

## Appendix A15.5: Planning Application and Development Land Assessment

- 1.1 This appendix supports Chapter 15 (People and Communities: Community and Private Assets). Table 1 provides a summary of planning applications and Table 2 provides a summary of the local development land allocations which have been assessed within the study area for the proposed scheme. As noted within Chapter 15 (People and Communities – Community and Private Assets) the status of planning applications is as assessed up to 22 March 2019.
- 1.2 Applications under construction are considered within the current land use assessment within this chapter and are shaded grey in Table 1 below, with amenity impacts considered within Chapter 7 (Air Quality), Chapter 8 (Noise) and Chapter 10 (Visual). The location of planning applications and development land can be found in Figure 15.4 (Planning Applications and Development Land Allocations).

**Table 1: Extant Planning Applications**

Reference	Name	Development Description	Status	Significance	Potential Impacts
PA01 (17/03533/FUL)	Raigmore Hospital, Old Perth Road, Inverness	Siting Modular Unit to the front of Ward 8 adjacent to Dermatology Unit and Graham's compound with associated site works.	Permitted	-	No impacts on amenity expected.
PA02 (17/03107/FUL)	Raigmore Hospital, Old Perth Road, Inverness	Installation of Vanguard Theatre and associated site works, located adjacent to Endoscopy Ward and Children's Ward Entrance.	Permitted	-	No impacts on amenity expected.
PA03 (18/02859/PIP)	Land 40M SW of 7 Inshes Holdings Inshes	Erection of house.	Permitted	No Significant Impact	Direct land take as a result of the CPO boundary of the proposed scheme which may have potential impacts on amenity (visual and noise). However, this is not expected to interfere with the development capacity of the site.
PA04 (16/00025/REFIN)	Land Adjacent to Inshes Retail Park, Dell of Inshes, Inshes, Inverness	Mixed use development to include up to 4,700 sqm of class 1,2 and 3 uses; Public House/restaurant incorporating manager's residential accommodation; community allotments; all with associated engineering works, car parking, servicing, new access roads and landscaping.	Permitted on appeal	No Significant Impact	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed scheme (e.g. the proposed Inshes Overbridge). However, this is not expected to interfere with the development capacity of the site.
PA05 (16/01948/FUL)	Land 35M East of 2 Dell of Inshes, Inshes, Inverness	Refurbishment of existing farm buildings into two dwellings.	Permitted	-	No impacts on amenity expected.
PA06 (18/04780/FUL)	3 Dell of Inshes Inshes	Demolition of store and erection of extension.	Permitted	-	No impacts on amenity expected.
PA07 (16/03864/FUL)	3A Dell of Inshes, Inshes Inverness	Part demolition of steading and erection of dwelling.	Permitted – Under Construction	-	Currently under construction. Please refer to Chapter 7 (Air Quality), Chapter 8 (Noise and Vibration) and Chapter 10 (Visual) for further information on potential impacts, where applicable.
PA08 (18/05597/FUL)	Easterfield South of Inshes Gate Lodge Inshes	Erection of affordable housing (30 units).	Under Consideration	-	No impacts on amenity expected.
PA09 (18/05593/PIP)	Land 260M SE Of Simpsons Garden Centre Inshes	Erection of 90 No. affordable and private houses with associated roads and infrastructure services	Under Consideration	-	No impacts on amenity expected.

