



Inverclyde
council

PLANNING PERFORMANCE FRAMEWORK
2017



Shore Street, Gourock
(Cover photo: Brisbane Street, Greenock)

PLANNING PERFORMANCE FRAMEWORK

2017

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PLANNING PERFORMANCE FRAMEWORK 2017

INTRODUCTION

Planning Performance Frameworks were developed by Heads of Planning Scotland and first introduced by planning authorities in 2012. The framework has evolved since then, to now capture key elements of what the Scottish Government considers to be a high-performing planning service. These include:

- speed of decision-making
- certainty of timescales, process and advice
- delivery of good quality development
- project management
- clear communications and open engagement
- an overall 'open for business' attitude

This Framework gives a balanced measurement of the overall quality of the planning service in Inverclyde, identifying what happened in 2016-17 as well as what is planned for 2017-18. It will form the basis on which the Scottish Government will assess planning performance against the backdrop of Inverclyde Council determining planning applications considerably faster than the Scottish average and benefitting from an up-to-date Local Development Plan and on-track replacement.



Dutch Gable House, William Street, Greenock

PART 1: DEFINING AND MEASURING A HIGH QUALITY PLANNING SERVICE

PLANNING PERFORMANCE FRAMEWORK 2017

QUALITY OF OUTCOMES

HILL FARM

Hill Farm was initially identified as an expansion to Inverkip in the 1946 Clyde Valley Regional Plan, with planning permissions first being granted by Renfrew County Council for a “new community” in 1974.

In 2006 and with progress on site stalling, following extensive pre-application discussion, the submission of a planning application for the erection of 224 houses presented the opportunity to consolidate the site in a geographically more compact position by revoking earlier planning permissions. Linkage to the village centre and station has been improved with a railway footbridge and a park and ride facility, mitigating landscaping including a community woodland has been undertaken, and the funding of community facilities and road improvements within the village have been achieved. This planning permission, plus subsequent amendments now see a completed development fully in compliance with the aims of the then Inverclyde Local Plan 2005 and the current Inverclyde Local Development Plan 2014.



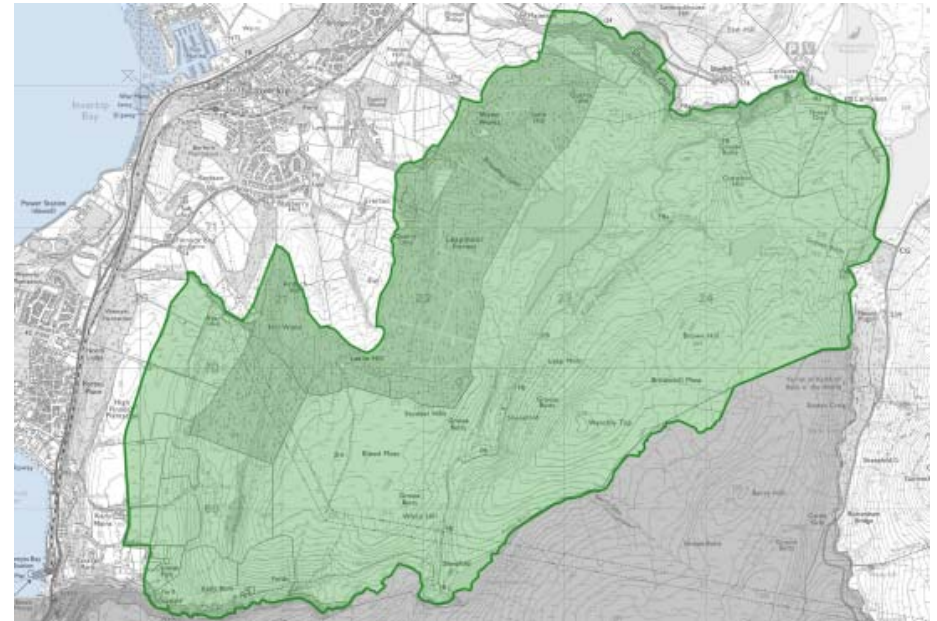
QUALITY OF OUTCOMES

WEST RENFREW HILLS LOCAL LANDSCAPE AREA: Statement of Importance

The West Renfrew Hills was designated as a Regional Scenic Area in the 1981 Strathclyde Structure Plan. With Scottish Planning Policy requiring that local landscape designations be standardised as Local Landscape Areas, an exercise was undertaken to re-designate the scenic area.

A Statement of Importance for the West Renfrew Hills was prepared in conjunction with landscape architects and planners from Scottish Natural Heritage. Over the summer of 2016 the boundary of the area was assessed and a series of surveys were carried out to document the characteristics that make the landscape special. This included not only key visual characteristics but also how the landscape is experienced and valued. Characteristics were found to include a sense of apparent naturalness and remoteness, panoramic views across the Firth of Clyde and the presence of archaeological sites from the Neolithic and Bronze ages.

A draft Statement of Importance was issued for public consultation alongside the Local Development Plan Main Issues Report in March 2017 and a finalised version will be prepared in 2017/18. This will provide the justification for the designation of the Local Landscape Area in the new Local Development Plan.



Kelly Cut, above Wemyss Bay

2017

AFFORDABLE HOUSING POLICY

LIMEWASH WHITE COURSE
 GREY AT GROUND FLOOR
 POWDER FINISH
 PAINT - CORNER
 FRONT BRICK - BELLFARM
 WHITE TILES
 PVC SKIRTS & RISER COLOUR
 DARK GREY
 ALUMINIUM CLAD WINDOW
 TRIPLE GLAZED WINDOW
 METALLIC GREY
 INTERIOR - FLAT LOCK FLOOR
 BRIGHT GREY
 POWDER COATED
 ALUMINIUM FLOORING
 TO MATCH VALLI
 BUTTER DETAIL BETWEEN
 INTERIOR FLOOR AND
 TWO STORY VALLI
 COLOUR TO MATCH NEW
 DOORS AND WINDOWS
 NO CHAIR IN SEAL -
 END WINDOW SPAN SEAL
 TO FULL SAP
 BETWEEN BUILDINGS
 COLOUR - GRAPHITE
 FACED BRICK - POWER WALLS
 SOLID TROUSER DOORS
 - METALLIC GREY
 40% COLOUR DING B
 COLOURING COLOUR SAP
 BETWEEN BUILDINGS
 COLOUR - GRAPHITE

FRONT ELEVATION

Scale: 1:50



QUALITY OF OUTCOMES

KINGSTON, PORT GLASGOW

As an integral part of the Port Glasgow waterfront renewal, planning permission was first granted in 2004 for the redevelopment of the 19ha Kingston shipyard and basin. Approval was based on a masterplan proposing mainly low density two storey housing and linking to a range of key strategic and local planning aims; the development of a brownfield site to provide family housing in a sustainable location within easy walking distance of Port Glasgow town centre and with close access to bus and train links, opening

up the waterfront to public access by the provision of a large coastal park and the provision of a further link in the Inverclyde Coastal Route for both pedestrians and cyclists.

With the final residential buildings now on site, Kingston has established itself as a successful place and works as intended in the masterplan. It is popular place to live and residents take pride in their environment, the footpath and cycle links to the town centre are busy and the waterfront park has established itself as both a well-used and attractive feature.



PLANNING PERFORMANCE FRAMEWORK 2017

QUALITY OF SERVICE AND ENGAGEMENT

NEW LOCAL DEVELOPMENT PLAN

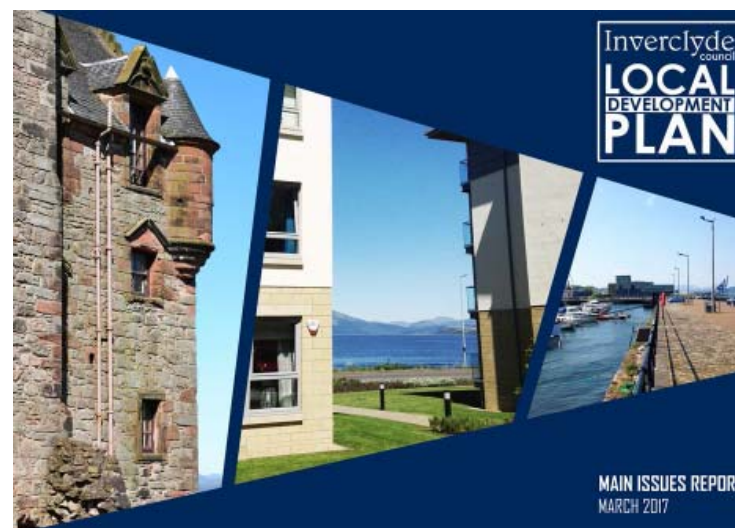
The preparation of a new Local Development Plan began in earnest in 2016/17, commencing with pre-Main Issues Report engagement.

Early engagement included the use of the Citizens' Panel and a call for sites exercise. Meetings were also held with other Council services, key agencies and landowners/developers, and a detailed review of the existing Local Development Plan policies was undertaken with the Development Management team, informing both the Main Issues Report and the Proposed Plan.

