

Milton of Leys, Inverness

Community Engagement

welcome

This is an opportunity to help prepare proposals for two important development sites at Milton of Leys from the outset.

Tulloch Homes Ltd wishes to contribute to the further build-out and completion of the Milton of Leys neighbourhood. The Inner Moray Firth Local Development Plan identifies two significant *mixed use* opportunities within the Tulloch Homes Ltd landholding. These involve:

- development of the neighbourhood centre for which 4.4 ha. of land is allocated at the heart of Milton of Leys (site IN59 in the Local Development Plan)
- development of residential and other uses at Bogbain west for which some 10 ha. of land is allocated on the southern periphery of Milton of Leys (site IN52 in the Local Development Plan).

Tulloch Homes Ltd has lodged Proposal of Application Notices in respect of the above proposals. This *exhibition* is the first stage in a pre-application consultation process.

Please help to prepare a masterplan/development brief for the above proposals. Take time to look at the exhibition material and discuss the proposals with us. There are separate questionnaires available for comments in relation to each site.



Bogbain west: looking towards Redwood Court



Neighbourhood Centre: site frontage



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Milton of Leys, Inverness

Neighbourhood Centre

objectives

Tulloch Homes Ltd is committed to developing the neighbourhood centre at Milton of Leys and wishes to see the centre fully operational as the neighbourhood is built-out and completed. That requires an overall commercially viable and sustainable development "package", which is capable of being delivered.

Tulloch Homes Ltd wishes to work with local people to bring forward a proposal which provides for:

- the right mix of viable uses, and
- the right form of development

to complement established commercial and community facilities and create a distinctive, vibrant focal point in Milton of Leys.

The Role of the Neighbourhood Centre

Inverness has a well established structure of districts and neighbourhoods. Districts generally support 12,000-15,000 people and sustain a larger-scale and broader range of services and facilities. Neighbourhoods generally support 3,000 - 4,000 people and sustain smaller-scale, local facilities.

Typically, districts comprise 3 or 4 neighbourhoods. The nature and range of services and facilities supported by each neighbourhood is influenced by its socio-economic make-up, its position, physical factors and accessibility.

When fully developed, Milton of Leys neighbourhood will support some 3,000 - 4,000 people and the smaller-scale, local facilities this community is able to sustain.

Use the questionnaire provided to let us have your views as to how proposals for the neighbourhood centre at Milton of Leys should be taken forward.



