

## ANNEX 1 - SUMMARY OF REPORTER'S RECOMMENDATIONS ARISING OUT OF THE LOCAL PLAN INQUIRY

[Note: Cross-reference to the Council's published 'Proposed Draft Modifications' (January 2004) and the Local Plan, will assist in understanding of this summary \* ]

<i>Objection (Ref No., Subject Matter, and Site (where applicable))</i>	<i>Recommendation</i>	<i>Further Comment</i>
<b><u>GREENOCK</u></b>		
125004                      fmr Arriva Bus Depot, Pottery St.(N)	<b>No Change</b>	<b>Policy B3: Strategic Employment Location (JSP - SIBL)</b> Council should consider a policy allowing the review of such sites within a period (of say 5 years), reallocating it to a Policy B2 site. Correction of site name/address. Para 14.74 should be modified to more accurately reflect the findings of the PLI in April 2000, into the Port Glasgow Town Centre Extension.
11/12/56/57/107/108/ 141/159/173001 <b>Rankin Park</b> (site 'ho65')	<b>Partial Modification</b>	Housing Site (ref 'ho65') should be shown accurately on the Proposals Map. Include brief explanation of proposals for Rankin Park in Ch 10 of Local Plan.
43001 <b>Strone Farm</b> (site 'ho31')	<b>No Change</b>	Housing Development Opportunity: Green Belt Release
<b><u>GOUROCK</u></b>		
137001 & 52002 <b>Levan Farm (Phase 3)</b>	<b>Modification</b>	<b>Include as Housing Site in Sch 7.1(a), with a capacity for 150 houses</b> (@ 25-30 per year, from 2006). Modify text accordingly in Ch 7, at paras 7.49, 7.74 and 7.75, and Proposals Map D. Include reference to the development will require to be in accordance with a master plan, which will establish, inter alia the actual capacity of the site and a density of 6 dwellings/acre.
<b><u>INVERKIP</u></b>		
(Refer to Appendix 5 of Reporter's Report) <b>Hill Farm</b> (sites 'ho78' & 'ho84')	<b>No Change</b>	<b>Proposed Draft Modifications 23 &amp; 103 should be made: Hill Farm housing development opportunity, site 'ho84' to be extended to include fields '8' and '9', with a total indicative capacity of 240 dwellings.</b> Council should consider altering part (ii) of Policy H6 to include the 9 recommendations of Mr Hogarth (refer to Appendix 6 of Reporter's Report, re Potential for Mitigation of Adverse Impacts', or include in Master Plan for site)
<i>Objection (Ref No., Subject Matter, and Site (where applicable))</i>	<i>Recommendation</i>	<i>Further Comment</i>

120001	<b>Langhouse</b> (site 'ho82')	<b>Modification</b>	Proposed Draft Modification 87 (the correction to size of site) should be made.
170001	<b>Land west of Langhouse</b>	<b>No Change</b>	Retain in Green Belt
5001/43/46/160001	<b>The Glebe</b> (site 'ho85')	<b>Modification</b>	<b>Site 'ho85' should be modified to extend north to Millhouse Road</b> , with an increased capacity for 25 dwellings. Accordingly, modify Table 4.1 & Schedule 7.1(a), and Proposals Map E.

### **KILMACOLM**

8006	<b>fmr Balrossie School</b> (site 'ho98'), by Kilmacolm	<b>No Change</b>	However, the development brief should be altered to more accurately reflect the size of the site, indicative capacity of the site and where in the grounds any additional houses would be permitted.
29003	<b>Barclaven Road</b>	<b>No Change</b>	Retain in Green Belt
171001	<b>Knockbuckle Road</b>	<b>No Change</b>	Retain in Green Belt
(Refer to Appendix 2 of Reporter's Report)	<b>Gnd at Langbank Drive</b>	<b>No Change</b>	<b>Proposed Draft Modification 102 should be made: retain as Green Belt.</b>
8005	<b>Leperstone Avenue</b> (site 'ho96'),	<b>No Change</b>	Council should consider indicating in the Plan that this site is suitable for the building of affordable houses; and any marketing of the site should await a decision whether such houses should be built here (see entry below).
50001-2-3 & 134006	<b>Milton Wood</b>	<b>No Change</b>	<b>Proposed Draft Modification 21 should be made, re Affordable Housing (<i>with amendment</i>):</b> refer below to ' <a href="#">Objections to Housing Strategy/Policies</a> '. <b>Note</b> : In the event that the Council accepts affordable housing needs to be provided in Kilmacolm and that no suitable site exists within the settlement boundary, serious consideration should be given to the possibility of the north eastern part of the objection site being allocated for affordable housing as part of the requisite local plan alteration relating to affordable housing.
		<b>(Modification)</b>	Railway Line: Para 5.35 of the Plan should be modified to include a reference to the fact that, if the railway line is eventually re-opened, consideration will also require to be given to the provision of a new station, access and associated parking facilities ideally as close to the centre of the village as possible unless it is considered that perceived problems of
<b>Objection (Ref No., Subject Matter, and Site (where applicable))</b>		<b>Recommendation</b>	<b>Further Comment</b>

congestion there make a more remote location preferable.

