



Dear Member,

### **REPORTER'S DECISION ON CARSEMEADOW**

You will recall that we have been awaiting the decision of the Scottish Government Reporter on the Gladman Appeal to build on Carsemeadow at Quarriers Village. We were informed on 25<sup>th</sup> May that he had DISMISSED the Appeal.

The reasons that he deployed in refusing the Appeal are important and have implications for other attempts to develop in and around the Kilmacolm and Quarriers Village area.

We argued in all our submissions to the Reporter that:

- The changes to Scottish Planning Policy (SPP) announced in December 2020 mitigated against the application to build.
- That the application breached several aspects of the overarching Clydeplan and the subordinate Local Development Plan as well as the SPP. We argued strongly that there was no basis to build on the Greenbelt.
- That the Reporter should note that whereas there might be a very small shortage of housing supply in Kilmacolm and Quarriers Village it was massively outweighed by a surplus of several thousand across the rest of the Renfrewshire Housing Sub Market Area (HSMA).

In giving his decision the Reporter agreed with all these points and listed them in great detail as to why the application was refused. We show an extract below:

*“And I also question the logic in seeking to analyse housing demand within such a small, rural and relatively inaccessible area when there appears to be a healthy supply of suitable and effective housing land available elsewhere within the same HSMA”*

This and all his other detailed comments will be useful in any future defence against unwarranted attempts to build on the Greenbelt in and around Kilmacolm and Quarriers Village.

However, despite this good news, as Churchill said, *“this is not the end, it is not even the beginning of the end”*. Gladman has six weeks in which to Appeal to the Court of Session, Taylor-Wimpey may appeal against the IC decision to reject their application to build on Planetreeyets and the Court of Session has yet to hear the case made by a group of developers against the changes in SPP. The fight will go on and we will keep our membership informed as events unfold.

**KCT Executive Committee**