

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 April 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)
 - Addendum to Proposal of Application Notice
 - Location Plan
- 1.4 Due to relaxations in COVID-19 restrictions the prospective developer proposes to hold a combination of in person face to face and virtual public events:
- Event 1: Wednesday 25 May 2022, 1400-1800hrs, at Macdonald Drumossie Hotel;
 - Event 2: Thursday 26 May 2022, 1400-1600hrs and 1800-2000hrs, virtual event; and
 - Event 3: Wednesday 29 June 2022, 1400-1600hrs and 1800-2000hrs, virtual event.
- 1.5 The in person and virtual events will allow members of the public to engage in live discussion. A webpage has also been set up detailing the proposals at:
- <https://www.kirkwoodconsultations.co.uk/drumossie>
- 1.6 The consultation will be publicised and advertised in accordance with the appropriate statutory requirements with adverts to be placed in the Press and Journal and the Inverness Courier at least seven days ahead of the first event taking place. An invitation maildrop will also be undertaken by the applicant to all properties within 500m of the site. Details of all notified parties are contained / appended to the PAN form and include Cradlehall and Westhill Community Council, Inshes and Milton of Leys Community Council, local ward Councillors, MSPs and MP.
- 1.7 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 PAN provides notice of the developer's intention to submit a planning application classified as a major development. The proposed development comprises 80 houses, including 25% affordable homes, access, landscaping, drainage, SUDS and open space.

- 2.2 The site boundary, as shown on the submitted red line plan, predominantly covers the area of extant planning permission 15/04049/FUL approved on 10 May 2016 for the phased layout and servicing (including access, parking, utilities, landscaping and public art) of land for development of a tourism and commercial / leisure complex. This permission is reported by the prospective applicant to have been partly implemented, with its site access junction with the B9177 having been formed.
- 2.3 The applicant's indicative site layout plan details a housing layout across the central area of the site with affordable housing being located closest to the A9, with perimeter landscaping and a SUDS basin adjacent to the B9177.
- 2.4 The applicant has not sought pre-application advice through the Council's Pre-Application Advice Service for Major Developments.

3.0 SITE DESCRIPTION

- 3.1 The PAN boundary comprises 7.2ha of agricultural grazing land located south of the MacDonald Drumossie Hotel and north of the B9177 junction adjoining the A9 and linking through to Milton of Leys. The site is bound by the B9177 to the east and the A9 to the west. An existing residential property, outbuildings and woodland is located beyond the southern site boundary. A number of trees are present around the perimeter of the site, however, the site is relatively level and visible from both the A9 and the B9177.
- 3.2 The site is not located within any natural or built heritage designation, however the adjacent hotel is a Category B Listed Building. The site is not mapped as being at flood risk with the closes watercourse being on the eastern side of the B9177 and there are no other mapped development constraints. The site lies within the Rolling Farmland and Woodland Landscape Character Area as identified by NatureScot, but is not located within any international or regional landscape designations.

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 and Place-making
30 - Physical Constrains
31 - Developer Contributions
32 - Affordable Housing
34 - Settlement Development Areas
35 - Housing in the Countryside (Hinterland Areas)
41 - Business and Industrial Land
51 - Trees and Development
55 - Peat and Soils
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species
59 - Other Important Species

- 60 - Other Important Habitats
- 61 - Landscape
- 63 - Water Environment
- 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 eastern half of the site forms IMFLDP Allocation IN90: Land south east of Drumossie Hotel which is designated for business / tourism. Developer requirements include undertaking a badger survey, transport assessment, high quality architectural design commensurate with the tourist route prominence and to respect the setting of the neighbouring listed hotel. The western area of the site falling within the defined Settlement Development Area for Inverness, whereby HwLDP Policy 34 applies.

Inner Moray Firth Local Development Plan – Proposed Plan (2022)

- 4.3 The IMFLDP is currently under review. The second IMFLDP Proposed Plan was published on 25 March 2022 for public consultation and is now a material consideration for determining planning applications. The plan is prepared by considering comments submitted during its preparation, including at the previous Main Issues Report stage. The Proposed Plan has drawn in the extent of the Settlement Development Area (SDA) boundary for Inverness, with land located at a higher elevation either side of the A9 to the south no longer falling within the SDA. The site therefore falls out with the SDA boundary and no part of the site is being promoted for development through a land use allocation.
- 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 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 (including cumulative traffic impacts);
- f) Impact on Infrastructure (including education);
- g) Natural Heritage (including protected species, ornithology and trees);
- h) Built and Cultural Heritage;
- i) Water Environment and Drainage;
- j) Amenity Impacts (including air quality, construction impacts and noise impacts arising from proximity to the A9(T) road); 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. 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): Peter Wheelan

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

Relevant Plans: Plan 1 – Proposal of Application Notice

Plan 2 – Addendum to Proposal of Application Notice

Plan 3 – Location Plan