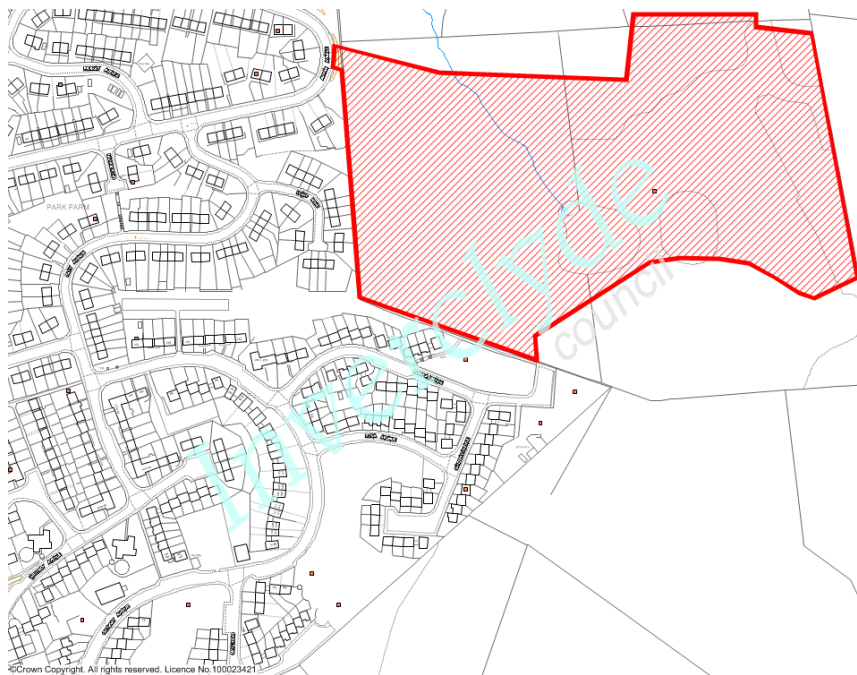

| | | | |
|-----------------------------|--|--------------------|--|
| Report To: | The Planning Board | Date: | 7th November 2012 |
| Report By: | Head of Regeneration and Planning | Report No: | 09/0230/IC Plan11/12 |
| | | | Major Application Development |
| Contact Officer: | James McColl | Contact No: | 01475 712462 |
| Subject: | Erection of residential housing development at Arran Avenue, Port Glasgow | | |

SITE DESCRIPTION

The application site covers 4.94 hectares of rough moorland and scrubland to the east of the Park Farm area of Port Glasgow. The site is undulating with some locally very steeply sloping sections, but overall slopes down in a northerly direction. The site is in poor condition with evidence of anti-social behaviour and minor fly tipping.



The site is bound by housing to the west and southwest and to the north, east and south east by open moorland. Water collects naturally within the centre of the site and forms a small burn which runs off in a north western direction into adjacent ground.

PROPOSAL

The applicant proposes to construct 109 semi-detached and terraced dwellinghouses with associated road and sustainable urban drainage infrastructure, a play area and a kick pitch. Five different house designs are utilised in providing a range of terraced and semi-detached houses finished facing brick, render and concrete roof tiles. Landscaping will comprise a central area around the SUDS pond together with selective areas of open space and planting throughout the development. There is only one access to the site via Arran Avenue.

LOCAL PLAN POLICIES

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

Local Plan Policy H3 - Support for Designated Renewal Areas

Inverclyde Council will support, in principle, residential and community development in Inverclyde's Social Inclusion Partnership (SIP) areas, and other designated renewal areas, in particular the "New Neighbourhoods", identified on the Proposals Map, where the proposals support the Council's corporate and agreed partnership priorities and satisfy other relevant policies of the Local Plan.

Local Plan Policy H5 - Housing Development Opportunities

Inverclyde Council, as Planning Authority, will support and encourage residential development on the sites, indicative locations and 'New Neighbourhoods' included in Schedule 7.1 and indicated on the Proposals Map.

