



Typical house type



Typical house type



Mactaggart and Mickel Homes Building Communities Fund

QUARRY ROAD KILMACOLM W E L C O M E

Welcome to our Exhibition

Today's consultation event relates to our proposed residential development in Kilmacolm. We are keen to gain the views of the community and local stakeholders and we welcome any feedback you may have on the proposals.

The Proposed Development

Mactaggart & Mickel Homes propose to build a residential development on land at Quarry Drive, Kilmacolm. This exhibition is intended to inform the community of our plans.

A Proposal of Application Notice was submitted to Inverclyde Council in October 2017 and this signalled our intent to submit an application for planning permission.

Our proposals are at an early stage of preparation and we are seeking the community's feedback to assist us in preparing detailed plans for the site.

The delivery of housing land is a national priority and in order to achieve this the Scottish Government requires local authorities to allocate additional land for housebuilding through Local Development Plans.

Mactaggart & Mickel's vision for the site is to create:

A high quality, sustainable neighbourhood on the northern edge of Kilmacolm, with approximately 75 new homes.

The images illustrate how the site could be developed in a way which responds to its context and based on the evidence gathered and studies undertaken relative to transport, landscape and visual impact, ecology, ground conditions, drainage, and flooding.

About Mactaggart and Mickel Homes

Mactaggart & Mickel Homes is an award-winning family business committed to quality in design, construction and 'crafting' homes for over 90 years across Scotland. Our fundamental principles as a business are quality, reliability and integrity and to create a lasting legacy for future generations.

'Mactaggart and Mickel are proud to be recognised by the House Builder Federation as a 5 Star Home Builder.'



Site Location



Typical house type



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QUARRY ROAD KILMACOLM THE SITE AND PLANNING

Planning Context

The land at Quarry Drive, Kilmacolm is currently allocated as Green Belt in the adopted Inverclyde Local Development Plan (2014).

The Scottish Government has identified the delivery of housing as a national priority. Inverclyde Council is in the process of preparing a new Local Development Plan to direct development across the Council area, and to align with the national priority the new Plan is required to identify land for new housing.

Mactaggart & Mickel Homes are promoting the land at Quarry Drive, Kilmacolm for residential development through the new Local Development Plan process, already underway.

The most recent stage of the process was the Council's publication of a Main Issues Report in March 2017. This report established that the Council has identified a need to allocate further land for housing, including at Kilmacolm. Furthermore it identified this site at Quarry Drive - the subject of this consultation - as their preferred option.

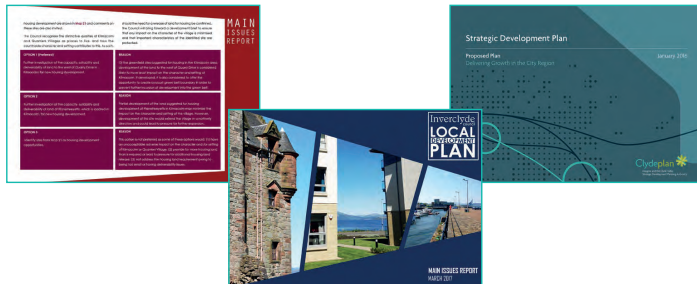
Whilst this is the Council's position, the Main Issues Report also indicates that further investigation will be required regarding the capacity, suitability and deliverability of the site.

The site is modestly sized, discretely located so not to have a significant visual or landscape impact and is not affected by any insurmountable constraints to development.

Therefore, a housing development at Quarry Drive can help to meet the identified requirement for additional housing in Inverclyde and at Kilmacolm.