62001	<b>Old Hall, Quarry Drive</b>	<b>No Change</b>	<b>Proposed Draft Modification 21 should be made (as above)</b> , and note below ' <u>Objections to Housing Strategy/Policies</u> '. <b>Note</b> : In the event that the Council accepts that affordable housing needs to be provided in Kilmacolm and that no suitable site exists within the settlement boundary, should consideration be given to Old Hall, <b>and only</b> if a greenfield site is required for affordable housing and/or its associated enabling development <b>and</b> the north eastern part of the Milton Wood site is considered unsuitable.
95002	<b>Overton (South)</b>	<b>No Change</b>	Retain in Green Belt
134007	<b>Planetreeyetts</b>	<b>No Change</b>	Retain in Green Belt
(Refer to Appendix 3 of Reporter's Report)	<b>The Plots, Port Glasgow Road</b>	<b>No Change</b>	<b>Proposed Draft Modification 101 should be made: retain in Green Belt.</b>
(Refer to Appendix 4 of Reporter's Report)	<b>Fmr Quarry, Port Glasgow Road</b>	<b>No Change</b>	Retain in Green Belt. However, the definition of 'brownfield' in the Local Plan <i>Glossary of Terms</i> should be modified to include the same reference as that found in the NPPG3 definition (and similar to the Joint Structure Plan), which states: 'a brownfield site should not be presumed to be suitable for development, especially in green belt and countryside areas.'
95001	<b>West Glen Road</b>	<b>No Change</b>	Retain in Green Belt
139001	<b>West Glen Road (Misty Law)</b>	<b>No Change</b>	Retain in Green Belt

**WEMYSS BAY**

94001-2-3 & 43003	<b>The Meadows</b> (site 'ho89')	<b>(Modification)</b>	Schedule 7.1(a) in Ch 7 should be modified to reflect the most up-to-date housing land supply situation, or alternatively, the Council's suggestion that such updated information should be introduced as an appendix to the Plan (as such an update will be required on many sites, on adoption of the Plan). The boundary of site 'ho89' should be redrawn to relate to the latest planning permissions, and its capacity should be shown as 45. The northern triangular area should be retained in the Green Belt.
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**Objection (Ref No., Subject Matter, and Site (where applicable))**      **Recommendation**      **Further Comment**

**Objections to The Development Strategy**

175002/51003/52001	Policies DS1 and DS2, and presentation (Urban Sustainability & Social Inclusion)	<b>No Change</b>	Proposed Draft Modification 5 should be made. In addition, other (minor) modifications should be made, ie. Draft Proposed Modifications 2, 3 & 4. In relation to objections made to Policies DS1 and DS2, unless the Council is in receipt of information which casts serious doubt on the prospects of its development strategy being achieved, no modifications should be made.
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**Objections to Green Belt and the Countryside**

50003/62001/126001 24/121/122/143001 & 151001	Green Belt Review/Adjustment  Green Belt/Wider Countryside	<b>No Change</b>  <b>No Change</b>	No additional modifications other than Proposed Draft Modification 6 should be made. (as above)
29002	Policies DS8 and DS9 (Green Belt & Countryside)	<b>(Modification)</b>	In addition to above, the Council should consider further modifications to strengthen the relationship between the Local Plan and the Joint Structure Plan, by: (a) making some reference to what the latter describes as the <i>Green Belt Structural Corridor</i> between Kilmacolm and Port Glasgow; and (b) explaining the significance of the 'sensitive wedges' shown in Figure 3.6 of the Local Plan, and how they differ from what is shown in the Key Diagram Inset A of the Joint Structure Plan.

