

policy

The Inner Moray Firth Local Development Plan states:

"site: IN69 Bogbain (East) : area (ha): 18.2 uses: business.

requirements: developer to prepare masterplan / development brief to be agreed with the Council who may adopt this as Supplementary Guidance...."

Site Capacities

"2.12 ... Planning applications are expected to be generally consistent with the indicative capacities specified. However a different capacity than that specified may be acceptable subject to detailed design that demonstrates efficient use of land and a satisfactory site layout"

Policy 34 Settlement Development Areas

We will support proposals within Settlement Development Areas (as defined in the existing local plans and future area local development plans) if they meet the requirements of Policy 28: Sustainable Design and all other relevant policies of the plan. We will also judge proposals in terms of how compatible they are with the existing pattern of development and landscape character, how they conform with existing and approved adjacent land uses, and the effect on any natural, built and cultural heritage feature [see Policy 57, Appendix 2, the Proposals Map and background maps within the relevant (area) local development plan(s)]. Developments which are judged to be significantly detrimental in terms of the above criteria will not be supported unless there are clear material considerations which would justify permission being granted"



 **Tulloch**
Homes

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land adjacent to the distributor road roundabout

Proposal

mixed use development including sites for residential, commercial/business, community/recreation facilities, open space and landscaping

Site Objectives

The following factors would accord with policy:

- part of the land is allocated for business and is proposed for development in the local development plan
- part of the land - whilst not allocated for any particular purpose - lies within the built up area where the local development plan supports development subject to suitable fit with the surroundings
- maximising the potential of underused, residual land and infrastructure where development would represent efficient land use close to existing and proposed development and within walk-able distance of the neighbourhood centre
- avoiding encroachment into the safeguarding zone for the major overhead transmission lines in an area which is not protected for any other purpose

Community Benefits

A framework for development would make provision for:

- a kick-pitch, recreation facilities and community hall
- larger scale facilities including surgery and office-type uses which cannot be accommodated within the neighbourhood centre
- extending the capacity of the community to support improved local services and providing for additional affordable homes close to the neighbourhood centre
- better access to local recreational woodland, including parking and good links for cyclists/pedestrians

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Evolving Framework

The masterplan will incorporate:

- commercial uses within the area allocated in the local development plan for business (IN69) south of the distributor road extension
- residential and community facilities, on vacant land immediately adjoining the roundabout north of the distributor road extension
- safeguards for existing residential amenity
- provision for a further public kick-pitch, community hall and other recreational amenities set within an enhanced "green corridor"