Local Plan Policy H8 - The Character and Amenity of Residential Areas

Proposals for residential development that are acceptable in principle in terms of the Development Strategy of the Local Plan will still be required to satisfy the following development control criteria:

- (a) compatibility with the character and amenity of an area in terms of land use, density, design and materials used;
- (b) visual impact of development on the site and its surroundings;
- (c) landscaping proposals;
- (d) open space proposals (see also Policy H11 and guidance in Policy DC1);
- (e) proposals for the retention of existing landscape or townscape features of value on the site;
- (f) assessment against the Council's Roads Development Guidelines 1995 with regard to road design, parking and traffic safety;
- (g) provision of adequate services; and
- (h) accommodation of, in appropriate cases, the requirements of bus operators regarding road widths, lay-bys and turning areas.

Local Plan Policy H11 - Residential Development Proposals and Open Space Provision

Inverclyde Council, as Planning Authority, requires developers of new housing to make provision for public open space, play areas and private garden ground, or a comparable financial contribution towards either the provision of, or maintenance and improvement of, existing play equipment in a park or play area in the vicinity of the development, in accordance with the Inverclyde Council Planning Practice Advice Note 3.

Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

Local Plan Policy HR2 - Safeguarding Biodiversity

Inverclyde Council, in conjunction with its partners, and Renfrewshire and East Renfrewshire Councils, will contribute to the preparation of a Local Biodiversity Action Plan, to facilitate the management of species and habitats and enhance the biodiversity of the Inverclyde area.

Local Plan Policy UT3 - Sustainable Urban Drainage Systems

Inverclyde Council, as Planning Authority, will encourage the inclusion of Sustainable Urban Drainage Systems in appropriate developments, and where included will require agreement to be reached in respect of the continual maintenance of the proposed system prior to planning permission being granted.

Local Plan Policy DS2 - Promotion of Housing and Community Regeneration in Renewal Areas

Social inclusion will be assisted by directing all appropriate new development to the designated Renewal Areas of Greenock and Port Glasgow.

Local Plan Policy DS8 - Green Belt

There is a presumption against development in the designated Green Belt, as identified on the Proposals Map. Proposals will only be considered favourably in exceptional or mitigating circumstances and where the criteria for development in Policy DS10 for the 'Countryside' can be satisfied.

Local Plan Policy DC1 - Development Control Advice

Inverclyde Council, as Planning Authority, will support applications for planning, listed building and advertisement consent, where applicable, which accord with the principles established in the Council's Planning Practice Advice Notes.

PPAN3 - Private and Public Open Space Provision in New Residential Development applies.

CONSULTATIONS

Head of Environmental and Commercial Services - No objections to the proposal. The roads within the development will require a Roads Construction Consent and traffic calming will be required. A visibility splay of 2.4m x 43m x 1.05m is required at the junction of the development

with Arran Avenue. Planting within the verges will obstruct forward visibility and should be removed. The principle of the SUDS arrangement on site is acceptable. The existing overgrown burn to which the detention pond drains must be cleared and ditched as detailed in the supporting documentation submitted together with the culvert under Old Greenock Road being upgraded to increase the capacity. SUDS details must be submitted for approval prior to the commencement of works on site as should drainage calculations. Full details of all field drains to be installed on site will also required to be submitted. The run-off from the site must be limited to 7l/s/ha. The planning conditions proposed to address the SUDS, drainage and flooding issue are acceptable.

Head of Safer And Inclusive Communities – No objections. Standard contaminated land and Japanese Knotweed conditions should be attached to any planning permission.

Strathclyde Police KC Division – No comments.

Head of Education – No objections.

Scottish Environment Protection Agency West – No objections subject to planning conditions to ensure that post development flow pathways do not result in ponding or flooding of properties and that no built development is proposed over the culvert which flows through the development site.

Scottish Water – No objections.

Land Use Consultants – Overall, the landscape strategy is deemed appropriate in principle, particularly the proposed hedgerow, tree and woodland planting.

West of Scotland Archaeology Service - Supports the submission of a report of an evaluation by archaeological trial trenching before the application is determined. Alternatively, a suspensive condition may be attached to a planning consent.