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Milton of Leys, Inverness

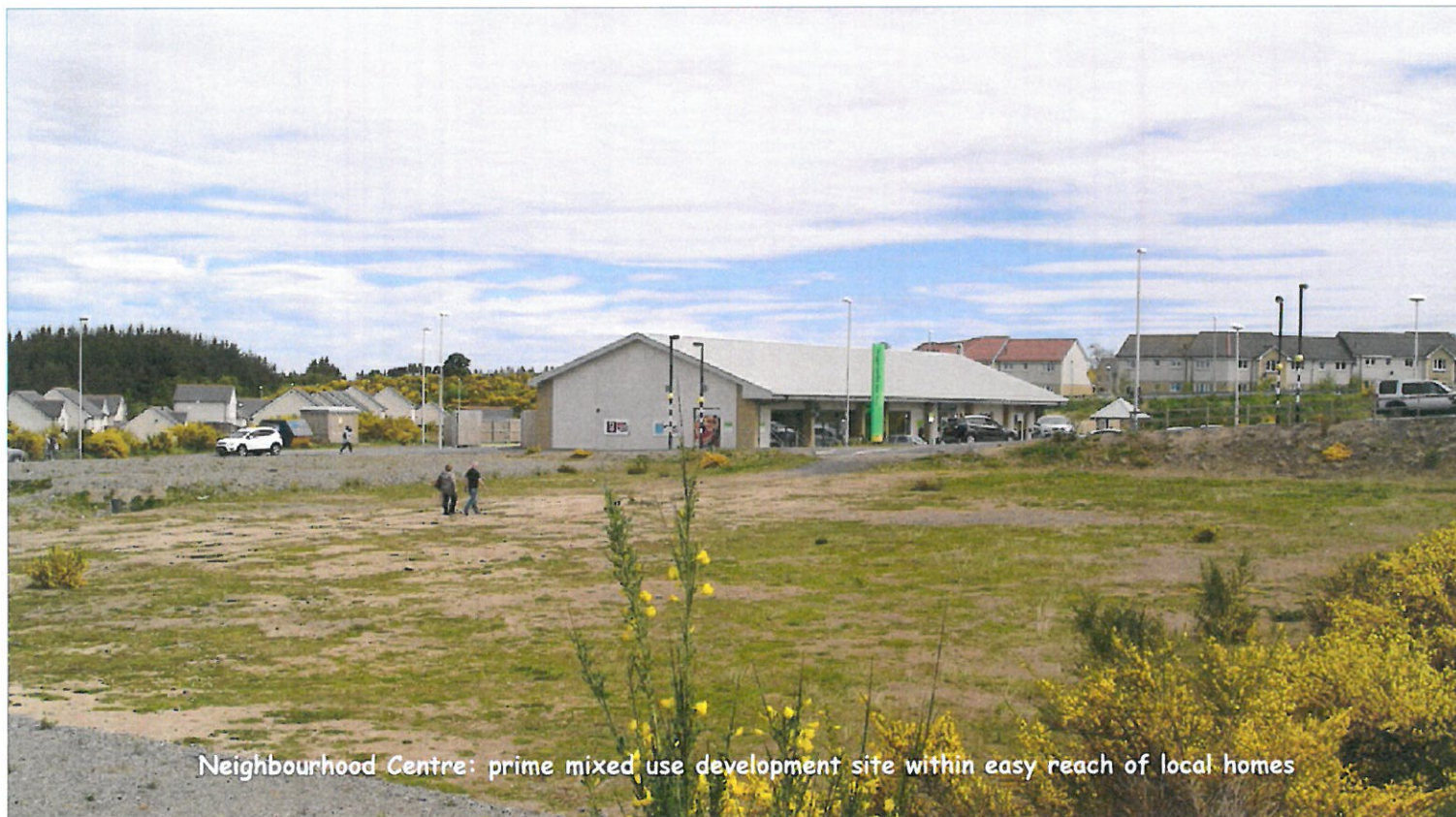
