

Agenda Item	5.1
Report No	PLS-015-20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 10 March 2020
Report Title: 20/00175/PAN: Cairngorm Residential LLP
Land 160M South Of Baldow Cottage, Alvie Estate, Kincaig
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Phase 1 of proposed housing development comprising 30 private houses and 10 affordable units with associated roads and drainage.
Ward: 20 – Badenoch and Strathspey

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.

1.0 BACKGROUND

- 1.1 This report informs 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 January 2020. 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
- 1.4 The applicant held their consultation event at Kincaig Community Hall on 3 February 2020 from 1pm - 7pm.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Based on the description of development contained within the proposal of application notice the forthcoming application is anticipated to comprise of 40 residential homes, of which 25% would be affordable.
- 2.2 The applicant has not sought formal pre-application advice from the Planning Authority via the Pre-Application Advice Service for Major Developments prior to lodging this Proposal of Application Notice.

3.0 SITE DESCRIPTION

- 3.1 The 5.7ha site is situated north of Kincaig and falls within the Cairngorms National Park, forming part of The Cairngorm Mountains National Scenic Area (NSA). The land is currently agricultural, bound by the B9152 to the west, the Highland main railway line to the east, a residential housing estate to the south and forestry to the north which appears on the Ancient Woodland Inventory. Alvie Primary School is located to the west of the site.
- 3.2 This site has been subject of an Environmental Impact Assessment Screening Request (Reference: 19/04198/SCRE). It has been determined that the application does not require to be accompanied by an Environmental Impact Assessment Report.

4.0 DEVELOPMENT PLAN

The following allocations and policies are relevant to the assessment of the proposal:

4.1 Cairngorms National Park Local Development Plan (CNP LDP) (March 2015)

The site forms housing allocation H1: Opposite School which states:

“This 5.7Ha site will consolidate the housing in Kincaig around the school. It would be suitable for around 40 dwellings, 25 of which are considered effective for this Plan period. Development of the site will have to incorporate the wetland area towards the south of the site into a Sustainable Urban Drainage System (SUDS). A

small watercourse runs along the site boundary which is culverted under a nearby road. The topography is very low and flat so it may be susceptible to flooding. A FRA may be required to support development proposals.”

Relevant CNP LDP policies include:

- Policy 1: New Housing Development
- Policy 3: Sustainable Design
- Policy 4: Natural Heritage
- Policy 5: Landscape
- Policy 9: Cultural Heritage
- Policy 10: Resources
- Policy 11: Developer Contributions

4.2 **Cairngorms National Park Local Development Plan 2020 – Proposed Plan (January 2019)**

The majority of the site remains allocated for housing development forming allocation H1.

The settlement text explains the need for 25% affordable housing with developer contributions to be sought from housing developments towards extending Kingussie High School and increasing capacity at strategic community leisure facilities serving Kincaig. Allocation H1 states:

- *“The site is allocated for up to 40 dwellings.*
- *Development of the site will need to incorporate the wetland area towards the south of the site into a SuDS feature.*
- *A small watercourse runs along the western boundary and this is culverted at the south of the site. A Flood Risk Assessment is required to establish the developable area.*
- *Landscaping and structure planting will be required to ensure integration of the development with the surrounding landscape.*
- *A Drainage Impact Assessment is required and will need to address existing surface water issues. Depending on the size of proposed development, further investigations such as Water Impact Assessment or Flow and Pressure tests will be required. Enhancement of the small watercourse running adjacent to the site, which has been historically straightened, is encouraged.*
- *Natura sites affected: Spey SAC Insh Marshes Spey – Insh Marshes SPA
Mitigation required: (see table 4)”*

Cairngorms National Park Local Development Plan 2020 (Proposed Plan) policies include:

- Policy 1: New Housing Development
- Policy 3: Design and Placemaking
- Policy 4: Natural Heritage
- Policy 5: Landscape
- Policy 9: Cultural Heritage
- Policy 10: Resources
- Policy 11: Developer Obligations

The Proposed Plan is currently undergoing examination with unresolved objections for this site being set out within the Schedule 4 submissions to the Directorate for Planning and Environmental Appeals (Issue 9).

