

The Highland Council

**South Planning Applications Committee
13 December 2016**

Agenda Item	5.2
Report No	PLS 065/16

16/04644/PAN: Barratt North Scotland & Hazledene (Inverness) Ltd

Land at Culduthel, Inverness

Report by Area Planning Manager South / Major Developments

Proposal of Application Notice

Description: Proposed residential development

Ward : 20 - Inverness South

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 10 October 2016. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The following information was submitted in support of the Proposal of Application Notice:
 - Site Location Plan; and
 - Proposal of Application Notice which includes:
 - Description of Development;
 - Details of Proposed Consultation; and
 - Details of Any Other Consultation Methods

2.0 Description of Proposed Development

- 2.1 Based upon the information provided, the development is likely to comprise of residential development and associated supporting infrastructure.

3.0 Site Description

- 3.1 The site lies approximately 3.3km to the south of Inverness City Centre. The site extends to approximately 3.7 hectares. The proposed development would be located adjacent to the Southern Distributor Road on an area of land which is currently occupied by predominantly agricultural use. The Slackbuie District Centre is located to the east of the site.

- 3.2 It is anticipated that there will be opportunity for access to the site from the B861 or the recently approved development to the east. Pedestrian access to the site will be via the same routes and the core path which runs to the south east of the site.
- 3.3 There are a number of sites designated for natural heritage interests in the wider area but unlikely to be directly affected by the development.
- 3.4 There are no scheduled monuments within the site. There are a number of listed buildings and archaeological records, identified within the Highland Historic Environment Record, which exist in proximity to the site.
- 3.5 The site was previously traversed by overhead powerlines but these have since been undergrounded.
- 3.6 The site is in proximity of a small burn to the west of Culduthel Road but it is outwith the indicative 1 in 200 year flood risk mapping produced by Scottish Environment Protection Agency.
- 3.7 The site is not located within any international or regional landscape designations.
- 3.8 The trees to the north-east and south west of the site are covered by Culduthel Tree Preservation Order.

4.0 Development Plan Policy

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

4.1 Highland Wide Local Development Plan 2012

Policy 1	Completing the Unconstrained City Expansion Areas
Policy 28	Sustainable Development
Policy 29	Design, Quality and Place Making
Policy 30	Physical Constraints
Policy 31	Developer Contributions
Policy 32	Affordable Housing
Policy 34	Settlement Development Areas
Policy 37	Accommodation for an Ageing Population
Policy 42	Previously Used Land
Policy 51	Trees and Development
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species
Policy 59	Other Important Species
Policy 60	Other Important Habitats
Policy 61	Landscape
Policy 63	Water Environment
Policy 64	Flood Risk
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage
Policy 72	Pollution

Policy 74	Green Networks
Policy 75	Open Space
Policy 76	Playing Field and Sports Pitches
Policy 77	Public Access
Policy 78	Long Distance Routes

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

Allocation IN53 - Land South of Asda

4.3 **Inverness Local Plan (As Continued in Force) April 2012**

The general policies of the Local Plan pertinent to this application have largely been superseded by the policies of the Highland-wide Local Development Plan.

4.4 **Adopted Supplementary Planning Guidance**

- Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013);
- Highland Historic Environment Strategy: Supplementary Guidance (March 2013);
- Sustainable Design Guide: Supplementary Guidance (January 2013);
- Trees, Woodlands and Development: Supplementary Guidance (January 2013);
- Green Networks: Supplementary Guidance (January 2013);
- Open Space in New Residential Developments: Supplementary Guidance (January 2013);
- Managing Waste in New Developments: Supplementary Guidance (March 2013);
- Developer Contributions: Supplementary Guidance (March 2013);
- Physical Constraints: Supplementary Guidance (March 2013);
- Public Art Strategy: Supplementary Guidance (March 2013) and
- Highland Statutorily Protected Species: Supplementary Guidance (March 2013).

5.0 Potential Material Planning Considerations

- 5.1
- Planning History;
 - National Policy;
 - Roads and Transport;
 - Pedestrian and Cycle Links;
 - Water (including private water supplies), Flood Risk, and Drainage;
 - Natural Heritage;
 - Contaminated Land;
 - Trees and Forestry;
 - Built and Cultural Heritage;
 - Design and Layout;
 - Landscape and Visual Impact;
 - Access and Recreation;
 - Noise and Light Pollution;
 - Construction;
 - Phasing;
 - Open Space and Landscaping;
 - Infrastructure Delivery;
 - Other Relevant Planning Documents including but not limited to:
 - Scottish Government Planning Policy (June 2014);
 - National Planning Framework for Scotland 3 (June 2014);
 - Designing Streets (2011); and
 - Creating Places (June 2013).
 - Any other material considerations within representations.

6.0 Conclusion

- 6.1 The report sets out 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

- 7.1 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: Nicola Drummond

Designation: Area Planning Manager South / Major Developments

Author: Simon Hindson

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 BARRATT NORTH SCOTLAND LTD & HAZLEDENE (INVERNESS) LIMITED Address C/O AGENT Phone No. E-mail	Agent EMA ARCHITECTURE & DESIGN LIMITED Address 42 CHARLOTTE SQUARE EDINBURGH EH2 4HQ Phone 0131 247 1450 E-mail info@ema-architects.co.uk
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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 AT CULDUTHEL FARM, INVERNESS

Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² 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.

PROPOSED RESIDENTIAL DEVELOPMENT

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....^X.....

