

Agenda Item	5.1
Report No	PLS-28-22

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 28 April 2022

Report Title: 22/01326/PAN: Tulloch Homes Ltd
Land 415M SW Of, 47 Redwood Crescent, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Mixed use development comprising residential development, commercial / retail development, primary school and associated landscaping and infrastructure

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 18 March 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 Plan
 - Supporting Cover letter
- 1.4 In line with Covid-19 public health advice and temporary modifications made to the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, the prospective developer proposes to undertake an online exhibition and an online public consultation event. Virtual events will allow members of the public to engage in live discussion. The online exhibition of the proposed development will take place from 11 April 2022 until 4 May 2022. The first online public event took place on 20 April 2022 , between 16:00 -19:00 pm. The Planning Authority have requested that a second consultation event be held at least 14days following the date of the initial public consultation event. This will give the prospective applicant/s an opportunity to reflect upon and respond to queries or suggestions made at the first event. Details of the second event have not yet been confirmed. In addition, members of the public are invited to comment via phone, email, and letter until 04 May 2022, at 5pm.
- 1.5 The applicant has set up a dedicated webpage with information on the proposal:
[www.Tulloch- Homes.com/DruidTempleandWelltown](http://www.Tulloch-Homes.com/DruidTempleandWelltown)
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed within the Inverness Courier. An invitation maildrop will also be undertaken by the applicant to make people aware of the proposed development. The catchment for its distribution has been agreed with the Planning Authority and will cover a 500m radius. Details of all notified parties are contained and appended to the PAN form, and include the Inshes and Milton of Leys Community Council and Inverness South ward Councillors. Additionally, the Planning Authority has requested that the local MSPs and MPs are to be notified.
- 1.7 Any forthcoming application will require to 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 PAN provides notice of the developer's intention to submit a planning application classified as a major development. The prospective mixed-use development comprises of affordable and private housing with infrastructure, open space,

landscaping, community facilities including primary school, together with commercial /retail facilities

- 2.2 The applicant has not yet carried out formal Pre- Application Consultation with the Planning Authority.

3.0 SITE DESCRIPTION

- 3.1 The PAN boundary comprises around 120 ha of agricultural land within the southern area of Inverness at Druid Temple/Welltown, to the west of A9 road. There are a number of farm buildings on the site. The site was the subject of a bid to the Inner Moray Firth Local Development Plan reference IN64 and identified as 'non -preferred site' within the IMF2 Main Issues Report Site Assessment.
- 3.2 The site is bounded to the east by the Old Edinburgh Road, Druid Temple Farm buildings and the Milton of leys residential suburb, to the south and west by agricultural land and the Fairways golf course to the north. The site would be accessed via the Cedarwood Drive roundabout as well as from the Milton of Leys Phase 10 site, with an internal vehicular loop within the development. A series of overhead electricity lines running east-west direction cross the northern perimeter of the site.
- 3.3 The site is not located within or close to any natural or built heritage designation, however, the adjacent narrow strip of woodland to the west appears on the ancient woodland inventory, described as long establish woodland of plantation origin. The woodland adjacent to the northwest boundary of the site also forms part of the Fairways Tree Protection Order.
- 3.4 The site is accessible to the core path routes cross at the northern and eastern boundary of the site.
- 3.5 The site is immediately adjacent to Leys Castle Garden and Designed Landscape (GDL00264), to the west.
- 3.6 Some historic environment features are identified on the Council's Historic Environment Record in proximity of the site. The chambered cairn Scheduled Monument lies adjacent to the northern boundary of the site. To the southeast, the site is in close proximity to stone circle SM2417 and hut circle and field system SM4698.
- 3.7 There are existing watercourses and a pond located on the eastern boundary of the site.
- 3.8 The site comprises an area of undulating farmland. The topography of the site generally slopes in the north-westerly direction resulting in steep north facing slopes, with views to the north towards Inverness. Some part of the site is identified of being at risk of Pluvial and Fluvial flooding from Druid Temple Burn, Mill Burn and Parks Farm Burn on the indicative flood risk maps produced by SEPA.
- 3.9 The Site lies within Rolling Farmland and Woodland Landscape Character Area as identified by NatureScot.

- 3.10 The corridor of Scottish and Southern Electricity Network Transmission (SSEN) assets cross the northern perimeter of the site.

