space and would therefore inject investment into an area where change is required.
Policy TRA1 – **Managing the Transport Network**	The proposal is not considered to affect the traffic flow on strategic road networks. The proposal will utilise a current vehicular access, which currently serves the cemetery and application site, for the 5 housing units. The applicant is aware of the SCOTS thresholds and is happy to

	discuss this with the Council's Traffic and Transport officers.
Policy TRA4 – **Development Contributions**	Planning Obligations to mitigate impacts of the proposal will comply with the tests as set out in Circular 3/2012. The applicant is happy to discuss these requirements.
Policy RES2 – **Development on Urban Brownfield Sites**	Policy RES2 supports residential development on brownfield sites, particularly within areas designated for renewal. The application site is partly brownfield; located in an 'Area of Potential Change' and residential in nature. Additionally, it is not considered that the site has a greater alternative priority. The site is indeed identified as Open Space within the LDP, however it must be highlighted that: • The site is privately owned; • Difficult to access; • Unusable for recreation; • Overgrown with weeds and non-native invasive species; • Low quality in terms of ecology; • The site attracts anti-social behaviour; and • Has become a dumping grown for fly tippers. Due to the above factors, the site is not considered to be of local value. The proposed development would allow for much of the woodland to the north to be retained, enhanced and effectively managed, with increased access through the site and greater recreational and ecological benefit.
Policy RES3 – **Residential Development Opportunities**	Although not specifically allocated as a site for residential development, the site is included within Inverclyde Council's 'Area for Potential Development' – an area which would benefit from regenerative actions such as development. The proposal for residential development on this site within APC 2 is therefore considered to comply with RES3.
Policy ENV3 – **Safeguarding and enhancing the Green Network**	Development is proposed on the southern half of the application site and will primarily be located on the brownfield element of the site, ensuring the remainder of the site remains as a green network, with enhancements such as the removal of invasive species. The Green Network would therefore primarily be retained allowing for habitat connectivity, amongst other environmental benefits.
Policy ENV4 – **Safeguarding and enhancing Open Space**	The site is in private ownership and access to the application site is restricted. This area of open space is used as an area for fly tipping and Inverclyde Council regard the site to be 'undermanaged' and of poor quality within the LDP. The proposal for residential development would contribute to the enhancement of this site and increase its usability as stated above. A large proportion of the site is undevelopable due to the topography of land and this element would ensure the development proposed remained at a small scale, of a high quality and integrate well with its surroundings.
Policy ENV 6 – Woodland and Trees	In line with Policy 13 and the Scottish Government's Guidance on Forestry and Woodland, proposals for residential development are primarily focused upon the plateau area where development has previously been located. This particular layout ensures the retention of healthy mature trees. A Tree Report will be undertaken as part of the AMSC stages and will contribute to deciphering which trees are worthy of retention. (See section 5.16) Much of the woodland and planting located on the plateau area where the dwellings are proposed to be located have self-seeded and many are invasive species which are required to be effectively managed.

	Loss of trees on-site will be minimised.
Policy ENV7-Biodiversity	The site is not considered to be high in ecological value, as demonstrated within the Preliminary Ecological Report which supports this application for PPP. Steps will be taken to retain as many mature trees as possible, in addition to adding further native species of value and removing invasive species present on site. The site will also be cleared up and managed appropriately. Fly tipping and the numerous types of plastics/rubbish located on the application site can have detrimental effects on wildlife and the development proposed would contribute to funding the clear up and subsequent management. A more detailed Ecology Report can be submitted during the AMSC stage, if required by Inverclyde Council.
Policy INF2 – Energy Efficiency	The proposal has been designed to ensure that carbon emissions are reduced. This matter will be considered in more detail through the AMSC stage.
Policy INF4 – Reducing Flood Risk	The submitted Drainage, Flooding and SUDS Strategy Report confirms that the site is not at risk from fluvial flooding, surface water flooding, tidal flooding or groundwater flooding.. A surface water management and SUDS scheme has been designed and is presented in the accompanying Drainage, Flooding and SUDS Strategy Report The Flood Risk Assessment and Drainage Impact Planning Guidance for Developers[5] states that there is no requirement for a Flood Risk Assessment or a Drainage Impact Assessment to be submitted in support of this application as the application does not comprise of 'more than 5 dwellings.'
Policy INF5 – Sustainable Urban Drainage Systems (SUDS)	A surface water management and SUDS scheme has been designed and is presented in the accompanying Drainage, Flooding and SUDS Strategy Report

Statutory Supplementary Guidance (SG)

4.15 Supplementary Guidance is created by local planning authorities to supplement policies of the LDP which allows the primary focus of LDPs to remain upon the vision, spatial strategy and the proposals. Each SG document links to a particular policy within the LDP and forms part of the LDP and should be used as such in the determination of planning applications. The following relevant SG documents have been published alongside the LDP and include:

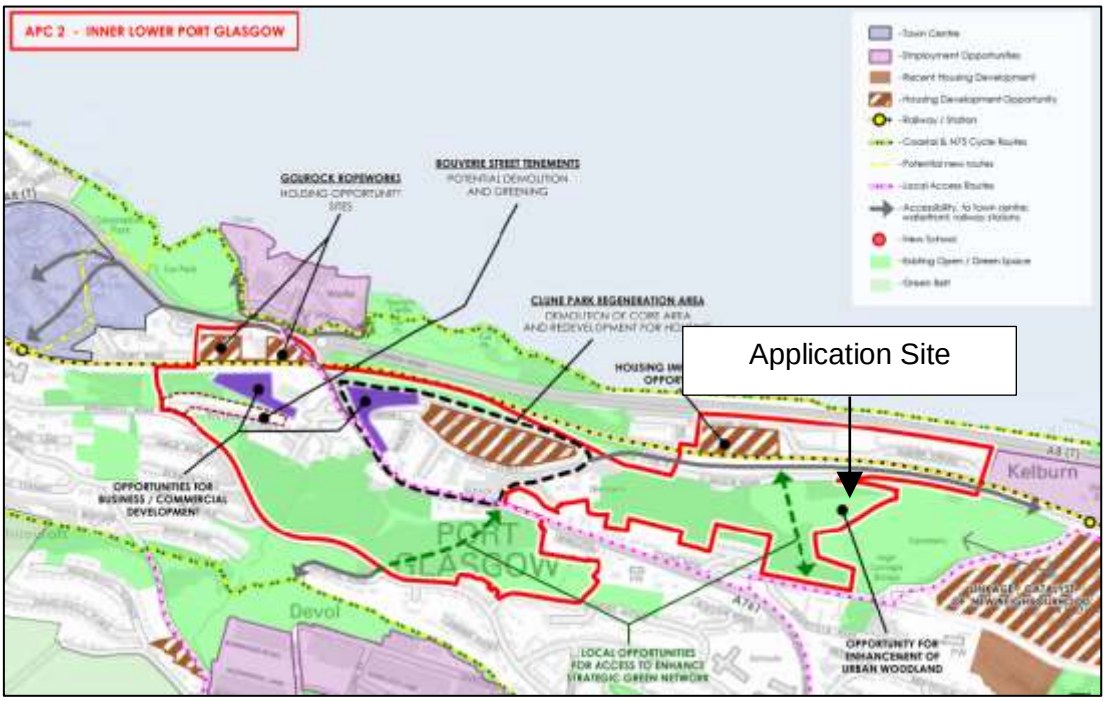
Local Development Frameworks (2014)

4.16 SG on Local Development Frameworks covers a total of nine areas. Three of these areas are within the Port Glasgow settlement and comprise of areas designated as 'Major Areas of Change' and 'Potential Areas of Change'. Areas considered as 'Major Areas of Change' are

[5] Inverclyde Council. (2015). Flood Risk Assessment and Drainage Impact: Planning Guidance for Developers.

primarily legacy designations from the previous LDP, whereas 'Potential Areas of Change' have been highlighted within the extant LDP *'to encourage a new, more holistic view of the potential of these areas for co-ordinated medium to long-term planning, to realise their full potential'.*

Figure 4.2 - APC 2: Inner Lower Port Glasgow Proposals



4.17 Specifically, in relation to 'Potential Areas of Change' and 'APC2', the SG states that *'Inner Lower Port Glasgow comprises a central area of densely populated housing with multiple problems of social deprivation and is identified in the Council's Local Housing Strategy (LHS) as a number one housing priority'.*

4.18 The core of the area includes the *'Clune Park Regeneration Initiative' (CPRI), which requires a comprehensive approach to resolving its problems. It is surrounded by some small businesses, vacant and underused land, social rented housing and large tracts of unmaintained woodland'.*

4.19 The Framework describes the application site as a wooded area which suffers from *'a lack of accessibility'* and *'despite the topography, more could be done to integrate the extensive green space that surrounds Clune Park and provide it with an improved residential environment'.*

4.20 In terms of the current planning position of APC2 and potential development opportunities arising, SG states that there are *'opportunities for improved connectivity and local access, and 'greening', [which] are outlined in the LDP, in particular for the wooded hillside to the south and east of the core area, Clune Park'.*

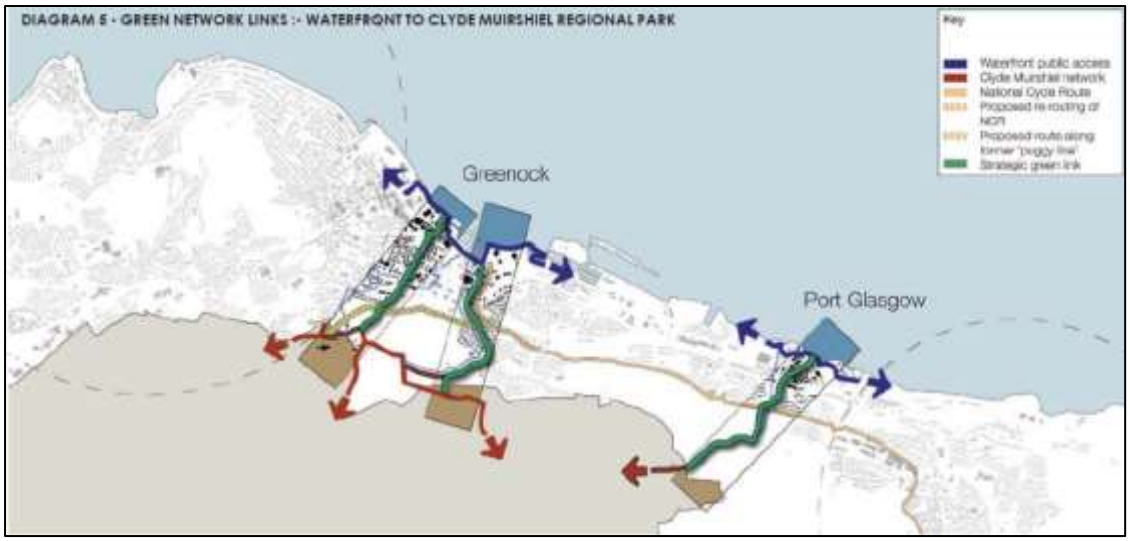
4.21 In terms of the proposals, sufficient funds could be generated to improve accessibility through the site. The proposed development would also contribute to the enhancement and management of the wooded area in which the development is proposed to be situated within.

Green Networks

4.22 SG on Green Networks sets out *'Inverclyde Council's requirements for the appraisal and delivery of green infrastructure and green networks through development management processes.'* Guidance seeks to explain and describe how places can be improved through *'the provision of well designed, multi-functional and inter-connected networks of open spaces.'*

4.23 Three local Green Network routes have been identified within the main urban area of Inverclyde and are expected to provide greater connectivity and linkages. The proposed routes include: Central Greenock, Cartsburn and Port Glasgow and are identified within Figure 4.3.

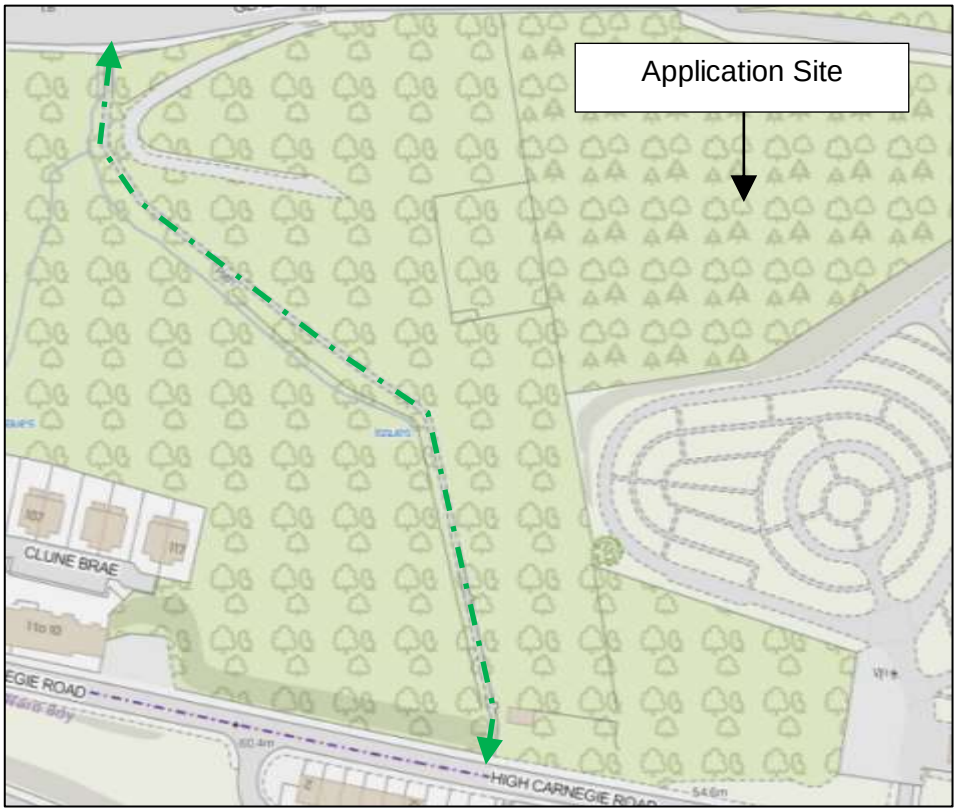
Figure 4.3 - Green Network Links as Identified within SG on Green Networks



4.24 The SG states that it access route *'is indicative and will be defined in more detail following further investigation.'* Furthermore, *'these local routes contain a series of physically disconnected and socially isolated neighbourhoods where there is an absence of public open space and a lack of coherent Green Network'.* With reference to potential opportunities through the regeneration of these sites, SG states that *'Green Networks will play a role in redefining the character of the urban area and physically and perceptually tying it to its wider landscape setting.'*

4.25 Desktop research has indicated that a footpath linking the residential areas to the south and north of the site (Glasgow Road to High Carnegie Road) may well have been in existence in the past. An historic and blocked up entrance on High Carnegie Road likely signifies the position of this footpath. The footpath link is indicated in Figure 4.4 below, and is located some distance to the west of the application site.

Figure 4.4 – Showing Historic Footpath Link



5 Material Considerations and Appraisal

Introduction

5.1 This section of the Planning Statement identifies other statutory and non-statutory material considerations relevant in the determination of this planning application for residential development on land at Glasgow Road, Port Glasgow. This section will detail relevant policies, aims and objectives as presented within:

- National Planning Framework 3 (NPF3) (2014);
- Scottish Planning Policy (SPP) (2014);
- The Proposed Local Development Plan (2018);
- Planning Advice Notes (PANs);
- Design Guidance; and
- Supplementary Guidance (non-statutory).

National Planning Framework 3 (NPF3) (2014)

5.2 NPF3 sits at the top of the policy framework hierarchy and sets out strategic aims and objectives which are to be incorporated into the Development Plan. Scotland's NPF3 was approved by the Scottish Government on 23rd June 2014 and provides a spatial framework for development throughout Scotland.

5.3 Through NPF3's applicability to all levels of development (national, strategic and local), it is able to achieve the following vision:

"Create a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth."

5.4 NPF3 identifies 14 National Development Areas (NDAs), which contributes to delivering the overall development strategy of this framework. The 14 NDAs do not necessarily relate to this proposal, though the wider outcomes of NPF3 are of relevance and are as follows:

- **A Successful, Sustainable Place** – supporting economic growth, regeneration and the creation of well-designed places;
- **A Low Carbon Place** – reducing our carbon emissions and adapting to climate change;
- **A Natural Resilient Place** – helping to protect and enhance our natural cultural assets and facilitating their sustainable use; and
- **A Connected Place** – supporting better transport and digital connectivity.

5.5 NPF3 predicts that the population of Scotland is expected to rise from 5.31 million people in 2012 to 5.78 million people in 2037. Scotland's population is ageing, and household sizes are

increasingly becoming smaller over time. NPF3 states that the Scottish Planning System should focus its efforts particularly on areas where the greatest levels of change are expected and where there is considerable pressure for development.

5.6 Furthermore, the Scottish Government wish to see a significant rise in house building, to ensure housing requirements are met across the country. Paragraph 2.18 states that *'there will be a need to ensure a generous supply of housing land in sustainable places where people want to live, providing enough homes and supporting economic growth.'* Paragraph 2.20 confirms that *'more ambitious and imaginative planning will be needed to meet requirements for a generous and effective supply of land for housing in a sustainable way.'*

5.7 The submitted proposals for residential development would contribute towards housing targets on a small scale and would contribute to enhancing the green network, providing a functional and useable area of open space with improved accessibility.

5.8 The site on Glasgow Road is within a sustainable location for residential development due to its efficient public transport links and its proximity to the A8. There is an established need and demand for housing within Port Glasgow, particularly the Clune Park area due to low quality housing standards at present. The regeneration of the application site would contribute to the supply of housing within this Housing Market Area (HMA) through the provision of 5 high quality and sustainable homes.

Scottish Planning Policy (SPP) (2014)

5.9 SPP was published in 2014 and contains a written statement of the Scottish Government's approach to nationally important, land use planning matters which are to be addressed across the country. SPP states that '*the 1997 Act requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.'* As a statement of Scottish Ministers' priorities, *'the content of SPP is a material consideration that carries significant weight'* and *'planning should take a positive approach to enabling high quality development and making efficient use of land to deliver long term benefits for the public while protecting and enhancing natural and cultural resources.'*

5.10 The first principal policy of the SPP *'introduces a presumption in favour of development that contributes to sustainable development.'* SPP notes that *'the Scottish Government's central purpose is to focus governmental and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through creating sustainable economic growth.'*

5.11 Paragraphs 28 and 29 of SPP emphasise the need to achieve the right developments in the right places to support economically, environmentally and socially sustainable places. SPP states that policies and decisions should be guided by the following principles (*inter alia…*):

- Giving due weight to net economic benefit;
- Responding to economic issues, challenges and opportunities;

- Supporting good design and the six qualities of successful places;
- Making efficient use of existing capacities of land, buildings and infrastructure;
- Support the delivery of infrastructure, for example transport, education, energy, digital and water;
- Improving health and wellbeing; and
- Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

5.12 SPP aims to guide new development to existing settlements and to brownfield sites in preference to greenfield sites and, to locations where existing services and capacity are readily available. The proposal follows SPP's spatial strategy.

5.13 In addition, SPP promotes sustainable transport and active travel and states that *'planning can play an important role in improving connectivity and promoting more sustainable patterns of transport and travel as part of the transition to a low carbon economy.'* The Planning System should support patterns of development which *(inter alia…):*

- Optimise the use of existing infrastructure;
- Reduce the need to travel and, provide safe and convenient opportunities for walking and cycling for both active travel and recreation; and
- Facilitate travel by public transport.

5.14 In terms of the proposed use, the proposal is considered to be compliant with SPP as residential development would allow for the regeneration of a brownfield site, allowing for opportunities to improve the physical character of the area, which Inverclyde Council notes in its SG as being poorly maintained, vacant and underused and low in value in terms of the contribution in which it has on the character of the surrounding area.

5.15 The proposal would contribute to the redevelopment and regeneration of a site which is easily accessible and within close proximity to the centre of Port Glasgow. Development of this brownfield site would contribute to effective placemaking of the wider 'Clune Park' area through the incorporation of a high-quality residential development, associated landscaping and maintenance of the surrounding wooded area.

Control of Woodland Removal (2009)

5.16 The Scottish Government's Policy on the Control of Woodland Removal was published in 2009 (by the Forestry Commission Scotland at the time) and provides direction in policy terms in relation to the determination of planning applications for woodland removal in Scotland. The Document defines woodland removal as *'the permanent removal of woodland for the purposes of conversion to another type of land use'.* The main guiding principles of the document include the following.

- There is a strong presumption in favour of protecting Scotland's woodland resources;
- Woodland removal should be allowed only where it would achieve significant and clearly defined additional public benefits;
- In appropriate cases a proposal for compensatory planting may form part of this balance;
- Approval for woodland removal should be conditional on the undertaking of actions to ensure full delivery of the defined additional public benefits;
- Planning conditions and agreements are used to mitigate the environmental impacts arising from development and Forestry Commission Scotland will also encourage their application to development-related woodland removal; and
- Where felling is permitted but woodland removal is not supported, conditions conducive to woodland regeneration should be maintained through adherence to good forestry practice as defined in the UK Forestry Standard.

5.17 In terms of woodland removal, with compensatory planting, the Scottish Government consider it most likely to be appropriate where it could contribute to significantly *(inter alia…):*

- Encouraging recreational activities and public enjoyment of the outdoor environment; and
- Increasing social, economic or environmental quality of Scotland's woodland cover.

5.18 Residential development on land along Glasgow Road is considered to comply with the Scottish Government's Policy on Woodland Removal due to several factors. Firstly, the proposal is small scale and is proposed to be located primarily on the brownfield element, where hardstanding etc is evident. Therefore, the existing woodland will primarily remain intact and ensures the conservation of most woodland located on the site. A Tree Survey can be conducted during the AMSC stage and would determine the quality of each tree located on site. Removal of any tree will be limited to young trees located within close proximity to the hardstanding element and replacement planting will follow.

5.19 By conducting a Tree Survey, subsequent planting and enhancements to the woodland, the proposal would contribute to an increase in the environmental quality of woodland cover to which Inverclyde Council currently regards as being poor. Additionally, the enhancement would increase the recreational usage of the woodland and would encourage further public enjoyment, for the immediate residents and well and the surrounding community.

The Proposed Local Development Plan 2 (PLDP2) (2018)

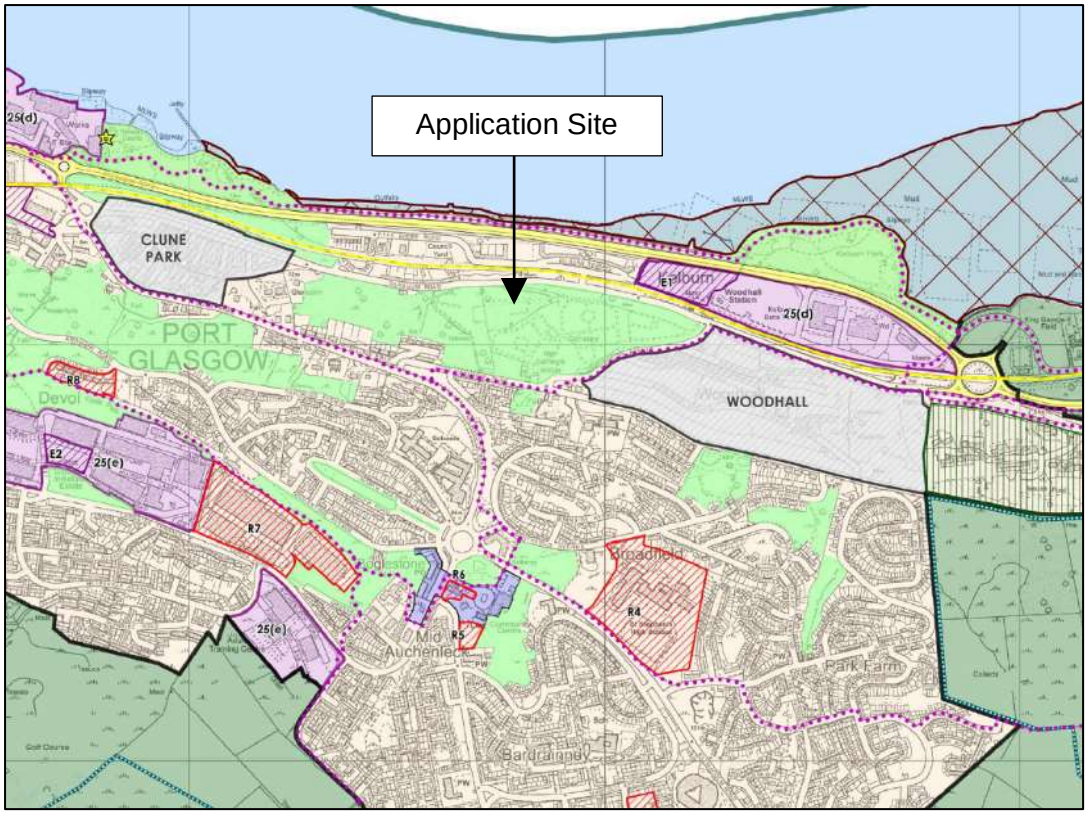
5.20 Inverclyde Council's PLDP2 was published in April 2018 and represents Inverclyde Council's settled view on land use planning proposals and planning policy. The aim of the PLDP2 is '*to contribute towards Inverclyde being an attractive and inclusive place to live, work, study, visit and invest. It does this through encouraging investment and new development, which is sustainably designed and located and contributes to the creation of sustainable places.'*

5.21 The PLDP2 states that the area of Inverclyde will be subject to an increase in population within the coming years and it recognises employment and housing opportunities as being crucial in responding to this change. Furthermore, the PLDP2 focuses on the regeneration of large-scale sites within Inverclyde which will also contribute to the 'repopulation' of the area enhanced image and character of Inverclyde.

5.22 The PLDP2 was submitted to Scottish Ministers ('the DPEA'), for examination on 28th November 2018 and the DPEA expects to finish its period of examination of the Inverclyde PLDP2 by 29th August 2019. Thereafter, it is expected to be adopted by Inverclyde Council in Autumn 2019. Though the PLDP2 is yet to be adopted by Inverclyde Council, it represents the finalised view of the Council and should be considered as a material consideration in the determination planning applications.

5.23 Relevant land use proposals and policies which substantially differ from the extant LDP are presented below:

Figure 5.1 – PLDP2 Proposal Map



5.24 As with the extant LDP, Inverclyde Council has proposed to designate the application site as an area of open space. The 'Area of Potential Change' in which the application site fell in the extant LDP has not been taken forward, instead the application site is purely allocated as 'open space'.

Planning Advice Notes (PANS)

5.25 PANs are planning documents produced by the Scottish Government to provide planners and developers with further details, guidance and advice on planning related matters such as design, placemaking and sustainability. The following documents are of relevance to the proposals and should be considered in the determination of this application for PPP:

- PAN 44 (2005) Fitting New Housing Developments into the Landscape;
- PAN 61 (2001) - Sustainable Urban Drainage Systems (SUDS);
- PAN 65 (2008) - Planning and Open Space;
- PAN 67 (2003) – Housing Quality;
- PAN 68 (2003) – Design Statements;
- PAN 69 (2015) – Flood Risk;
- PAN 77 (2005) – Designing Safer Places;
- PAN 78 (2008) – Inclusive Design; and
- PAN 79 (2006) – Water and Drainage.

5.26 The design principles and layout of the proposals allow for compliance with the above PANs on good planning and design practice. Cognisance of these PANs has been considered throughout the initial design stages of the proposal and will ensure that a detailed design will allow for high quality housing and inclusive design, in a safe and sustainable environment.

Scottish Government Guidance

Design Guidance

5.27 Designing Streets: A Policy Statement for Scotland (2010) and Creating Places: A Policy Statement on Architecture and Place for Scotland (2013) are policy statements created by the Scottish Government to provide guidance on street design and placemaking. Whilst Creating Places emphasises the importance of forming new developments in terms of distinctiveness, safe and pleasantness, welcoming-ness, adaptability, resource efficiency and ease to move around. Designing Streets re-prioritises the design of streets by attempting to remove the focus of street design away from the dominance of vehicles.

5.28 Both documents are structured on SPP's '6 Qualities of Successful Places' and are useful in terms of the design and layout of development proposals. SPP's 6 Qualities of Successful Places include:

- Distinctive;
- Safe and Pleasant;
- Welcoming;
- Adaptable;
- Resource Efficient; and

- Easy to move around and beyond.

5.29 Both Designing Streets and Creating Places were used from the conception of this design and throughout the design process. Reference to these documents will continue throughout the AMSC stages.

Planning Guidance on Developer Contributions

5.30 Inverclyde Council's PG on Developer Contributions was published in May 2015 and is a non-statutory document used to provide Applicants/Developers/Planners with further details of when developer contributions might be required. The Applicant will contribute where appropriate.

6 Conclusions

Conclusions and Recommendations

6.1 This Planning Statement is submitted to Inverclyde Council by RFA (Development Planning) on behalf of the Applicant and in support of an application for PPP for residential development on the land of the former Carnegie Park/Langlands Orphanage site on Glasgow Road, Port Glasgow.

6.2 The proposed redevelopment will primarily be limited to development on the brownfield element of the site, to the south where there is clear evidence of previous building works. The proposal is to consist of five, 4-bedroom detached dwellings with garages, driveways and gardens, as well as associated infrastructure, servicing, parking and access.

6.3 In addition to this, the northern segment of the site will be enhanced and sensitively managed to increase recreational provision within the immediate area, in addition to enhancing the character of the area through woodland management and planting works. Inverclyde Council describes this area of woodland as being of low quality and states in the LDP that it is in need of investment due to the inclusion of this site and the wider woodland area within APC 2.

6.4 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires decisions to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. This Planning Statement has provided context to the application and has considered the development against the relevant policy framework, as well all other material considerations of relevance. The proposal is considered to comply with Development Plan in terms of compliance with policies on design, green networks, open space, housing and drainage, in addition to complying with relevant material considerations.

6.5 In particular reference to placemaking and design principles as set out by SPP and the Scottish Government's Creating Places and Designing Streets, the proposal is considered to integrate well with its local context and the plans and assessments submitted in support of this application demonstrate the opportunity for high quality placemaking. The layout and density of the proposal is sympathetic to the site and its setting and proposals are primarily focused on the brownfield element of land.

6.6 The proposed development makes best use of the landscape in terms of its topography and planting which sympathetically integrates it into its setting with little impact on the character of the area. The proposal details are considered to be commensurate with an application for PPP and is considered to comply with placemaking and design policies as set out within the Development Plan and supporting to design guidance.

6.7 Particularly in relation to Development Plan policies on housing development and the

regeneration and renewal of brownfield sites, Policy RES2 - Development on Brownfield Sites, Policy APC - Areas of Potential Change 1 & 2, SDS7 Regeneration and Renewal and Policy RES3 – Housing Development Opportunities all support the proposal in terms of its location and in terms of the principle of development due to the injection of investment into the area, provision of housing, and enhancements to the character and setting of Glasgow Road.

6.8 In terms of Development Plan policies on green networks and open space, the Applicant recognises that both the LDP and the PLDP2 has allocated the site as an area of open space. However, it should be stated that an element of this site is indeed brownfield. The extant LDP alludes to the entirety of the evidences this. Proposals would therefore facilitate a clean up of this woodland, enhance accessibility, remove invasive species, implement planting works and retain as many mature trees as possible. The proposal is not considered to fragment the green network as much of it will be retained, with enhancements providing a woodland/open space area with the potential to increase in value in terms of biodiversity and habitats.

6.9 Development on the brownfield element would also contribute to housing land requirements on a small scale. The development will subsequently allow for the enhancement of the northern segment of woodland, facilitating improvements to the character of the area and allowing for greater biodiversity and recreational benefits.

6.10 This Planning Statement is accompanied by a DAS and other reports which demonstrate the proposals compliance with design and sustainability principles. There are no adverse impacts which significantly and demonstrably outweigh the benefits of the proposal and on the basis of the above assessment, the development proposals are fully supported by the Development Plan.

6.11 The Applicant has sought to consider and address all relevant planning matters and is satisfied that the application is appropriate and in context. Where additional information is required, Inverclyde Council can request these during the development management process or through planning conditions.

6.12 Overall, it has been demonstrated that the proposal is consistent with all statutory and non-statutory policy and guidance and other material considerations. It is therefore respectfully requested that Inverclyde Council grant this application for PPP.

RFA (Development Planning) Ltd.

May 2019.

4. SITE PHOTOGRAPHS SUBMITTED WITH PLANNING APPLICATION

Photographic Schedule

Port Glasgow

5. PRELIMINARY ECOLOGICAL APPRAISAL REPORT

Glasgow Road,

Port Glasgow

Preliminary Ecological Appraisal Report

For Rick Finc Associates

cairn ecology

25 March 2019

Report Prepared For: RFA Development Planning Consultants, 3 Walker Street, Edinburgh, Scotland, EH3 7JY.

Prepared By: Lorraine Hamilton

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Version: Version 1

Issue Date: 25/03/2019

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Introduction

Cairn Ecology Ltd was appointed by RFA Development Planning Consultants to undertake a Preliminary Ecological Appraisal (PEA), of land immediately adjacent to the western boundary of the Port Glasgow Cemetery, Port Glasgow (hereafter referred to as 'the Site') (central Ordnance Survey Grid Reference: NS33577410)

The purpose of the PEA survey was to record and map the habitats present within the Site, and determine the likely / potential presence of protected and/or notable species.

This report describes the methods used to gather and record habitat baseline information for the Site, summarises the findings of the desk study and provides details of the field investigation. Where appropriate, further recommendations are outlined, for example, a requirement for further species-specific surveys and/or habitat retention and enhancement strategies.

Methods

Overview

This section describes the methods used for the PEA, which comprised a combination of desk study and field survey.

Desk Study

An ecological desk study draws on a range of publicly available information sources to provide an understanding of the ecological context of a site and wider area prior to completion of a site visit. Data collected during the desk study includes historical records (up to 10 years old) of legally protected and notable species (species of conservation concern), habitats and nature conservation sites with statutory or non-statutory designations within specific search radii (dependent on the ecological feature). It should be noted that the desk study does not replace the need for a site visit and survey; instead its function is to provide a high-level understanding of the survey area prior to a site visit.

Historical records for protected and notable plant species were obtained from online, publically available information centres in accordance with the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

The desk study also searched for the presence of nature conservation sites with statutory and non-statutory designations in accordance with the above guidelines (CIEEM, 2017). Sites of European importance, for example, Special Protection Areas (SPA), Special Area of Conservations (SAC) or wetland sites of international importance (RAMSAR) were identified within a 5km radius of the Site, in addition to sites of national importance, for example, Special Sites of Scientific Interest (SSSI), National Nature Reserves (NNR) or local importance, for example, Local Nature Reserves (LNR), Local Wildlife Sites (LWS). Sites, which are afforded protection under local council planning, for example, Sites of Interest for Nature Conservation (SINC), were also identified up to 2km from the Site boundary. Where available, details of the site's reason for designation were also obtained from the information sources cited above, where available.

Data for protected/ notable species and designated sites were obtained from the following databases:

- National Biodiversity Network Atlas;
- Scottish Natural Heritage (SNH) SiteLink;
- Scotland's Environment Interactive Map; and

- MAGIC: Nature on the Map.

Phase 1 Habitat Survey

A Preliminary Ecological Appraisal, including a Phase 1 Habitat Survey, of the Site and 30m study area (surrounding the 'Site') was undertaken on 28 February 2019 by a qualified and experienced ecologist following standard JNCC survey methodology (JNCC, 2010). Phase 1 Habitat survey is a standard technique for classifying and mapping British habitats. Where applicable, dominant plant species were recorded and habitats were classified according to their vegetation types, and presented in the standard Phase 1 Habitat survey format with habitat descriptions and a habitat map.

Target notes were recorded to provide additional information where habitats were too small to be accurately mapped.

Animal species were identified on an opportunistic basis and were recorded, where encountered, as target notes.

Bird species were additionally identified on an opportunistic basis and were recorded, where encountered, as a species list.

Survey Limitations

Although the Phase 1 Habitat survey was undertaken in the optimal botanical survey season, it is possible that some flowering species may not have been recorded. However, the survey does provide a suitable snapshot of the botanical interest present on the day of surveys. It is considered that this report therefore is suitable to inform a planning application in principle.

Baseline

Habitat Description

The Site is a small area approximately 210m by 110m, located within Port Glasgow. The Site is bounded to the north by Glasgow Road, to the east by woodland where a remnant brick wall is located. To the south and west the Site is bound by the Port Glasgow Cemetery.

The Site form part of the former Carnegie Park Orphanage grounds which on historic maps identified the northern extent of the Site as mixed woodland.

The topography of the Site rises steeply from the north to the south with a steep tarmac driveway providing access.

Desk Study

Nature Conservation Sites

The Inner Clyde RAMSAR, Special Protection Area (SPA), and Site of Special Scientific Interest (SSSI) is located within the 5km search radius, approximately 150m from the northern Site boundary. No sites of national importance were identified within 2 km of the Site boundary.

Ancient Woodland

There are no woodlands listed on the Ancient Woodland Inventory located within the Site.

Invasive Plant Species

Within the 2km of the Site boundary (NBN atlas, (2018)) the following non-native, invasive species records were provided by the desk study:

- Japanese knotweed (*Fallopia japonica*);
- Giant hogweed (*Heracleum mantegazzianum*); and
- Himalayan balsam (*Impatiens glandulifera*).

None of these recorded were identified within the Site boundary or 30m study area.

Terrestrial Animals

Within the 5 km of the Site boundary, records of six animal species of conservation concern were provided by the data search these included:

- Otter (*Lutra lutra*);
- Badger (*Meles meles*);
- Western European hedgehog (*Erinaceus europaeus*);
- Daubenton's bat (*Myotis daubentonii*);
- Brown long eared bat (*Plecotus auritus*)
- common pipistrelle (*Pipistrellus pipistrellus*); and
- soprano pipistrelle (*Pipistrellus pygmaeus*).

Field Survey

Overview

The results of the Phase 1 Habitat survey are presented below and shown in Figure 1 (Phase 1 Habitats and Target Notes), which illustrates the location and extent of all habitat types recorded within the Site boundary.

As outlined in the methods section, notable features too small to map are described using target notes; these have been referred to in the descriptions below and are presented in Appendix A.

Phase 1 Habitat Descriptions

The Phase 1 habitat survey established the presence of the following seven habitat types with the Site and study area:

- Mixed plantation woodland (A1.3.2); and
- Invasive non-native species.

Semi-improved Broadleaved Woodland (A1.1.1)

The Site is dominated by mixed plantation woodland which extends through the entirety of the Site. The Site show clear evidence of being a managed landscape in the past with paths and terrace areas still identifiable however over grown. Large mature pine trees (*Pinus spp*.) dominate the northern half of the Site where the slope is steepest, rising from the northern boundary. The central area of the Site had a large section of immature silver birch (*Betula pendula*) self-seeded willow (*Salix spp*.) and ash (*Fraxnius excel*sior) saplings.

