

AGENDA ITEM 5

APPENDIX 2

CNPA PRE-APPLICATION ADVICE SUMMARY

PRE APPLICATION INQUIRY – Proposed new Community Hospital Health and Social Care Facility

Your Reference: 17/03090/PREAPP

Our Reference: PRE/2017/0030

Applicant: NHS Highland

Location: Land 215M South Of Spey House, Cairngorm Technology Park, Dalfaber Drive, Aviemore

Nature of development: Proposed new Community Hospital Health and Social Care Facility. This project aims to develop a new, modern healthcare facility which meets modern standards in terms of in-patient provision and allows co-location of the integrated community team, the Aviemore GP practice, the out-of-hours in-patient medical cover and the minor injuries service

CAIRNGORMS NATIONAL PARK AUTHORITY COMMENTS 30 August 2017

DETERMINATION OF APPLICATION

1. The proposed development would be “called in” for determination by the CNPA as it would be considered to be of significance to the aims of the National Park, and a major application under the terms of the Scottish Government’s hierarchy of developments. More information on the CNPAs call in criteria are available here:
http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/advice_notes/140609PANApplyingForPlanningPermission.pdf.
2. The CNPA would offer the applicant a processing agreement to provide certainty on timescales for application determination. All planning applications called in by the CNPA are determined by our Planning Committee. These meetings are held monthly and once a processing agreement is agreed we can target a relevant planning committee meeting. We are happy to start mapping out a processing agreement with the applicant prior to the submission of a planning application.
3. Providing all information requested at the pre-application stage is submitted with any planning application, we would expect that the application to be determined within four months of the call in date.

PRINCIPLE OF DEVELOPMENT

4. The proposed development sits between two railway lines in the centre of Aviemore on a site allocated as economic development land with the adopted Cairngorms Local Development Plan. The proposal is for a new community hospital and social care facility that will support healthcare provision across Badenoch and Strathspey as well as the Aviemore area. It will maintain employment with the area within a healthcare sector that must adapt to societies needs.
5. We consider the principle of the proposal is acceptable and complies with the Local Development Plan. A subsequent planning application with detailed proposals would be subject to the full consideration of servicing, design, landscaping, siting and environmental issues that are explained below.

POLICY BACKGROUND

6. A planning application would be considered against the policies contained in the recently adopted Cairngorms Local Development Plan (<http://cairngorms.co.uk/park-authority/planning/role-of-local-dev-plan>) and associated planning guidance (www.cairngorms.co.uk/authority/publication/374).
7. The key planning policies would be:
 - A. *Policy 2.3, Supporting Economic Growth – other economic development*: which supports proposals that are compatible with existing businesses in the area and support the vitality of the local and wider economy.
 - B. *Policy 3, Sustainable Design*: which requires a design statement to demonstrate how a proposal has been designed to take account of factors relevant to the site, surroundings and proposed use.
 - C. *Policy 4, Natural Heritage*: which requires a proposals to avoid, minimise and mitigate significant impacts on natural heritage. The proposal is likely to reduce the area of heathland and acid grassland habitat on the site as well as lead to the loss of some trees, so minimising the habitat loss and disturbance as well as management of the remaining areas to maintain their value for the associated species will be an important part of the proposal. The key species that must be considered are reptiles (common lizard) and a range of solitary mining bees. We have attached detailed advice and an ecological constraints and opportunities plan that should allow measures to mitigate impacts to be incorporated in or alongside the development proposals.
 - D. *Policy 5, Landscape*: which requires development proposals to complement and enhance the landscape character and special qualities of the National Park. The confined space of the development site and operational requirements of the facility will require a careful approach to the design of the proposals. We consider that it should be possible to create a development that enhances this part of Aviemore and reflects its position within the landscape that will be visible from other parts of the town.
 - E. *Policy 10, Resources*: addresses the need for developments to make sustainable use of resources and avoid impacts unacceptable impacts. It covers fresh water supply, foul water and surface water drainage, flooding, waste management and minimisation and contaminated land issues.
 - F. *Policy 11, Developer Contributions*: establishes the circumstances where a development may be required to make a payment or undertake other works to address impacts of the development. At this stage, we anticipate the only potential requirement would be if the road network associated with the operation of the facility required upgrading. Any requirement will be clarified through consultation with The Highland Council's Transport Planning Team.

INFORMATION REQUIRED WITH A PLANNING APPLICATION

8. In order to determine any application as efficiently as possible it is essential that it is accompanied by enough information to consider it against planning policies. The following information will be required in this case:

- A. Design and Access Statement – reference should be made to all the requirements of Policy 3 Sustainable Design. It should be used to demonstrate the design rationale for the proposals and how the design has evolved to respond to the particular location and constraints along with operational and customer requirements. We recommend the design carefully considers how to minimise habitat loss and how to integrate and maintain the remaining undisturbed habitats of the site with opportunities for enjoyment and informal recreation by staff and users of the new facility. We also suggest that green roof options are considered as part of the design of buildings to both mitigate habitat loss on site and to tie the building into the site. The development should also be designed to enable access for all abilities, including the outside spaces that the public may use.
 - B. Transport Impact Assessment.
 - C. Green Transport Plan.
 - D. Pre-application Consultation Statement.
 - E. Drainage Impact Assessment.
 - F. Ecological Surveys. The comments of our Ecology Advisor are attached and provide further detail.
 - G. Landscape Plan and Landscape Scheme – including the management and maintenance of all formal and informal spaces associated with the development.
 - H. Lighting plan will be required to provide details of lighting and how this will be designed/contained to avoid excessive spillage/light pollution.
 - I. Waste management strategy/provision at both construction and operational stages.
 - J. Construction method statement detailing how works will be undertaken to minimise environmental impacts.
 - K. Servicing. The application should set out how the site will be serviced in terms of water supply, sewage, SUDs, power etc
 - L. Plans and other supporting information. Fully scaled plans of the proposals including elevations, floor plans, topographical surveys and site sections to show existing and proposed levels which should reflect an efficient use of existing ground contours.
 - M. Plans of the existing site layout should be provided too, together with plans with the new layout superimposed for ease of reference in order to clearly show the existing and proposed site layout.
9. We also recommend the submission of accurate visualisations of the proposed development to help members of the public and Planning Committee members understand the impact of the proposals quickly and easily.

FURTHER LIAISON WITH APPLICANT

10. We suggest that the applicant contacts the CNPA planning team (planning@cairngorms.co.uk) to arrange a meeting to discuss our comments and any queries on the detail as well as consider the process and evolution of the design of the proposals. The development will be an important public facility for Aviemore and for Badenoch and Strathspey and good communication prior to the formal planning application should provide certainty about the application process and outcomes.

Gavin Miles
Head of Planning and Communities
30 August 2017