

Agenda Item	<b>5.1</b>
Report No	<b>PLS-60-23</b>

## **HIGHLAND COUNCIL**

**Committee:** South Planning Applications Committee

**Date:** 22 November 2023

**Report Title:** 23/04170/PAN: Robertson Homes Ltd  
Land 150M SE Of 22 Bowmore View, Inverness

**Report By:** Area Planning Manager – South

### **Purpose/Executive Summary**

**Description:** Provision of circa 380 houses with associated infrastructure

**Ward:** 13 – Inverness West

### **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 29 August 2023. 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.
- 1.4 There will be two in-person consultation events, the first took place on 5th October 2023 between 5pm and 8pm at King's Golf Club, and the second on 26<sup>th</sup> October 2023 between 1.00pm and 5.00pm at King's Golf Club. The first event was advertised on 21st September 2023 and the second event on 13<sup>th</sup> October 2023 in the Inverness Courier, 12 days prior to the public consultation dates and within the required statutory period.
- 1.5 Details of all notified parties are contained in the PAN form and include Inverness West and Muirtown Community Councils, as well as local Members. The applicant undertook a letter drop to advise the public of the consultation events to properties within 500m of the boundary.
- 1.6 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 The proposal is for the erection of 380 houses with associated infrastructure.
- 2.2 The developer is seeking formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments for the erection of 379 houses (HC ref. 23/03502/PREMAJ).

## **3.0 SITE DESCRIPTION**

- 3.1 The site extends to approximately 20.8 hectares and consists of agricultural land located to the east of existing residential development.

## **4.0 DEVELOPMENT PLAN**

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

#### 4.1 **National Planning Framework 4 (2023)**

- Policy 1 – Tackling the climate and nature crisis
- Policy 2 – Climate mitigation and adaptation
- Policy 3 – Biodiversity
- Policy 4 – Natural places
- Policy 5 – Soils
- Policy 6 – Forestry, Woodland and Trees
- Policy 12 – Zero Waste
- Policy 13 – Sustainable transport
- Policy 14 – Design Quality and Place
- Policy 15 – Local Living and 20 Minute Neighbourhoods
- Policy 16 – Quality Homes
- Policy 21 – Play, Recreational and Sport
- Policy 22 – Flood Risk and Water Management
- Policy 23 – Health and safety

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

- 28 - Sustainable Design
- 29 - Design Quality and Placemaking
- 30 - Physical Constraints
- 31 - Developer Contributions
- 32- Affordable Housing
- 34 - Settlement Development Areas
- 51 - Trees and Development
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other Important Species
- 60 - Other Important Habitats
- 61 - Landscape
- 64 - Flood Risk
- 66 - Surface Water Drainage
- 67 - Renewable Energy Developments
- 69 - Electricity Transmission Infrastructure
- 72 - Pollution
- 74 - Green Networks
- 77 - Public Access
- 78 – Long Distance Routes

#### 4.3 **Inner Moray Firth Local Development Plan (IMFLDP)**

The application site is within policy allocation IN 24 Torvean & Ness-side

#### 4.4 **Inner Moray Firth Local Development Plan 2**

The application site is within policy allocation INW01 East of Stornoway Drive

#### 4.5 **Highland Council Supplementary Guidance**

- Developer Contributions (November 2018)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Managing Waste in New Developments (Mar 2013)
- Open Space in New Residential Developments (Jan 2013)
- Physical Constraints (Mar 2013)
- Public Art Strategy
- 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 Other Guidance**

- PAN 1/2011 - Planning and Noise (2011)
- PAN 60 – Planning for Natural Heritage (Jan 2008)
- PAN 61 Planning for Sustainable Urban Drainage System (SuDs)
- PAN 68 Design Statements
- PAN 77 Designing Safer Places
- Circular 1/2017: Environmental Impact Assessment Regulations (2017)
- Creating Places (2013)

#### 5.0 **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- a) Development Plan and other planning policy;
- b) Community and residential amenity;
- 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) Outdoor access; 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. 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: Proposal of Application Notice (Application Form)  
Plan 2 – Location Plan

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**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

**Contact Details**

Applicant	Robertson Homes Ltd	Agent	N/A
Address	Lyle House, Fairways Business Park, Inverness. IV2 6AA	Address	N/A
Phone	01463 219402	Phone	N/A
Email	j.macgregor@robertson.co.uk	Email	N/A

**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 extending to the east and south of Stornoway Drive,  
Stornoway Drive,  
Inverness.

