

Agenda Item	5.1
Report No	PLS-040-21

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 15 June 2021

Report Title: 21/02132/PAN: Springfield Properties PLC & MacDonald Hotel & Resorts
Land 160M North of Glenericht, Stratton Lodge, Culloden, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Residential development and associated infrastructure

Ward: 17 – Culloden And Ardersier

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 an 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 made valid April 2021. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. 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 (Application Form)
 - Location Plan
 - Supporting Letter
- 1.4 In line with Covid-19 public health advice and temporary modifications made to the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, the prospective developer proposes to undertake an online public consultation.
- The first event is due to take place on Thursday 1st July 2021, 16:00 – 20:00hrs
- Following a request from officers, a second event will now also take place, the date and time of this will be confirmed by the applicant in due course.
- 1.5 A dedicated webpage will be set up by the applicant, details are to be confirmed in due course.
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed in the Inverness Courier. A maildrop will also be undertaken by the applicant to make people aware of the proposed development. Officers have requested that the catchment for its distribution covers all properties (residential and business) within a minimum radius of 500m of the site. Details of all notified parties are contained and appended to the PAN form. In addition, officers have requested that Smithton Community Council and Cradlehall and Westhill Community Council are notified.
- 1.7 The forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The PAN provides notice of the developer's intention to submit a planning application classified as a Major Development. The prospective scheme comprises residential development and associated infrastructure. The site is located within the Settlement Development Area (SDA) for Inverness City and is covered by two land allocations IN77: Stratton Lodge Area and IN85: Milton of Culloden within the Inner Moray Firth Local Development Plan (IMFLDP, 2015). IN77 is a residential land allocation with an indicative housing capacity for 25 units. IN85 is a mixed-use allocation for business, community and has an indicative housing capacity for 375

units. Following on from the adoption of the IMFLDP, the Council have also adopted the Inverness East Development Brief in June 2018. This which provides an overall indicative capacity of 350 units for this land parcel. The agent has indicated that a planning application may be brought forward for up to 425 units.

- 2.2 The developer has been advised to seek formal pre-application advice from the Planning Authority through the Pre-Application Advice Service.

3.0 SITE DESCRIPTION

- 3.1 The proposed site boundary comprises approx. 27.4ha of largely agricultural land located on the landward side of the A96 road which runs from Inverness to Nairn. Along the northern boundary is an existing non-through road which serves a number of existing properties. The settlements of Culloden are to the east of the site and Smithton to the south of this.
- 3.2 Within the southern part of the site is Stratton Lodge which is a late 18th century category 'B' listed building the setting of which is enhanced by the distinctive tree lined drive and surrounding mature woodland. The building suffered extensive fire damage in 2013 but is capable of restoration. The retention, restoration and development of Stratton Lodge will be a key consideration for any future planning application for this site. Approximately 240m north-west of Stratton Lodge is a Scheduled Monument (SM: 6001) in the form of a Bronze Age ring ditch. The nearest Conservation Area is Culloden: House Policies which is located approx. 400m to the east of the site.
- 3.3 The woodland surrounding Stratton Lodge is covered by a Tree Preservation Order (HC132: Stratton). Outwith the site boundary and on the opposite side of the A96 are the natural heritage designations for the Inner Moray Firth Ramsar site, the Inner Moray Firth Special Protection Area (SPA) and the Longman and Castle Stuart Bays Site of Special Scientific Interest (SSSI). These are designated for particular bird species and the marine environment with Eelgrass beds, intertidal mudflats and sandflats.
- 3.4 There are existing watercourses within the site boundary; one is located within the northern part of the site and a further is located within the mature woodland around Stratton Lodge and within the southern portion of the site. Any future planning application will require to be accompanied by a Flood Risk Assessment.
- 3.5 There are no national or local landscape designations within the application site boundary. The nearest are the Sutors of Cromarty, Rosemarkie and Fort George Special Landscape Area (SLA) and the Drynachan, Lochindorb and Dava Moors SLA. The areas are located approx. 8.3km to the north-east and 8.9km to the south-east of the site respectively.
- 3.6 There are designated Core Paths which run along the northern (IN08.05) and eastern (IN08.03) boundaries of the site.

4.0 DEVELOPMENT PLAN

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

4.1 Highland Wide Local Development Plan (2012)

- 9 – A96 Phasing and Infrastructure
- 12 – Stratton
- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constrains
- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 37 - Accommodation for An Ageing Population
- 51 - Trees and Development
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other Important Species
- 60 - Other Important Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 70 - Waste Management Facilities
- 72 - Pollution
- 74 - Green Networks
- 75 - Open Space
- 77 - Public Access

Inner Moray Firth Local Development Plan (2015)