As issues began to emerge, a Members-Officers working group was formed to offer direction on preferred options, adding greater certainty to the process.

The Main Issues Report project was planned to achieve the identification of issues and options and a document structure by the end of 2016, leaving the early months of 2017 for drafting, the committee processes, graphic design, publication and notification. Each process was treated as a mini-project with its own deadlines, ensuring that the Main Issues Report was published on 31 March 2017 in line with the Development Plan Scheme.

**"I consider the document to be
very clear and understandable"**
(MIR Consultation Response)



**"The Main Issues Report is a well
constructed document"**
(MIR Consultation Response)

QUALITY OF SERVICE AND ENGAGEMENT

COMMUNICATION STRATEGY

Open communication with applicants is a priority.

We provide a prompt and efficient development management service - offering processing agreements for all major planning applications and encouraging pre planning application discussion, offering meetings with other Council services typically including roads and building standards officers, allocating a case officer to take development through from pre-application to completion, publishing determination targets for planning applications in the Council's Development Management Charter, and keeping the applicant informed. Weekly in-house planning application conferences ensure the early identification of policy and design issues.

The Council website publishes direct contact details and areas of expertise for all planning officers.

We only require information that is essential to determine a planning application; the Council's Development Management Charter explains what and when supplementary information may be requested.

The circumstances and processes relating to developer contributions are clearly set out and detailed in the Local Development Plan and the Council's Development Management Charter.

All e-mails from the Development Management team provide a link to the Customer Survey. In 2016-17 86% of responders were satisfied that the Development Management team did what they said they would.

**"Outstanding effort - polite,
courteous and informative"**
(Customer Survey Response)

**"May I congratulate you on an
excellent report which is very
clear and thorough from all
points of view, technical, historic
and planning policy"**
(E-mail Correspondent)

CONSISTENT ADVICE

Planning Application Advice Notes, which form Supplementary Guidance to the Inverclyde Local Development Plan, provides advice on the most frequently submitted types of planning application; this guidance and the consistent adoption of it in determining planning applications has given local architects confidence to design within parameters, reduced the need for pre-application discussions and has contributed to a planning application approval rate of 94%.

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QUALITY OF SERVICE AND ENGAGEMENT

TOWN CENTRE CHARETTES

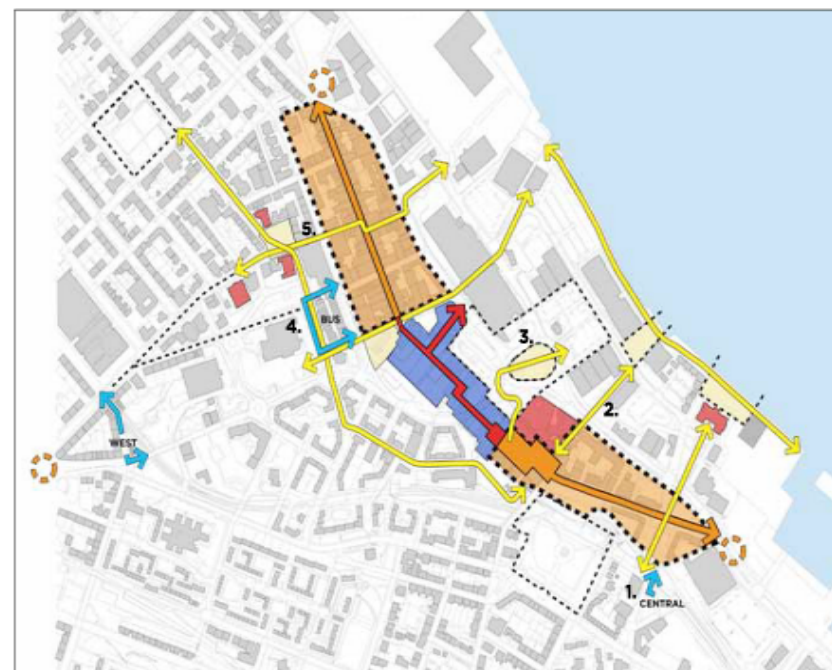
Inverclyde's two largest town centres have both been the subject of design charrette's over recent years: Port Glasgow in 2014 and Greenock in 2016. The charrettes were arranged in partnership with Riverside Inverclyde (Urban Regeneration Company) and led by Austin-Smith: Lord architects.

These have resulted in the development of masterplans showing transformational and smaller physical interventions, along with action plans of softer interventions such as business support.

Improving the understanding of public priorities and issues, relevant measures from the charrette masterplans will help to inform and be included in the new Local Development Plan.



ENHANCED CONNECTIONS



1. Central Station to Custom House (Arrival/View)
2. Restore William Street Connection
3. Improve pedestrian friendly 'Bullring'
4. Bus Station - Tesco- Cinema
5. George Square to Laird Street

Enhanced Connection

- To Waterfront
- West Blackhall Street to Cathcart Street

GOVERNANCE

JOINED-UP WORKING

Inverclyde's planners are involved in a range of joint working practices.

Planning and Economic Development work closely to facilitate the needs of the business sector under the same Head of Service. The letting of Council commercial property and development management is under the same service manager.

Benchmarking in 2016-17 examined 27 'hot topics' aiding consistency in legislative interpretation and best practice.

The Development and Building Standards Manager and Planning Policy Team Leader have benefitted from Basic Assessor Training provided by Quality Scotland, gaining an introduction to the European Foundation for Quality Management (EFQM) Excellence Model with the potential to apply the model to the Planning Service, and advance to the EFQM Assessor Training course to allow them to assess other areas of the Council and external organisations.

We work with Riverside Inverclyde to secure the long term economic growth of Inverclyde. Projects delivered have included Gourock Town Centre regeneration, Cartsburn Business Park, and the redevelopment of Greenock Custom House and Gourock Municipal Buildings.

We have a close working relationship with the Council's Strategic Housing team on the Glasgow and Clyde Valley Housing Need and Demand Assessment, the Local Housing Strategy and the Strategic Local Programme/Strategic Housing Investment Plan.

We contribute significantly to the Glasgow and the Clyde Valley Strategic Development Plan process; an Inverclyde officer chairs the Strategic Centres Topic Group and there is active participation in all supporting officer/technical groups.

Working together, the Planning Policy and Development Management teams fine-tune and review Local Development Plan policies and Supplementary Guidance.

The Council has a representative on the board of the Glasgow and Clyde Valley Green Network Partnership and contributes to and benefits from the Partnership's projects.

We have worked with the Council's Corporate Policy Team in preparing questions for the Citizens' Panel as part of the Local Development Plan process.

PLANNING PERFORMANCE FRAMEWORK 2017

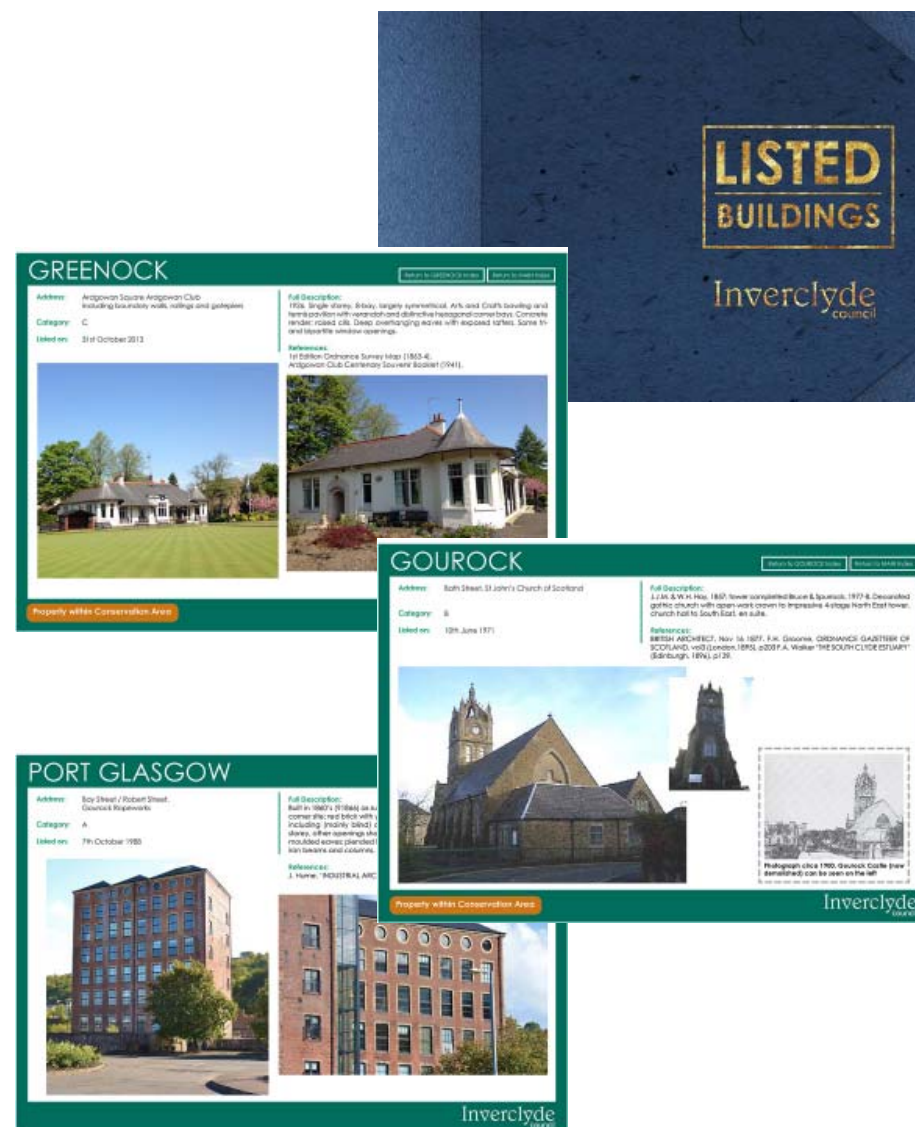
CULTURE OF CONTINUOUS IMPROVEMENT

SERVICE IMPROVEMENT DELIVERED:
Update the Listed Buildings list, send to Historic Environment Scotland and publish on the Council's website.