Easting: 264415 - Northing: 844367

**Description of Development**

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m<sup>2</sup> 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 of circa 380 properties along with associated infrastructure including primary and internal road networks, parking, drainage, utilities, public open space, connected footpath links and play parks.

## 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?

**Yes**

**No X**

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**

### **Date Notice Served**

Inverness West Community Council  
[invwestcc@gmail.com](mailto:invwestcc@gmail.com)

Email 20/09/2023

Muirtown Community Council  
[muirtown-cc@outlook.com](mailto:muirtown-cc@outlook.com)

### **Local Elected Members**

### **Date Notice Served**

Bill Boyd  
[bill.boyd.cllr@highland.gov.uk](mailto:bill.boyd.cllr@highland.gov.uk)

Email 20/09/2023

Alex Graham  
[alex.graham.cllr@highland.gov.uk](mailto:alex.graham.cllr@highland.gov.uk)

Ryan Mackintosh  
[ryan.mackintosh.cllr@highland.gov.uk](mailto:ryan.mackintosh.cllr@highland.gov.uk)

### **Members of Scottish Parliament and Members of Parliament**

### **Date Notice Served**

Drew Hendry  
[drew.hendry.mp@parliament.uk](mailto:drew.hendry.mp@parliament.uk)

Email 20/09/2023

Fergus Ewing  
[Fergus.ewing.msp@parliament.scot](mailto:Fergus.ewing.msp@parliament.scot)

### **Names / details of other parties**

### **Date Notice Served**

Letter drop to all properties within 500m of the boundary.

WC 25/09/2023

### **Details of Proposed Consultation**

<b>Proposed Public Event 1</b>	<b>Venue</b>	<b>Date and Time</b>
Drop-in session	Kings Golf Club	05/10/2023 - 5-8pm

<b>Proposed Public Event 2</b>	<b>Venue</b>	<b>Date and Time</b>
<i>(at least 14 days after Public Event 1)</i> Drop-in session	Kings Golf Club	26/10/2023 – 1-5pm

### **Publication of Event**

<b>Newspaper Advert</b>	<b>Name of Newspaper</b>	<b>Advert Date</b>
Advert	Inverness Courier	Event 1: To be placed not later than 05/10/2023. Event 2: To be placed not later than 13/10/2023.

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

Details of the proposal will be hosted on a page linked from Robertson Homes website.