- 4.2 As stated above the site is covered by two land allocations as identified by the IMFLDP, IN77: Stratton Lodge Area and IN85: Milton of Culloden. The plan identifies IN77 as a residential land allocation covers the area around the Stratton Lodge Listed Building. Developments will be required to respect the fabric and setting of Category B Listed building with retention and management of the mature woodland. A Flood Risk Assessment (FRA) will need to be undertaken which may affect the developable area of the site and a Transport Assessment (TA) is also required.
- 4.3 The remaining part of the site is identified as IN85. The plan identifies that development is to accord with the Inverness East Development Brief (June 2018). In addition, an FRA is required to be undertaken which may affect the developable area of the site. Development also needs to assess and if necessary, mitigate for any adverse impact on the scheduled monument within the site and avoid any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar alone or in

combination through the preparation of a recreation access management plan. The latter of which should bring together components relating to open space, paths provision and the wider green network (including mitigation works in connection with the Inverness-Nairn Coastal Trail); foot/cycle way connections especially to adjoining neighbourhood and improvement of foot/cycle way on south east boundary. In addition, a badger survey and protection plan may be necessary. Finally, land required for the delivery of the dualling of the A96 may also need to be safeguarded.

4.4 The Inverness East Development Brief also identifies the following development criteria for the site:

- Sensitive re-development of Stratton Lodge will respect its historic character and landscape setting and secure the future of the listed building.
- Safe walking and cycling routes lined by active frontages link: Milton of Culloden South to Stratton Lodge and future active travel connections proposed by the A96 Dualling project. all new development to Stratton primary school and existing neighbourhoods abutting Caulfield Road.
- Medium density residential streets gradually give way to low and very low-density development abutting rural land uses to the east.
- A diverse range of house types reflect the transitional character of the area from urban to rural.
- A greenspace at Milton of Culloden will provide a safe, attractive public open space for community activity, including play areas and planting.
- Opportunities for public access to the amenity woodland at Stratton Lodge will be maximised.
- The residential amenity of adjacent neighbourhoods will be respected and will inform the design and layout of new development.

4.5 **Highland Council Supplementary Guidance**

- Inverness East Development Brief (June 2018)
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
- Developer Contributions (Nov 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Managing Waste in New Developments (Mar 2013)
- Open Space in New Residential Developments (Jan 2013)
- Physical Constraints (Mar 2013)
- Public Art Strategy (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (Mar 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

4.6 Scottish Government Policy and Guidance

- Scottish Planning Policy (Jun 2014 and as amended Dec 2020)
- National Planning Framework 3, NPF3 (Jun 2014) and the emerging content of NPF4
- Historic Environment Policy for Scotland (Apr 2019)
- PAN 1/2011 – Planning and Noise (Mar 2011)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- PAN 61 – Sustainable Drainage Systems (Jul 2001)
- PAN 68 – Design Statements (Aug 2003)
- PAN 75 – Planning for Transport (Aug 2005)
- PAN 77 – Designing for Safer Places (Mar 2006)
- PAN 83 – Master Planning (Sept 2008)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan and other planning policy;
- b) Design and layout;
- c) Landscape and visual impact;
- d) Amenity impacts (including construction noise, operational noise and lighting);
- e) Open space and landscaping;
- f) Roads, access and parking;
- g) Active travel connectivity;
- h) Wider access (impact upon the Core Path network)
- i) Developer contributions;
- j) Natural heritage (including protected species and impact upon woodland);
- k) Built and cultural heritage (including impact upon the B listed building of Stratton Lodge);
- l) Water environment, flood risk and drainage;
- m) Infrastructure Capacity (including primary and secondary school capacity); and
- n) 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.

Signed: David Mudie
Designation: Area Planning Manager – South
Author: Alison Harvey
Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 - Location Plan

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.

<p>Applicant: Springfield Properties PLC Address: Alexander Fleming House, 8 Southfield Road, Elgin, IV30 6GR</p> <p>Phone: c/o Alan Farningham E-mail: c/o Alan Farningham</p>	<p>Agent: Farningham Planning Ltd Address: The Bourse Suite 107, 47 Timber Bush, Edinburgh, EH6 6QH</p> <p>Phone: 07768 952610 E-mail: alan.farningham@farnmac.co.uk</p>
<p>Applicant: MacDonald Hotel & Resorts Address: Whiteside House, Bathgate, West Lothian, EH48 2RX</p> <p>Phone: c/o Alan Farningham Email: c/o Alan Farningham</p>	

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 Milton of Culloden South, Inverness, IV2 7NZ (allocated as IN77 & IN85 within the adopted Inner Moray Firth Local Development Plan 2015)

Description of Development

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

Residential development 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.

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

Culloden Community Council

26th April 2021

Names/details of any other parties

Date Notice Served

Councillor Roddy Balfour
Councillor Glynis Campbell-Sinclair
Councillor Trish Robertson
Drew Hendry MP
Fergus Ewing MSP
Ward Manager Liz Cowie

All 26th April 2021

Please give details of proposed consultation

Proposed public event

Venue

Date and time

An online consultation will be arranged on Thursday 1st July 2021, 4pm to 8pm.