Reference	Name	Development Description	Status	Significance	Potential Impacts
PA10 (16/00684/FUL)	Land at Cradlehall Farm Caulfield Road North, Cradlehall Inverness	Erection of Care Home.	Permitted – under construction.	-	Currently under construction. Please refer to Chapter 7 (Air Quality), Chapter 8 (Noise and Vibration) and Chapter 10 (Visual) for further information on potential impacts, where applicable.
PA11 (18/04829/FUL)	Land 330M NW of Inverness College UHI 1 Inverness Campus	Construction of a new Centre for Health Science 2 including an Elective Care Centre (NHS), Life Science Business Incubator (HIE) and Health Innovation Facility (UHI).	Permitted	Beneficial	Direct land-take along the A9 side of the planning application boundary with potential impacts upon existing landscaping. However, if the proposed scheme requires the removal of existing landscaping, this will be reinstated and additional landscaping mitigation has also been proposed. Please refer to Chapter 9 (Landscape) and Figure 9.5 (Landscape and Ecological Mitigation) for further details regarding landscape mitigation measures. As such, the proposed scheme is assessed as Beneficial as proposed mitigation would reduce amenity impacts and would not interfere with the site's proposed use.
PA12 (16/01725/MSC)	Land at Inverness Campus, Inverness	Construction of public transport, cyclist & pedestrian bridge.	Permitted – Under Construction	-	Currently under construction. Please refer to Chapter 7 (Air Quality), Chapter 8 (Noise and Vibration) and Chapter 10 (Visual) for further information on potential impacts, where applicable.
PA13 (17/00753/MSC)	Building 2 Plot 8, Inverness Campus, Inverness	Construction of 2 no storey life sciences building.	Permitted – Under construction	-	No impact expected on PA12 or PA13. For wider impact on associated LDP allocation see LA03 and LA06.
PA14 (17/02529/PIP)	Land to Rear of Inverness Retail and Business Park, Eastfield Way, Inverness	Erection of Prison, to incorporate Visits Building, Family Help Hub, Regimes & Facilities Building, Community Integration Unit and Car Parking.	Permitted	Beneficial	Direct land-take of the planning application boundary due to earthworks. Assessed as Beneficial due to the negligible amenity impacts as well as the improved access to the site facilitated by the proposed scheme.
PA15 (16/02161/S42)	Land at Stratton and East Seafield Inverness	Relates to overarching permission for the Stratton Development (09/00141/OUTIN as amended by 13/01049/S42) – main permission is for a new town comprising town centre, housing and commercial development.  Develop land without compliance with conditions 1,2,3,9 and 25 and conditions 27 to 54 inclusive (regulating phasing and regulating timing of provision of infrastructure) of 09/00141/OUTIN as amended by 13/01049/S42.  Applications PA16 to PA24 are associated with this planning application.	Permitted – some phases of this development are under construction (see below).	No Significant Impact	The proposed scheme requires part of the land proposed for Phases 1D and 2B as shown in the Area Development Brief for Phase 1 of Stratton (refer to PA16). However, this land is already for the most part included in the Draft CPO for the A96 Dualling Inverness to Nairn (including Nairn bypass) scheme and has been assessed as part of that scheme. It is acknowledged that this will further reduce the developable area for these phases which will adversely affect the extent of development which can take place in this part of the planning application boundary. However, the outcome of the assessment is 'No Significant Impact' due to the following factors: <ul style="list-style-type: none"> <li>The planning permission is in principle for this part of the Stratton site and detailed plans have not yet been submitted. The planning permission acknowledges the need for the proposed scheme and requires safeguarding of land for the A9/A96 link road – 'No development shall commence on Phases 2, 3 and 4 until such time as the A96/A9 Link road alignment is agreed in writing with the planning authority in consultation with TEC Services and Transport Scotland and thereafter implemented'.</li> <li>The Inverness East Development Brief proposes a commercial</li> </ul>

