

## THE HIGHLAND COUNCIL

### SOUTH PLANNING APPLICATIONS COMMITTEE 1 March 2016

Agenda Item	5.2
Report No	PLS 009/16

**15/04605/PAN: Scotia Homes Ltd**  
**Land west of primary school, Croy, Inverness**

**Report by Area Planning Manager - South**

#### **Proposal of Application Notice**

**Description :** Masterplan for CR2 site (in IMFLDP) with detailed layout for up to 100 dwellings incorporating mixed use and associated soft landscaping and infrastructure provision.

**Ward :** 18 – Culloden and Ardersier

### **1.0 BACKGROUND**

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 12 December 2015. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes :
  - Proposal of Application Notice
  - Site and Location Plan
  - Covering Letter

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

The proposed development involves the expansion of the existing settlement at Croy and will include a detailed Masterplan for the entire area identified as CR2 in the Inner Moray Firth Local Development Plan. This site is allocated for Mixed Use and extends to some 15 hectares. It is anticipated that the site will accommodate a mix of uses including up to 150 homes, retail and community facilities. Phase 1 of the development involves 100 dwellings together with the necessary infrastructure and landscaping.

### **3.0 SITE DESCRIPTION**

The site is located at Croy and includes existing arable land to the west of the existing settlement. The east boundary to the north abuts the existing houses at Ardgowan, an earlier development undertaken by Scotia Homes, and extends southwards to the boundary with the B9006. The site also includes land adjacent to the primary school with access onto Dalcroy Road.

The site is gently undulating with the higher land located to the south and abutting the B9006. The western boundary is generally defined by mature woodland.

#### **4.0 DEVELOPMENT PLAN**

The following policies are likely to be relevant to the assessment of the proposal:

##### **4.1 Highland Wide Local Development Plan 2012**

20	Croy Expansion
28	Sustainable Design
29	Design Quality and Placemaking
31	Developer Contributions
32	Affordable Housing
34	Settlement Development Areas
37	Accommodation for an Ageing Population
51	Trees and Development
56	Travel
57	Natural, Built and Cultural Heritage
58	Protected Species
61	Landscape
65	Waste Water Treatment
66	Surface Water Drainage
75	Open Space
77	Public access

##### **4.2 Inner Moray Firth Local Development Plan 2015**

Policy 2	Delivering Development
Policy 4	Water and waste water infrastructure in the Inverness to Nairn Growth Area
Policy 5	Development within the water catchment of Loch Flemington
Croy CR2	Mixed Use – 150 homes, retail and community

##### **4.3 Highland Council Supplementary Guidance**

Sustainable Design Guide
Developer Contributions
Affordable Housing
Managing Waste in New Developments

Open Space

Public Art Strategy

## **5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

The key consideration will be to take into account and to assess the suitability of the site for the development proposed having due regard to the relevant policies of the Development Plan, Supplementary Guidance and Scottish Planning Policy and Guidance. In addition, the following issues will be taken into account:

- Phasing of development in accordance with policy CR2
- Appropriate mix of housing tenure
- Appropriate provision of commercial and retail uses
- Amenity considerations, including impact on existing trees
- Amenity considerations for adjacent and existing uses
- Provision of infrastructure including transport matters
- Design and place making
- Scale, form and layout of development
- Provision of infrastructure
- Impact on Loch Flemington catchment area
- Geomorphology and landscape impact

## **6.0 CONCLUSION**

6.1 The report presents 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 the potential material planning considerations and key issues based on the information available 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.

## **7.0 RECOMMENDATION**

It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Signature: Allan J Todd

Designation: Area Planning Manager - South

Author: Nicola Drummond

Background Papers: Documents referred to in report and in case file

Relevant Plans: Plan 1 – location plan

## PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006  
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

**The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.**

Applicant .....	Agent .....
Martin Forbes	Julia Neil
Address .....	Address .....
Scotia Homes Ltd.	AREA Urban Design and Architecture LLP
Balmacassie, Ellon	Grange, Linlithgow
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E-mail .....	E-mail .....
martin.forbes@scotia-homes.co.uk	julia@area.uk.com

**Address or Location of Proposed Development** Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

Land west of primary school Croy, north of B9006.

Site reference CR2

**Description of Development** Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Masterplan for whole CR2 site and detailed layout for south-east portion of CR2 site. The detailed layout is for up to 100No. dwellings, incorporating mixed use and associated soft landscaping and infrastructure provision.



**Pre-application Screening Notice**

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES.....

NO  .....

**Community Consultation** [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s Date Notice Served

Croy and Culloden Moor Community Council .....

Bruce Strachan, Chairman, Croy and Culloden Moor Community Council 11th December 2015  
.....

Names/details of any other parties Date Notice Served

.....  
.....

**Please give details of proposed consultation**

Proposed public event Venue Date and time

Public exhibition at Croy Community Hall, week commencing 22nd February 2016 .....

Afternoon and evening drop in sessions (timesTBC)  
.....

Newspaper Advert – name of newspaper Advert date(where known)

Inverness Courier TBC  
.....

Nairnshire Telegraph TBC  
.....

Details of any other consultation methods (date, time and with whom)

Development information, including community consultation event information will be made available on .....

Scotia Home's website  
.....

Signed  .....

Date.. 11./12./15.....

NOTES: Do not scale from this drawing. All illustrative information is for design communication purposes only and is not to be relied upon for completeness or accuracy. Please report any discrepancies to AREA before proceeding.

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 PAN boundary

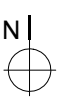
Please note the PAN area is significantly larger than that required for the proposed detail application for up to 100 units. It includes the entire CR2 allocation in order to allow the detailed planning submission to be considered within a strategic masterplan for the whole site. The woodland block south of the school and the adjacent play area at Ardgowan are also included as these have been identified as areas where future foot or cycle paths are desired. The red line also includes site lines for a potential junction onto the B9006.



Date	Rev	Description	Drawn	Check
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 **AREA**  
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Project	HIGHWOOD, CROY		
Client	SCOTIA HOMES LTD		
Title	PROPOSAL OF APPLICATION NOTICE PLAN		
Status	PLANNING	Drawn JN	Checked -
Date	11_12_15	Scale/ Format	1:2,500@A3
Job ref.	CY_GL_02	Rev	/

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