PUBLICITY

The application was advertised in the Greenock Telegraph on 24th December 2009 as there are no premises on neighbouring land.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The application was subject to neighbour notification and a press advertisement. One objection was received.

The objector's concerns can be summarised as follows:

- The outlook of neighbouring property will be affected.
- Wildlife may be unacceptably affected.
- The site is used as an informal play area and for dog walking.

I will address these concerns in my assessment.

ASSESSMENT

The material considerations in the determination of this planning application are the Inverclyde Local Plan, the Council's PPAN 3 on Private and Public Open Space in New Residential Development, Scottish Government policy including the Scottish Planning Policy, Designing Places

and Designing Streets, the impact on existing residential amenity, the consultation responses and the representation received.

In first considering the policy position set out in the Inverclyde Local Plan, Policies DS2 and H3 support residential and community development in the new neighbourhood areas, one of which is the Park Farm/Oronsay area. Policy H5 supports and encourages residential development within sites and new neighbourhoods included in Schedule 7.1, and as indicated on the proposals map. The application site is listed in Schedule 7.1 as a housing development opportunity with an indicative capacity of 100 private houses. Indeed, this site has been identified as a housing development opportunity for some considerable time and was previously included as such in the 1988 Inverclyde Local Plan.

The proposed development site boundary makes a minor incursion into the Green Belt, but this can readily be attributed to minor variations in the drafting of the site over time on the proposals maps of both current and historic Local Plan. I am satisfied that the principle of this development does not compromise the intent of the Green Belt Policy DS8 and is consistent with the intent of Local Plan housing policy.



There are, however, possibly other policy tensions. Whilst identified as a housing development opportunity the Local Plan also includes the site within a designated SINC. Policy HR1 seeks to protect natural heritage resources listed within Schedule 9.1 and on the proposals map. Development that would adversely affect these resources is not supported. SINC's are included within Schedule 9.1. Policy HR2 seeks safeguard and enhance the biodiversity of the Inverclyde area. On examination, it is noted that the development site comprises less than 25% of the designated SINC and that the existing small wetland area will be utilised for the SUDS detention pond to maintain the water flow to the northern section of the SINC which is outwith the application site. The new pond will also in itself provide a new wetland habitat. Existing areas of woodland within the SINC are unaffected by the proposal and I note that no protected species have been noted on or adjacent to the site. While the proposed development will clearly have an impact on the designated SINC, on balance I consider the impact to be an acceptable departure from Policies HR1 and HR2.

In considering the detail of the proposed development, Policy H8 identifies a range of criteria which require to be satisfied if the detail of the development is to be accepted. The site is located adjacent to an existing area of primarily two storey terraced and semi detached houses accessed via local residential roads and cul-de-sacs. As part of the housing stock re-provisioning within the new neighbourhood area, many flatted properties have been demolished, being replaced by

attractive modern semi detached and terraced dwellings with private front and rear gardens. Whilst the proposed development incorporates contemporary volume building house designs, the proposed layout and development of semi-detached and terraced houses responds to and is sympathetic with the existing pattern of development. The use of varying designs of semi-detached and terraced properties ensures variety and visual interest within the site. The applicant indicates that the external materials used in the new dwellings will be primarily facing brick, render and concrete roof tiles. A condition reserving the detailed choice of materials and requirement to submit samples will ensure they are visually appropriate and contribute to the visual interest within the site.

Garden boundary treatments comprise a mix of low plot division fences and 1800mm high timber slatted boundary fences. 1800mm high brick wall and fence combinations are effectively used for publicly visible boundaries and those adjacent to the road. A metal railing will be provided around the detention pond. Overall, I consider the boundary treatments proposed appropriate with the use of brick wall and fence combinations providing visual interest within the new streetscape.

The gradient of the slopes within the site also has a bearing on how it is developed. To achieve a suitable layout, retaining walls and crib walls are utilised between plots and towards the southern boundary of the site. The retaining walls within the site are appropriately sited, are of appropriate heights, and will not form incongruous or visually prominent features which would detract from the overall appearance of the development. Overall, I am satisfied that the development is compatible with the amenity of the area (Policy H8 (criterion a)).