4.3 Cairngorms National Park Supplementary Guidance

- Policy 1: New Housing Development Non-statutory Guidance
- Policy 3: Sustainable Design Non-statutory Guidance
- Policy 4: Natural Heritage Supplementary Guidance
- Policy 5: Landscape Non-statutory Guidance
- Policy 9: Cultural Heritage Non-statutory Guidance
- Policy 10: Resources Non-statutory Guidance
- Policy 11: Developer Contributions Supplementary Guidance

4.4 Other Cairngorm National Park Guidance

Cairngorms National Park Core Paths Plan: Developing Active Places (March 2015)

4.5 Highland Council Supplementary Guidance

- Construction Environmental Management Process for Large Scale Projects (August 2010)
- Developer Contributions (November 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Managing Waste in New Developments (March 2013)
- Standards for Archaeological Work (March 2012)
- Sustainable Design Guide (Jan 2013)

4.6 Scottish Government Policy and Guidance

- Scottish Planning Policy (The Scottish Government, June 2014)
- National Planning Framework 3 (The Scottish Government, June 2014)
- Designing Streets (The Scottish Government, 2010)
- Creating Places (The Scottish Government, 2013)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- 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 (including impact on designated sites);
- h) Built and Cultural Heritage;
- i) Design and Layout;

- j) Landscape and Visual Impact;
- k) Access and Recreation;
- l) Contaminated Land;
- m) Noise and Light Pollution;
- n) Construction Impacts;
- o) Phasing;
- p) Open Space and Landscaping;
- q) Infrastructure Capacity and Delivery (including education provision); and
- r) Any Other Material Considerations Raised within Representations.

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 IMPLICATIONS

- 7.1 Not applicable.

8.0 RECOMMENDATION

- 8.1 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.

Designation: Area Planning Manager – South
Author: Peter Wheelan
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	CAIRNCOOLM RESIDENTIAL L.P.	Agent	COLIN ARMSTRONG ARCHITECTS
Address	FIRST FLOOR 111 CHAMPAIN ROAD AVERMORE PH22 1RH	Address	HYLE HOUSE FAIRWAYS BUSINESS PARK INVERNESS IV2 0AA
Phone No	(01479) 81036	Phone	(01463) 712288
E-mail		E-mail	architects@colinarmstrong.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.

SITE H1 (IN CHDPA LOCAL PLAN) KINICKRACH
I.E. NORTH OF MURRAY ROAD & BOUNDED
BY B9152 TO NW & RAILWAY TO S.E.

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.

PHASE 1 OF PROPOSED HOUSING DEVELOPMENT
COMPRISING 30 PRIVATE HOUSES AND
10 AFFORDABLE UNITS WITH ASSOCIATED
ROADS AND DRAINAGE.

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
KINCRAIG & VICINITY
COMMUNITY COUNCIL
c/o KINCRAIG
COMMUNITY HALL

Date Notice Served
10/1/20.