In early 2016 a revision of our Listed Building records was carried out, incorporating new photographs, and updates were submitted to Historic Environment Scotland. Full consultation with all owners was undertaken prior to changes being finalised.

The full process was completed by September 2016 with the number of listed buildings recorded increasing from 247 to 249. One of the new listings, a Category C at Pirie Hall in Greenock, was only discovered during renaming of the Old West Kirk to the Lyle Kirk Esplanade Building in Greenock.

All listings are now updated and electronic records are available on the Council website. Entries are listed by towns and villages with links to individual listings which provide full details of the category of listing, date of listing, a description and photographs. This new format facilitates amendments to be made on an on-going basis and will ensure that the most up-to-date information is available.



CULTURE OF CONTINUOUS IMPROVEMENT

SERVICE IMPROVEMENT DELIVERED: **Review the Local Biodiversity Action Plan and the partnership arrangements**

The Biodiversity Steering Group covering Inverclyde, Renfrewshire and East Renfrewshire, meets quarterly to discuss the preparation of the Local Biodiversity Action Plan, highlight issues and exchange information on projects. Established in the 1990s, a review of the steering group in April 2016 concluded that it was still useful and relevant to meet on a partnership basis. While this continues, however, each authority is moving to prepare its own Local Biodiversity Action Plan, supported by the steering group.

Inverclyde Council undertook the following actions in 2016/17:

- Inverclyde Pollinator Corridor - support was given by officer input, advice and the identification of suitable sites. Funding bids were also supported and selected council sites given over to pollinator friendly management.
- Coves Local Nature Reserve - habitat management of this 48Ha site was undertaken through a green gym programme, allowing the habitat to be managed while involving local people in their own environment and increasing local stewardship.
- Local Nature Conservation Sites - A review of all identified sites in Inverclyde started in early 2017.
- Environment Network Group - An informal group of local voluntary groups, agencies, statutory bodies and interested individuals was formed in 2016. It is a forum for information and resource sharing and for the co-ordination of activities. The role of the group is to place the natural environment within the Community Planning process by reporting to the Single Outcome Agreement Environment Topic Group.
- Green Network Indicator - This was developed with the assistance of the Glasgow and the Clyde Valley Green Network Partnership to allow the Single Outcome Agreement process to capture green network changes in a measurable way. It was approved by the SOA7 group in 2016.
- Assessment of Planning Applications - Guidance is given on planning applications having an impact of important species or significant habitats.

PLANNING PERFORMANCE FRAMEWORK 2017

CULTURE OF CONTINUOUS IMPROVEMENT

SERVICE IMPROVEMENT DELIVERED:

Use the Citizen's Panel to seek views on the issues that the new Local Development Plan should address.

In preparing the Main Issues Report, views on what the new Local Development Plan should address were obtained through the inclusion of questions in the Spring 2016 Citizens' Panel survey.

Scottish Ministers expect local authorities to employ a range of innovative methods to meaningfully engage with stakeholders and communities. The Citizens' Panel presented an opportunity for maximising diversity; it is made up of residents from across Inverclyde representative by gender, age, employment status, housing tenure, ethnic origin and geographical location.

In association with the Council's Corporate Policy Team, questions on a range of planning issues were drawn up including on housing, business and industry, town centres, renewables the coastline and waterfront, tourism and open space.

Of the 1000 Panel members surveyed, 651 responded (65%), with findings used along with comments from key agencies, businesses, community groups, voluntary organisations and other stakeholders to assist in the development of the Main Issues Report, which was published for consultation in March 2017.

Inverclyde Council Citizens' Panel Questionnaire

Spring 2016

Dear Panel Member

Welcome to the Spring 2016 Citizens' Panel questionnaire.

Thank you for being a member of Inverclyde Council's Citizens' Panel. You are part of an important initiative that helps us find out what you think about local services and other important issues affecting life in the local area.

We use your feedback to improve and develop services to ensure they meet the needs of Inverclyde residents.

We would be grateful if you would complete this questionnaire. It should only take a short time. You will usually only need to tick a box to answer each question.

Topics covered in the survey are:

- Inverclyde Council's Local Development Plan
- libraries in Inverclyde
- community safety.

By filling out the survey, you will provide us with valuable information that will play an important part in shaping the future of the local area and make a real difference to decisions taken about that future.

When you have completed the questionnaire, please send it back in the FREEPOST envelope provided (you do not need a stamp). The more Panel members who fill out the survey, the better the results will be and it will ensure that the opinions of people throughout Inverclyde are heard.

Also enclosed is a newsletter which includes a summary of the results from the Autumn 2015 questionnaire, together with the Council's response to feedback provided by the Citizens' Panel.

If you have any questions about the questionnaire or newsletter, please call **Jeremy Quinn** at Lowland Market Research on 01360 311 125.

We look forward to receiving your completed questionnaire.
Thank you for being part of our Citizens' Panel.

Inverclyde
council



CULTURE OF CONTINUOUS IMPROVEMENT

SERVICE IMPROVEMENT DELIVERED:

As part of the Local Development Plan Review - review all existing housing opportunity sites to establish deliverability.

A review of all current Local Development Plan development opportunity sites was undertaken as part of the preparation of the Main Issues Report process and a Development Opportunity Review document was published as a background report to the Main Issues Report. This considered all 105 development opportunities in the current Local Development Plan including 64 housing sites. Assessment of the likelihood of development being delivered in the next Plan period was also undertaken.

As a consequence, a number of current Local Development Plan housing development opportunity sites are no longer identified for reasons including a lack of substantive progress towards development. As development planning moves towards a stronger delivery focus, this exercise will allow focus on where delivery is most likely.

SERVICE IMPROVEMENT DELIVERED:

As part of the Local Development Plan Review - undertake a 'Call for Sites' and assess them in terms of deliverability in advance of publication of the Main Issues Report.

A Call for Sites was undertaken ahead of the publication of the Main Issues Report, involving contacting interested parties, including developers and land owners and participants in the previous Local Development Plan process.

Fifty-four sites were submitted, thirty of which are not currently identified in the current Local Development Plan. The majority of the submissions are for housing development, but ideas were also received for car parks and leisure uses.

Consultation was undertaken with other council services including roads and education and agencies including Scottish Natural Heritage and SEPA as part of assessing the sites. This considered strategic environmental assessment criteria, connectivity and deliverability. The call for sites assessment was published as a background report to the Main Issues Report consultation.

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SERVICE IMPROVEMENT DELIVERED:

As part of the Local Development Plan review - explore the links between spatial planning and community planning, particularly in regard to community engagement

National planning policy supports the aspiration to better link Spatial and Community Planning, with Scottish Planning Policy stating that “effective integration between land use planning and community planning is crucial and development plans should reflect close working with Community Planning Partnerships”. Integration is also central to the implementation of the Community Empowerment Act 2015, particularly in the preparation of Locality Plans.

Community planning and development planning officers attended two national training events in 2016. Community and Spatial Planning: Making the Links aimed to raise awareness of the potential links and what support is required to further integration. Connecting Spatial Planning and Community Planning: Engagement Tools provided practical training on how the ‘Place Standard Tool’ could be used to enable joint community engagement. Planners joined colleagues from across Inverclyde Council and other local organisations at Place Standard training provided by the Improvement Service and planners were involved in developing the roll-out of a Place Standard based questionnaire to local residents.

Joint working will be continue in the coming year, with the planners actively contributing to the preparation of “Locality Plans” through participation in community workshops based

around the Place Standard tool. Information gathered will be fed into the preparation of the Proposed Local Development Plan. Community Planning officers will also be consulted on the Main Issues Report and further stages of the Local Development Plan process.