Views towards the site are largely from within the existing adjacent residential area, although distant views will be available from adjoining open ground and the core path network. The applicant's use of landscaping within the site together with sections of landscaping to the site perimeter will break up the development when viewed from surrounding vantage points. I am satisfied that the visual impact on the surroundings will be acceptable (Policy H8 (criterion b)).

In addition to Policy H8 (criteria (c – e)), consideration of open space and landscaping within the development is addressed by Policy H11 and PPAN3. I am satisfied that the individual house plots are appropriately sized and contribute to a desirable living environment. Open space provision within the development is appropriately sited, includes play provision and a kick pitch, and is accessible to local residents. The positioning of the SUDS detention pond and associated open space and landscaping provides for a central feature which will both create an attractive visual impression of the area and provide for informal outdoor recreation. Planting along the main access from Arran Avenue in the form of a tree lined avenue is indicated creating an attractive entrance to the development with road junctions also being identified by hawthorn hedges. Hedgerow and woodland planting is further proposed to the embankments. Planting will also be used to screen timber fencing reducing the visual prominence where appropriate. Full landscaping details inclusive of specification, density, size and maintenance of proposed planting together with play area layout, equipment, materials and furniture will require to be submitted and approved prior to the commencement of any work on site. A landscaping bond will also require to be lodged to cover the costs of implementation of the approved landscaping scheme, play area and kick pitch, and no development should take place until this has occurred. Both these matters can be addressed by condition. Overall, I consider that the requirements of Policy H11 and PPAN 3 are satisfactorily addressed and that the development is acceptable when considered with reference to Policy H8 (criteria (c – e)) .

The layout of the adjacent residential area dictates that the sole access to the site is taken from Arran Avenue. Pedestrian connections are achieved within the site, and Arran Avenue provides for good pedestrian access links to local facilities and public transport, helping to integrate the development with the surrounding residential area. With regard to road design, parking and traffic safety, the Head of Environmental and Commercial Services offers no objection to the proposal. He advises that traffic calming will be required and this feature together with the proposed road junctions, speed control bends and driveway accesses to the road will be effective in reducing vehicular speed within the development creating a safe environment. This approach accords with Scottish Government policy which seeks to influence driver behaviour to reduce vehicle speeds to

levels appropriate for the local context and to deliver safe streets. The Head of Environmental and Commercial Services further advises that a visibility splay of 2.4mx4.3mx1.05m is required at the junction of the development with Arran Avenue. He is satisfied that this can be achieved. The requirement to submit full landscaping details will ensure that planting does not inhibit visibility. I am satisfied that the proposal complies with Policy H8 (criterion (f)).

Buses serve the area, with the nearest stops being on Arran Avenue, typically a 2-3 minute walk from this development. There are no specific requirements for this development to provide for public transport (Policy H8 (criterion (h))).

Policy UT3 encourages the inclusion of Sustainable Urban Drainage Systems within new developments. This matter is addressed with the inclusion a number of techniques comprising a detention pond, attenuation tank, swales and bio retention units. The use of a variety of SUDS techniques within a site is encouraged by Scottish Government policy. The SUDS infrastructure is also incorporated into the overall landscaping scheme for the development contributing to the creation of an attractive living environment. The Head of Environmental and Commercial Services offers no objection to the principle of the SUDS arrangement. He advises however that the existing overgrown burn to which the detention pond drains must be cleared and ditched (as detailed in the supporting documentation submitted) and that the culvert under Old Greenock Road requires to be upgraded to increase the capacity. This, plus other technical requirements can be addressed by condition. Additionally, SEPA offer no objection to the proposal subject to conditions to ensure that no development takes place above the proposed culvert from the detention pond and the burn into which it drains. They also advise that post development flow pathways should ensure that no ponding or flooding of properties occurs. The requirements of the Head of Environmental and Commercial Services will address this matter. I am therefore satisfied that compliance with policy UT3 is achieved subject to the matters addressed by condition. Overall, there are no service objections to the development, satisfying Policy H8 (criterion (g)).