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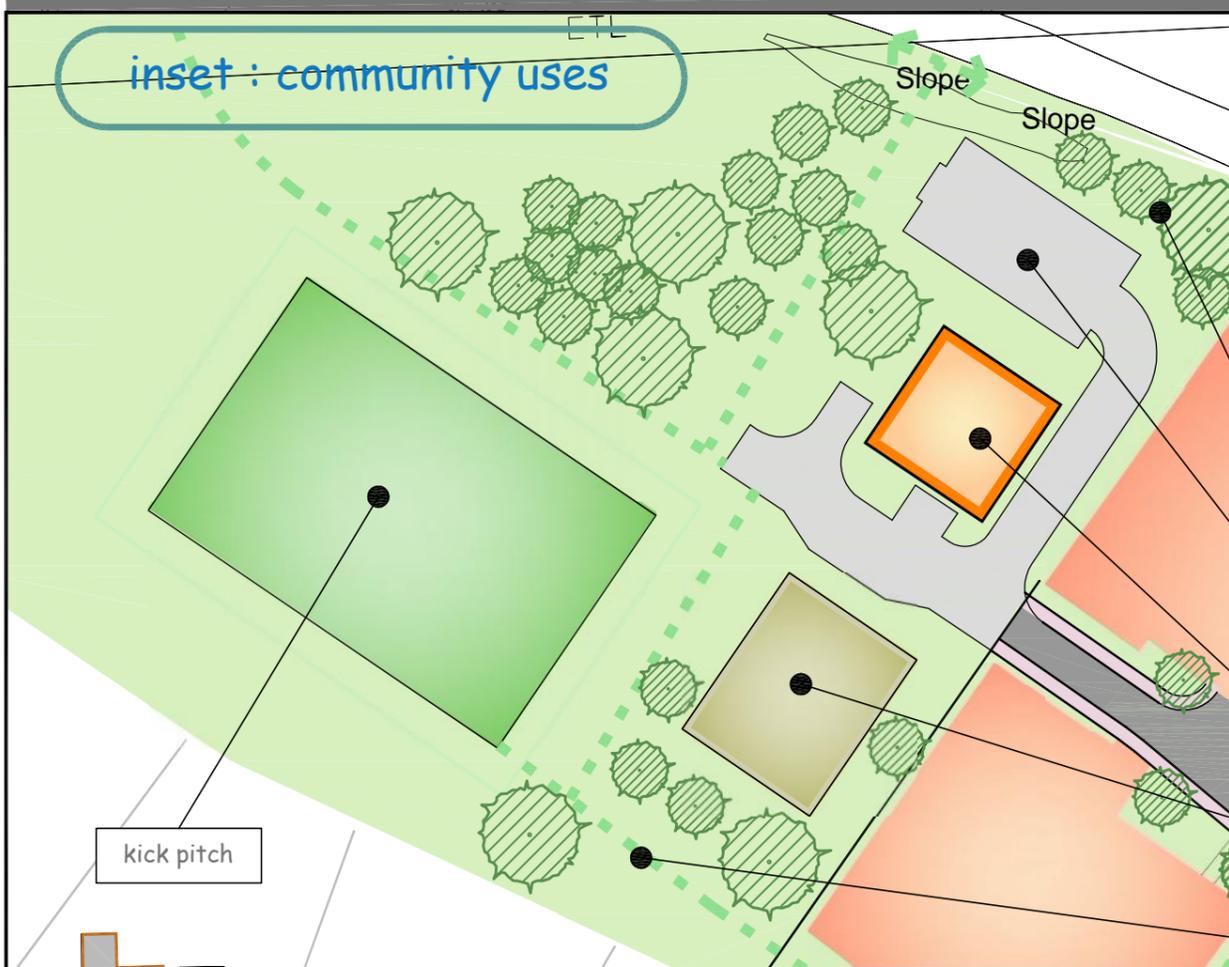
land adjacent to the distributor road roundabout



indicative layout identifying sites for:

-  business / commercial
-  residential
-  community hall
-  parking / servicing
-  kick-pitch
-  open space / buffer
-  landscaping / trees
-  playpark
-  footpaths
-  overhead line safeguard

inset : community uses



- landscaping/open amenity "buffer"
- parking
- community hall
- play park
- footpaths / cycle links

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Milton of Leys, Inverness

Mixed Use : Bogbain (West)