Victoria Road, Gourock

PART 2: SUPPORTING EVIDENCE

PLANNING PERFORMANCE FRAMEWORK

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A: LINKS TO EVIDENCE

Inverclyde Local Development Plan 2014 (including Supplementary Guidance on Affordable Housing Provision and Planning Application Advice Notes)

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp>

Inverclyde new Local Development Plan (Main Issues Report and associated papers including West Renfrew Hills Local Landscape Area Draft Statement of Importance)

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/new-ldp>

Scottish Government Planning Authority Performance Statistics

<http://www.gov.scot/Topics/Statistics/Browse/Planning/Publications>

Clydeplan

<http://www.clydeplan-sdpa.gov.uk/>

Planning Register

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/how-to-view-planning-applications>

Inverclyde Council advice on submitting planning applications

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/applying-for-planning-permission>

Housing and business and industrial land supply data

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/land-surveys>

Listed Buildings in Inverclyde

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/conservation/listed-buildings>

Local Biodiversity Action Plan for East Renfrewshire, Renfrewshire and Inverclyde

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/natural-heritage/biodiversity-and-natural-heritage-designations>

Inverclyde Council Development Management Charter

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/development-management-how-we-perform>

Planning Officer Contact Details

<http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/contacting-the-development-management-team>
and <http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/contacting-the-planning-policy-team>

Inverclyde Council Citizens' Panel

<http://www.inverclyde.gov.uk/community-life-and-leisure/citizens-panel>

Greenock Town Centre Charette

<http://www.riversideinverclyde.com/introduction/greenock-container/greenock-charrette-and-masterplan.html>

Riverside Inverclyde current projects

<http://www.riversideinverclyde.com/introduction/currect-projects.html>

Riverside Inverclyde developments

<http://riversideinverclyde.com/developments.html>

Inverclyde Local Housing Strategy 2011-16

<http://www.inverclyde.gov.uk/housing/local-housing-strategy>

Inverclyde Strategic Housing Investment Plan 2017/18 – 2021/22

<http://www.inverclyde.gov.uk/housing/ship>

B: WEST OF SCOTLAND PLANNING BENCHMARKING GROUP 2016-2017

The Benchmarking Group consists of participants from East Dunbartonshire, East Renfrewshire, Inverclyde, North Ayrshire, Renfrewshire & West Dunbartonshire Councils, typically meeting every 3 – 4 months. It met four times in 2016-17 on 21st April 2016 (at East Renfrewshire), 27th July 2016 (at North Ayrshire), 20th October 2016 (at Renfrewshire) and 23rd February 2017 (at West Dunbartonshire). The meetings are minuted, with the host council, chairperson and minute-secretary rotating around the councils.

The meetings allow for the sharing of experiences, legislative interpretation and of best practice, without necessarily leading to standardisation of practice. Of particular note during 2016-17 have been discussions on:

- Staffing levels, facilitating comparing staffing levels and workloads with nearby and comparable authorities.
- Training policies and procedures including elected member training, community council training and planning staff training. Staff training will be developed over the coming year with plans in place to undertake joint staff training across the authorities.
- The discussions on the form and content of reports of handling and decision notices enabled authorities to learn from the practices of the others and ensure compliance with the relevant legislation whilst minimising administrative procedures and obtaining efficiencies.
- The use of national guidance standards, including the SCOTS Roads Development Guide, Designing Streets and the Place Standard revealed how practices varied across the Councils.

In addition to the formal meetings, the participants also use the email list as a 'forum' for quickly asking questions and obtaining advice on areas of uncertainty.

While this group concentrates on development management issues. Development Plans teams benchmark extensively with the eight Councils that prepare the Glasgow & Clyde Valley Strategic Development Plan (including sub-groups); as well as through Heads of Planning Scotland and the national Development Plans Forum. Benchmarking also takes place supporting environmental and technical functions, including through the Glasgow and Clyde Valley Green Network Partnership; the Scottish Outdoor Access Forum; the Scottish Strategic Environmental Assessment Forum; the Local Authorities Historic Environment Forum; the Corporate Address Gazetteer Forum; the One-Scotland Mapping Agreement Group; and the Ordnance Survey User Group.

Other topics discussed included:-

- Planning Performance Frameworks
- The national review of the planning system
- The national consultation on raising the planning fees
- The new controls on betting offices and payday finance offices
- The national eplanning and edevelopment system
- Staffing levels within planning services
- Enforcement resources available
- The use of shared service, including how obtaining archaeological advice
- Schemes of Delegation
- Implementing pre-determination hearings and full-Council decisions
- The form and content of 'reasons' on planning decisions
- The applicability and types of development contributions being sought
- The level of work that constitutes the commencement of a development
- Processes involved in 'Section 42' applications
- Adding new conditions to an application for renewal of permission
- Applying a condition to an AMSC consent
- The use of Certificates of Lawful Use
- Policies and controls on agricultural workers' houses
- The definition of 'hard surface' in the permitted development rights legislation
- The use-class of Uber taxi offices
- The treatment and control of 'granny-annexes'
- High hedges procedures including direct action
- How councils review Tree Preservation Orders

PART 3: SERVICE IMPROVEMENTS

PLANNING PERFORMANCE FRAMEWORK

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In 2017-18 we will:

As part of eDevelopment agenda progress paperless working

Deliver training on the planning system to newly elected and returning Councillors

Publish a Planning & Building Standards newsletter

Continue to develop links with Community Planning and make use of the Place Standard

Re-organise office space to enable closer working between Regeneration & Planning staff

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Delivery of our service improvement actions in 2016-17:

Committed improvements and actions	Complete?
<p>Update the Listed Buildings list, send to Historic Environment Scotland and publish on the Council's website.</p> <p>EVIDENCE: A full review of the Council's listed buildings records was carried out in 2016. See 'Culture of continuous improvement section' and http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/conservation/listed-buildings .</p>	COMPLETE
<p>Review the Local Biodiversity Action Plan and the partnership arrangements.</p> <p>EVIDENCE: The Local Biodiversity Action Plan (LBAP) partnership between Inverclyde, Renfrewshire and East Renfrewshire Councils was reviewed at the LBAP Steering Group in April 2016 and was deemed to still be fit for purpose. It was determined that each authority should update their own LBAP whilst still reporting to the group. Inverclyde's LBAP review is now underway.</p>	ONGOING
<p>As part of the Local Development Plan Review: Engage with school pupils regarding the review of the Local Development Plan.</p> <p>EVIDENCE: Inverclyde Council will investigate the best means to involve school children/youth groups in relation to planning matters, seeking out best examples of practice by other planning authorities.</p>	NO
<p>As part of the Local Development Plan Review: Use the Citizen's Panel to seek views on the issues that the new LDP should address.</p> <p>EVIDENCE: A series of planning questions were included in the Citizens' Panel questionnaire in Spring 2016 to inform the Council of potential issues for inclusion in the Main Issues Report. See 'Culture of continuous improvement section' and http://www.inverclyde.gov.uk/community-life-and-leisure/citizens-panel Autumn 2016 newsletter.</p>	COMPLETE

PLANNING PERFORMANCE FRAMEWORK 2017

Committed improvements and actions	Complete?
<p>As part of the Local Development Plan Review: Review all existing housing opportunity sites to establish deliverability.</p> <p>EVIDENCE: A review of all current Local Development Plan development opportunity sites was undertaken as part of the Main Issues Report process and a Development Opportunity Review document was published as a background report to the Main Issues Report. See 'Culture of continuous improvement section' and http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/new-ldp .</p>	COMPLETE
<p>As part of the Local Development Plan Review: Undertake a 'Call for Sites' and assess them in terms of deliverability in advance of publication of the Main Issues Report.</p> <p>EVIDENCE: A Call for Sites was undertaken ahead of the publication of the Main Issues Report, and an assessment document was published as a background report to the Main Issues Report. See 'Culture of continuous improvement section' and http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/new-ldp .</p>	COMPLETE
<p>As part of the Local Development Plan Review: Explore the links between spatial planning and community planning, particularly in regard to community engagement.</p> <p>EVIDENCE: Community planning and development planning officers attended two national training events in 2016. Community and Spatial Planning: Making the Links (February 17th 2016, https://twitter.com/improvserv/status/699902317185921024) and Connecting Spatial Planning and Community Planning: Engagement Tools (13th April 2016). Planners joined colleagues from across Inverclyde Council and other local organisations at Place Standard training provided by the Improvement Service to Inverclyde on 2 March 2017. Planners were involved in developing the roll-out of a Place Standard based questionnaire to local residents (https://www.inverclyde.gov.uk/council-and-government/community-planning-partnership/our-place-our-future). See also 'Culture of continuous improvement section'.</p>	COMPLETE
<p>As part of the eDevelopment agenda progress towards paperless working.</p> <p>EVIDENCE: In 2016-17 tablets were purchased to facilitate paperless working. All planning applications submitted online are now processed electronically, with tablets used to view plans on-site inspections. This is the first stage in the progression to paperless processing of all planning applications.</p>	ONGOING