**Objections relating to Transportation and Accessibility**

109001	Policy TA6 - Safeguarding the Public Transport Network	<b>No Change</b>	(Unless it is no longer proposed to have a public transport interchange at Gourrock Town Centre)
183002	Funding Transport Improvements	<b>Modification</b>	Proposed Draft Modification 10 (as further modified by Proposed Draft Modification 107) should be made, introducing a New Policy.
116003	Proposed New Rail Halt: Ardgowan Road	<b>No Change</b>	However, if the Council believes that the promotion of a rail halt at Ardgowan Road, Wemyss Bay would be a good idea, it should include a recommendation to that effect in the Local Plan.
116004 & 175004	Policy TA10 & Schedule 5.1	<b>Modifications</b>	Proposed Draft Modifications 11, 13, 14 15 should be made.
175005	Policy TA11	<b>Modification</b>	Proposed Draft Modification 12 should be made.
<b>Objection (Ref No., Subject Matter, and Site (where applicable))</b>			
7001	Greenock Town Centre Relief Road	<b>No Change</b>	<b>Further Comment</b>

19003	Policy TA13 - Local Road Improvements	<b>(Modification)</b>	The Council should give consideration to the desirability of modifying Para 5.46 and/or Policy TA13, to assist understanding, if appropriate.
106001	Policy TA14 - Parking Standards	<b>Modification</b>	Paragraph 5.47 should be modified to indicate that full public consultation will be undertaken before new parking strategies and standards are introduced.
109004	Cardwell Road, Gourrock	<b>No Change</b>	
116005	Wemyss Bay Road, Wemyss Bay	<b>No Change</b>	
<b><u>Objections relating to Economy and Employment</u></b>			
135001	Retail Employment	<b>No Change</b>	
125005	Policy B1 - General Business/Ind Areas	<b>No Change</b>	
175006	Policy B2 - Mixed (Business) Use Areas	<b>Modification</b>	Proposed Draft Modification 16 should be made.
125001	Policy B5 - Business/Ind Dev't Opportunities.	<b>No Change</b>	
125002	Recommendation Rec B1	<b>No Change</b>	
96002	Noxious Industrial Uses (Policy B10)	<b>(Modification)</b>	The Council should consider introducing a new policy for assessing a development proposal (eg. housing) in the vicinity of existing potentially noxious industrial sites.
175007	Policy B11 (and Policy LR10) (Tourist-Related Development Proposals)	<b>Modification</b>	Delete Policy B11, as Policy LR10 is sufficient to deal with issue.
51003 & 96003	Policies B12 & B13 - Minerals	<b>Modifications</b>	Proposed Draft Modifications 17, 18, & 19 should be made.
<b><u>Objections to Housing Strategy/Policies &amp; Community Facilities</u></b>			
136001	Local Housing Strategy (LHS) & Public Subsidy	<b>Modification</b>	Paragraph 7.12 should be modified to reflect the fact that the Council's LHS has now been approved and to allay the concerns of the objector, re funding.
<b><i>Objection (Ref No., Subject Matter, and Site (where applicable))</i></b>		<b><i>Recommendation</i></b>	<b><i>Further Comment</i></b>
126001-2; 134001 & 137002	A Balanced Housing Development Strategy	<b>No Change</b>	(to paragraphs 7.25 to 7.39, in Chapter 7)

50001 & 62002	Affordable Housing - Kilmacolm	<b>Modification</b>	<b>Proposed Draft Modification 21 should be made, with the following amendments:</b> (a) the second sentence should be altered to state that the LHS has been prepared; and (b) the third sentence should be altered to (i) state that the need for affordable housing has to be identified through the forthcoming HNA rather than the LHS; and (ii) make it clear that an Alteration to the Local Plan <u>will</u> promptly follow any finding of need, and that the Supplementary Guidance will additionally cover the type of affordable housing required (owner-occupied and/or social rented) and where it should be provided. The Reporter adds that "it goes without saying that there should be close liaison with Renfrewshire Council in respect of the situation in the Renfrewshire Villages."
105001	Housing for Special Needs	<b>(Modification)</b>	The Council should consider the insertion of a policy and/or text relating to the specialised nature and requirements of sheltered housing developments.
136002	Policy H2 - Redevelopment of Brownfield Sites	<b>No Change</b>	
29001 & 136003	Policy H4 - Dev't in Green Belt & Countryside	<b>Modification</b>	Proposed Draft Modification 22 should be made.
134001-2 & 136004	Implementing the Development Strategy, Policy H5 - Hous Dev't Opportunities & Sch 7.1	<b>No Change</b>	However, while endorsing the Plan's Development Strategy, the Reporter refers here to the conclusion he has reached on the Levan Farm (Ph 3) site.
136005 & 175008	Recommendations Rec H1 & H2 - Funding	<b>No Change</b>	(Unless the Council takes the view that it is pointless continuing to press the Scottish Executive for additional funding)
136006	Policy H7 - Annual Monitoring and Review of Housing Strategy	<b>Modification</b>	Paras 7.77 & 7.78 and/or Policy H7 should be modified to include reference to the annual housing land audit process and the role played in it by 'Homes for Scotland' (the body that represents the interests of Scottish housebuilders).
51006 & 136007	Policy H8 - The Character and Amenity of Residential Areas	<b>No Change</b>	However, reference should be made in the Local Plan to the role played by SNHs 'GCVLA' (Glasgow and Clyde Valley Landscape Assessment), in the Council's assessment of development proposals.
8007-08 <b>Objection (Ref No., Subject Matter, and Site (where applicable))</b>	Policy H10 - Dev't Prop for Community Facilities	<b>No Change Recommendation</b>	<b>Further Comment</b>
19008/62004-05/ 105002 & 136008	Policy H11 - Open Space Provision	<b>Modification</b>	Proposed Draft Modification 106 should be made. In addition, in PPAN3, (a) clarification to state that children's play areas are included in the overall calculation, and (b) a sentence should be included to the effect that the occupancy rates, on which the population estimates used to calculate the

