

Agenda Item	5.1
Report No	PLS-052-21

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 17 August 2021

Report Title: 21/02436/PAN: Springfield Properties PLC
Land 80M East of Balvonie Cottage, Inshes, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Residential development and associated infrastructure

Ward: 19 – Inverness South

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 on 13 May 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
 - Accompanying 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 has undertaken an online public consultation. Virtual events will allow members of the public to engage in live discussion. Two events are due to take place on:
- Event 1 – 8 July 2021, 1600 - 1900hrs; and
 - Event 2 – 5 August 2021, 1600 - 1900hrs.
- 1.5 The virtual event webpage details are: <http://www.springfield.co.uk/easterfield>.
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed within the Inverness Courier. An invitation maildrop was also undertaken by the applicant to make people aware of the proposed development. Details of all notified parties are contained and appended to the PAN form, and include all nearby Community Councils, Inverness South local ward Councillors, MSPs and MP.
- 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. Following a request, the applicant's agent has informed the planning authority that the proposed development is anticipated to comprise of approximately 140 houses with supporting infrastructure.
- 2.3 The applicant has not sought pre-application advice from the Council to date.

3.0 SITE DESCRIPTION

- 3.1 The PAN boundary comprises an area of land to the east of Drummossie Braes that currently is agricultural land and Easterfield Farmhouse and associated buildings are located in the centre of the site. Existing residential development is located to the

north and east of the site. Drum Mossie Braes bounds the site to the north west and beyond that is a residential development currently under construction. To the south west of the site, lies the A9 trunk road. An area of woodland which provides the setting for the Birchwood Road development is located to the east of the site.

Access to the site would likely be via Drum Mossie Braes , however the applicant has drawn their red-line boundary to Culloden Road which may indicate a linkage being created to the existing footpath network on Culloden Road.

The site rises from north to south with some undulations within the site. The site is located within the Rolling Farmland and Woodland Landscape Character Type as identified in the NatureScot Landscape Character Assessment. The site is not situated within or close to any natural or built or cultural heritage designation.

4.0 DEVELOPMENT PLAN

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

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
- 37 - Accommodation for An Ageing Population
- 40 - Retail Development
- 41 - Business and Industrial Land
- 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
- 73 - Air Quality
- 74 - Green Networks
- 77 - Public Access

4.2 Inner Moray Firth Local Development Plan (2015)

The site is located within the Inner Moray Firth Local Development Plan (IMFLDP) Settlement Development Area boundary for Inverness. The part of the site is allocated as allocation IN74: Easterfield Farm - housing with an indicative capacity

of 21 units The remainder of the site is neither allocated for nor safeguarded from development. The In addition to the allocation the following policies would also be relevant:

- IMFLDP Policy 1 – Promoting and Protecting City and Town Centres.
- IMFLDP Policy 2 – Delivering Development.

The IMFLDP is currently undergoing review and the Main Issues Report was subject to consultation earlier this year. The MIR identifies the site as a 'preferred site' where development is supported for housing. Responses to the Main Issues Report are under consideration and the Proposed Plan will be reported to the relevant area committees, prior to consultation being undertaken in late 2021 / early 2022.

4.3 Highland Council Supplementary Guidance

- Inverness East Development Brief (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'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)

4.4 Scottish Government Policy and Other Guidance

- Scottish Planning Policy (Jun 2014)
- National Planning Framework 3, NPF3 (Jun 2014) and the emerging content of NPF4
- Historic Environment Policy for Scotland (Apr 2019)
- PAN 1/2021 – 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)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan and Other Planning Policy;
- b) Design and Layout (including Landscape and Visual Impact);
- c) Open Space and Landscaping;
- d) Roads, Access and Parking;
- e) Impact on Infrastructure (including education);

- f) Natural Heritage (including protected species, ornithology and trees);
- g) Built and Cultural Heritage;
- h) Water Environment, Flood Risk and Drainage;
- i) Amenity Impacts (including during construction); and
- j) 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.

Signature: David Mudie

Designation: Area Planning Manager – South

Author: Simon Hindson

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Proposal of Application Notice

Plan 2 – 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.

Applicant: Springfield Properties PLC Address: Alexander Fleming House, 8 Southfield Road, Elgin, IV30 6GR Phone: c/o Alan Farningham E-mail: c/o Alan Farningham	Agent: Farningham Planning Ltd Address: The Bourse Suite 107, 47 Timber Bush, Edinburgh, EH6 6QH Phone: 07768 952610 E-mail: alan.farningham@farmac.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 at Easterfield Farm, Inverness, IV2 7NZ, allocated as IN74 and grey land within the settlement boundary, in 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

Cradlehall and Westhill Community Council

13th May 2021

Names/details of any other parties

Date Notice Served

**Councillor Carolyn Caddick
Councillor Ken Gowans
Councillor Andrew Jarvie
Councillor Duncan MacPherson
Drew Hendry MP
Fergus Ewing MSP
Ward Manager Liz Cowie**

All 13th May 2021

Please give details of proposed consultation

Proposed public event

Venue

Date and time

An online consultation will be arranged on Thursday 8th July 2021, 4pm to 7pm

Newspaper Advert – name of newspaper

Advert date(where known)

Inverness Courier

25th June 2021

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

See attached cover letter

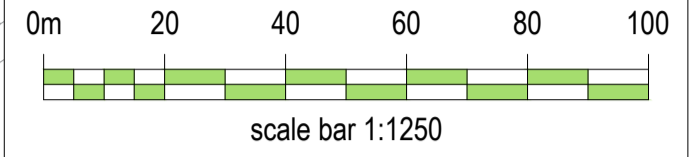
Signed:

A black rectangular box redacting the signature, with a faint signature line visible to the right.