PART 4: NATIONAL HEADLINE INDICATORS

PLANNING PERFORMANCE FRAMEWORK

2017

KEY OUTCOMES	2016-2017	2015-2016
Development Planning: <ul style="list-style-type: none"> • Age of local (LDP) / strategic (SDP) development plan(s) at end of reporting period. • Will the local/strategic development plan(s) be replaced by their 5th anniversary according to the current development plan scheme? • Has the expected date of submission of the plan to the Scottish Ministers in the development plan scheme changed over the past year? • Were development plan scheme engagement /consultation commitments met during the last year? 	LDP 2yr 7m SDP 4yr 10m Yes No Yes	LDP 1yr 7m SDP 3yr 10m Yes Yes - earlier No
Effective Land Supply and Delivery of Outputs <ul style="list-style-type: none"> • Established housing land supply • 5 year effective housing land supply • 5 year housing supply target • 5 year effective housing land supply • Housing approvals • Housing completions over last 5 years • Marketable employment land supply • Employment land take-up during reporting year 	4694 units 1304 units 1315 units 5.0 years 104 units 788 units 35.89 ha 0.94 ha	4706 units 1359 units 1315 units 5.2 years 318 units 1084 units 28.07 ha 0.1 ha
Development Management Project Planning <ul style="list-style-type: none"> • Percentage and number of applications subject to pre-application advice • Percentage and number of major applications subject to processing agreement 	21.5% (83/386) 0% (0/1)	32.5% (117/360) 0% (0/1)

PLANNING PERFORMANCE FRAMEWORK

2017

KEY OUTCOMES	2016-2017	2015-2016
Decision-making <ul style="list-style-type: none"> Application approval rate Delegation rate 	94% 98%	95% 97%
Validation <ul style="list-style-type: none"> Percentage of applications valid upon receipt 	16%	18%
Decision-making timescales Average number of weeks to decision: <ul style="list-style-type: none"> major developments local developments (non-householder) householder developments 	16.1 9.2 6.3	45.1 7.5 6.0
Legacy Cases <ul style="list-style-type: none"> Number cleared during reporting period Number remaining 	3 17	4 16
Enforcement <ul style="list-style-type: none"> Time since enforcement charter published/reviewed 	0yr 3m	1yr 2m

DEVELOPMENT PLANNING

- Inverclyde Local Development Plan was adopted in August 2014
- Current Development Plan Scheme (March 2016) schedules the new Local Development Plan to be adopted in Spring 2019. The publication of the 2017 Development Plan Scheme and Participation Statement was delayed pending the local government elections to allow approval by the new Council.

EFFECTIVE LAND SUPPLY AND DELIVERY OF OUTCOMES

- Established and effective housing land supply figures are based on finalised 2016 housing land audit and includes sites disputed by Homes for Scotland. 2015/16 figures are based on finalised 2015 housing land audit.
- Housing supply target is derived from the housing supply target set out in the 2016 Proposed Clydeplan Strategic Development Plan, and is equal to 5 years of the 2012-2024 all-tenure housing supply target.
- The housing approvals figure is based on number of houses approved in 2016/17.
- Housing completions over the last 5 years figure refers to the period 2012-2017. 2015/16 figure refers to 2011-2016.
- Marketable employment land supply is at 31/3/2017.
- Employment land take-up is for year 1/4/2017 to 31/3/2017, and based on take-up of land that was in the marketable employment land supply.

DEVELOPMENT MANAGEMENT

- The slight increase in planning application determination timescales was impacted by the retirement of a Senior Planner in March 2016, resulting in a 25% reduction in case officers for a 7 month period until November 2016.
- It should be noted that the average timescale to determine major planning applications in 2016-17 was, like in 2015-16, based on only one application.

PART 5: OFFICIAL STATISTICS

PLANNING PERFORMANCE FRAMEWORK

2017

A: PLANNING APPLICATION DECISION-MAKING TIMESCALES

Category	Total number of decisions 2016-17	Average timescale (weeks) 2016-17	Average timescale (weeks) 2015-16
Major developments	1	16.1	45.1
Local developments (non- householder)	130	9.2	7.5
• Local: less than 2 months	67	6.2	6.2
• Local: more than 2 months	34	17.9	13.3
Householder developments	171	6.3	6.0
• Local: less than 2 months	162	6.0	5.9
• Local: more than 2 months	9	10.3	15.4
Housing developments	24	12.3	10.2
Major	0	0	45.1
Local housing developments	24	12.3	8.0
• Local: less than 2 months	14	7.1	6.1
• Local: more than 2 months	10	19.4	13.9
Business and industry	8	6.5	0
Major	0	0	0
Local business and industry	8	6.5	0
• Local: less than 2 months	8	6.5	0
• Local: more than 2 months	0	0	0
EIA developments	0	0	0
Other consents*	86	5.7	6.9
Planning/legal agreements**	2	34.2	28.4
Local reviews	10	14.8	13.2

Notes

* Consents and certificates:
Listed Buildings and Conservation area consents, Control of Advertisement consents, Hazardous Substances consents, Established Use Certificates, certificates of lawfulness of existing use or development, notification on overhead electricity lines, notifications and directions under GPDO Parts 6 & relating to agricultural and forestry development and applications for prior approval by Coal Authority or licensed operator under classes 60 & 62 of the GPDO.

** Legal obligations associated with a planning permission; concluded under section 75 of the Town and Country Planning (Scotland) Act 1997 or section 69 of the Local Government (Scotland) Act 1973

PLANNING PERFORMANCE FRAMEWORK 2017

B: DECISION-MAKING: LOCAL REVIEWS OF AND APPEALS AGAINST PLANNING APPLICATION REFUSALS

Type	Total number of decisions	Original decision upheld			
		2016-17		2015-16	
		No.	%	No.	%
Local Reviews	10	3	30.0	3	37.5
Appeals to Scottish Ministers	2	0	-	0	-

C: ENFORCEMENT ACTIVITY

Type	2016-17	2015-16
Complaints lodged	39	36
Cases taken up	38	33
Breaches identified	38	33
Cases resolved	9	29
Notices served***	1	1
Reports to Procurator Fiscal	0	0
Prosecutions	0	0



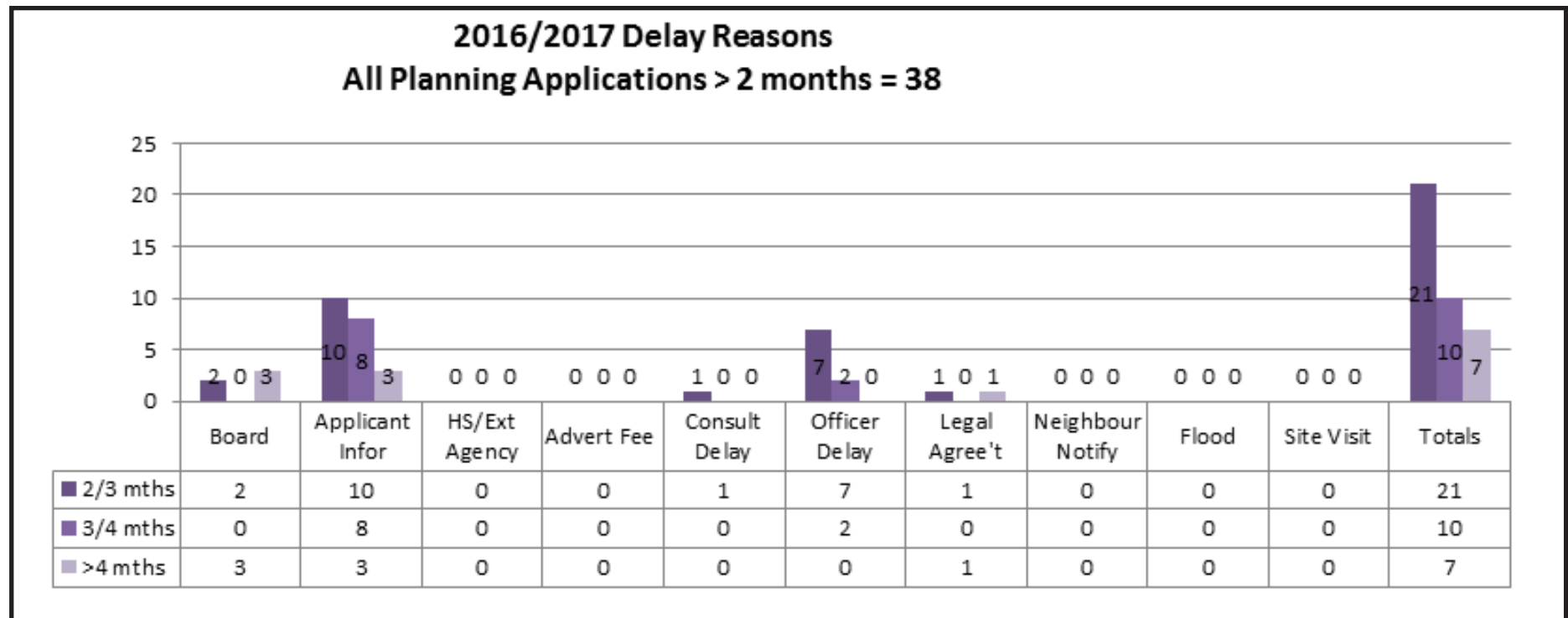
Main Street, Inverkip

*** Enforcement notices; breach of condition notices; planning contravention notices; stop notices; temporary stop notices; fixed penalty notices, and Section 33 notices.

