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| Agenda Item | 5.3 |
| Report No | PLS-04-22 |

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 08 February 2022

Report Title: 21/05771/PAN: The Highland Council
Culloden Academy, Keppoch Road, Culloden, Inverness IV2 7JZ

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Phased re-development of Culloden Academy comprising replacement of school buildings, sports facilities and car parking, phased site plans included in this submission.

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 on 14 December 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
 - Existing Site Layout Plan
 - Phase 1 Site Layout Plan
 - Phase 2 Site Layout Plan
 - Phase 3 Site Layout Plan
 - Phase 4 Site Layout Plan
 - Proposed Master Plan
- 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 developer proposes to undertake online public consultation. Virtual events will allow members of the public to view an online presentation which includes a feedback session. This session will be held on 20th January 2022. The applicant will also undertake a drop-in session at Culloden Academy in March 2022 providing Covid-19 restrictions allow this event to take place.
- 1.5 The applicant has set up a dedicated webpage with information on the proposal - https://www.highland.gov.uk/info/878/schools/845/school_estate_management/5
- 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 at least 7 days in advance of events. Details of all notified parties are contained and appended to the PAN form, this states that a copy of the PAN was sent to the following community councils on 8 December 2021:
- Balloch
 - Croy and Culloden Moor
 - Culloden
 - Smithton
- 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 proposed development is for the replacement of the existing school buildings in a four phased approach.

This will consist of the following:

- Secondary School;
- Sports Facilities;
- Car Parking; and
- Hard and soft landscaping.

2.2 The proposed scheme is set out within a Masterplan, outlining each phase of the scheme. There are 4 phases proposed these include:

- Phase 1 - new accommodation block and car parking to the north of the existing school;
- Phase 2 - new accommodation block adjacent to phase 1 accommodation block and extending the car parking area further northwards;
- Phase 3 - partial demolition of the existing school and erection of a sports hub; and
- Phase 4 – demolition of remaining existing school building and creation of synthetic sports pitch, landscaping and car parking (to accommodate the sports hub).

2.3 The site has recently installed 12 temporary classrooms and there is currently a planning application submitted for a further 3 temporary classrooms to accommodate the role numbers and alleviate pressure on the existing buildings until such time as new permanent accommodation is provided. The phased plan will also allow the new school buildings to be utilised as soon each phase is completed.

2.4 The developer sought pre-application advice from the Planning Authority through the Council's Pre-Application Advice Service for Major Developments and is.

3.0 SITE DESCRIPTION

3.1 The development site is located in the area known as Culloden to the East of Inverness. The site is in a prominent location and will form a key gateway to the city from the east. The existing school buildings are well screened from Barn Church Road by the strip of mature planting along the site's eastern edge. This screening along with the landform effectively provides some screening to hide the large school building from passing views. The whole site includes the existing school curtilage and the adjacent agricultural field to the north. The field is bounded by post and wire fencing. There are a number of trees located to the eastern boundary of the field.

3.2 The new school buildings to the north will be accessed via a new access point from Barn Church Road which was recently granted planning permission (ref. 21/03000/FUL). The new access arrangement has been specifically designed to accommodate the existing and future school roll, this includes pupil pick up and drop off and existing and predicted traffic movements associated with the phased

redevelopment of the school. The proposal also includes the installation of a new signal controlled crossing of Barn Church Road in the vicinity of the access to the new school buildings. This has been designed as a “toucan” crossing for use by both pedestrians and cyclists, with 3m wide shared pedestrian and cycle paths connection to the school and the surrounding residential areas. The crossing will also connect with the National Cycle Network Route 1 that runs along the southern edge of Barn Church Road.

- 3.3 The existing playing fields and the extreme north-west of the existing academy buildings lies within the Inventory Garden and Designed Landscape of Culloden House. The land to the north consists of rough grazing. There are a number of mixed broadleaf and mixed conifer woodland within the site, and along the boundaries of the existing site and to the north and eastern boundaries of the agricultural field. The
- 3.4 There are no statutory natural heritage designations within the site boundary. However, as there is potential for a number of protected species to be present on site a protected species survey will be required with any forthcoming application.
- 3.5 The current academy playing fields lie within the Inventory Battlefield of Culloden. There are no Scheduled Ancient Monuments, Listed Buildings or Conservation Areas within the application site. However, significant archaeological deposits and sites are known in the wider area and as such, the development location is considered to have moderate archaeological potential.
- 3.6 The site contains areas that is susceptible to surface water flooding. Furthermore, Culloden Burn East runs through the proposed site and there is a history of flooding origination from further upstream of the site where there is a long culverted section that can surcharge/block. The flooding has affected Barn Church Road and potentially the northern part of the application 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
- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 31 - Developer Contributions
- 30 - Physical Constraints
- 31 - Developer Contributions
- 34 - Settlement Development Areas
- 42 - Previously Used Land
- 51 - Trees and Development
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 61 - Landscape
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 72 - Pollution

75 - Open Space
76 - Playing Fields and Sports Pitches

4.2 **Inner Moray Firth Local Plan (IMFLDP)**

- Policy 4 – Water and Waste Water Infrastructure in the Inverness-Nairn Growth Corridor
- Allocation - IN86 Land North East of Culloden Academy

IN86 is allocated for the relocation and expansion of school playing fields should the existing academy be extended.

