

Issue 12	Stratton	
Development plan reference:	Policy 3 (Para 11.11, Page 42)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number)		
Health and Safety Executive (HSE) (53), Scottish Natural Heritage (SNH) (118), Muir Smith Evans for Inverness Estates Limited (249), Mrs M Cameron (337), Mr & Mrs K Morrison (356), Mr R Orr (357), John Cormack, Laura MacMillan and Claire MacMillan (375), Highlands & Islands Green Party (HIGP) (533)		
Provision of the development plan to which the issue relates:	East Inverness	
Councils summary of the representation(s):		
<p><u>Housing Need</u></p> <p>The whole development is a bad idea, simply it is not needed, Inverness is nothing but houses and empty shops. (357)</p> <p>Who is going to buy the houses and where are all these people going to work(356)</p> <p><u>Infrastructure</u></p> <p>Concern that the roads cannot cope with the traffic that is on the road (356, 375)</p> <p>Dual carriageway from the Smithton roundabout to the Tesco roundabout will not make a difference, particularly during rush hour (356, 375)</p> <p><u>Impact of Development</u></p> <p>Proposed building work will disturb the wildlife population (375).</p> <p>Proposal is likely to have an adverse impact on This development will have a detrimental effect on the continuing downwards spiral of Inverness city centre (356).</p> <p>Why plan for retail development in this area when there are unoccupied premises in the city centre (356).</p> <p><u>Phasing</u></p> <p>Why is there no provision for a secondary school, leisure facilities, general industry, commercial/business facilities in the period 2011-2016 or specific open space (note that map 6 does include some open space allocation, but this is unphased, and wholly located in the SE corner of the area) (533)</p>		

Object to phasing. phasing should be modified (249)

Miscellaneous:

The proposal and policy should be subject to Habitats Regulations Appraisal (118)

East Inverness- Our house is on the boundary of this development and I would prefer a more detailed plan. First of all what does mixed use mean? Mixed Use to us means the developer can use the land for anything. I don't understand how THC can grant anything on such sketchy plans (337).

SEPA support this policy and agree that any development proposals should be subject to a Flood Risk Assessment and the provision of a Drainage Strategy and note that the policy includes a requirement that these are provided before any application is determined and that no development takes place in an area subsequently found to within the functional floodplain as defined by Scottish Planning Policy. (326)

This area may have either hazardous installations and/or pipelines whose consultation distances may encroach on development areas. (53)

Modifications sought by those submitting representations:

Phasing should be modified in the following manner:

- **Phase 1:**
 - Residential: delete '300' and replace with '750', with an additional note at the foot of the table to reflect the current position that, beyond 300 dwellings, a review of education provision will be required prior to the construction of any additional dwellings
 - Non-food retail: delete '1,350 sq m' and replace with '3,350 sq m'
 - Offices: delete '2,100 sq m' and replace with '5,100 sq m'
- **Phase 2:**
 - Residential: delete '450' and replace with '875'
 - Non-food retail: delete '1,000sq m' and replace with '0'
 - Offices: delete '2000 sq m' and replace with '0'
- **Phase 3:**
 - Non-food retail: delete '1000 sq m' and replace with '0'
- **Phase 4:**
 - Delete column (249)

Summary of responses (including reasons) by Planning Authority:

Rationale for Allocation

The [National Planning Framework 2](#) (Para. 214, Page 85) identifies the A96 Corridor between Inverness and Nairn as an Area for Co-ordinated Action and the main focus for growth in the Inner Moray Firth. The proposed development at Stratton Farm is therefore consistent with Scottish Government's national spatial strategy for long term development to deliver increased sustainable economic growth. The site has genuine developer interest and landowner support. The Council is minded to grant Planning Permission in Principle for the development subject to Section 75 Agreement (reference [09/00141/OUTIN](#)).

Housing Need

The [Housing Needs and Demands Assessment](#) considers the level of housing need and demand for the entire Highland area and identifies areas where there may be deficiencies, Inverness and the A96 corridor is an area where demand outstrips supply. The Highland wide Local Development Plan seeks to address this issue through the provision of sufficient housing land. [Scottish Planning Policy](#) (Para 70-76) also seeks to establish a generous housing land supply to offer choice. Further information on this issue is included in Issue 86 – Population & Housing.