Newspaper Advert – name of newspaper

Advert date(where known)

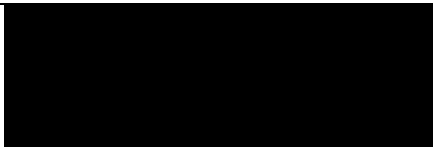
Inverness Courier

n/a

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

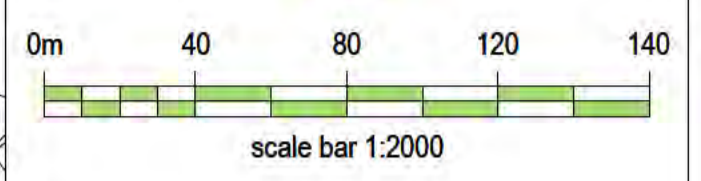
See attached cover letter

Signed:



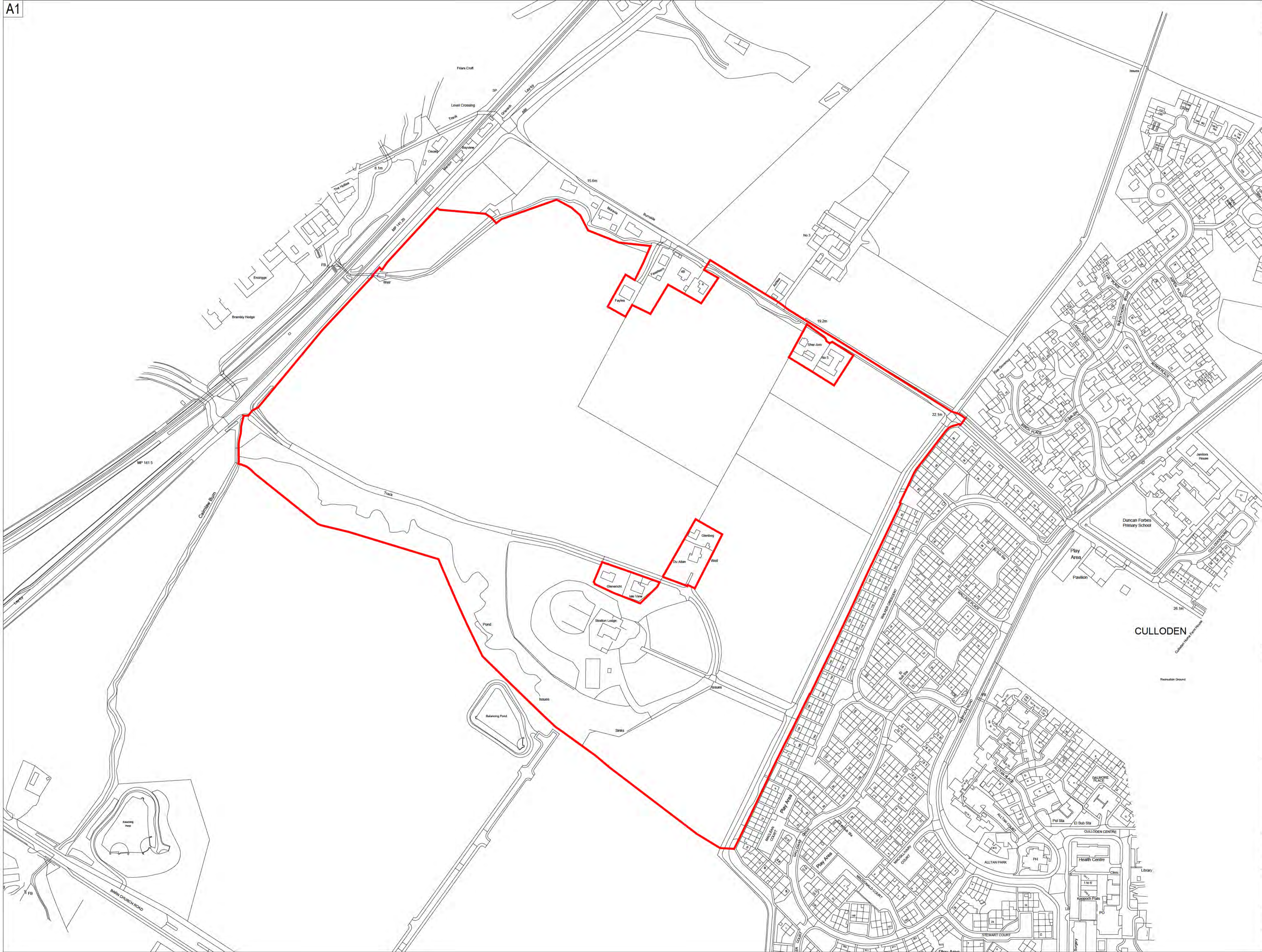
Date: 26^h April 2021

Important notes for clients / contractors
 No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to the office. Contractors to check all dimensions on site prior to commencement of work. Given dimensions only to be used "DO NOT SCALE". The copyright of this drawing and design remain the sole property of Springfield Properties Plc and must not under any circumstance be reproduced in any way without express written consent.



Legend
 — Application Boundary

A1



Rev	Date	Remarks	By	Ch.
Revisions				



Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk	Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk
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Project
 Milton of Culloden
 Inverness

Drawing
 POAN Boundary

Scale 1:2000	Date April 2021	Drawn by KD	Checked by BW
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