Policy H1 seeks the safeguarding of existing residential areas. The new dwellings will back onto existing properties on Lewis Road and Pladda Avenue. However, a minimum distance between buildings of 22 metres is maintained, in excess of the minimum standard. I am satisfied that there will be no unacceptable impact on the privacy of existing properties. Additionally, the new dwellings are sufficiently distant to ensure that daylight and sunlight to the existing properties is not adversely affected. Loss of view or outlook is not a material planning consideration. Noise during construction is controlled by the Head of Safer and Inclusive Communities via separate legislation. Whilst I note that the area has been used as an informal play area by local children and by dog walkers, other opportunities for informal recreation exist in the area together with access to the countryside via the nearby Core Path. Considered in conjunction with the assessment of Policy H8 (criteria (a) and (b)) I am satisfied that existing nearby residential amenity will not be unacceptably impacted.

Finally, considering the outstanding points raised in the consultation responses I note that whilst the West of Scotland Archaeology Service support prior archaeological evaluation before the determination of any application it is content that archaeological issues and investigations within the site can be a satisfactorily addressed by way of a planning condition requiring the implementation of a programme of archaeological works. I agree with the Head of Safer and Inclusive Communities that it is prudent to attach conditions to any permission to address any contaminated land issues and arrest any potential spread of Japanese Knotweed.

In conclusion, the proposal accords with the housing opportunity site allocated within the Inverclyde Local Plan and closely reflects the indicative capacity of the site listed within the Plan. I am satisfied that the new development is acceptable in terms of design, density, layout, parking provision, landscaping and Sustainable Urban Drainage provision. The proposal presents no conflict with the policy, advice and guidance contained within Policies H1, H3, H5, H8, H11, HR1, HR2, UT3, DS2, DS8, DC1 and PPA 3 on Private and Public Open Space in New Residential Development. The proposal is further acceptable in terms of the general principles set out in Scottish Government Policy and Guidance. Whilst I am mindful that an objection has been

received, there are no material planning considerations that would warrant the refusal of the application.

RECOMMENDATION

That the application be granted subject to conditions.

Conditions

1. That prior to the use of any external materials on the houses, walls, fences or hard standings hereby permitted, samples of all such materials shall be submitted to and approved in writing by the Planning Authority. Development shall then proceed utilising the approved materials, or any alternative agreed in writing by the Planning Authority.
2. That prior to the commencement of work on site full details of a landscaping scheme and programme for completion shall be submitted to and approved by the Planning Authority. Development shall then proceed as approved unless any alternative agreed in writing by the Planning Authority.
3. That any of the trees, areas of grass or planted shrubs approved in terms of condition 2 above that die, become diseased, are damaged or removed within 5 years of planting shall be replaced with others of a similar size and species within the following planting season, to the satisfaction of the Planning Authority.
4. That details of maintenance and management for the landscaping approved in terms of condition 2 above shall be submitted to and approved in writing by the Planning Authority prior to the start of construction of the development hereby permitted. Management and maintenance shall commence upon completion of the landscaping.
5. That prior to the commencement of work on site, a bond to cover the costs of the implementation of the approved landscaping scheme inclusive of play area and kick pitch shall be lodged with the Council.
6. That prior to the commencement of work on site full details of the play area layout, equipment, materials and furniture shall be submitted to and approved in writing by the Planning Authority. The play area shall then be provided and available for use to the satisfaction of the Planning Authority prior to the occupation of the 42nd house on site.
7. That prior to the last of the dwellinghouses hereby permitted being occupied, the kick pitch shall be provided and available for use to the satisfaction of the Planning Authority.
8. That the development shall not commence until a risk assessment, including any necessary remediation strategy with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options.
9. That on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation

certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site.