Local Development Plan Strategy Timescale

- Publication of Main Issues Report March 2017
- Publication of Proposed Plan March 2018
- Submission of Proposed Plan to Scottish Ministers November 2018
- Adoption of Local Development Plan August 2019



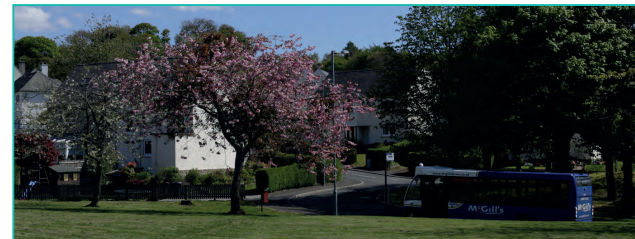
Planning Documents



Panoramic View: North West Boundary



Panoramic View: South West Boundary



Existing Landscape Features



A high quality, sustainable neighbourhood on the northern edge of Kilmacolm, with approximately 75 new homes.

QUARRY ROAD KILMACOLM INDICATIVE MASTERPLAN

Masterplan Principles

The following section sets out the design principles and landscape mitigation measures to shape proposals for development at Quarry Drive.

We have carried out a Landscape and Visual Impact Assessment (LVIA) and a landscape appraisal of the local landscape and townscape setting, to get a better understanding of key features and characteristics of the site and its surroundings.

A Preliminary Ecological Appraisal (PEA) of the site has also been undertaken to inform the indicative masterplan.

We propose to retain the two tree-covered knolls on the site and the land immediately surrounding these features as open space in order to:

- Encourage visual integration within the wider landscape;
- Provide recreational space for new and existing local residents;
- Provide character to the proposed development; and
- Provide links to existing settlements and recreational facilities.

We also propose an approximately 5m wide woodland belt to the northern boundary of the site to define and create a new defensible Green Belt boundary to the settlement of Kilmacolm.

A number of further design principles guided the proposals for the site in order to minimise potential adverse effects on the landscape and views.

These principles seek to minimise potential significant effects by considering site layout; siting of build elements, streetscape design; and opportunities for woodland and tree planting.



Above:- Existing mature trees proposed to be retained on site.



Indicative Masterplan



Development Framework

A high quality, sustainable neighbourhood on the northern edge of Kilmacolm, with approximately 75 new homes.



QUARRY ROAD KILMACOLM INDICATIVE LAYOUT

Masterplan Vision

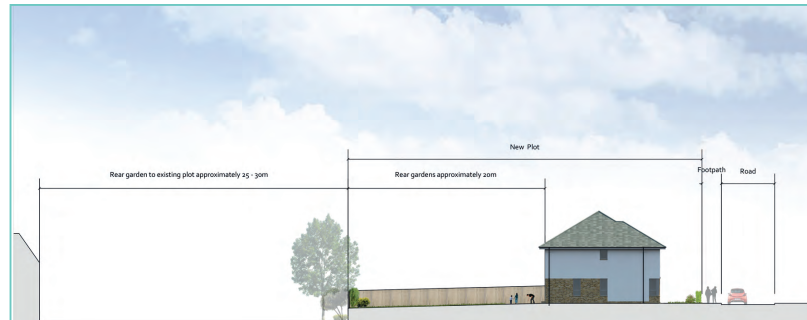
The vision for the masterplan is to create an appropriate new village edge and a sensitive neighbourhood extension which reflects the underlying and desirable characteristics of the historic village of Kilmacolm; reinforces its sense of place, and which is appropriate in the wider landscape setting.

Aims & Objectives

- Create a high quality neighbourhood appropriate to Kilmacolm by responding to the characteristics of the site and surroundings;
- Design a street arrangement presenting fronts of homes towards public streets, gateways/ entrances and main public spaces;
- Create an environment to encourage reduced private car use and improved choice of transport including walking/ cycling by maximising connectivity and permeability within the site;
- Create a distinct and welcoming place by responding to the underlying local townscape and landscape character;
- Enhance opportunities for access to, through the site and to the surrounding countryside via the creation of paths and open spaces; and
- Working with the prevailing local topography to provide enriched habitats for local wildlife.



