

The Highland Council

**South Planning Applications Committee
28 February 2017**

Agenda Item	5.2
Report No	PLS 010/17

17/00737/PAN: Scottish Prison Service

Land to rear of Inverness Retail and Business Park, Eastfield Way, Inverness

Report by Area Planning Manager South/Major Developments

Proposal of Application Notice

Description: Replace existing prison at HMP Inverness with a new fit-for-purpose development

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 14 February 2017. 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:
 - Covering Letter
 - 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 a prison building, gates, visits building, family help hub, regimes and facilities building, community integration unit and external car park for staff and visitors.

3.0 Site Description

- 3.1 The site is an area of vacant and heavily vegetated land sitting directly between the Highland Main Line to the southwest and Inverness Retail Park, West Seafield, to the northeast.

3.2 Access to the site is likely to be taken via a point to the west of the existing roundabout at the southern end of Eastfield Way.

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 28	Sustainable Development
Policy 29	Design, Quality and Place Making
Policy 31	Developer Contributions
Policy 42	Previously Used Land
Policy 51	Trees and Development
Policy 56	Travel
Policy 64	Flood Risk
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage

4.2 Inner Moray Firth Local Development Plan July 2015

Allocation IN91 - Land South of Inverness Retail and Business Park – Bulky goods retail only.

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

Not applicable.

4.4 Adopted Supplementary Planning Guidance

- Flood Risk and Drainage Impact Assessment: Supplementary Guidance (January 2013);
- Sustainable Design Guide: Supplementary Guidance (January 2013);
- Managing Waste in New Developments: Supplementary Guidance (March 2013);
- Developer Contributions: Supplementary Guidance (March 2013)

5.0 Potential Material Planning Considerations

- 5.1
- Sustainable design and layout;
 - Landscape impact and mitigation;
 - Noise impacts;
 - Contaminated land;
 - Roads and Transport;
 - Pedestrian and cycle links;
 - Flood risk and site drainage (foul and surface water);
 - Archaeology;
 - Developer contributions;

- National planning policy documents;
- Any other material considerations arising through consultations or from third party 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. This 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: John Kelly
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 <u>Scottish Prison Service c/o AGENT</u>	Agent <u>Colliers International</u>
Address	Address <u>1c Exchange Crescent</u>
.....	<u>Conference Square</u>
.....	<u>Edinburgh EH3 8AN</u>
Phone No.	Phone <u>0131 240 7500</u>
E-mail	E-mail <u>meabhann.crowe@colliers.com</u>

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 to the rear of Inverness Retail and Business Park, Eastfield Way, West Seafield, Inverness

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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.

It is proposed to replace the existing prison at HMP Inverness with a new fit-for-purpose prison development on the site to the rear of Inverness Retail Park (Local Development Plan allocation IN81).

The characteristics of the existing prison site do not support redevelopment alongside normal prison operations and therefore a new site is required for the planned development of HMP Highland. The existing prison has been criticised for overcrowding and a lack of facilities in various reports by Her Majesty's Chief Inspector of Prisons for Scotland and these issues will be addressed as part of the proposals.

This new prison will be capable of holding offenders in purposely designed accommodation units and provide the following support facilities:

- Gates, Visits building and Family Help Hub;
- Regimes and Facilities building;
- Community Integration Unit;
- External car parking for staff and visitors.

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
Smithton & Culloden CC	14.02.2017
Raigmore CC	14.02.2017
Westhill.CC	14.02.2017

Names/details of any other parties	Date Notice Served
Local Ward (Ward 18: Culloden and Ardersier) Councillors	14.02.2017
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Please give details of proposed consultation

Proposed public event	Venue	Date and time
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Staffed public drop-in event	Inshes Church, Inshes Retail Park	30.03.2017 2-7pm
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If changes are required to any of the above-noted details, full details will be provided by press advert and direct communication to listed parties. This information will also be made available on the Council's Planning Portal.