4.0 DEVELOPMENT PLAN

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

Highland Wide Local Development Plan (2012)

- 4.1
- 28 - Sustainable Design
 - 29 - Design Quality & Place-making
 - 30 - Physical Constrains
 - 31 - Developer Contributions
 - 32 - Affordable Housing
 - 34 - Settlement Development Areas
 - 35 - Housing in the Countryside (Hinterland Areas)
 - 40 - Retail Development
 - 41 - Business and Industrial Land
 - 51 - Trees and Development
 - 52 - Principle of Development in Woodland
 - 55 - Peat and Soils
 - 56 - Travel
 - 57 - Natural, Built & Cultural Heritage
 - 58 - Protected Species
 - 59 - Other Important Species
 - 60 - Other Important Habitats
 - 61 - Landscape
 - 63 - Water Environment
 - 64 - Flood Risk
 - 65 - Waste Water Treatment
 - 66 - Surface Water Drainage
 - 70 - Waste Management Facilities
 - 72 - Pollution
 - 74 - Green Networks
 - 75 - Open Space
 - 77 - Public Access

Inner Moray Firth Local Development Plan (2015)

- 4.2 The site is not covered by any specific development allocation or safeguarding notation within the Inner Moray Firth Local Development Plan (2015).

Inner Moray Firth Proposed Local Development Plan

- 4.3 The IMFLDP is currently under review. The second IMFLDP Proposed Plan has been published on 25 March 2022 for public consultation and now is a material consideration for determining planning applications. The plan is prepared by considering comments submitted during its preparation, including the Main Issues Report consultation held during 2021. The MIR identifies the site of Welltown of leys (south) (MIR site reference IN64), as 'non-preferred site' where the site is not supported because of a scale that would take strategic growth of the city in a new,

unsustainable direction. Accordingly, the site is not included in the recent published Proposed Inner Moray Firth Plan.

- 4.4 Development in this location therefore requires to be assessed against the policies HwLDP 35 Housing in the Countryside (Hinterland Areas).

Highland Council Supplementary Guidance

- 4.5
- Construction Environmental Management Process for Large Scale Projects (Aug 2010)
 - Developer Contributions (Nov 2018)
 - Flood Risk and Drainage Impact Assessment (Jan 2013)
 - Green Networks (Jan 2013)
 - Highland Historic Environment Strategy (Jan 2013)
 - Highland's Statutorily Protected Species (Mar 2013)
 - Managing Waste in New Developments (Mar 2013)
 - Open Space in New Residential Developments (Jan 2013)
 - Physical Constraints (Mar 2013)
 - Public Art Strategy (Mar 2013)
 - 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)

Scottish Government Policy and Other Guidance

- 4.6
- Scottish Planning Policy (Jun 2014)
 - National Planning Framework 3, NPF3 (Jun 2014) and consultative draft NPF4 (Nov 2021)
 - Historic Environment Policy for Scotland (Apr 2019)
 - PAN 1/2011 – Planning and Noise (Mar 2011)
 - PAN 60 – Planning for Natural Heritage (Jan 2008)
 - PAN 61 – Sustainable Drainage Systems (Jul 2001)
 - PAN 68 – Design Statements (Aug 2003)
 - PAN 75 – Planning for Transport (Aug 2005)
 - PAN 77 – Designing for Safer Places (Mar 2006)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan and Other Planning Policy;
- b) Planning History;
- c) Design and Layout (including Landscape and Visual Impact);
- d) Open Space and Landscaping;
- e) Roads, Access and Parking;
- f) Impact on Infrastructure (including education);
- g) Natural Heritage (including protected species, ornithology and trees);
- h) Built and Cultural Heritage;
- i) Water Environment, Flood Risk and Drainage;
- j) Amenity Impacts (including during construction); 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. 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.

7.0 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.

Signature: David Mudie

Designation: Area Planning Manager – South

Author: Simon Hindson/Negar Maydanchi

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

Relevant Plans: Plan 1 - Location Plan

Plan 2 - Proposal of Application Notice

Plan 3 - Cover Letter

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.

