

Agenda Item	5.1
Report No	PLN/019/18

## THE HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee  
**Date:** 17 April 2018  
**Report Title:** 18/01209/PAN: Highland Housing Alliance  
Teandallon, Evanton  
**Report By:** Area Planning Manager – North

### 1. Purpose/Executive Summary

**1.1 Description:** New development to provide approximately 150 new dwellings, providing a mixture of housing with community use, amenity areas, associated roads and services

**Ward:** 06 – Cromarty Firth

### 2. Recommendation

**2.2** 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 the application for planning permission.

## **1. BACKGROUND**

- 1.1 To inform 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 lodged on the 15 March 2018. 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
  - Location Plan
  - Public Advertisement

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 New development to provide approximately 150 new dwellings, providing a mixture of housing with community use, amenity areas, associated roads and services.

## **3. SITE DESCRIPTION**

- 3.1 The site extends to around 10.2ha of agricultural land, located immediately to the west of the Teandallon housing area and south of Knock Rash on the western edge of the village of Evanton. The site is contained on sloping land between Swordale Road to the north and the River Sgitheach to the south.

## **4. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **4.1 Highland Wide Local Development Plan 2012**

28 - Sustainable Design  
29 - Design Quality & Place-making  
31 - Developer Contributions  
32 - Affordable Housing  
34 - Settlement Development Areas  
51 - Trees and Development  
56 - Travel  
57 - Natural, Built & Cultural Heritage  
58 - Protected Species  
61 - Landscape  
64 - Flood Risk  
65 - Waste Water Treatment  
66 - Surface Water Drainage  
74 - Green Networks  
75 - Open Space  
77 - Public Access

#### 4.2 **Inner Moray Firth Local Development Plan (Adopted 2015)**

The site comprises the allocated site EV1 Teandallon East as shown in the Evanton Inset Map. It is allocated for housing with an indicative capacity of 125 units. Requirements listed in the plan are as follows:

Developer to prepare masterplan/development brief for this site to be agreed with the Council who may adopt this as Supplementary Guidance. This should address/include:

- Transport Assessment including new access road and bridge crossing linking to Drummond Road over the River Sgitheach and consideration of limited development prior to a bridge crossing, footpath/cycleway adjacent to River Sgitheach, traffic calming at Swordale Road, Hermitage Street and Chapel Street, formation of increased school parking and pedestrian underpass under new bridge crossing, with restriction of traffic on Drummond Road;
- Green space and landscaping - amenity strip adjacent to River Sgitheach, set back and provision of tree planting;
- Built form – medium/low density housing, carefully phased development; and future expansion - allowing for potential future long term development of Teandallon West;
- Flood Risk Assessment;
- Landscape Assessment with supporting Landscape Plan;
- Design Statement.

#### 4.3 **Highland Council Supplementary Planning Policy Guidance**

Developer Contributions (March 2013)

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 (March 2013)

Open Space in New Residential Developments (Jan 2013)

Public Art Strategy (March 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

#### 4.4 **Scottish Government Planning Policy and Guidance**

Scottish Government Planning Policy (June 2014); and

National Planning Framework for Scotland 3 (June 2014).

### 5. **POTENTIAL MATERIAL PLANNING CONSIDERATIONS**

- #### 5.1
- Planning History;
  - National Policy;
  - Development plan policies and relevant supplementary guidance;

- Transport and Access;
- Foul and Surface Water Drainage;
- Flood Risk;
- Built and Cultural Heritage;
- Design and Layout;
- Landscape and Visual Impact;
- Access and Recreation;
- Waste Management
- Construction Management.

## **6. CONCLUSION**

6.1 The report sets out 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. IMPLICATIONS**

7.1 Resource: Not applicable

7.2 Legal: Not applicable

7.3 Community (Equality, Poverty and Rural): Not applicable

7.4 Climate Change/Carbon Clever: Not applicable

7.5 Risk: Not applicable

7.6 Gaelic: Not applicable

## **8. RECOMMENDATION**

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.

Signature: Dafydd Jones

Designation: Area Planning Manager – North

Author: Dorothy Stott

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

Relevant Plans: Plan 1 - Location Plan

## PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

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	Highland Housing Alliance Fairways, Castle Heather	Agent	Bracewell Stirling Architects.....
Address	Inverness IV2 6AA..... .....01463.251133.....	Address	5 Ness Bank..... Inverness..... IV2 4SF ..... 01463 233760
Phone No.	[REDACTED]	Phone	.....
E-mail	[REDACTED]	E-mail	[REDACTED]

**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

EV1, Teandallon East, Evanton

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**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.

New development to provide approximately 150 new dwellings, providing a mixture of housing with community use, amenity areas, associated roads and services.

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**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 XXX....

**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

Kiltearn Community Council, c/o Secretary,  
secretary@kiltearncc.co.uk

09/05/2018

Names/details of any other parties

Date Notice Served

**Please give details of proposed consultation**

Proposed public event

Venue

Date and time

Drop in and  
Exhibition

TBC

TBC

Newspaper Advert – name of newspaper

Advert date(where known)

Highland News

TBC

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

Kiltearn Community Council

March/April 2018

Signed



Date 12/03/2016

Town and Country Planning  
(Development Management Procedure)  
(Scotland) Regulations 2008

## Planning Application Pre-Application Consultation

**Bracewell Stirling Consulting** on behalf of **Highland Housing Alliance** are conducting a pre-application consultation on the following development proposals:

**New development to provide approximately 150 new affordable and private dwelling houses with community use, amenity areas, public open space with associated roads and infrastructure services**

at

### **EV1, Teandallon, Evanton**

**A DROP IN SESSION** will take place at the DIAMOND JUBLIEE HALL, EVANTON from 12PM UNTIL 4 PM ON SATURDAY 21<sup>ST</sup> APRIL 2018, when the proposals can be discussed with the design team.