D: CONTEXT

Planning application performance in Inverclyde has, for a number of years, been consistently well above the Scottish average. This has continued in 2016-17 with 88% of all applications being determined in 2 months, 1% down on 2015-16 and 2014-15, but up from 87% in 2013-14, 81% in 2012-13 and 77% in 2011-12.

When non major planning applications were determined in more than 2 months it is noted that 55% of delays were not attributable to Inverclyde Council. These delays were as a result of amendments, additional information or outstanding fees being awaited from applicants. The requirement for determination by the Planning Board accounted for 13% of delays, the conclusion of legal agreements 5%, consultation response delays for 3% and officer delays for 24%. The one major application was determined within the statutory 4 month period.



PART 6: WORKFORCE INFORMATION

PLANNING PERFORMANCE FRAMEWORK

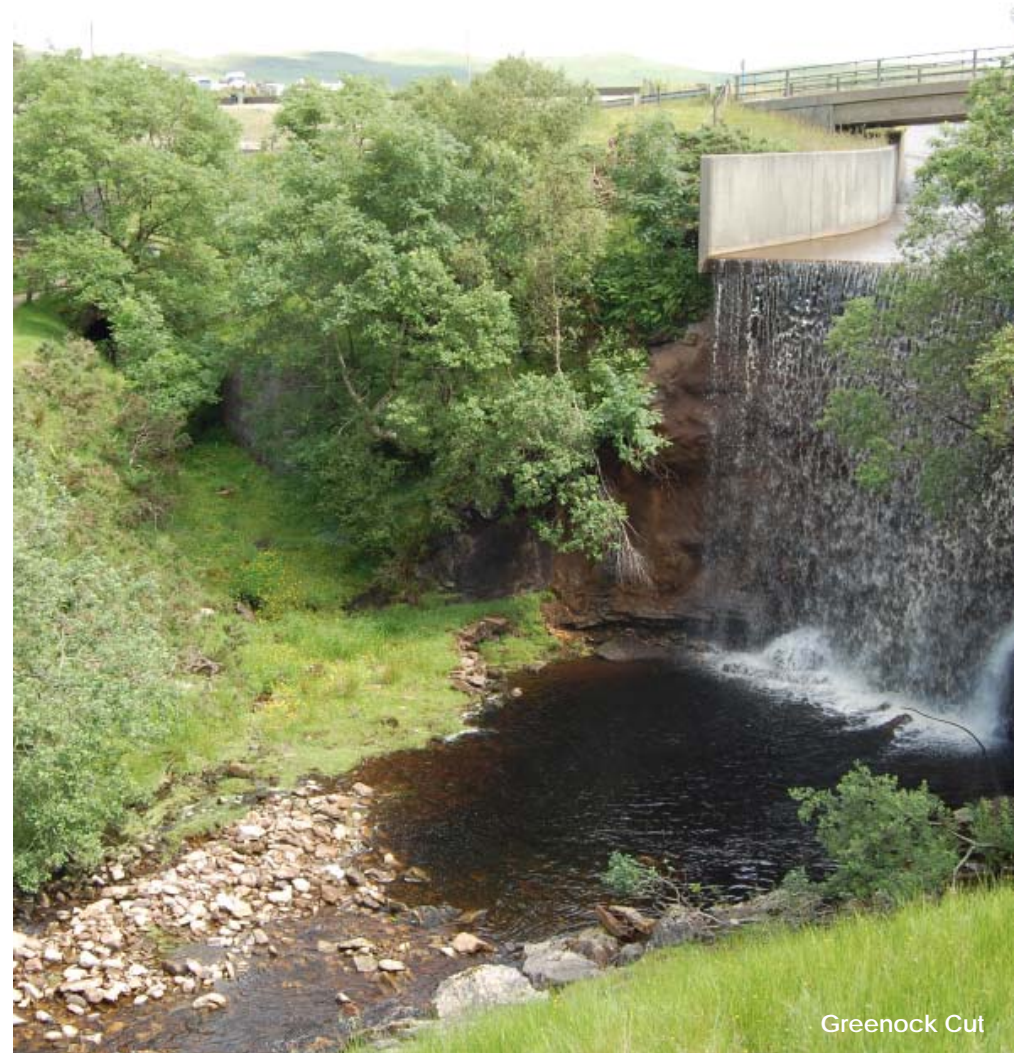
2017

The Planning function operates within the Regeneration and Planning Service of the Environment, Regeneration and Resources Directorate.

In 2016-17 day-to-day management of planning applications, planning enforcement, tree preservation, and conservation/design rested with the Development and Building Standards Manager, who also had responsibility for building standards verification and enforcement, licensing advice and the Council's commercial property lets.

The Planning Policy and Property Manager post was removed from the establishment on 1 April 2015 with responsibility for the Development Plan (the Glasgow and the Clyde Valley Strategic Development Plan and the Inverclyde Local Development Plan), Lower Clyde Greenspace, access, the green charter and carbon management being handed to the Economic Development and Planning Policy Manager. The post holder resigned in June 2015. The post remains vacant.

In May 2016 Ron Gimby retired from his role as Planning Policy Team Leader. His replacement, Alan Williamson returned to the Council following a spell with West Dunbartonshire Council. The Development Management team was also bolstered by the appointment of Carrie Pratt as a Planner. Carrie joined from Highland Council.



Greenock Cut

PLANNING PERFORMANCE FRAMEWORK 2017

EMPLOYEE NUMBERS AND PROFILE (31 March 2017)

Head of Regeneration and Planning Service: Tier 3

	Managers		Main Grade Posts		Technician Posts		Office Support / Clerical		Totals
	No. Posts	Vacant	No. Posts	Vacant	No. Posts	Vacant	No. Posts	Vacant	
Development Management	1	0	4	0	1	0	4.5	0.5	11
Development Planning	0	1	4	0	2	0	0	0	7
Enforcement Staff	0	0	0	0	0	0	0	0	0
Cross Service / Other Planning	0	0	2	0	0	0	0	0	2

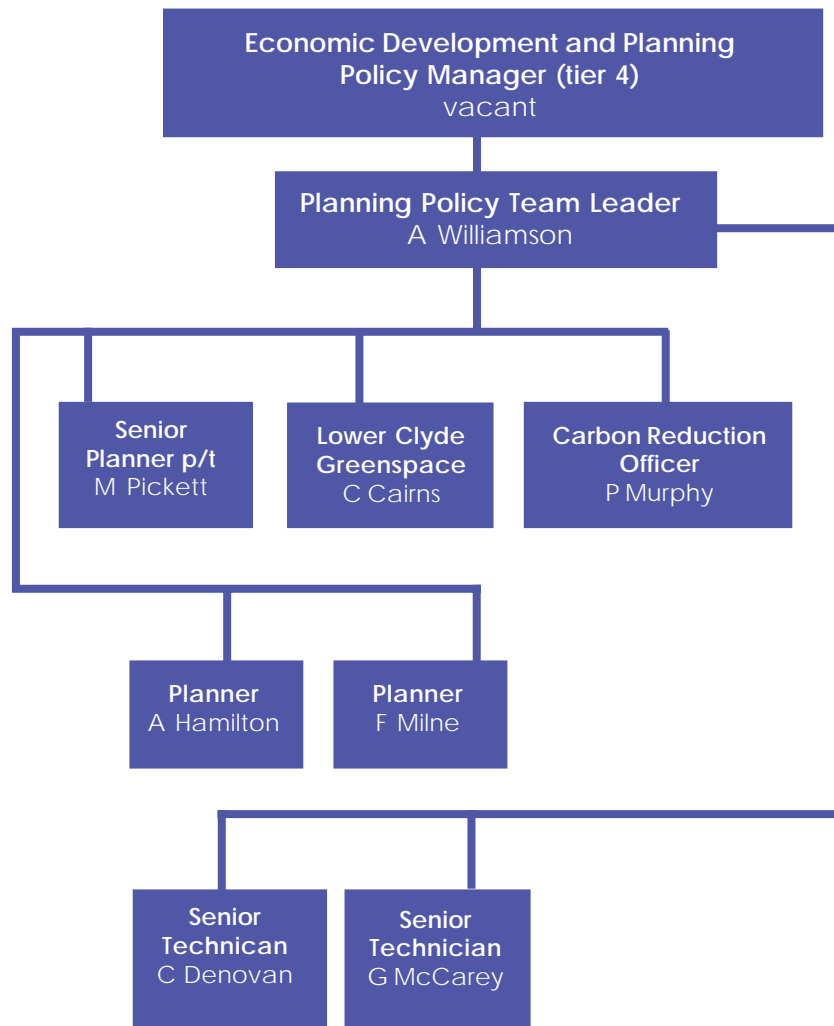
Staffing Profile	
Under 30	2
30 - 39	5
40 - 49	4
50 and over	8