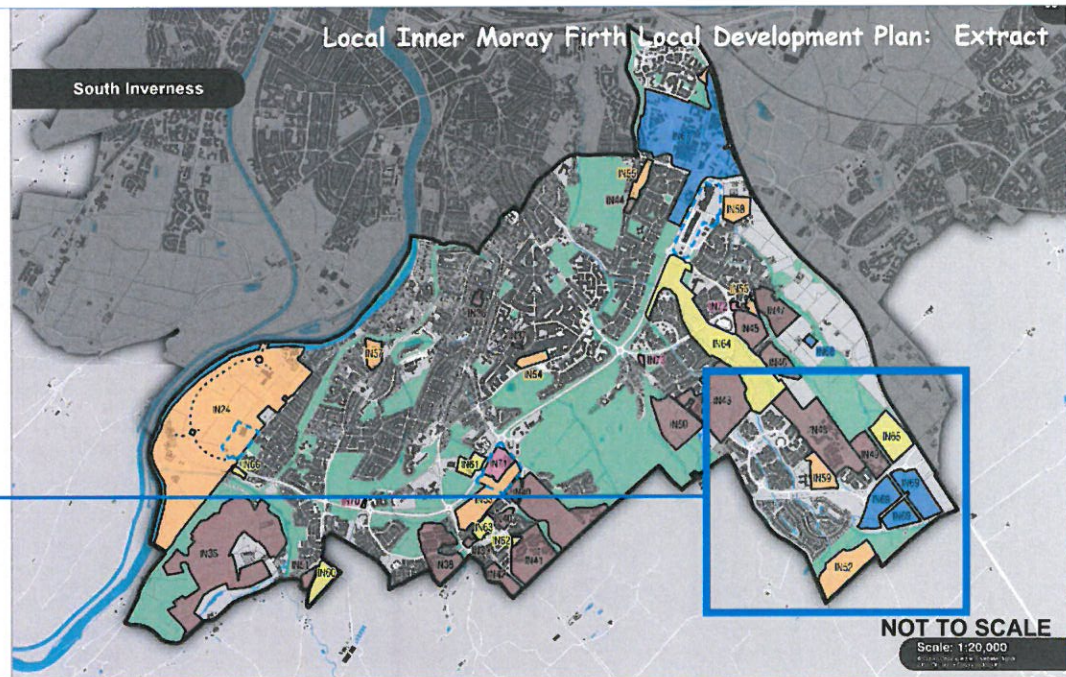
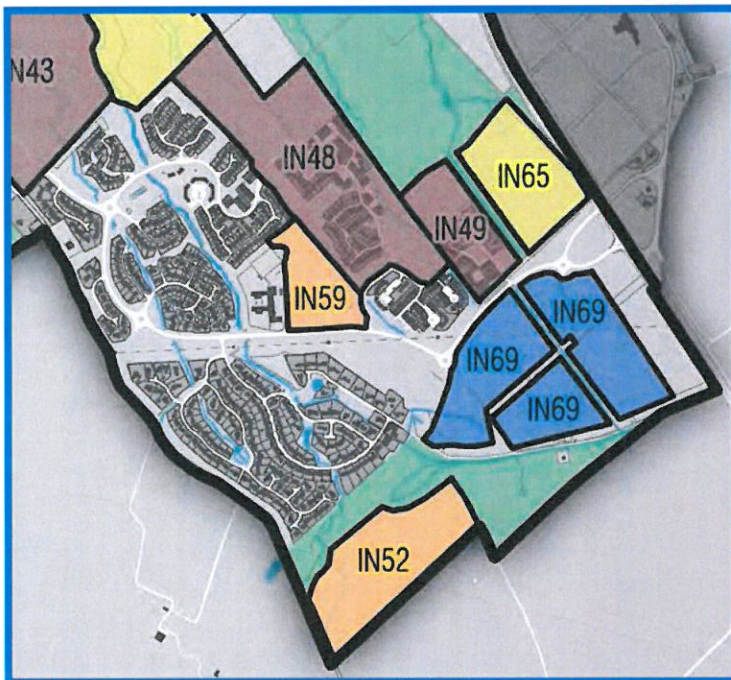
Neighbourhood Centre