4.3 **Highland Council Supplementary Guidance**

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

4.4 **Scottish Government Policy and Other Guidance**

- Scottish Planning Policy (Jun 2014 and as amended Dec 2020)
- National Planning Framework 3, NPF3 (Jun 2014) and the emerging content of NPF4
- PAN 33 – Development of contaminated land (Dec 2017)
- 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 1/2011 – Planning and Noise

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 and operational noise);
- e) Impact upon the road network, access and parking;
- f) Developer contributions;
- g) Natural heritage;
- h) Contaminated land;

- i) Water supply, flood risk and drainage; 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.

Designation: Area Planning Manager – North

Author: Claire Farmer

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

Relevant Plans:

- Plan 1 - Location Plan - CAL19010C-C0017-XX-XX-DR-A-900100
- Plan 2 - Existing Site Layout Plan CAL19010C-C0017-XX-XX-DR-A-900001 REV S4
- Plan 3 - Phase 1 Site Layout Plan CAL19010C-C0017-XX-XX-DR-A-900003 REV S4
- Plan 4 - Phase 2 Site Layout Plan CAL19010C-C0017-XX-XX-DR-A-900004 REV S4
- Plan 5 - Phase 3 Site Layout Plan CAL19010C-C0017-XX-XX-DR-A-900005 REV S4
- Plan 6 - Phase 4 Site Layout Plan CAL19010C-C0017-XX-XX-DR-A-900006 REV S4
- Plan 7 - Proposed Master Plan CAL19010C-C0017-XX-XX-DR-A-900007 REV S4

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 Address. | The Highland Council Headquarters Glenurquhart Road Inverness | Agent Address | Colin Armstrong Architects Lyle House Fairways Business Park Inverness IV2 6AA |
| Phone E-mail | | Phone E-mail | 01463 712288 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

Culloden Academy, Keppoch Road, Culloden, Inverness

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.

Phased redevelopment of Culloden academy comprising replacement of school buildings, sports facilities and car parking. Phased site plans included in this submission.

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

smithtoncc@gmail.com
croycullogenmoorcc@gmail.com
ballochcc1@gmail.com
cullodenc@gmail.com

8th December 2021

Cradlehall and Westhill community council

Names/details of any other parties

Date Notice Served

PARENT COUNCILS

Culloden.academy@highlandpc.co.uk
Ardersier.primary@highlandpc.co.uk
Balloch.primary@highlandpc.co.uk
cradlehall.primary@highlandpc.co.uk
croy.primary@highlandpc.co.uk
duncanforbes.primary@highlandpc.co.uk
smithton.primary@highlandpc.co.uk

8th December 2021

MP's / MSP's

drew.hendry.mp2@parliament.uk
Fergus.Ewing.msp@parliament.scot

Please give details of proposed consultation

Proposed public event

Venue

Date and time

It is proposed to hold two public consultation events. The intention is for one to be an online virtual presentation and feedback session and one to be an event within the Culloden Academy for interested parties to attend. Ongoing and evolving Covid restrictions will be respected when defining the events.

Event 1 – An online presentation and feedback session to be hosted by Highland Council Care and Learning. This event will be held on 20th January 2022. Exact time will be published at least 7 days prior to the event.

Event 2 – A drop in session to be held within the Academy, hosted by Highland Council Care and Learning. This event will be held during w/c 7th March 2022. Exact date and time will be published at least 7 days prior to the event.

Newspaper Advert – name of newspaper

Advert date(where known)

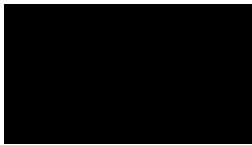
Advert to be placed in the Inverness Courier at least 7 days in advance of events.

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

The PAN information will be published on The Highland Council dedicated webpage.
https://www.highland.gov.uk/info/878/schools/845/school_estate_management/5

The Highland Council Care and Learning department will undertake a letter drop to immediate householders.

