

Milton of Leys, Inverness

Community Engagement

welcome

This is an opportunity in the pre-application process for local people to help finalise a masterplan for development proposals at Milton of Leys. It follows the earlier public exhibition held on 25th June 2015 at which ideas and views were invited.

A draft masterplan has been prepared. Tulloch Homes Ltd wishes to contribute to the further build-out and completion of the Milton of Leys neighbourhood.

This masterplan will include:

- mixed use development of a neighbourhood centre comprising retail, commercial, community, care home, residential and open space uses on land east of Milton of Leys Primary School (site IN59 in the Inner Moray Firth Local Development Plan)
- mixed use development of residential, commercial/business, community and open space uses on land at Bogbain West (site IN52 in the Inner Moray Firth Local Development Plan) and including land adjacent to the distributor road roundabout, south-east of Milton of Leys

Please take time to look at the exhibition material and discuss the proposals with us. A form is available for comments. Please use this to make your views known and return it either today in the post box provided or alternatively by post or e-mail to admin@ghjohnston.co.uk by Friday 8th July 2016.




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overall masterplan framework

Tulloch Homes Ltd has prepared an overall masterplan to draw the concluding phases of development together and explain their fit with the structure of the neighbourhood.

The masterplan is intended to provide a framework for:

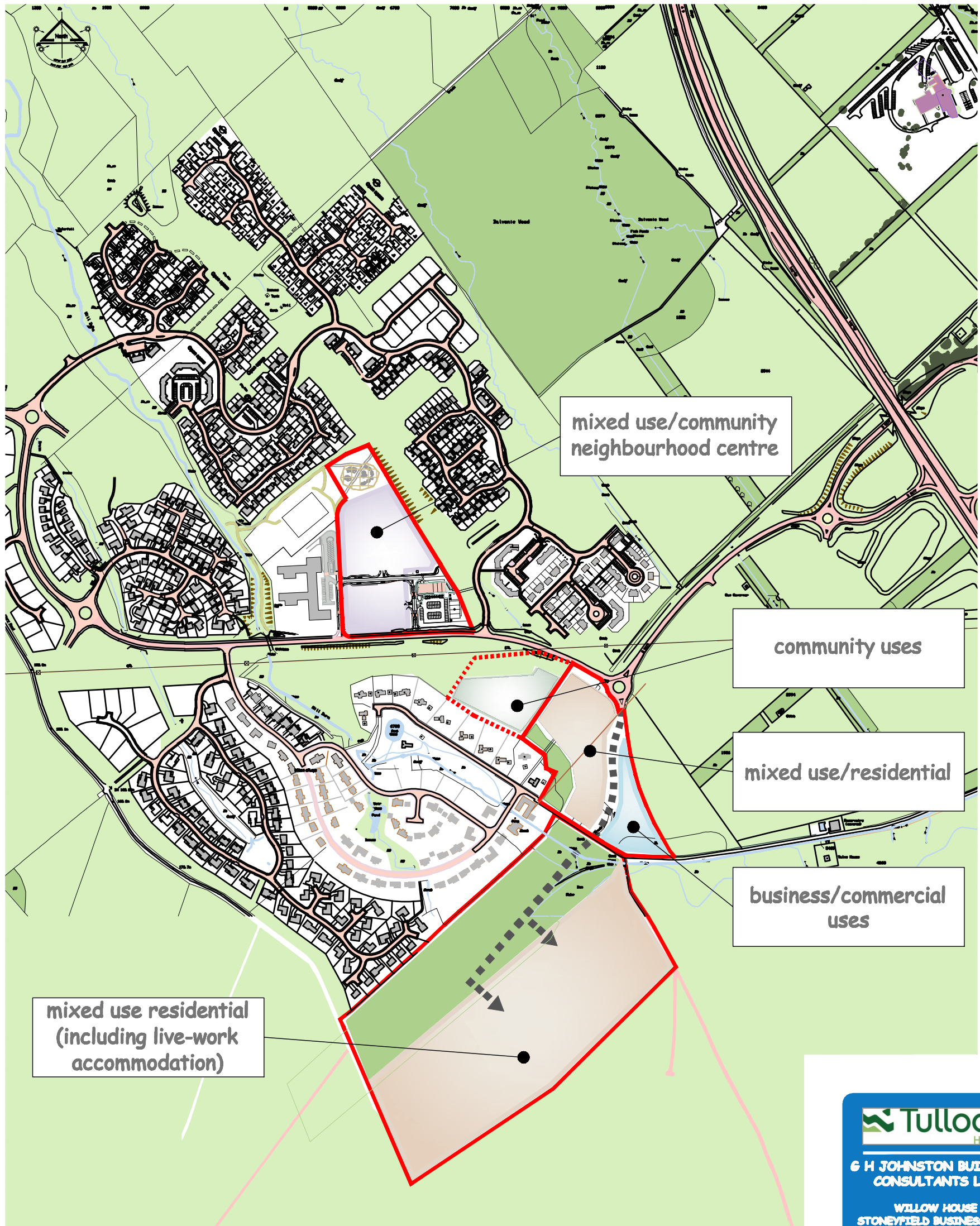
- completion of the Milton of Leys neighbourhood including a mixed use neighbourhood centre
- development of remaining land for residential, business/commercial and community uses
- coordinating the provision of infrastructure and community facilities, appropriate connections and a landscape setting
- delivering the objectives of the local development plan in discussion with local people

Proposals brought forward as planning applications for major development, will be accompanied by a Design & Access Statement and Consultation Report as required by statute; and further technical or supporting documentation as determined by policy or site circumstances.




