

PROPOSAL OF APPLICATION NOTICE (PAN)

Reference: 24/00580/PAN

Applicant: Ministry of Defence c/o Defence Infrastructure Organisation (DIO)

Proposal: Proposal of Application Notice for: Erection of 639 Single Living Accommodation (SLA) units for military personnel with associated service access road and engineering/infrastructure works

Site Address: H M Naval Base Clyde, Faslane, Helensburgh, G84 8HL

1.0 INTRODUCTION

Proposal of Application Notices only relate to National and Major Applications as defined by the Government's planning hierarchy and are a statutory requirement prior to the submission of the planning application in line with the provisions of the Planning etc (Scotland) Act 2006. The PAN marks the start of a minimum 12 week period to allow for community consultation before an application can be lodged and this PAN was made valid on 9.4.2024.

In considering this item, Members should restrict comments to issues relating to the material considerations which may be relevant in the determination of the proposed development and should refrain from expressing opinion as to the likely acceptability of development in advance of any subsequent application being presented for determination. Any opinions or views expressed by Councillors at the pre-application stage must be made mindful of the overarching requirements of fairness, impartiality and of keeping an open mind. The process provides opportunity for Officers to give feedback to the prospective applicant on issues which Members would wish to see addressed within the planning application submission.

The submitted information includes:

- Proposal of Application Notice
- Location Plan
- Copy of newspaper adverts

The Proposal of Application Notice describes the proposed development as "Erection of 639 Single Living Accommodation (SLA) units for military personnel with associated service access road and engineering/infrastructure works".

The applicant has confirmed the following consultation steps will be undertaken:

- a) Local Councillors were notified by email on 19.3.24.
- b) The following Community Councils were notified on 19.3.24: Garelochhead, Rosneath & Clynder, Rhu & Shandon and Cove & Kilcreggan.

- c) Two public meetings were held at Centre 81, Garelochhead on the 26th April & 17th May 2024 from 13:30 to 20:00.
- d) A press notice was placed in the Helensburgh Advertiser on the 18th April & 9th May, for the public meetings to be held as set out above.

Officers consider that the steps set out in the PAN are acceptable and in accordance with the requirements of the Regulations to ensure appropriate community consultation is undertaken.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Based on the description of the development contained within the proposal of application notice, the forthcoming application is anticipated to comprise 639 single accommodation units comprised in 4 blocks of up to 3 stories:

- o Block 1.1 (176 SLA units)
- o Block 1.2 (209 SLA units)
- o Block 1.3 (126 SLA units)
- o Block 1.4 (128 SLA units)

3.0 SITE DESCRIPTION

The proposed site is located within the HM Clyde Naval Base, Faslane military site, located 2km southeast of from Garelochhead. The proposed development site has been partially cleared and is surrounded by the built up area of the Naval Base which fronts onto the Gare Loch to the west. In terms of the adopted Local Development Plan 2 (2024), the site is located within the Garelochhead Settlement Area and borders the Helensburgh/Lomond Countryside Area to the east. The site itself is not subject to constraints, although a mains water supply runs adjacent to the site.

4.0 DEVELOPMENT PLAN POLICY

This is not a planning application and therefore does not require evaluating and determining in accordance with Section 25 of the Planning Act against the Development Plan and its policies. However, in considering the merits of this PAN, a number of Development Plan Policy considerations are relevant. The policies likely to be considered include:

National Planning Framework 4 (Adopted 2023)

- NPF4 Policy 1 – Tackling the Climate and Nature Crises
- NPF4 Policy 2 – Climate Mitigation and Adaption
- NPF4 Policy 3 – Biodiversity
- NPF4 Policy 10 – Coastal Development
- NPF4 Policy 11 – Energy
- NPF4 Policy 12 – Zero Waste
- NPF4 Policy 13 – Sustainable Transport
- NPF4 Policy 14 – Design, Quality and Place
- NPF4 Policy 15 – Local Living and 20 Minute Neighbourhoods
- NPF4 Policy 19 – Heating and Cooling
- NPF4 Policy 20 – Blue and Green Infrastructure
- NPF4 Policy 22 – Flood Risk and Water Management

Argyll & Bute Local Development Plan 2 (Adopted 2024)

Policy 01 – Settlement Areas
Policy 04 – Sustainable Development
Policy 05 – Design and Placemaking
Policy 06 – Green & Blue Infrastructure
Policy 08 – Sustainable Siting
Policy 09 – Sustainable Design
Policy 10 – Design – All Development
Policy 32 – Active Travel
Policy 33 – Public Transport
Policy 34 – Electric Vehicle Charging Points
Policy 35 – Design of New and Existing, Public Roads and Private Access Regimes
Policy 37 – Development Utilising an Existing Private Access or Existing Private Road
Policy 39 – Construction Standards for Private Accesses
Policy 40 – Vehicle Parking Provision
Policy 55 – Flooding
Policy 57 – Risk Appraisals
Policy 59 – Water Quality and the Environment
Policy 60 – Private Sewage Treatment Plants and Wastewater Drainage Systems
Policy 61 – Sustainable Drainage Systems (Suds)
Policy 62 – Drainage Impact Assessments
Policy 63 – Waste Related Development and Waste Management
Policy 73 – Development Impact on Habitats, Species and Biodiversity

Land Use Designations in LDP 2:

- Zoned as Settlement Area

Other Relevant Policy Considerations:

- [TN06 Sustainability Technical Note and Checklist \(Oct. 2023\)](#)
- [TN07 Sustainable Buildings Technical Note and Checklist \(Oct. 2023\)](#)
- [ABC Technical Note – Biodiversity \(Feb 2017\)](#)
- [ABC Housing Needs and Demand Assessment](#)
- [ABC Housing Emergency Statement](#)
- [SEPA Standing Guidance for Development Management \(Dec. 2022\)](#)

5.0 POTENTIAL MATERIAL CONSIDERATIONS

In respect of this proposal, it is considered that the following matters will be material considerations in the determination of any future planning application:

- Design and massing;
- Landscape and visual issues;
- Climate change mitigation and adaptation;
- Conservation, restoration and enhancement of biodiversity;
- Green and blue infrastructure impacts;
- Traffic, parking and transport;
- Flood Risk, Water Quality and Drainage;
- The views of statutory consultees in respect of any formal planning application; and
- Any other material considerations raised within representations.

6.0 CONCLUSION

The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations, against which any future planning application will be considered as well as potential material considerations and key issues based upon the information received to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7.0 RECOMMENDATION

That Members note the content of the report and submissions and provide such feedback as they consider appropriate in respect of this PAN to allow these matters to be considered by the applicants in finalising any future planning application submission.

Author of Report: Shelley Gould

Date: 9th May 2024

Reviewing Officer: Sandra Davies

Date: 9th May 2024

Fergus Murray
Head of Development and Economic Growth