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| Agenda Item | 5.1 |
| Report No | PLS-18-23 |

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 22 March 2023
Report Title: 22/06244/PAN: Tulloch Homes
Area H, Slackbuie, Inverness
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Proposed residential development including associated roads, infrastructure and drainage
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 12 December 2022. 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 / Site Layout Plan.
- 1.4 The developer proposes to undertake two public consultation events, the first on 9 February 2023 at Hilton Community Centre, Inverness between 1300-2000hrs, and the second on 1 March, 2023 between 1700-2000hrs.
- Event details will also be made available via the applicant's website:
<https://www.tulloch-homes.com/slackbuie>
- 1.5 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed within The Inverness Courier.
- 1.6 Details of all notified parties are contained in the PAN form and include Slackbuie Community Council. Ward Councillors, MSP and MP have also been notified.
- 1.7 Any 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 This PAN provides notice of the developer's intention to submit a planning application for a scheme which is classified as a Major Development. The prospective development comprises the erection of residential development including associated roads, infrastructure and drainage at Area H, Slackbuie, Inverness.
- 2.2 The developer sought formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments in 2022 (HC ref. 22/06022/PREMAJ).

3.0 SITE DESCRIPTION

- 3.1 The PAN boundary covers approximately 5.82 hectares and is the last phase of residential development at Slackbuie with phases EF and F to the northwest. There

is existing residential development on the northeast and southwest boundaries. To the southeast there is woodland and open fields.

4.0 DEVELOPMENT PLAN

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

4.1 National Planning Framework 4

Policy 1 - Tackling the Climate and Nature Crisis
Policy 3 - Biodiversity
Policy 4 - Natural Places
Policy 5 - Soils
Policy 6 - Forestry, Woodland and Trees
Policy 7 - Historic Assets and Places
Policy 13 - Sustainable Transport
Policy 14 - Design, Quality and Place
Policy 15 - Local Living
Policy 16 - Quality Homes
Policy 18 - Infrastructure First
Policy 20 - Blue Green Infrastructure
Policy 21 - Play, Recreation and Sport
Policy 22 - Flood Risk and Water Management
Policy 25 - Community Wealth Building

4.2 Highland Wide Local Development Plan (2012) (HwLDP)

28 - Sustainable Design
29 - Design Quality and Placemaking
30 - Physical Constraints
34 - Settlement Areas
31 - Developer Contributions
56 - Travel
64 - Flood Risk
66 - Surface Water Drainage
74 - Green Networks
77 - Public Access

4.3 Inner Moray Firth Local Development Plan (IMFLDP)

IN40 Lower Slackbuie (Housing Capacity 405)

4.4 Inner Moray Firth Local Development Plan 2

INS08 Earl's Gate (Housing Capacity 110)

4.5 Highland Council Supplementary Guidance

- Developer Contributions (November 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Sustainable Design Guide (Jan 2013)

4.5 Scottish Government Policy and Other Guidance

- Historic Environment Policy for Scotland (2019)
- Circular 1/2017: Environmental Impact Assessment Regulations (2017)
- PAN 1/2011 - Planning and Noise (2011)
- Construction Environmental Management Process for Large Scale Projects (2010)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- Developing with Nature Guidance (NatureScot 2023)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan and other planning policy;
- b) Community amenity including operational noise impacts;
- c) Construction impacts;
- d) Roads and transport;
- e) Flood risk and drainage impacts;
- f) Impact on trees and woodland;
- g) Design, landscape, and visual impact (including cumulative impacts);
- h) Natural heritage including protected species and habitats;
- i) Built and cultural heritage;
- j) Outdoor access; and,
- k) 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. The policy considerations against which any future planning application will be considered have been summarised 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(s): Keith Gibson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Proposal of Application Notice
Plan 2 – Site Location Plan

**The Town and Country Planning (Scotland) Act 1997 as amended by the Planning
Etc. (Scotland) Act 2006 and Planning (Scotland) Act 2019**

**Town and Country Planning (Pre-Application Consultation) (Scotland) Regulations
2021**

The Council will respond within 21 days of validation 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.

The Proposal of Application Notice will be valid for a period of 18 months from the date of validation of the notice by the Council

| <u>Contact Details</u> | | | |
|--|---|---------|--|
| Applicant | Tulloch Homes | Agent | Karen Clark Planning Consultancy |
| Address | Stoneyfield House, Stoneyfield Business Park, Inverness IV2 7PA | Address | 69 Brechin Road Kirriemuir DD8 4DE |
| Phone | 01463 229300 | Phone | 07930 566336 |
| Email | hello@tulloch-homes.com | Email | karen@ktclark.co.uk |
| <u>Address or Location of Proposed Development</u> | | | |
| 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 | | | |
| Area H Slackbuie, Inverness | | | |
| <u>Description of Development</u> | | | |
| Please include detail where appropriate – eg the number of residential units; the gross floorspace in m ² 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. | | | |
| Proposed residential development including associated roads, infrastructure and drainage, Area H, Slackbuie, Inverness. | | | |

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? **No**

If yes, please provide a copy of this Opinion.