(Note: Total posts excluding head of service = 20, total post holders including job share = 21; vacancies 2.5, current number of staff excluding head of service = 18)

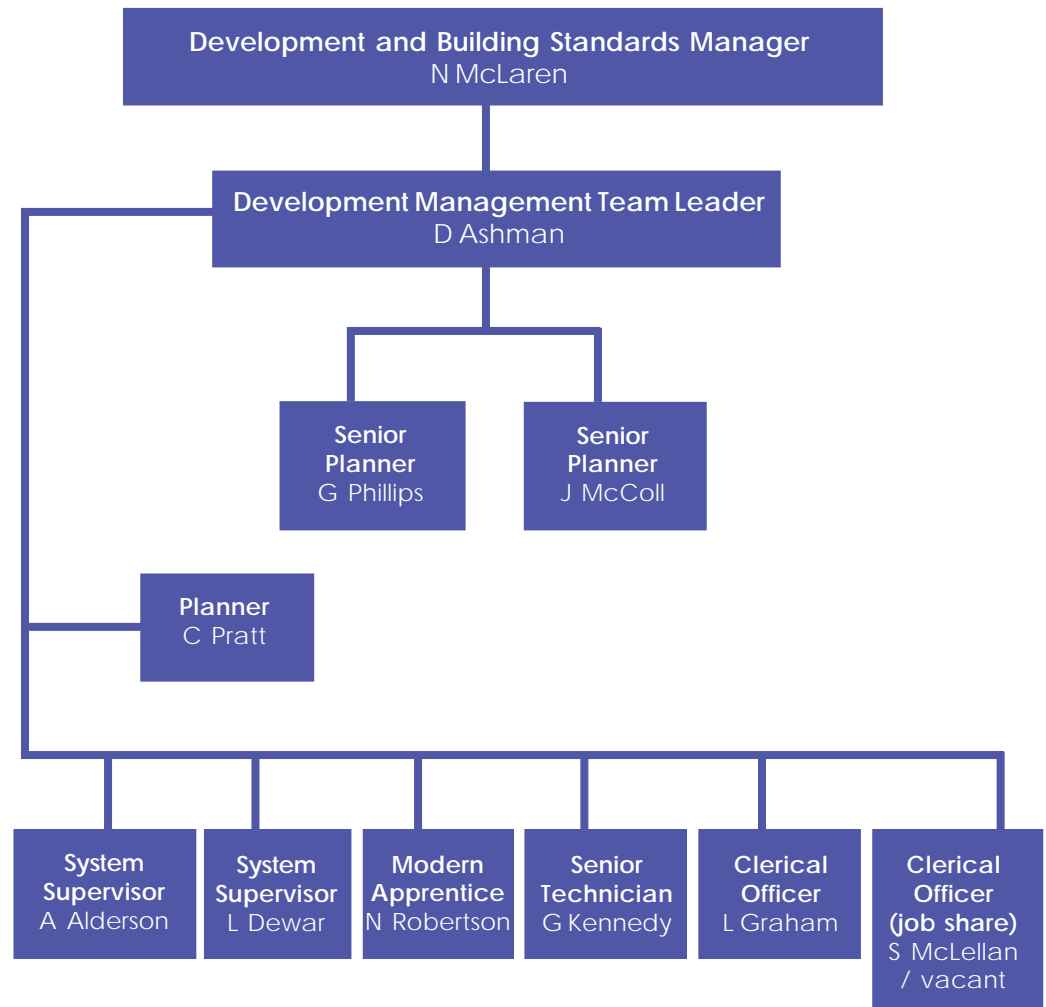
PLANNING PERFORMANCE FRAMEWORK

2017

PLANNING POLICY STRUCTURE
(31 March 2017)



DEVELOPMENT MANAGEMENT STRUCTURE
(31 March 2017)



PLANNING PERFORMANCE FRAMEWORK

2017

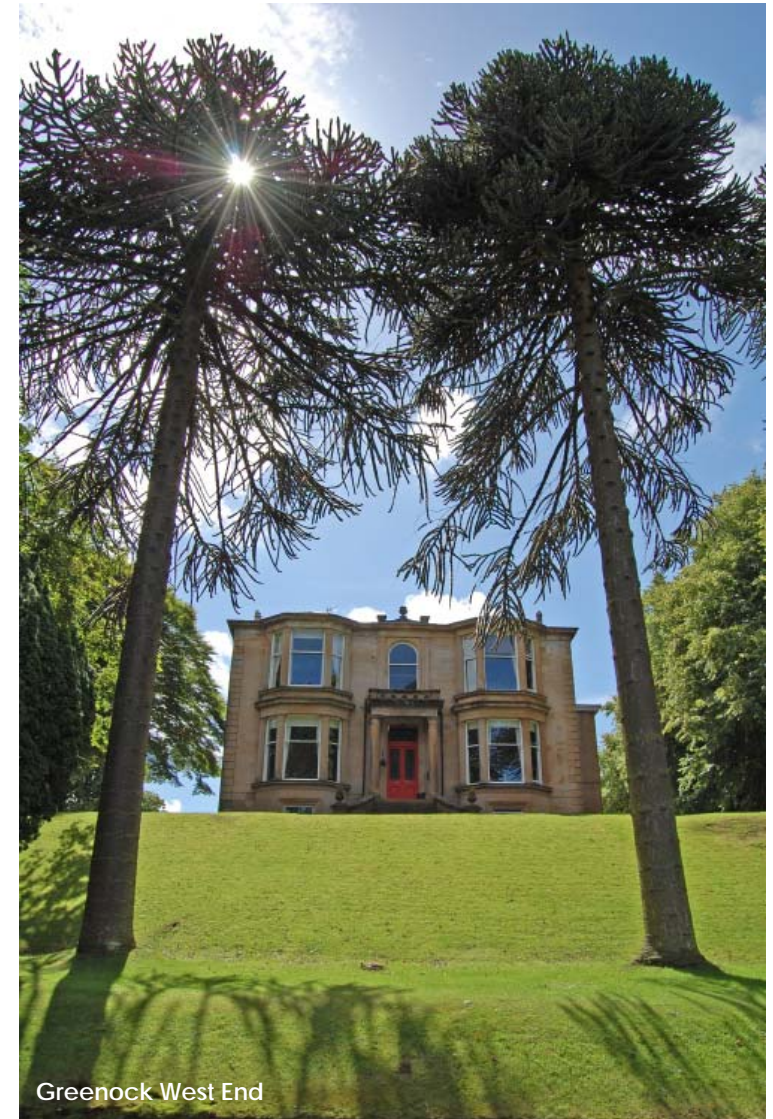
PROFESSIONAL STAFF: QUALIFICATIONS AND EXPERIENCE (31 March 2017)

Officer	Membership of Professional Bodies	Qualifications	Experience to Date
Development and Building Standards Manager	MRTPI	BSc. (Hons) in Town Planning	21 years Local Govt. managerial experience. 36 years in Local Govt. Planning (Development Management, Subject Planning, Planning Policy and Implementation).
Development Management Team Leader	MRTPI	BSc. (Hons.) in Geography Diploma in Urban and Regional Planning	15 years Local Govt. supervisory/team leader experience. 30 years in Local Govt. Planning (Development Management, Planning Policy).
Planning Policy Team Leader	MRTPI	BA in Town and Country Planning	12 years Local Govt. supervisory/team leader experience. 22 years in Public Sector Planning (Planning Policy).
Senior Planner	MRTPI	BA (Hons.) in Town & Country Planning	33 years in Local Govt. Planning (Development Management).
Senior Planner	MRTPI	BSc. in Town and Regional Planning	15 years in Public Sector Planning (Development Management, Planning Policy and Implementation).
Senior Planner	MRTPI	BA (Hons.) in Psychology and Geography Diploma in Town and Country Planning	26 years in Local Govt. Planning (Planning Policy and Implementation).
Planner	MRTPI	MA (Hons.) in Geography and Sociology Masters in Urban and Regional Planning	12 years in Local Govt. Planning (Planning Policy).
Planner	Associate member of RTPI	BA (Hons) in Sociology and Social Policy Msc. in Sustainable Rural Development and Environmental Management	5 years in Local Govt. Planning (Planning Policy).
Planner	Licentiate member of RTPI	MA in Town Planning MSc. in Urban Design	2 years in Local Govt. (Development Management).

COMMITTEES AND SITE VISITS

The Council's Environment and Regeneration Committee considers planning policy matters, while the Planning Board determines planning applications. The Environment and Regeneration Committee meets on an 8 week cycle, and the Planning Board sits on the first Wednesday of each month when there are cases to consider. There is a summer recess, with no meeting taking place in July. Site visits may be requested and agreed at Planning Board meetings, with the site visit occurring in advance of the next timetabled Board meeting. The Local Review Body is timetabled to meet immediately after each Planning Board meeting, although it will only sit when there are cases to be considered.