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

Tulloch
Homes

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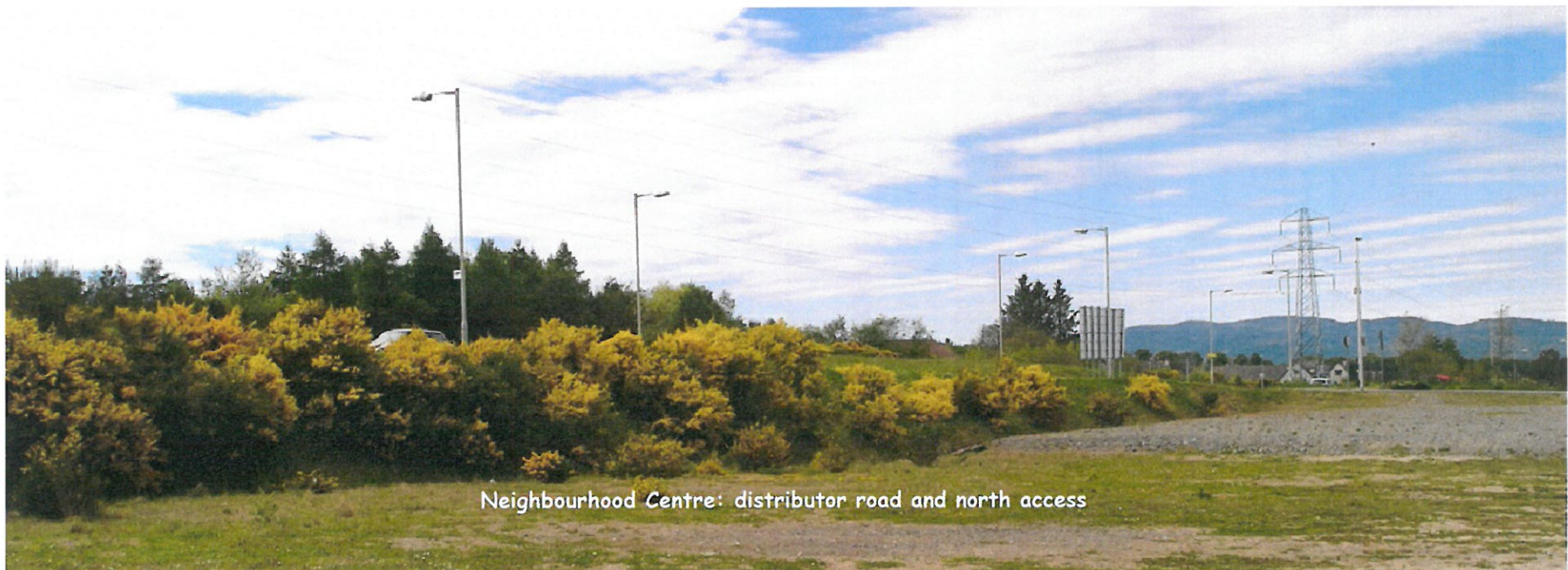
Milton of Leys, Inverness

Neighbourhood Centre

location

The following factors indicate the site to be the appropriate location for a neighbourhood centre. It is:

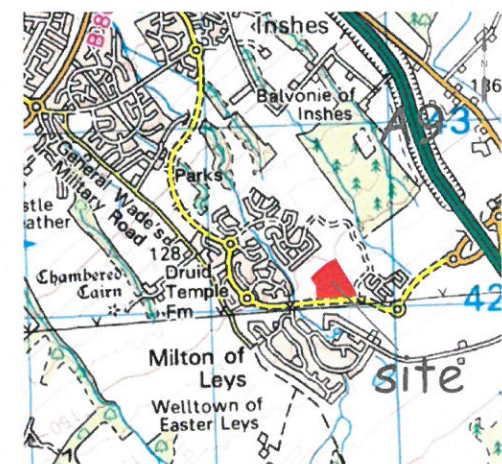
- located at the heart of Milton of Leys
- adjacent to established community and commercial facilities, including a co-op store, local shops and primary school
- accessible to the distributor road network, established public transport services and bus stops
- within comfortable walking distance of some 1,500 homes



Neighbourhood Centre: distributor road and north access



Neighbourhood Centre: north access and embankment towards distributor road



Tulloch
Homes

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site

The following factors will inform the site layout, distribution of buildings and spaces, and the form of development. Consider these in responding to the questionnaire. The site is:

- a distinctive "square", fully serviced with access road, water and drainage networks installed
- up-filled to the south (frontage) and finished at levels between 0.5 - 1.0 m above the adjacent service road in places
- sloping gently to the north (rear) and with an exceptional outlook in that direction
- adjacent to lower buildings (co-op store and shops) to the east and to higher buildings (primary school) to the west
- constrained by steep embankments towards the south and east which affect views in from the distributor road
- more exposed to the north; more sheltered to the west and open to the sun-path to the south - west
- well connected to an established network of footpaths, including via pedestrian crossings
- adjacent to parking (70 cars), cycle parking, rear servicing and recycling banks