Community Consultation

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s

Slackbuie Community Council

Date Notice Served

Served by e mail 22/12/22

Local Elected Members

- Cllr. Colin Aitken
- Cllr Ken Gowans
- Cllr. Duncan Macpherson
- Cllr. Andrew Sinclair

Date Notice Served

Served by e mail 22/12/22

Members of Scottish Parliament and Members of Parliament

- Mr Fergus Ewing
- Mr Drew Hendry MP

Date Notice Served

Served by e mail 22/12/22

Names / details of other parties

All neighbours within 500m

Date Notice Served

To be notified week of 16/1/23

Details of Proposed Consultation

Proposed Public Event 1

Public exhibition, drop in event

Venue

Hilton Community Centre

Date and Time

Thursday 9th February 2023
between 1-5pm

Proposed Public Event 2

Venue

Date and Time

Wednesday 1st March 2023
between 5-8 pm.

Public exhibition, drop in event Hilton Community Centre
*(at least 14 days after Public
Event 1)*

Publication of Event

Newspaper Advert

Name of Newspaper

Advert Date

Inverness Courier

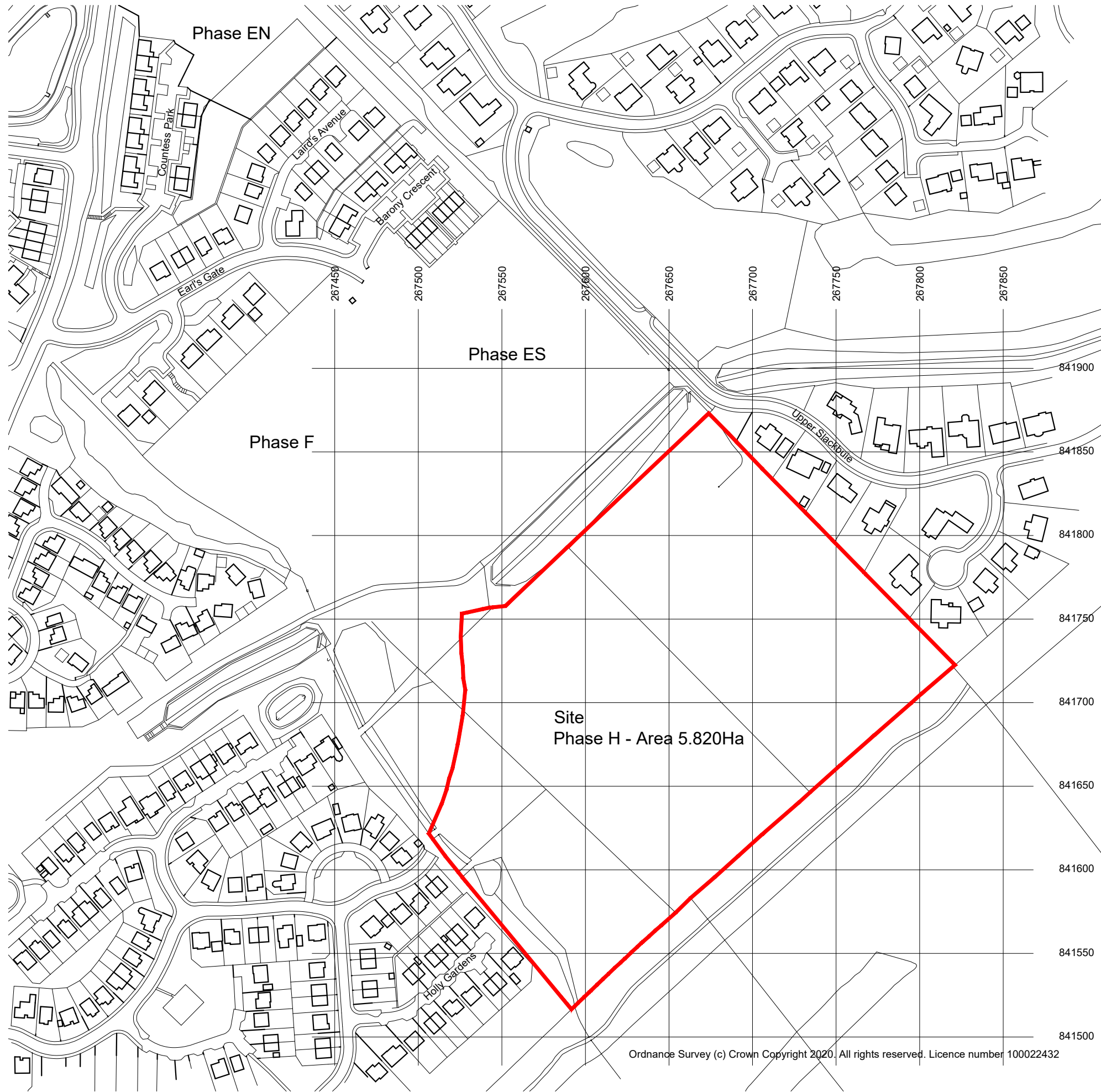
Placed week of 30th January
2023 and 20th February 2023

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

Dedicated web site at <https://www.tulloch-homes.com/slackbuie>

Signed Karen Clark

Date **22/12/22**



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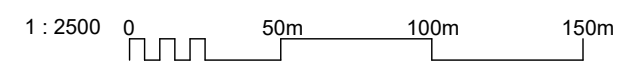
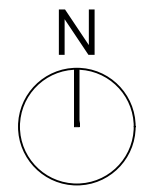
| REV | DATE | DESCRIPTION | DRN |
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Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILlicouLTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

AREA H, SLACKBUIE
 INVERNESS
 TULLOCH HOMES LTD

LOCATION PLAN



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|-------------|--------------------|--------|----------|
| SCALE: | 1 : 2500 | DRAWN: | -- |
| PAPER SIZE: | A3 | DATE: | Nov 2022 |
| DWG No. | 4144-01-001 | REV. | A |