

Reference no:	21/03532/PREAPP	Date of Issue:	2 nd September 2021
Proposal:	New health and wellbeing centre for Dunbeath and District Centre	Address:	Land 20M SW Of 9 Neil Gunn Road Dunbeath
Case Officer:	Gillian Pearson	Email:	gillian.pearson@highland.gov.uk
Case Officer Designation:	Principal Planner	Reviewed by:	N/A

Description of Proposal and Summary of Key Points

Based on the information submitted there is potential for the proposal to be supported however any planning application would require to demonstrate sensitive siting and design that takes account of the site levels and constraints. Further detail on the issues that would require to be addressed through any planning submission is provided in this advice pack.

You are advised that the following consent(s) will be required for the proposed development:
Planning Permission

Planning History

Reference	Description	Date of Decision	Outcome
None			

Planning Policy

Highland-wide Local Development Plan (2012)

Policy 28 - Sustainable Design

Policy 29 - Design Quality & Place-making

Policy 31 - Developer Contributions

Policy 56 - Travel

Policy 65 - Waste Water Treatment

Policy 66 - Surface Water Drainage

Caithness and Sutherland Local Development Plan (2018) (CaSPlan)

Growing Settlement

Highland Council Supplementary Guidance

Flood Risk & Drainage Impact Assessment (Jan 2013)

Managing Waste in New Developments (March 2013)

Roads and Transport Guidelines for New Developments (May 2013)

Sustainable Design Guide (Jan 2013)

Assessment

Planning Appraisal

The site lies within Dunbeath which is identified as a Growing Settlement in the adopted Caithness and Sutherland Local Development Plan. The proposal has potential to accord with the associated policy by virtue of providing an additional community facility within active travel distance of housing. The key issues in the assessment of any application will be the siting, design and related impact on adjacent housing. In particular, the site narrows at its centre and slopes down relatively steeply towards Neil Gunn Road. Such issues would need to be fully addressed in order for any planning application to be supported.

Siting, Design and External Appearance

The Planning Authority has no particular design guidance for non-housing development other than the Sustainable Design Guide which encourages use of design to increase energy efficiency through solar gain for example.

Buildings in the immediate locality are single storey therefore any design should maintain this established pattern. As noted above the level difference across the site is notable therefore some excavation of the site may be required to ensure a new building settles into the landscape without appearing incongruous. It is therefore recommended that any application is accompanied by details of existing and proposed site levels including cross sections through the site which should demonstrate that a new building and any ancillary development can be accommodated without detriment to local amenity. The site is also adjoined on all sides other than the A9 by housing therefore careful consideration should be incorporated to ensure the new building does not result in any adverse overlooking and/or loss of privacy. From a practical point of view, any required plant or waste collection space should also be factored into the design process so that this is sensitively positioned given the proximity to houses.

We would be happy to advise on indicative designs prior to the submission of any planning application.

Transport and Access

Information Required

Chapter 2 of the Council's Roads and Transport Guidelines for New Developments ([Roads and Transport Guidelines for New Developments](#)) (RTGND) provides guidance on the transport, flooding and drainage issues that will be considered by the roads authority.

Table 2.1 of that chapter sets out the supporting documentation typically expected in support of a planning application.

Transport and Access

Ideally a brief Transport Statement (TS) should be submitted in respect of the development proposed; however, as a minimum further information will be required to address the following matters.

- The accessibility of the development by all modes of transport needs to be considered and explained. Pedestrian/cycle routes to local facilities and services should be identified and mitigation measures proposed, as required.
- Clarification of the availability and accessibility of public transport will be required.
- A parking strategy for the development, taking account of all vehicle type likely to require access, should be clearly set out.

Once operational the impact of the development on the wider local road network is unlikely to be significant. Achorn Road does, however, appear to be narrow with limited provision for pedestrians. It would, therefore seem that significant improvements to the road will be required to enable safe and efficient access for pedestrians, cyclists and motorised vehicles.

Waste Management and General Servicing

Provision for the storage and collection of waste materials shall be made in accordance with the Council's supplementary planning guidance, Managing Waste in New Developments. In addition, the arrangements for all larger service vehicles likely to require access to the development should be clarified.

Street Lighting

New or enhanced street lighting shall be provided, as required, to the satisfaction of the Council's Area Lighting Engineer.

Construction Traffic Management Plan

The construction phase of development is likely to have a more significant impact on the local road network. A Framework Construction Traffic Management Plan (CTMP), to be developed into an operational CTMP when a contractor for the works has been appointed, will be required.

Public Access

Any core paths within the vicinity of the application site should remain accessible during and after construction.