Above--
Typical house type



Typical Section A - A
Long plots to increase separation from properties on Port Glasgow Road



Indicative Layout

Legend

- | | | | | | | | |
|--|---------------------------------------|--|-------------------------------------|--|---------------------------------|--|--|
| | Proposed development site | | Proposed hedgerow | | Proposed play area location | | Proposed path link |
| | Existing on-site trees to be retained | | Proposed structure planting | | Indicative pedestrian access | | Indicative vehicular and pedestrian access |
| | Primary road - Port Glasgow Road | | Proposed private space | | Indicative internal circulation | | Indicative alternative vehicular and pedestrian access |
| | National Cycle Route 75 | | Proposed house | | | | |
| | Core path 57D | | Proposed areas of public open space | | | | |
| | Proposed specimen tree planting | | Proposed SUDs area location | | | | |

A high quality, sustainable neighbourhood on the northern edge of Kilmacolm, with approximately 75 new homes.

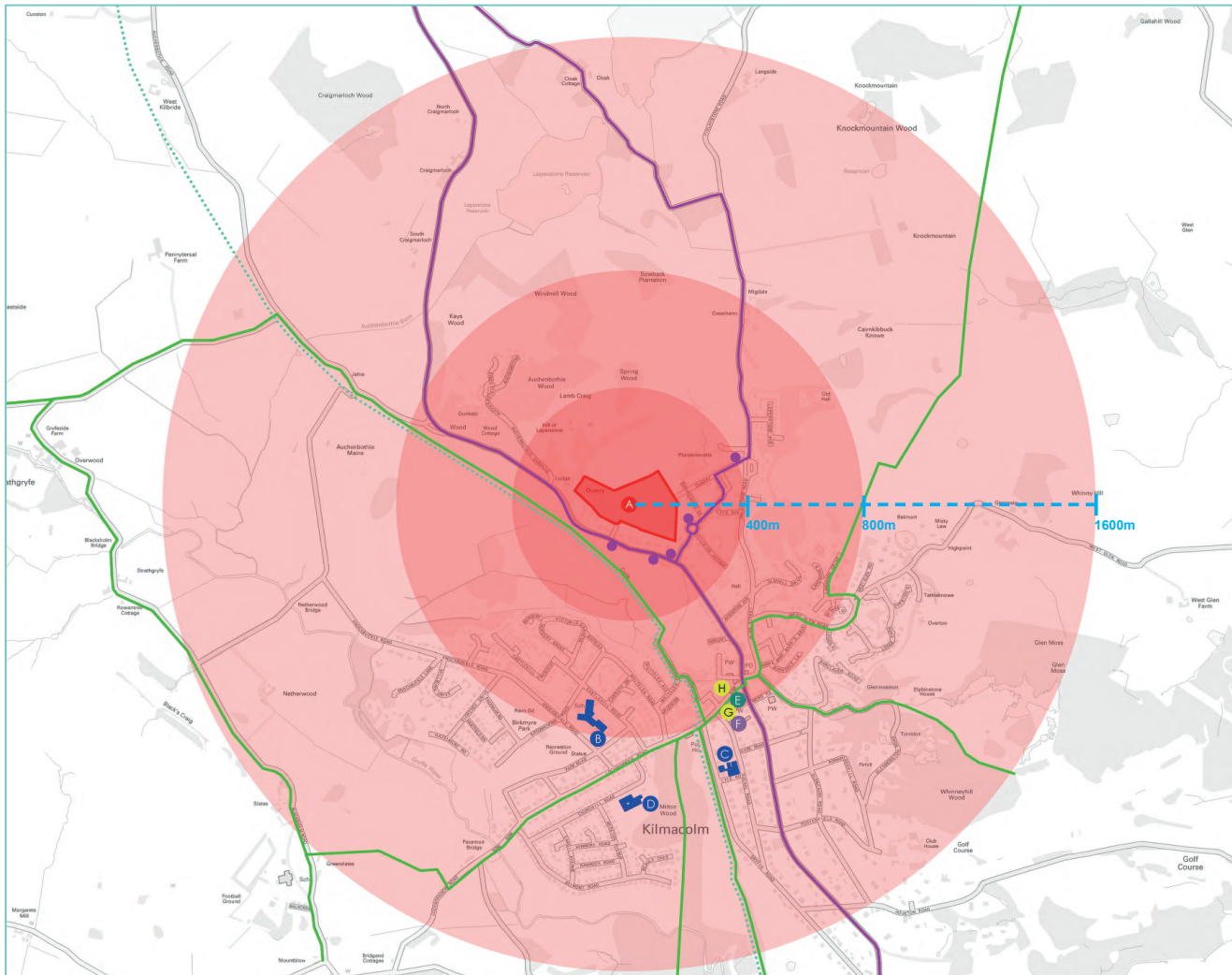


Diagram 1. Accessibility Plan Legend

- A Site of Proposed Development
- B St Columba's Junior School
- C St Columba's Senior School
- D Kilmacolm Primary School
- E Doctor Surgery
- F Kilmacolm Community Centre and Library
- G Co-operative Foodstore
- H Local Shops
- Core Path
- - - Cycle Route
- Bus Stop/Route
- 400m Isochrone from Site
- 800m Isochrone from Site
- 1600m Isochrone from Site

Note: Pan 75 notes a maximum threshold of 1600m for walking distance to local services.

QUARRY ROAD KILMACOLM TRAFFIC AND TRANSPORT

Scottish Planning Policy requires that transport is considered in a 'hierarchy'. This hierarchy can be summarised as pedestrians, cyclists, public transport and private car. The proposed development is well located for access to the transport network.

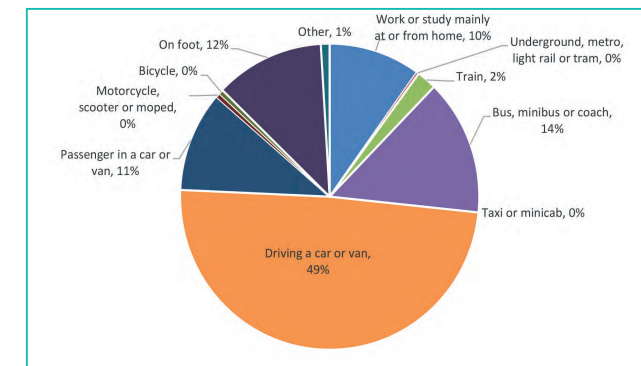