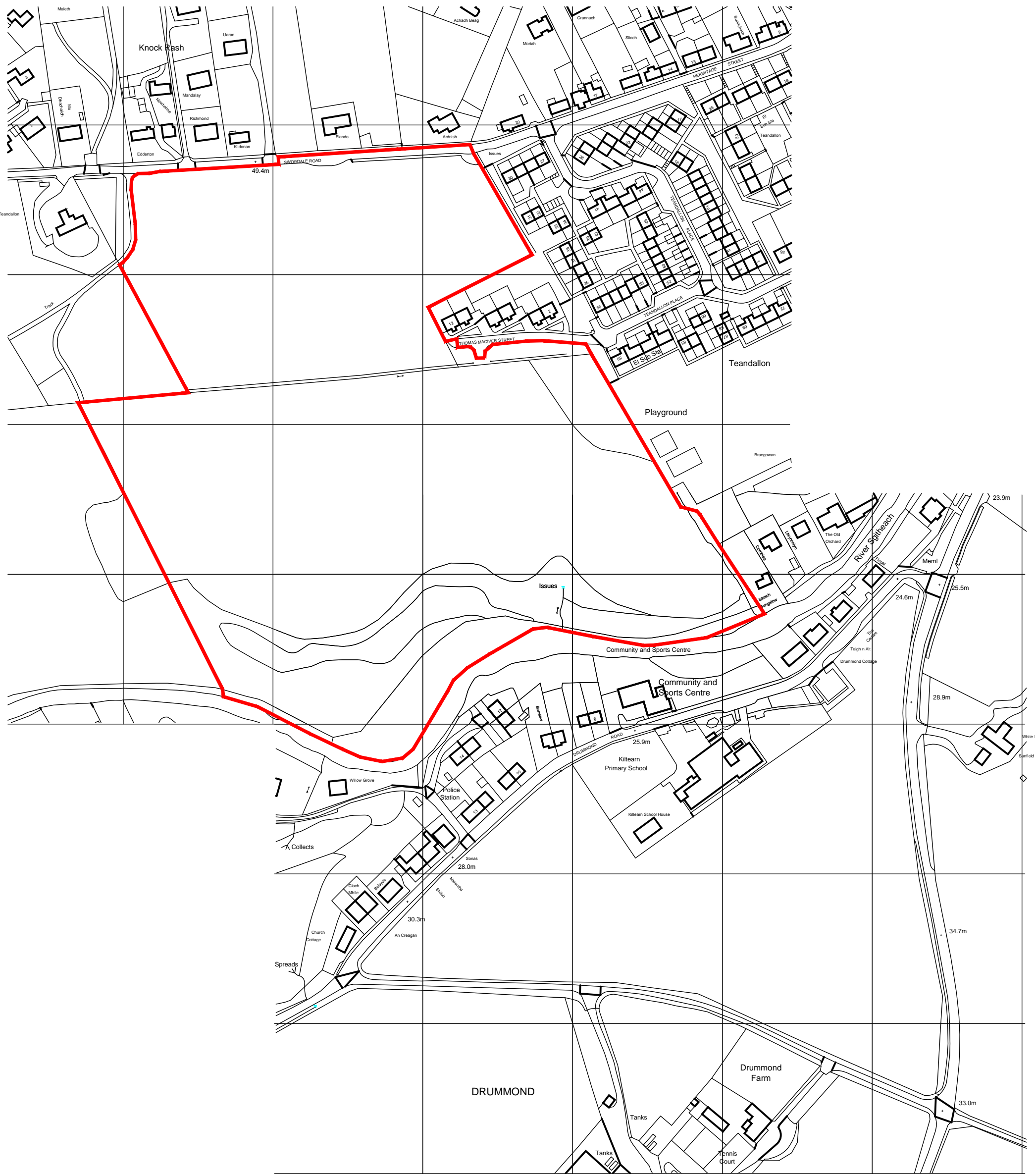
and

**A PUBLIC EXHIBITION** will be held in the CORNERSTONE CAFE, EVANTON during normal opening hours from MONDAY 23<sup>RD</sup> APRIL 2018 till FRIDAY 27<sup>TH</sup> APRIL 2018

Anyone wishing to obtain further information or comment on the proposal should do so by writing to:

**Amanda MacRitchie at Bracewell Stirling Consulting**  
**5 Ness Bank, Inverness, IV2 4SF**  
**Amanda.macritchie@bracewell-stirling.co.uk**  
**by 31<sup>st</sup> May 2018**

**Please Note:** No Application has been submitted to the Highland Council in relation to this proposal. Any comments made to the prospective applicant at this time are not representations to the Council and would not be considered as part of any future application. If the prospective applicant subsequently submits a formal application for planning permission there will be an opportunity to make representations on that application to the Council.



REV	DATE	DESCRIPTION	DRN
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**Bracewell Stirling CONSULTING**

● 38 WALKER TERRACE, TILlicOLTRY, FK13 6EF ●

TEL: 01259 752365

○ 5 NESS BANK, INVERNESS, IV2 4SF ○

TEL: 01463 233760

SITE AT TEANDALLON  
 EVANTON  
 HIGHLAND HOUSING ALLIANCE

TITLE  
 LOCATION PLAN

SCALE	DATE	BY
1 : 2500	12/03/2018	---
PURPOSE	PAPER	
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DWG NO.-REV  
 4347-01- LOC