Major Pre-app meeting with The Highland Council – 03/10/23

Street Design Review meeting with The Highland Council – 03/10/23

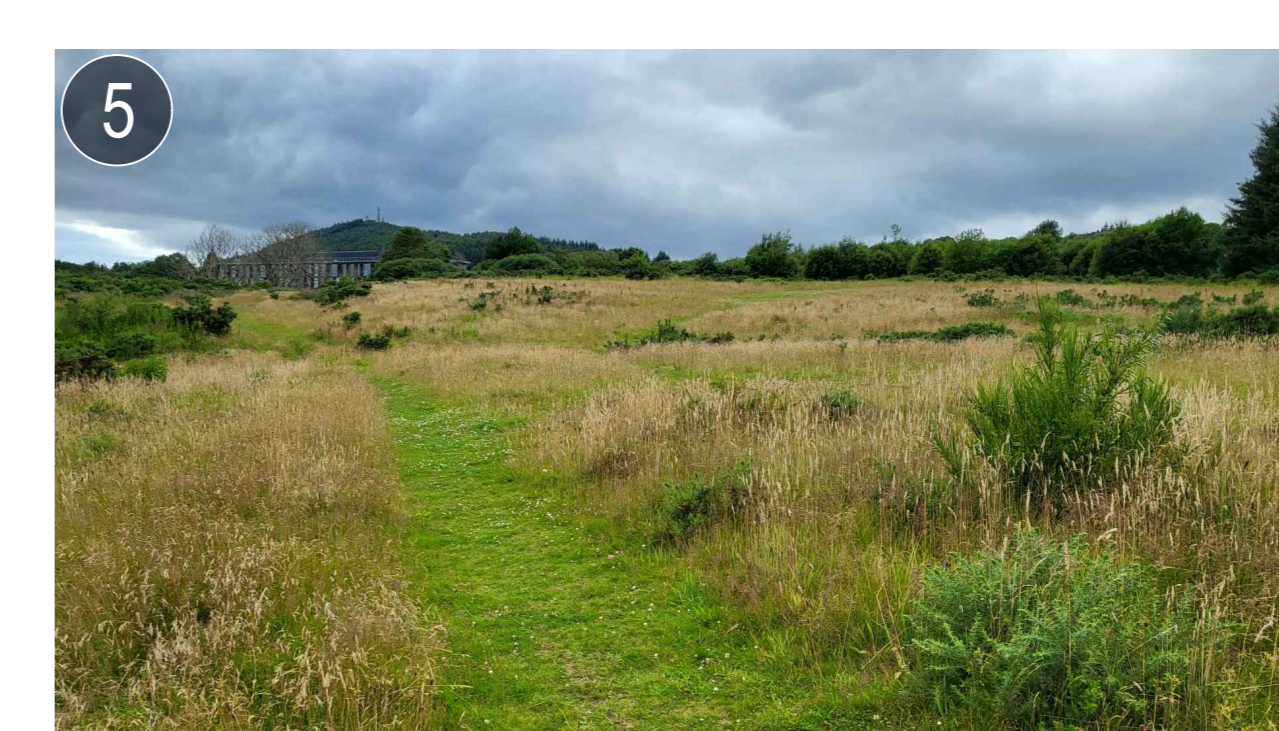