Trunk Road Impact

We would encourage you to contact Transport Scotland prior to the submission of any application to discuss any potential impacts on the A9 trunk road.

Drainage and Water

Flooding and Drainage

Flooding and drainage should generally be addressed in accordance with the Council's supplementary planning guidance, Flood Risk and Drainage impact Assessment.

It is prudent for the developer to confirm with Scottish Water, prior to submitting a planning application, that there are no issues with connecting to the public mains water system and that there is sufficient capacity to accommodate the proposed development. If it is proposed to supply fresh water from a local borehole, the borehole must be clearly marked on the plans, with details of abstraction provided as part of the planning application.

New developments are expected to connect to the public sewer system unless it can be demonstrated that there are technical or economic constraints to connection. Where a land soakaway is proposed for foul drainage, percolation test results should be submitted to demonstrate the ground conditions are suitable for such an arrangement.

Pursuant to Policy 66 of the HwLDP, the surface water of all proposed development must be drained by Sustainable Urban Drainage Systems (SuDS) designed in accordance with The SuDS Manual (CIRIA C753) and, where appropriate, the Sewers for Scotland Manual 4th Edition. Each drainage scheme design must be accompanied by particulars of proposals for ensuring long-term maintenance of the scheme.

All drainage arrangements must be included with the application red line site boundary.

Developer Contributions

The Council's [Developer Contributions Supplementary Guidance](#) will be used in the determination of planning applications and requires all development, including single house developments, make proportionate financial developer contributions towards meeting service and infrastructure needs in areas of Highland where clear deficiencies are identified. In this instance it is unlikely that any financial contributions would be required.

Consultees For Any Future Application

The following will likely be consulted on any planning application submitted. On occasion it may be necessary to involve consultees who are not listed below as an application progresses.

Highland Council Consultees

Transport Planning

Flood Risk Management Team (Drainage)

External Consultees

Transport Scotland

Additional Information Required For Any Future Application

Based on the information provided, you are advised to submit the following additional information with any future application for formal permission. If you choose not to follow our advice and do not submit one or more of the documents, then you should provide a clear justification for doing so.

Landscaping/Planting/Maintenance Plan

Drainage Statement

Transport Statement

Design Statement

Making a Formal Application

Online application forms and guidance are available at:
<https://www.eplanning.scot/ePlanningClient/default.aspx>

Disclaimer

This advice is based on the information submitted and is given without prejudice to the future consideration of and decision on any application received by The Highland Council.

Pre-application case files are not publicly available but can be the subject of Freedom of Information and Environmental Information Regulations requests.

Appendix – Useful Weblinks

The Highland Council Development Plans

https://www.highland.gov.uk/info/178/local_and_statutory_development_plans

Highland Council Supplementary and Development Guidance Listed by Category

https://www.highland.gov.uk/directory/52/development_guidance

Roads/Access and Transport

More information on access and parking standards (incl. small housing developments) can be found at:

https://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/4

Access Panel

The Council encourages applicants at pre-application stage to engage with the local Disability Access Panel to consider accessibility improvements for physically disabled and sensory impaired people. The Highland Council has published a [Planning Protocol for Effective Engagement with Access Panels](#), which you should take into consideration

Scottish Government

Scottish Government Planning and Architecture Guidance

<https://www.gov.scot/policies/planning-architecture/planning-guidance/>

Scottish Water

Contact Scottish Water for guidance on connections to the public water/drainage network:

<https://www.scottishwater.co.uk/en/Business-and-Developers/Connecting-to-Our-Network/Pre-Development-Information/Planning-Your-Development>

SEPA

Advice for Developers

<https://www.sepa.org.uk/environment/land/planning/advice-for-developers/>

Historic Environment

The Highland Historic Environment Record (HER) contains detailed information about listed buildings, conservation areas and archaeological sites in the Highland area:

<http://her.highland.gov.uk>

General advice on development affecting historic designations can be found at:

<https://www.historicenvironment.scot/advice-and-support/>

Protected Species - SNH

More information on Scotland's protected species and areas can be found at:

<https://www.nature.scot/professional-advice/safeguarding-protected-areas-and-species/protected-species>

<https://www.nature.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers/planning-and-development-protected-areas>

Trees and Woodland

The Scottish Government's woodland strategy and associated policies can be found here:

<https://forestry.gov.scot/support-regulations/control-of-woodland-removal>

The Council's guidance on tree/woodland issues can be found here:

http://www.highland.gov.uk/info/1225/countryside_farming_and_wildlife/63/trees_and_forestry/