

## **PROPOSAL OF APPLICATION NOTICE (PAN)**

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**Reference:** 18/00007/PAN

**Applicant:** Defence Infrastructure Organisation

**Proposal:** Notice for proposed submarine training facility

**Site Address:** Land North of the Sports Pitches, HM Naval Base Clyde, Faslane

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### **1.0 BACKGROUND**

A Proposal of Application Notice (PAN) has been submitted to the Planning Authority which took effect from 22<sup>nd</sup> December 2017. In order to allow for a minimum of 12 weeks community consultation in accordance with the relevant legislation no formal planning application can be submitted until the 16<sup>th</sup> March 2018.

The proposal is for the erection of a Submarine Training Facility (SMTF). The proposed development would be located within the secure area of HM Naval Base Clyde and would be sited immediately adjacent to a recently approved Submarine Escape Rescue Abandonment Survivability (SMERAS) (17/00814/PP) facility. This proposal forms part of the Maritime Change Project which will culminate in the entire UK submarine fleet being based at Faslane by 2020.

The agent for this application has advised that HMNB Clyde is the second biggest, single-site employer in Scotland with direct employment at the base currently around 6,500 with many more thousands dependent on the base for jobs through the extended supply chain. It is thought that around 11,000 are directly and indirectly reliant on the base. By 2020 all Royal Navy submarines will be based at Faslane and this will see the number directly employed at the base rise to 8,200 due to proposed investment works including the SMTF.

### **2.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

The proposed SMTF will provide essential training for the Royal Navy which will deliver the new generation of submarines. The proposed development will incorporate the following elements:

- Meeting rooms;
- Storage rooms;
- Classrooms;
- Plant rooms;
- Toilet and shower areas.

The Gross Internal Floor Area will be approximately 13,221sqm over a five storey building. As the building would be developed on sloping ground there would be some split level elements to the building. While the external materials are still under consideration, the agent has advised that this is likely to feature a mixture of brickwork and cladding materials. The roof is likely to be a standing seam with single ply membrane in the flat areas for rooftop plant.

### 3.0 SITE DESCRIPTION

The development would be located within the secure area of HMNB Clyde. The site measures approximately 0.52ha. It would be located on the eastern side of this area close to the boundary with the A814. As previously noted it would be located adjacent to the recently approved SMERAS facility. Provision of access to the site via a road, civil engineering infrastructure (electricity, water and sewerage), site clearance and ground works will be completed for the SMERAS development, which will enable the SMTF site development.

### 4.0 DEVELOPMENT PLAN POLICY

Relevant Policies which will require to be considered include:

#### **Argyll and Bute Local Development Plan adopted March 2015:**

- LDP DM1 – Development within the Development Management Zones
- LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment
- LDP 5 – Supporting the Sustainable Growth of Our Economy
- LDP 9 – Development Setting, Layout and Design
- LDP 10 – Maximising our Resources and Reducing our Consumption

#### **Supplementary Guidance:**

- SG LDP ENV 1 – Development Impact of Habitats, Species and Our Biodiversity (i.e. biological diversity)
- SG LDP ENV 6 – Development Impact on Trees / Woodland
- SG LDP ENV 7 – Water Quality and the Environment
- SG LDP ENV 14 –Landscape
- SG LDP ENV 15 –Development Impact on Historic Gardens and Designed Landscapes
- SG LDP ENV 16(a) – Development Impact on Listed Buildings
- SG LDP BUS 1 – Business and Industry Proposals in Existing Settlements and Identified Business and Industry Areas
- SG LDP BUS 4 – Strategic Industrial and Business Locations
- SG LDP BAD 1 – Bad Neighbour Development
- SG LDP Sustainable - Sustainable Siting and Design Principles
- SG LDP SERV 1 – Private Sewerage Treatment Plants and Wastewater (i.e. drainage) systems
- SG LDP SERV 2 – Incorporation of Natural Features / Sustainable Systems (SUDS)
- SG LDP SERV 3 – Drainage Impact Assessment (DIA)
- SG LDP SERV 5(b) – Provision of Waste Storage and Collection Facilities within New Development
- SG LDP SERV 6 – Private Water Supplies and Water Conservation
- SG LDP SERV 8 – Development in the Vicinity of Notifiable Installations
- SG LDP SERV 7 – Flooding and Land Erosion – The Risk Framework for Development
- SG LDP CC 1 – Climate Change and Sustainable Buildings
- SG LDP Sust Check – Sustainability Checklist
- SG LDP TRAN 2 - Development and Public Transport Accessibility
- SG LDP TRAN 3 – Special Needs Access Provision
- SG LDP TRAN 6 –Vehicle Parking Provision

**Note:** The Full Policies are available to view on the Council's Web Site at: [www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)

It is considered that the main determining issues relating to this proposal will include:

- Landscape and visual impact;
- Roads Issues, in particular parking;

- Private sewage and water capacities;
- Requirements relating to the MOD safeguarding zone;
- Drainage.
- Economic Impact

**Note:** *The above is not an exhaustive list and it has been provided in this report to give Members a flavour of the main issues which will require consideration when determining this Major planning application.*

## **5.0 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.

## **6.0 RECOMMENDATION**

It is recommended that Members consider the content of the report, and provide such feedback as they consider appropriate in respect of this PAN to allow these matters to be considered by the applicant in finalising any future planning application submission.

**Author of Report:** Sandra Davies

**Date:** 31/1/18

**Reviewing Officer:** Angus Gilmour

**Date:** 31/1/18

**Angus Gilmour**  
**Head of Planning, Housing and Regulatory Services**