A pedestrian and cyclist connection can be used to reach Port Glasgow Road, where there are frequent bus services to Greenock and Glasgow. Wateryetts Drive also provides links to Port Glasgow Road.

National Cycle Network Route 75 runs to the south of the site, south of Port Glasgow Road and this forms part of a long distance route from Edinburgh to Gourcock.

Pedestrians and cyclists will also be able to access the site from Quarry Drive and the cemetery access road. Local buses also operate within the existing residential area. A new access for vehicles can be formed from Quarry Road with an alternative approach being available for consideration – that being to take access from the Wateryetts Drive roundabout. Diagram 1 indicatively shows the transport linkages in the area.

Data from the 2011 census shows that people in the surrounding houses use the following modes of transport on their journeys to work or study (see pie chart below).

The planning application will be accompanied by a Transport Statement report. This report will describe the existing transport network around the site and describe the transport infrastructure that will be provided as part of the development.



Modes of Transport to Work or Study

A high quality, sustainable neighbourhood on the northern edge of Kilmacolm, with approximately 75 new homes.

QUARRY ROAD KILMACOLM

AERIAL IMAGE OF NEW HOMES



QUARRY ROAD KILMACOLM SUMMING UP

Thank You for Attending this Consultation Event

Representatives from our project team are on hand to answer any questions. We welcome your comments on the proposals and feedback forms are available for you to complete. Please note that any comments you do make are comments for Mactaggart & Mickel Homes only.

There will be an opportunity to submit formal representations directly to Inverclyde Council once a planning application has been lodged.



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Aerial Image of New Homes



Typical house type



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