Laurel and rhododendron were noted throughout the Site and likely attributable to the Site former status as orphanage grounds along with other occasional ornamental planting. Areas of brambles (*Rubus spp*.) were

noted in the understory again often associated with over grown paths, borders and verges (Appendix A: Target Note 1). Fly tipping was evident on site especially in association with the access track and paths (Appendix A: Target Note 4).

Invasive Non-Native Species

Japanese knotweed was identified in the central section of the Site (Appendix A: Target Note 2). The stand was approximately 10m x 15m in size and comprise of previous years growth.

Fauna

The presence of deer was identified on site as dropping was evident within the vegetation on Site

A number of bird species were noted while on site these include:

- Blue tit (*Cyanistes caeruleus*)
- Great tit (*Parus major*);
- magpie (*Pica pica*);
- Blackbird (*Turdus merula*); and
- Robin (*Erithacus rubecula*).

Discussion and Recommendations

Nature Conservation Sites

The Inner Clyde SPA, SSSI and RAMSAR site is located 150m north and is designated for estuarine bird species. As such the Site is considered to have not impact or effects pathway to it and as such is not considered further.

Habitats

Mixed Plantation Woodland

The most ecological valuable habitat features noted during the field survey were the mixed plantation woodland in particular the mixed age woodland associated with the northern and southern boundaries. These areas are considered likely to provide suitable habitat to mammal and bird species for both foraging, commuting and resting. It is recommended that where possible these areas of mature and semi mature trees are retained as part of the development.

To facilitate this, it may be necessary to undertake a tree condition survey in particular within the development area to identify which trees will be impacted.

Invasive Non-Native Species

The presence of Japanese knotweed has been identified on Site and likely occurs within the area indicated for development. Japanese knotweed is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), and as such to allow or cause the spread of this species is an offence. In addition, material from this species and soil contaminated by it are considered ‘controlled waste’ and disposal can only be undertaken at appropriately licensed landfill sites.

Japanese Knotweed is a rhizomatous plant and spreads underground before growing shoot through the soil. As such it is recommended that a survey is undertaken within the growing season (May – August) to record this year maximum extent of spread. It is further recommended that a specialist contractor is appointed to develop and implement a treatment plan for the development prior to construction commencing.

Fauna

Birds

The trees identified within the Site do have the potential to provide nesting habitat to lowland bird species. As such in order to ensure compliance with the Wildlife and Countryside Act 1981 (as amended), which affords protection to all birds (whilst actively nesting), their nests and eggs, it is recommended that all construction works should be completed outside of the bird breeding season (April – August inclusive). However, should construction of the proposed development need to take place during the breeding bird season, it is recommended that a Suitably Qualified Ecologist (SQE) is employed to search the Site for evidence of nesting birds immediately prior to works, with a re-check undertaken for any works delayed longer than 48 hours. Should a nest be recorded, a suitable working buffer will be put in place until young have successfully fledged the nest.

Bats

The trees within the Site may have the potential to support roosting bats. As such, it is recommended that a Preliminary Roost Assessment is undertaken of all tree to be impacted either through felling or disturbance as part of the development. Those tree noted to provide suitable roosting habitat may be subject to further survey work.

All proposed additional survey effort should be undertaken in line with Bat Surveys for Professional Ecologists: Good Practice (Collins, 2016), which if adhered to, will ensure compliance with Conservation (Natural Habitats, &c.) Regulations 1994 (as amended

Biodiversity Enhancement

Landscape Planting

A native, non-invasive plant schedule should be developed as part of the proposed development master plan. Native planting throughout the development can be beneficial and often improve the biodiversity of an area by encouraging many nectivorous invertebrates (e.g. butterflies, moths and bumblebees) and provide shelter and food for larvae, adult insects and flying insects, which in turn, may encourage small mammals, bats and birds into the Site. Species which encourage nocturnal insects (such as honeysuckle) can also be valuable for bats and by incorporating native, edible fruit and berry baring plant species this will encourage further use of the Site by birds, small mammals, badger and invertebrates.

Street trees and hedges can also be valuable to birds, bats and other mammals within an urban setting by providing, not only further foraging opportunities but can also be a buffer from artificial light and often connects important features and habitats.

Protection of Existing Habitats

It is recognised that a future housing development within the Site and the resulting permanent land-use change may have the potential to negatively affect the woodland areas of the Site through site clearance, accidental

damage and/or disturbance. In order to reduce the magnitude of this effect and to be consistent with local planning policy, the following measures are recommended:

- installation of temporary barriers to limit disturbance and accidental damage to woodland and edge habitats which will be retained during construction;
- implementation and adherence to BS 5837:2012 (Trees in relation to Design, Demolition and Construction); and
- installation or retention of permanent boundary features (such as hedgerows) between the final development and any retained woodland edge to ensure reduced levels of human disturbance.

Linear features are often used for foraging and commuting purposes by bats and other mammals such as badger and deer and can be important connective corridors to habitats within the wider area. As such, linear features such as woodlands edges should be maintained and kept as dark as possible during the night. The impact on these mammal species can be minimised by the use of sensitively placed and directional lighting, which is considered further below.

Use of Appropriate Lighting

Artificial lighting can often impact the foraging and commuting behaviour of nocturnal mammals such as bats and badgers. As a consequence, it is advised that lighting should be directed to where it is needed and light spillage (whether direct and/or in-direct) should be avoided, particularly within the vicinity of the woodland to the east and any proposed biodiversity planting or commuting features (e.g stone wall). The times during which the lighting is on should be limited to provide some dark periods. Roads or track ways in areas important for foraging bats should contain stretches left unlit to avoid isolation of bat colonies. These unlit stretches should be ten metres in length either side of a commuting route.

References

British Standards Institute. (2012). BS5837: 2012 Trees in Relation to Design, Demolition and Construction: Recommendations.

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Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

Joint Nature Conservancy Council (2007). Handbook for Phase 1 Habitat Survey – a technique for environmental audit. JNCC, Peterborough, UK.

Scottish Natural Heritage (2014b). A Guide to Understanding the Scottish Ancient Woodland Inventory. Available at: http://www.snh.gov.uk/docs/C283974.pdf.

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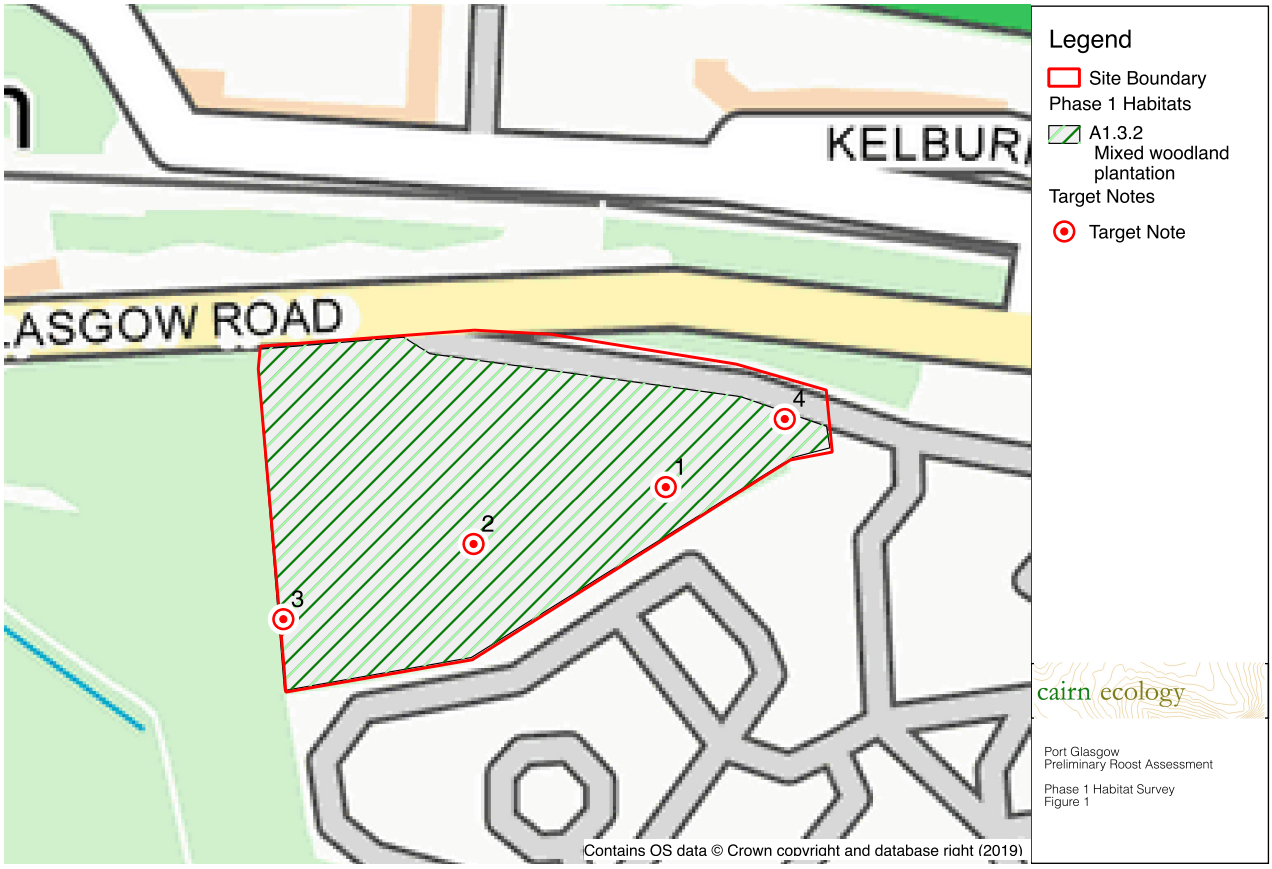
Figures


KELBURN
ASGOW ROAD
1
2
3
4
Contains OS data © Crown copyright and database right (2019)
Legend
Site Boundary
Phase 1 Habitats
A1.3.2
Mixed woodland plantation
Target Notes
Target Note
cairn ecology
Port Glasgow
Preliminary Roost Assessment
Phase 1 Habitat Survey
Figure 1

Appendix A – Target Notes

ID	Grid Reference	Description	Photo
1	NS 33820 74092	Area of bramble approximately 5m by 10m adjacent to an over grown path which was lined by roses (Rosa spp)	
2	NS 33771 74065	Area of Japanese knotweed. Covering approximately15m by 10m on the southern side of an over grown path/ terraced area. The stand is of previous year's growth.	

3	NS 33719 74050	Remanents of brick wall. May be associated with the sites previous use as an orphanage	
4	NS 33872 74116	Sites of fly-tipping and burning of discarded items are evident throughout the site however a significant amount was found in the accessible areas in the vicinity of the access track	

6. DRAINAGE, FLOODING AND SUDS STRATEGY REPORT

QUATTRO CONSULT

Rick Finc Associates

Drainage, Flooding and SUDS Strategy Report

Former Carnegie Park Orphanage / Langlands School, Glasgow Road, Port Glasgow

May 2019

Prepared for:
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Project Title:	Former Carnegie Park Orphanage / Langlands School, Glasgow Road, Port Glasgow
Report Title:	Drainage, Flooding and SUDS Strategy Report
Project No:	4472
Status:	INITIAL ISSUE
Client Contact Name:	Rick Finc
Client Company Name:	Rick Finc Associates
Issued By:	Quattro Consult Limited 38 Thistle Street Edinburgh EH2 1EN

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Checked by	Gareth Denny		May 2019	Associate Director
Approved by	Gareth Denny		May 2019	Associate Director

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Issue No	Date	Details of Revisions

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1. INTRODUCTION

Quattro Consult Ltd were commissioned by Rick Finc Associates to provide a Drainage and SUDS Strategy Report in support of a planning application for a new residential development comprising 5 new dwellings, an access road, car parking and associated landscape areas at Glasgow Road.

Proposals contained within or forming part of this report represent the design intent and maybe subject to alteration or adjustment in completing the detailed design for this project. Where such adjustments are undertaken as part of the detailed design and are deemed a material deviation from the intent contained in this document, prior approval shall be obtained from the relevant authority in advance of commencing such works.

2. SCOPE

The report will:

- Investigate all potential risks of flooding to the site
- Consider outline design proposals to mitigate any potential risk of flooding determined to be present
-

The report reviews the following information:

- The SEPA flood maps for river, coastal and surface water flooding likelihood;
- Scottish Planning Policy (SPP) (June 2014)
- Scottish Water Waste Water record information dated 21/03/2019
- Sewers for Scotland 4th Edition.

A Site Location plan is provided in ***Appendix A***.

The Architects Existing Site Layout is presented in ***Appendix B.***

The Architect's Site Layout is presented in ***Appendix C***.

3. EXISTING SITE

3.1 Location

The site is located on Glasgow Road at former Carnegie Orphanage / Langlands School Approximate OS grid reference is 234000,674000 (E, N). A plan showing Site location with boundary is shown in ***Appendix A***

3.2 Description and Topography

The area of the site is approximately 1.2 ha and roughly triangular shaped. The site slopes from South to North at approximately 30%, Although the site is rather steep, there is a plateau to the centre of the site where the former Carnegie Park Orphanage / School were historically located. Levels on the Northern boundary (Adjacent to Glasgow Rd) vary from 13.5-27m AOD and levels on the Southern boundary vary from 44-33m AOD. See ***Appendix B***.

3.3 Ground Conditions

A review of the British Geological Survey information for the site has been carried out. The site lies within an area of superficial Devensian Till. Strathgryfe Lava Member bedrock is indicated on the southern half of the site and subordinate argillaceous rocks and limestone bedrock to the Northern half.

No relevant borehole information was noted as being available directly on the proposed site, however boreholes adjacent to the site consistently show whinstone at approximately 1.5m depth from surface.

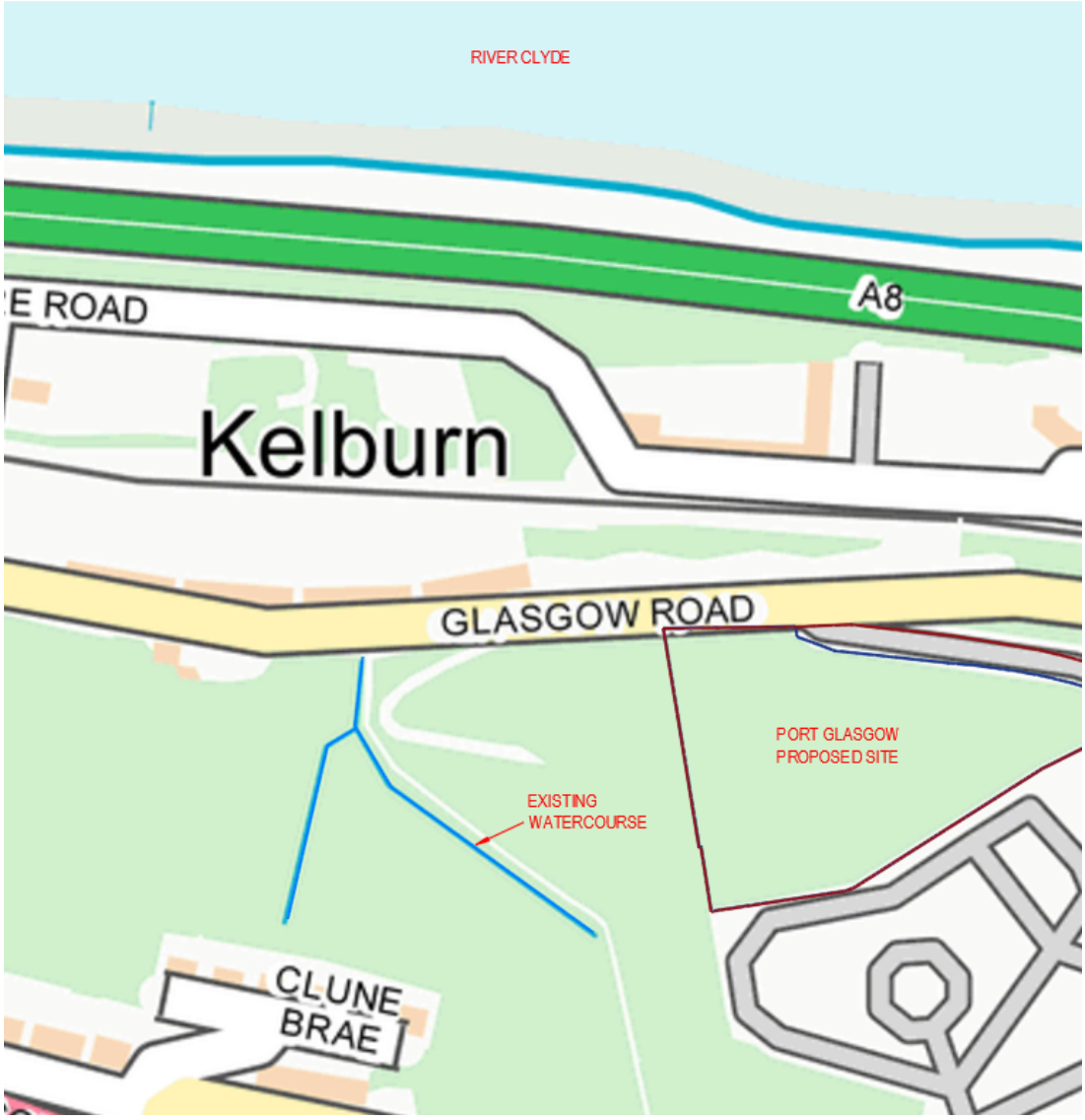
Given the brownfield nature of the site and the record of previous structures on the site there is likely potential for made ground to be currently present.

3.4 Hydrogeology and Hydrology

The nearest fluvial water feature is an existing watercourse approximately 50-100m West of our proposed site. From an analysis of Ordnance Survey information it is noted that this watercourse is located in a local hollow/valley with base levels lower than the site being covered by this report.

The nearest tidal water feature to our proposed site is the River Clyde at approximately 175m to the North.

See inset plan below



3.5 Existing Sewers

Information provided by Scottish Water indicates there is an existing combined manhole in the centre of the proposed site, noted as LH 7109, the combined sewer heads North to manhole 7108 before leaving the site at the Northern boundary. There is no indication of either existing manholes on the topographical survey, indicating these may be buried. It is proposed this existing drain be further investigated on site.

See ***Appendix B and D***

4. DEVELOPMENT AND FLOOD RISK

4.1 Scottish Planning Policy

The Scottish Planning Policy (SPP) is a statement of Scottish Government policy on nationally important land use. The SPP was published in 2014 and consolidated a series of topic specific policy statements into a single statement. This document is intended to be used in conjunction with the National Planning Framework (NPF) (2014), Planning Advice Notes (PANs), and Design Advice Guidance (DAG).

The guidance relating to flooding (SPP) is summarised in terms of the flood risk to a proposed development in the following extracts.

4.2 Risk Framework

4.2.1 Little to no risk area.

Definition: Annual probability of watercourse, tidal or coastal flooding: less than 0.1% (1:1000), i.e. less frequently than the so-called 1 in 1000-year flood.
Appropriate Planning Response:

- No constraints due to watercourse, tidal or coastal flooding.

4.2.2 Low to medium risk area.

Definition: Annual probability of watercourse, tidal or coastal flooding: in the range 0.1% - 0.5% (1:1000 – 1:200).
Appropriate Planning Response:

Suitable for most development. A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%), and for essential infrastructure and the most vulnerable uses. Water resistant materials and construction may be required.

Generally, not suitable for civil infrastructure. Where civil infrastructure must be located within these areas or is being substantially extended, it should be designed to be capable of remaining operational and accessible during extreme flood events.

4.2.3 Medium to high risk area.

Definition: Annual probability of watercourse, tidal or coastal flooding: greater than 0.5% (1:200).

Appropriate Planning Response:
May be suitable for:

- Residential, institutional, commercial and industrial development within built-up areas provided flood protection measures to the appropriate standard already exist

and are maintained, are under construction, or are a planned measure in a current flood risk management plan;

- Essential infrastructure within built-up areas, designed and constructed to remain
- operational during floods and not impede water flow;
- Some recreational, sport, amenity and nature conservation uses, provided appropriate evacuation procedures are in place and;
- Job-related accommodation, e.g. for caretakers or operational staff.

Generally, not suitable for:

- Civil infrastructure and the most vulnerable uses;
- Additional development in undeveloped and sparsely developed areas, unless allocation
- is essential for operational reason, e.g. for navigation and water-based recreation,
- agriculture, transport or utilities infrastructure (which should be designed and constructed to be operational during floods and not impede water flow), and an alternative, lower risk location is not available; and
- New caravan and camping sites.

Where built development is permitted, measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome.

Water resistant materials in construction should be used where appropriate. Elevated buildings on structures such as stilts are unlikely to be acceptable.

4.3 Interpretation of the Risk Framework

a) The annual probabilities relate to the land at the time an application is submitted, or a land allocation is made.
b) In the longer term, the calculated probabilities of flooding may be affected by climate change, improved data/methods and land uses elsewhere in the catchment.
c) This framework is a simplification of the situation as noted in SPP paragraph 258.

4.4 Climate Change

In their Technical Flood Risk Guidance for Stakeholders, SEPA recommend a climate change allowance of 20% be applied to the 1 in 200 year (0.5% annual probability) fluvial peak flow estimate. They also recommend a 20% allowance be applied to peak rainfall intensity estimates.

Sewers for Scotland 4th Edition, however, requires a 30% allowance for climate change to be made for rainfall in designing surface water drainage systems.

5. FLOOD RISK

5.1 Sources of flood risk

This study assesses the risk from different types of flooding to the development and the risk of flooding from the development, taking into consideration climate change, as well as how flood risks should be managed. The approach to assessing flood risk at the development site was informed by the requirements of SPP and the SEPA requirements.

5.2 Fluvial Flooding (Rivers and Streams)

The SEPA website provides flood mapping data as a general guide to the level of risk to a site from flooding from rivers and streams. This indicates areas which are associated with low, medium and high classifications of flood risk. SEPA flood maps cannot be included as part of this report due to copyright issues.

The SEPA map indicates the site is not at risk of fluvial flooding and as such is suitable for the proposed development in line with the SPP risk framework.

The SEPA maps only cover fluvial features with suitably large catchment areas. As an additional check, the relative levels have been investigated; it can be seen from Ordnance Survey dat that the watercourse levels are below the site levels and as such the risk posed by the nearest watercourse (50m – 100m distant).

5.3 Surface Water Flooding to the site

Surface water flooding is caused when rainwater during extreme rainfall events does not drain away through the normal drainage system or infiltrate into the ground. Instead, the rainfall becomes surface water runoff, which collects in ground depressions or areas of lower ground

The SEPA surface water flood maps show that under the high, medium or low probability scenarios surface water flooding is not present on site.

Based on this information, the site can be said to be an area with little to no risk of surface water flooding.

Although there is little to no risk of surface water flooding it is recommended to utilise SUDS techniques where possible. Providing porous paving to hard surfaces, filter trenches and a piped network to collect and transport the runoff to the surface water drainage network. The proposed drainage layout is contained within **Appendix E**.

5.4 Tidal Flooding (Coastal or Estuarine)

The site is close to the River Clyde tidal waters (approx. 175m to the North), however site levels (30m AOD) preclude any real risk of tidal flooding to the site.

SEPA maps indicate low risk of tidal flooding on site.

5.5 Reservoir and Other Artificial Sources of Flooding

The SEPA flood maps do not include risk from reservoirs or other artificial sources. There are no identified reservoirs in vicinity of the site. The risk to the site is considered low.

5.6 Groundwater Flooding

Groundwater flooding generally occurs during intense, long-duration rainfall events, when infiltration of rainwater into the ground raises the level of the water table until it exceeds ground levels. It is most common in low-lying areas overlain by permeable soils and permeable geology, or in areas with a naturally high water table.

SEPA's online flood map indicates that there is little to no risk of groundwater flooding to the site.

6. PROPOSED DRAINAGE STRATEGY

It is proposed that the site drains via separate systems for foul and surface water before connecting to existing Scottish Water combined network.

6.1 Proposed foul water management

It is proposed to collect foul water outfalls from the residential units via. a piped collector system and outfall to the existing combined sewer running out at the Northern boundary.

6.2 Proposed Surface Water Management and SUDS

It is proposed to discharge the surface water flows from the development to the existing combined Scottish Water network leaving the site to the North. See Proposed Drainage plan: ***Appendix E***.

Inverclyde Council advise that discharge rates should be restricted to the 2-year green field run-off rate, calculated as 12.45 l/s. The full site area (1.2 ha) has been used to determine the discharge rate noted, we believe this is acceptable in this case as the existing topography of the site renders any additional hard surfaces being constructed as highly unlikely. See ***Appendix B and Appendix F.***

A flow control with 155mm dia. orifice is required to restrict flows to 12.45 l/s

The drainage system has been designed for the 2, 30 and 200 and critical storm events at a max. discharge of 12.45 l/s with no flooding.

In accordance with Sewers for Scotland, during a 1 in 200-year storm event the drainage system can be allowed to flood if surface levels are such that no flood water leaves the site or affects adjacent buildings. The proposed site layout will be mostly soft landscaped and no drastic changes to the topography are proposed, it is concluded there will be no increased risk of flooding to the site and surrounding area.

In accordance with current SEPA requirements, appropriate levels of sustainable drainage systems (SUDS) are proposed to be implemented to treat and attenuate the surface water run-off prior to discharging to the identified watercourse. Multiple levels of treatment are proposed using porous paving areas and infiltration trenches.

The methods selected will be subject to discussion with SEPA and Scottish Water, in order to gain their approval.

Please refer to ***Appendix E*** for a copy of the Proposed Drainage and SUDS Strategy Layout. Drainage calculations undertaken to date are presented in ***Appendix F***.

7. CONCLUSION

A review of the proposed development has been undertaken. Consideration has been given to Inverclyde Councils Requirements and detailed information has been provided.

Drainage solutions are presented in in ***Appendix E***, Proposed Drainage and SUDS Strategy Layout.

SEPA flood maps have been consulted and it can be seen that the site is suitable for the proposed development. The proposed drainage network will be designed to accommodate surface water flooding to mitigate the risk of surface water flooding present.

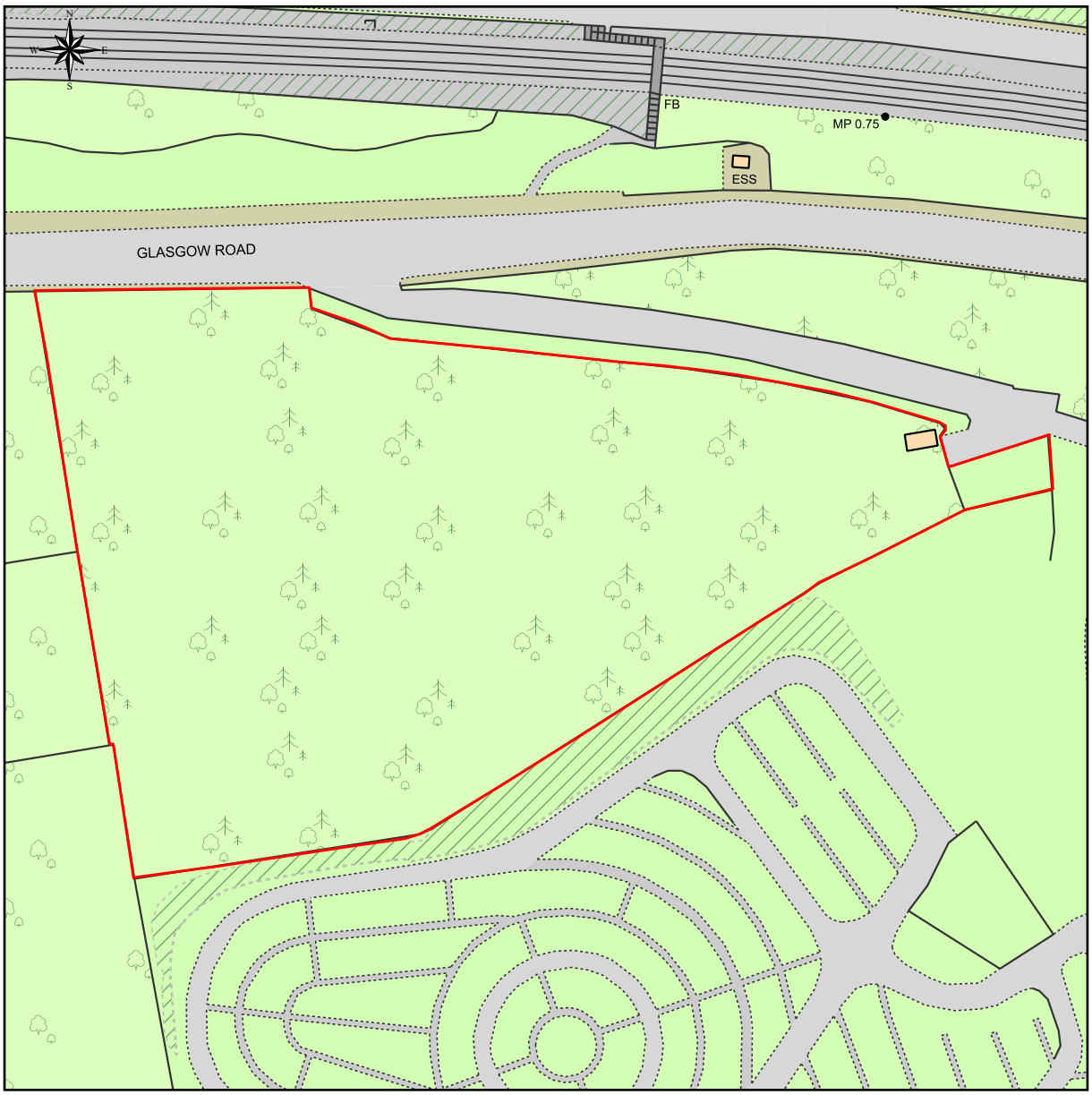
The Surface Water will discharge at 12.45 l/s as described in section 6.2 above.

Foul water drainage will outfall to existing Scottish Water combined sewer on Hillview Crescent.

APPENDIX A

LOCATION PLAN

Location Plan



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

Rick Finc Associates
Planning and Development Consultants

plans ahead by emapsite™

Prepared by: Stuart Szylak, 08-05-2019

APPENDIX B

EXISTING SITE LAYOUT

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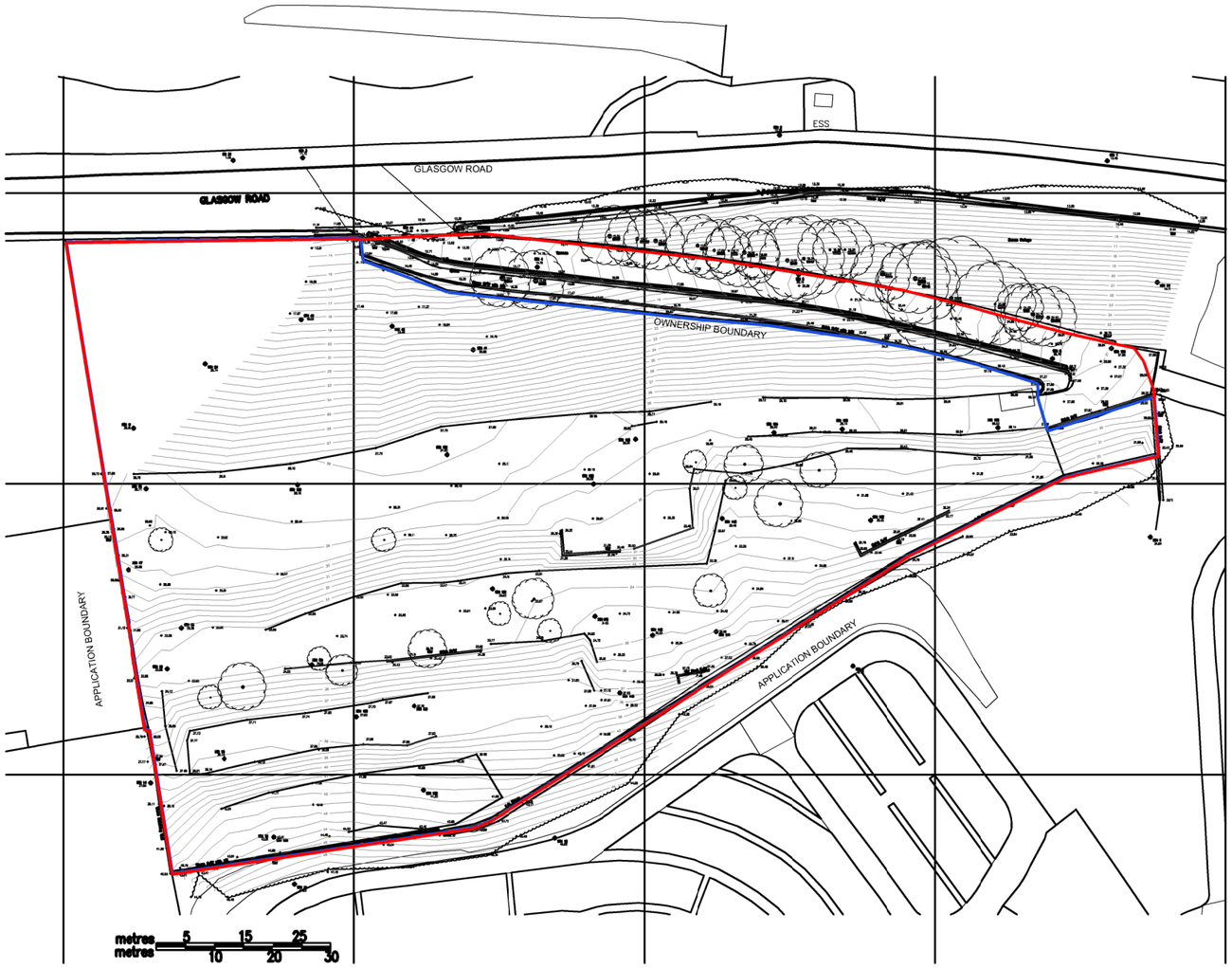
Revision		Date	By
P1	FIRSTISSUE	190228	AV



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77 St. Vincent Street
Glasgow, G2 5TF
t. 0141 353 2745
UNUM PARTNERSHIP
CHARTERED ARCHITECTS

PPP

Client

RFA

Project Title

Former Carnegie Park Orphanage/
Landlands School,
Glasgow Road, Port Glasgow

Drawing Title

OS Location Plan

Date	Scale	Drawn	Checked	
190228	1:1000	AV	MJR	A3

Drawing No.	Rev
131-L(10)-100	P1

APPENDIX C

PROPOSED SITE LAYOUT

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Revision 1 FIRSTISSUE Date 19/03/01 Rev AV

Revision	Initials	Date
P2	AV	190325

1. Layout revision per client comments

5 no. proposal detached houses

- Split level design - 2 storey
- Approx. footprint area □ 120m2
- Overall floor area □ 240m2
- Includes integral single garage

Approx. Extent of Proposed Cut

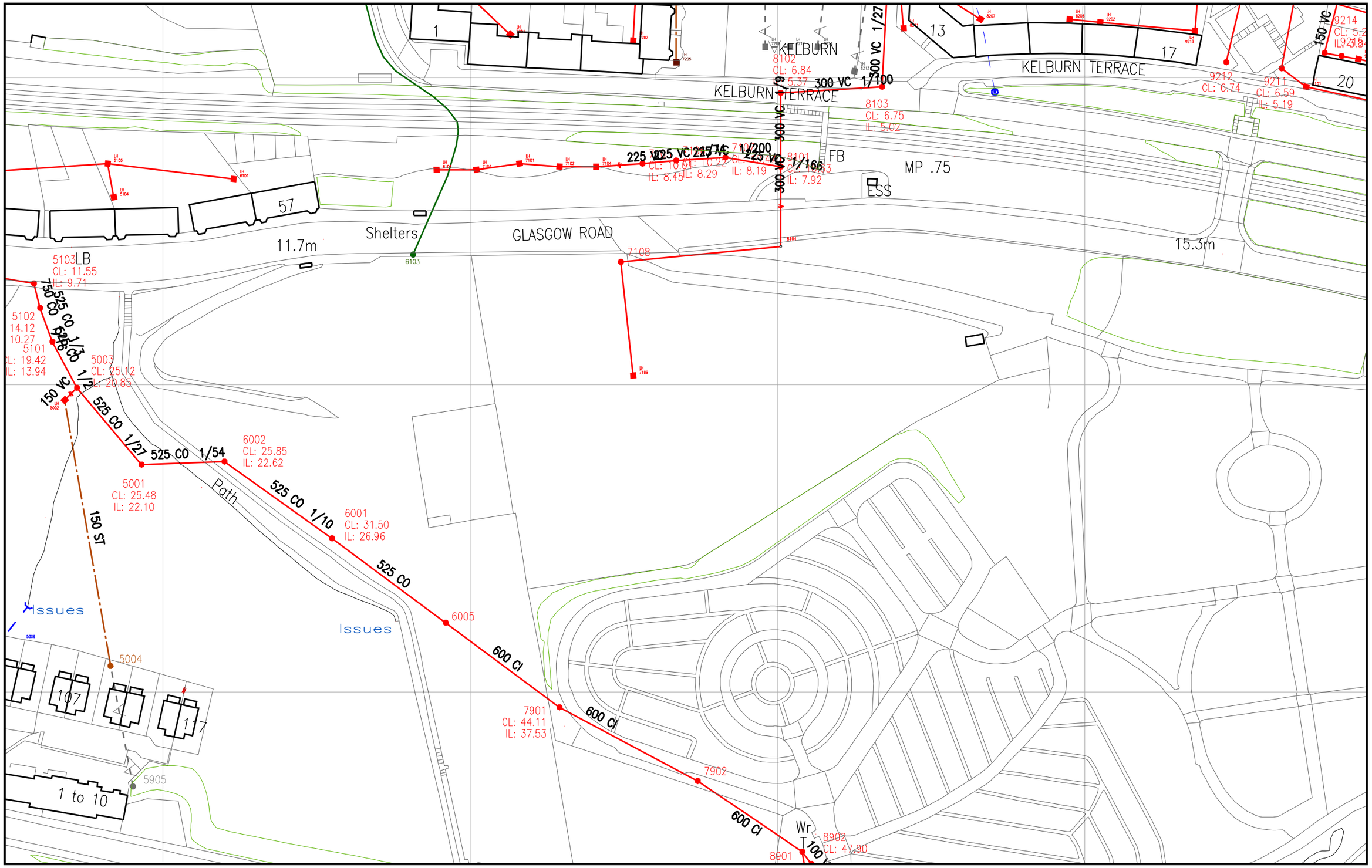
Approx. Extent of Proposed Fill

UNUM PARTNERSHIP CHARTERED ARCHITECTS

PPP	
Client	RFA
Project Title	Former Carnegie Park Orphanage/ Langlands School, Glasgow Road, Port Glasgow
Drawing Title	Proposed Site Layout Plan
Date: 190301	Scale: 1:200
Drawn: AV	Checked:
A0	
Drawing No.	131-L(20)-200
Rev	P2

APPENDIX D

SCOTTISH WATER ASSET PLAN



The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District Office.