<p>Applicant: Tulloch Homes Ltd Address: Stoneyfield House, Stoneyfield Business Park, Inverness, IV2 7PA</p> <p>Phone: 01463 229300 E-mail: hello@tulloch-homes.com</p>	<p>Agent: Suller & Clark Address: Scoutbog steading, Oldmeldrum, Inverurie, Aberdeenshire, AB51 0BH</p> <p>Phone: 07742 613598 E-mail: karine@sullerandclark.com</p>
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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

Druid Temple/Welltown, Inverness
See Site Plan

Description of Development

Please include detail where appropriate – eg the number of residential units; the gross floorspace in m 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.

Major Residential Development of affordable and private housing with infrastructure, open space, landscaping, community facilities including primary school, together with commercial /retail facilities at Druid Temple/Welltown, Inverness. IV2 6UT
Anticipate making application for Planning Permission in Principle.

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.

Yes/No

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
Inshes and Milton of Leys Community Council – w/c 21/03/2022	

Names/details of any other parties	Date Notice Served
Local Councillors – w/c 21/03/2022	

Please give details of proposed consultation

Proposed public event	Venue	Date and time
Online Public Engagement event – online		Wednesday 20 April 2022, 4-7 pm

Newspaper Advert – name of newspaper	Advert date(where known)
Inverness Courier – w/c 11 Aril 2022	

Details of any other consultation methods (date, time and with whom)
Posters displayed in neighbourhood shops/primary school/community facilities

Signed ...Karine Suller..... Date..... 18 March 2022.....



Planning Service
Highland Council
Glenurquhart Road
Inverness
IV3 5NV

Date: 18 March 2022

Sent by e-mail to – eplanning@highland.gov.uk

Dear Sir/Madam,

Ref – Proposal of Application Notice - Major Residential Development of affordable and private housing with infrastructure, open space, landscaping, community facilities including primary school, together with commercial /retail facilities at Druid Temple/Welltown, Inverness. IV2 6UT.

On behalf of Tulloch Homes Ltd, please find attached a Proposal of Application Notice (PoAN) in relation to the above-mentioned site.

This includes the following documents:

- PoAN Form
- OS based Location Plan
- Draft Newspaper Advert.

The proposed development at Druid Temple/Welltown, Inverness is for a major residential development on the south side of Inverness. The site was the subject of a bid to the Inner Moray Firth Local Development Plan.

It is our view that the development will make a significant contribution to housing supply and choice in Inverness and the wider environs, whilst delivering significant affordable housing provision and a primary school, as well as other community facilities, open space and landscaping bringing social and economic benefits.

The means of access to the site proposed from the Cedarwood Drive roundabout as well as from the Milton of Leys Phase 10 site, with an internal vehicular loop within the development. The site will be designed to accommodate bus links, together with pedestrian and cycle links to adjoining residential and community facilities, as well as the wider surrounding countryside. The layout will include attractive areas of open space with landscaping used to create a high quality environment. In our view, this site is deliverable and effective and will provide its own facilities, rather than burdening the existing.

Due to continuing restrictions on public gatherings, it is our intention to carry out the consultation with neighbours and the community virtually. The public consultation will take the form of virtual exhibition boards which will be available online from week commencing 11 April 2022 until 4 May 2022. The website address will likely be – www.Tulloch-Homes.com/DruidTempleandWelltown

An online public engagement is scheduled for Wednesday 20 April 2022 from 4-7pm. The Project Team will be available to take part in a Q & A session during this period, with people able to drop into the discussion at any time. The Project Team will aim to answer all questions raised at this session, but if a response requires further information or clarification, we would intend to respond to those queries, as soon as possible following the event.

A Feedback form will be available to download from the website for 14 days following the event, i.e. until 4 May 2022, at 5pm. In addition, an e-mail, telephone number and postal address will be provided.

A newspaper advert will be placed for the online event in the Inverness Courier on w/c 11 April 2022.

A copy of this correspondence has been sent to the community Council (Inshes and Milton of Leys Community Council), as well as the 4 local councillors:

Cllr. Carolyn Caddick
Cllr. Ken Gowans
Cllr. Andrew Jarvie
Cllr Duncan Macpherson.

In addition, the near neighbours will be informed by letter with a site plan.

We look forward to your confirmation that these consultation measures are satisfactory.

In the meantime, if you have any queries, please don't hesitate to contact me at Karine@sullerandclark.com or phone 07742 613598.

Yours faithfully,
Karine Suller
Suller & Clark Planning Consultants

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Druid's Temple + Welltown Site Plan

Scale: 1-10,000 @ A4