required amount of open space are based, are currently being reviewed.

19007 Policy H18 - Reuse of Blds in GB and Co'side **Modification** Proposed Draft Modification 24 should be made.

**Objections to Retailing and Town Centre Policies**

130001 Policy R1 - Designated Centres **Modification** Proposed Draft Modification 31 should be made. However, ideally, the boundaries of the Local Centres should be shown on the Proposals Map but, if this proves impractical, a series of inset maps will suffice.

19002/130002 & 133003-04 Policy R6 - Town Centre/Retail Development Opportunities **No Change** Note: these 3 objections relate to 3 separate retail development opportunity sites: **Regent Street, Greenock** (*not identified in the Plan*); **Gourock Town Centre, Pierhead** (site 'ro2' in the Plan); and an opportunity identified in the **Inverkip Power Station** 'Special Area' (SA5), site 'ro3', the latter two relating to specific concerns, rather than the principle of the developments.

106002/131001 & 135002 Policy R10 - Assessing Development Proposals for Town Centre Uses **Modifications** Proposed Draft Modifications 28 & 29 should be made. In addition, in the accompanying text, it would be helpful if there was some reference to para 45 of NPPG8 and Joint Structure Plan Schedule 6(c)(l), and an explanation of their relationship to Local Plan Policy R10.

106003 & 135003 Policy R11 - Use of Conditions **Modification** Proposed Draft Modification 30 should be made. In addition, the Council should include in Chapter 8, para 8.83 of the Plan, an explanation of how it arrived at the figure of 50%.

**Objections to Environmental Resources and Built Heritage Policies**

51001-2/118001 & 171002 Policy HR1 - Designated Resources **Modifications** Proposed Draft Modifications 32, 33 & 91 should be made.

51003 Policy HR2 - Safeguarding Biodiversity **Modification** Proposed Draft Modifications 34 should be made.

51003 Policy HR4 - West Renfrew Hills Scenic Area **Modifications** Proposed Draft Modifications 32 & 33 should be made.

***Objection (Ref No., Subject Matter, and Site (where applicable)) Recommendation Further Comment***

2001 & 51003 Policy HR5 - Forestry Planting **Modifications** Proposed Draft Modifications 36 & 37 should be made. In addition, reference should also be made in the Plan to the role played by the GCVLA (refer to modification to Policy H8 above).

51003	Policy HR6 - Prime Quality Agricultural Land	<b>(Modification)</b>	An explanation should be included in Chapter 9, paragraphs 9.24 & 9.25, <b>why the Local Plan does not also protect grade 3.2 agricultural land</b> (unless it is an error not corrected), in which case the second sentence of the definition of 'Prime Quality Land' (refer to page 259 of the <i>Glossary of Terms</i> ) should be altered.
142001	Policy HR8 - Tree Preservation Orders (TPOs)	<b>No Change</b>	Regarding <b>Cliff Terrace Road, Wemyss Bay TPO IC14</b> : as there is no objection as such to the proposal to increase the area covered by TPOs to the north of Cliff Terrace Road, Wemyss Bay, no recommendation is made with respect to Proposed Draft Modification 92. Insofar as the objection which seeks to remove the site at the west end of <b>Leven Road</b> from TPO IC14 is concerned, no modification is made.
4001	Conservation Areas (Table 9.3)	<b>Modification</b>	Proposed Draft Modification 104 should be made.
51003	Policy HR14 - Setting of Listed Buildings	<b>Modification</b>	Proposed Draft Modification 39 should be made.
51003	Policy HR18 - Historic Gdns/Designed L'scapes	<b>Modifications</b>	Proposed Draft Modifications 40 & 41 should be made.
<b><u>Objections relating to Open Space, Access and Recreation</u></b>			
51003 & 175010	Policy LR1 - Safeguarding Open Space	<b>Modifications</b>	Proposed Draft Modifications 43 & 44 should be made.
175001	Policy LR2 - Securing Open Space by PI Agree.	<b>Modification</b>	Proposed Draft Modification 45 should be made.
51003	Policy LR6 - Inverclyde Access Strategy	<b>Modification</b>	Proposed Draft Modification 48 should be made.
100002	Policy LR8 - Inverclyde Coastal Route	<b>No Change</b>	
<b><u>Objections relating to Utilities and Service Infrastructure</u></b>			
19006	Policy UT2 - New Infrastructure	<b>Modification</b>	Proposed Draft Modification 52 should be made.
<b><i>Objection (Ref No., Subject Matter, and Site (where applicable))</i></b>		<b><i>Recommendation</i></b>	<b><i>Further Comment</i></b>
96006	Policy UT3 - Water Supply	<b>Modifications</b>	Proposed Draft Modifications 35 & 53 should be made.
51003/96009 & 175012	Policy UT5 - Reducing Flood Risk	<b>Modification</b>	Proposed Draft Modification 54 should be made, subject to such further modifications as the Council may decide to make after considering the content of SPP 7 and PAN 69.

