

Agenda Item	5.1
Report No	PLN/077/19

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 8 October 2019

Report Title: 19/04008/PAN: Highlands and Islands Enterprise
Land 2600M SW of Dunbuie Talmine Tongue

Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Major development of a vertical launch space port comprising assembly building with ancillary structures, launch operations and control centre, access roads and car parking, antenna farms, commodity farms, launch pad complex, launch towers, safety and security fencing and associated infrastructure

Ward: 01 - North, West And Central Sutherland

Recommendation

Members are asked to note the submission of the PAN and highlight 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 4 September 2019. 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
 - Location Plan
 - Copy of Event Notice
 - Stakeholder Consultation Plan
 - Covering email
 - Letter to Tongue Community Council

The applicant has set out that their consultation event will be on 2 October and 25 November 2019, at Melness Community Centre. In addition, they have indicated that they anticipate having three other community events to encourage feedback on the PAN.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based upon the information provided, the development is likely to comprise a vertical launch space port, with the following infrastructure:
- assembly building with ancillary structures
 - launch operations and control centre
 - access roads and car parking
 - antenna farms
 - commodity farms
 - launch pad complex with launch towers
 - safety and security fencing and associated infrastructure

The development of the site would enable the vertical launch of low earth orbit satellites.

- 2.2 The applicant has already sought advice from the Planning Authority via the Pre-Application Advice Service for Major Developments (18/05855/PREAPP).

3. SITE DESCRIPTION

- 3.1 The site is extensive, measuring around 330ha and is located on the north coast of Sutherland and comprises the relatively untouched landscape type of sweeping moorland and flows of A'Mhoine – the peat bog – which is positioned between the sea to the north and rocky hills and moorland to the south, in turn leading to the lone mountains further to the south of the site including Ben More. The site also overlooks the Kyle of Tongue to the east. The A838 north coast road runs from east

to west to the south of the site and is the only significant man-made structure of A'Mhoine aside from the ruins of the Listed Moine house. Tongue village is located to the southeast, with the crofting townships of Melness and Talmine to the east, northeast and north.

- 3.2 While no details have been provided at this stage the access to the site will be from the A838 north coast road.
- 3.3 The site lies close to/within/on the boundary of the Ben Hutig SSSI, the A'Mhoine SSSI and the Caithness and Sutherland Peatlands SAC, SPA and RAMSAR site.
- 3.4 The Caithness and Sutherland Peatlands SPA & Ramsar site, along with the ornithological features of the A'Mhoine SSSI, recognise the international and national level of importance of the breeding birds, and their supporting habitats.
- 3.5 The Ben Hope and Ben Loyal Wild Land Area (WLA) lies approximately 0.4 km south of the site boundary and the Kyle of Tongue National Scenic Area (NSA) is located approximately 1.7 km south east of the site at its closest point and also extends north east of the site.

4. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

4.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 51 - Trees and Development
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 72 - Pollution
- 73 - Air Quality
- 74 - Green Networks
- 75 - Open Space
- 77 - Public Access

4.2 **Caithness and Sutherland Local Development Plan (2018)**

4.3 **Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (Aug 2010)

Developer Contributions (Nov 2018)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (Mar 2013)

Standards for Archaeological Work (Mar 2012)

Sustainable Design Guide (Jan 2013)

4.4 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (June 2014)

National Planning Framework 3 (June 2014)

Designing Streets (March 2010)

Creating Places (June 2013)

5. POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 5.1
- a) Development plan;
 - b) Planning history;
 - c) National policy;
 - d) Roads and transport;
 - e) Pedestrian and cycle links;
 - f) Water, flood risk, and drainage;
 - g) Natural heritage;
 - h) Built and cultural heritage;
 - i) Design and layout;
 - j) Landscape and visual impact;
 - k) Access and recreation;
 - l) Noise and light pollution;
 - m) Construction impacts;
 - n) Phasing;
 - o) Open space and landscaping;
 - p) Infrastructure capacity and delivery (including education provision); and
 - q) Any other material considerations raised 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

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.

Designation: Area Planning Manager – North
Author: Bob Robertson
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 Highlands and Islands Enterprise Address c/o agent Phone No. E-mail	Agent Aurora Planning Limited Address 22 Rubislaw Terrace Aberdeen AB10 1XE Phone 07378164327 E-mail info@auroraplanning.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 2600M SW of Dunbuie, Talmine, Tongue

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.

Major development of a vertical launch space port comprising assembly building with ancillary structures, launch operations

 and control centre, access roads and car parking, antenna farms, commodity farms, launch pad complex, launch towers,

 safety and security fencing and associated infrastructure.

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

Tongue Community Council

4 September 2019

Names/details of any other parties

Date Notice Served

Notice in local venues - see list in attached stakeholder consultation plan

4 September 2019

Please give details of proposed consultation

Proposed public event

Venue

Date and time

Public meeting

Melness Community Centre

2 October 2019, 3.30pm - 8.00pm

Public meeting

Melness Community Centre

25 November 2019, 3.30pm - 8.00pm

Newspaper Advert – name of newspaper

Advert date(where known)

Northern Times

19 September 2019

Northern Times

14 November 2019

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

Ongoing community engagement by HIE - please see Space Hub Sutherland website:

www.spacehubsutherland.com

Signed

Margaret Bachel

Date... 4 September 2019

Dr Margaret Bachel
Director
Aurora Planning Limited.

Plan 1 – Location Plan