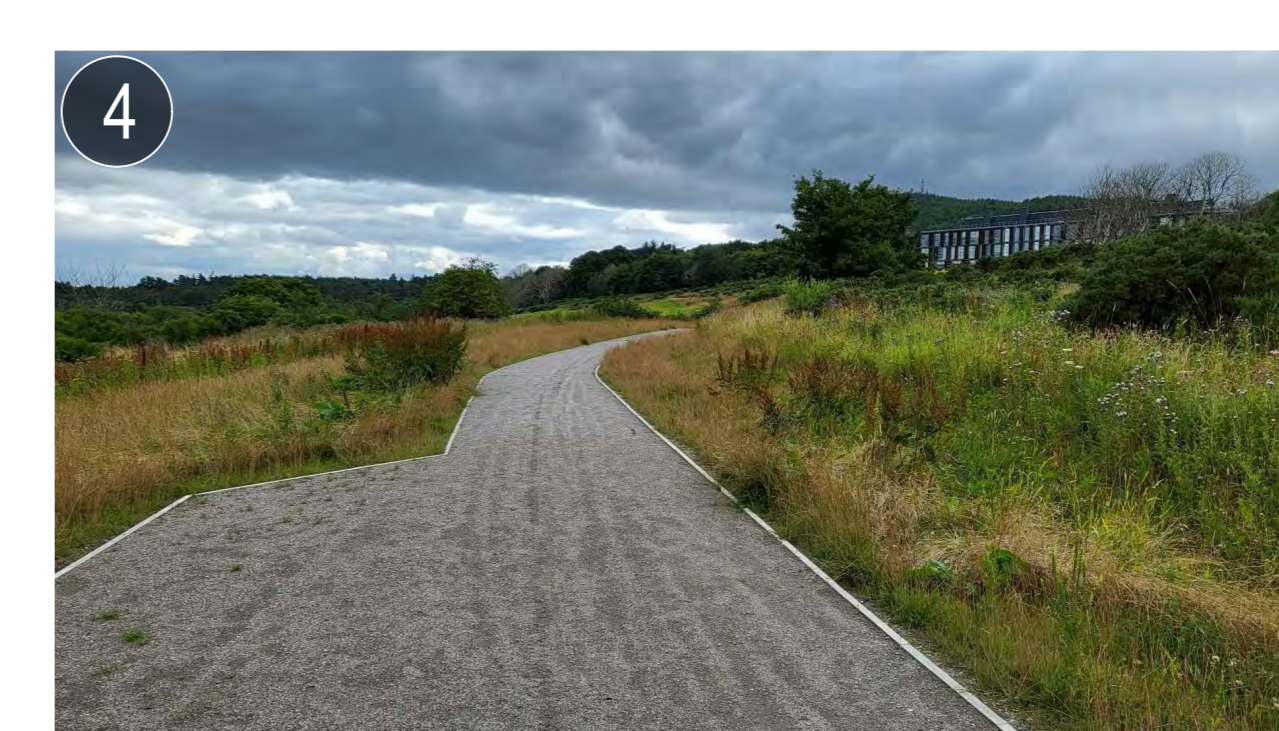
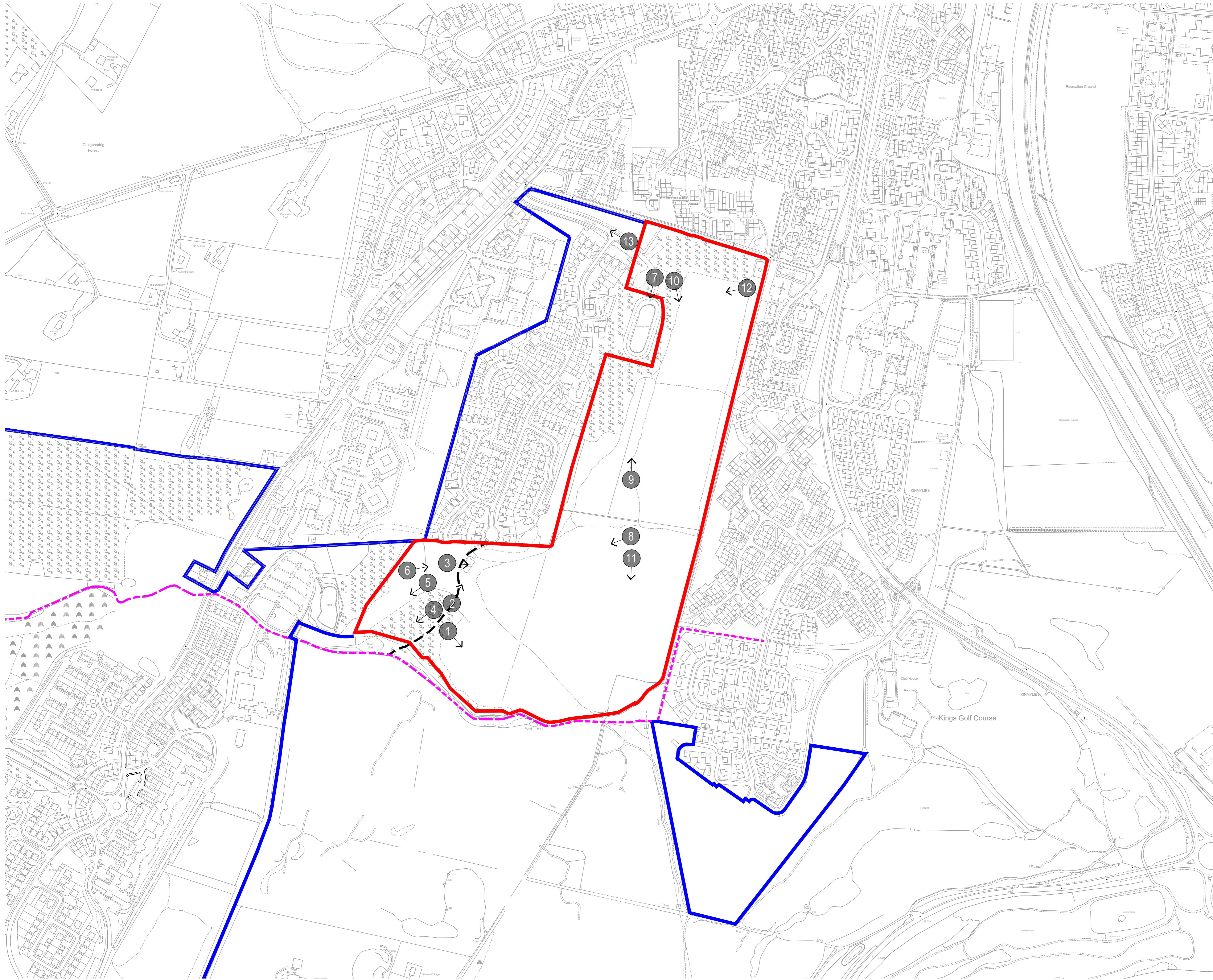
Community Liaison Meeting with local resident representative - TBC.