8002/117003 & 51003	Policy UT7 - Renewable Energy Infrastructure	<b>Modifications</b>	Proposed Draft Modifications 56 & 57 should be made, but the Council should reconsider its intention to make Draft Modification 55 in view of the conclusion that, in fact "wind farms can be noisy, as the 'swish' of rotor blades can be a matter of concern to some people and noise is specifically mentioned as one of several 'other' considerations in para 36 of NPPG 6."
19004-05 & 51003	Policy UT8 - Telecommunications Equipment	<b>Modification</b>	Proposed Draft Modification 58 should be made. On another issue, the Council should consider including the recommendation regarding 'Established Utility Sites' by BT, which reads: 'The Council recommends that providers of essential utilities continue to invest in infrastructure improvements with a view to improving service provision, having regard to the environmental consequences of such developments.'

#### **Objections relating to Special Areas**

42001 & 138003	Policy SA1 - The Harbours Area, Greenock	<b>Modifications</b>	Proposed Draft Modifications 61, 62 & 63 should be made.
138001-02	Policy SA2 - Inverclyde Waterfront/A8 Corridor	<b>Modifications</b>	Proposed Draft Modifications 67, 68 & 69 should be made.
109002-03 & 130002	Policy SA4 - Central Coastal Gourock	<b>No Change</b>	
38001/52003/116001-02/117004/148001/174005/175013 & 177001	Policy SA5 - Inverkip Power Station	<b>Modifications</b>	Proposed Draft Modifications 71, 72, 73 & 74 should be made. In addition, the Council should provide amplified justification for its rejection of the green belt option in paragraph 17.10.

***Objection (Ref No., Subject Matter, and Site (where applicable)) Recommendation Further Comment***

#### **Objections relating to Appendices**

175015	Appendix A - Local Context: Statistical Backgnd	<b>No Change</b>	(other than to update information where appropriate)
175015	Appendix C - Planning Practice Advice Notes (PPANs)	<b>No Change</b>	(other than the inclusion of a note to state that the content of the PPANs is under review (refer to modification proposed under Policy H11 above))

22001	Appen C: PPAN 13 - Signage & Advertisements	<b>Modification</b>	Proposed Draft Modification 78 should be made.
106004	Appendix D: Town Centre definition	<b>Modification</b>	Proposed Draft Modification 81 should be made, on the assumption that an explanation can be provided in the Local Plan why all or some retail parks in Inverclyde are considered to be town centres.

**Objections relating to Proposals Map**

30001	Proposals Map E: Kip Marina (site 'ho79')	<b>Modification</b>	Proposed Draft Modification 105 should be made.
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**Note: (\*)** The Council's published Proposed Draft Modifications are contained within the Planning Service document, 'Summary of Objections and Representations Received on the Published Local Plan and subsequent Council Amendments, the Council Response, and Proposed Draft Modifications to the Local Plan', in Part Two, Sections A and B (January 2004). COPIES OF THE LOCAL PLAN AND THE ABOVE DOCUMENT HAVE BEEN PLACED IN THE FIVE MAIN COUNCIL LIBRARIES AND PLANNING RECEPTION (refer to letter). THE DOCUMENT IS ALSO ON THE COUNCIL'S WEB SITE.

**NB.** Those Proposed Draft Modifications not included in the above Summary are considered of less significance, but it should be noted that all of these have been endorsed by the Reporter, without qualification or amendment.