

The Highland Council

Planning, Development and Infrastructure Committee

18 February 2015

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| Agenda Item | 17 |
| Report No | PDI 14/15 |

Inshes and Raigmore Development Brief

Report by Director of Planning and Development

SUMMARY

This report seeks final approval to adopt the Inshes and Raigmore Development Brief as statutory Supplementary Guidance. Following approval by the City of Inverness Area Committee and submission to Scottish Government this final version for adoption incorporates modifications requested by Scottish Ministers.

1. Background

- 1.1 Over a period of time the Council has prepared the Inshes and Raigmore Development Brief (herein referred to as the development brief) to support the implementation of Policy 7 of the Highland-wide Local Development Plan (HwLDP). In accordance with the HwLDP this development brief is proposed for adoption as a statutory part of the Council's development plan against which planning applications will be determined. Following approval of the Development Brief by the City of Inverness Area Committee (CIA) on 2 December 2014 it is now ready for the final step, which is for Committee to statutorily adopt and formally publish the Development Brief.
- 1.2 The key stages of preparing the development brief are outlined below.

| Stage | Timescale |
|--|-------------------------|
| Approval by Planning, Development and Infrastructure Committee to consultation on issues and options for development opportunities and transport improvements | May 2014 |
| Issues and options consultation | May – July 2014 |
| Approval by City of Inverness Area Committee (CIA) for content of draft development brief to be subject to consultation and agreement of responses to issues and options consultation comments | September 2014 |
| Draft development brief consultation | October – November 2014 |
| Approval by CIA of content of final development brief and responses to consultation comments; approval to treat development brief as material consideration, pending statutory adoption | December 2014 |

2. Supplementary Guidance Adoption Procedures

- 2.1 Although the approval by CIA gave the development brief status as a material planning consideration it does not carry full weight in decision-making until it has been formally adopted as part of the development plan in accordance with the legal requirements for supplementary guidance. For the formal adoption process the finalised development brief, together with associated Strategic Environmental Assessment, Habitats Regulation Appraisal and details of publicity and consultation, were submitted to Scottish Ministers for scrutiny on 12 December 2014.
- 2.2 A response was received from the Scottish Government on 9 January 2015 which gave notice that the development brief may not be adopted until the following modifications are made:
- removal of the first bullet point at page 30, which states ‘All costs to the Council of all additional consents, orders and legal agreements to be reimbursed to the Council which are required solely as a result of the development’; and
 - removal of the final bullet point at page 34 that continues over to page 35, which states the same as the above.
- 2.3 The above modifications have now been incorporated into the development brief. Members are asked to adopt the development brief incorporating these changes. A copy of the modified development brief can be accessed on the Council’s web site (www.highland.gov.uk/irdb) and has also been placed in the Members Lounge.

3 Implications

- 3.1 The development brief has been subject to a screening for Strategic Environmental Assessment (SEA). It was determined that a SEA was not required as a SEA of the development potential of this area was undertaken at the time of the production of the Highland-wide Local Development Plan and as part of the IMFLDP.
- 3.2 It has been necessary to consider the potential impact of the development on European Designated sites (Natura 2000). A Habitats Regulations Appraisal has been prepared which concluded that with the incorporation of mitigation the brief would have no likely significant effects on European Designated sites.
- 3.3 Resources to deliver the development brief are available from the Development and Infrastructure Service budget.
- 3.4 The Council has screened the development brief for equalities issues. No issues have been identified.

3.5 The development brief and Inshes Junction Improvement Phase 2 examine wider active travel connections from Inshes and Raigmore to other key destinations in the city. This will help to mitigate the impact of climate change by reducing traffic congestion, improving journey times and supporting active travel and cycle routes thereby reducing the carbon footprint of the city and contributing to the carbon clever initiatives.

3.6 There are no known direct legal or rural implications arising from this report.

Recommendation

Committee is invited to adopt the Inshes and Raigmore Development Brief as statutory Supplementary Guidance to the Highland-wide Local Development Plan incorporating modifications requested by Scottish Ministers.

Designation: Director of Development and Infrastructure

Date: 15 January 2015

Author: Lynn Clarke, Planner

Background Papers:

- Highland-wide Local Development Plan (2012)
- Inner Moray Firth Proposed Local Development Plan (2013)
- Report to City of Inverness Area Committee on 9 December 2013 - Update on Development Briefs for Regeneration of Sites in Inverness
- Report to Planning, Development and Infrastructure Committee on 14 May 2014 - Inshes and Raigmore Development Brief – Issues and Options and Inshes Junction Improvements Phase 2 Consultation
- Report to City of Inverness Area Committee on 2 September 2014 – Draft Inshes and Raigmore Development Brief
- Report to City of Inverness Area Committee on 2 December 2014 – Inshes and Raigmore Development Brief