Date Plotted: 30/04/2019

Sewer Plan

OP–UYXFJ406

0 — 118 metres

Scale: 1:1250

Plotted By: ptocii02

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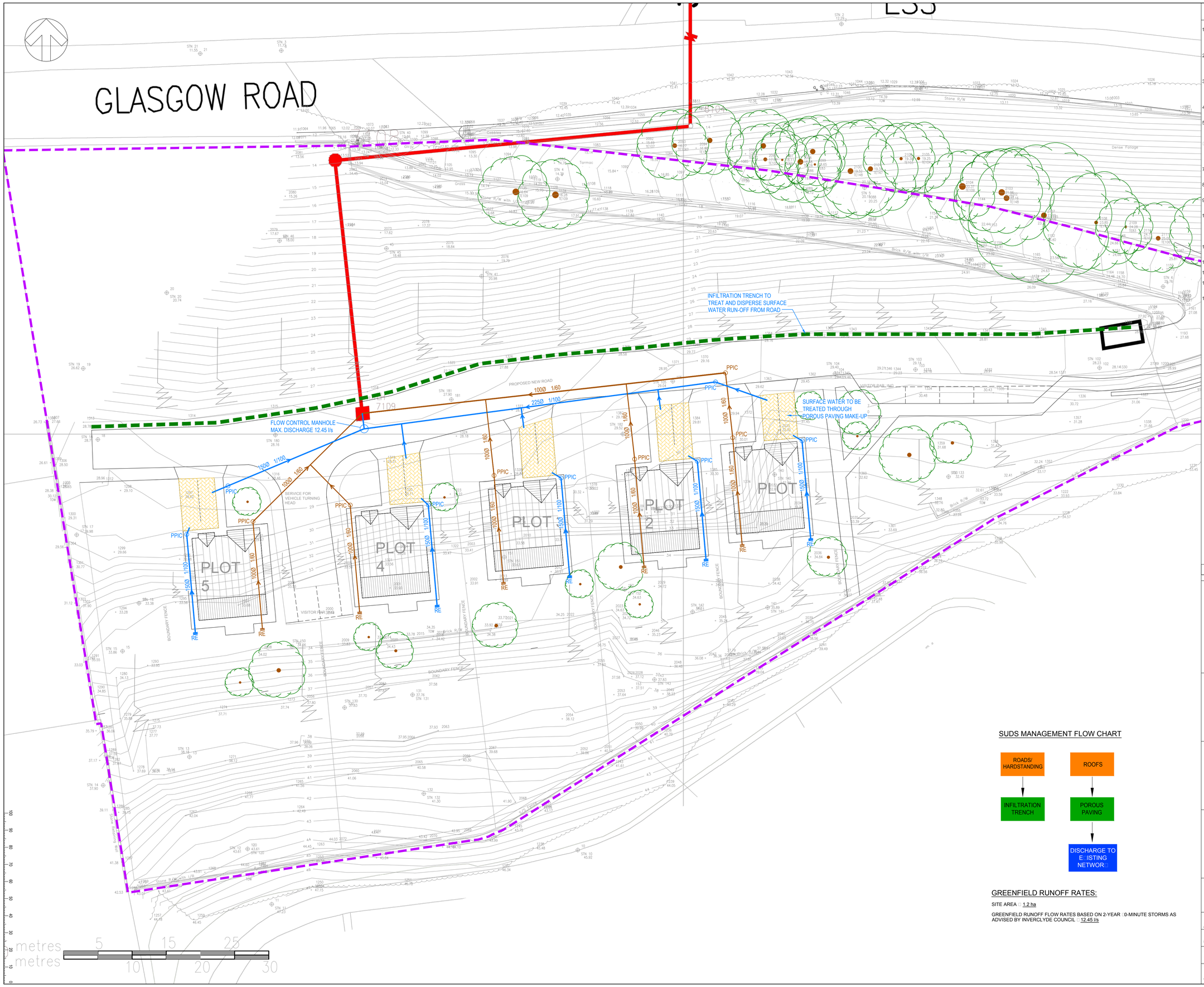
Scottish Water
Always serving Scotland
Castle House,
6 Castle Drive,
Dunfermline,
KY11 8GG
Tel No: 0845 601 8855

APPENDIX E

PROPOSED DRAINAGE & SUDS STRATEGY LAYOUT



GENERAL NOTES

1. DRAWINGS:
   (i) DO NOT SCALE FROM THIS DRAWING.
   (ii) THIS DRAWING TO BE READ IN CON□UNCTION WITH RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS.
2. ANY REFERENCES OR OMISSIONS IN THE CONTRACT DOCUMENTS AND ENGINEERS SPECIFICATION TO BE BROUGHT TO THE ATTENTION OF BOTH THE ENGINEER AND ARCHITECT IMMEDIATELY BY THE CONTRACTOR.
3. THE CONTRACTOR TO□EEP A RECORD OF ANY VARIATIONS MADE ON SITE SO THAT "AS BUILT" DRAWINGS CAN BE PREPARED UPON COMPLETION OF THE WOR□S. ALL VARIATIONS TO BE AGREED WITH THE ENGINEER AND THE RELEVANT APPROVALS BE IN PLACE.
4. ANY WOR□S BEING CARRIED OUT PRIOR TO THE RELEVANT APPROVALS BEING IN PLACE IS DONE SO AT THE CLIENTS RIS□.
5. WOR□S TO BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION FOR HIGHWAY WOR□S LATEST EDITION, AND ALL OTHER RELEVANT GUIDANCE.
6. ALL E□ISTING DRAINAGE LEVELS AND PIPE DIAMETERS TO BE CHEC□ED □ VERIFIED BY CONTRACTOR IN ADVANCE OF CONSTRUCTION. ANY OMISSIONS TO BE REPORTED TO PRO□ECT MANAGER AND ENGINEER IMMEDIATELY.
7. ALL POROUS PAVING TO BE INSTALLED IN CON□UNCTION WITH MANUFACTURERS RECOMMENDATIONS.
8. ALL MANHOLES SUB□ECTED TO VEHICLE LOADINGS TO HAVE D400 GRADE MANHOLE COVERS.
9. INVERT LEVELS AT DRAINAGE OUTFALLS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
10. ALL DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF SEWERS FOR SCOTLAND (4), BS EN 1□10: 2015: CONSTRUCTION AND TESTING OF DRAINS AND SEWERS, BS EN 752: DRAIN AND SEWER SYSTEMS OUTSIDE BUILDINGS, AND BS EN 1205□: GRAVITY DRAINAGE SYSTEMS INSIDE BUILDINGS.
11. TESTING EYES TO BE ADDED AT ALL NEW CONNECTIONS TO E□ISTING DRAINAGE.
12. ALL SVPs TO HAVE HANDHOLES FOR RODDING ACCESS ABOVE FFL/FGL.
13. ALL TAILS TO DOWN PIPES TO BE 100mm Ø UNO.
14. ALL DRAINAGE PIPES TO BE CONSTRUCTED IN ACCORDANCE WITH SEWERS FOR SCOTLAND, LATEST EDITION.
15. ALL DRAINAGE PIPES BENEATH STRIP FOUNDS TO BE ENCASED IN CONCRETE, MIN. 150mm SURROUND.

- E□ISTING SCOTTISH WATER SEWERS
- PROPOSED FOUL
- PROPOSED SURFACE
- INFILTRATION TRENCH
- PROPOSED POROUS PAVING
- SITE BOUNDARY

SUDS MANAGEMENT FLOW CHART

ROADS/ HARDSTANDING → INFILTRATION TRENCH

ROOFS → POROUS PAVING → DISCHARGE TO E□ISTING NETWOR□

GREENFIELD RUNOFF RATES:

SITE AREA □ 1.2 ha

GREENFIELD RUNOFF FLOW RATES BASED ON 2-YEAR □0-MINUTE STORMS AS ADVISED BY INVERCLYDE COUNCIL □ 12.45 l/s

REV	AMENDMENTS	BY	CHKD	APRD	DATE
0	First Issue (attached to drainage report)	AF	GD	GD	08.05.19

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CLIENT
RICK FINC ASSOCIATES

PROJECT
PORT GLASGOW

TITLE
PROPOSED DRAINAGE & SUDS STRATEGY LAYOUT

DRAWING STATUS
PLANNING

DRAWN	CHECKED	APPROVED
AF		
DATE	DATE	DATE
07.05.19		
SCALE		ORIGINAL DRAWING SIZE
1:250 @ A1		841 x 594 - A1
DRAWING No.		REV
4472 C3.01		0

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07/05/2019 17:19:42

APPENDIX F

DRAINAGE CALCULATIONS

Quattro Consult Ltd		Page 1
38 Thistle Street Edinburgh EH2 1EN		
Date 07/05/2019 15:52 File	Designed by AndrewFinlayson Checked by	
XP Solutions	Source Control 2017.1.2	

IH 124 Mean Annual Flood

Input

Return Period (years)	2	Soil	0.450
Area (ha)	50.000	Urban	0.000
SAAR (mm)	1576	Region Number	Region 2

Results	l/s
QBAR Rural	567.7
QBAR Urban	567.7
Q2 years	518.9
Q1 year	493.9
Q2 years	518.9
Q5 years	669.9
Q10 years	806.1
Q20 years	969.3
Q25 years	1028.7
Q30 years	1076.9
Q50 years	1234.2
Q100 years	1493.1
Q200 years	1691.7
Q250 years	1759.9
Q1000 years	2185.6

Factored discharge

Site Area = 1.2 ha

2 year = (1.2/50) 518.9 = 12.45 l/s

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Existing Network Details for Storm

PN	Length (m)	Fall (m)	Slope (1:X)	I.Area (ha)	T.E. (mins)	Base Flow (l/s)	k (mm)	HYD SECT	DIA (mm)	Section Type
2.000	14.399	0.144	100.0	0.020	5.00	0.0	0.600	o	150	Pipe/Conduit
2.001	15.310	0.153	100.1	0.000	0.00	0.0	0.600	o	150	Pipe/Conduit
2.002	8.505	0.085	100.1	0.000	0.00	0.0	0.600	o	225	Pipe/Conduit
3.000	14.399	0.143	100.7	0.020	5.00	0.0	0.600	o	150	Pipe/Conduit
3.001	11.963	0.119	100.5	0.000	0.00	0.0	0.600	o	150	Pipe/Conduit
2.003	20.190	0.202	100.0	0.000	0.00	0.0	0.600	o	225	Pipe/Conduit
4.000	14.399	0.143	100.7	0.020	5.00	0.0	0.600	o	150	Pipe/Conduit
4.001	11.804	0.117	100.9	0.000	0.00	0.0	0.600	o	150	Pipe/Conduit
2.004	17.672	0.177	99.8	0.000	0.00	0.0	0.600	o	225	Pipe/Conduit
5.000	14.740	0.147	100.3	0.020	5.00	0.0	0.600	o	150	Pipe/Conduit
5.001	12.516	0.126	99.3	0.000	0.00	0.0	0.600	o	150	Pipe/Conduit
2.005	5.512	0.055	100.2	0.000	0.00	0.0	0.600	o	225	Pipe/Conduit
6.000	14.459	0.145	99.7	0.020	5.00	0.0	0.600	o	150	Pipe/Conduit
6.001	9.306	0.093	100.1	0.000	0.00	0.0	0.600	o	150	Pipe/Conduit
6.002	21.618	0.216	100.1	0.000	0.00	0.0	0.600	o	150	Pipe/Conduit

Network Results Table

PN	US/IL (m)	Σ I.Area (ha)	Σ Base Flow (l/s)	Vel (m/s)	Cap (l/s)
2.000	28.100	0.020	0.0	1.00	17.8
2.001	27.956	0.020	0.0	1.00	17.8
2.002	27.803	0.020	0.0	1.31	52.0
3.000	27.980	0.020	0.0	1.00	17.7
3.001	27.837	0.020	0.0	1.00	17.7
2.003	27.718	0.040	0.0	1.31	52.0
4.000	27.776	0.020	0.0	1.00	17.7
4.001	27.633	0.020	0.0	1.00	17.7
2.004	27.516	0.060	0.0	1.31	52.0
5.000	27.611	0.020	0.0	1.00	17.7
5.001	27.464	0.020	0.0	1.01	17.8
2.005	27.339	0.080	0.0	1.31	51.9
6.000	28.100	0.020	0.0	1.01	17.8
6.001	27.955	0.020	0.0	1.00	17.8
6.002	27.862	0.020	0.0	1.00	17.7

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Existing Network Details for Storm

PN	Length (m)	Fall (m)	Slope (1:X)	I.Area (ha)	T.E. (mins)	Base Flow (l/s)	k (mm)	HYD SECT	DIA (mm)	Section Type
2.006	2.275	0.023	98.9	0.000	0.00	0.0	0.600	o	225	Pipe/Conduit

Network Results Table

PN	US/IL (m)	Σ I.Area (ha)	Σ Base Flow (l/s)	Vel (m/s)	Cap (l/s)
2.006	27.284	0.100	0.0	1.31	52.3

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Online Controls for Storm

Hydro-Brake® Optimum Manhole: 4, DS/PN: 2.006, Volume (m³): 2.5

Unit Reference	MD-SHE-0155-1200-1200-1200
Design Head (m)	1.200
Design Flow (l/s)	12.0
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	155
Invert Level (m)	27.284
Minimum Outlet Pipe Diameter (mm)	225
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.200	12.0
Flush-Flo™	0.358	12.0
Kick-Flo®	0.787	9.8
Mean Flow over Head Range	-	10.3

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	5.6	1.200	12.0	3.000	18.5	7.000	27.8
0.200	11.3	1.400	12.9	3.500	20.0	7.500	28.8
0.300	11.9	1.600	13.7	4.000	21.3	8.000	29.7
0.400	12.0	1.800	14.5	4.500	22.5	8.500	30.6
0.500	11.8	2.000	15.3	5.000	23.7	9.000	31.4
0.600	11.5	2.200	16.0	5.500	24.8	9.500	32.3
0.800	9.9	2.400	16.7	6.000	25.8		
1.000	11.0	2.600	17.3	6.500	26.9		

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2 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm

Simulation Criteria

Areal Reduction Factor 1.000 Additional Flow - % of Total Flow 0.000
Hot Start (mins) 0 MADD Factor * 10m³/ha Storage 2.000
Hot Start Level (mm) 0 Inlet Coeffiecient 0.800
Manhole Headloss Coeff (Global) 0.500 Flow per Person per Day (l/per/day) 0.000
Foul Sewage per hectare (l/s) 0.000

Number of Input Hydrographs 0 Number of Storage Structures 0
Number of Online Controls 1 Number of Time/Area Diagrams 0
Number of Offline Controls 0 Number of Real Time Controls 0

Synthetic Rainfall Details

Rainfall Model FSR Ratio R 0.239
Region Scotland and Ireland Cv (Summer) 0.750
M5-60 (mm) 16.000 Cv (Winter) 0.840

Margin for Flood Risk Warning (mm) 300.0
Analysis Timestep 2.5 Second Increment (Extended)
DTS Status ON
DVD Status ON
Inertia Status ON

Profile(s) Summer and Winter
Duration(s) (mins) 60
Return Period(s) (years) 2, 30, 200
Climate Change (%) 30, 30, 30

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surcharge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water Level (m)
2.000	4	60 Summer	2	+30%	200/60 Summer				28.138
2.001	5	60 Summer	2	+30%	200/60 Summer				27.994
2.002	6	60 Summer	2	+30%	200/60 Summer				27.838
3.000	4	60 Summer	2	+30%	200/60 Summer				28.019
3.001	5	60 Summer	2	+30%	200/60 Summer				27.876
2.003	7	60 Summer	2	+30%					27.764
4.000	5	60 Summer	2	+30%	200/60 Summer				27.815
4.001	6	60 Summer	2	+30%	30/60 Summer				27.672
2.004	8	60 Summer	2	+30%					27.572
5.000	6	60 Summer	2	+30%	30/60 Summer				27.649
5.001	7	60 Summer	2	+30%	30/60 Summer				27.507
2.005	8	60 Summer	2	+30%					27.490
6.000	1	60 Summer	2	+30%	200/60 Summer				28.138
6.001	2	60 Summer	2	+30%	200/60 Summer				27.994
6.002	3	60 Summer	2	+30%	200/60 Summer				27.900
2.006	4	60 Summer	2	+30%	30/60 Summer				27.485

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2 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm

PN	US/MH Name	Surcharged Depth (m)	Flooded Volume (m³)	Flow / Cap.	Overflow (l/s)	Pipe Flow (l/s)	Status	Level Exceeded
2.000	4	-0.112	0.000	0.15		2.4	OK	
2.001	5	-0.112	0.000	0.15		2.4	OK	
2.002	6	-0.190	0.000	0.06		2.4	OK	
3.000	4	-0.111	0.000	0.15		2.4	OK	
3.001	5	-0.111	0.000	0.15		2.5	OK	
2.003	7	-0.179	0.000	0.09		4.9	OK*	
4.000	5	-0.111	0.000	0.15		2.4	OK	
4.001	6	-0.111	0.000	0.15		2.5	OK	
2.004	8	-0.169	0.000	0.14		7.3	OK*	
5.000	6	-0.112	0.000	0.15		2.4	OK	
5.001	7	-0.107	0.000	0.15		2.4	OK	
2.005	8	-0.074	0.000	0.27		9.1	OK*	
6.000	1	-0.112	0.000	0.15		2.4	OK	
6.001	2	-0.111	0.000	0.16		2.5	OK	
6.002	3	-0.112	0.000	0.15		2.4	OK	
2.006	4	-0.024	0.000	0.38		11.3	OK	

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30 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm

Simulation Criteria

Areal Reduction Factor 1.000 Additional Flow - % of Total Flow 0.000
Hot Start (mins) 0 MADD Factor * 10m³/ha Storage 2.000
Hot Start Level (mm) 0 Inlet Coeffiecient 0.800
Manhole Headloss Coeff (Global) 0.500 Flow per Person per Day (l/per/day) 0.000
Foul Sewage per hectare (l/s) 0.000

Number of Input Hydrographs 0 Number of Storage Structures 0
Number of Online Controls 1 Number of Time/Area Diagrams 0
Number of Offline Controls 0 Number of Real Time Controls 0

Synthetic Rainfall Details

Rainfall Model FSR Ratio R 0.239
Region Scotland and Ireland Cv (Summer) 0.750
M5-60 (mm) 16.000 Cv (Winter) 0.840

Margin for Flood Risk Warning (mm) 300.0
Analysis Timestep 2.5 Second Increment (Extended)
DTS Status ON
DVD Status ON
Inertia Status ON

Profile(s) Summer and Winter
Duration(s) (mins) 60
Return Period(s) (years) 2, 30, 200
Climate Change (%) 30, 30, 30

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surcharge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water Level (m)
2.000	4	60 Summer	30	+30%	200/60 Summer				28.153
2.001	5	60 Summer	30	+30%	200/60 Summer				28.009
2.002	6	60 Summer	30	+30%	200/60 Summer				27.874
3.000	4	60 Summer	30	+30%	200/60 Summer				28.033
3.001	5	60 Summer	30	+30%	200/60 Summer				27.891
2.003	7	60 Summer	30	+30%					27.871
4.000	5	60 Summer	30	+30%	200/60 Summer				27.881
4.001	6	60 Summer	30	+30%	30/60 Summer				27.871
2.004	8	60 Winter	30	+30%					27.741
5.000	6	60 Summer	30	+30%	30/60 Summer				27.869
5.001	7	60 Summer	30	+30%	30/60 Summer				27.859
2.005	8	60 Winter	30	+30%					27.564
6.000	1	60 Summer	30	+30%	200/60 Summer				28.153
6.001	2	60 Summer	30	+30%	200/60 Summer				28.009
6.002	3	60 Summer	30	+30%	200/60 Summer				27.914
2.006	4	60 Summer	30	+30%	30/60 Summer				27.845

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30 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm

PN	US/MH Name	Surcharged Depth (m)	Flooded Volume (m³)	Flow / Cap.	Overflow (l/s)	Pipe Flow (l/s)	Status	Level Exceeded
2.000	4	-0.097	0.000	0.27		4.5	OK	
2.001	5	-0.097	0.000	0.27		4.5	OK	
2.002	6	-0.154	0.000	0.11		4.4	OK	
3.000	4	-0.097	0.000	0.27		4.5	OK	
3.001	5	-0.096	0.000	0.28		4.5	OK	
2.003	7	-0.072	0.000	0.17		8.9	OK*	
4.000	5	-0.045	0.000	0.27		4.5	OK	
4.001	6	0.088	0.000	0.27		4.4	SURCHARGED	
2.004	8	0.000	0.000	0.18		9.2	SURCHARGED*	
5.000	6	0.108	0.000	0.27		4.3	SURCHARGED	
5.001	7	0.245	0.000	0.20		3.2	SURCHARGED	
2.005	8	0.000	0.000	0.31		10.4	SURCHARGED*	
6.000	1	-0.097	0.000	0.27		4.5	OK	
6.001	2	-0.096	0.000	0.28		4.5	OK	
6.002	3	-0.098	0.000	0.27		4.5	OK	
2.006	4	0.336	0.000	0.40		12.0	SURCHARGED	

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200 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm

Simulation Criteria

Areal Reduction Factor 1.000 Additional Flow - % of Total Flow 0.000
Hot Start (mins) 0 MADD Factor * 10m³/ha Storage 2.000
Hot Start Level (mm) 0 Inlet Coeffiecient 0.800
Manhole Headloss Coeff (Global) 0.500 Flow per Person per Day (l/per/day) 0.000
Foul Sewage per hectare (l/s) 0.000

Number of Input Hydrographs 0 Number of Storage Structures 0
Number of Online Controls 1 Number of Time/Area Diagrams 0
Number of Offline Controls 0 Number of Real Time Controls 0

Synthetic Rainfall Details

Rainfall Model FSR Ratio R 0.239
Region Scotland and Ireland Cv (Summer) 0.750
M5-60 (mm) 16.000 Cv (Winter) 0.840

Margin for Flood Risk Warning (mm) 300.0
Analysis Timestep 2.5 Second Increment (Extended)
DTS Status ON
DVD Status ON
Inertia Status ON

Profile(s) Summer and Winter
Duration(s) (mins) 60
Return Period(s) (years) 2, 30, 200
Climate Change (%) 30, 30, 30

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surcharge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water Level (m)
2.000	4	60 Winter	200	+30%	200/60 Summer				28.606
2.001	5	60 Winter	200	+30%	200/60 Summer				28.596
2.002	6	60 Winter	200	+30%	200/60 Summer				28.586
3.000	4	60 Winter	200	+30%	200/60 Summer				28.603
3.001	5	60 Winter	200	+30%	200/60 Summer				28.592
2.003	7	60 Winter	200	+30%					27.943
4.000	5	60 Winter	200	+30%	200/60 Summer				28.594
4.001	6	60 Winter	200	+30%	30/60 Summer				28.583
2.004	8	60 Winter	200	+30%					27.741
5.000	6	60 Winter	200	+30%	30/60 Summer				28.581
5.001	7	60 Winter	200	+30%	30/60 Summer				28.571
2.005	8	60 Winter	200	+30%					27.564
6.000	1	60 Winter	200	+30%	200/60 Summer				28.586
6.001	2	60 Winter	200	+30%	200/60 Summer				28.575
6.002	3	60 Winter	200	+30%	200/60 Summer				28.567
2.006	4	60 Winter	200	+30%	30/60 Summer				28.555

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200 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm

PN	US/MH Name	Surcharged Depth (m)	Flooded Volume (m³)	Flow / Cap.	Overflow (l/s)	Pipe Flow (l/s)	Status	Level Exceeded
2.000	4	0.356	0.000	0.33		5.5	SURCHARGED	
2.001	5	0.490	0.000	0.33		5.4	SURCHARGED	
2.002	6	0.558	0.000	0.12		4.9	SURCHARGED	
3.000	4	0.473	0.000	0.33		5.4	SURCHARGED	
3.001	5	0.605	0.000	0.32		5.1	SURCHARGED	
2.003	7	0.000	0.000	0.17		9.0	SURCHARGED*	
4.000	5	0.668	0.000	0.30		4.9	SURCHARGED	
4.001	6	0.800	0.000	0.26		4.1	SURCHARGED	
2.004	8	0.000	0.000	0.19		9.9	SURCHARGED*	
5.000	6	0.820	0.000	0.28		4.6	SURCHARGED	
5.001	7	0.957	0.000	0.26		4.3	SURCHARGED	
2.005	8	0.000	0.000	0.33		10.8	SURCHARGED*	
6.000	1	0.336	0.000	0.33		5.5	SURCHARGED	
6.001	2	0.470	0.000	0.34		5.4	SURCHARGED	
6.002	3	0.555	0.000	0.31		5.2	SURCHARGED	
2.006	4	1.046	0.000	0.41		12.3	SURCHARGED	

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7. REPORT OF HANDLING DATED 26 FEBRUARY 2021

Inverclyde council

REPORT OF HANDLING

Report By:	**James McColl**	**Report No:**	**19/0140/IC** **Local Application Development**
Contact Officer:	**01475 712462**	**Date:**	**26th February 2021**

Subject: **Planning permission in principle for residential development, landscaping, parking, access and associated works at**
Land at Glasgow Road, Port Glasgow

SITE DESCRIPTION

The application site, extending to approximately 1.2 hectares, comprises an area of ground to the southern side of Glasgow Road, Port Glasgow. The site lies immediately to the north and west of Port Glasgow cemetery. Formerly, the Carnegie Park Orphanage dating from around 1887-8 occupied the site and this latterly became the Langlands Park School. No buildings survive.

The site rises steeply from Glasgow Road although gradients are less severe to the southern part of the site. It is accessed via an existing unadopted road which rises steeply from Glasgow Road and provides for a secondary access to the cemetery. The site is characterised by woodland and forms part of a wider native woodland area extending to the south and west. Flatted dwellings lie to the north-west of the site diagonally across Glasgow Road.

PROPOSAL

Planning permission in principle is sought for a residential development on the site inclusive of landscaping, parking, access and associated works.

To inform the principle of development, supporting documentation sets out an indicative proposal for five, four bedroom detached dwellinghouses with associated garden areas, driveways and garages. It is suggested that the houses may be of a split level design due to the levels on site.

A range of supporting documentation and information has been provided including a Planning Statement, a Design & Access Statement, a Landscape and Visual Assessment, a Preliminary Ecological Appraisal and a Drainage, Flooding and SUDS Strategy.

DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 - Low and Zero Carbon Generating Technology

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:

(a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
(b) there is likely to be an adverse impact on the historic environment

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 8 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

a) be at significant risk of flooding; (i.e. within the 1 in 200 year design envelope);
b) increase the level of flood risk elsewhere; and
c) reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.

Policy 9 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

i. a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
ii. the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.
The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and acttive travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 16 - Contaminated Land

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

Policy 33 - Biodiversity and Geodiversity

Natura 2000 sites

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:
a) there are no alternative solutions; and
b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
c) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.
In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest
Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species
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.

Local Nature Conservation Sites
Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

Local Landscape Area
Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. 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.

Non-designated sites
The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

Policy 34 - Trees, Woodland and Forestry

The Council supports the retention of ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

a) it can be clearly demonstrated that the development cannot be achieved without removal;
b) the public benefits of the proposal outweigh the loss of trees/hedgerows; and
c) compensatory planting will be provided, to a standard agreed by the Council.

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council. 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

Policy 35 - Open Spaces and Outdoor Sports Facilities

Proposals for new or enhanced open spaces, which are appropriate in terms of location, design and accessibility, will be supported.

Development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity.

Outdoor sports facilities will be safeguarded from development except where:

a) the proposed development is ancillary to the principal use of the site as an outdoor sports facility, or involves only a minor part of the facility and would not affect its use for sport and training;
b) the facility to be lost is to be replaced by a new or upgraded facility of comparable or better quality, which is convenient for the users of the original facility and maintains or improves overall playing capacity in the area; or
c) a relevant strategy demonstrates a clear excess of provision to meet current and anticipated demand, and the development would not result in a reduction in the overall quality of provision.

Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" applies.

PLANNING POLICY STATEMENT ON OUR HOMES AND COMMUNITIES

Policy A - Land for Housing

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and:

- a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- there being no adverse impact on the delivery of the Priority Places and Projects identified by the adopted 2019 Inverclyde Local Development Plan;
- evidence that the proposed site will deliver housing in time to address the identified shortfall within the relevant Housing Market Area; and
- a requirement for 25% of houses on greenfield development sites in the Inverclyde villages to be for affordable housing.

Policy B - New Housing Development

New housing development will be supported on the sites identified in Schedule 1, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against Planning Application Advice Notes Supplementary Guidance.

There will be a requirement for 25% of houses on greenfield development sites in the Inverclyde villages to be for affordable housing.

CONSULTATIONS

Head of Service - Roads and Transportation – A number of points and concerns are raised as follows:

- Parking should be provided in accordance with the National Guidelines. Visitor parking should be provided at 0.25 spaces per dwelling (unallocated). Each dwelling has 4 bedrooms with 2 private parking spaces and an internal garage. This meets the requirements.
- Each space on the driveways shall be a minimum of 3.0m by 5.5m and the gradient shall not exceed 10%. The spaces do not currently meet this.
- The driveways shall be paved for a minimum distance of 2m to prevent loose driveway material being spilled onto the road.
- The minimum dimensions for a garage as detailed in the National Guidelines are:
    - Minimum size for cars 7.0m by 3.0m (internal dimension) Associated minimum clear access dimension 2.1m wide by 1.98m height.

  The applicant has to demonstrate that the garages meet these requirements. If this standard cannot be achieved another parking space will be required on the drive.
- Any visitor nose-in parking spaces shall be a minimum of 2.5m by 5.0m. Any visitor parallel parking spaces should be a minimum of 2.5m by 6.0. The spaces do not currently meet this.

- All roads within the site shall be a minimum of 5.5m wide and have a gradient of less than 8%.

- All footways within the site shall be a minimum of 2.0m wide.

- The applicant shall provide evidence to the Roads Service that all roads have a gradient of 8% or less. The applicant has subsequently clarified that the existing road gradient is between 8% and 10% and this is accepted as long as the fire service and bin lorries can access. Details of the connection to the public road could be addressed by condition.

- The applicant should demonstrate that a visibility splay of 2.4m by 43.0 metres by 1.05m high can be provided from the development access onto Glasgow Road. This should remain for the life of the development.

- Traffic calming shall be provided within the development to allow the promotion of a 20mph speed limit. This is not shown on the current plan.

- The plan shows a footpath connection to High Carnegie. Does the developer proposed to upgrade the historic footpath which has now been closed?

- The access to the site from Glasgow Road should be a minimum of 4.8 metres wide with a vehicle restrain system installed in the northern side. There are blind corners which may cause accidents and there will need to adequate passing places.

- A Road Construction Consent and Road Bond may be required for all new roads and footways.

- All surface water during and after development is to be maintained within the site boundary with a field drain installed at the bottom of the slopes around the site to prevent any surface water flowing onto the road.

- Confirmation of connection to the Scottish Water Network should be submitted for approval.

- A DIA is not required.

- Drainage details should be submitted for approval.

Head of Environmental and Public Protection (Environmental Health) – No objections. Conditions in respect of ground contamination and Japanese Knotweed, external lighting, hours of works and sound insulation complying with the building regulations are recommended.

Ecology Advisor – A number of points and concerns are raised as follows:

- The Phase 1 Habitat Survey was carried out in February 2019 and it is stated that JNCC Methodology was followed; however this is not the 'optimal botanical survey season' as stated. The methodology recommends that woodland surveys are undertaken in spring. Many plants will not be present in February. No species list is given.

- Very little information is provided on birds. The heronry that is present on site along the driveway has not been identified. There were five Grey Herons (*Ardea cinerea*) nests on this site in 2019. It is the only heronry within the town boundary and has been known to be at this location for several years now.

- There is no discussion of the likely breeding bird population. A Preliminary Ecological Assessment should include an assessment of what this is likely to be if the survey is carried

out outwith the breeding season as this one was. There are likely to be breeding Chiffchaff (*Phylloscopus collybita*) and Blackcap *(Sylvia atricapilla*), to name a few, in this type of habitat. Nests of woodland species such as these are typically very difficult to find.

- Recommending nest checks if the work takes place within this period is unacceptable in woodland habitat with dense understorey. Even the most skilled ornithologists with nest finding experience would be uncomfortable in being certain that there were no nesting birds in areas of dense cover.

- The report states that the trees may have potential to support bats. No information is given on the trees that have to be removed. All trees that require to be felled or lopped will require to be assessed for their bat roost potential.

- No mention is made of mammal use of the site despite the report stating that it is potentially suitable for Badger (*Meles meles*).

- No information is given on the impact on trees – age, species, and value to wildlife.

PUBLICITY

The application was advertised in the Greenock Telegraph on 16th August 2019.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

No representations were received.

ASSESSMENT

The material considerations in the assessment of this application are national planning policy inclusive of Scottish Planning Policy (SPP), Clydeplan Strategic Development Plan, Inverclyde Local Development Plan, Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development", the Council's Planning Policy Statement on Our Homes and Communities, the impact on the existing open space and woodland, the impact on ecology, the impact on residential amenity and the consultation responses. Also material to this assessment is the Local Development Plan Main Issues Report (December 2020) and associated documents.

SPP introduces a presumption in favour of sustainable development and indicates that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place but not to allow development at any cost. Planning policies and decisions should support sustainable development. It also reinforces the aims of National Planning Framework (NPF) 3 to facilitate new housing development. It notes that the planning system should identify a generous supply of land for each housing market area to support the achievement of the housing land requirement across all tenures, maintaining at least a five-year supply of effective housing land at all times. The planning system should also enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places. Proposals that do not accord with the development plan should not be considered acceptable unless material considerations indicate otherwise. Where a proposal is for sustainable development, the presumption in favour of sustainable development is a material consideration in favour of the proposal. Whether a proposed development is sustainable development should be assessed according to the principles set out in paragraph 29 of SPP.

Whilst the applicant has referenced policies within the 2017 Clydeplan Strategic Development Plan in the supporting planning statement, the application is not of a strategic scale. Accordingly, for the purposes of the assessment of this application, the development plan consists of the 2019 Inverclyde Local Development Plan. A decision of the Court of Session in July 2020 quashed the 'Our Homes and Communities' chapter of the Plan, meaning the Plan does not contain a policy context for assessing housing proposals. In response to this, in October 2020 the Council approved a Planning Policy Statement on 'Our Homes and Communities'. This sets out the Council's assessment of the housing land position in Inverclyde (as at October 2020). This assessment indicates that there could be a shortfall of housing land in Inverclyde. Policy A of the Statement sets out criteria that the Council will consider if additional housing land is required.

In December 2020, the Council published a Main Issues Report associated with the preparation of a new local development plan. This also sets out the Council's assessment of the housing land position (as at December 2020). It also indicates there could be a shortfall of housing land and identifies preferred options for additional housing land. It is important to state that the Main Issues Report is not a policy document but a statutory early engagement stage in the local development plan process.

Considering Policy A of the Council's Planning Policy Statement, where there is a requirement for additional land for housing development, the Council will consider proposals with regard to the policies applicable to the site together with there being a strong preference for appropriate brownfield sites within the identified settlement boundaries; there being no adverse impact on the delivery of the Priority Places and Projects identified by the Local Development Plan; and evidence that the proposed site will deliver housing in time to address the identified shortfall within the relevant Housing Market Area. Policy B supports new housing development on the sites identified in Schedule 1, and on other appropriate sites within residential areas and town and local centres. The site is not included in Schedule 1.

In considering whether this is an appropriate site for residential development, I first note that the site is identified as open space on the Local Development Plan Proposals Map. Policy 35 advises that development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value will not be permitted unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity. In assessing this application, it therefore must be considered whether the proposal will result in open space which is, or has the potential to be, of quality and value being lost to development and if so, whether there will be provision of open space of equal or enhanced value in association with the proposal. At the time the application was submitted, the development plan comprised the 2014 Inverclyde Local Development Plan and the applicant's planning statement is based on the policies within this document. In the 2014 Plan, the site was located within an "area of potential change". However, the associated Local Development Framework identified the site as comprising open space. This open space designation was carried forward to the current 2019 Local Development Plan.

The applicant considers that as the site is one which has been previously developed, it should be considered a brownfield site. In respect of the open space designation, the applicant further considers that the site is in private ownership and access is restricted. The undermanaged nature of the site and existence of fly tipping is noted. It is argued that the proposal for residential development would contribute to the enhancement of this site and increase its usability. The applicant considers that a large proportion of the site is undevelopable due to the topography and this would ensure the development proposed remained at a small scale, and would integrate well with its surroundings.

The site is specifically identified on the Proposals Map as forming part of a wider area of open space within the urban area. Whilst the site was historically developed, it has re-naturalised and does not appear as a vacant or derelict site in the wider landscape. It is now characterised by woodland with Scottish Forestry's Native Woodland Inventory identifying around half of the site as part of a wider native woodland area extending to the south and west. Policy 34 of the Plan additionally sets out the the Council's support for the retention of woodland and other trees that have significant amenity, historical, ecological, landscape or shelter value. The Policy goes on to set out the criteria for assessing development proposals affecting the above.

It is recognised that, based on the indicative layout, development would be restricted to the southern half of the site. It is, however, the southern part of the site that is included in Scottish Forestry's Inventory. It is not clearly demonstrated what tree loss would occur to allow the development to proceed (criterion (a) of Policy 34). The applicant contends that the development will subsequently allow for the enhancement of the northern segment of woodland, facilitating improvements to the character of the area and allowing for greater biodiversity and recreational benefits. This will also ensure that the development will integrate to its surroundings. There are, however, no details of such proposals or whether appropriate compensatory planting could be achieved to mitigate against any loss (criterion (c)). There is also nothing that leads me to conclude that wider pubic benefits could be achieved which outweigh the potential loss of trees at this location (criterion (b)). In respect of Policy 35, the proposal would remove area of open space which is considered to be of quality and value. It is acknowledged that some enhancement may be possible to mitigate against the development. However, it is not considered that this could mitigate against the loss of native woodland together with the fragmentation of a wider woodland area reducing habitat connectivity. The requirements of Policy 35 are thus not met to allow the proposal to be supported. Additionally, the failure of the proposal to retain locally distinct natural features such as this area of open space which comprises native woodland as part of the green network within the urban area results in it being unacceptable with reference to being "Distinctive" in respect of the factors contributing to successful places. The requirements of Policy 1 are therefore also not met.