Neighbourhood Centre: fine outlook across the city



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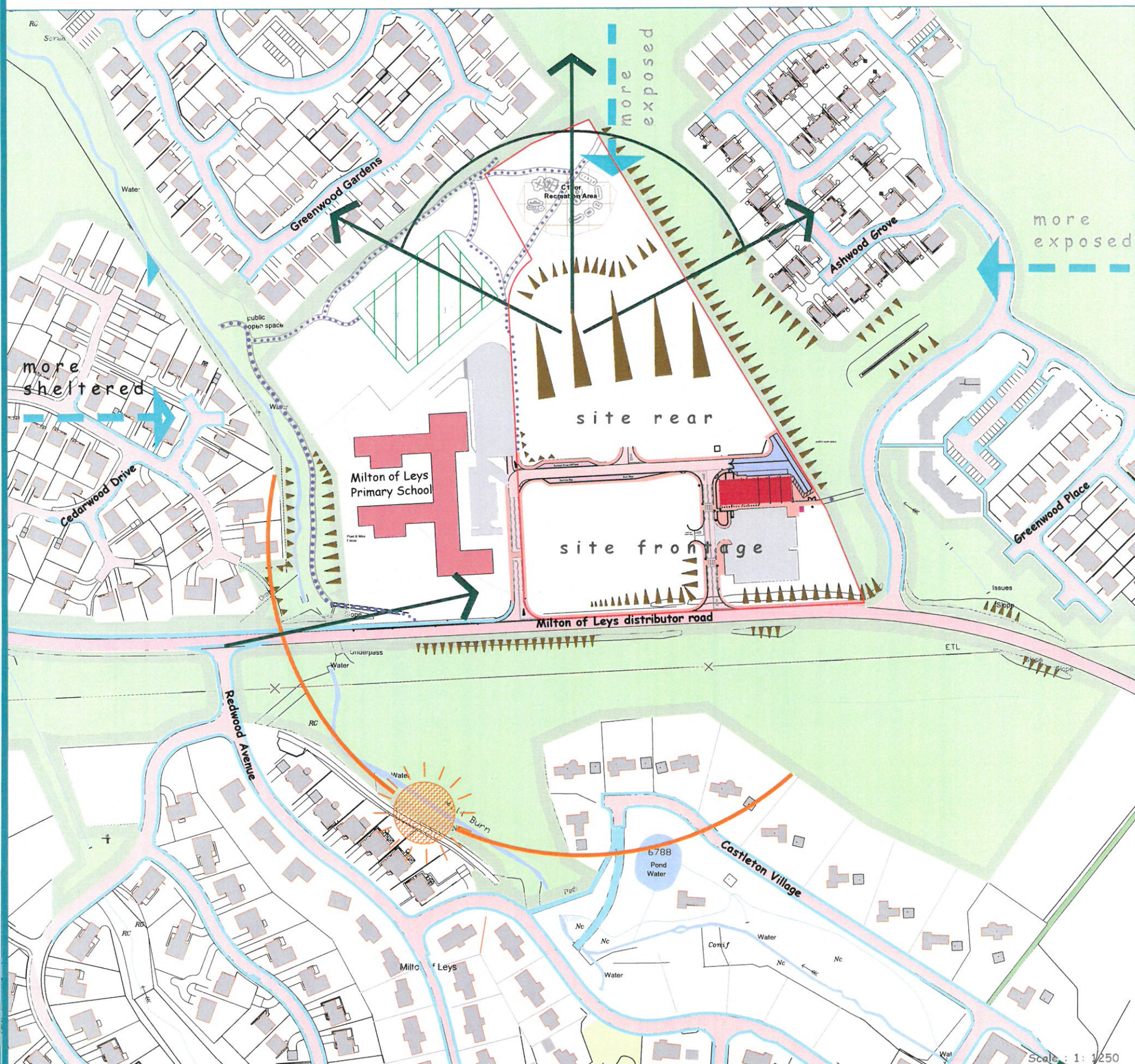
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Milton of Leys, Inverness

Neighbourhood Centre

Site Plan



BUILDINGS / USES

- Shops / Services
- Houses
- Primary School / Nursery
- Pedestrian Route / Crossing

CONNECTIONS / CIRCULATION

- Road
- Parking
- Rear Servicing
- Cycle Park

GREENSPACE / LANDSCAPE

- Amenity / Buffer
- All - Weather Sports
- Play park
- Paths

PHYSICAL / ENVIRONMENT

- Views Out / In
- Exposure / Shelter
- Sun Path
- Slope
- Site



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Milton of Leys, Inverness

Neighbourhood Centre

questionnaire

Please use the appropriate questionnaire to make your view known and help prepare a masterplan for development of the neighbourhood centre.