Signed John MacGregor

Date **29-08-2023**

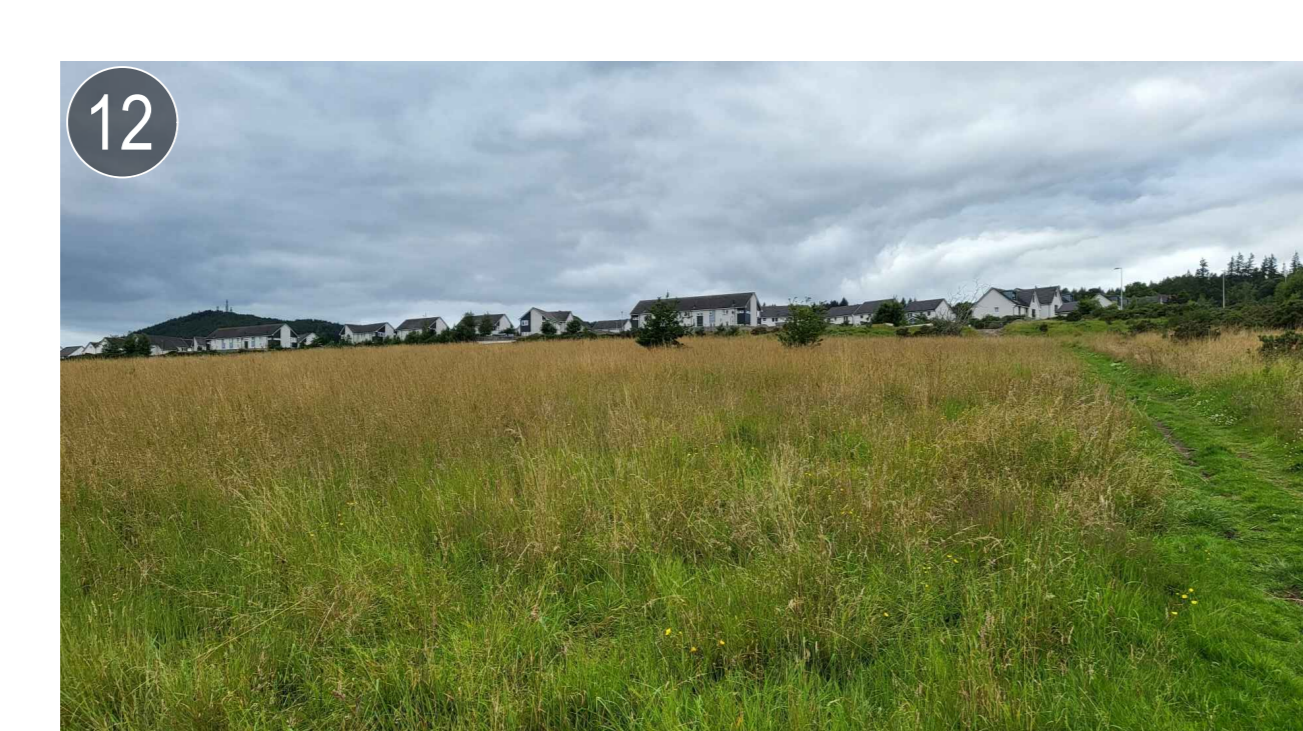
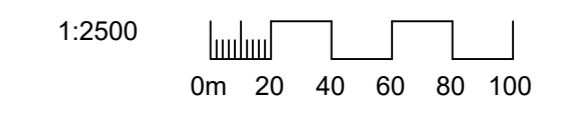


# SITE 9 & 10, WESTERCRAIGS



### Legend

- - Site Boundary
- - Applicant owned land
- - - - Existing footpath connection to Stornoway Drive
- - - - Great Glen Way



No.	Revision	Date	By
<small>Robertson Homes, Castle Business Park, Salford FK9 4TZ Tel: 01798 431650 Fax: 01798 431650 Email: info@robertson.co.uk www.robertsonhomes.co.uk</small>			
Project Title:			
SITE 9 & 10 WESTERCRAIGS INVERNESS			
Drawing Title:			
LOCATION PLAN			
Scale:	Date:		
1:2500 @A0	JULY '23		
Drawn:	Checked:		
JM	AS		
Drawing No.	Rev:		
WC9 - LP - 01			-