Ecology, biodiversity and habitat, are considered by the applicant in a Preliminary Ecological Appraisal. The applicant notes that no part of the site is specifically designated for nature conservation reasons. The Council's ecology advisor has considered the applicant's Ecological Appraisal and raises a number of concerns. Firstly, given the Phase 1 Habitat Survey was carried out in February using the standard JNCC survey methodology, the report is incorrect in stating that this is the optimal botanical survey season. The methodology recommends that woodland surveys are undertaken in spring. Many plants will not be present in February. The Council's advisor goes on to highlight that very little information is provided on birds. It is advised that there is known heronry on site along the access road with five Grey Heron nests recorded on this site in 2019. It is the only heronry within the settlement boundary and has been known to be at this location for several years. It is further highlighted that there is no discussion of the likely breeding bird population and that a Preliminary Ecological Assessment should include an assessment of what this is likely to be present on the site if the survey is undertaken outwith the breeding season as this one was. The Council's advisor states that nests of woodland species are typically very difficult to find and disagrees with the suggestion in the Appraisal in respect of pre-construction checks for nesting birds if works are to be undertaken within the bird breeding season. This approach is not acceptable in woodland habitat with dense understorey. It is advised that even the most skilled ornithologists with nest finding experience would be uncomfortable in being certain that there were no nesting birds in areas of dense cover.

Turning to protected species, the Appraisal states that the trees may have potential to support bats. All trees that require to be felled or lopped will require to be assessed for their bat roost potential and there is no tree survey or indication of what trees would require to be lopped or felled to allow development to proceed. The Council's advisor states that further information is required regarding the trees that will be affected by the development. This also includes details of their bat roost potential. It is also noted that there is no mention made of mammal use of the site despite the Appraisal stating that it is potentially suitable for badger. The Council's advisor states that further information on the badger survey is required.

It is recognised that restricting site clearance works to outwith the bird breeding season could be addressed by condition if required and that some of the required additional survey works could also be addressed by condition. However, additional information and survey works in respect of protected species such as bats cannot be addressed by suspensive condition. Given the wooded nature of the site, I also do not consider that a condition requiring that no tree felling or lopping is undertaken in the absence of such surveys would be an appropriate solution. It is also inappropriate to seek to address the requirement for further information on badgers together with appropriate survey works

by condition. Whilst the Council's advisor is of the opinion that the biodiversity enhancements suggested in the appraisal are good and that any planning permission should include a condition that the remaining area is enhanced for biodiversity, this does not address the concerns and points set out above. It cannot be determined if the proposal would affect protected species and accordingly the proposal fails in respect of Policy 33 of the Plan which seeks to ensure that applicants establish whether a protected species is present, how they may be affected and how a development is planned to minimise any impact.

Notwithstanding the above, it rests to consider whether there are any other material planning considerations which would result in the proposal being unacceptable. PAAN3 advises that for developments of less than 10 houses, private garden ground should accord with the established density and pattern in the immediate vicinity with reference to front and rear garden sizes and distances to plot boundaries. The site is not within an area where there is any predominant development pattern in this regard. Based on the indicative layout, there is nothing to suggest that suitable garden ground could not be provided and the requirements of PAAN3 could not be met. PAAN3 also advises that public open space is not required for a small scale development of this type. Overall, I am satisfied that there is nothing to suggest that a suitable level of amenity could not be achieved for the new residents. There are also no neighbouring residents whose amenity would be impacted upon by the development.

The road layout within the site together with the parking requirements for individual dwellings would be addressed in the detailed design of any proposal. There is nothing to suggest that a suitable layout and parking provision could not be achieved. The site is accessed from Glasgow Road via an existing, narrow and unadopted road. A number of concerns are raised by the Head of Service – Roads and Transportation in respect of this access. Whilst in the case of a proposal for five dwellinghouses the access road may remain private, such private vehicular accesses require to be able to accommodate the numbers and types of vehicles using the access in a safe manner. The form of access may also require to be enhanced in order to accommodate pedestrians and cyclists. The Head of Service – Roads and Transportation considers that the existing access which will serve the development will require additional measures to constitute it being deemed safe for residential development. The lack of edge protection is a concern as is the blind corner round to the new development which may cause accidents. Adequate passing places would be required. Concern is also expressed regarding the gradient being in excess of 8%. The applicant confirms that whilst the road gradient may be in excess of 8% it is between 8% and 10% for most of its length. The Head of Service – Roads and Transportation accepts this position although notes that access will be required for bin lorries and fire engines. She is also happy that the details of the access to Glasgow Road can be addressed by condition although the applicant fails to demonstrate that a visibility splay of 2.4 metres by 43 metres by 1.05 metres can be provided from the access to Glasgow Road. The applicant also suggests that a bin store could be provided adjacent to Glasgow Road in the event of bin lorries having problems accessing the site. This can be addressed as part of the detail of the development although the practicality of any final arrangement would require to be carefully considered. Whilst there is also concern in respect of there being no pedestrian access to the development, there would be the opportunity to design a dedicated pedestrian access through the application site, separate to the access road, to ensure that the requirements of pedestrians are recognised and this could be addressed in the detailed design. Whilst it may, in principle, be possible to address the requirement for upgrade works to the access road by condition, the road itself is both outwith the application site and not under the exclusive control of the applicant. This situation would thus result in any such condition being *ultra vires*. It is also not demonstrated that the required visibility splay can be achieved. It therefore cannot be concluded that a safe and suitable access to the development can be achieved. The proposal is therefore not acceptable with reference to Policy 10 of the Local Development Plan.

Buses serve Glasgow Road, with bus stops for local destinations a short distance from the application site. Woodhall railway station is also within a 7 or 8 minute walk of the application site and provides for end destination direct rail services to Glasgow, Gourock and Wemyss Bay. I am therefore satisfied that the development is provided in a sustainable location accessible by means other than the private car in accordance with Policy 11 of the Local Development Plan.

As an element of design, Policy 6 of the Plan also seeks to ensure that all new buildings are energy efficient through the installation of low and zero carbon generating technologies and 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 requirement can also be addressed by condition if required.

Considering the outstanding consultation responses, The Head of Environmental and Public Protection (Environmental Health) does not highlight any concerns over and above the standard need for site investigation associated with any development site and is content that matters in respect of potential site contamination and Japanese Knotweed can be addressed by condition. In this respect, I consider that the proposals comply with the requirements of Policy 16 of the Plan. In respect of bin provision, this can be addressed by condition if required. Matters relating to external lighting can be addressed by advisory note, noise from the construction site is addressed by the Head of Environmental and Public Protection (Environmental Health) via separate legislation and compliance with the Building Scotland Regulations is a matter for the building warrant process.

As noted above, SPP is based on a presumption in favour of sustainable development. Whether a proposed development is sustainable development should be assessed according to the principles set out in paragraph 29. Paragraph 28 also seeks the right development in the right place but makes clear that the aim is not to allow development at any cost. In considering the 13 principles of sustainable development in SPP paragraph 29 to determine whether the proposal would contribute to sustainable development, many of the outcomes sought are reflected by the development plan and are assessed in detail above. The proposal fails in respect of the following principles; any economic benefits in the short term during the construction period and in the longer term in respect of the new residents contributing to the local economy of a development of this scale would not be significant to the point where it could be argued that they alone would justify the granting of planning permission; the proposal would not support the six qualities of successful places; and the proposal would not protect green infrastructure, landscape and the wider environment.

Whilst the proposal may be within the settlement boundary, it is a site that is identified as open space within the Local Development Plan. The proposal would remove part of this area of open space of quality and value and it is not considered that this could be mitigated against in respect of the loss of native woodland together with the fragmentation of a wider woodland area reducing habitat connectivity. The proposal is thus not supported by Policy 35 of the Local Development Plan together with Policy 1. Additionally, the loss of woodland is not supported by Policy 34 and as it cannot be determined if the proposal would affect protected species and accordingly, the proposal fails in respect of Policy 33. The concerns regarding the access road also results in the proposal failing against Policy 10. It is not considered that the proposal constitutes sustainable development according to the principles set out in paragraph 29 of SPP and it is not considered to be the right development in the right location. Whilst there could be a shortfall of housing land in Inverclyde and a development of this scale would be unlikely to impact on the delivery of the “Priority Places”, the proposal does not comprise an appropriate brownfield development and there is nothing to suggest that the site would will deliver housing in time to address any shortfall in accordance with Policy A of the Council’s Planning Policy Statement. It is also considered that the most appropriate mechanism to address any short fall is via the Local Development Plan process. Finally, the proposal is not considered an appropriate site for housing development with reference to Policy B of the Planning Policy Statement.

In conclusion, Section 25 of The Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposal fails in respect of a number of policies within the Local Development Plan and is not sustainable development in respect of paragraph 29 of SPP. Having fully assessed the proposal, it is not considered that there are any material planning considerations that indicate that a position contrary to this should be taken. Planning permission should be refused for the reasons set out below.

RECOMMENDATION

That the application be refused for the following reasons:

1. The proposal would remove area of open space and it is not considered the loss of native woodland together with the fragmentation of a wider woodland area reducing habitat connectivity could be mitigated against, failing to accord with the aims and requirements of Policy 35 of the 2019 Inverclyde Local Development Plan.

2. The failure to retain locally distinct natural features such as this area of open space which comprises a native woodland area as part of the green network within the urban results in the proposal being unacceptable with reference to being “Distinctive” in respect of the factors contributing to successful places, failing to accord with the aims and requirements of Policy 1 of the 2019 Inverclyde Local Development Plan.

3. The loss of part of a wider native woodland area is not justified with reference to each of the criteria set out within Policy 34 of the 2019 Inverclyde Local Development Plan.

4. It cannot be determined if the proposal would affect protected species, failing to accord with the aims and requirements of Policy 33 of the 2019 Inverclyde Local Development Plan.

5. It cannot be concluded that a safe and suitable access to the development can be achieved with reference to the National Roads Development Guide, failing to accord with the aims and requirements of Policy 10 of the 2019 Inverclyde Local Development Plan.

6. The proposal fails to constitute sustainable development according to the principles set out in paragraph 29 of Scottish Planning Policy.

7. The proposal is not considered to comprise an appropriate brownfield development and there is nothing to suggest that the proposed site will deliver housing in time to address the any shortfall in accordance with Policy A of the Council’s Planning Policy Statement on Our Homes and Communities in respect of meeting any housing land shortfall.

8. The proposal does not constitute an appropriate site for housing development within existing residential areas and town and local centres with reference to Policy B of the Planning Policy Statement.

Signed:

[redacted]

[redacted]

James McColl
Case Officer

Stuart Jamieson
Head of Regeneration and Planning

8. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 POLICY EXTRACTS

3.0 CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many fantastic and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive	**Adaptable**
Resource Efficient	**Easy to Move Around**
Safe and Pleasant	**Welcoming**

3.4 **Figure 3** illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.

Quarriers Village

POLICY 1 – CREATING SUCCESSFUL PLACES

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places

SUCCESSFUL PLACES

DISTINCTIVE

* Reflect local architecture and urban form
* Contribute positively to historic buildings and places
* Make the most of important views
* Retain locally distinct built or natural features
* Use native species in landscaping, and create habitats for native wildlife

ADAPTABLE

* Where appropriate, ensure buildings and spaces can be adapted for a range of uses
* Avoid creating buildings or spaces that will become neglected or obsolete

RESOURCE EFFICIENT

* Make use of existing buildings and previously developed land
* Take advantage of natural shelter and sunlight
* Incorporate low and zero carbon energy-generating technology
* Utilise sustainable design and construction techniques
* Make use of available sources of heat
* Use local or sustainably sourced construction materials
* Build at higher density in town and local centres and around public transport nodes
* Provide space for the separation and collection of waste

EASY TO MOVE AROUND

* Be well connected, with good path links to the wider path network, public transport nodes and neighbouring developments
* Recognise the needs of pedestrians and cyclists
* Create landmarks to make areas legible and easy to navigate

SAFE AND PLEASANT

* Avoid conflict between adjacent uses by having regard to adverse impacts that may be created by noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing
* Avoid creating spaces that are unsafe or likely to encourage or facilitate anti-social behaviour or crime
* Enable natural surveillance of spaces and buildings
* Incorporate appropriate lighting
* Minimise the impact of traffic and parking on the street scene
* Incorporate green infrastructure and provide links to the green network

WELCOMING

* Create a sense of arrival
* Integrate new development into existing communities
* Create attractive and active streets
* Make buildings legible and easy to access

4.6 Wind turbines are a means of generating electricity from a renewable resource. The Council's Supplementary Guidance on Energy will set out a spatial framework and other criteria to guide and assess proposals for wind turbines and wind farms, as well as guidance for other renewable energy technologies.

POLICY 4 – SUPPLYING ENERGY

Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in greenhouse gas production. Proposals will be assessed with regard to impact on:

a) the green network (including landscape), and historic buildings and places;

b) the amenity and operations of existing and adjacent uses;

c) tourism and recreational resources;

d) air quality;

e) aviation and defence interests;

f) telecommunication and broadcasting interests; and

g) traffic and pedestrian safety

Relevant proposals are required to accord with the Council's Supplementary Guidance on Energy.

Heat Networks

4.7 Heat networks offer the opportunity for a more efficient and sustainable means of generating and delivering heat by removing the generation of heat from within individual properties to a communal facility. Heat networks, which are also referred to as district heating, are part of the step-change required towards a more sustainable future and less reliance on gas, and other carbon fuels, as a heat source.

POLICY 5 – HEAT NETWORKS

Major Development applications will be required to include an energy statement which considers the feasibility of meeting the development's heat demand through a district heating network or other low-carbon alternatives. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.

Low and Zero Carbon Generating Technology

4.8 The Plan is obliged by the Climate Change (Scotland) Act 2009 to include a policy requiring all new buildings to avoid greenhouse gas emissions through the installation of low and zero carbon generating technologies.

POLICY 6 – LOW AND ZERO CARBON GENERATING TECHNOLOGY

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:

(a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and

(b) there is likely to be an adverse impact on the historic enivronment.

This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

POLICY 8 – MANAGING FLOOD RISK

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);

b) increase the level of flood risk elsewhere; and

c) reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.

Surface and Waste Water Drainage

4.16 Surface water is a significant cause of flooding in Inverclyde, and can also impact on water quality by carrying pollutants into local burns and rivers. To address these issues, many new developments now require to include Sustainable Drainage Systems (SuDS). These systems can also provide an opportunity for enhancing local biodiversity by creating ponds and wetlands, which slow water flow and filter out pollutants. It is also important that waste water (effluent) from new development is appropriately drained and treated in order to protect public health, amenity and environmental resources. In the majority of cases new development will be required to connect to the public sewer.

4.17 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Drainage Impact Assessments will be required and the issues they require to cover.

POLICY 9 – SURFACE AND WASTE WATER DRAINAGE

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and

ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

5.0 CONNECTING PEOPLE AND PLACES

Introduction

5.1 Inverclyde has excellent transport connections; the A8 and A78 trunk roads run through the area and it has two train lines with fourteen stations, all of which connect Inverclyde with the rest of the Glasgow city-region and beyond. A number of bus companies also operate across Inverclyde, while four ferry services provide connections to various locations in Argyll and Bute. Inverclyde is also connected by a comprehensive core path network and National Cycle Network routes NCN75 and NCN753, which provide active travel connections to Renfrewshire, Glasgow and Ayrshire.

5.2 Transport is critical to the prosperity and sustainability of our communities. Economic activity and growth relies on a transport network that enables people and goods to move efficiently around Inverclyde, Scotland and to international markets. At the same time, the need to tackle climate change by cutting transport emissions requires an approach which reduces the need to travel by car and prioritises sustainable travel modes.

5.3 Planning can improve connectivity and promote sustainable travel by locating new development near active travel and public transport networks, thereby giving people the choice of walking, cycling or using public transport. It is also important to identify where additional transport infrastructure is needed to support new development and ensure that developers contribute toward its provision. Supporting new transport technologies, including the provision of charging points for electric vehicles, will also help reduce carbon emissions.

5.4 Good digital connectivity allows businesses to reach their markets, and people to keep in touch and work flexibly, wherever they are.

Promoting Sustainable and Active Travel

5.5 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. 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. For larger developments, where sufficient passenger numbers might be generated, the road network will be required to be accessible by public transport, although it is recognised that the provision of services will be a commercial decision for operators. The installation of electric vehicle charging points will be encouraged in new build development, and required in larger developments.

5.6 At the Main Issues Report stage, suggestions of improvements to transport infrastructure were received including the need for additional car parking in Kilmacolm village centre, the identification of gaps in the cycle/path network, and the need for an alternative route through Inverclyde for when there is reduced capacity on the A8 trunk road. Future developments of the transport network are to be investigated and included if required in the Local Transport Strategy and Active Travel Strategy. These strategies will identify improvements to the transport network in order to make it more efficient and promote sustainable travel. Included projects will be supported in principle, subject to consideration and mitigation of the impact of the schemes on the development opportunities and places protected by this Plan.

POLICY 10 – PROMOTING SUSTAINABLE AND ACTIVE TRAVEL

Development proposals, proportionate to their scale and proposed use, are required to:

a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and

b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Managing the Impact of Development on the Transport Network

5.7 Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. In order to identify any potential capacity issues on the strategic road network (i.e. A8 & A78), the Council consulted Transport Scotland on the development opportunities identified in the Plan. The Council subsequently completed a high level impact appraisal of several large scale development proposals along the A78 in consultation with Transport Scotland, which concluded there will not be a significant cumulative impact on the trunk road network as a result of the Plan's proposals. Mitigation measures may still be required, including for the rail network, as a result of individual developments coming forward and these can be determined through the Transport Assessment process.

5.8 To ensure that the road network continues to operate efficiently, the Council has standards in place for road development and parking, which new development is expected to comply with. This may require additional improvements to the transport network outwith the actual development site. Where this is the case, developers will be required to meet these costs.

POLICY 11 – MANAGING IMPACT OF DEVELOPMENT ON THE TRANSPORT NETWORK

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Air Quality

5.9 As at 2018, Inverclyde does not have any Air Quality Management Areas or an air pollution reduction strategy. It does have busy transport corridors that can occasionally be congested where air quality is monitored. Some developments can directly affect air quality or change travel patterns in such a way that air quality is affected. In these instances the Council will expect an Air Quality Assessment to be undertaken and mitigation measures to be implemented.

POLICY 12 – AIR QUALITY

Development that could have a detrimental impact on air quality, or would introduce a sensitive receptor to an area with poor air quality, will be required to be accompanied by an Air Quality Assessment, which identifies the likely impacts and sets out how these will be mitigated to an acceptable level.

Communications Infrastructure

5.10 Inverclyde has good digital connectivity, with 4G mobile and superfast broadband coverage available across the majority of the area. This is of benefit to the economy and social networks and contributes towards it being an attractive place to live and invest.

POLICY 13 – COMMUNICATIONS INFRASTRUCTURE

The Council will support new digital communication infrastructure where it is sited to avoid adverse impact on: the streetscape; the amenity and operations of existing and adjacent uses; our natural and open spaces; and historic buildings and places.

Western Ferry, Gourock

Soils

6.12 Inverclyde has a rich variety of soil types, ranging from prime/good quality agricultural land around Quarriers Village and Inverkip to carbon rich peatland on Duchal Moor. Soil is recognised as an important natural resource, with agricultural land important for food production and the rural economy. It also supports and influences a range of habitats, stores carbon, and helps prevent and reduce flooding by storing water.

POLICY 15 – SOILS

Development on prime agricultural land or affecting carbon rich soils will only be supported if:

a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;

b) there is a specific locational need for the development;

c) it is for small scale development directly linked to a rural business; or

d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.

For carbon rich soils, it will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

Contaminated Land

6.13 Inverclyde has a proud tradition of industrial activity, stretching from its heavy industrial past of shipbuilding to the more recent manufacturing of electronic equipment and components. Many of these industries developed at a time when environmental standards were not as stringent as they are now, and this has resulted in a number of sites across Inverclyde that are potentially contaminated. When a new use is proposed for a site it is essential that any contamination is treated to ensure that the new use can operate safely. Guidance on site investigations and remediation measures is contained in the Scottish Government's Planning Advice Note 33 'Development of Contaminated Land'.

POLICY 16 – CONTAMINATED LAND

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

POLICY 33 – BIODIVERSITY AND GEODIVERSITY

NATURA 2000 SITES

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

a) there are no alternative solutions; and

b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and

c) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

In such cases, the Scottish Ministers must be notified.

SITES OF SPECIAL SCIENTIFIC INTEREST

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

PROTECTED SPECIES

When proposing any development which may affect a protected 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.

LOCAL NATURE CONSERVATION SITES

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

LOCAL LANDSCAPE AREAS

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. 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

NON-DESIGNATED SITES

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

Trees, Woodland and Forestry

11.10 Trees, woodland and forestry make a significant contribution to Inverclyde's landscape and streetscape. There are approximately 2000 hectares of woodland within Inverclyde, of which approximately 500 hectares is native woodland. There are 141 hectares of ancient woodland, around 50% of which is native. There are also 33 Tree Preservation Orders in effect (January 2018), covering individual trees, groups of trees and areas of woodland within our towns and villages, and other trees which are integral to the character of areas designated for their natural and built heritage importance, for example in conservation areas.

11.11 The Scottish Government's policy on Control of Woodland Removal sets out a strong presumption against the loss of ancient semi-natural woodland and woodland integral to the value of natural and built heritage sites of national and international importance.

11.12 As well as contributing to the character of Inverclyde, trees and woodlands are an economic resource, providing employment and income to landowners. They also contribute to sustainable water management, climate change mitigation and adaptation, biodiversity, and make our parks and countryside more attractive places to visit.

11.13 It is often the case that development sites contain trees which will be impacted by the development process. To minimise and mitigate these impacts, the Council will produce Supplementary Guidance for development affecting trees. This will set out how development affecting existing trees will be assessed, how trees are to be protected during the construction phase of a development, re-planting requirements, and how existing and new trees are to be managed once a development is complete.

11.14 Inverclyde also has a number of commercial plantations. Occasionally, Inverclyde Council is consulted by Scottish Forestry on new woodland and forestry proposals and on redesign or felling of existing woodlands and afforested areas. Whilst this process sits outwith the planning system, new and amended forest and woodland proposals can have a significant effect, positive and negative, on the green network. The matters the Council will consider when consulted on proposals are set out in the UK Forestry Standard. In addition, regard will be given to any Supplementary Guidance produced in association with the Clydeplan Strategic Development Plan, while reference will also be made to other relevant policies set out in this Plan.

POLICY 34 – TREES, WOODLAND AND FORESTRY

The Council supports the retention of ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

a) it can be clearly demonstrated that the development cannot be achieved without removal;

b) the public benefits of the proposal outweigh the loss of trees/hedgerows; and

c) compensatory planting will be provided, to a standard agreed by the Council.

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council. 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.

Proposals for new forestry/woodland planting will be assessed with regard to the Supplementary Guidance to be prepared in association with the Clydeplan Strategic Development Plan, and the UK Forestry Standard.

Open Spaces and Outdoor Sports Facilities

11.15 Open spaces and playing fields contribute to the attractiveness, wellbeing and biodiversity of Inverclyde. Inverclyde has a network of large public parks including Battery Park in Greenock, Darroch Park in Gourock, Coronation Park in Port Glasgow and Birkmyre Park in Kilmacolm. These large formal parks are complemented by a network of more local parks and open spaces, including Lyle Hill and Greenock cemetery, which make a significant contribution to the character and history of the area. Although not 'green', civic spaces like Cathcart Square and the Esplanade in Greenock are an important part of the open space network. While amenity open spaces in our business and residential areas, and play areas in the latter, are smaller in scale they serve an important purpose and make Inverclyde an attractive place to live and work. These spaces are often integral to the good design of a development and are protected by **Policy 35**.

11.16 Existing allotments and community growing spaces are protected as part of the open space network. The Council will support proposals for new permanent and temporary allotment and community growing spaces, where these are appropriate in terms of location, design and accessibility.

11.17 While outdoor sports pitches and facilities contribute to the open space network, they are also important in their own right as they encourage participation in sport and contribute to health and wellbeing. Sportscotland will be consulted on any development affecting outdoor sports facilities.

11.18 While the Proposals Maps identify open spaces and playing fields which are greater than 0.2 hectares in size, Policy 35 protects all open spaces and sports pitches which are of quality and value to the green network, or have the potential to be.

POLICY 35 – OPEN SPACES AND OUTDOOR SPORTS FACILITIES

Proposals for new or enhanced open spaces, which are appropriate in terms of location, design and accessibility, will be supported.

Development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity.

Outdoor sports facilities will be safeguarded from development except where:

a) the proposed development is ancillary to the principal use of the site as an outdoor sports facility, or involves only a minor part of the facility and would not affect its use for sport and training;

b) the facility to be lost is to be replaced by a new or upgraded facility of comparable or better quality, which is convenient for the users of the original facility and maintains or improves overall playing capacity in the area; or

c) a relevant strategy demonstrates a clear excess of provision to meet current and anticipated demand, and the development would not result in a reduction in the overall quality of provision.

Delivering Green Infrastructure Through New Development

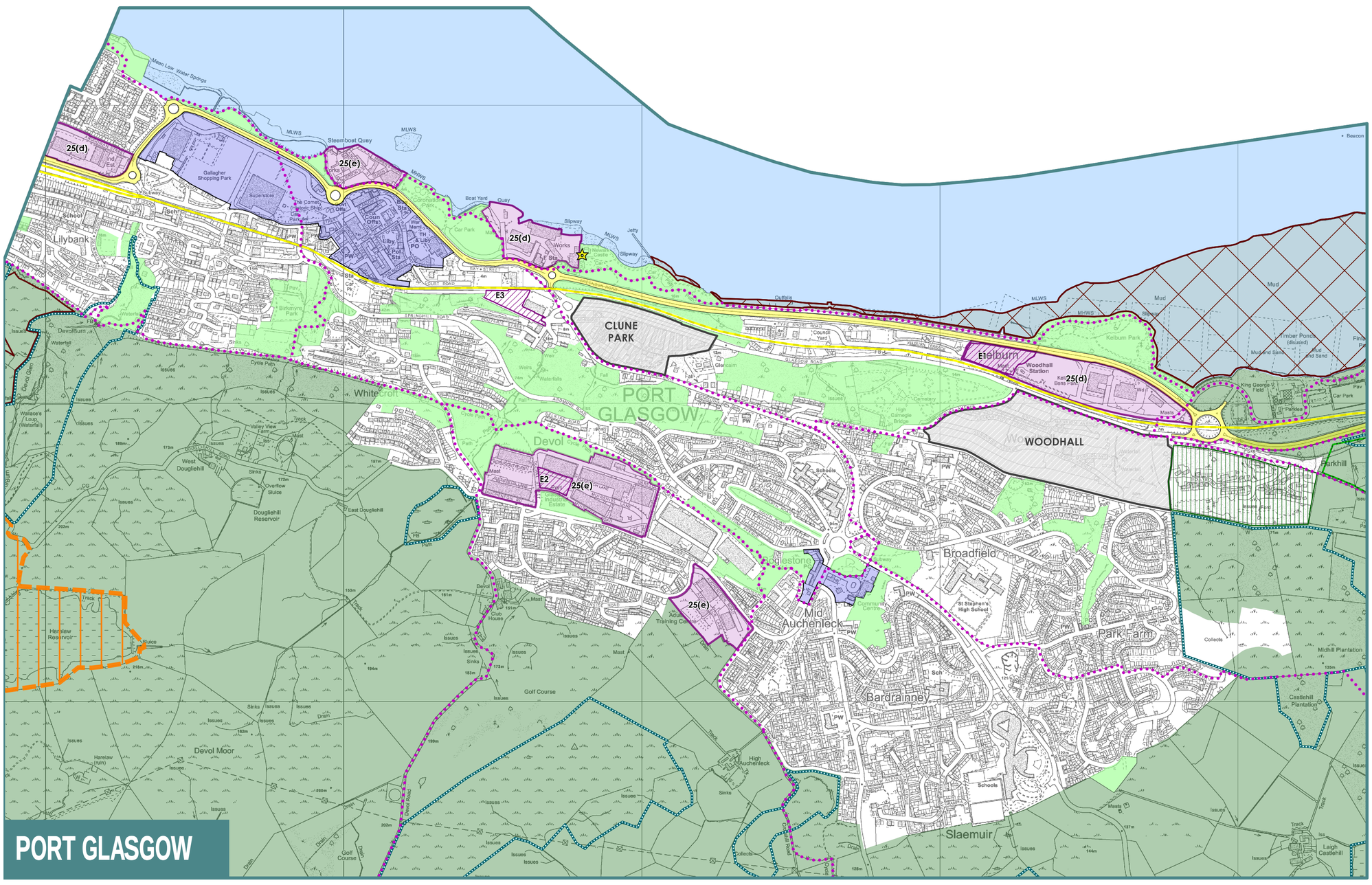
11.19 The full definition of 'green infrastructure' is set out in the glossary, and includes open and natural/semi-natural spaces, the water environment including sustainable drainage systems, the path network and landscaping. These green elements, both individually and collectively, provide a range of benefits to our towns, communities and natural environment. For example, appropriate landscaping not only makes a place look good, but can also cleanse and cool the air, reduce problems caused by rain, reduce noise and promote better health and well-being. To fully integrate green infrastructure into new development, it must be considered from the outset, as part of the initial design phase, rather than as an afterthought. Green infrastructure should be designed to deliver multi-functional benefits. An example of this is water management infrastructure which can also have ecological and open space value.

11.20 The Council will produce Supplementary Guidance, which will set out its expectations for the integration of green infrastructure into new development in terms of design, quality and quantity.

POLICY 36 – DELIVERING GREEN INFRASTRUCTURE THROUGH NEW DEVELOPMENT

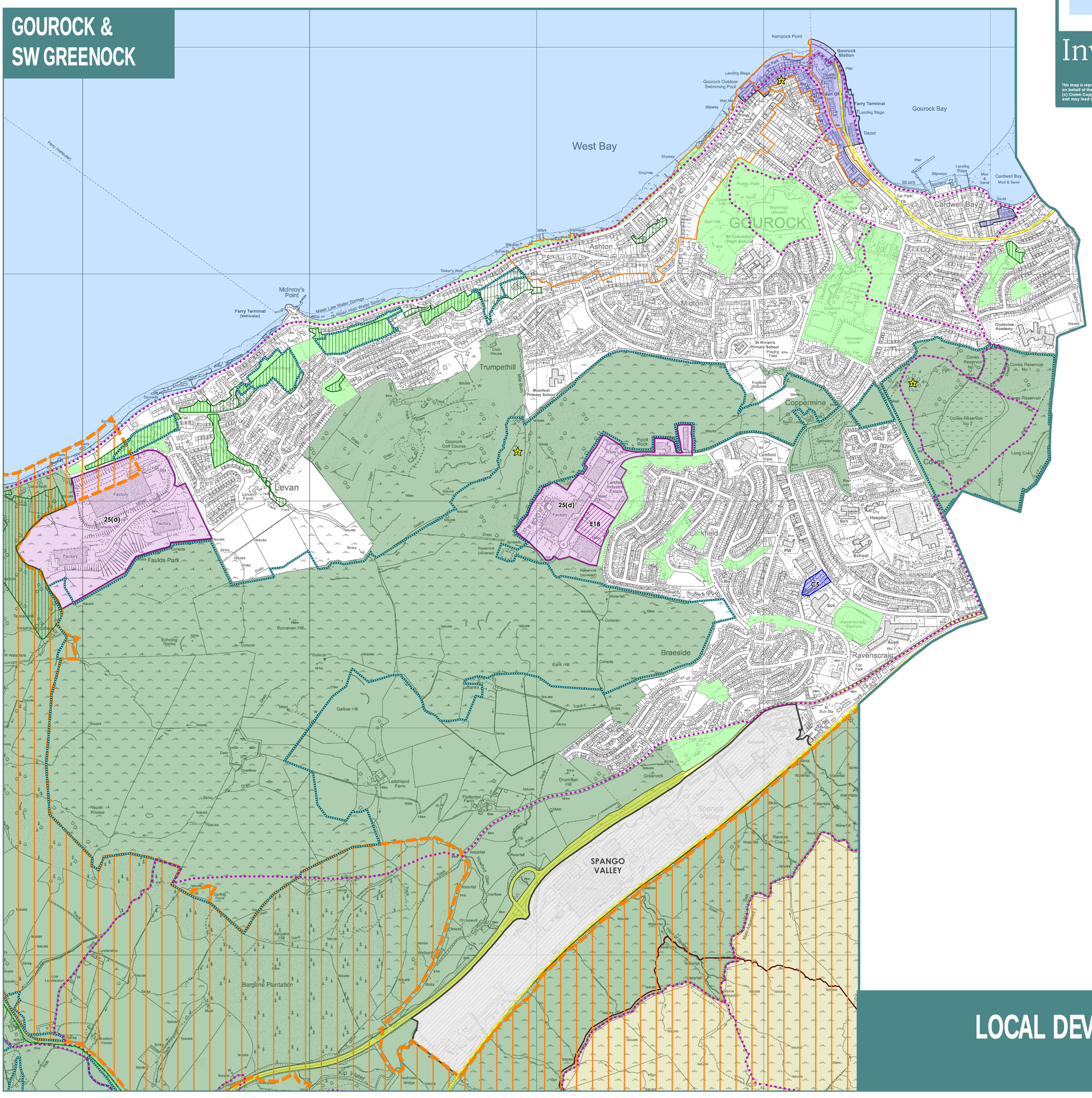
The Council supports the integration of green infrastructure into new development and will require green infrastructure to be provided in association with new development in accordance with the relevant Supplementary Guidance.

9. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAPS EXTRACT



PORT GLASGOW

GOUROCK & SW GREENOCK



KEY

SUSTAINABLE DEVELOPMENT STRATEGY

Priority Place	POLICY 3

CONNECTING PEOPLE AND PLACES

Trunk Road	POLICY 11
Railway	POLICY 11

SPATIAL DEVELOPMENT STRATEGY

Green Belt	POLICIES 14 & 19
Countryside	POLICIES 14 & 19

OUR TOWN AND LOCAL CENTRES

Town Centre / Local Centre	POLICY 22
Network of Centres Opportunity	POLICY 22

OUR JOBS AND BUSINESSES

Business & Industrial Area	POLICY 25
Business & Industrial Development Opportunity	POLICY 26

OUR HISTORIC BUILDINGS AND PLACES

Conservation Area	POLICY 28
Scheduled Monument	POLICY 31
Gardens & Designed Landscapes	POLICY 32

OUR NATURAL AND OPEN SPACES

Special Protection Area / Ramsar Site	POLICY 33
Site of Special Scientific Interest	POLICY 33
Local Nature Conservation Site	POLICY 33
Tree Preservation Order	POLICY 34
Open Space	POLICY 35
Clyde Muirshiel Regional Park	POLICY 37
Core Path	POLICY 38
River Clyde / Firth of Clyde	

Inverclyde council

SCALE 1:10,000

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LOCAL DEVELOPMENT PLAN 2019

10. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 SUPPLEMENTARY GUIDANCE ON PLANNING APPLICATION ADVICES NOTES POLICY EXTRACT

Planning Application Advice Note No. 3

PRIVATE and PUBLIC OPEN SPACE PROVISION in NEW RESIDENTIAL DEVELOPMENT

Open space provides two important functions; it contributes to "Placemaking", providing space around and setting for buildings helping to establish the impression of an area, and it can be used to provide areas for outdoor leisure.

This Advice Note provides guidance on the required levels of public open space and private garden ground that should be included in new residential developments.

Types of development

No two sites are the same and residential development can range from the single house to sites in excess of 100 units. The standards required vary depending upon the scale of the development. The following definitions apply:

SMALL SCALE INFILL, INCLUDING SINGLE PLOTS

- 10 houses or fewer in a vacant / redevelopment site within a built up area.

LARGE SCALE INFILL

- more than 10 houses in a vacant / redevelopment site within a built up area.

GREENFIELD / EDGE OF TOWN

- the development of a site on the edge of or outside a town or village.

FLATTED INFILL

- the development of flats, irrespective of number of units, on a vacant / redevelopment site within a built up area.

FLATTED DEVELOPMENT WITHIN A LARGE SCALE INFILL OR GREENFIELD / EDGE OF TOWN SITE

- the development of flats, irrespective of number of units, as part of a larger infill development within a town or village, or on a greenfield / edge of town or village site.

Private Garden Ground

SMALL SCALE INFILL DEVELOPMENTS, INCLUDING SINGLE PLOTS

- new development should accord with the established density and pattern of development in the immediate vicinity with reference to front and rear garden sizes and distances to plot boundaries. In all instances the minimum window to window distances below should be achieved.

FLATTED INFILL DEVELOPMENTS

- flats should reflect the existing scale of buildings and townscape in the immediate environs. Open space need only be provided where surplus land is available following the provision of any off-street parking required.

LARGE SCALE (INFILL) OR GREENFIELD / EDGE OF SETTLEMENT SITE

- the following minimum sizes shall apply:

– Rear / private garden depth - 9 metres, although where the rear garden does not back onto residential property or where dwellings in neighbouring properties are significantly distant, this may be reduced if an area of screened side garden of size equivalent to a rear garden with a 9 metre depth can be provided.

– Front / public garden depth - 6 metres to the main wall.

– Distance from house to side boundary - 2 metres.

– Distance from house to side boundary when the house has an attached garage - 3 metres.

FLATTED WITHIN A LARGE SCALE INFILL OR GREENFIELD / EDGE OF SETTLEMENT SITE

- 10 square metres per bedspace based upon an occupancy rate of two persons per double bedroom and one person per single bedroom.

Public Open Space

In developments other than small scale infill and flatted infill sites, public open space is required to be provided to achieve both an appropriate landscape setting for the development and play space.

In such circumstances the following criteria will apply:

- Public open space should be provided at the indicative ratio of 1.64 ha per 1000 population. Population estimates are based upon occupancy rates of two persons per double bedroom and one person per single bedroom.

- It will be the responsibility of the developer to equip the play areas. Children's play areas and kickabout areas should comprise 0.32 ha per 1000 population.

Location of Play Areas

- Play areas should be located to ensure that they are overlooked, but at the same time must be positioned at least 10 metres distant from the boundary of the nearest residence.

- Where developments are located in close proximity to established parks or play areas, the Council may, in appropriate cases, consider as an alternative to on-site provision of play equipment the supplementing, at the expense of the developer, of existing play equipment in the nearby park or play area. This, however, will not absolve the developer of the requirement to provide amenity landscaped areas to enhance the setting of the development. Toddler play provision may not be required when the developer provides flat rear/private garden depths in excess of 9 metres.

