

**Government Reporter's Findings---New Local Development Plan (April 2019).
North Denniston, Kilmacolm (extracts from the main report) – (PPA-280-2)**

This site forms one of the 'fingers' of countryside that extend towards the centre of Kilmacolm and are considered to be part of Kilmacolm's character. Its development would erode that character and, to that extent, its setting.

I also find that there is no overall deficiency in the provision of housing land in the proposed plan across the whole of Inverclyde which might, for that reason, separately justify releasing additional greenfield land at Kilmacolm or Quarriers Village for private sector house-building on sites that have not previously been allocated for development.

However, in the current circumstances in which I have found that there is not a requirement to allocate additional housing land in the Kilmacolm and Quarriers Village area of Inverclyde, and in the absence of additional significant benefits being identified which would arise from this site's development, I conclude that its allocation for housing development in this plan would not be justified.

**Government Reporter's Findings on Gladman's Appeal (January 2019)(PPA 280-2026)
Knapps/North Denniston (extracts from main report relating to N. Denniston).**

I find that the proposed development would be highly car-dependent. For this reason, it would not constitute low-carbon place-making. It would not help to promote a pattern of development that encourages active travel and travel by public transport. For these reasons, the proposed development would not accord with development plan strategy.

The Appellant says that the emphasis on brownfield sites and regeneration is resulting in under-delivery of new housing. If this is correct, my view is that the first response should be to see whether action can be taken to make the brownfield sites, including the community growth area, more attractive to house builders. Allowing housing development on greenfield sites that have not been identified in the development plan for new housing would make it more difficult to attract development to brownfield and regeneration sites. It would also be contrary to the vision of the compact city region. For these reasons, the proposed development would not accord with development plan strategy.

My conclusion is that, unless exceptional or mitigating circumstances can be demonstrated, the proposed development is contrary to the green belt policies of the development plan.

Puldohran House is prominent in views of Kilmacolm from the south. Puldohran House is distinctive. It signals that one is approaching the village. I find it desirable that its visual impact should not be diminished. For these reasons, there should be no development on that part of North Denniston which is south of Puldohran House.

I note that matters relating to flooding remain to be addressed in detail. Planning permission for the proposed development could be subject to conditions to ensure, among other things, that all site ground levels would be higher than 72 metres above Ordnance Survey datum, that all buildings would be above predicted flood levels plus a freeboard allowance and that suitable provision would be made in relation to any watercourse present within the site. In connection with this last point, during my inspection, I noted the existence of a watercourse within the Knapps part of the appeal site.

My conclusion is that socio-economic benefits do not justify approval of the proposed development as an exception to the development plan.

My final conclusion is that the proposed development does not accord overall with the relevant provisions of the development plan and that there is no material consideration which would nevertheless justify a grant of planning permission.