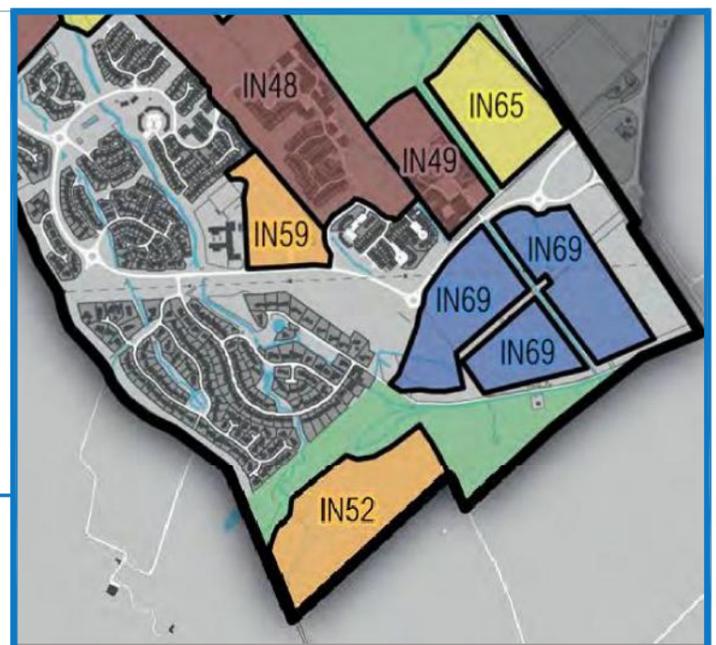
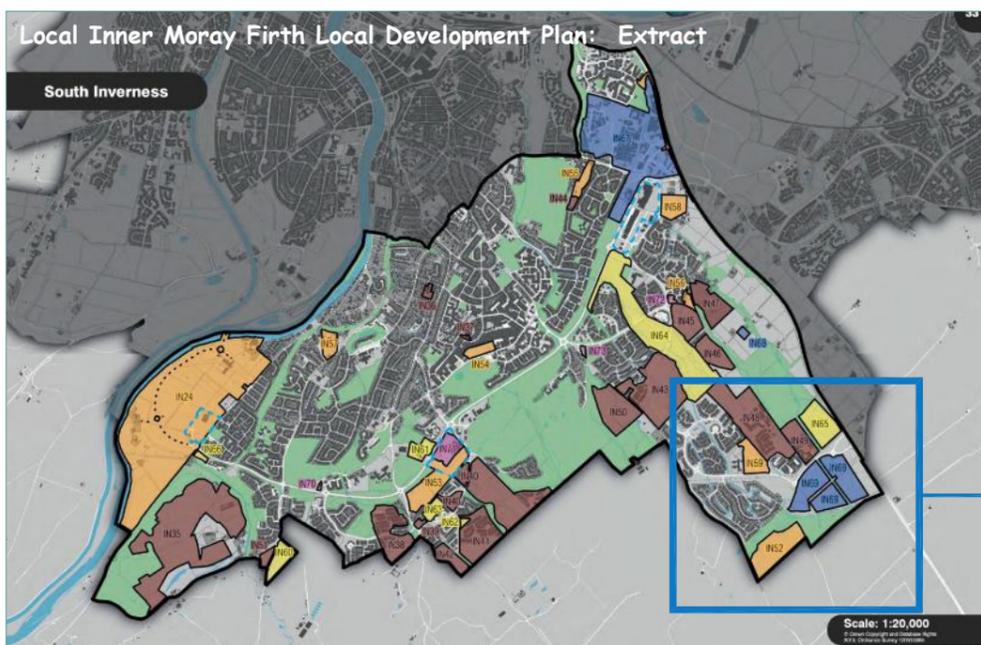
policy

The Inner Moray Firth Local Development Plan allocates 10 ha. of land at Bogbain (west) for mixed use development. The Local Development Plan contains the following policy:

site: IN52 Bogbain (west)

area (ha): 10 Uses: 75 homes, Business (Tourism)

requirements: developer to prepare masterplan / development brief to be agreed with the Council who may adopt this as Supplementary Guidance. This should address: landscape character; creation of a defensible and attractive City edge; protected species/habitat surveys and resultant mitigation; retention and setback from water bodies including wetlands; protection and enhancement of existing core paths; protection of existing woodland and additional tree planting. Flood Risk Assessment (may affect developable area); road access to be taken direct from the Milton of Leys distributor road



Bogbain west: access direct from roundabout



Bogbain west: safeguards for public access

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allocated land (IN 52)

Proposal

development of housing, home-working units, open space, landscaping, access road and related infrastructure

Site Objectives

The following factors influence the layout and mix of uses:

- investigation of alternative lines for an access road to the north and south of the lochan
- preference for a road to the north of the lochan which is supported by the planning authority, provides for a balanced layout, would be set back from existing housing, avoid impact on the lochan and be located within a wide landscape corridor
- off-site connections to the adjacent network of paths that link the neighbourhood with the major recreational forest at Bogbain Wood
- ensuring a proposal is informed by a detailed, robust landscape design scheme for all open spaces and treed buffers

Public Preferences

The following priorities emerge from consultation with the community:

- an innovative layout which creates streets and spaces and a place of character and identity
- the location is not suited to significant tourism and business uses
- a substantive green buffer established or reinforced towards the neighbouring properties on Redwood Avenue as part of a comprehensive landscape plan
- avoiding any undue impact on the surrounding natural habitats including the lochan, wider ecology and existing drainage network



allocated land (IN 52)

Evolving Design

The following principles are being built-in to the layout and form of a mixed use residential development:

- a layout of 3, 4 and 5-bed family sized houses and 25% mixed tenure affordable homes
- a green framework of tree planting, open spaces and segregated pedestrian/cyclist routes to provide landscaped building compartments, and strong landscape "buffers" to the north and west
- mixed use business accommodation in the form of limited discrete, home-working units with selected house-types
- a layout which applies "Designing Streets" principles giving priority to building lines, shared surfaces and pedestrian movement

The proposal will be informed by ecology and archaeological appraisal, flood risk and drainage assessment, a tree survey and landscape plan



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