Names/details of any other parties
NONE

Date Notice Served

Please give details of proposed consultation

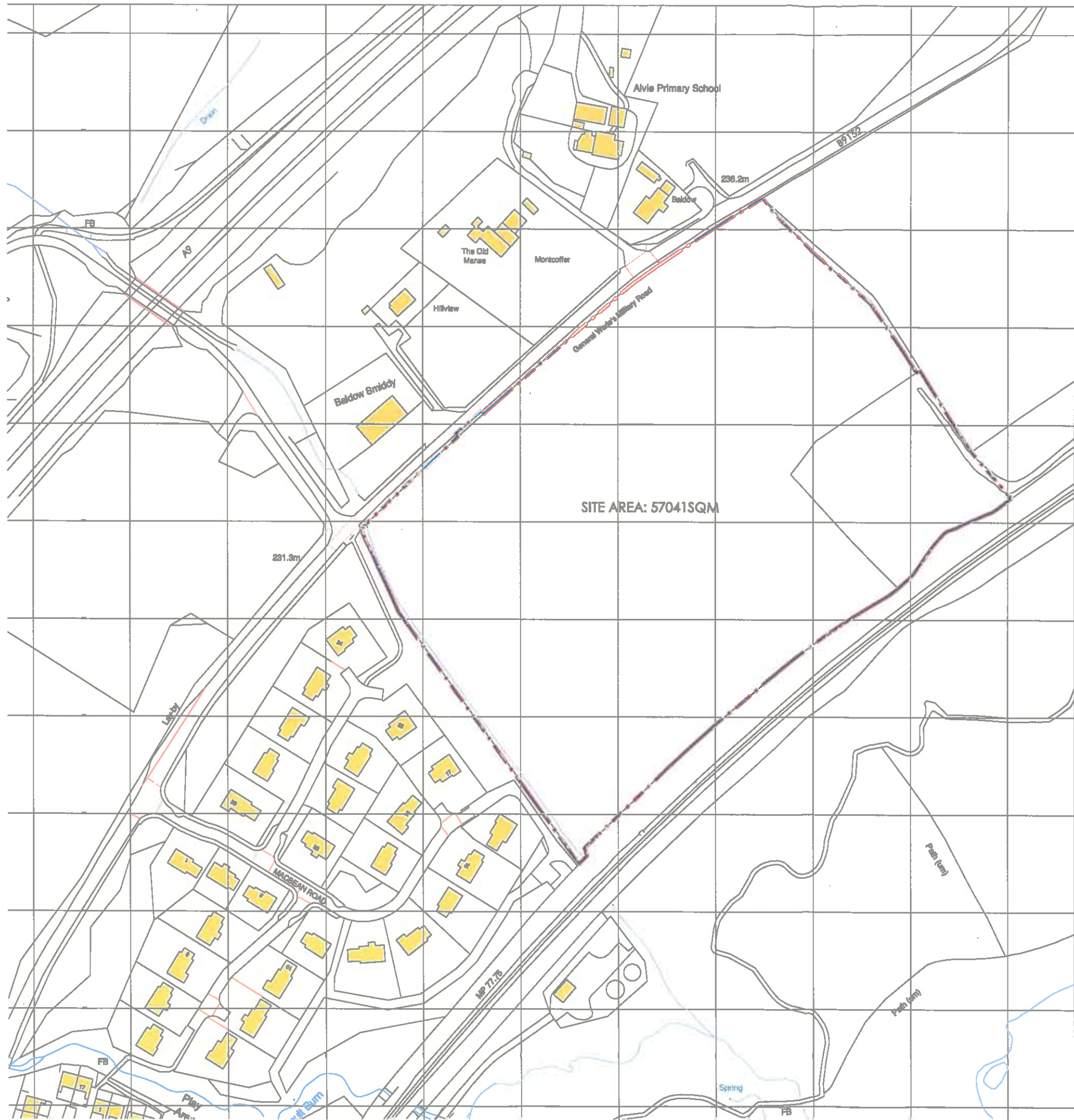
Proposed public event
PUBLIC OPEN DATA
Venue
KINCRAIG COMMUNITY HALL
Date and time
3/2/20
1-7pm.

Newspaper Advert - name of newspaper
BRADENOCHE & STRATHSPY
HERALD
Advert date (where known)
23/1/20.

Details of any other consultation methods (date, time and with whom)
NONE

Signature [Redacted]

Date 10/1/20.



Figured dimensions only are to be taken from this drawing.
 All dimensions are to be checked on site before any work is put in hand.
 IF IN DOUBT ASK.

CDM: Hazard Identification & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of The Construction (Design and Management) Regulations 2016 and the associated 'Industry Guidance for Designers'

Rev	Description	Date



COLIN ARMSTRONG ARCHITECTS

Lyle House, Fairways Business Park, Inverness IV2 6AA

T : 01463 712 288
 W : www.colinarmstrong.com



Client
 Cairngorm Residential LLP

Project
 Beldow, Kinross

Project No. 1930

Drawing No. PL90_100

Revision

Location Plan

Status
 Planning

Date Created 17/09/19 **Drawn by** RG

Scale 1:2000 **Sheet** A3

From file: X:\Documents\1930 - Beldow Kinross\102 - Work in Progress\102 - Beldow Kinross_CAA_JTB_2019_Site Model.rvt
 Printed on: 03/12/2019 14:22:26