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overall masterplan framework



Tulloch
Homes

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Milton of Leys, Inverness

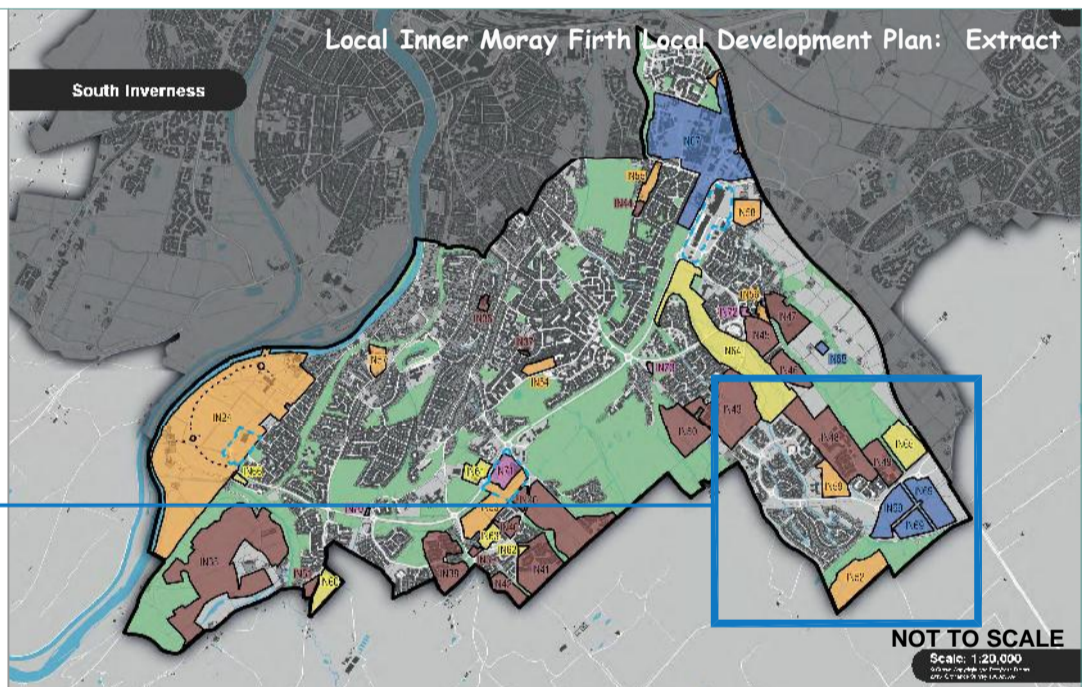
Neighbourhood Centre

policy

The Inner Moray Firth Local Development Plan states:

*"site: IN59: East of Milton of Leys Primary School: area (ha): 4.4
uses: retail, commercial, community, care home, recreational space, 16
homes..."*

*requirements: developer to prepare masterplan/development brief to be
agreed with the council which may adopt this as supplementary guidance;
distributor road frontage to be reserved for retail/ commercial uses;
residential use restricted to upper floors; contaminated land assessment
and any resultant mitigation."*



Neighbourhood Centre: prime mixed use development site within easy reach of local homes



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allocated land (IN 59)

Proposal

layout of roads and infrastructure for five serviced compartments to provide for development of commercial, residential, nursing home, day nursery and community open space

Site Objectives

The following factors influence the layout and mix of uses:

- providing for an extended range of additional services and facilities as part of a mixed use development
- creating "a place" with form and scale that is recognisable as an integrated community focal point
- working within a framework of existing buildings, infrastructure networks and slope
- ensuring that uses dependent on one-another are located together

Public Preferences

The following priorities emerge from consultation with the community:

- a neighbourhood centre should include mixed uses, a focal point, good connections, vibrancy/activity: critical mass and be "a living place"
- provision should be made for child-care/nursery, a cafe-restaurant, doctor/dentist surgery, public house, additional shops, youth cafe and open space
- a public realm which balances essential servicing with pedestrian management, improved connections and "greening" by open space and tree planting
- *opportunities are identified on other land for a community hall, recreation facilities and affordable housing*



allocated land (IN 59)

Evolving Design

The following design principles are being built-in to the layout and form of the neighbourhood centre:

- provision for all of the uses and activities prescribed in the local development plan ie. up to six commercial units at the site frontage, flatted accommodation above shops, a care home, community uses and additional open space
- addressing the problems of capacity and congestion at the primary school by providing for a new day nursery and car parking / drop-off/pick-up facilities adjacent to the school
- ensuring that each compartment of the site is capable of being developed and serviced independently; and that the site functions as a whole, integrated neighbourhood centre
- securing "critical mass" to create a hub with higher buildings towards the centre and lower buildings towards the edges, integrated with existing development and enclosing a "community open space"

The proposal will be informed by site investigations, and a drainage statement. An indicative plan interprets the layout as 4-6 commercial units (some 460m² of commercial floor space) with 16 flatted units above, 12 dwellings including for the elderly/special needs, a children's day nursery, 40 bed care home and some 1,850m² of public open space/kick-pitch



site for care home and residential

Tulloch
Homes

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Neighbourhood Centre

development compartments

