

Agenda Item	7.4
Report No	PLS 033/17

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 20 June 2017

**Report Title:** 17/02258/PAN: Redco Slackbuie Ltd, Robertson Partnership Homes & Caledonia Housing Association  
Land at Lower Slackbuie Farm, Inverness

**Report By:** Area Planning Manager – South/Major Developments

### **Purpose/Executive Summary**

**Description:** Proposal of Application Notice (PAN)  
Proposed mixed use development (potentially mixed use development including residential, affordable housing, community and commercial uses) and associated infrastructure

**Ward:** 19: Inverness South

### **Recommendation**

Members are asked to note the submission of the PAN and advise of any material issues they wish to be brought to the attention of the applicant before the submission of the application for planning permission.

## **1. 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 11 May 2017. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The applicant had been advised to submit this proposal of application notice as the applicant has materially changed their proposal from the previously submitted Proposal of Application Notice which was reported to South Planning Applications Committee on 17 January 2017. At that time members highlighted the following material planning considerations to be brought to the applicant's attention:

*clarification on how much of the site was still available for mixed use given that this development was proposing to comprise solely residential units, together with the other material considerations identified in the report.*

- 1.4 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. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 Based upon the information provided, the development is likely to comprise of residential development, affordable housing, community and commercial uses with associated landscaping, parking and infrastructure.

## **3. SITE DESCRIPTION**

- 3.1 The site lies approximately 3.3km to the south of Inverness City Centre. The site extends to approximately 2.2 hectares. The proposed development would be located to the rear of ASDA between the Southern Distributor Road and the B861. The Slackbuie District Centre is located to the north of the site.
- 3.2 It is anticipated that there will be opportunity for access to the site from the B861. Pedestrian access to the site will be via the same routes and the core path which runs through 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 is not within the indicative 1 in 200 year flood risk mapping produced by Scottish Environment Protection Agency.

3.6 The site is not located within any international or regional landscape designations.

#### **4. 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 77	Public Access

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

Allocation IN53 - Land South of Asda - Mixed Use Allocation to include Business, Community, Retail, residential.

##### **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. 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. 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. IMPLICATIONS**

- 7.1 Resource: Not applicable
- 7.2 Legal: Not applicable
- 7.3 Community (Equality, Poverty and Rural): Not applicable
- 7.4 Climate Change/Carbon Clever: Not applicable
- 7.5 Risk: Not applicable
- 7.6 Gaelic: Not applicable

## **8. RECOMMENDATION**

- 8.1 It is recommended that Members note the submission of the PAN and advise of any material issues they wish to be brought to the attention of the applicant before submission of the application for planning permission.

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



**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

Inverness South Community Council

11/05/17

Names/details of any other parties

Date Notice Served

Ward 19 (Inverness South) Elected Members

11/05/17

**Please give details of proposed consultation**

Proposed public event

Venue

Date and time

Drop in Public Consultation Event

Fairways Golf Club

13/06/17

1pm–7pm

Newspaper Advert – name of newspaper

Advert date(where known)

Inverness Courier

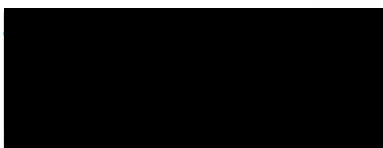
at least 7 days in advance of event

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

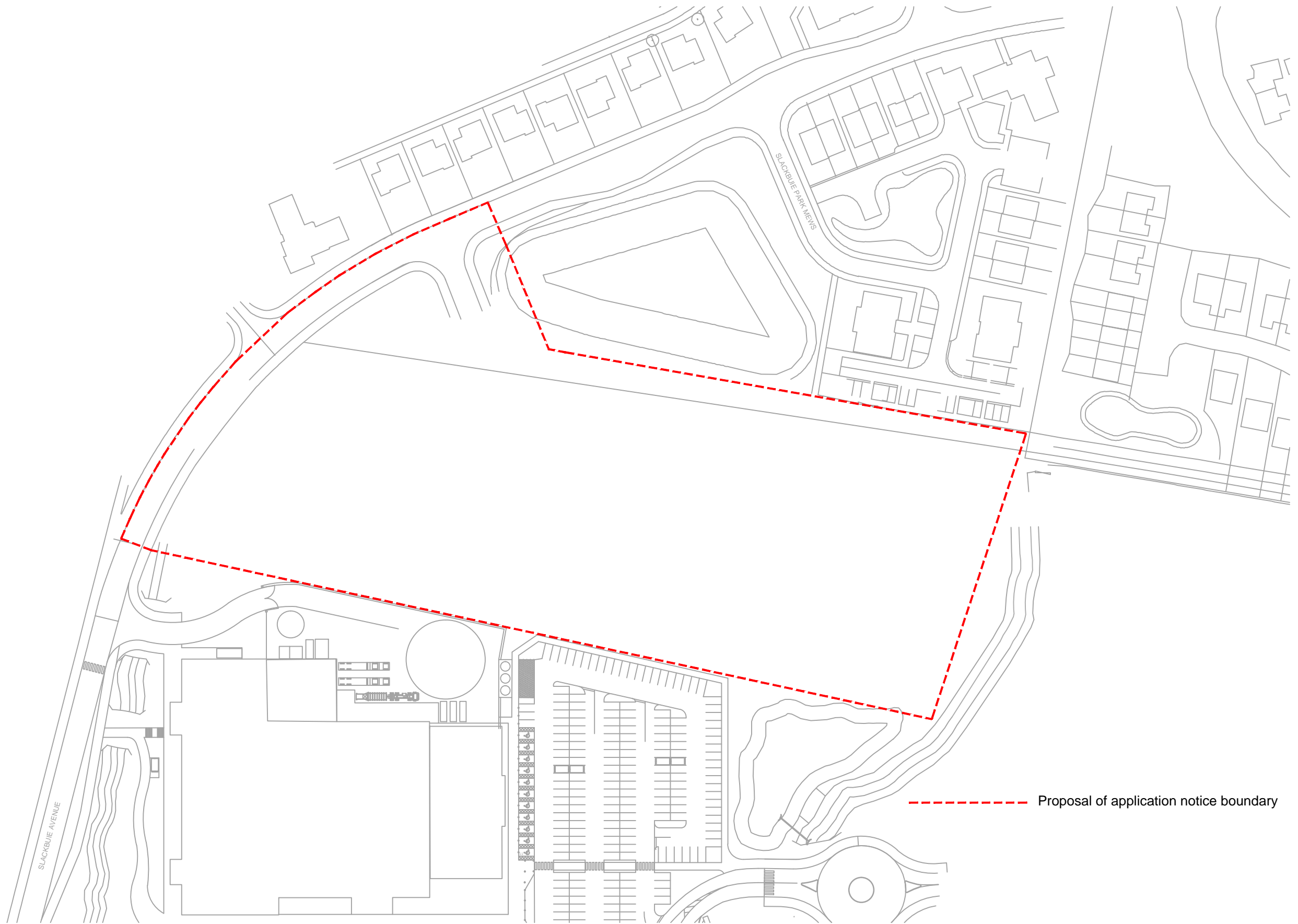
Write to Community Council and Ward members

at least 7 days in advance of event

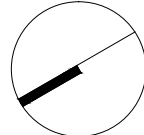
Signed



Date 11/05/17



----- Proposal of application notice boundary



**Proposed Development**  
 Slackbuie, Inverness

**Location Plan**

Scale: 1:1250 @ A3  
 Date: December 2016  
 Dwg No: 10369 / PL(00)002

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