Reference	Name	Development Description	Status	Significance	Potential Impacts
					industrial use (recycling centre) in the area to the west of the proposed scheme. It is not expected that the proposed scheme would result in further impacts on amenity not previously assessed for the A96 Dualling Inverness to Nairn (including Nairn bypass) scheme.
PA16 (16/04179/MSC)	Land at Stratton and East Seafield Inverness	Area Development Brief for Phase 1.	Permitted	-	Development Brief submitted to meet condition 2(a) of 16/02161/S42 (PA21). Not assessed further.
PA17 (16/05669/MSC)	Land at Stratton and East Seafield Inverness	Infrastructure related to Phase 1 of development.	Permitted – Under Construction	-	These applications relate to Phase 1A of the Stratton Development, as detailed in the Area Development Brief for Phase 1 provided as part of PA16 (16/04179/MSC) as well as to the overarching permission, PA15 (16/02161/S42), for the Stratton development. These developments are now under construction. <i>Please refer to Chapter 7 (Air Quality), Chapter 8 (Noise and Vibration) and Chapter 10 (Visual) for further information on potential impacts, where applicable.</i>
PA18 (16/05533/MSC)	Land at Stratton and East Seafield Inverness	Permission for Phase 1A site layout. Approval of matters specific in conditions 2(b), 2(c), 2(d), 2(e), 2(f), 2(g), 2(h), 2(i), 2(j), 2(k), 2(l), 2(m), 2(o), 2(p), 2(q), 2(r), 2(s), 2(t), 2(u), 3, 9, 11, 12, 13, 30, 31, 35, 41, 42, 44 of planning permission 16/02161/S42 for a 400 dwelling residential development.	Permitted – under construction		
PA19 (18/03649/MSC)	Land at Stratton And East Seafield	Application to amend the layout and house types of the north-west part of Phase 1A (refer to PA18). Approval of Matters Specified in Conditions 2b,2c,2d,2e,2f,2g,2i,2k,2l,2m,2o,2p,2q,2r,2s,2t,2u, 3, 9, 11,12,13, 17, 27iii, 30, 35, 36, 37, 38, 39, 40, 41, 42, 44, 49 of Planning Permission 16/02161/S42 for Erection of 94 Dwellings.	Permitted – under construction as part of Phase 1A.		
PA20 (18/03810/MSC)	Land 280M SE Of Churchfield Cottage Barn Church Road Culloden	Amendments to the layout and house types in most of the remainder of Phase 1A (except the very north portion) (refer to PA18). Application for Matters Specified in Condition application to satisfy conditions 2(b), 2(c), 2(d), 2(e), 2(f), 2(g), 2(h), 2(i), 2(j), 2(k), 2(l), 2(m), 2(o), 2(p), 2(q), 2(r), 2(s), 2(t), 2(u), 3, 9, 11, 12, 13, 30, 31, 35, 41, 42, 44 of planning permission 16/02161/S42 for the erection of 198 houses.	Permitted– under construction as part of Phase 1A.		
PA21 (18/05111/MSC)	Land at Stratton and East Seafield Inverness	Retrospective permission (in part) for Blocks 1 to 5 of Phase 1A (Flats) (refer to PA18) Approval of matters specified in conditions 2(b), 2(c), 2(e), 2(f), 2(h), 2(k), 2(l), 2(m), 2(p), 2(q), 2(s), 2 (t), 2(u), 11, 31, 35, of planning permission 16/02161/S42 for a redesign of flatted blocks 1-5.	Permitted – Under Construction as part of Phase 1A.		
PA22 (18/05949/MSC)	Land at Stratton And East Seafield	Public Park at Stratton Approval of matters specified in conditions	Under Consideration	-	

Reference	Name	Development Description	Status	Significance	Potential Impacts
		2i,j,k,l,m,o,r,s,18x,35,36,42,43,44, and 45 of planning permission 16/02161/S42 for a new public park.			proposed scheme.
PA23 (18/03875/MSC)	Land at Stratton And East Seafield	Area Development Brief for Phase 1B/F/H and Phase 2A. Application for the approval of matters specified in conditions 2(a), of planning permission 16/02161/S42 in relation to Phase 1B, 1F, 1H and 2A.	Permitted	-	Development Brief submitted to meet condition 2(a) of 16/02161/S42. Not assessed further.
PA24 (18/04550/MSC)	Land 345M East of Churchfield Cottage Barn Church Road Culloden	Detailed layout for Phase 2A. Approval of matters specified in conditions 2(b), 2(c), 2(d), 2(e), 2(f), 2(g), 2(h), 2(i), 2(k), 2(l), 2(m), 2(n), 2(o), 2(q), 2(r), 2(s), 2(t), 13, 28, 30, 31, 35, and 46 of Planning Permission 16/02161/S42 for 150 unit residential development at Stratton.	Under Consideration	-	The purpose of PA24 is to discharge conditions with the decision notice for 16/02161/S42 (PA15). Due to distance from the proposed scheme, no impacts on amenity are expected.
PA25 (18/00565/FUL)	Land 50M NE of Goodwood Resaurie Inverness	Erection of dwelling and garage.	Permitted – under construction	-	Please refer to Chapter 7 (Air Quality), Chapter 8 (Noise and Vibration) and Chapter 10 (Visual) for further information on potential impacts, where applicable.
PA26 (18/04589/PIP)	Goodwood Resaurie	Erection of house and garage.	Permitted	-	No impacts on amenity are expected.
PA27 (19/00625/MSC)	Land 35M SW of Free Church Manse Resaurie	Erection of house and garage.	Under Consideration	-	No impacts on amenity are expected.
PA28 (18/01076/FUL)	Land 45M SE of the Birches Resaurie Inverness	Proposed new dwelling house.	Permitted	-	No impacts on amenity are expected.
PA29 (18/00310/MSC)	Land 30M SE of 1 -2 Resaurie Inverness	Erection of a dwelling.	Permitted	-	No impacts on amenity are expected.