Date: 13th May 2021

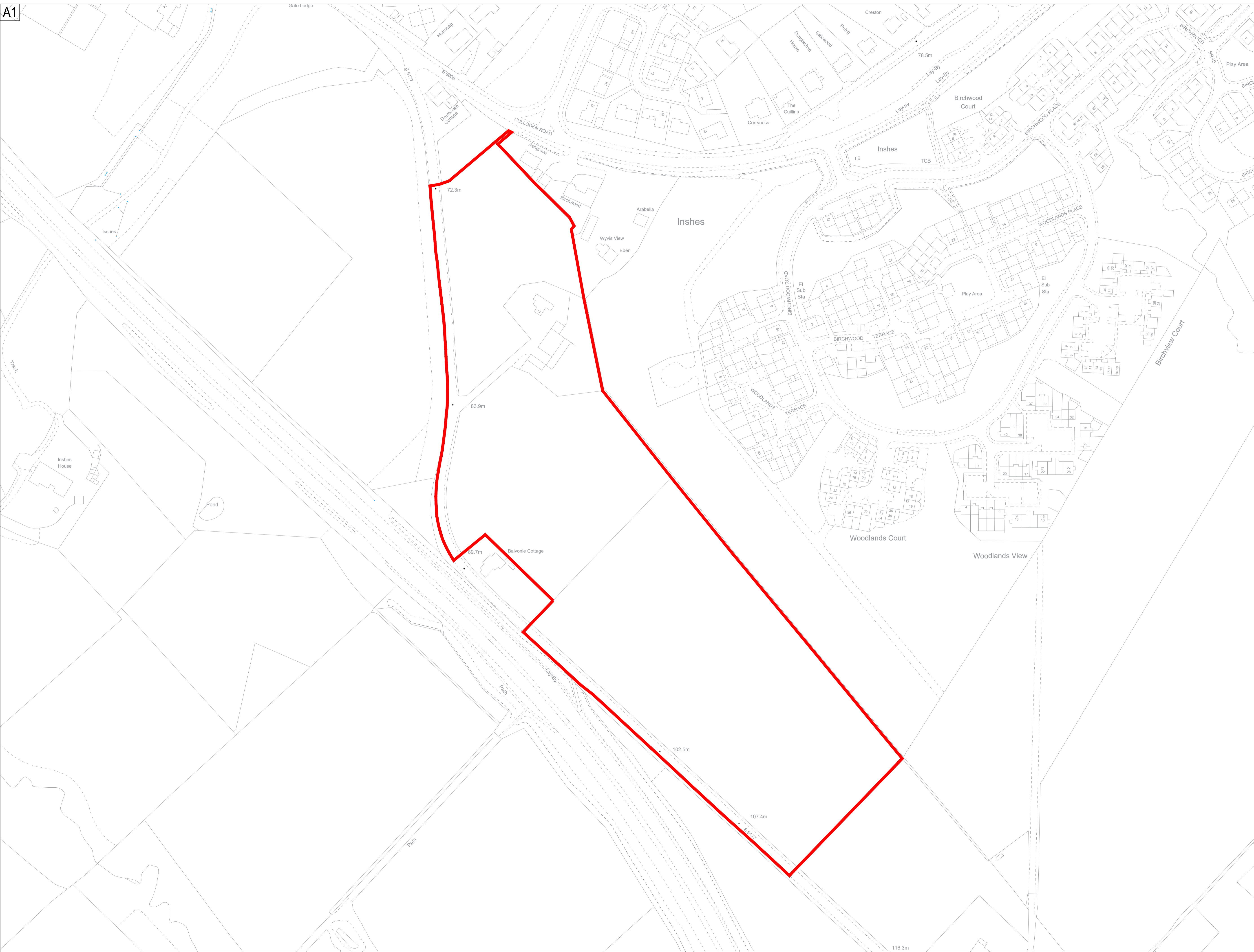
Important notes for clients / contractors
No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to this office. Contractors to check all dimensions on site prior to commencement of work. Given dimensions only to be used. "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.

north



Legend

 PoAN Application Boundary



Rev	Date	Remarks	By	Ch.
Revisions				



Springfield Properties Plc

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
Easterfield Farm
Inverness

Drawing
PoAN Boundary

Scale 1:1250@A1	Date April 2021	Drawn by KD	Checked by BW
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Drawing no. INV(-)_POAN_02	Rev
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