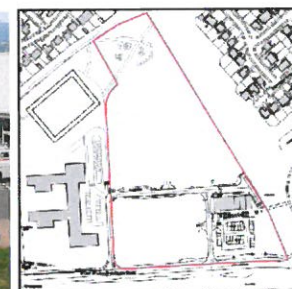
Please give your details if you wish to be kept informed at the next stage

Name.....
Address.....
.....
e-mailtel.....

This is the first stage in a pre-application consultation process. A draft *masterplan* will be prepared and an opportunity given for further views before any proposal is finalised

Thank you for contributing. Please place this questionnaire in the post box provided. Alternatively, use the self-addressed envelope or e-mail admin@ghjohnston.co.uk to reach us by Friday 17th July 2015

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public
engagement

June 2015

NEIGHBOURHOOD CENTRE [IN59] MILTON OF LEYS • INVERNESS

Tulloch Homes Ltd is committed to developing the neighbourhood centre at Milton of Leys and wishes to see the centre fully operational as the neighbourhood is built-out and completed. That requires a viable development "package" of mixed uses which is capable of being delivered. Tulloch Homes Ltd wishes to work with local people

The Role of a Neighbourhood Centre

Inverness has a well established structure of districts and neighbourhoods. Districts generally support 12,000-15,000 people and sustain a larger-scale and broader range of services and facilities. Neighbourhoods generally support 2,000 - 4,000 people and sustain smaller-scale, local facilities. Typically, districts comprise 3 or 4 neighbourhoods. The nature and range of services and facilities supported by each neighbourhood is influenced by its socio-economic make-up, its position, physical factors and accessibility. When fully developed, Milton of Leys neighbourhood will support some 2,000 - 4,000 people and the smaller-scale, local facilities this community is able to sustain.

Consider the facilities that are supported by other urban neighbourhoods across the city. Consider the facilities that are established at the neighbourhood centre at Milton of Leys. Consider whether there are any types of facility not yet provided at Milton of Leys, which could be sustained. Consider whether Milton of Leys neighbourhood centre offers any unique appeal that might attract a specialist user or operator.

A sustainable development "package" is needed to deliver further development of the neighbourhood centre. This must balance viable commercial and community uses with the supporting residential development which is vital to securing investment and creating a successful and vibrant place. Your views will inform economic appraisal of potential development options.

Q1 What facilities does the Milton of Leys neighbourhood need? What new facilities might be operated by the "market", by the "community" or by another concern?

service/facility [indicate below]	user/operator ("market"/commercial, "community", other)

What unique appeal would Milton of Leys neighbourhood centre offer and what user or operator might take advantage? [indicate below]

unique factor

user/operator

What other factors are key to a successful neighbourhood centre? [indicate below]

Q2 What uses and activities should go where?

What uses and activities should be located towards the front of the site (closer to the distributor road)? [indicate below]

What uses and activities should be located towards the rear of the site (closer to the recreation facilities)? [indicate below]

Q3 What Makes A Neighbourhood Centre?

Consider what makes a neighbourhood centre? Of the following 10 factors, please indicate the 5 most important. Please score 1-5 in order of importance with 1 being the most important.

a mix of uses	
a focal point	
uses at first floor and above	
vibrancy/activity: critical mass	
architectural theme	
distinctive identity	
prominence/visibility	
appealing edges	
good connections	
a place for living	

complete the neighbourhood centre development in the Inner Moray Firth
completing the questionnaire

Tulloch
Homes

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Milton of Leys, Inverness

Mixed Use : Bogbain (West)