Roads Infrastructure

The Council have under taken traffic modelling of the A96 Corridor area to inform the Highland wide Local Development Plan, in partnership with Transport Scotland. This has demonstrated at what stage infrastructure improvements will be required. This has been used to determine the phasing of development in the area. The modelling has also been used to identify what interventions will be required to ensure no net detriment to the local or strategic road network. These interventions have been agreed as it relates to a set amount of development as specified in the [report to Council](#) (Item 2).

Impact of Development

Amenity - All planning applications will be assessed against their impact on amenity including privacy, light, noise. Where the Planning Authority have concerns related to this they may consult Environmental Health to discuss potential mitigation and/or suitable construction methods for the development to avoid adverse affects on amenity.

Affect on Wildlife Population – The Highland wide Local Development Plan has been subject to [Strategic Environmental Assessment](#) (Appendix 5, Page 76) which has helped to inform the developer requirements for this allocation, including those related to the natural environment and wildlife interests. The plan is subject to [Habitats Regulations Appraisal](#) which will also set out any revised wording to take account of the affect of the allocation on designated areas. In addition the plan must be read as a whole and this would mean any proposal on this site should also meet the requirements of Policy 59 – Protected Species, Policy 60 – Other Important Species and Policy 61 – Other Important Habitats. Therefore it is considered that the plan sufficiently

addresses the issue of wildlife population.

Developer Requirements

Hazardous Installations – It has been suggested that the allocation is in proximity to a hazardous installation/ pipeline. It is considered that this issue is sufficiently dealt with by Policy 31 – Physical Constraints of the Plan.

Phasing

Revised phasing has been proposed by the developer of the site. This site was granted Planning Permission in Principle subject to a Section 75 Agreement at the meeting of [The Highland Council on 15th September 2010](#) (Item 2). Condition 1 of the planning permission relates to phasing of development and outlines what level of development would be permitted in each phase. The phasing attached to the planning permission is consistent with that in the Highland wide Local Development Plan – Proposed Plan.

The phasing of this allocation has been designed in a manner which will allow first phases of development to go ahead where there is sufficient capacity in existing infrastructure including schools. The phasing strategy which has been arrived at has been the subject of discussions with relevant service providers and allows the management of this major development within the timescales set out. The Section 75 Agreement being negotiated at present sets out how this phasing strategy will be actively managed and it is not considered necessary to change the underlying planning policy.

Community Facilities – The Council have identified when new community facilities will be necessary and have included these in developer requirements. Further detail for phase 2 onwards will be brought forward as part of future masterplans as required under the conditions of the proposed planning permission.

Allocation of other uses – Within the Stratton allocation a mix of uses are proposed across the 20 year period of development. This includes commercial/business, retail, office and community facilities. The provision of general business and industrial land is set out in Policy 42 – Business and Industrial Land, which sets out the Council's support of existing strategic business sites and creation of new business and industrial uses. Allocations for these sites will be brought forward through the [Inner Moray Firth Local Development Plan](#).

Allocation of Open Space – The open space allocated in the wider East Inverness area is not phased as it is considered that this area will remain undeveloped. With regard to open space within the Stratton allocation open space will be delivered in line with the [Open Space in New Residential Development: Interim Supplementary Guidance](#) (Section 2), which requires 40m² per person of open space to be delivered, for the Stratton allocation this equates to over 20ha of open space which will be delivered over the lifetime of the development.

Miscellaneous

Habitats Regulation Appraisal – The allocation has been screened for Habitats Regulations Appraisal and SNH has agreed that the site should only be assessed in combination with all other A96 allocations as well as individually. The Council are progressing the appraisal in conjunction with SNH.

Lack of Detail – The level of detail on the mapping is limited to make the mapping easier to read. Policy 12 contains a significant level of information on the requirements of any development on the allocation. It is the role of the planning application to set out clear details regarding the development of the site.

Any further plan changes commended by the council

None.

Reporter's conclusions:

To be completed at a later date by reporter.

Reporter's recommendations:

To be completed at a later date by reporter.