Newspaper Advert – name of newspaper	Advert date(where known)
Press & Journal	The advert will be placed at least 7 days in advance of the proposed consultation event. Further details will be provided by press advert and direct communication to listed parties. This information will also be made available on the Councils planning portal.
Inverness Courier	" "

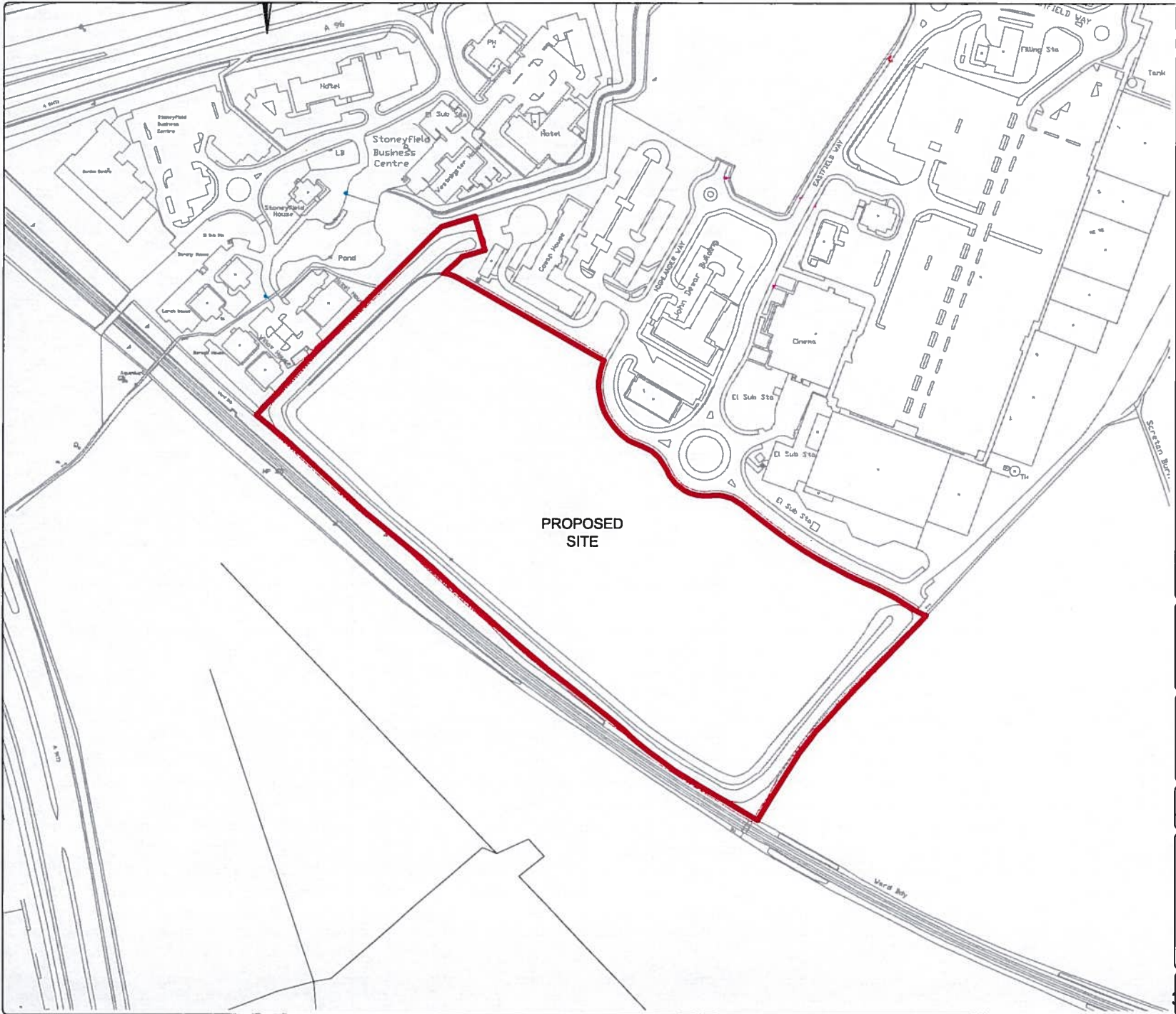
Details of any other consultation methods (date, time and with whom)

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Signed



Date.....14.02.2017.....



This drawing may have been reduced		original scale 75mm
Reference Drawings	Legend	Notes
First issue		25/01/2017
Revision		TS
Description		N/A
Revisions		
Project		HMP HIGHLAND
Title		LOCATION PLAN
Scale	Drawn	Checked
1:2500	LJ	TS
(when plotted @ A3)	Date	Date
	25/01/2017	25/01/2017
CAD Ref @ \Project\30001003 3PS HMP Highland\04_IDA_000\04_IDA_000_P1.dwg Plot Drawing		
MORGAN SINDALL		
PROFESSIONAL SERVICES		
Morgan Sindall Professional Services 2nd Floor Tribby One 11 Woodhall Elmsweir Hollytown Motherwell ML1 4TT tel +44 (0)1895 738 600 fax +44 (0)1895 735 992 www.morgan-sindall.com		
Project number	Drawing number	Revision
30001003	IDA-0005	P1