

Comments by Kilmacolm Community Council on the Main Issues Report

This report is set out in the order of the issues in the Main Issues Report in the form of an answer to the questions posed in each issue.

Issue 1 - Sustainable Development Strategy - We agree that the Sustainable Development Strategy set out in the Local Development Plan remains valid and should be carried forward into the new Plan.

Issue 2 - Major Areas of Change, Areas of Potential Change & Development Option Sites - We support the strategies in the Local Development Plan and associated Supplementary Guidance and agree it should be carried forward into the new plan.

Issue 3 - Central East Greenock (APC1) - We support Option 1 (preferred)

Issue 4 - Promoting Town Centres - We support the policy in the Local Development Plan and agree it should be carried forward into the new plan.

Issue 5 - Greenock Town Centre - We support Option 1 (preferred).

Issue 6 - Supporting Business and Employment - We support the policy in the Local Development Plan and agree it should be carried forward into the new plan.

Issue 7 - Spango Valley, Greenock (MAC7) - We support Option 1 (preferred)

Issue 8 - Port Glasgow Industrial Estate - We support Option 1 (preferred).

Issue 9 - Enabling Delivery of new Homes - We support the policy in the Local Development Plan and agree it should be carried forward into the new plan. We also believe that the 25% affordable housing clause is putting off many potential developers.

Issue 10 - Housing Land Supply - Kilmacolm and Quarriers Village

On Map 21 there is an area that has been missed from the map. From schedule 6.1 ref 62 Balrossie School - this should be marked in Brown on the map.

The figures on page 52 of the Local Development Plan in schedule 6.1(b) do not add up. The figures actually total 117 but have been rounded up to 120. Table 1 on page 38 of the Main Issues Report shows this as 130 - a discrepancy of 10. If this is carried throughout the table, then the figure in (c) should be 117. The figure in (d) should also take into account the development at the cross of 13 residential units currently being built, so should be 88. The figure at (e) should now be 117 - 88 (c-d) which means the shortfall in housing land should be 29.

The options presented on page 39 of the Main Issue report and the maps 19 to 21 inclusive have been reviewed and our preferred option is Option 1 (preferred). However, as presented on the proposal it appears that entry to the site will be via Springwood Drive and Quarry Drive which is not an acceptable option. This is not acceptable because the two roads concerned are very narrow and could not support the extra traffic load that would be placed on it. Emergency vehicles and

other service vehicles would have difficulty because of the parking on both sides of the streets. We propose that entry should be via the roundabout in Wateryetts Drive by including the Inverclyde Council owned strip of land to the west of the roundabout. (This piece of land is not currently included in the proposed option.)

We do not support Options 2 and 3 for the same reasons that are highlighted in the Main Issues report.

Issue 11 - Housing Land Supply - Port Glasgow/ Greenock/ Gourock/ Inverkip/ Wemyss Bay - No comments

Issue 12 - Affordable Housing Policy - We support Option 1 (preferred)

Issue 13 - Gypsy/Traveller Policy - We support Option 1 (preferred)

Issue 14 - Valuing the Historic Environment - We support the policy in the Local Development Plan and agree it should be carried forward into the new plan.

Issue 15 - Delivering Heat and Electricity - We support the policy in the Local Development Plan and agree it should be carried forward into the new plan.

Issue 16 - Heat Networks - We support Option 1 (preferred)

Issue 17 - Planning for Zero Waste - We support the policy in the Local Development Plan and agree it should be carried forward into the new plan.

Issue 18 - Valuing the Natural Environment - We support the policy in the Local Development Plan and agree it should be carried forward into the new plan.

Issue 19 - Green Infrastructure - We support the policy in the Local Development Plan and agree it should be carried forward into the new plan.

Issue 20 - Allotments and Community Growing - No comments

Issue 21 - Promoting Responsible Extraction of Resources - We support the policy in the Local Development Plan and agree it should be carried forward into the new plan.

Issue 22 - Managing Flood Risk and Drainage - We support the policy in the Local Development Plan and agree it should be carried forward into the new plan.

Issue 23 - Promoting Sustainable Transport and Active Travel - We support the policy in the Local Development Plan and agree it should be carried forward into the new plan.

Issue 24 - Kilmacolm Village Centre Parking - We agree that there is a need for additional long term parking in the village and our preferred site would be site 4 if it is commercially viable to do so. Sites 2 and 3 have already been included in the Residential Development Opportunities schedule on page 52 of the Local Development Plan on schedule 6.1 ref 59 and is therefore not available for use as parking. Site 1 has been an ongoing problem in the village and access to it would cause major backlash and resentment by various groups in the village opposed to any development on that particular piece of greenbelt. The second paragraph of

the Summary and Conclusion on page 11 of the Main Issue Report - Call for Sites Assessment - Background Report sums up the situation succinctly.

Issue 25 - Digital Connectivity - We do agree that the approach to Communications Infrastructure set out in the Local Development Plan should be more positive.

Issue 26 - Development Opportunity Review

Table 5 - Suggested Sites - the following sites are our preferred choices:

007 Gilburn Road as a potential long term parking option

015 West of Quarry Drive as a potential residential development but noting that the access should be via the roundabout in Wateryetts Drive.

We do not support any of the other sites in Table 5.

Table 6 - Review of Development Opportunities - We support the following:

r58 Leperstone Avenue

r59 Smithy Brae

r60 Whitelea Road

r61 Lochwinnoch Road

r62 Former Balrossie School - should be on the map

r63 Former Quarry, Port Glasgow Road

r64 Woodside Care Home

Table 7 - Review of Other Potential Additional Housing Sites - We support the following:

r1 - Lochwinnoch Road - this site has been demolished and work well advanced on the build of 2 retail units and 13 residential units.