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**PLANNING STATEMENT**

26.10.2023

 **119 WHITEFIELD ROAD, GLASGOW**

 **ERECTION OF WAREHOUSE**

**01 Background**

The site at 119 Whitefield Road is within a light industrial area in the Govan area of the city, south of the river. The area has a mix of warehouse and light industrial buildings. The development site is at the rear of an existing large workshop/warehouse building with its own access , and cannot be viewed from the road.

**02 Proposal**

It is proposed to erect a warehouse on the site with a yard to the front and car parking.

The building which is two storeys in height will be constructed in profile steel sheeting with a pitched roof and large roller shutter door and secondary staff door

Access to the main site will be via large double gates from Whitefield Road which provide access to both Central House which is vacant, the adjacent property at 121 Whitefield Road and the application site. Within the site from the shared access will be a further set of gates providing private access to the development site. This will provide dedicated access to the yard and will allow for vehicles to turn and not have to reverse.

**03 Assessment against Policy**

In determining an application the local authority are required to assess it in the context of the latest approved and adopted Local Development Plan and other statutory legislation such as the new National Planning Framework (NPF4).

Within the LDP there is a wealth of policy guidance broadly split into two defined areas, those which are over arching and all embracing and those which are more specific and provide more detailed and guidance on a range of specific subjects. The more specific guidance is set within the context of the over arching policies.

In the context of this development proposal the following policies are considered most relevant:

**LDP**

Policy CDP1- Placemaking Principle

Policy CDP2- Sustainable Spatial Strategy

Policy CDP 3- Economic Development

SG3- Economic Development

SG11- Sustainable Transport

**NPF4**

Policy 1 - Sustainable Places

Policy13- Sustainable Transport

Policy 26- Business and Industry

The thrust of all of these policies and supplementary guidance is to clearly establish the standards which all developments must achieve.

**CDP1 The Placemaking Principle** – As stated above the policy compendium is split into broad policies and specific policies. CDP1 aims to improve the quality of development taking place in the city by promoting a design led approach. This policy requires that all developments should seek to:

1. Achieve good design
2. Help to make the city an appealing place to work live and visit
3. Respect the environment by responding to its qualities and character
4. Provide high quality amenity to existing and new residents of the city, and
5. Ensure that new activities do not introduce unacceptable noises or nuisance.

***Response:***

*The proposed new development has been designed to complement the surrounding environment, and thus integrate into the existing urban grain.*

**CDP2 - Sustainable Spatial Strategy**- aims to ensure that all developments contribute to the advancement of the city, to the fostering of developments which have longevity and which meet the requirements of the residents

***Response:***

*The proposed development will contribute to the continuing redevelopment of this part of the city and to the economic well being of the area.*

**CDP3 /SG3 – Economic Development-** These policies seek to create an environment where businesses can develop and flourish and which will increase the flow of income to the city.

***Response***

*The proposed development will not only see investment in the area, it will offer new business opportunities ,which in turn will provide employment opportunities and contribute to the rates payable to the city*

**SG11- Sustainable Transport** – This policy guidance aims to ensure that all development provide an appropriate level of parking and cycle provision and that there is good access to public transport , cycle routes and walkways.

***Response***

*The proposed development has provision for parking for both staff and customers. It also has cycle rack provision for staff and customers,has easy access to public transport on Govan Road and is within walking distance of the city centre*

With respect to **NPF4, policies 1, 13 and 26** they reflect the sentiments of the similar policies within the LDP and offer greater impetus for these policies to be adequately addressed.

**From all of the above it is apparent that the proposed development complies with and meets the requirements of both the Local Development Plan and the NPF4**

**04 Summary**

The proposed development of this site for warehouse purposes can comfortably be integrated into this part of the city. It can be incorporated within the existing street/road infrastructure with little or no impact on the existing network. There is parking and good access to public transport, so problems of car parking obstructing traffic will not occur.

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