10. That the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.
11. That no material shall be imported onto the site until written details of the source of the imported material has been submitted for approved, in writing by the Planning Authority. The details which shall be submitted no later than four weeks prior to the material being imported onto the site shall include the source of the imported material, any potential source(s) of contamination within 50 metres of the source of the material to be imported and verification analysis information. The material must not be imported on to the site until written approval has first been received from the Planning Authority. The material from the source agreed only shall be imported in strict accordance with these agreed details.
12. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site.
13. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas.
14. That prior to the implementation of the Sustainable Urban Drainage System on site, the existing overgrown burn which the detention pond drains into must be cleared and ditched to the satisfaction of the Planning Authority together with the submission of a maintenance regime for the existing burn which must be agreed in writing by the Planning Authority.
15. That prior to the commencement of works on site, full details of an upgrade to the existing culvert carrying the burn which the detention pond drains into under Old Greenock Road shall be submitted to and approved in writing by the Planning Authority. Works to upgrade the culvert shall then be completed to the satisfaction of the Planning Authority prior to the implementation of the Sustainable Urban Drainage System on site.
16. That prior to the commencement of works on site full drainage calculations shall be submitted to and agreed in writing by the Planning Authority. For the avoidance of doubt, the run-off from the site will require to be limited to 7l/s/ha.
17. That prior to the commencement of works on site full details of all field drains to be installed on site will also be required to be submitted to and agreed in writing by the Planning Authority. Works shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority.
18. That no development shall take place above the culvert between the detention pond and the burn it drains into.
19. That prior to the commencement of works on site the applicant shall demonstrate to the Planning Authority that an agreement has been reached with SEPA and Scottish Water regarding the discharge of surface water from the site to allowing connection to the sewer.

20. That prior to the commencement of work on site, details of the phasing of the development shall be submitted to and approved by the Planning Authority. Development shall then proceed as approved unless any alternative agreed in writing by the Planning Authority.
21. That a visibility splay of 2.4m x 43m x 1.05m shall be achieved at the junction of the development with Arran Avenue, to the satisfaction of the Planning Authority.
22. That prior to each dwellinghouse hereby permitted being occupied, all roads and footways leading to it shall be surfaced to a sealed base course.
23. That prior to the last of the dwellinghouses hereby permitted being occupied, all roads and footways within the application site shall be completed to a final sealed wearing course.
24. That no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reasons

1. To enable the Planning Authority to retain effective control of facing materials in the interests of visual amenity.
2. To ensure an appropriate landscaping scheme within the development.
3. To ensure the retention of the approved landscaping scheme.
4. To ensure the maintenance of the approved landscaping scheme.
5. To ensure the provision of the approved landscaping scheme, play area and kick pitch.
6. To ensure the provision of an appropriate play area within a suitable timescale.
7. To ensure the provision of the kick pitch within a suitable timescale.
8. To satisfactorily address potential contamination issues in the interests of environmental safety.
9. To provide verification that remediation has been carried out to the authority's satisfaction.
10. To ensure that all contamination issues are recorded and dealt with appropriately.
11. To protect receptors from the harmful effects of imported contamination.
12. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
13. To ensure surface water runoff is appropriately controlled to reduce the risk of flooding
14. To ensure that post development flow pathways result in no ponding or flooding of properties.

15. To ensure that post development flow pathways result in no ponding or flooding of properties.
16. To ensure the adequacy of drainage arrangements within the site and that surface water runoff is limited to reduce the risk of flooding.
17. To ensure the adequacy of drainage arrangements.
18. To protect the culvert to ensure that no ponding or flooding of property occurs.
19. To ensure drainage arrangements are acceptable to SEPA and Scottish Water.
20. To retain effective control over the phasing of the development in the interests of visual amenity.
21. To ensure a safe vehicular access to Arran Avenue, in the interests of road safety.
22. To ensure the provision of acceptable safe access facilities during construction.
23. To ensure the provision of acceptable safe access facilities during construction.
24. To allow for recording and recovery of antiquity.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form & plans
2. Supporting documentation
3. Inverclyde Local Plan
4. Scottish Government Policy
5. Consultation Responses
6. Letter of Representation



Crown Copyright. All rights reserved
(1000023421) 2010

Ordnance Survey maps, and maps created from Ordnance Survey material are subject to Crown copyright. Information on Ordnance Survey map licensing can be found on their website <http://www.ordnancesurvey.co.uk/oswebsite>.