**Table 2: Development Land Allocations**

Reference	Use (Application Site) (IMFLDP Ref)	Overview of Site Allocation	Planning Permissions	Significance	Potential Impacts
LA01	Business (Land at Raigmore/Beechwood) (IN67)	43.4ha for Business.	PA01 PA02	No Significant Impact	<p>Potential impacts on amenity due to allocation including business and as a result of the proximity of the proposed scheme to the development site. However, this is not expected to interfere with the proposed business use.</p> <p>The proposed scheme is taken into consideration within the Inshes and Raigmore Development Brief (The Highland Council 2015), where it is stated that, 'Whilst the brief cannot insist on land being safeguarded for the current route options, the route options must still be a consideration in development proposals' (p.15). Thus, it is considered that the proposed scheme is supported by the development brief.</p>
LA02	Mixed Use (Land at Dell of Inshes) (IN58)	3.8ha for shops and services (excluding convenience retail and bulky goods), food and drink, public house, allotments, open space, landscaping.	PA04	-	No impacts on amenity are expected.
LA03	Mixed Use (Inverness Campus, Beechwood) (IN81)	62.4ha for Business, Student Accommodation, Community.	PA11 PA12 PA13	Beneficial	<p>Direct land-take from the boundary of the development site. However, this is not expected to interfere with the proposed use. Furthermore, in relation to land-take, it is noted in the IMFLDP (2015) for IN81 that there should be a 'reservation of land for potential A9/A96' (pg. 49). Impacts on this land allocation are anticipated to be Beneficial because: the majority of the land-take proposed is located in areas adjacent to the existing road network; the land-take provides infrastructure to improve access to the site; and land-take allows for landscape mitigation to be provided along the eastern side of the A9 reducing the amenity impacts.</p>
LA04	Mixed Use (West of Castlehill Road) (IN82)	3.3ha for 17 homes, Community, Business, Leisure.	-	No Significant Impact	<p>Potential impacts on amenity (visual and noise), as a result of the proximity of the allocated housing land to the proposed scheme. However, this is not expected to interfere with the sites' proposed use.</p>
LA05	Housing (Caulfield Road) (IN75)	0.4ha with 4 Housing Capacity.	-	-	No impacts on amenity are expected.
LA06	Retail (South of Inverness Retail and Business Park) (IN91)	7.2ha for Bulky goods retail only.	PA12 PA14	Beneficial	<p>Potential impact from the direct land-take as a result of the proposed scheme. However due to the quantity of land-take the land would still be available for the proposed use. Additionally, access to the site would be improved, and as such as Beneficial impact has been assessed.</p> <p>Planning permission has been granted for 'Erection of Prison', please refer to PA14 for explanation of potential beneficial impacts.</p>
LA07	Business (West of Eastfield Way) (IN88)	1.9ha for Business.	-	-	No impacts on amenity are expected.

Reference	Use (Application Site) (IMFLDP Ref)	Overview of Site Allocation	Planning Permissions	Significance	Potential Impacts
LA08	Mixed Use (Ashton Farm and Adjoining Land) (IN83)	105.2ha for 1,300 homes, Community, Business, Industrial, Non-residential Institution.	-	Beneficial	Potential impacts from direct land-take as a result of the proposed scheme. The Highland Council has produced the Inverness East Development Brief for the east of Inverness including Site IN83. The Brief identifies the proposed scheme (referred to as East Link in the Brief) as a strategic road and highlights that the development of the 'Ashton West' part of the land allocation is dependent upon the implementation of the East Link. As such the overall impacts are assessed as Beneficial on this basis that the proposed scheme will enable development.
LA09	Mixed Use (Stratton) (IN84)	73.7ha for 2,475 homes, Retail, Business, Community, Leisure.	PA15 to PA24	No Significant Impact	See assessment under PA15.