Any new open space and play provision requirements, or changes to existing requirements, identified in a future Inverclyde Greenspace Strategy will supersede those identified above.

Former Bridge of Weir Hospital

11. SCOTTISH PLANNING POLICY EXTRACT

Scottish Government
Scottish Planning Policy – Paragraph 29

29. Planning policies and decisions should support sustainable development. For the purposes of this policy, to assess whether a policy or proposal supports sustainable development, the following principles should be taken into account:

- giving due weight to net economic benefit;
- responding to economic issues, challenges and opportunities, as outlined in local economic strategies;
- supporting good design and the six qualities of successful places;
- making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;
- supporting delivery of accessible housing, business, retailing and leisure development;
- supporting delivery of infrastructure, for example transport, education, energy, digital and water;
- supporting climate change mitigation and adaptation including taking account of flood risk;
- improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;
- having regard to the principles for sustainable land use set out in the Land Use Strategy;
- protecting, enhancing and promoting access to cultural heritage, including the historic environment;
- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;
- reducing waste, facilitating its management and promoting resource recovery; and
- avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

Source: https://www.gov.scot/publications/scottish-planning-policy/pages/4/

12. DECISION NOTICE DATED 8 MARCH 2021 ISSUED BY HEAD OF REGENERATION & PLANNING

DECISION NOTICE

Refusal of Planning Permission
Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 19/0140/IC

Online Ref:100159824-001

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND)REGULATIONS 2013

Mr Michael Scott
C/o Melford House
3 Walker Street
EDINBURGH
EH3 7JY

Rick Finc Associates Ltd
Stuart Szylak
Melford House
3 Walker Street
EDINBURGH
EH3 7JY

With reference to your application dated 30th May 2019 for planning permission under the above mentioned Act and Regulation for the following development:-

Planning permission in principle for residential development, landscaping, parking, access and associated works at

Land at Glasgow Road, Port Glasgow

Category of Application - Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. The proposal would remove area of open space and it is not considered the loss of native woodland together with the fragmentation of a wider woodland area reducing habitat connectivity could be mitigated against, failing to accord with the aims and requirements of Policy 35 of the 2019 Inverclyde Local Development Plan.

2. The failure to retain locally distinct natural features such as this area of open space which comprises a native woodland area as part of the green network within the urban results in the proposal being unacceptable with reference to being "Distinctive" in respect of the factors contributing to successful places, failing to accord with the aims and requirements of Policy 1 of the 2019 Inverclyde Local Development Plan.

3. The loss of part of a wider native woodland area is not justified with reference to each of the criteria set out within Policy 34 of the 2019 Inverclyde Local Development Plan.

4. It cannot be determined if the proposal would affect protected species, failing to accord with the aims and requirements of Policy 33 of the 2019 Inverclyde Local Development Plan.

5. It cannot be concluded that a safe and suitable access to the development can be achieved with reference to the National Roads Development Guide, failing to accord with the aims and requirements of Policy 10 of the 2019 Inverclyde Local Development Plan.

6. The proposal fails to constitute sustainable development according to the principles set out in paragraph 29 of Scottish Planning Policy.

7. The proposal is not considered to comprise an appropriate brownfield development and there is nothing to suggest that the proposed site will deliver housing in time to address the any shortfall in accordance with Policy A of the Council's Planning Policy Statement on Our Homes and Communities in respect of meeting any housing land shortfall.

8. The proposal does not constitute an appropriate site for housing development within existing residential areas and town and local centres with reference to Policy B of the Planning Policy Statement.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 8th day of March 2021

[redacted]

Head of Regeneration and Planning

1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock,PA15 1LY.

2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans: Can be viewed Online at http://planning.inverclyde.gov.uk/Online/

Drawing No:	Version:	Dated:
0100031673		08.05.2019
L(10)-100	Rev P2	02.08.2019
L(10)-200	Rev P2	02.08.2019
L(20)-200	Rev P3	02.08.2019
L(20)-300	Rev P1	28.02.2019
L(20)-401	Rev P1	28.02.2019
L(20)-402	Rev P1	28.02.2019
L(20)-403	Rev P1	28.02.2019
L(20)-404	Rev P1	28.02.2019
L(20)-405	Rev P1	28.02.2019
Photos		

13. NOTICE OF REVIEW FORM DATED 7 JUNE 2021 WITH SUPPORTING STATEMENT FROM RICK FINC ASSOCIATES

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

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Fax No	
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Agent *(if any)*

Name	STUART SZYLAK
Address	RFA MELFORD HOUSE 3 WALKER STREET EDINBURGH
Postcode	EH3 7JY
Contact Telephone 1	07752 330587
Contact Telephone 2	
Fax No	
E-mail*	stuart@rickfincassociates.com

Mark this box to confirm all contact should be through this representative: ☑

* Do you agree to correspondence regarding your review being sent by e-mail? Yes ☐ No ☐

Planning authority	INVERCLYDE COUNCIL
Planning authority's application reference number	19/0140/IC
Site address	LAND AT GLASGOW ROAD, PORT GLASGOW
Description of proposed development	PLANNING PERMISSION IN PRINCIPLE FOR RESIDENTIAL DEVELOPMENT, LANDSCAPING, PARKING, ACCESS AND ASSOCIATED WORKS

Date of application 30/05/19 Date of decision (if any) 08/03/21

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☐
2. Application for planning permission in principle ☒
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☐
2. One or more hearing sessions ☐
3. Site inspection ☒
4 Assessment of review documents only, with no further procedure ☒

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

		Yes	No
1.	Can the site be viewed entirely from public land?	X	
2	Is it possible for the site to be accessed safely, and without barriers to entry?	X	

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

PLEASE SEE STAND ALONE SUPPORTING STATEMENT OF REVIEW

	Yes	No
Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?	X	

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

A NEW LDP HAS BEEN ADOPTED SINCE THE APPLICATION WAS SUBMITTED. THE COURT OF SESSION HAS ALSO QUASHED CHAPTER 7 OF THE LDP SO REFERENCE IS MADE TO THE COUNCIL'S POLICY STATEMENT ON HOMES AND COMMUNITIES.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

STATEMENT OF APPEAL
PLANS AND DRAWINGS
PLANNING STATEMENT
DRAINAGE, FLOODING AND SUDS STRATEGY REPORT
PRELIMINARY ECOLOGICAL APPRAISAL
PHOTOGRAPHIC SCHEDULE
DESIGN AND ACCESS STATEMENT

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist
Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- [X] Full completion of all parts of this form
- [X] Statement of your reasons for requiring a review
- [X] All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the ~~applicant/~~agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed STUART SZYLAK [redacted] Date 07/06/21

Data Protection: Inverclyde Council is obliged to comply with current Data Protection Laws and will use this information for the purpose of The Town and Country Planning (Scotland) Act 1997 and related purposes, legislation and regulation.

Further information can be found at www.inverclyde.gov.uk/privacy

2021

NOTICE OF REVIEW

19/0140/IC

LAND AT GLASGOW ROAD, PORT GLASGOW

STATEMENT OF REVIEW

Rick Finc Associates
Planning and Development Consultants

PLANNING PERMISSION IN PRINCIPLE FOR RESIDENTIAL DEVELOPMENT, LANDSCAPING, PARKING, ACCESS AND ASOCIATED WORKS

Rick Finc Associates
Planning and Development Consultants

RFA DEVELOPMENT CONSULTANTS
ON BEHALF OF MICHAEL SCOTT

MAY 2021

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Executive Summary

This review relates to a Planning Permission in Principle (PPP) application to develop 5 residential plots on brownfield land in Port Glasgow.

It must be remembered that this is an application for PPP. The detailed siting, design, access, tree loss, woodland enhancement, footpath links etc will all be agreed at the AMSC stage. The applicant and design team genuinely consider that this is a proposal that should be acceptable in principle and that all elements of technical detail can be developed to the agreement of the Council. Refusing the PPP in this case suggests it would be impossible to ever make this proposal work, and this is simply not the case.

Housing land supply and housing policy is particularly confusing and unclear in Inverclyde at present and remains in a state of flux. It is trusted that the LRB is completely up to speed and confident with the current housing policy situation to ensure an informed and competent review and decision can be made in this case. At present the Council does not possess any policies relating to housing within its LDP and there is likely a housing land deficiency. The presumption in favour of sustainable development therefore applies, particularly given proposals relate to brownfield land.

The application site is currently designated as Open Space in the LDP. This does not automatically mean development cannot take place. Policy allows for development of such spaces if loss can be replaced with open space of equal or enhanced quality, which in this case it certainly can.

A small area of the site forms part of the core Native Woodland inventory. LDP Policy supports the retention of trees that have significant amenity, historical, ecological, landscape or shelter value. Policy does not go as far as automatically protecting such features though. Criteria apply whereby proposals that impact areas of trees can be supported by the Council. Only 0.09% of Inverclyde's Native Woodland could be removed as a result of this development, but significant improvement and enhancement can be brought to the remaining woodland as a result of the proposals.

Although each application should be considered on a case-by-case basis the LRB should be reminded of other recent planning approvals in the area that consented development of protected open space and permitted the removal of significant mature trees (21/0019/IC and 20/0306/IC).

This PPP application should be considered compliant with the Development Plan. Through the detailed design and AMSC stage the applicant will work with the Council to bring forward an exemplar development. Its benefits will be wide ranging, including:

- Provide private housing to support the challenging housing land targets.
- Focus development on previously developed (ie brownfield) land.
- Introduce a planting and management plan to ensure significant biodiversity benefits.
- Allow new residents and the general public to enjoy and use the managed woodland.

1 Introduction

Purpose of this Statement

1.1 The applicant is aggrieved by the decision to refuse permission for the proposed development at Glasgow Road, Port Glasgow (19/0140/IC) and requests the Planning Authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997. This request has been made within three months beginning with the date of the Decision Notice.

1.2 The purpose of this Supporting Statement is to assist the Local Review Body (LRB) in the understanding, assessment and determination of the application. The application was made by Mr Michael Scott (hereafter referred to as the applicant). The applicant is proposing to develop 5 residential plots on brownfield land in Port Glasgow.

1.3 This Statement provides a summary of the application submission. It is not, however, a substitute for the important supporting documents and all supporting documents should be read in their entirety. It addresses comments made within the Case Officer's Report of Handling, addresses the key policy issues and highlights material considerations in respect of the Reasons for Refusal. It presents a convincing and compelling case for permitting the proposed development.

Background

1.4 A Planning Permission in Principle (PPP) application was submitted on 30 May 2019 and validated on 6 August 2019. The application was supported by:

- Location, Site, Sections, Elevation and Floors Plans;
- Planning Statement;
- Drainage, Flooding and SUDS Strategy Report;
- Preliminary Ecological Appraisal;
- Photographic Schedule; and
- Design and Access Statement.

1.5 A series of discussions were undertaken between the case officer and the applicant's agent during the determination phase. These provided further clarifications and information to support the application.

1.6 The application was refused by delegated decision on 8 March 2021.

Reasons for Refusal

1.7 The decision notice issued for the application noted that it was refused for the following reason:

1. The proposal would remove area of open space and it is not considered the loss of native woodland together with the fragmentation of a wider woodland area reducing habitat connectivity could be mitigated against, failing to accord with the aims and requirements of Policy 35 of the 2019 Inverclyde Local Development Plan.

2. The failure to retain locally distinct natural features such as this area of open space which comprises a native woodland area as part of the green network within the urban results in the proposal being unacceptable with reference to being "Distinctive" in respect of the factors contributing to successful places, failing to accord with the aims and requirements of Policy 1 of the 2019 Inverclyde Local Development Plan.

3. The loss of part of a wider native woodland area is not justified with reference to each of the criteria set out within Policy 34 of the 2019 Inverclyde Local Development Plan.

4. It cannot be determined if the proposal would affect protected species, failing to accord with the aims and requirements of Policy 33 of the 2019 Inverclyde Local Development Plan.

5. It cannot be concluded that a safe and suitable access to the development can be achieved with reference to the National Roads Development Guide, failing to accord with the aims and requirements of Policy 10 of the 2019 Inverclyde Local Development Plan.

6. The proposal fails to constitute sustainable development according to the principles set out in paragraph 29 of Scottish Planning Policy.

7. The proposal is not considered to comprise an appropriate brownfield development and there is nothing to suggest that the proposed site will deliver housing in time to address the any shortfall in accordance with Policy A of the Council's Planning Policy Statement on Our Homes and Communities in respect of meeting any housing land shortfall.

8. The proposal does not constitute an appropriate site for housing development within existing residential areas and town and local centres with reference to Policy B of the Planning Policy Statement.

1.8 The reasons for refusal are considered and rebutted in section 3 of this Statement. It should be noted that 3 of these reasons are not valid, given they do not specifically relate or tie back to the Development Plan.

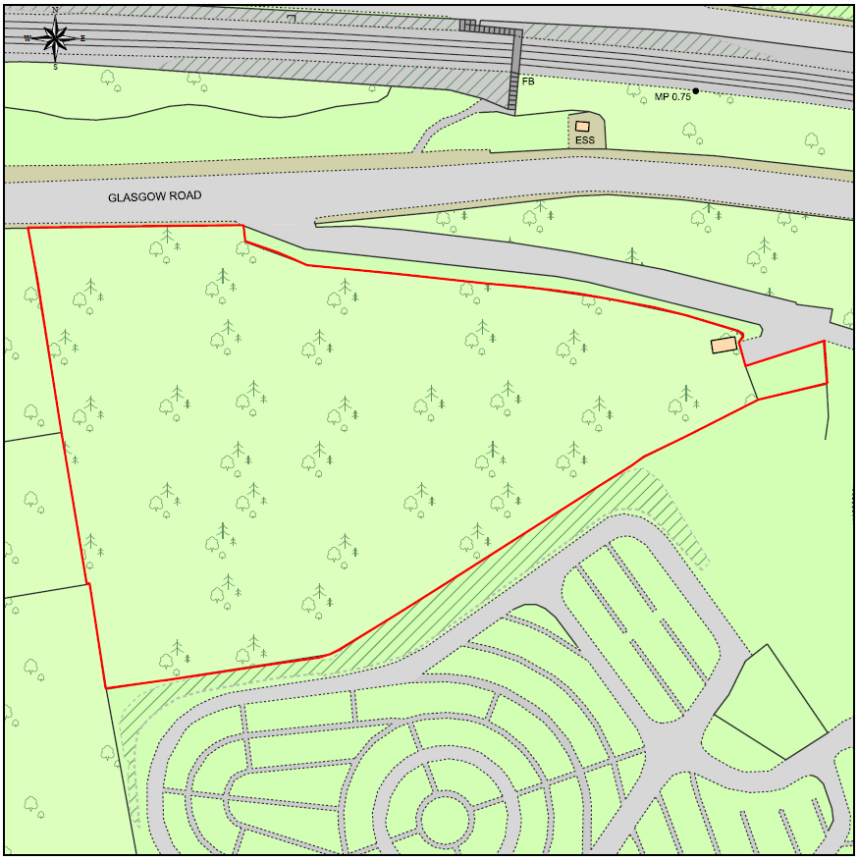
2 The Site and Proposals

Site Description

2.1 The site is approximately 1.2 hectares in area and is located on Glasgow Road, Port Glasgow, PA14 6SB. This is the site of the former Carnegie Park Orphanage / Langlands School (see Figure 2.1). The site is situated to the east of Port Glasgow's Town Centre and sits on a segment of land which is bound by:

- Glasgow Road to the north;
- Port Glasgow Cemetery to the east and south; and
- scrubland / open space to the west.

Figure 2.1- Site Location

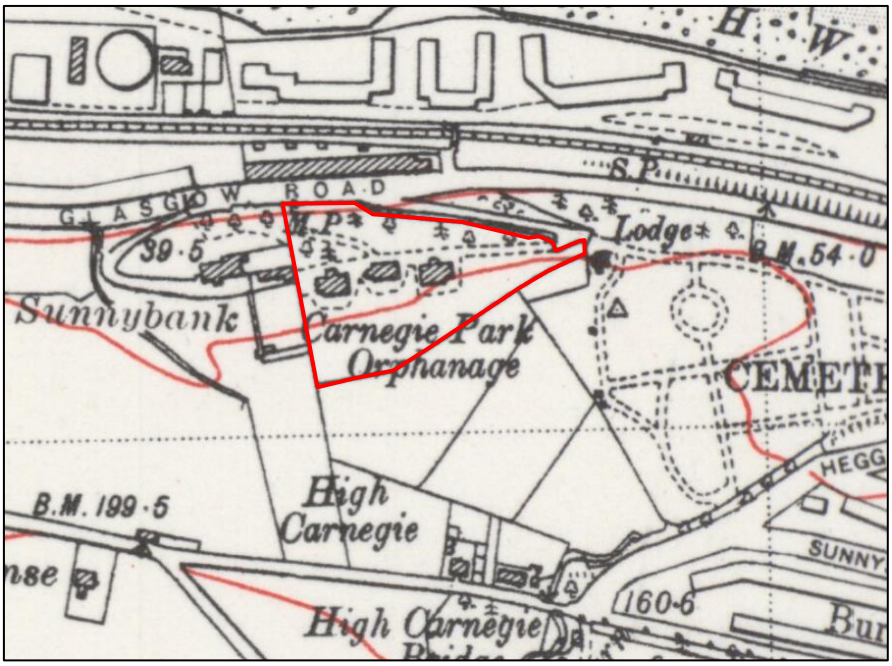


2.2 Although the site is situated on a slope, there is an existing plateau in the centre which once accommodated the development of Carnegie Park Orphanage / Langlands School (see Figure 2.2 & Figure 2.3). There is visible evidence of these structures today and remnants primarily consist of areas of hardstanding, foundation layers, retaining walls, stone garden terrace steps, a long driveway and stone gateposts by the entrance.

2.3 The site has been vacant for many years and has become overgrown with ivy, weeds, self-seeded trees and non-native invasive species such as Japanese Knotweed. A number of relatively young trees have begun to grow around the hardstanding element in recent years, primarily through seed dispersal. As a result of a lack of management the site has become overgrown, attracts anti-social behaviour and there is also evidence of fly-tipping on-site.

Figure 2.2 - Carnegie Park Orphanage[1] (early 1900s)

Figure 2.3. Carnegie Park Orphanage Map[2] (circa 1914)



[1] Source: Children's Homes. (Unknown) Available Online at: http://www.childrenshomes.org.uk/GlasgowMoffat/. [Last Accessed: 1st April 2019].
[2] National Library of Scotland. 2018. Renfrewshire Sheet II.SE (includes: Greenock; Kilmacolm; Port Glasgow. Available Online at: https://maps.nls.uk/view/75661611. [Last Accessed: 1st June 2021].

2.4 The site where proposed development it located is ‘brownfield’, given the previous use. This definition is identified in both SPP and Inverclyde LDP.

2.5 It is designated within the LDP as an area of ‘Open Space’. However, there is no formal public access to the site and it does not provide any recreational value at present. There are no heritage designations or environmental designations covering the site.

2.6 Access to the site can be gained from an existing unadopted road leading from the south side of Glasgow Road. Access is gained to the cemetery from this point and a right of access exists to allow access to the application site.

The Proposals

2.7 Planning Permission in Principle is sought for plots to accommodate 5 detached dwellings. Each dwellinghouse is proposed to be 2 storeys in height and will be accompanied with large domestic garden space, integral garages and driveways. The accompanying Design and Access Statement provides further details on the design philosophy and concept.

2.8 Vehicular access will utilise the existing unadopted road which is currently used to serve the cemetery from the north. Pedestrian access would link directly from the footways on Glasgow Road into the site.

2.9 The wider area of open space remaining within the application boundary, outwith proposed built footprint and garden areas, will be retained as accessible open space. A woodland management plan could be agreed to ensure the wood is enhanced to the benefit of wildlife and people. A footpath could be created to link the site with the wider green network.

3 Grounds for Review

Introduction

3.1 This section of the Statement identifies the key issues which must be considered when reviewing the decision to refuse application 19/0140/IC. It then takes each reason for refusal in turn and provides a commentary and rebuttal on each.

3.2 It must be remembered that this is an application for PPP. The detailed siting, design, access, tree loss, woodland enhancement, footpath links etc will all be agreed at the AMSC stage. The applicant and design team genuinely consider that this is a proposal that should be acceptable in principle and that all elements of detail can be developed to the agreement of the Council at a later date.

3.3 The LRB should be aware that a number of recent planning decisions by the Council demonstrate that the removal of significant trees and the development of open space can be acceptable once detailed designs are considered, eg:

- Removal of mature trees - 20/0306/IC | Erection of 9 dwellinghouses with associated access, open space, and landscaping | Former Carsemeadow School Craigbet Road Quarriers Village PA11 3SX.
- Loss of open space - 21/0019/IC | 4 new-build residential units at Dougliehill Terrace (amendment to planning permission 17/0406/IC in respect of design and levels) | Land At Dougliehill Terrace Port Glasgow

National Legislation

3.4 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) specifies that determination of planning applications '*shall be made in accordance with the Development Plan unless material considerations indicate otherwise'*. It is supplemented by Section 37(2) which states that '*in dealing with an application the planning authority shall have regard to the provisions of the Development Plan as far as material to the application and any other material considerations'*.

3.5 Continuing on to Section 37(2A) the Act states that "*the notice of the planning authority's decision on an application must include a statement as to whether the authority consider that the application is for a development that is in accordance with the development plan* …"

3.6 Section 25 therefore indicates that strict adherence to the detail of local development plan policy is not a requirement and that, should a justification be made for a proposal which does not comply, the planning authority can approve it as a departure from the local development plan.

3.7 Section 37 indicates that reasons for refusing an application must relate to the development plan.

Scottish Planning Policy (2020)

3.8 Paragraphs 28 and 29 of SPP emphasise the need to achieve the right developments in the right places to support economically, environmentally and socially sustainable places. SPP states that policies and decisions should be guided by the following principles (*inter alia…*):

- Giving due weight to net economic benefit;
- Responding to economic issues, challenges and opportunities;
- Supporting good design and the six qualities of successful places;
- Making efficient use of existing capacities of land, buildings and infrastructure;
- Support the delivery of infrastructure, for example transport, education, energy, digital and water;
- Improving health and wellbeing; and
- Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

3.9 SPP is particularly relevant on this case as Inverclyde Council:

- does not currently possess any housing policy within its Local Development Plan; and
- is unlikely to possess a 5 year effective housing land supply.

Inverclyde Local Development Plan 2019 (LDP)

3.10 This is a PPP application for new housing. However, the LDP possesses no approved or adopted policy for assessing housing proposals. That particular chapter was quashed by the Court of Session and removed in 2020.

3.11 In October 2020 the Council approved a Planning Policy Statement on 'Our Homes and Communities'. This sets out the Council's assessment of the housing land position and criteria that the council will consider if additional housing land is required. However, this is not an adopted position and does not form part of the development plan. It is therefore non-statutory and can only be considered as a material consideration, the weight attributed to it must be limited.

3.12 In the absence of any housing policy the Report of Handling identifies the key policies of relevance in this case as being:

- Policy 1 – Creating Successful Places;
- Policy 10 – Promoting Sustainable and Active Travel;

- Policy 33 – Biodiversity and Geodiversity;
- Policy 34 – Trees, Woodland and Forestry; and
- Policy 35 – Open Space and Outdoor Sports Facilities.

3.13 These policies are considered by the case officer in the Report of Handling and feature in the Reasons for Refusal. A rebuttal to each of these considerations and opinions is provided further below.

Supplementary Guidance

3.14 There is no adopted supplementary guidance relevant to this case.

Material Considerations

3.15 The Council's **Planning Policy Statement on Our Homes and Communities** does not form part of the Development Plan so is only a material consideration, not a policy position. It does indicate that there could be a shortfall in housing land in this Housing Market Area.

3.16 The published **Main Issues Report** (December 2020) is a material consideration and also points towards a deficiency in housing land. However, the MIR is not yet a settled, agreed or approved position and the weight attributed to it will be minimal.

3.17 This recognition of the probable housing land deficiency then has the consequence of reverting policy considerations on housing development back to Scottish Planning Policy, and more particularly the presumption in favour of sustainable development.

3.18 The **National Roads Development Guide** was produced by SCOTS, supported by Transport Scotland and Scottish Government Planning and Architecture Division. It states that "*5 or fewer dwellings (more if a 'brownfield site', eg redeveloped farm steadings) will be served by a 'private access' which, as there is no right of public access, will not require Construction Consent and will not be available for adoption. Such layouts should provide adequate turning facilities and a satisfactory junction with a public road. The provision of a 'private access' must be indicated clearly at the planning application stage, otherwise it will be considered that a 'road' is being provided*."

Rebuttal of Reasons for Refusal

3.19 The decision notice issued for the application noted that it was refused for the following 8 reasons. Each of these are discussed in turn and a clear case made as to why these decisions and opinions are considered unsound or inconsistent.

Reason 1

The proposal would remove area of open space and it is not considered the loss of native woodland together with the fragmentation of a wider woodland area reducing habitat connectivity could be mitigated against, failing to accord with the aims and requirements of Policy 35 of the 2019 Inverclyde Local Development Plan.

3.20 Policy 35 states that '*development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity'*.

3.21 Firstly, all open space has the 'potential' to be of quality and value, so this is not a particularly helpful criterion or consideration in this instance. Secondly, the case officer has incorrectly blurred consideration of Policy 35 together with Policy 34, resulting in a confusing assessment of policy compliance and a false impression of impacts.

3.22 When considering Policy 35 it is first important to define what type of open space the application site constitutes. This is because the policy requires an equivalent resource to be provided as replacement. It is not a formal park, play park, civic space, allotment, playing field, sports pitch, cemetery or residential amenity space. Neither Policy 34 or its supporting text makes any mention of trees, woodland or forestry being considered as 'open space'. Similarly, neither Policy 35 or its supporting text regarding open spaces makes any mention of trees, woodland or forestry comprising a category of protected open space.

3.23 The LDP states that Inverclyde's towns and villages contain a network of parks, playing fields and <u>other open spaces</u>, which contribute to the character and wellbeing of the area. Perhaps it can be concluded then that the application falls into this undefined 'other' category of open space. However, the LDP continues to explain that all open spaces are "*linked by a network of paths, which encourage active travel and leisurely walks and cycles*". This is definitely not the case for the application site at present.

3.24 The LDP continues to explain that the environmental, recreational and amenity resources identified by the open space section of the LDP form Inverclyde's 'green network'. We do agree that the application site could form part of the green network. However, the Council's stated definition of a green network is such:

"Green Network: *A term used to describe an interconnected system or linked network of open spaces, often alongside river, sea and water courses, <u>with walking and cycling routes</u>, which bring the 'green' of the countryside into the urban areas, to create a continuous 'network'."*

3.25 The application site does not conform to this definition. It is private land and has no walking or cycling routes to attract and allow people to enjoy it. It could do in the future though, if these development proposals were permitted. Furthermore, regardless of the site's open space

definition or category, the green network qualities of the site would largely still remain once 5 housing plots are developed.

3.26 In summary, it is not clear what category of open space the site falls into. Yes, the proposals would remove a small area of designated open space from the proposals map, but this open space has no current value for recreational or active travel purposes. It is agreed that all open spaces, whatever their category, form part of the green network. But, the Council's definition of green network assumes these spaces will be accessible and useable for wellbeing, eg walking and cycling. The site is not.

3.27 We request that the LRB first defines what category of open space the application site constitutes and considers the quality and value this piece of land contributes to Inverclyde. It is considered that by approving the application the required compensatory open space benefits could easily be provided within the development site and that this will to comply with Policy 35.

Reason 2

> *The failure to retain locally distinct natural features such as this area of open space which comprises a native woodland area as part of the green network within the urban results in the proposal being unacceptable with reference to being "Distinctive" in respect of the factors contributing to successful places, failing to accord with the aims and requirements of Policy 1 of the 2019 Inverclyde Local Development Plan.*

3.28 This is a completely erroneous reason for refusal and the LRB should recognise this. Policy 1 of the LDP refers and relates to the six qualities of successful places, as set out in Scottish Government's Creating Places policy statement. The aim of LDP Policy 1 is to ensure delivery of good places and that all new development will contribute to creating successful places. The case officer in this case seems to be suggesting that the site accommodates an obviously distinct element of native woodland (forming part of the green network) and that losing some of this is a sole reason for proposal to be contrary to Policy 1. This is a very weak argument and is not a competent reason for refusal.

3.29 The application before the LRB is for PPP and the LRB should acknowledge that through the detailed design and AMSC process the applicant and its design team will have every chance to consider Policy 1 and all factors that contribute to successful places.

3.30 The loss of woodland and open space has already been cited in Reason for Refusal 1 and 3.

Reason 3

> *The loss of part of a wider native woodland area is not justified with reference to each of the criteria set out within Policy 34 of the 2019 Inverclyde Local Development Plan.*

3.31 Policy 34 Trees, Woodland and Forestry aims to retain trees and hedgerows which have significant amenity, historical, ecological, landscape or shelter value. The policy states that there are however circumstances whereby trees of significant value can be removed. No specific Supplementary Guidance supports this policy.

3.32 The applicant is not clear what category of 'significant value' the case officer relates the trees to, or why they are indeed considered 'significant'. The wording of the Report of Handling perhaps suggests the case officer considers the woodland to be of significant ecological value? The applicant rejects the opinion that the area of woodland likely to be removed is of 'significant amenity, historical, ecological. Landscape or shelter value', it is not.

3.33 What is not in doubt is the presence of a small area of Native Woodland within the application site (not the whole site).

3.34 A native woodland is defined as a being where over half of the wood possesses naturally occurring native tree species that have not been introduced by man. There is no such thing as a 'nautral' woodland.

3.35 Scottish forestry indicates that all Scotland's woodlands provide some biodiversity value. However, suitably managed native, and in particular ancient and semi-natural woodlands, including appropriately restored Plantations on Ancient Woodland Sites (PAWS), will contribute the most. The application site is not managed at all.

3.36 Through consenting this PPP application there is great potential for the woodland to be managed to ensure biodiversity value is increased and public benefit is afforded.

3.37 The LDP states that there are approximately 2000 hectares of woodland within Inverclyde, of which 500 hectares is native woodland. The proposal may require removal of 0.47ha of this identified native woodland, which equates to 0.09% of current stock within Inverclyde (See Figure 3.1).

Figure 3.1 – Area of Native Woodland to be Affected

3.38 The application documents states that a Tree Report will be provided as part of the AMSC stage and will contribute to deciphering which trees are worthy of retention, which will be lost, and what compensatory measures will be employed. The site layout will be laid out accordingly.

3.39 There is no reason to doubt that an acceptable tree removal and compensatory planting plan could be achieved on this site to facilitate housing development.

3.40 In summary, Policy 34 protects trees that have <u>significant</u> amenity, historical, ecological, landscape or shelter value. The case officer provides no evidence that the trees in question are of significant value. Regardless, in this case it can be clearly demonstrated that the development cannot be achieved without removal of some trees (criteria a). There is clear potential to enhance the remaining woodland within the application site and to then allow the public to utilise this woodland by creating footpath links through (criteria b). Finally, compensatory planting will of course be provided to a standard agreed by the Council (criteria c).

3.41 There is no point in a PPP application process if an applicant is made to demonstrate compliance with policy in specific detail. Common sense would suggest that acceptable solutions can be achieved to deal with tree loss at this specific location.

3.42 The proposals clearly comply with Policy 34.

Reason 4

It cannot be determined if the proposal would affect protected species, failing to accord with the aims and requirements of Policy 33 of the 2019 Inverclyde Local Development Plan.

3.43 Policy 33 states: *"When proposing any development which may affect a protected 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."*

Protected Species

3.44 Legally protected species in this case would relate to badger and bat.

3.45 The Council indicates that the applicant's PEA suggests there is potential for badger. The ecological survey found no evidence of badger on the site and the PEA does not mention that the site has potential for such. This can be confirmed at the next stage of the planning process.

3.46 The PEA indicates that the site may accommodate trees that have potential to accommodate roosting bats. Bats are protected by European legislation. However, legislation, policy nor NatureScot demand bat surveys at PPP stage. Best practice suggests that a planning decision should be informed by as much information as possible to indicate a protected species licence would likely be approved by NatureScot, if required.

3.47 Given the application is progressing in a multi-staged approach this adds in a further level of comfort and opportunity before any final planning decisions are made (unlike if an application skipped the PPP stage and progressed straight to a Full application). Any required bat surveys can legitimately be conditioned to the AMSC stage and pre-decision reporting can be provided.

3.48 The Council should be content and confident that, given existing site conditions, the likelihood of a significant bat constraint preventing a licence being approved, if required, is negligeable. Again, this can be confirmed prior to a final planning decision being made, this should not be used as a specific reason for refusal at PPP stage.

Botanical Survey

3.49 Firstly, the Preliminary Ecological Appraisal (PEA) that supported the application was professional in its methodology and output. The applicant accepts a small typo in the PEA and confirms here that the botanical survey was not undertaken in the 'optimal' survey period. This does not mean the survey is unacceptable though.

3.50 Best practice indicates that a botanical survey can be undertaken at any time of year, but classification of habitats can be more detailed between late March and mid-October when rarer flowering plants can be more easily identified.

Birds

3.51 The PEA does indeed provide information on bird species observed during the site survey. With regard to the heronry mentioned by the Council's ecologist, there was no evidence of this during the ecological surveys. Heron nests are protected in the same way as any other bird nest and appropriate mitigation can be employed to mitigate impact at the AMSC stage of the project. The applicant found no evidence of a heronry.

3.52 The applicant does not agree with the Council's ecologist that standard practice and mitigation would not be appropriate or acceptable in this case. Tree and shrub clearance outside of the bird breeding season is the most effective solution and can be applied here. Mitigation measures to enhance the habitat for the bird population can be agreed with the Council at AMSC stage.

3.53 In summary, the applicant does not agree that the information provided to support the PPP application is devoid or misleading. Nor does the applicant agree that the ecology of the site presents unsurmountable or objectionable issues. There is no legal requirement to provide bat survey information at the PPP stage and sufficient comfort and opportunity will exist at the AMSC stage to allow this information to come forward prior to an ultimate planning decision.

Reason 5

It cannot be concluded that a safe and suitable access to the development can be achieved with reference to the National Roads Development Guide, failing to accord with the aims and requirements of Policy 10 of the 2019 Inverclyde Local Development Plan.

3.54 The existing access is in private ownership and will remain private after the development of 5 units. This means that the access road would not be adopted, and would not require upgrade to adoptable standards. However, the Council suggests the existing access is sub-standard and is not safe for use for residential development as proposed.

3.55 It should be noted that the existing access is occasionally utilised by the public to access the north of the Local Authority cemetery. It has also been observed to be used by the Local Authority cemetery maintenance vehicles to access the cemetery.

3.56 National Roads Development Guide states that "*private vehicular access to developments will require to accommodate the numbers and types of vehicles using the access in a safe manner*".

3.57 The applicant is of the opinion that concerns raised by Roads and Transportation have been adequately discussed and addressed. The Roads officer agrees that, in principle, any required works to satisfy its concerns can be addressed by planning condition. However, the Planning

Authority considers this to be unworkable, as any required remedial works would be outside of the application boundary.

3.58 The applicant still maintains that no remedial works are required to allow vehicles accessing the housing units to do this in a safe manner. Edge protection to the existing track, as suggested by the Council (we assume kerbstones?) are not a safety feature and do not require to be implemented on this private access road. Neither is there a 'blind corner' existing or proposed. A workable solution can be designed to accommodate larger service vehicles such as fire engines and refuse vehicles.

3.59 In principle, a safe and efficient private access road already exists and will serve the development. Any further detail of access geometry and design will be developed and agreed with the Council during the AMSC stage. This can all be achieved within the red-line application boundary and land ownership of the applicant. It is considered that no offsite works will be required, however, if through the detailed application stage these become essential then appropriate agreements will be developed to ensure these can be facilitated.

Reason 6

The proposal fails to constitute sustainable development according to the principles set out in paragraph 29 of Scottish Planning Policy.

3.60 SPP (2020) does not form part of the Development Plan and cannot therefore be used as a specific reason for planning refusal. It can though be a significant material consideration and the applicant discusses this further below.

3.61 SPP was published in 2014 and updated in 2020. As a statement of Scottish Ministers' priorities, *'the content of SPP is a material consideration that carries significant weight'* and *'planning should take a positive approach to enabling high quality development and making efficient use of land to deliver long term benefits for the public while protecting and enhancing natural and cultural resources.'*

3.62 The first principal policy of the SPP *'introduces a presumption in favour of sustainable development.'* SPP notes that *'the Scottish Government's central purpose is to focus governmental and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through creating sustainable economic growth.'*

3.63 Paragraphs 28 and 29 of SPP emphasise the need to achieve the right developments in the right places to support economically, environmentally and socially sustainable places. SPP states that policies and decisions should be guided by the principles as identified in Table 3.1 below. How the proposals relate to these principles is presented therein.

Table 3.1 – Sustainable Development Appraisal

Sustainability Principle	Development Proposal Compliance
giving due weight to net economic benefit;	There will be tangible net economic benefit through a number of mechanisms such as any developer contributions; Council revenue from new Council Tax receipts; increased local population to support the local facilities within proximity; construction contracts.
responding to economic issues, challenges and opportunities, as outlined in local economic strategies;	The proposals respond to both national and local strategies relating to the provision of housing, and in particular the provision of a mix and choice of housing in sustainable locations. This is particularly relevant given Inverclyde seems to be failing in delivering its required housing land supply.
supporting good design and the six qualities of successful places;	This proposal is currently at PPP stage. There is nothing to suggest that a design and layout that is in compliance with national and local design guidance and policy cannot be achieved here. There is perfect opportunity to deliver an exemplar project in this case.
making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;	The scheme is proposed on previously used brownfield land. It is low quality open space which is of no economic benefit and no recreational benefit. The proposals will be supported by existing infrastructure and will not require significant investment to allow the provision of much needed homes.
supporting delivery of accessible housing, business, retailing and leisure development;	Supports the housing strategy. The site is located near the existing highway network, footpath network and a in close proximity to bus routes.
supporting delivery of infrastructure, for example transport, education, energy, digital and water;	It provides much needed housing and will provide all necessary site infrastructure to support its operation. Developer contributions may apply.
supporting climate change mitigation and adaptation including taking account of flood risk;	Flood risk has been assessed (no risk).
improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;	The site at present offers none of these benefits. The proposals will allow for a managed and improved open space resource to remain, bringing added benefits by allowing the public to use the woodland for recreational purposes.
having regard to the principles for sustainable land use set out in the Land Use Strategy;	The housing plots are proposed on previously used brownfield land.
protecting, enhancing and promoting access to cultural heritage, including the historic environment;	The proposals do not impact on any existing access privileges or routes to cultural heritage resources and will have no impact on existing cultural heritage features.
protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;	There is currently no access to natural heritage afforded by the site. Access to this natural heritage will be facilitated by the development proposals.