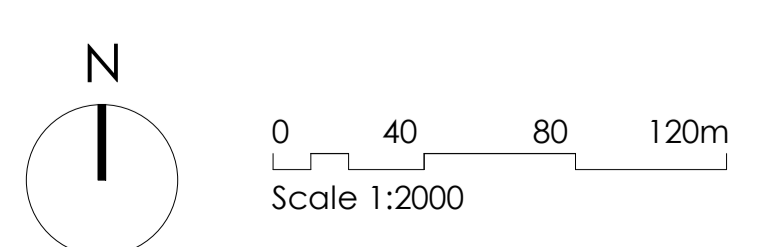
Signed



..... Date.....8th December 2021.....

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 IF IN DOUBT ASK.

CDM:
 Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'



| Rev | Description | Date |
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DESIGNER
 CIVIL ENGINEER
 PASSED HOUSE
 REGISTERED

Client
 The Highland Council

Project
 Culoden Academy
 Barn Church Road

Project No. CAL19010

CAL19010C-C0017-XX-XX-DR-A-900100

Revision

Location Plan

Status
 S4

Date Created 10/15/21 Drawn by RG

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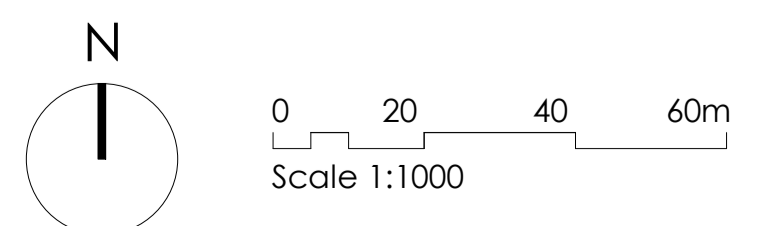
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- ▭ EXISTING CULLODEN ACADEMY SITE
- ▭ NEWLY ACQUIRED LAND
- - - COMBINED SEWER
- ▬ NEW ROAD APPROVED ROAD JUNCTION UNDER CONSTRUCTION
- ▬ CULLODEN BATTLEFIELD



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| | | |

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Project
**Culloden Academy
 Barn Church Road**

Project No. **CAL19010**

CAL19010C-C0017-XX-XX-DR-A-900001

Revision

As Existing

Status
S4

Date Created **07/20/21** Drawn by **RG**

Scale **As indicated** Sheet **@ A1**

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 Culloden Academy
 Barn Church Road

Project No. CAL19010
 CAL19010C-C0017-XX-XX-DR-A-900003

Revision

External Works
 Phase 1 Site Plan

Status
 S4

Date Created 10/20/21 Drawn by RG
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Client: The Highland Council
 Project: Culloden Academy, Barn Church Road

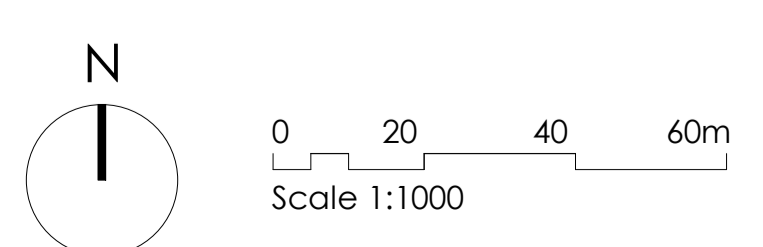
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Revision

Phase 2 - Site Plan

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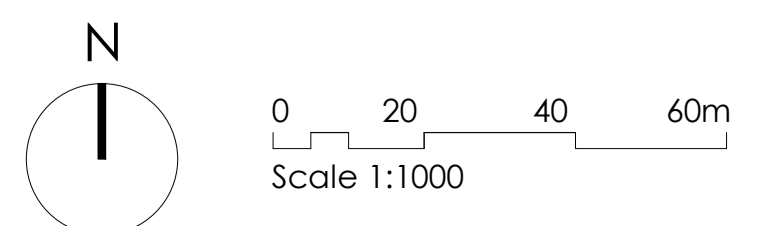
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CDAE
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Client
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Project
 Culloden Academy
 Barn Church Road

Project No. CAL19010
 CAL19010C-C0017-XX-XX-DR-A-900005

Revision

Phase 3 - Site Plan

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CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'



New synthetic pitch and landscaping

Sports hub parking

Garden Mansion House

len House Hotel

Cattle Grid

Balloch of Culloden Farm

Icehouse

| Rev | Description | Date |
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 CIVIL ENGINEER
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 RESEARCH

Client: The Highland Council
 Project: Culloden Academy Barn Church Road

Project No. CAL19010
 CAL19010C-C0017-XX-XX-DR-A-900006

Revision

Phase 4- Site Plan

Status: S4
 Date Created: 10/21/21
 Scale: 1 : 1000

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