Full Council Meetings	8
Environment and Regeneration Committee meetings	7
Planning Board meetings	8
Planning Board site visits	2
Local Review Body	8
Local Review Body site visits	6



Greenock West End

APPENDIX A: PERFORMANCE MARKERS

PLANNING PERFORMANCE FRAMEWORK

2017

The Scottish Government will assess the performance of Inverclyde Council against the performance markers listed below.

Evidence of the Council's performance against the markers is listed.

DRIVING IMPROVED PERFORMANCE

Performance Marker	Source / Evidence
Decision making: continuous evidence of reducing average timescales for all development types.	Average timescales have reduced in 2 markers and increased in 4; the average time to determine major applications in 2015-16 was 45.1 weeks reducing to 16.1 weeks in 2016-17; the average time to determine other consents in 2015-16 was 6.9 weeks reducing to 5.7 weeks in 2016-17; the average time to determine local developments (non-householder) in 2015-16 was 7.5 weeks increasing to 9.2 weeks in 2016-17; the average time to determine householder applications in 2015-16 was 6.0 weeks increasing to 6.3 weeks in 2016-17; the average time to determine housing developments in 2015-16 was 10.2 weeks increasing to 12.3 weeks in 2016-17; the average time to determine applications with legal agreements in 2015-16 was 28.4 weeks increasing to 34.2 weeks in 2016-17. (Source: Scottish Government Planning Authority Performance Statistics)
Project management: offer of processing agreements made to prospective applicants in advance of all major applications <u>and</u> availability publicised on planning authority website	<p>One major application (16/0292/IC) was received in 2016-17; email correspondence indicates the offer of a processing agreement but this was not pursued by the applicant. (Source: Inverclyde Council Planning Register)</p> <p>Processing agreements are publicised online in the webpage text at http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/applying-for-planning-permission and are recommended for major applications in the Development Management Charter (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/development-management-how-we-perform).</p>
<p>Early collaboration with applicants and consultees on planning applications:</p> <ul style="list-style-type: none"> - availability and promotion of pre-application discussions - clear and proportionate requests for supporting information. 	<p>Availability of pre-application advice is publicised online in the webpage text at http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/applying-for-planning-permission and in the Supplementary Guidance on Planning Application Advice Notes (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/applying-for-planning-permission). The Council operates an open and free planning application advice service, with no plans for service charging beyond statutory fees.</p> <p>Requirements for supporting information and developer contributions are provided in the Development Management Charter (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/planning-application-procedures) and in Planning Guidance on Developer Contributions (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp).</p>

PLANNING PERFORMANCE FRAMEWORK

2017

Performance Marker	Source / Evidence
Legal agreements: conclude (or reconsider) applications within 6 months of 'resolving to grant'	<p>Two applications were the subject of legal agreement concluded in 2016-17, both within 6 months:</p> <p>Planning application 15/0300/IC: The Planning Board resolved to grant planning permission on 3 February 2016. The legal agreement was concluded and planning permission issued 27 May 2016.</p> <p>Planning application 15/0137/IC: The Planning Board resolved to grant planning permission on 7 September 2016. The legal agreement was concluded and planning permission issued 23 February 2017.</p> <p>Source: Scottish Government Planning Authority Performance Statistics and Inverclyde Council Planning Register (linked search at https://planning.inverclyde.gov.uk/Online/search.do?action=simple&searchType=Application).</p>
Enforcement charter updated / re-published	<p>The Enforcement Charter was updated in December 2016 (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-enforcement).</p>
Continuous improvement: - show progress / improvement in relation to PPF National Headline Indicators - progress ambitious and relevant service improvement commitments identified through PPF report	<p>The Local Development Plan was adopted in August 2014 (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp).</p> <p>The Development Plan Scheme and Participation Statement was most recently updated in March 2016. (linked document on https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/new-ldp). In line with the proposed timescales the Main Issues Report and Monitoring Statement as the first stage in the preparation of a new Local Development Plan was published in March 2017 (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/new-ldp).</p> <p>The Enforcement Charter was updated in December 2016 (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/planning-enforcement) and the Development Management Charter was updated in June 2016 (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/planning-application-procedures).</p> <p>Five of the six Service improvements for 2015-16 were fully achieved.</p> <p>Overall, in 2016-17 Inverclyde Council in its role as planning authority, delivered what it proposed to, had an up-to-date development plan against which to assess planning applications and determined those planning applications more quickly than the Scottish average (Source: Scottish Government Planning Authority Performance Statistics.).</p>

PROMOTING THE PLAN-LED SYSTEM

Performance Marker	Source / Evidence
LDP (or LP) less than 5 years since adoption	The Local Development Plan was adopted in August 2014 (Linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp).
Development plan scheme demonstrates next LDP: - on course for adoption within 5-year cycle - project planned and expected to be delivered to planned timescale	The current Development Plan Scheme (2016) schedules the next Local Development Plan to be adopted by Spring 2019, in advance of the 5 th anniversary of the current Local Development Plan (August 2019) (linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/new-ldp). See also 'Quality of service and engagement' section, case study on 'New Local Development Plan'.
Elected members engaged early (pre-MIR) in development plan preparation	See 'Quality of service and engagement' section, case study on 'New Local Development Plan'.
Cross-sector stakeholders, including industry, agencies and Scottish Government, engaged early (pre-MIR) in development plan preparation	See 'Quality of service and engagement' section, case study on 'New Local Development Plan'.
Production of regular and proportionate policy advice, for example through SPGs, on information required to support applications	Requirements for supporting information are provided in the Council's Development Management Charter. The Charter was updated in June 2016 (Linked document on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/planning-application-procedures) Local Development Plan Supplementary Guidance has been adopted in relation to: Enabling Development, Renewable Energy, the Green Network, Affordable Housing, Local Development Frameworks and Planning Application Advice Notes. Planning Guidance has been adopted in relation to Developer Contributions (http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp).

PLANNING PERFORMANCE FRAMEWORK 2017

SIMPLIFYING AND STREAMLINING

Performance Marker	Source / Evidence
Corporate working across services to improve outputs and services for customer benefit (e.g. protocols; joined-up services; single contact; joint pre-application advice)	<p>Cross function working with the Council's Strategic Housing Team and Economic Development Team in the delivery of housing and business opportunities, and with roads and building standards officers pre-application. Close working with Riverside Inverclyde and River Clyde Homes in bringing forward and enhancing urban regeneration projects.</p> <p>(Source: Inverclyde Council website)</p> <p>See also 'Governance - Joined-Up Working' section</p>
Sharing good practice, skills and knowledge between authorities	<p>Benchmark with East Renfrewshire, East Dunbartonshire, North Ayrshire, Renfrewshire and West Dunbartonshire Councils; examined best practice on issues relating to resourcing, work practices and procedures and legislative interpretation.</p> <p>(Source: Benchmarking Group minutes)</p> <p>See also 'Part 2 - Supporting Evidence'</p>



Custom House, Greenock

PLANNING PERFORMANCE FRAMEWORK

2017

DELIVERING DEVELOPMENT

Performance Marker	Source / Evidence
Stalled sites/legacy cases: conclusion/ withdrawal of planning applications more than one year old	Three applications (one planning 14/0333/IC, two listed building 14/0043/LB and 15/0042/LB) were withdrawn. Overall the total number of legacy cases (17) remains low. (Source: Scottish Government Planning Authority Performance Statistics and linked search at https://planning.inverclyde.gov.uk/Online/search.do?action=simple&searchType=Application).
Developer contributions: clear and proportionate expectations - set out in development plan (and/or emerging plan,) and - in pre-application discussions	<p>The circumstances in which developer contributions may be required to facilitate new development are set out in Policies RES 4, TRA4 and ENV5 in the Local Development Plan and associated Supplementary Guidance on Planning Application Advice Notes, the Development Management Charter and the Green Network. Further detailed information on the methodology and processes for calculating and securing contributions are provided in non-statutory Planning Guidance on Developer Contributions. (Local Development Plan, Supplementary Guidance on the Green Network and Planning Guidance on Developer Contributions linked documents on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning ; Supplementary Guidance on Planning Application Advice Notes and the Development Management Charter linked documents on http://www.inverclyde.gov.uk/planning-and-the-environment/planning-applications/applying-for-planning-permission).</p> <p>Examples from 2016-17:</p> <p>Planning application 17/0098/IC (28 houses) approved pending the conclusion of a Section 69 agreement to secure the provision of £40,000 towards the cost of the provision of off-site affordable housing. Application registered 31 March 2017; developer contribution requirement clarified in email to applicant dated 16 March 2017.</p> <p>Planning application 15/0300/IC approved 27 May 2016 following a Section 75 agreement to secure the provision of off-site affordable housing. Application registered 19 November 2015; extensive pre application discussion on developer contributions documented in emails following reference in initial pre application meeting on 29 October 2014. (linked search at https://planning.inverclyde.gov.uk/Online/search.do?action=simple&searchType=Application).</p>

Inverclyde
council

Regeneration and Planning

Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
PA15 1LY