	The site is currently designated as part of a wider open space, forming part of the green network. The development proposals will not fragment these features, rather allow them to be improved and managed to benefit of people and nature.
reducing waste, facilitating its management and promoting resource recovery;	Recycling and refuse facilities will be incorporated into the design and collection of waste will be undertaken in line with local authority procedures.
avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.	The impact of the development will be controlled through the careful design, siting and use of finishes. There is nothing to suggest that an appropriate level of development and amenity cannot be achieved as the detail of the scheme emerges.

3.64 SPP aims to **guide new development to existing settlements and to brownfield sites** in preference to greenfield sites and, to locations where existing services and capacity are readily available. The proposal follows SPP's spatial strategy.

3.65 In terms of the proposed use, the proposal is considered to be compliant with SPP as residential development would allow for the regeneration of a brownfield site, allowing for opportunities to improve the physical character of the area. Inverclyde Council has noted previously that this specific area of Port Glasgow was poorly maintained, vacant, underused and low in value in terms of the contribution in which it has on the character of the surrounding area.

3.66 The proposal would contribute to the redevelopment and regeneration of a site which is easily accessible and within close proximity to the centre of Port Glasgow. Development of this brownfield site would contribute to effective placemaking of the wider 'Clune Park' area through the incorporation of a high-quality residential development, associated landscaping, management and maintenance of the surrounding wooded area.

Reason 7

The proposal is not considered to comprise an appropriate brownfield development and there is nothing to suggest that the proposed site will deliver housing in time to address the any shortfall in accordance with Policy A of the Council's Planning Policy Statement on Our Homes and Communities in respect of meeting any housing land shortfall.

3.67 This is not a valid reason for refusal. The Council's Planning Policy Statement on Our Homes and Communities does not form part of the Development Plan. It is a material consideration, and could be used to support a decision if that was contrary to Development Plan policy, but it cannot be used as a reason to refuse an application.

3.68 However, the applicant refutes the assertion that there is nothing to suggest the proposals could be delivered in time to assist in addressing the housing land shortfall. Of course the housing could be delivered in time, subject to a timeous consenting and approval process.

Reason 8

> *The proposal does not constitute an appropriate site for housing development within existing residential areas and town and local centres with reference to Policy B of the Planning Policy Statement.*

3.69 This is not a valid reason for refusal. The Council's Planning Policy Statement on Our Homes and Communities does not form part of the Development Plan. It is a material consideration, and could indeed be used to support a decision if that was contrary to Development Plan policy, but it cannot be used as a reason to refuse an application.

3.70 However, given the site is brownfield in nature the applicant is of the opinion that it is wholly appropriate for housing development, in line with the strong preference presented in Policy A.

4 Conclusions

4.1 This review relates to a Planning Permission in Principle (PPP) application to develop 5 much needed residential plots on brownfield land in Port Glasgow. Refusing the PPP in this case suggests it would be impossible to ever make this proposal work, and this is simply not the case.

4.2 At present the Council does not possess any policies relating to housing within its LDP and there is likely a housing land deficiency. The presumption in favour of sustainable development therefore applies, particularly given the proposals relate to brownfield land.

4.3 The reasons for refusal are considered and rebutted in section 3 of this Statement. It should be noted that 3 of these reasons are not valid, given they do not specifically relate or tie back to the Development Plan. The remaining reasons are unjustified and the applicant has summarised why this is so.

4.4 This PPP application should be considered compliant with the Development Plan. Through the detailed design and AMSC stage the applicant will work with the Council to bring forward an exemplar development. Its benefits will be wide ranging and will far outweigh any perceived or actual impacts that the loss of a small piece of woodland would result.

4.5 It is respectfully requested that the members take time to visit the site prior to any determination and that the impacts and benefits of this proposal are carefully considered. We trust that the LRB can agree with the arguments and opinions put forward by the applicant in this case and can grant planning permission.

14. SUGGESTED CONDITIONS AND ADVISORY NOTES SHOULD PLANNING PERMISSION BE GRANTED ON REVIEW

Planning permission in principle for residential development, landscaping, parking, access and associated works (19/0140/IC)

Land at Glasgow Road, Port Glasgow

Suggested conditions and advisory notes should planning permission be granted on review:

Conditions

Note: It cannot be determined if the proposal would affect protected species (Bats) as no bat surveys were submitted. In a letter issued by the Chief Planner on European Protected Species dated 16th May 2006, it is set out that it is essential that planning permission is not granted without the Planning Authority having satisfied itself that the proposed development either will not impact adversely on any protected species or that, in its opinion, all three tests necessary for the eventual grant of a Regulation 44 (the 1994 Regulations) licence are likely to be satisfied. In determining to grant planning permission it is not appropriate to attach a suspensive condition in this regard.

In respect of roads matters whilst it may, in principle, be possible to address the requirement for upgrade works to the access road by condition, the road itself is both outwith the application site and not under the exclusive control of the applicant. Whilst it can also be possible to require the provision and retention of a visibility splay by condition, it is also not demonstrated that the required visibility splay at the access to Glasgow Road can be achieved without involving land outwith the application site. This situation would thus result in any such conditions being *ultra vires*.

Accordingly, there are no suggested conditions in respect of protected species, upgrade works to the access road and achievement of visibility splay to Glasgow Road.

1. This permission is granted under the provisions of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 on an application for Planning Permission in Principle and further approval of the Planning Authority or of the Scottish Ministers on appeal shall be required with respect to the under mentioned matters hereby reserved before any development is commenced

   Plans and particulars of the matters listed below shall therefore be submitted for consideration by the Planning Authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended):

   a. the siting, design and external appearance of all buildings and other structures;
   b. the means of access to the site;
   c. the layout of the site, including all roads, footways, car and cycle parking areas;
   d. the details of, and timetable for implementation of, the hard and soft landscaping of the site;
   e. details of the management and maintenance of the areas identified in d. above;
   f. the design and location of all boundary walls and fences;
   g. details of the provision of full drainage works incorporating Sustainable Drainage Systems (SuDS) and a field drain at the bottom of the slopes around the site.
   h. the disposal of sewage;
   i. details of any existing trees, shrubs and hedgerows to be retained;
   j. a landscape planting scheme that shows how existing trees and woodland within the application site will be connected to habitat features outwith the site;

k. details of existing and proposed site levels.
l. details of bin storage arrangements whether within individual plots or communal.

2. Prior to the commencement of works on site, confirmation of Scottish Water's acceptance of the foul and surface water drainage proposals shall be submitted to and approved in writing by the Planning Authority.

3. The drainage details approved under condition 1g. shall be implemented commensurately with the development of the site, be complete for each individual dwellinghouse prior to occupation and be complete across the site prior to the occupation of the final dwellinghouse.

4. All surface water shall be contained within the site during and after the development, to the satisfaction of the Planning Authority.

5. That prior to the commencement of works on site, an updated ecological survey inclusive of bird breeding census and badger survey shall be undertaken. The report of survey shall thereafter be submitted to and approved in writing by the Planning Authority. Should the ecological survey identify the need for mitigation to protect one or more species, this shall be implemented in accordance with a species protection plan(s) which is to be submitted to and agreed in writing with the Planning Authority before works commence on the site.

6. No trees within the application site shall be felled until full details of all tree felling has been submitted to and approved by the Planning Authority. Works shall then proceed as approved.

7. That prior to the commencement of works on site tree protection measures for all trees to be retained both within or adjacent to the application site shall be erected in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS 5837:2012, to the satisfaction of the Planning Authority and not removed during the course of construction work.

8. Site clearance work shall only be undertaken outwith the bird breeding season March to September inclusive. Details of any additional protection required relating to the heronry potentially located in the site shall be identified as part of the updated ecological survey submitted under condition 5 above and all additional recommendations relating to required protection followed to the satisfaction of the Planning Authority.

9. The Biodiversity Enhancement section of the Preliminary Ecological Appraisal Report by Cairn Ecology dated 25th March 2019 shall be implemented in full together with any further enhancements recommended as part of the updated ecological survey submitted under condition 5 above.

10. That any of the trees, areas of grass or planted shrubs approved as part of the landscaping scheme that die, become diseased, are damaged or removed within 5 years of planting shall be replaced with others of a similar size and species within the following planting season.

11. All footpaths to be provided shall be a minimum width of 2 metres and all roads a minimum of 5.5 metres.

12. Parking shall be provided in accordance with the National Roads Development Guide.

13. The first 2 metres of all driveways shall be paved.

14. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.

15. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.

16. That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.

17. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and the Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

<u>Reasons</u>

1. In the interests of the avoidance of flooding affecting the development hereby permitted.

2. To confirm that the drainage proposals can be implemented in the interests of the avoidance of flooding.

3. To ensure the adequacy and implementation of the drainage regime for the development hereby permitted.

4. To avoid surface water run-off from the site in the interests of the avoidance of flooding.

5. To ensure the development is informed by an up to date ecological survey in the interests of the protection of and the avoidance of disturbance to nesting birds and other wildlife, and to ensure appropriate mitigation is implemented where required.

6. To ensure the protection and retention of trees

7. To ensure the retention of and avoidance of damage to trees during development.

8. To ensure the protection of breeding birds within the application site.

9. To ensure the implementation of biodiversity enhancements as part of the development.

10. To ensure the retention of the landscaping scheme within the application site.

11. To ensure suitable provision for road users and pedestrians in the interests of road safety.

12. To ensure suitable parking provision is provided within the development in the interests of road safety.

13. To avoid deleterious material being carried onto the roadway in the interests of road safety.

14. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.

15. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.

16. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.

17. To ensure that all contamination issues are recorded and dealt with appropriately.

Additional advisory notes:

1. That prior to the commencement of any site clearance works, the applicant requires to satisfy themselves by undertaking a comprehensive survey that the development shall not impact upon Protected Species.

2. To protect the amenities of occupiers of premises from unreasonable noise and vibration levels the applicant must consult or arrange for their main contractor to consult with either Sharon Lindsay or Emilie Smith at Inverclyde Council, Environmental & Public Protection (01475 714200), prior to the commencement of works to agree times and methods to minimise noise disruption from the site.

3. To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption. All external lighting on the application site should comply with the Scottish Government Guidance Note “Controlling Light Pollution and Reducing Lighting Energy Consumption”.

4. Site Drainage: Suitable and sufficient measures for the effective collection and disposal of surface water should be implemented during construction phase of the project as well as within the completed development to prevent flooding within this and nearby property.

5. Rats, drains and sewers: Prior to the construction phase it is strongly recommended that any existing, but redundant, sewer/drainage connections should be sealed to prevent rat infestation and inhibit the movement of rats within the area via the sewers/drains.

6. The applicant should be fully aware of the Construction (Design & Management) Regulations 2015 (CDM 2015) and it's implications on client duties etc.

7. Surface Water: Any SUDS appraisal must to give appropriate weight to not only any potential risk of pollution to watercourses but to suitable and sufficient measures for the effective collection and disposal of surface water to prevent flooding. Measures should be implemented during the construction phase of the project as well as the within the completed development to prevent flooding within the application site and in property / land nearby. It is also recommended that a long term maintenance plan should be developed prior to the commencement of the proposed development.

8. Design and Construction of Buildings – Gulls: It is very strongly recommended that appropriate measures be taken in the design of all buildings and their construction, to inhibit the roosting and nesting of gulls. Such measures are intended to reduce nuisance to, and intimidation of, persons living, working and visiting the development.

SUPPLEMENTARY CONTENT

INVERCLYDE PROPOSED LOCAL DEVELOPMENT PLAN 2021

Inverclyde council

LOCAL DEVELOPMENT PLAN

PROPOSED PLAN

MAY 2021

HOW TO RESPOND TO THE PROPOSED PLAN

The Proposed Local Development Plan represents the settled view of Inverclyde Council as to what the content of the Adopted Local Development Plan should be. However, publication of the Proposed Plan allows for those with an interest in the Plan to make representations setting out modifications they would like to be made to it. Representations of support for the Proposed Plan can also be submitted.

An official representation form is available as an electronic document (Word and PDF). The form is available online and paper copies can be provided on request. An e-form is also available online.

Representations should make clear what modification is being sought and the reasons for the suggested modification. Where possible please use a chapter, paragraph, schedule or site reference. Respondents are encouraged to limit their representation on any one issue to no more than 2,000 words plus limited supporting productions. Separate response forms should be used for each different issue a response is being made in respect of.

Representations can be submitted by:

- e-mail to **ldp@inverclyde.gov.uk**
  with the subject heading 'Proposed Local Development Plan 2021'

- completing the e-form available at https://www.inverclyde.gov.uk/newldp

- writing to Planning Policy,
  Regeneration & Planning,
  Municipal Buildings,
  Clyde Square,
  Greenock,
  PA15 1LY

The period for submitting representations runs **until 9 July 2021**.

Please contact the Planning Policy team with any queries you have in respect of the Proposed Local Development Plan:

Ash Hamilton	01475 712463	ashley.hamilton@inverclyde.gov.uk
Margaret Pickett	01475 712493	margaret.pickett@inverclyde.gov.uk
Alan Williamson	01475 712491	alan.williamson@inverclyde.gov.uk

FOREWORD

Welcome to the Inverclyde Local Development Plan.

The aim of the Plan is to deliver an Inverclyde that is an attractive and inclusive place to live, work, study, visit, and invest. It does this through encouraging investment and new development, which is sustainably designed and located and contributes to the creation of successful places.

The Council and its community planning partners in the Inverclyde Alliance have established, through the Inverclyde Outcomes Improvement Plan, four priorities for making Inverclyde a successful place. These are: population; the local economy; inequalities; and environment, culture and heritage.

To address population and the local economy, the Outcomes Improvement Plan recognises employment and housing opportunities as crucial. The Local Development Plan responds by identifying land for over 5,700 new houses and over 30 hectares of land for new industrial and business development. Population stability, and growth in the longer term, will also be driven by enhancing the image of Inverclyde and the Plan includes proposals for our larger regeneration sites, which we refer to as Priority Places; policies to support our town and local centres; and sets a requirement for all new development to contribute towards creating successful places.

In response to the environment, culture and heritage priority, the Plan continues to protect our historic buildings and places, and our network of natural and open spaces and habitats. These include the Inner Clyde and Renfrewshire Heights Special Protection Areas, 7 Sites of Special Scientific Interest, 57 Local Nature Conservation Sites, 8 Conservation Areas, 247 Listed Buildings, 31 Scheduled Monuments and 3 Gardens and Designed Landscapes. In addition to designated sites, there is a range of non-designated historic assets and areas of historic and natural value, including non-listed buildings of historic/architectural interest and the green and blue network. Collectively, these natural and historic assets demonstrate the natural and cultural richness and diversity of Inverclyde.

Through addressing the above priorities, the Local Development Plan will also contribute to addressing inequalities.

The Plan also seeks to ensure that Inverclyde is a more sustainable place and contributes towards the national net-zero greenhouse gas emissions target. It supports low carbon infrastructure and directs development to sustainable locations which reduce the need for car travel. It also seeks to build climate resilience into our environment to enable communities and wildlife to adapt to the impacts of climate change.

COVID-19

The Plan has been prepared at a time when Inverclyde is still being impacted by the COVID-19 pandemic. The pandemic has had an impact on the social, health and economic life of the area, both through the impact of the virus itself and the interventions to deal with it, such as lockdowns, a shift to home working and a greater focus on local living.

Whilst this Plan will play a supporting role in Inverclyde's recovery from the pandemic, it has been prepared at a time when the long-term implications are unclear, and when flexibility to react to changes may be required. Clydeplan, the Strategic Development Planning Authority for the Glasgow City Region, has considered the implications of COVID-19 for the Glasgow City Region and spatial planning. These include:

- A greater focus on town centre regeneration, and innovative approaches to it, as the pandemic has accelerated existing trends such as reduced footfall and increasing vacancies and internet sales.
- Changing market demand for commercial property as more people work from home. This may have knock on effects for the vitality of current business locations and the provision of commercial land in the future.
- Increased demand for quality private garden space, home working space and rural living. This may have implications for the location, layout and design of residential development.
- Increased demand for services, leisure opportunities, open spaces and active travel routes within local areas.
- Changing transport and digital infrastructure demands due to changes in work and recreational patterns. This may impact current and future provision.
- A recognition that engaging with nature provides significant mental health and wellbeing benefits and that our green/open spaces, buildings and the urban environment generally should aim to deliver more in the way of opportunities for nature to thrive.

The Plan sets out a strategy and policy framework that seeks to support these potential implications, whilst still providing certainty for businesses and communities.

Thank you for your interest in the future development of Inverclyde and we look forward to working with you to make Inverclyde a successful place.

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INTRODUCTION

1.1 The Inverclyde Local Development Plan sets out the Council's strategy, policies and proposals for the use of land and buildings within Inverclyde and, together with the Clydeplan Strategic Development Plan, is the document the Council uses to shape development proposals and determine planning applications.

1.2 The overall aim of this Plan is to contribute towards Inverclyde being an attractive and inclusive place to live, work, study, visit and invest, now and in the future, particularly through encouraging investment and new development, which is sustainably designed and located, and contributes to the creation of successful places. This is underpinned by a Sustainable Development Strategy and a Spatial Development Strategy, the components of which are set out in **Figure 1**.

FIGURE 1: Inverclyde Local Development Plan Aims and Strategies

Structure of the Local Development Plan

1.3 The Local Development Plan comprises two main parts:

- **Written Statement** – this document sets out, in narrative form, the strategy and policies of the Plan and the reasoning behind the policies. Following the introduction, it is split into the two main strategy areas – Sustainable Development Strategy and Spatial Development Strategy – with each of these sub-divided into topic specific sections. Proposals for specific sites are listed in a series of schedules found throughout the Plan, with supporting information provided in tables and figures.

- **Proposals Maps** – this is an Ordnance Survey based map that illustrates the areas which the policies and proposals of the Plan apply to.

Accompanying and supporting documents

1.4 **Supplementary Guidance** – this will be prepared for the following topics and will provide further information or detail in respect of the Plan's policies:

- Affordable Housing in the Inverclyde Villages
- Design Guidance for Residential Development
- Developer Contributions
- Enabling Development
- Energy
- Trees
- Delivering Green Infrastructure Through New Development
- Planning Application Advice Notes
- Priority Places

1.5 As this Plan was prepared prior to the development planning provisions of the Town and Country Planning (Scotland) Act 2019 coming into effect, Supplementary Guidance forms part of the Development Plan. Non-statutory Planning Guidance may also be published by the Council, as required. Planning Guidance will not form part of the Development Plan, but will be a material consideration in the determination of planning applications.

1.6 **Strategic Environmental Assessment Environmental Report** – this assesses the environmental effects of the Plan's policies and proposals and, where necessary, identifies measures to mitigate any significant adverse effects and enhance positive effects, which will then inform site-specific development requirements at the planning application stage.

1.7 **Habitats Regulations Appraisal Record** – this assesses whether a Plan may have an impact on a European site, which is a collective term for nature conservation sites recognised at a European level. Inverclyde has two such areas - the Renfrewshire Heights Special Protection Area and the Inner Clyde Special Protection Area.

1.8 **Equalities Impact and Fairer Scotland Duty Assessment** – this assesses the impact of the Plan in terms of the Council's equality and Fairer Scotland duties.

1.9 **Action Programme** – this sets out the actions required to successfully deliver the Plan's strategy and proposals, identifying actions, the organisations responsible for delivering them, and the timescale for delivery. It is updated every two years.

1.10 **Housing Land Technical Report 2021** – this sets out the housing land requirement that is to be provided for by the Plan with regard to the Housing Need and Demand Assessment and Clydeplan Strategic Development Plan.

View from Coronation Park, Port Glasgow

INVERCLYDE OUTCOMES IMPROVEMENT PLAN

2.1 The Inverclyde Outcomes Improvement Plan sets out the four priorities of Inverclyde's community planning partners - The Inverclyde Alliance. These are:

Priority 1: Population
Inverclyde's population will be stable and sustainable with an appropriate balance of socio - economic groups that is conducive to local economic prosperity and longer term population growth.

Priority 2: The Local Economy
Inverclyde has a thriving and diverse local economy, economic activity is increased and skills development enables both those in work and those furthest from the labour market to realise their full potential.

Priority 3: Inequalities
There will be low levels of poverty and deprivation and the gap in income and health between the richest and poorest members of our communities will be reduced.

Priority 4: Environment, Culture and Heritage
Inverclyde's environment, culture and heritage will be protected and enhanced to create a better place for all Inverclyde residents and an attractive place in which to live, work and visit.

View from Lyle Hill, Greenock

SUSTAINABLE DEVELOPMENT STRATEGY

CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many distinctive and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive	**Adaptable**
Resource Efficient	**Easy to Move Around**
Safe and Pleasant	**Welcoming**

3.4 **Figure 2** illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.

3.5 The Strategic Environmental Assessment Environmental Report, which accompanies the Plan, sets out mitigation and enhancement measures, which would make the environmental impact of development of the sites identified in the Plan more sustainable, thus contributing to the creation of successful places.

POLICY 1 - CREATING SUCCESSFUL PLACES

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Looking over Greenock from Lyle Road

FIGURE 2: Factors Contributing to Successful Places

SUCCESSFUL PLACES

DISTINCTIVE

- Respect landscape setting and character, and urban form
- Reflect local vernacular/architecture and materials
- Contribute positively to historic buildings and places
- Protect and make the most of important views
- Retain locally distinct built or natural features
- Use native species in landscaping where appropriate, and create habitats for native wildlife.

ADAPTABLE

- Where appropriate, ensure buildings and spaces can be adapted for a range of uses
- Avoid creating buildings or spaces that will become neglected or obsolete

RESOURCE EFFICIENT

- Make use of existing buildings and previously developed land
- Take advantage of natural shelter and sunlight
- Incorporate nature-based solutions e.g. SuDS
- Incorporate low and zero carbon energy-generating technology
- Utilise sustainable design and construction techniques
- Make use of available sources of heat
- Use local or sustainably sourced construction materials
- Build at higher density in town and local centres and around public transport nodes
- Provide space for the separation and collection of waste

EASY TO MOVE AROUND

- Be well connected, with good path links to the wider path network, public transport nodes and neighbouring developments and the wider environment/green infrastructure beyond the site boundary
- Recognise the needs of pedestrians and cyclists
- Create gateways, landmarks and utilise local vistas and views to make areas legible and easy to navigate

SAFE AND PLEASANT

- Avoid conflict between adjacent uses by having regard to adverse impacts that may be created by noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing
- Avoid creating spaces that are unsafe or likely to encourage or facilitate anti-social behaviour or crime
- Enable natural surveillance of spaces and buildings
- Incorporate appropriate lighting
- Minimise the impact of traffic and parking on the street scene
- Incorporate green infrastructure and provide links to the green network

WELCOMING

- Create a sense of arrival
- Integrate new development into existing communities
- Create attractive and active streets
- Make buildings legible and easy to access

Priority Projects

3.6 Over the lifetime of this Plan, the Council expects to be a leading or major partner in priority projects that have land use implications. Collectively, these projects mark a major investment in the economy, infrastructure, housing and communities of Inverclyde. This Plan offers in-principle support to the delivery of these projects, which are detailed below.

Glasgow City-Region City Deal

3.7 Inverclyde is one of 8 local authorities participating in the Glasgow City-Region City Deal project. The City Deal aims to fund major infrastructure projects; create thousands of new jobs and assist thousands of unemployed people back to work; improve public transport and connectivity; drive business innovation and growth; and generate billions of pounds of private sector investment. In Inverclyde, this investment will focus on:

- **Greenock Ocean Terminal** - this project will expand the quayside and deliver a new visitor centre in order to increase capacity for cruise ship visits and freight handling. It is anticipated that it will enable 100 cruise ships to visit Inverclyde each year, bringing 150,000 visitors to central Scotland.

- **Inverkip Infrastructure** - this project addresses the restricted network and junction capacity on the A78 trunk road at four locations in and around Inverkip. The project will release investment and enable the development of a major 20 hectare brownfield site around the former Inverkip Power Station, creating potential for in excess of 600 houses and up to 6,000 square metres of community and commercial space.

- **Inchgreen, Greenock** - this project will redevelop a brownfield site and develop underutilised quay assets to offer a dedicated on-shore marine hub, complimentary to the marine activities at the Inchgreen dry dock.

Affordable Housing Supply Programme

3.8 The Council's housing association partners are delivering an ambitious programme of new quality affordable homes as part of the Scottish Government's More Homes Scotland programme.

Early Learning and Childcare

3.9 The Council is continuing to implement proposals to deliver the 1140 hour entitlement to early learning and childcare. The expansion has required substantial levels of investment in workforce and infrastructure to ensure that the required capacity is in place. This has involved the development of new and expanded early years' facilities in locations across Inverclyde.

Inverclyde Cemetery Capacity

3.10 The Council is currently investigating potential locations for the provision of additional cemetery capacity within Inverclyde, with the identification and development of capacity required during the lifetime of this Plan. Investigations are currently focused on options for expanding cemetery capacity at the existing Knocknairshill and Kilmacolm cemeteries.

Inverclyde Green Connections – Linking People and Place

3.11 The Council, in partnership with a number of other organisations and groups is developing an Inverclyde Green Connections programme, which aims to improve connections between neighbourhoods and deliver green network and placemaking improvements within the Greenock and Port Glasgow areas. The programme seeks to build on several projects set out in existing area renewal and green network strategies and the Active Travel Strategy.

POLICY 2 - PRIORITY PROJECTS

The Council will support, in principle, development proposals associated with the Priority Projects listed in Schedule 1

SCHEDULE 1: Inverclyde Local Development Plan Priority Projects

Glasgow City-Region City Deal

- Greenock Ocean Terminal
- Inverkip Infrastructure
- Inchgreen, Greenock

Affordable Housing Supply Programme

Early Learning and Childcare

Inverclyde Cemetery Capacity

Inverclyde Green Connections

Priority Places

3.12 This Plan identifies several larger scale development opportunities with the potential to have a transformational impact on their surrounding area, and in some cases Inverclyde as a whole. Owing to their size and complexity, these sites are long term development opportunities and have been designated as Priority Places due to the importance that the Council places on delivering development on the sites and its desire to see the creation of quality places. Schedule 3 lists the Priority Places and their preferred uses, and Policy 3 supports their comprehensive development, in line with the identified uses. Policy 3 is supported by Supplementary Guidance, which sets out the development frameworks for these sites.

POLICY 3 - PRIORITY PLACES

The Council will support redevelopment proposals for the Priority Places where these are in line with the preferred strategy set out in Schedule 2 and the development frameworks set out in the Priority Places Supplementary Guidance.

SCHEDULE 2 – Inverclyde Local Development Plan Priority Places

Priority Place	Preferred Strategy
The Harbours, Greenock	Mixed use development including housing, education, tourism and heritage, shops, food and drink, public house, financial and professional services, and marine-related business and industrial uses. Development proposals to comply with refreshed masterplan for the site.
James Watt Dock/Garvel Island, Greenock	Mixed use development including housing, business, assembly and leisure, hotel and hostels, residential institutions, non-residential institutions, marine-related business and industrial uses, and ancillary retail and food and drink. Development proposals to comply with refreshed masterplan for the site, which is to enhance support/protection for marine-related businesses.
Former Inverkip Power Station	Mixed use development including housing, community facilities, leisure, hotel, food and drink, public house, neighbourhood retail, financial and professional services, and business uses, and green infrastructure. Development proposals are to address the full site.
Peat Road/Hole Farm, Greenock	Housing with community facilities, neighbourhood retail, and green network enhancements. Whole site masterplan required.
Spango Valley, Greenock	Mixed use development including business, industrial, storage or distribution (collectively to form no less than 35% of developable area), housing (to form no more than 50% of developable area), residential institutions, non-residential institutions, neighbourhood retail, neighbourhood food and drink, appropriate leisure and recreation, green infrastructure, park and ride, and appropriate renewable energy uses.

(continued on next page)

	Development proposals are to address the full site, with the exception of former Greenock High School site which is identified for prison use.
Drumfrochar Road, Greenock	Housing and industrial development.
Port Glasgow Eastern Gateway	Mixed use development including housing, business and industrial uses, active travel improvements, public realm and green network enhancements.
Port Glasgow Industrial Estate	Consolidation of industrial area, housing development and green network enhancement in line with comprehensive masterplan.

Town centre uses (Schedule 6) are required to comply with the Network of Centres strategy (Policy 22).

TACKLING CLIMATE CHANGE

4.1 Since Inverclyde Council signed up to Scotland's Climate Change Declaration in 2007, in the period to 2020 it has made a 25.25% reduction in the amount of greenhouse gases emitted by its buildings and operations. Local residents, businesses and organisations have also made efforts to reduce carbon emissions through, for instance, installing insulation and solar panels and by being more energy efficient.

4.2 In April 2019, the Scottish Government declared a 'climate emergency'. In response to this, and building on progress made so far, the Scottish Government has set an ambitious target to achieve 'net zero' greenhouse gas emissions including:

- 75% reduction in greenhouse gas emissions by 2030 from a 1990 baseline
- net-zero emissions by 2045 from a 1990 baseline
- at least 50% of building stock to be heated using zero emissions system by 2030
- renewable energy generation to account for the equivalent of 50% of its energy demand by 2030

4.3 These targets require the Council to continue, through its own actions and its planning policy agenda, to pursue the further reduction of greenhouse gases. The Plan seeks to help achieve this through delivering sustainable development in sustainable locations, supporting the generation of heat and electricity from sustainable sources, sustainable waste management and promoting sustainable travel.

4.4 Flooding is predicted to be the most likely impact of climate change on Inverclyde. Although the area has a history of flooding, climate change is predicted to increase the frequency and intensity, owing to sea level rises and more severe weather events.

Supplying Energy

4.5 In 2018, 62.5% of greenhouse gas emissions in Inverclyde were estimated to be associated with the generation of heat and electricity. Encouraging generation from low-carbon and renewable sources can have a significant impact on meeting carbon reduction targets. Consequently, the Council supports, in principle, heat and electricity infrastructure that will help reduce greenhouse gases, subject to consideration of the impact of the proposed development.

4.6 Wind turbines are a means of generating electricity from a renewable resource. The Council's Supplementary Guidance on Energy sets out a spatial framework and other criteria to guide and assess proposals for wind turbines and wind farms, as well as guidance for other renewable energy technologies.

Lighthouse off Port Glasgow

POLICY 4 - SUPPLYING ENERGY

Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in greenhouse gas production. Proposals will be assessed with regard to impact, including cumulative impact on:

a) the resources protected by the Plan's historic buildings and places and natural and open spaces chapters;
b) the amenity and operations of existing and adjacent uses;
c) tourism and recreational resources;
d) air quality;
e) aviation and defence interests;
f) telecommunication and broadcasting interests; and
g) traffic and pedestrian safety

Where relevant, proposals are to be accompanied with restoration plans acceptable to the Council.
Relevant proposals are required to accord with the Council's Supplementary Guidance on Energy.

Heat Networks

4.7 Heat networks offer the opportunity for a more efficient and sustainable means of generating and delivering heat by removing the generation of heat from within individual properties to a communal facility. Heat networks, which are also referred to as district heating, are part of the step-change required towards a more sustainable future and less reliance on gas, and other carbon fuels, as a heat source.

POLICY 5 - HEAT NETWORKS

Major Developments will be required to meet heat demand through a district heating network or other low-carbon alternative, unless the application is accompanied by an energy statement clearly demonstrating that this is not feasible. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.

Low and Zero Carbon Generating Technology

4.8 The Plan is obliged by the Climate Change (Scotland) Act 2009 to include a policy requiring all new buildings to avoid greenhouse gas emissions through the installation of low and zero carbon generating technologies.

POLICY 6 - LOW AND ZERO CARBON GENERATING TECHNOLOGY

Support will be given to all new buildings designed to ensure that at least 20% 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 25% by the end of 2025. Other solutions will be considered where:

a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
b) there is likely to be an adverse impact on the historic or natural environment.

*** This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.**

Waste Reduction and Management

4.9 Inverclyde is well served in terms of waste services, particularly recycling. Kerbside recycling services are available to most households, and there are 36 neighbourhood recycling points and 2 larger recycling centres at Pottery Street, Greenock and Kirn Drive, Gourock.

4.10 The Scottish Government's Zero Waste Plan sets out a hierarchy for managing waste, in the order of waste reduction, reuse, recycling and recovery, along with a number of targets, including that for all waste by 2025 70% will be recycled and a maximum of 5% will be landfilled. In 2019/20, Inverclyde recycled 54% of household waste.

4.11 No major planning applications for waste management infrastructure are anticipated over the lifetime of this Plan. Proposals for smaller and local facilities, which contribute to waste reduction and management, will be supported in principle, subject to consideration of their impacts and acceptable

site restoration, where applicable. Sustainable management of waste is also promoted by making the separation, storage and collection of waste as easy as possible and encouraging opportunities for integrating efficient energy and waste innovations within business environments.

POLICY 7 - WASTE REDUCTION AND MANAGEMENT

Proposals for waste management facilities will be supported where they:

a) support the national Zero Waste Plan and promote the waste hierarchy;

b) enable the management of waste closer to where it arises;

c) avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and

d) avoid significant adverse impact on the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

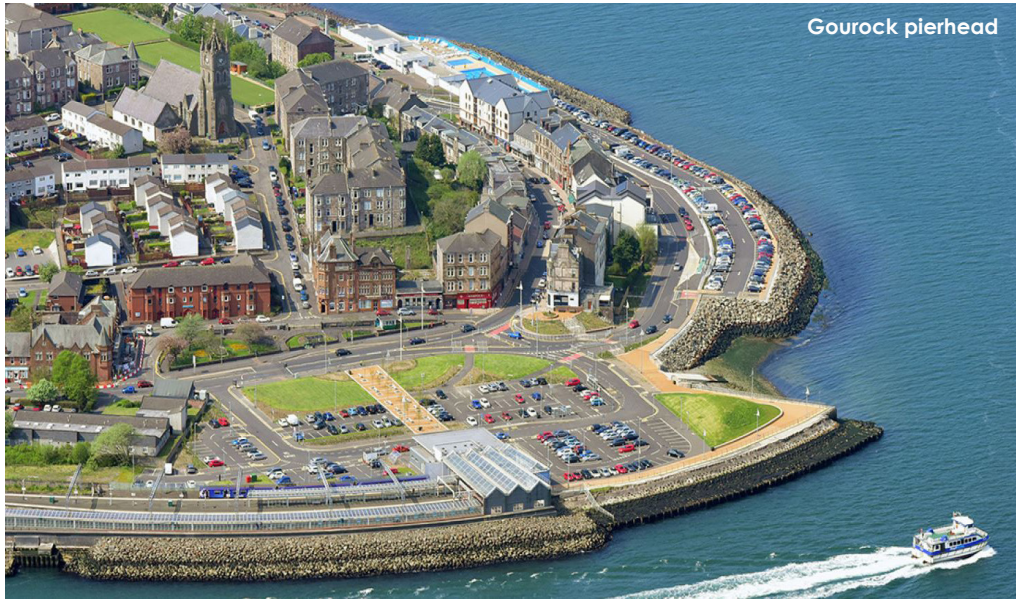
Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

Climate Change Adaptation

4.12 Climate change is a key issue for all levels of government. There is clear evidence of global temperature rises with the impacts of this for Scotland predicted to be increases in temperatures, including extreme heat, rising sea levels and extreme weather events. Inverclyde as a coastal authority with a steep sloping hinterland is particularly vulnerable to the impact of these changes. Flooding could have a severe negative impact on buildings, infrastructure and the landscape, while extreme weather events could affect energy, water, transport and communication networks, natural habitats and wildlife, and have implications for the delivery of Council services and social and economic well-being.

4.13 While mitigation measures such as the use of renewable energy and energy efficiency can, and have stabilised and reduced levels of greenhouse gas emissions in Scotland, climate change adaptation is required to prepare for the negative effects of climate change and be in a position to take advantage of any opportunities.

4.14 Inverclyde Council's Climate Change Plan (2018) sets the objectives examining the likely impacts of climate change on the Council's operations and the Inverclyde area, and the consideration of climate change adaptation projects and initiatives in addition to flooding related projects already planned. In support of this, and as an escalation of commitment to adapting to climate change, the Council is a member of Climate Ready Clyde, a cross-sector initiative which brings partners together to work strategically to minimise risks from climate change and take advantage of the opportunities climate change creates in the Glasgow City Region. Climate Ready Clyde has developed an Adaptation Strategy and Action Plan for Glasgow City Region.


Gourock pierhead

4.15 Whilst there is a major task involved in adapting existing infrastructure, buildings and spaces for climate change, it is important that new development is already adapted, or adaptable for climate change. Addressing adaptation at the outset of a development project is easier and more economical than retro-fitting solutions. To initiate this process, the Council will begin to seek climate risk and vulnerability assessments to be submitted with relevant proposals (initially for Major Development proposals). Information on what proposals this will be applicable to and the required content of the assessment will be set out in planning guidance.

POLICY 8 - CLIMATE CHANGE ADAPTATION

Where required by planning guidance, Major Developments are to be accompanied by a Climate Risk and Vulnerability Assessment.

Managing Flood Risk

4.16 Flooding can affect local communities by damaging properties, disrupting transport networks and putting public safety at risk. Inverclyde's waterfront location makes the area susceptible to coastal flooding, whilst the topography means that surface water flowing down the hillsides can combine with local burns to cause flooding events. During high tides or in stormy conditions, river and surface water flooding can also combine with coastal flooding to increase the impacts of flooding events.

4.17 With climate change predicted to raise sea levels and increase the frequency of heavy rain and extreme weather events, it is likely that the risk of river, coastal and surface water flooding will increase.

4.18 The Local Flood Risk Management Plan for the Clyde and Loch Lomond Local Plan District for 2016-2022 sets out the schemes required in Inverclyde to reduce and manage flood risk. It includes schemes on Coves Burn in Gourock, Bouverie Burn in Port Glasgow, Cartsburn in Greenock, Gotter Water in Quarrier's Village and Glen Mosston Burn in Kilmacolm, and other measures including the development of a surface water management plan and raising awareness of flood risk. These schemes will be completed by 2022 apart from Coves Burn that did not meet the cost benefit analysis. An integrated catchment study of areas in Inverclyde has been completed as part of the Plan. This highlights areas of flood risk and areas that will be prioritised in future Local Flood Risk Management Plans.

4.19 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Flood Risk Assessments will be required and what issues they require to cover.

POLICY 9 - MANAGING FLOOD RISK

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);

b) increase the level of flood risk elsewhere; and

c) reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Surface and Waste Water Drainage

4.20 Surface water is a significant cause of flooding in Inverclyde, and can also impact on water quality by carrying pollutants into local burns and rivers. For sustainability and to prevent sewer flooding, Scottish Water will not normally accept any surface water connections into its combined sewer system. Many new developments now require to include Sustainable Drainage Systems (SuDS). These systems can also provide an opportunity for enhancing local biodiversity by creating ponds and wetlands, which slow water flow and filter out pollutants. It is also important that waste water (effluent) from new development is appropriately drained and treated in order to protect public health, amenity and environmental resources. In the majority of cases new development will be required to connect to the public sewer.