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
INVERNESS SOUTH COMMUNITY COUNCIL :- KEVIN FINDLAY (CHAIR) & ROBERT ROBERTS (SECRETARY)	10/10/16

Names/details of any other parties	Date Notice Served
HIGHLAND COUNCILLORS:- JIM CRAWFORD, KEN GOWANS, THOMAS PRAG AND CAROLYN CADDICK	10/10/16

Please give details of proposed consultation

Proposed public event	Venue	Date and time
DROP IN EVENT	FARIWAYS GOLF CLUB	THURSDAY 10TH NOV'16 FROM 2PM - 7PM

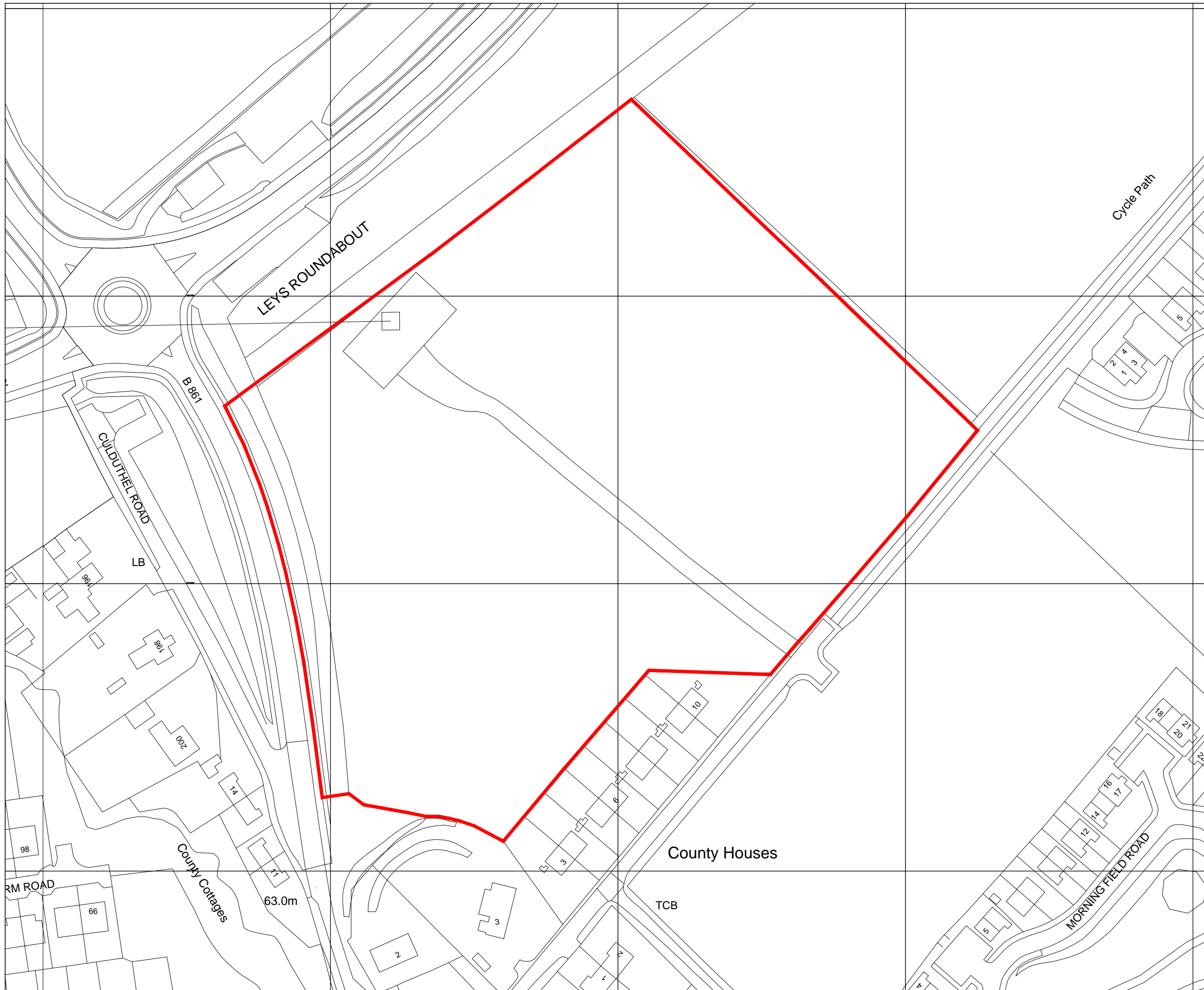
Newspaper Advert – name of newspaper	Advert date(where known)
INVERNESS COURIER	1 WEEK PRIOR TO EVENT

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

MEET WITH INVERNESS SOUTH COMMUNITY COUNCIL - INSHES PRIMARY SCHOOL -
.....
MONDAY 7TH NOV'16 AT 7PM
.....

Signed EMA ARCHITECTS

Date..... 10TH OCTOBER 2016



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REV	DESCRIPTION	DRAWN	CHKD.	DATE
B	BOUNDARY AMENDED	AMM		29.09.16



— PAN BOUNDARY

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BARRATT NORTH SCOTLAND
 RESIDENTIAL DEVELOPMENT
 CULDUTHEL,
 INVERNESS

PAN BOUNDARY

SCALE / SIZE	DATE / DRAWN	PROJ. TYPE	SHEET No. / No. SHEETS
1:1250 / A3	16.09.16/AMM		1 / 1
DRAWING REFERENCE 16077(PAN)001B			
ISSUE PURPOSE		WORK STAGE	
FILE CLASSIFICATION		FILE REFERENCE	