4.21 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Drainage Impact Assessments will be required and the issues they require to cover.

POLICY 10 - SURFACE AND WASTE WATER DRAINAGE

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

a) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and

b) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Fergusons shipyard and Gourock Ropeworks, Port Glasgow

CONNECTING PEOPLE AND PLACES

Introduction

5.1 Inverclyde has excellent transport connections with the A8 and A78 trunk roads running through the area, and it has two train lines with thirteen stations, all of which connect Inverclyde with the rest of the Glasgow City Region and beyond. A number of bus companies also operate across Inverclyde, while four ferry services provide connections to various locations in Argyll and Bute. Inverclyde is also connected by a comprehensive core path network and National Cycle Network routes NCN75 and NCN753, which provide active travel connections to Renfrewshire, Glasgow and Ayrshire.

5.2 Transport is critical to the prosperity and sustainability of our communities. Economic activity and growth relies on a transport network that enables people and goods to move efficiently around Inverclyde, Scotland and to international markets. Also important is the need to tackle climate change by cutting transport emissions, which requires an approach that reduces the need to travel by unsustainable modes such as the car and prioritises sustainable travel choices.

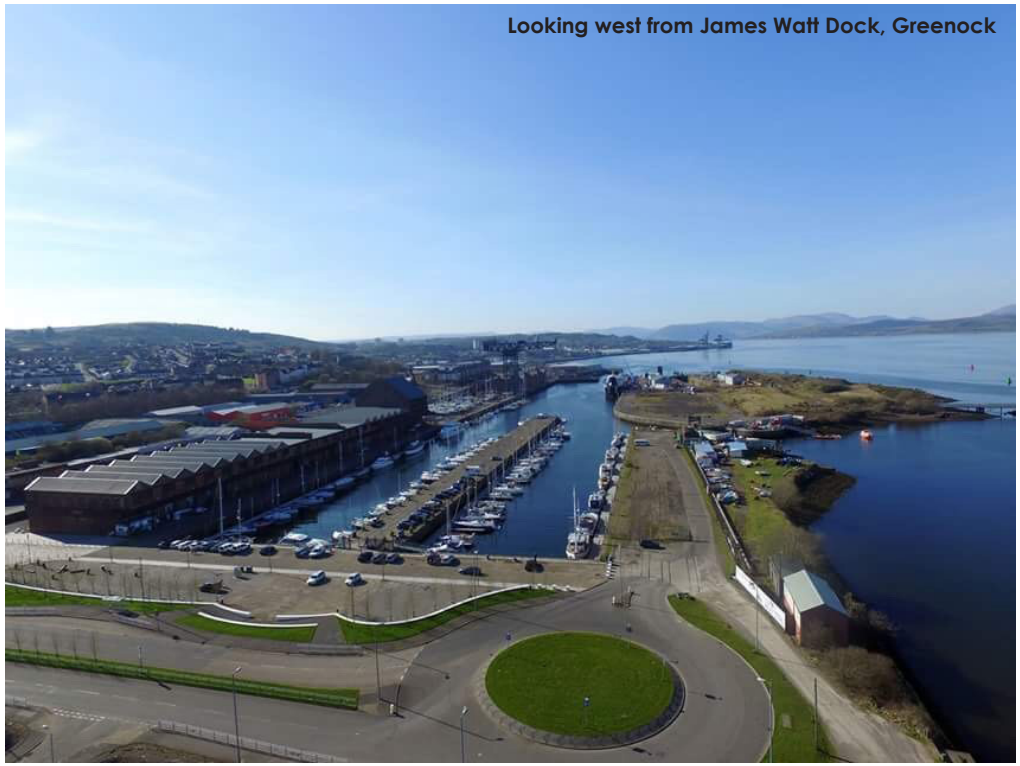
5.3 Planning can improve connectivity and promote sustainable travel by locating new development near active travel and public transport networks, thereby giving people the choice of walking, cycling or using public transport. It is also important to identify where additional transport infrastructure and services are needed to support new development and ensure that developers contribute toward its provision. Supporting new transport technologies, including the provision of charging points for electric vehicles, will also help reduce carbon emissions.

5.4 Good digital connectivity allows businesses to reach their markets, and people to keep in touch and work flexibly, wherever they are.

Promoting Sustainable and Active Travel

5.5 The Council aims to ensure that new housing, business and industry, retail, and other commercial and community development promotes the vision, priorities and outcomes set out within the National Transport Strategy (NTS2), including the sustainable travel hierarchy: walking, cycling, public transport and cars. It will seek to achieve this through a spatial strategy that directs the majority of development to sustainable locations and requires proposals, proportionate to their scale and proposed use, to make new development accessible by walking and cycling, both internally and, where practicable, through links to the external path and footway network. For larger sites, where sufficient passenger numbers might be generated, the road network will be required to be accessible by public transport, although it is recognised that the provision of services will be a commercial decision for operators, with funding support occasionally available. The installation of electric vehicle charging infrastructure is a requirement in new developments, as set out in the Energy Supplementary Guidance.

5.6 At the Main Issues Report stage, suggestions of improvements to transport infrastructure were received including the need for additional car parking in Kilmacolm village centre. Future developments of the transport network are to be investigated and included if required in the Local Transport Strategy. The Active Travel Strategy (2018) established preferred improvements to Inverclyde's active travel routes. These strategies will identify improvements to the transport network in order to make it more efficient and promote sustainable travel. Included projects will be supported in principle, subject to consideration and mitigation of the impact of the schemes on the development opportunities and places protected by this Plan.



Looking west from James Watt Dock, Greenock

POLICY 11 - PROMOTING SUSTAINABLE AND ACTIVE TRAVEL

Development proposals, proportionate to their scale and proposed use, are required to:

a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, links to the wider walking, cycling network and public transport network; and

b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Managing the Impact of Development on the Transport Network

5.7 Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. In order to identify any potential capacity issues on the strategic road network (i.e. A8 & A78), the Council consulted Transport Scotland on the development opportunities identified in the Plan. Transport Scotland indicated that it is not considered there will be a significant cumulative impact on the trunk road network as a result of new development, but that the potential impact of individual proposals on the trunk road network may still require to be considered, and where appropriate, mitigated.

5.8 To ensure that the road network continues to operate efficiently, the Council has standards in place for road development and parking, which new development is expected to comply with. This may require additional improvements to the transport network outwith the actual development site. Where this is the case, developers will be required to meet these costs.

POLICY 12 - MANAGING IMPACT OF DEVELOPMENT ON THE TRANSPORT NETWORK

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards. Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Gourock Railway Station

Air quality

5.9 The Council carries out regular air quality monitoring at 17 sites across Inverclyde. As at 2021, Inverclyde does not have any Air Quality Management Areas. The Council is currently working with Strathclyde Partnership for Transport (SPT) to reduce emissions from road traffic and support the development of projects that improve traffic management and accessibility.

5.10 Some developments can directly affect air quality or change travel patterns in such a way that air quality is affected. In these instances the Council will expect an Air Quality Assessment to be undertaken and mitigation measures to be implemented.

POLICY 13 - AIR QUALITY

Development that could have a detrimental impact on air quality, or would introduce a sensitive receptor to an area with poor air quality, will be required to be accompanied by an Air Quality Assessment, which identifies the likely impacts and sets out how these will be mitigated to an acceptable level.

Communications Infrastructure

5.11 Inverclyde has good digital connectivity, with 4G mobile and superfast broadband coverage available across the majority of the area. This is of benefit to the economy and social networks and contributes towards it being an attractive place to live and invest.

POLICY 14 - COMMUNICATIONS INFRASTRUCTURE

The Council will support new digital communication infrastructure where it is sited to avoid adverse impact on: the streetscape; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places, and natural and open spaces chapters.

SPATIAL DEVELOPMENT STRATEGY

OUR TOWNS, VILLAGES AND COUNTRYSIDE

Introduction

6.1 Inverclyde's mix of densely populated urban areas, coastal and rural villages, and isolated countryside over a relatively small area of 62 square miles is unique to the west of Scotland.

6.2 Greenock is the largest town with an estimated population of approximately 43,000 (2016). It is Inverclyde's main administrative centre, with the Council and the Health and Social Care Partnership based in the town centre, along with West College Scotland's Greenock campus and is also the main retail and commercial centre. It has an active waterfront, with marine uses operating out of Inchgreen, James Watt Dock, the East India and Victoria Harbours, and a busy freight and cruise ship port at Greenock Ocean Terminal. Electronic and service companies operate from business locations around the town. Complementing the residential and business areas of Greenock are some of Inverclyde's most popular greenspaces such as Battery Park, Lyle Hill and Greenock Cemetery.

6.3 Port Glasgow is the second largest town with an estimated population of approximately 15,000 (2016). The central area has seen significant investment in recent years through the redevelopment of the former Scott Lithgow shipyard and the re-routing of the A8 trunk road, which together have enabled the development of modern format retail units as part of an extended town centre and the development of over 400 new houses in the former Kingston yard area. Ferguson Marine continues a proud history of shipbuilding in Port Glasgow, with Port Glasgow Industrial Estate and the Kelburn Business Park being the town's other main employment locations.

6.4 Gourock has an estimated population of approximately 10,000 (2016). The town centre has been remodelled to ease traffic and parking congestion on the traditional-style Kempock Street, which is home to a number of independent traders and draws in visitors from across Inverclyde and beyond. The town centre has also benefitted from investment in the train station and outdoor swimming pool. Gourock has two ferry terminals providing links to different locations in Argyll. Outwith the town centre, it is predominantly residential, with the Faulds Park area being the main employment location.

6.5 Inverkip has a traditional village centre based along Main Street with a new commercial and community centre built at its eastern extent. The village has an estimated population of approximately 3000 (2016) having expanded significantly since the 1980s as a result of the Swallow Brae and Hill Farm housing developments. Kip Marina, which sits across the A78 from the main village, is a busy leisure marina, offering access to the Firth of Clyde sailing waters.

6.6 Wemyss Bay, with a population of around 2500 (2016), has one of Scotland's finest railway buildings, which serves as both the terminus for the Glasgow-Wemyss Bay railway line and the terminal for ferry services to the Isle of Bute. The village has a mix of traditional predominantly red sandstone buildings and more modern housing in the Castle Wemyss area. To the north of Wemyss Bay lies the site of the former Inverkip Power Station, now demolished.

6.7 Kilmacolm, which has a population of approximately 4000 (2016), is nestled in the countryside but within commuting distance of Inverclyde's towns and the Glasgow conurbation. Its Victorian centre is home to a variety of independent businesses and to Kilmacolm community centre and library, which provides modern facilities in carefully converted historic buildings. Kilmacolm is characterised by green wedges, such as Milton Wood, which bring the countryside into the heart of the village. St Columba's, an independent, non-denominational day school, is located within Kilmacolm.

6.8 Quarrier's Village was developed as an orphans' village in the 19th century and is still the headquarters of the Quarriers charity, although much of it is now in general residential use. The original 'Quarrier's Homes' are now part of a conservation area, while there has been some modern development, including around the former Bridge of Weir hospital, which sits to the east of the main village. Quarrier's Village has an estimated population of 700 (2016).

6.9 Inverclyde's countryside ranges from urban fringe land providing easy access to the countryside, through highly productive agricultural land to isolated and rarely disturbed moorland. It is dotted by reservoirs and lochs, and crisscrossed by burns and rivers. There is an extensive path network, and much of the Inverclyde countryside is part of the Clyde Muirshiel Regional Park, making it an excellent recreational resource. Although mainly covering upland areas, the Park extends to the coast at Lunderston Bay, which is a popular beach area.

6.10 The Council's preferred location for new development is within the existing towns and villages, particularly where this re-uses previously developed land.

Green Belt and Countryside

6.11 The pattern of development within Inverclyde has been very much shaped by its geography, with a densely developed coastal strip giving way to a sparsely developed rural hinterland. This has been reinforced through the years by a planning strategy that has sought to contain development within the built up area and minimise development in the Green Belt and Countryside. The benefits of this strategy have been a focus on the regeneration and renewal of the urban areas, the placing of development into sustainable locations close to existing services and infrastructure, and the protection of our rural environment. This has been achieved through policies which direct development to existing towns and villages, and restrict development in the Green Belt and Countryside to appropriate types and locations. This approach is supported by national policy and Clydeplan and remains appropriate. Proposals for the development of small scale residential development (1-3 houses) will also be assessed against Policy 20.

POLICY 15 - GREEN BELT AND THE COUNTRYSIDE

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

a) agriculture, horticulture, woodland or forestry;

b) a tourism or recreational use that requires a countryside location;

c) infrastructure with a specific locational need;

d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or

e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Soils

6.12 Inverclyde has a rich variety of soil types, ranging from prime/good quality agricultural land around Quarriers Village and Inverkip to carbon rich peatland on Duchal Moor. Soil is recognised as an important natural resource, with agricultural land important for food production and the rural economy. It also supports and influences a range of habitats, stores carbon, and helps prevent and reduce flooding by storing water.

POLICY 16 - SOILS

Development on prime agricultural land will only be supported if:

a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;

b) there is a specific locational need for the development;

c) it is for small scale development directly linked to a rural business; or

d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.

Development should avoid the unnecessary disturbance of peat and carbon-rich soils. Best practice must be adopted in the movement, storage, management and reinstatement of peat and carbon-rich soils.

Where peat and carbon rich soils are present on an application site, a depth survey must be undertaken which demonstrates that areas of deep peat have been avoided as far as is possible. A peat management plan must also be produced, detailing mitigation measures which demonstrate that the unnecessary disturbance, degradation or erosion of peat will be avoided. It will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

Brownfield Land

6.13 Inverclyde has a significant supply of brownfield land within the urban area, including 155.27ha of vacant and derelict land, with 61% identified as vacant and 39% derelict. The vacant and derelict land supply, and the supply of brownfield land more broadly, is mainly comprised of former industrial sites and social housing sites that have been demolished as part of an ongoing renewal program, with a number of the larger sites being vacant or derelict for over 20 years.

6.14 In line with Scottish Planning Policy, the Clydeplan Strategic Development Plan and the Inverclyde Outcome Improvement Plan, the Local Development Plan prioritises brownfield redevelopment as it contributes to the regeneration of our local areas, improves environmental quality, is an efficient use of land, provides an opportunity to remediate contaminated sites, and is often located in close proximity to key infrastructure networks.

6.15 The Council is particularly keen to support brownfield redevelopment as recent research has shown that vacant and derelict land in particular has a significant negative effect on local communities, economic development and environmental quality. For example, proximity to vacant and derelict land can adversely affect people's physical and mental health and community wellbeing, with increased effects in areas of higher deprivation. It has also been shown that proximity to vacant and derelict land negatively impacts developer perceptions and confidence, which has knock on effects for economic development.

6.16 The Council actively encourages and will support appropriate temporary greening uses on brownfield land. A range of uses will be considered, including but not limited to biodiversity projects, growing spaces, community gardens and recreation resources. The Council will also support advanced structure planting to create a landscape framework for future development.

6.17 Inverclyde has a proud tradition of industrial activity, stretching from its heavy industrial past of shipbuilding to the more recent manufacturing of electronic equipment and components. Many of these industries developed at a time when environmental standards were not as stringent as they are now, and this has resulted in a number of sites across Inverclyde that are potentially contaminated. When a new use is proposed for a site it is essential that any contamination is treated to ensure that the new use can operate safely. Guidance on site investigations and remediation measures is contained in the Scottish Government's Planning Advice Note 33 'Development of contaminated land'.

POLICY 17 - BROWNFIELD DEVELOPMENT

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.

Kilmacolm

OUR HOMES AND COMMUNITIES

Introduction

7.1 Repopulation is a priority of the Inverclyde Outcomes Improvement Plan. Whilst the reasons for population changes are varied and complex, the availability of good quality housing in places where people want to live is a significant factor. Inverclyde offers a wide range of housing including Victorian villas, marina-side living, waterfront flats and historic building conversions. New build homes for owner occupation provide additional choice for existing and new residents, and housing associations continue to make significant investment in building new houses and investing in existing stock. Whilst there has been demolition of unpopular housing, areas of low-demand housing remain, which the Council and housing associations are continuing to address. The Council is committed to ensuring that the housing available within Inverclyde meets the needs of existing and new residents, and through this Plan will make sufficient land available to meet housing need and demand, and protect and improve the attractiveness of existing residential areas.

Land for Housing

7.2 The 2017 Clydeplan Strategic Development Plan establishes the housing supply target and housing land requirement for the Inverclyde area for the periods 2012 to 2024 and 2024 to 2029. The housing supply target is a policy view of the number of homes a planning authority has agreed will be delivered in housing market areas taking into account a range of factors. The housing land requirement, is based on the housing supply target, but enhanced by a generosity allowance (15%) to ensure that sufficient land is identified to enable the housing supply target to be delivered. A housing supply target and housing land requirement is set for different tenures (affordable and private housing) and market areas (Inverclyde and Renfrewshire, which includes part of Inverclyde), as well as the Council area as a whole. The Inverclyde housing market area for private housing sits wholly within the Inverclyde local authority area and contains the main urban area of Greenock, Port Glasgow and Gourock, as well as Inverkip and Wemyss Bay. The Renfrewshire housing sub market area for private housing contains Kilmacolm and Quarrier's Village, the Renfrewshire local authority area, and part of East Renfrewshire.

7.3 As the expected adoption date of this Plan is 2022 and Scottish Planning Policy states that local development plans should allocate land to meet the housing land requirement up to 10 years from the date of adoption, this plan also has to set the housing land requirement to 2032. For the 2029 to 2032 period, the plan sets a zero housing land requirement. This is owing to the generosity and ambition of the housing land requirement to 2029 meaning that it is not considered necessary for this Plan to identify additional land for the 2029-2032 period. This position will be reviewed in future plans.

7.4 As there have already been housing completions between 2012, which is the base year of the housing land requirement, and 2019, which is the date of the most recent finalised housing land audit, Table 1 sets out the balance of the housing land requirement that remains to be met after these completions are taken into account. This is established for the Council area as a whole for affordable and private housing and for the different housing market areas for private sector housing (**Table 1**).

TABLE 1: Housing Land Requirement in Inverclyde

		Inverclyde Local Authority Area			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)
		Afford able	Private	All Tenure	Private	Private	Private
A	Housing Land Requirement 2012-24	1,270	2,360	3,630	2,220	8,160	140
B	Completions 2012-2019	441	604	1,045	601	3,872	3
C	Balance of Housing Land Requirement 2019-2024 (A-B)	829	1,756	2,585	1,629	4,288	137
D	Housing Land Requirement 2024-2029	460	980	1,440	920	2,030	60
E	Housing Land Requirement 2029-2032	0	0	0	0	0	0
F	Housing Land Requirement 2024-2029/32 (D+E)	460	980	1,440	920	2,030	60

7.5 As well as providing land to meet the housing land requirement, the Council is required to maintain a five-year effective housing land supply at all times. This is calculated by a pro rata division of the Clydeplan Housing Land Requirement. Table 2 sets out the 5 year requirement for the 2021-2026 period.

TABLE 2: 5 year supply of effective housing land requirement

		Inverclyde Local Authority Area			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)
		Afford able	Private	All Tenure	Private	Private	Private
G	Housing Land Requirement 2012-29	1,730	3,340	5,070	3,140	10,190	200
H	Annual Housing Land Requirement (G/17)	102	196	298	185	599	12
J	5 year requirement (H*5)	509	982	1,491	924	2,997	59

7.6 Schedule 3 sets out the land identified for housing in this Plan. This is based on sites included in the 2019 Housing Land Audit and new allocations made by this Plan. The 2019 Housing Land Audit is the most recent finalised audit and forms the base year for the housing land calculations informing the preparation of this Plan. It has been updated to take account of actual completions in 2019/20, the projected completions set out in the 2021-2026 Strategic Housing Investment Plan, and comments submitted by Homes for Scotland at the Main issues Report stage. The Housing Land Technical Report 2021 provides detail of the land allocated for housing.

7.7 The Council is required to maintain a 5-year effective land supply at all times, and will monitor its land supply through an annual housing land audit to ensure it is doing so. If additional housing land is required, Policy 18 sets out the criteria against which proposals will be assessed.

7.8 The Council supports, in principle, the development of housing on the sites identified in Schedule 3, subject to assessment against relevant Supplementary Guidance and other policies of the Plan. Housing development on other appropriate sites within the residential areas and town and local centres will also be supported, subject to the same assessment. All housing development will be assessed against Supplementary Guidance on Design Guidance for New Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure through New Development.

7.9 Owing to the land identified and being delivered for affordable housing in Inverclyde, it has been concluded there is no longer a need for the Local Development Plan to have a policy seeking a contribution of affordable housing from private housing development sites across the whole of Inverclyde, as owing to More Homes Scotland funding and the quantity of land available to housing associations, affordable housing requirements can be met without contribution from private sector sites. However, it is recognised that within the Inverclyde villages (Kilmacolm, Quarrier's Village, Inverkip and Wemyss Bay) there is limited supply of affordable housing available and no land identified for affordable housing development. Therefore, in order to increase the supply of affordable housing, there will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be affordable.

POLICY 18 - LAND FOR HOUSING

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure Through New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
c) that the proposal is for sustainable development; and
d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Individual and Small Scale Housing Development in the Green Belt and Countryside

7.10 The Council has a planning strategy that seeks to direct residential development to existing built up areas, and minimise the encroachment of development into the Green Belt and isolated development in the Countryside. This is a sustainable approach in terms of reducing the need to travel and making use of existing infrastructure, whilst also supporting urban regeneration and protecting the rural environment. However, the Council does recognise the need for some new houses in the Countryside for operational or economic reasons, and that the reuse of existing houses and buildings can offer an opportunity for residential development that does not have an impact on the countryside environment. Policy 19 is applicable for proposals for up to 3 houses in the Green Belt or Countryside.

POLICY 19 – INDIVIDUAL AND SMALL SCALE HOUSING DEVELOPMENT IN THE GREEN BELT AND COUNTRYSIDE

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;
c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or
e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Residential Areas

7.11 Inverclyde contains many successful residential areas, and it is important for the Council's repopulation agenda that these remain attractive places to live. The Council will therefore support resident's proposals to improve their

properties where these proposals do not have an unacceptable impact on their neighbours' enjoyment of their own properties, the appearance of the surrounding area or traffic and pedestrian safety. New houses will also be supported in existing residential areas where the impact on existing houses is acceptable, and the design and layout of the new houses are in keeping with their surroundings. Likewise, appropriate non-residential development can also enhance residential areas as a place to live, but needs to be considerately located, designed and operated to avoid unacceptable impact on nearby houses. 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.

POLICY 20 - RESIDENTIAL AREAS

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

Wheelchair Accessible Housing

7.12 The Council's Local Housing Strategy 2017-2022 includes a target for 3% of new build social housing to be wheelchair accessible. Delivery of this target is being achieved through sites identified in the Strategic Housing Investment Plan. The Scottish Government's More Homes Division issued guidance in March 2019 relating to the setting of wheelchair accessible housing targets for housing of all tenures in Local Housing Strategies. The Council's next Local Housing Strategy is due in 2022. In advance of that, the 2020 update of the Local Housing Strategy refers to extending the target for wheelchair accessible homes across all tenures, and also refers to the Specialist Provision Review that is being undertaken by the Council. Early work on that exercise, using the 'Still Minding the Step' methodology identified an estimated unmet need of 266 households with unmet wheelchair accessible housing need, rising to 456 households by 2026. To address this, the Specialist Housing Review recommends a 5% target for wheelchair accessible housing in new build developments across all tenures. It is considered that the application of this target would only be practical on sites of 20 or more houses.

7.13 The Scottish Government guidance from March 2019 states that in relation to this target, home suitable for wheelchairs users to live in should as a minimum comply with the design criteria indicated as a 'basic' requirement for wheelchair users, as outlined in Housing for Varying Needs (HfVN) (column 'B' in 'Summary of Design Criteria') and that local authorities are strongly encouraged to include the design criteria indicated as 'desirable' (column 'D' in 'Summary of Design Criteria') wherever possible.

7.14 The Council recognises the practical difficulties that a wheelchair accessible housing target may cause private sector housebuilders with regard to the design of developments and marketing of wheelchair accessible housing. It will work with developers to confirm and identify demand for wheelchair accessible housing on development sites. Developers are encouraged to make early contact with the Council in this regard.

POLICY 21 - WHEELCHAIR ACCESSIBLE HOUSING

The Council will seek the provision of 5% wheelchair accessible housing on new build development sites of 20 or more units. Developers will be required to demonstrate that they have considered the demand for and provision of wheelchair accessible housing if they are seeking an exemption from this requirement.

Community Facilities

7.15 Since 2004, the Council has invested £270m in rationalising and improving its schools estate, with, at 2016, the condition of all school buildings being rated Good or Satisfactory. Investment in the schools estate, including early years' provision, continues. The new Greenock Health Centre on Wellington Street opens in 2021, contributing to the regeneration of the Broomhill area.

7.16 The Council and Inverclyde Leisure fund and manage a range of community facilities around Inverclyde, and continually monitor the use and condition of these properties. As communities change so do the requirements for community facilities, and it may be that over the lifetime of this Plan some existing community facilities will fall out of use, whilst new ones will become required. The Council recognises the value of community facilities and will support the provision of new facilities in appropriate locations. Currently proposed facilities are listed in Schedule 5. The Council will also consider the ongoing requirement for community use of any community facility for which a change of use is proposed. Inverclyde's cultural and performance venues, some of which are run as commercial ventures, also serve a community function. Venues such as the Beacon Arts Centre, the Albany, Waterfront Cinema, the Watt Institution, and the Scottish Fire and Rescue Service Museum and Heritage

Centre, all in Greenock, and Port Glasgow Town Hall all contribute to the cultural and community life of Inverclyde.

7.17 New housing development can increase usage of community infrastructure such as schools, sometimes resulting in new or extended infrastructure being required. In such circumstances, the Council considers it reasonable to seek a financial contribution from the developers of new housing towards the cost of the new infrastructure required as a result of the development. The Council will prepare Supplementary Guidance setting out the types of community infrastructure developer contributions will be sought for, in what circumstances they will be sought, and the level of contribution that will be sought. With regard to educational requirements, the Planning Service liaises with Education colleagues on the implications of new housing development on schools through the annual housing land audit and during the Plan preparation process. Current analysis indicates that proposed development could lead to pressure on pupil capacities in the following: St Columba's High School and Wemyss Bay, St Andrew's, Aileymill and St Ninian's primary schools.

POLICY 22 - COMMUNITY FACILITIES

Proposals for the new community facilities identified in Schedule 4 will be supported. Community facilities in other locations will be supported where the location is appropriate in terms of avoiding adverse impact on the amenity and operation of existing and surrounding uses, and where it can be reached conveniently by walking, cycling or public transport by its proposed users.

Proposals that would result in the loss of a community facility (including cultural/performance venues) will need to demonstrate that the facility is no longer required for the existing or an alternative community use.

The Council will produce Supplementary Guidance setting out the circumstances under which it will seek financial contributions from the developers of new housing towards new or extended community infrastructure required as a result of that housing development.

Housing under construction - James Watt Dock, Greenock

SCHEDULE 3: Housing development opportunity sites

Site Ref	Site/Address	Remaining / Indicative Capacity	Notes
	INVERCLYDE HOUSING MARKET AREA		
	PORT GLASGOW		
R1	Slaemuir (various sites)	64	Development started – not shown on Proposals Map
R2	Arran Avenue, Park Farm	115	
R3	Former Broadfield Hospital	54	Development started – not shown on Proposals Map.
R4	Woodhall	140	Port Glasgow Eastern Gateway Priority Place
R5	Southfield Avenue (former St. Stephen's Sch.)	224	Development started – not shown on Proposals Map
R6	Dubbs Road (former Boglestone Clinic)	24	Development started – not shown on Proposals Map
R7	Port Glasgow Industrial Estate	500	Capacity increased from 200
R8	Dougliehill Terrace	4	
R9	Selkirk Road	18	
R10	Clune Park	80	Port Glasgow Eastern Gateway Priority Place
R11	3 Highholm Street	12	
R12	Broadstone Ave (former Broadstone Hospital)	12	Development started – not shown on Proposals Map
R13	Lilybank Road (former Lilybank School)	16	Development started – not shown on Proposals Map
	PORT GLASGOW TOTAL	**1,263**	

Site Ref	Site/Address	Remaining / Indicative Capacity	Notes
	GREENOCK		
R14	James Watt Dock (East)	137	Development started – not shown on Proposals Map
R15	James Watt Dock/ Garvel Island	900	James Watt Dock/Garvel Island Priority Place
R16	Sinclair Street	12	
R17	Carwood Street	31	
R18	East Crawford Street	40	
R19	Ratho/MacDougall Street	100	
R20	Cardross Crescent (former King's Glen School)	57	Development started – not shown on Proposals Map
R21	Glenbrae Road	15	New allocation 2021
R22	Whinhill	100	New allocation 2021
R23	Gareloch Road	100	
R24	Wellington Park	120	
R25	Drumfrochar Road	50	Drumfrochar Road Priority Place
R26	Mearns Street	10	New allocation 2021
R27	Mount Pleasant Street (former Highlander's Academy)	44	Development started – not shown on Proposals Map.
R28	Duncan Street (former Greenock Health Centre)	35	
R29	Victoria/East India Harbour	240	The Harbours Priority Place

Site Ref	Site/Address	Remaining / Indicative Capacity	Notes
R30	25 West Blackhall Street	4	Development started – not shown on Proposals Map.
R31	16 West Stewart Street	24	
R32	Houston Street	20	
R33	Ardgowan Square	8	Development started – not shown on Proposals Map
R34	Union Street	130	Capacity increased from 60
R35	Eldon Street	22	New allocation 2021
R36	Madeira Street (former Greenock Academy)	30	
R37	Eldon Street	60	Development started – not shown on Proposals Map.
R38	Lyle Road (former Holy Cross Sch.)	15	
R39	Peat Road/Hole Farm	102	Peat Road Priority Place
R40	Tay Street/Tweed Street	69	Development started – not shown on Proposals Map.
R41	Davey Street	26	
R42	Ravenscraig Hospital	198	Development started – not shown on Proposals Map
R43	Auchneagh Road	28	Development started – not shown on Proposals Map.
R44	Westmorland Road	40	
R45	Cumberland Walk	20	New allocation 2021

Site Ref	*Site/Address*	*Remaining / Indicative Capacity*	*Notes*
R46	Norfolk Road	10	New allocation 2021
R47	Auchmead Road (former Ravenscraig Sch.)	36	Development started– not shown on Proposals Map
R48	Spango Valley	420	Spango Valley Priority Place
	GREENOCK TOTAL	**3,253**	
	GOUROCK		
R49	Weymouth Crescent	10	
R50	Kirn Drive	110	
R51	Kempock House, Kirn Drive	5	Development started– not shown on Proposals Map
R52	McPherson Drive	22	New allocation 2021
R53	Shore Street	8	
R54	Ashburn Gate	13	
R55	1 Ashton Road	11	
R56	Cowal View	16	Development started– not shown on Proposals Map
R57	Levan Farm (Phase 3)	150	
	GOUROCK TOTAL	**345**	
	INVERKIP & WEMYSS BAY		
R58	The Glebe, Inverkip	32	Development started– not shown on Proposals Map
R59	Former Inverkip Power Station	670	Inverkip Power Station Priority Place
	INVERKIP & WEMYSS BAY TOTAL	**702**	

Site Ref	Site/Address	Remaining / Indicative Capacity	Notes
	KILMACOLM & QUARRIERS VILLAGE		
R60	Leperstone Avenue, Kilmacolm	7	Development started– not shown on Proposals Map
R61	West of Quarry Drive, Kilmacolm	78	New allocation 2021
R62	Smithy Brae, Kilmacolm	42	New allocation 2021 (part)
R63	Lochwinnoch Road, Kilmacolm	12	Development started– not shown on Proposals Map
R64	Whitelea Road, Kilmacolm	4	
R65	Former Balrossie School, Kilmacolm	64	
R66	Kaimes Grove (inc. Woodside Care Home), Quarriers Village	6	New allocation 2021 (part)
R67	Craigbet Road, Quarriers Village	9	New allocation 2021
	KILMACOLM & QUARRIERS VILLAGE TOTAL	**229**	
	INVERCLYDE TOTAL	**5,792**	

Source: 2019 Housing Land Audit, revised to reflect actual completions, Homes for Scotland comments and the 2021-26 Strategic Housing Investment Plan. Also includes new sites and revised capacities suggested through Main Issues Report process.

Indicative capacity: This reflects the remaining capacity on sites that have been started. Other capacities are based on planning permissions, development proposals or Council estimates. Actual capacity will be based on design-led proposals for the site based on creating a successful place. Indicative capacities should not be considered a 'target' capacity, and proposals matching the indicative capacity will not be considered acceptable if the design is not considered acceptable.

SCHEDULE 4: Community Facilities Opportunities

Reference	Proposed Facility	Location
F1	Community centre	McLeod Street, Greenock
F2	Community learning disability hub	Brachelston Street, Greenock
F3	New cemetery capacity	To be confirmed
F4	New West College Scotland Campus	To be confirmed
F5	Kilmacolm village centre car park	To be confirmed

OUR TOWN AND LOCAL CENTRES

Introduction

8.1 Inverclyde is well served by a network of town and local centres offering a range of shops and services in easily accessible locations. These centres also serve important civic, cultural, commercial and leisure functions, and are important employment locations. Some centres have been severely impacted by the COVID-19 pandemic, with many business and facilities closed for lengthy periods in 2020 and 2021. It is obviously hoped and anticipated that these centres will return to normal over the course of this Plan period, and the paragraphs below reflect the normal operating status of these centres.

8.2 Greenock is the largest town centre drawing visitors from across the authority area and beyond. It is identified as a Strategic Centre in the Clydeplan Strategic Development Plan. It offers Inverclyde's largest concentration and selection of food and non-food shopping, and a wide range of non-retail services and businesses such as a cinema, the Waterfront Leisure Centre, the Watt Institution, the Beacon Arts Centre, the Greenock West College Scotland campus and a number of restaurants, pubs and nightclubs that provide evening activity. It is also an important employment hub, with a number of large offices located there. In this and previous Plans, Greenock is recognised as having a Central Area, which is the main focus for shopping activity, and an Outer Area, which is more service orientated. Greenock previously had a retail core identified within which there was a restriction on non-Class 1 uses (i.e. shops). In order to increase flexibility for investment, this Plan has removed that restriction. The Council has identified a number of underutilised sites and buildings in Greenock town centre including the predominantly vacant eastern wing of the Oak Mall shopping centre, the King Street car park, and the former Babylon night club and the multi-storey car park site, both on West Stewart Street. These sites are considered to have an adverse impact on the environment and perception of the town centre being a successful place. The Council is therefore keen to see these sites brought into productive use. The Council is also working with Sustrans to revitalise West Blackhall Street, Greenock town centre's main commercial street, and to improve walking and cycling connections to and through the town centre. A masterplan for Greenock town centre was prepared following a charrette in 2016. The Council will continue to investigate options for implementation of the masterplan proposals.

8.3 Port Glasgow town centre's role has changed in recent years from mainly convenience shopping for the town's residents to offering large format food and non-food shopping that draws shoppers from across Inverclyde. The Council has recently invested in improving the public realm within the town centre's traditional core, and is undertaking renovations of the King George VI building, the town centre's oldest building. There are proposals for the installation of sculpture celebrating Port Glasgow's shipbuilding heritage in Coronation Park, adjoining the town centre. A masterplan for Port Glasgow town centre was prepared following a charrette in 2014. The Council will continue to investigate options for implementation of the masterplan proposals.

8.4 Gourock serves as a convenient centre for the residents of the town and to travellers and commuters making use of the ferry connections to Argyll and Bute. Its waterfront location including a seasonal outdoor swimming pool, traditional format and concentration of independent shops and cafes mean that it also attracts day visitors from across Inverclyde and beyond. It has benefitted from recent investment in its railway station, road network and parking facilities, and from environmental improvements along the waterfront and at the pierhead.

8.5 Local centres range from the traditional village centre of Kilmacolm, which has an attractive mix of independent traders, to the modern purpose-built local centre in Inverkip. All local centres have an important role in providing convenient services and a community focus.

Inverkip village centre

Network of Centres Strategy

8.6 Together, our town and local centres form a network with each centre serving a specific purpose and community. The Plan seeks to manage development within and outwith these centres so that they continue to complement each other for the benefit of the whole area, whilst offering healthy competition for the benefit of customers. It does this by directing appropriate uses to the network of centres in preference to other locations and by controlling development that would have an unacceptable impact on centres within the network. This is consistent with the 'sequential approach' set out in paragraph 68 of Scottish Planning Policy. The Plan recognises and seeks to safeguard Greenock as the main town centre within Inverclyde. Residential development is encouraged within the network of centres as it contributes to footfall, activity and security.

POLICY 23 - NETWORK OF CENTRES STRATEGY

The preferred locations for the uses set out in Schedule 5 are within the network of town and local centres identified in Schedule 6. Proposals which accord with the role and function of the network of centres as set out in Schedule 6 and the opportunities identified in Schedule 7 will be supported. Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

a) there is not a suitable sequentially preferable opportunity;
b) there will not be an unacceptable impact on the vibrancy, vitality or viability of other centres within the network of centres; and
c) there are clear community or economic benefits that can be best achieved at the proposed location.

Proposals for Business (Class 4), residential and hotel uses will also be supported in town and local centres.

SCHEDULE 5 – Uses Directed to the Network of Centres

Shops (Class 1)
Financial, professional and other services (Class 2)
Food and drink (Class 3)
Non-residential institutions (Class 10)
Assembly and leisure (Class 11)
Amusement arcade/centre (Sui generis)
Betting office (Sui generis)
Beautician/Nail bar (Sui generis)
Hot food takeaway (Sui generis)
Pay day loan shop (Sui generis)
Public house (Sui generis)
Tattoo parlour (Sui generis)
Taxi/private hire office (Sui generis)
Theatre (Sui generis)
Other uses most closely associated with, or most appropriately located within town or local centres.

(Descriptions in brackets as per Town and Country Planning (Use Classes)(Scotland) Order 1997 (as amended))

SCHEDULE 6 – Network of Centres Strategy

Centre	Status	Role and function
Greenock	Strategic Centre	Greenock Central Area is the preferred location for new retail development over 1,000 square metres. New retail development in the Greenock Outer Area should not exceed 1,000 square metres. Greenock town centre is the preferred location for other Schedule 5 uses with an Inverclyde-wide catchment.
Port Glasgow Gourock	Town Centre	Second preferred locations for new retail development over 1,000 square metres. Preferred location for other Schedule 5 uses with whole town catchments
The Cross, Kilmacolm Dubbs Road, Pt Glasgow Sinclair Street, Greenock Lyndedoch Street, Greenock Barrs Cottage, Greenock Cardwell Road, Gourock Kip Park, Inverkip Ardgowan Road, Wemyss Bay, Inverkip Power Station* Spango Valley, Greenock* * proposed local centre as part of comprehensive masterplan	Local centre	New retail development should not exceed 1,000 square metres Preferred location for other Schedule 5 uses serving a local catchment.
Local facilities		Proposals for new Schedule 5 uses outwith the town and local centres shall not exceed 250 square metres in total.

SCHEDULE 7 – Network of Centres Opportunities

Reference	Centre	Site/Location
C1	Greenock Town Centre	15 Nelson Street
C2	Greenock Town Centre	16 West Stewart Street
C3	Greenock Town Centre	25 West Stewart Street
C4	Greenock Town Centre	Oak Mall eastern wing
C5	Inverkip Local Centre	Main Street
C6	Inverkip Power Station	New local centre
C7	Spango Valley, Greenock	New local centre
C8	Gourock	Shore Street

Port Glasgow Town Centre

Grey Place, Greenock

Network of Centres Sui Generis uses

8.7 Inverclyde's town and local centres are home to a wide variety of uses. Their central locations and high level of passing trade make them an obvious place for commercial businesses to locate. The Use Class Order (1997) divides different types of land and property uses into different classes, and sets out when planning permission is needed to allow changes of use between the different classes. Some of the Use Classes relate to uses that would normally be found in town and local centres, such as Shops and Food & Drink. Other uses are known as sui generis (meaning 'of its own kind') and do not sit within a particular Use Class. These are often uses which the planning system seeks to keep a tighter control on for reasons of amenity or well-being.

POLICY 24 – NETWORK OF CENTRES SUI GENERIS USES

Proposals for the Sui Generis uses listed in Schedule 6 and any other Sui Generis uses proposed within the network of centres will be assessed with regard to:

a) whether there would be an unacceptable impact on the amenity and operation of existing and surrounding uses;
b) whether the proposal will result in a concentration of a particular use or uses that would be to the detriment of the centre's vibrancy, vitality or viability, and the wellbeing of the community;
c) the contribution the proposal would make to the vibrancy, vitality and viability of the centre by way of increasing footfall or making use of a vacant unit; and
d) the availability and suitability of other locations within the centre.

OUR JOBS AND BUSINESSES

Introduction

9.1 Inverclyde has seen a significant economic shift in the last 30 years, most notably from a manufacturing to a service based economy. The presence of national and multi-national employers present in Inverclyde evidences the current diversity with service-based companies such as RBS, EE, and Amazon operating alongside maritime-related employers such as Ferguson Marine and Caledonian MacBrayne. Small and medium enterprises in sectors including life sciences, food and drink manufacture, and auto-related services are also a key source of employment. Retail and financial and professional services are big employers in our town centres. The public and third sectors are also important employers. City Deal investment in a dedicated cruise ship berth at Greenock Ocean Terminal also highlights the growing importance of tourism in Inverclyde's economy.

Business and Industrial Areas

9.2 Inverclyde's varied economy is served by a range of industrial areas, including waterside locations that have long served maritime-related industry, post-war industrial estates, and the former Enterprise Zones where the area's service industries have located. More recently there has been investment in new industrial units at Kelburn Business Park in Port Glasgow and high quality offices at Riverside Business Park in Greenock. Scarlow House in Port Glasgow, the Municipal Buildings in Gourock and Custom House in Greenock have all recently been renovated to provide centrally located office space.

9.3 Inverclyde Waterfront is identified as a Strategic Economic Investment Location by the Clydeplan Strategic Development Plan. This includes Inchgreen in Greenock (City Deal site) for renewable and specialist marine services and Cartsdyke for business and financial services. Greenock Ocean Terminal (City Deal site) is identified by Clydeplan as a Strategic Freight Transport Hub. The Council continues to recognise the economic value of its ports, harbours and docks, and seeks to retain the existing or potential value of these areas for maritime-related industry, except where a masterplan associated with this Plan has identified an alternative use.

9.4 The Plan recognises that as Inverclyde's economy has changed so too has demand for the type and location of business and industrial premises. In older industrial estates there are clusters of underused properties and vacant land. The Plan identifies these areas for economic mixed use, where uses that would either contribute to permanent employment creation or clearly support the operation of existing businesses are supported.

POLICY 25 - BUSINESS AND INDUSTRIAL AREAS

Proposals for development within the business and industrial areas identified on the Proposals Map will be assessed against the following strategy:

STRATEGIC ECONOMIC INVESTMENT LOCATIONS
Areas identified under 25(a) on the Proposals Map are promoted and safeguarded for business and financial services.

Inchgreen (25(b) on the Proposals Map is promoted and safeguarded for marine related business and industry.

STRATEGIC FREIGHT TRANSPORT HUB
Greenock Ocean Terminal (25(c) on the Proposals Map) is safeguarded for freight transport and cruise liner activity.

LOCAL BUSINESS AND INDUSTRIAL AREAS
Areas identified under 25(d) on the Proposals Map are safeguarded for business, general industrial, and storage/distribution uses (Class 4, 5 and 6).

Other uses may be supported within areas 25(a)-(d) where it is clearly demonstrated that they:
a) are ancillary to the safeguarded use
b) will not prevent the future development of the site for the safeguarded use

ECONOMIC MIXED USE AREAS
The areas identified as 25(e) on the Proposals Map will be safeguarded for business, general industrial, and storage/distribution uses (Class 4, 5 and 6); and other uses, which would either contribute to permanent employment creation or clearly support the operation of existing businesses.

PORTS, HARBOURS AND DOCKS
Port, harbour and dock facilities will be safeguarded from development that would adversely impact on their existing or potential maritime related use, except where the area has been identified for alternative uses by this Plan or associated Supplementary Guidance.

Business and Industrial Development Opportunities

9.5 There is a need to attract private sector businesses and investment into Inverclyde, as well as supporting existing businesses to grow and new small and medium-sized businesses to set up. This is key to Inverclyde's future prosperity as it will widen the business base, create new job opportunities, help retain the existing population, attract new people to the area, and support and enhance local services.

9.6 The Plan identifies a generous and varied supply of development land; including large scale sites such as Spango Valley and Inchgreen, medium sized sites at Main Street, and smaller sites such as Bogston Lane (all Greenock). This supply is intended to meet the aspirations of different sectors and business sizes.

POLICY 26 – BUSINESS AND INDUSTRIAL DEVELOPMENT OPPORTUNITIES

Business, industrial, and storage or distribution uses (Class 4, 5 and 6) on the sites listed in Schedule 8 and shown on the Proposals Map, will be supported.

Kelburn business park, Port Glasgow

SCHEDULE 8: Business and Industrial Development Opportunities

Site Ref	Site/Location	Site Area (ha)	Preferred Use	Additional Information
	PORT GLASGOW			
E1	Kelburn (Parklea Rd)	1.48	Class 4, 5 & 6	
E2	Duchal Street	0.66	Class 4, 5 & 6	
E3	Newark Street	0.98	Class 4, 5 & 6	
	GREENOCK			
E4	Bogston Lane	0.21	Class 4, 5 & 6	
E5	Port Glasgow Rd (south)	0.59	Class 4, 5 & 6	
E6	Inchgreen	16.86	Class 4, 5 & 6	Strategic Economic Investment Location and City Deal site
E7	Sinclair Street	2.43	Class 4, 5 & 6	
E8	James Watt Dock /Garvel Island	Indicative	Class 4, 5 & 6	See Priority Places Supplementary Guidance
E9	Main Street	1.43	Class 4	Strategic Economic Investment Location
E10	Cartsdyke Avenue	0.43	Class 4	Strategic Economic Investment Location
E11	Crescent Street	0.37	Class 4, 5 & 6	
E12	Ingleston Street	1.16	Class 4, 5 & 6	
E13	Scott Street	0.27	Class 4, 5 & 6	
E14	Drumfrochar Road	2.32	Class 4, 5 & 6	
E15	Drumfrochar Road	0.69	Class 4, 5 & 6	

Site Ref	Site/Location	Site Area (ha)	Preferred Use	Additional Information
E16	Spango Valley	Indicative	Class 4, 5 & 6	See Priority Places Supplementary Guidance
E17	Larkfield Industrial Estate	1.78	Class 4, 5 & 6	
E18	Former Inverkip Power Station	Indicative	Class 4	See Priority Places Supplementary Guidance

Tourism Development

9.7 Inverclyde's waterfront location, programme of events and rich cultural and natural heritage make it an appealing place to visit. Attractions and facilities include the James Watt Dock and Kip marinas, Clyde Muirsheil Regional Park, Newark Castle, Gourock Waterfront, and the rural villages of Kilmacolm and Quarrier's Village. Many visitors also stop as they pass through Inverclyde on their way to and from ferries to Argyll. In recent years, although interrupted by the COVID-19 pandemic, the cruise liner business at Greenock Ocean Terminal has grown significantly, bringing more tourists and ship crew into the area. With the City Deal funded project for a dedicated cruise liner berth and visitor centre being delivered, a return to growth for this sector is being prepared for.

9.8 The Plan supports tourism by safeguarding existing tourist related facilities and adopting a positive approach to the development of new facilities.

POLICY 27 – TOURISM DEVELOPMENT

Proposals for change of use of tourism related facilities will only be supported where it can be demonstrated that they are no longer viable as a business in their current use.

Development of tourism related facilities will be supported in appropriate locations where:

a) it avoids adverse impact on the amenity and operation of existing and adjacent uses;
b) major trip-generating proposals can be travelled to by sustainable modes of transport; and
c) it is appropriately sited and designed for its location and avoids significant adverse impact on the resources protected by the Plan's historic buildings and places, and natural and open spaces chapters.

Minerals Extraction

9.9 Inverclyde does not currently have any live mineral workings and the Council is unaware of any workable mineral resource being present within its area. Mineral workings, whilst important for the economy, can have an impact on local communities, the environment and built and natural heritage. The Council's position is that any proposals for mineral extraction should be brought forward through the Local Development Plan process. As such, no proposals for mineral workings will be supported during the lifetime of this Plan. Should any proposals come forward during the Plan period, they will be assessed in accordance with the other policies of the Plan and Scottish Planning Policy.

Glasgow Airport

9.10 The Council recognises Glasgow Airport as being important for the economy and connectivity of Inverclyde and the wider Glasgow City Region. The Council supports, in principle, improvements to the surface connectivity to Glasgow Airport, particularly where these would improve sustainable and public transport access from Inverclyde and the wider City Region. The Council recognises the potential benefits of stronger links between Glasgow Airport and Greenock Ocean Terminal's cruise ship and freight functions.

OUR HISTORIC BUILDINGS AND PLACES

10.1 Inverclyde's buildings and places chart the long history of the area. Archaeological finds evidence the occupation of the area from pre-historic through to Roman times; Newark Castle and the initial growth of our towns and villages occurred during medieval times; and the industrialisation and urbanisation of the18th to 20th centuries shaped Inverclyde as we know it now. Inverclyde's past has gifted the present day with a rich and varied legacy of historic buildings and places which significantly contribute to the culture, character and sense of place, and which support tourism and the economy. These include conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes.

10.2 As well as the policies below, when assessing proposals affecting these historic buildings and places, the Council will have regard to Historic Environment Policy Scotland (2019) and any successor document, as well as the 'Managing Change' series of guidance notes prepared by Historic Environment Scotland.

Ardgowan Bowling Club, Greenock

Conservation Areas

10.3 Inverclyde has eight conservation areas: Greenock (West End and Cathcart Square/William Street), Gourock (West Bay and Kempock Street/Shore Street), Inverkip, Kilmacolm (South East and The Cross) and Quarrier's Homes. There are Article 4 Directions associated with five of these, the exceptions being The Cross, Kilmacolm and the two Gourock conservation areas. Article 4 Directions remove permitted development rights from the conservation areas they cover. It is intended to prepare a standard Article 4 Direction that will apply to each of the eight conservation areas.

10.4 Conservation Area Appraisals are useful documents for understanding the important features of conservation areas, assisting their positive management and informing development management decisions. Conservation Area Appraisals have been completed for the Greenock West End (2016) and Quarrier's Homes (2020). It is intended that appraisals will be prepared for the other conservation areas over the lifetime of this Plan.

POLICY 28 – CONSERVATION AREAS

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area.

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. Applicants should demonstrate that every reasonable effort has been made to secure the future of the building. 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.

Listed Buildings

10.5 Inverclyde has 247 listed buildings, details of which are available on the Council's website. Twenty-five of these are A-listed as they are of national or international importance, including Gourock Ropeworks in Port Glasgow and the Custom House and Sugar Warehouses in Greenock.

10.6 Many listed buildings are within the ownership of the Council, and in recent years there has been significant investment made at the Municipal Buildings and Watt Institution in Greenock and King George VI building in Port Glasgow, to retain or prepare the listed buildings for active use and secure their future. Other buildings including the former sugar warehouses on James Watt Dock have been made wind and watertight with Council support until such times as a new and sustainable use can be found. However, there are also listed buildings within Inverclyde on the Buildings at Risk Register for Scotland. The Council will work with interested parties to find suitable future uses for these and other listed buildings.

Greenock Crematorium

POLICY 29 – LISTED BUILDINGS

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of meaningful 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 as set out in national guidance.

Enabling Development

10.7 One means of securing the future of listed buildings, or other buildings of architectural merit, is to permit enabling development facilitating the restoration or retention of a listed building through cross-funding provided by new development, usually within the grounds of the listed building. Examples of this in Inverclyde include the former Bridge of Weir Hospital near Quarrier's Village, Auchenbothie near Kilmacolm and Langhouse near Inverkip. The Council has also accepted the principle of enabling development as a means of restoring the former Balrossie School buildings near Kilmacolm.

10.8 Enabling development is often permitted in locations where new buildings would not normally be, such as in the green belt, with the justification being the retention or restoration of a listed building that might otherwise be lost. In these circumstances, it is important that it can be demonstrated that the enabling development is the only means by which the listed building can be saved, that it is appropriately designed and located, and that only the minimum enabling development necessary to save the listed building is permitted. The Council will bring forward Supplementary Guidance to provide additional advice and policy context on this matter.

POLICY 30 - ENABLING DEVELOPMENT

Proposals for enabling development to support the restoration of listed buildings, including those listed in Schedule 9, will be considered favourably where it can be clearly shown to be the only means of preventing the loss of the listed building and securing its long term future. Any enabling development is required to be the minimum necessary to achieve this aim, and the Council will not support enabling development where the scale of new building proposed is considered to outweigh the benefit of retaining the listed building. The resultant development is required to be designed and sited carefully to preserve or enhance the character and setting of the listed building. Further detail will be set out in the Council's Supplementary Guidance on Enabling Development which will form part of the assessment of any proposals.

SCHEDULE 9: Enabling Development Opportunities

Reference	Site/Location
ED1	Balrossie, Kilmacolm

Scheduled Monuments and Archaeological Sites

10.9 Inverclyde has a rich archaeological heritage. This is evidenced by its 31 Scheduled Monuments ranging from High Castlehill, which is the remnants of a prehistoric settlement, through to the 15th century Newark Castle, the 19th century industrial archaeology of the Greenock Cut, and Larkfield Battery a Second World War anti-aircraft battery. There are also numerous sites of more local archaeological interest in Inverclyde.

10.10 Scheduled Monuments are of national importance and, as such, have a high level of protection with a separate consent system administered by Historic Environment Scotland. For non-scheduled archaeological sites, if as a result of development it is not possible to preserve these in situ then developers must undertake appropriate excavation, recording, analysis, publication and archiving before and during the development.

POLICY 31 – SCHEDULED MONUMENTS AND ARCHAEOLOGICAL SITES

Development that would potentially have an adverse effect on a Scheduled Monument or the integrity of its setting will only be permitted in exceptional circumstances.

Development affecting archaeological sites should seek to preserve the archaeological resource in situ. Where this is not possible, the developer will be required to fully record the archaeological resource for archiving, prior to development commencing.

Gardens and Designed Landscapes

10.11 Inverclyde has 3 sites in the Inventory of Gardens and Designed Landscapes, a national designation recognising grounds, often of large houses, which were consciously laid out for artistic effect. These are Ardgowan, Duchal House and Finlaystone House.

POLICY 32 – GARDENS AND DESIGNED LANDSCAPES

Development that would affect a Garden and Designed Landscape is required to protect and appropriately enhance their overall character and any feature of value, including their landscape integrity or settings.

OUR NATURAL AND OPEN SPACES

Introduction

11.1 Inverclyde has a rich and varied network of natural and open spaces. These include habitats of international importance at the Inner Clyde and Renfrewshire Heights, both of which are Special Protection Areas and Sites of Special Scientific Interest, and other sites of national ecological or geological importance, including Dunrod Hill.

11.2 Inverclyde has a distinctive landscape, with land rising steeply from a narrow coastal strip to the Renfrewshire Heights. Much of this upland area is within the Clyde Muirshiel Regional Park, which is an important educational, environmental and recreational resource.

11.3 Our towns and villages contain a network of parks, playing fields and other open spaces, which contribute to the character and wellbeing of the area and are linked by a network of paths, which encourage active travel and recreational walks and cycles.

11.4 Collectively, the environmental, recreational and amenity resources identified by this section of the Plan form Inverclyde's 'green network'. It is important that they are protected for their intrinsic value, but also for the contribution they make to the character of the area, whilst providing environmental, community, economic and health benefits.

Biodiversity and Geodiversity

11.5 Inverclyde has a diverse network of wildlife habitats, which host a variety of different species. The Inner Clyde and Renfrewshire Heights both benefit from Special Protection Area status; the former owing to its population of Redshank and the latter owing to its population of Hen Harriers. Both are designated as European (formerly Natura 2000) sites, with the Inner Clyde also designated as a Ramsar site, meaning it is a wetland of international importance. Proposals likely to have a significant effect on a European site require to be accompanied by information sufficient to allow the planning authority to carry out a Habitats Regulations Appraisal. This may require developers to commission detailed surveys of the relevant bird species. The Inner Clyde and Renfrewshire Heights sites, along with 5 further sites, are designated as Sites of Special Scientific Interest due to the geology, habitats or species of national importance found within them. Inverclyde is also home to a number of legally protected species, including bats, otters and badgers.

11.6 Inverclyde also has a network of Local Nature Conservation Sites, which have been designated for their contribution to biodiversity or geodiversity. All previously designated sites have been carried forward.

11.7 Most development has the opportunity to impact, positively or negatively, on biodiversity, even when it is not affecting a designated site. For example, connectivity between designated habitats is important, and fragmentation should be avoided. Even in small scale development there can be opportunities to encourage greater biodiversity through the incorporation of wildlife-friendly features in the building or landscaping.

Greenock Cut

POLICY 33 – BIODIVERSITY AND GEODIVERSITY

EUROPEAN SITES

Development proposals that are likely to have a significant effect on a European site which are not directly connected with or necessary to their conservation management must be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site either during construction or operation of the development, or if:

a) there are no alternative solutions; and

b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and

c) compensatory measures are provided to ensure that the overall coherence of the network is protected.

In such cases, the Scottish Ministers must be notified.

SITES OF SPECIAL SCIENTIFIC INTEREST

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

PROTECTED SPECIES

When proposing any development which may affect a protected 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.

LOCAL NATURE CONSERVATION SITES

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, adequate compensatory measures will be required.

NON-DESIGNATED SITES

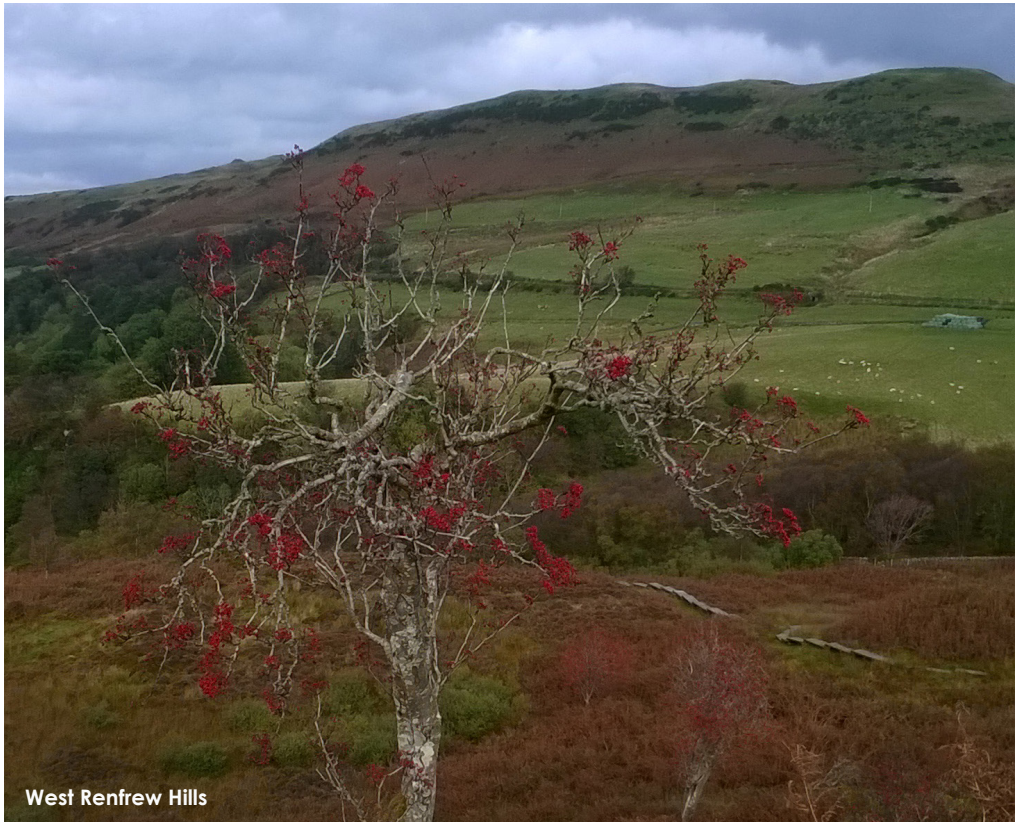
All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

Knapps Loch, Kilmacolm

Landscape

11.8 Inverclyde's landscape is characterised by a predominantly urbanised narrow coastal strip, set against rising land, some of which is also developed, before giving way to uplands, where agriculture and woodland uses predominate. The Glasgow and the Clyde Valley Landscape Assessment (1999) identifies the following landscape character areas in Inverclyde: raised beach on the western coast around Inverkip and Wemyss Bay; upland river valley between Greenock and Inverkip, rugged upland farmland around Kilmacolm and Quarrier's Village and rugged moorland hills covering much of the upland area.

11.9 The West Renfrew Hills are designated as a Local Landscape Area. A Statement of Importance for this landscape area has been prepared in partnership with Nature.Scot. This identifies its special landscape qualities as including a strong sense of remoteness and wildness and iconic panoramic views from the Hills over the Firth of Clyde.


West Renfrew Hills

POLICY 34 – LANDSCAPE

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

a) the setting of buildings and settlements within the landscape

b) the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge

c) the character and distinct qualities of river corridors

d) historic landscapes

e) topographic features, including important/ prominent views, vistas and panoramas

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.

Trees, Woodland and Forestry

11.10 Trees, woodland and forestry make a significant contribution to Inverclyde's landscape and streetscape. There are approximately 2000 hectares of woodland within Inverclyde, over half of which is commercial and approximately 500 hectares is native woodland. There are 141 hectares of ancient woodland, around 50% of which is native. There are also 33 Tree Preservation Orders in effect (January 2021), covering individual trees, groups of trees and areas of woodland within our towns and villages. Additional to that are trees which are integral to the character of areas designated for their natural and built heritage importance, for example in conservation areas. It

is intended to carry out a full review of the Tree Preservation Orders across Inverclyde during the lifetime of this Plan.

11.11 The Scottish Government's Control of Woodland Removal Policy seeks to protect the existing forest resource in Scotland, and supports woodland removal only where it would achieve significant and clearly defined additional public benefits. A proposal for compensatory planting may form part of the planning determination. The policy supports the Scottish Government's ambition on forestry as expressed in the Climate Change Plan to increase Scotland's woodland cover from around 19% to 21% of the Scottish land area by 2032.

11.12 Forests and woodland are important resources and they make a substantial contribution to the economy at both national and local level, they provide considerable environmental benefits and help to improve people's lives through providing employment and improved health and mental wellbeing They also contribute to sustainable water management, climate change mitigation and adaptation, biodiversity, and make our parks and countryside more attractive places to visit.

11.13 Proposed development sites often contain trees that could be impacted by the development process. Tree and woodland removal can impact on the ecology and landscape of local and wider environs. Tree and woodland removal should be kept to a minimum and where trees or woodland is felled, it should be replanted. To minimise and mitigate these impacts, the Council will produce Supplementary Guidance on trees. This will set out how development affecting existing trees will be assessed, how trees are to be retained and protected during the construction phase of a development, re-planting or compensatory requirements, and how existing and new trees are to be managed once a development is complete.

11.14 The Council is consulted by Scottish Forestry on new woodland creation proposals and on the felling and subsequent restocking of existing woodlands and afforested areas. Whilst this process sits outwith the planning system, new and amended forest and woodland proposals can have a significant effect, on our natural and open spaces. The Council will assess forestry proposals against the policies of this Plan and the Clydeplan Forestry and Woodland Strategy for the Glasgow City Region.

POLICY 35 – TREES, WOODLAND AND FORESTRY

The Council supports the retention of trees, including ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

a) it can be clearly demonstrated that the development cannot be achieved without removal; or

b) the public benefits of the proposal outweigh the loss of trees/ hedgerows; and

c) compensatory planting will be provided, to a standard agreed by the Council.

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council.

Proposals for new forestry/woodland planting will be assessed with regard to the policies of this Plan and the Forestry and Woodland Strategy for the Glasgow City Region.

Green Infrastructure

11.15 The term 'green infrastructure' is held by this Plan to refer to green and blue spaces which are designed, planned and managed to deliver benefits to our towns, villages, communities and the natural environment. Green infrastructure includes green elements such as open spaces, paths, landscaping, green roofs and walls, and blue elements such as ponds and natural drainage systems.

11.16 Green infrastructure, both individually and collectively, can help make our local places more attractive, and increase our health and wellbeing by improving air quality and providing opportunities for recreation, active travel and food growing. Green infrastructure also plays a key role in making our urban environment more resilient to the impacts of climate change through the provision of naturalised drainage systems and natural shelter. The creation and linking of new wildlife habitats will also enable wildlife to adapt.

Safeguarding Green Infrastructure

11.17 Open spaces and playing fields contribute to the attractiveness, wellbeing and biodiversity of Inverclyde. Inverclyde has a network of large public parks including Battery Park in Greenock, Darroch Park in Gourock, Coronation Park in Port Glasgow and Birkmyre Park in Kilmacolm. These large formal parks are complemented by a network of more local parks and open spaces, including Lyle Hill and Greenock cemetery, which make a significant contribution to the character and history of the area. Although not 'green', civic spaces like Cathcart Square and the Esplanade in Greenock are an important part of the open space network. While amenity open spaces in our business and residential areas, and play areas in the latter, are smaller in scale they serve an important purpose and make Inverclyde an attractive place to live and work. Existing allotments and community growing spaces are also protected as part of the open space network.

11.18 While outdoor sports pitches and facilities contribute to the open space network, they are also important in their own right as they encourage participation in sport and contribute to health and wellbeing. Sportscotland will be consulted on any development affecting outdoor sports facilities.

11.19 While the Proposals Maps identify open spaces and playing fields which are greater than 0.2 hectares in size, Policy 36 protects all open spaces and sports pitches which are of quality and value to the green network, or have the potential to be. The Council will prepare an Open Space Audit and Strategy to support the implementation of this policy.

11.20 Inverclyde also has an extensive path network, including 179 km of Core Paths criss-crossing the authority area and twenty Rights-of-Way. Route 75 of the National Cycle Network connects rural Inverclyde with the urban waterfront and is part of a route extending to Edinburgh in the east and Portavadie in the west. The path network includes the Greenock Cut, a 10km circular route running alongside the historic aqueduct, which provides panoramic views over the Firth of Clyde, and the Kelly Cut, which connects the Greenock Cut visitor centre to Wemyss Bay. The Council is currently progressing an active travel project which will deliver a dedicated cycle route from Gourock to Port Glasgow, adjacent to the A770/A8 corridor.

POLICY 36 – SAFEGUARDING GREEN INFRASTRUCTURE

Proposals for new or enhanced open spaces, which are appropriate in terms of location, design and accessibility, will be supported.

Development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity.

Outdoor sports facilities will be safeguarded from development except where:

a) the proposed development is ancillary to the principal use of the site as an outdoor sports facility, or involves only a minor part of the facility and would not affect its use for sport and training;

b) the facility to be lost is to be replaced by a new or upgraded facility of comparable or better quality, which is convenient for the users of the original facility and maintains or improves overall playing capacity in the area; or

c) a relevant strategy demonstrates a clear excess of provision to meet current and anticipated demand, and the development would not result in a reduction in the overall quality of provision.

Development that would result in the loss of a core path, right of way or other important outdoor access route will not be permitted unless acceptable alternative provision can be made.

Delivering Green Infrastructure Through New Development

11.21 To fully integrate green infrastructure into new development and enable connections to be made to the surrounding area, green infrastructure provision must be considered from the outset, as part of the initial design phase. It is key that green infrastructure proposals are informed by an appraisal of the existing natural features and eco system services on and in the vicinity of a development.

11.22 Green infrastructure provision in new development should maximise opportunities for multiple benefits, which is a key feature of this type of infrastructure. For example, appropriate landscaping not only improves an areas attractiveness, but can also cleanse and cool the air, contribute to flood management, reduce noise and promote better health and well-being. The multi-functional benefits of individual elements can be further increased when they are integrated. For example, when landscaping provides shelter for an area of open space.

11.23 The Council is keen to ensure that new development contributes to open space provision that is multi-functional, useable, and publicly accessible and meets the local needs of a range of users. This will be achieved by linking open space requirements to accessibility, quality and quantity standards set out in the Supplementary Guidance on Green Infrastructure. Open space requirements will also be informed by an Open Space Strategy, which is currently being prepared.

11.24 It is important that new development incorporates paths and connections to the existing path network, especially where the opportunity exists to provide path access to the waterfront. The Council has developed an Active Travel Strategy, which identifies a range of actions for how the path network can be improved and expanded. The strategy projects will be supported in principle by this Plan.

11.25 The Council will support proposals for new permanent and temporary allotment and community growing spaces, where these are appropriate in terms of location, design and accessibility.

11.26 The Council will produce Supplementary Guidance on Green Infrastructure, which will provide details on how green infrastructure should be integrated into new development, in terms of design, quality and quantity.

POLICY 37 – DELIVERING GREEN INFRASTRUCTURE THROUGH NEW DEVELOPMENT

Green infrastructure provision should be informed by an appraisal of the existing natural features and eco systems services on and in close proximity to the proposed development site and fully incorporated into the wider design process at an early stage, in line with the approach to be set out in the Supplementary Guidance on Green Infrastructure.

Development proposals are required to provide open space in line with the standards to be set out in Supplementary Guidance on Green Infrastructure. The Supplementary Guidance will also set out circumstances under which off-site provision or a developer contribution towards green infrastructure will be provided.

Where opportunities exist, development proposals will be required to provide new paths linking to the active travel network. The provision of routes along water will be an essential requirement on development sites with access to a waterfront, unless not appropriate for operational or health and safety reasons.

Development proposals are required to demonstrate how naturalised features will be incorporated into SuDS provision, in order to provide additional benefits such as habitat creation and open space. Where a Suds proposal forms part of open space provision, it should be made safe and accessible.

The Supplementary Guidance on Green Infrastructure will set out how biodiversity enhancement can be incorporated into new developments, and the circumstances in which provision will be expected.

Green infrastructure proposals should be supported by information on how long term management will be achieved, including maintenance requirements, who will be responsible for meeting these requirements, and how they will be funded.

The Green Network

11.27 A Strategic Green Network Blueprint has been prepared for the Glasgow city region area. The blueprint identifies a Strategic Access Network that facilitates the off-road movement of people through green active travel routes and greenspace, and a Strategic Habitat Network that facilitates the movement of wildlife through the landscape. The blueprint also helps to identify gaps in the strategic habitat and access networks within Inverclyde and opportunities to address those gaps.

11.28 The Council supports the creation of the Strategic Green Network and the identification of opportunities aimed at addressing gaps in provision. While the Green Network opportunities identified by the Partnership are still being considered by the Council, supported opportunities will be identified in the Supplementary Guidance on Green Infrastructure.

Clyde Muirshiel Regional Park

11.29 Clyde Muirshiel is Scotland's largest regional park, covering 108 square miles of countryside in Inverclyde, Renfrewshire and North Ayrshire. Within Inverclyde, the Park boundary covers much of the upland moorland, and extends to the coast to include Lunderston Bay. It includes the Greenock Cut Visitor Centre, and provides an excellent recreational and educational resource for Inverclyde residents and visitors.

11.30 The Park Objectives are:

- To conserve and enhance the natural beauty, biodiversity and cultural heritage of Clyde Muirshiel Park.
- To encourage and enable learning, understanding and enjoyment of Clyde Muirshiel Park.
- To promote and foster environmentally sustainable development for the social and economic well-being of the people and communities within the Clyde Muirshiel Park area.

11.31 The Park area is covered by a number of other environmental and heritage designations protected by this Plan. This Plan supports the Park Objectives and the Park Strategy in principle, subject to assessment against other relevant policies of this Plan.

POLICY 38 – CLYDE MUIRSHIEL REGIONAL PARK

Proposals for development within Clyde Muirshiel Regional Park will be considered with regard to the Park Objectives and Strategy and to the Park's statutory purpose of providing recreational access to the countryside.

Water Environment

11.32 In many ways, the geography and character of Inverclyde is defined by water. It sits proudly on the Firth of Clyde, is the source of the River Gryffe, has a countryside dotted with reservoirs, and includes the Greenock Cut, which is a 19th century example of water engineering which has Scheduled Monument status.

11.33 Whilst these waterbodies add to the attractiveness of Inverclyde, the area can also be adversely affected by water, primarily through flooding, caused by high tides on the Clyde and heavy rainfall. Climate change is predicted to increase the frequency and severity of flooding events.

11.34 It is important therefore to manage the water environment in a way which protects and enhances its function as a natural drainage system by, for example, minimising and removing hard engineering which affects the natural flow of water, and by increasing its attractiveness as a habitat and for recreation.

11.35 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.

POLICY 39 – WATER ENVIRONMENT

Development proposals affecting the water environment will be required to safeguard and improve water quality and the enjoyment of the water environment by:

a) supporting the strategies and actions of the national and regional marine plans, and supporting the objectives and actions of the River Basin Management Plan for Scotland and the Clyde Area Management Plan, where applicable;

b) minimising adverse impacts on, or improving, water quality, flow rate, morphology, riparian habitat and groundwater dependent terrestrial ecosystems;

c) the removal of existing culverts. This will be a requirement on development sites, unless it can be clearly demonstrated as not practical or resulting in the development not being viable;

d) avoiding the hard engineering and culverting of waterways and the building over of existing culverts in new developments unless clearly demonstrated to be essential. Where culverts are required, they should be designed to maintain existing flow conditions and aquatic life, with long term maintenance arrangements;

e) maintaining or improving waterside and water-based habitats; and

f) providing appropriately sized buffer strips between development and watercourses, in line with SEPA guidance, and providing access to the water and waterside, where appropriate.

SCHEDULE OF DEVELOPMENT LAND OWNED BY PLANNING AUTHORITY (INVERCLYDE COUNCIL)

DESCRIPTION OF LAND OWNED BY INVERCLYDE COUNCIL	REFERENCES TO POLICIES, PROPOSALS OR VIEWS CONTAINED IN LOCAL DEVELOPMENT PLAN WHICH RELATE TO THE OCCURENCE OF DEVELOPMENT OF THE LAND
Land at Kelburn, Port Glasgow	Policy 3 – Priority Places
Land at Woodhall, Port Glasgow (R4)	Policy 3 – Priority Places Policy 18 – New Housing Development
Land at Auchinleck Lane, Port Glasgow (R7)	Policy 3 – Priority Places Policy 18 – New housing Development
Land at Clune Park, Robert Street, Port Glasgow (R9)	Policy 3 – Priority Places Policy 18 – New Housing Development
Land at Ratho/MacDougall Street, Greenock (R19)	Policy 18 – New Housing Development
Land at Wellington Park, Greenock (R24)	Policy 18 – New Housing Development
Land at Mearns Street, Greenock (R26)	Policy 18 – New Housing Development
Land at West Stewart Street (R31) (C2)	Policy 18 – New Housing Development Policy 23 – Network of Centres Strategy
Land at Madeira Street, Greenock (R36)	Policy 18 – New Housing Development
Land at Lyle Road, Greenock (R38)	Policy 18 – New Housing Development
Land at Peat Road/Hole Farm Road, Greenock (R39)	Policy 18 – Land for housing
Land at Westmorland Road, Greenock (R44)	Policy 18 – New Housing Development
Land at Cumberland Walk, Greenock (R45)	Policy 18 – New Housing Development
Land at Kirn Drive, Gourock (R50)	Policy 18 – New Housing Development
Land at McPherson Drive, Gourock (R52)	Policy 18 – New Housing Development
Land at Shore Street, Gourock (R53) (C8)	Policy 18 – New Housing Development Policy 22 – Network of Centres Strategy
Land at Leperstone Avenue, Kilmacolm (R60)	Policy 18 – New Housing Development
Land west of Quarry Drive, Kilmacolm (R61)	Policy 18 – New Housing Development
Land at Brachelston Street, Greenock (F2)	Policy 22 – Community Facilities

DESCRIPTION OF LAND OWNED BY INVERCLYDE COUNCIL	REFERENCES TO POLICIES, PROPOSALS OR VIEWS CONTAINED IN LOCAL DEVELOPMENT PLAN WHICH RELATE TO THE OCCURENCE OF DEVELOPMENT OF THE LAND
Land at West Stewart Street, Greenock (C3)	Policy 22 – Network of Centres Strategy
Land at Crescent Street, Greenock (E11)	Policy 26 - Business and Industrial Development Opportunities
Land at Ingleston Street, Greenock (E12)	Policy 26 - Business and Industrial Development Opportunities
Land at Scott Street, Greenock (E13)	Policy 26 - Business and Industrial Development Opportunities
Land at Drumfrochar Road, Greenock (E15)	Policy 26 - Business and Industrial Development Opportunities

Inverclyde
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