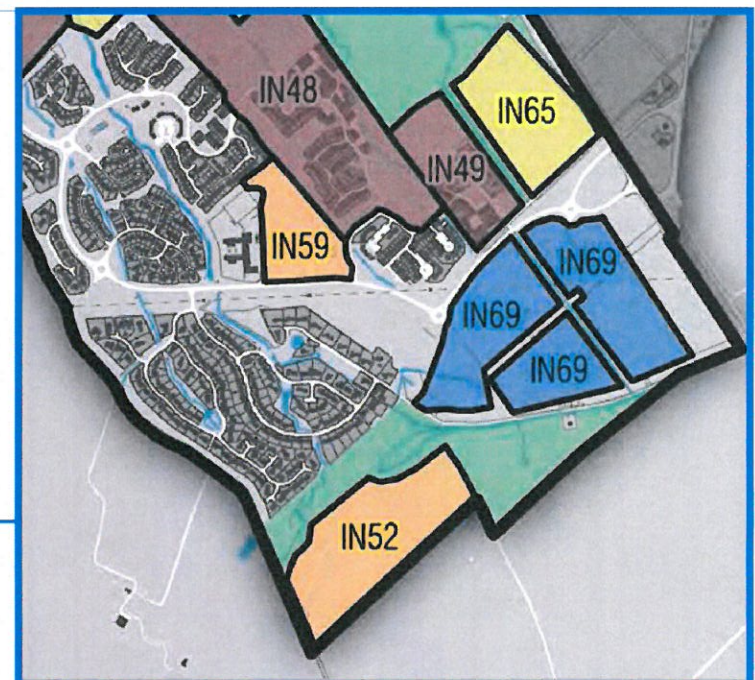
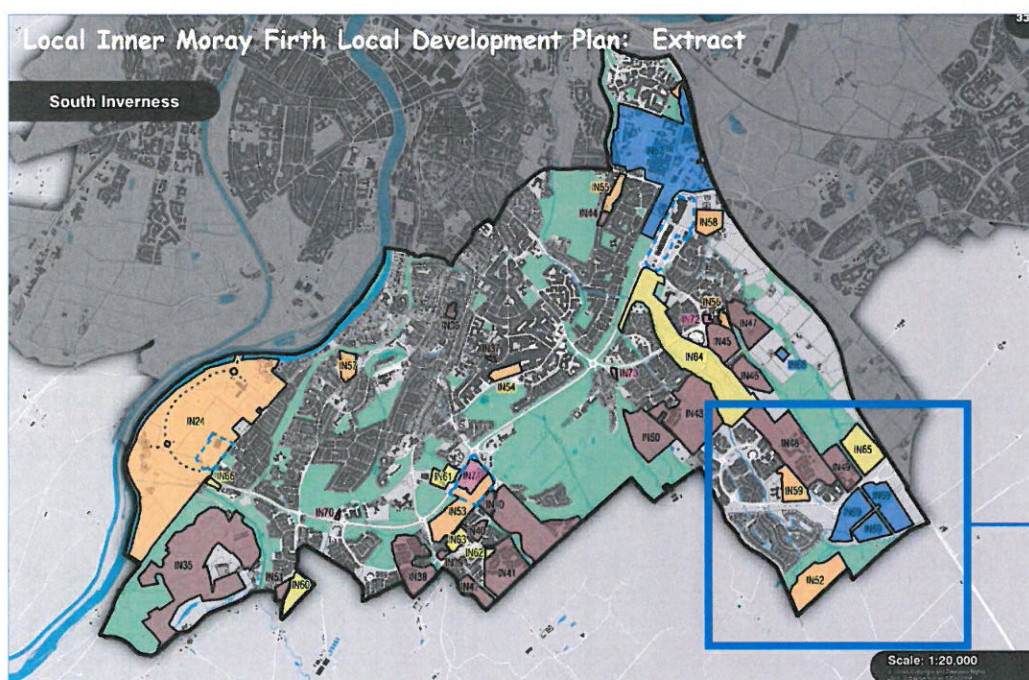
policy

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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Homes

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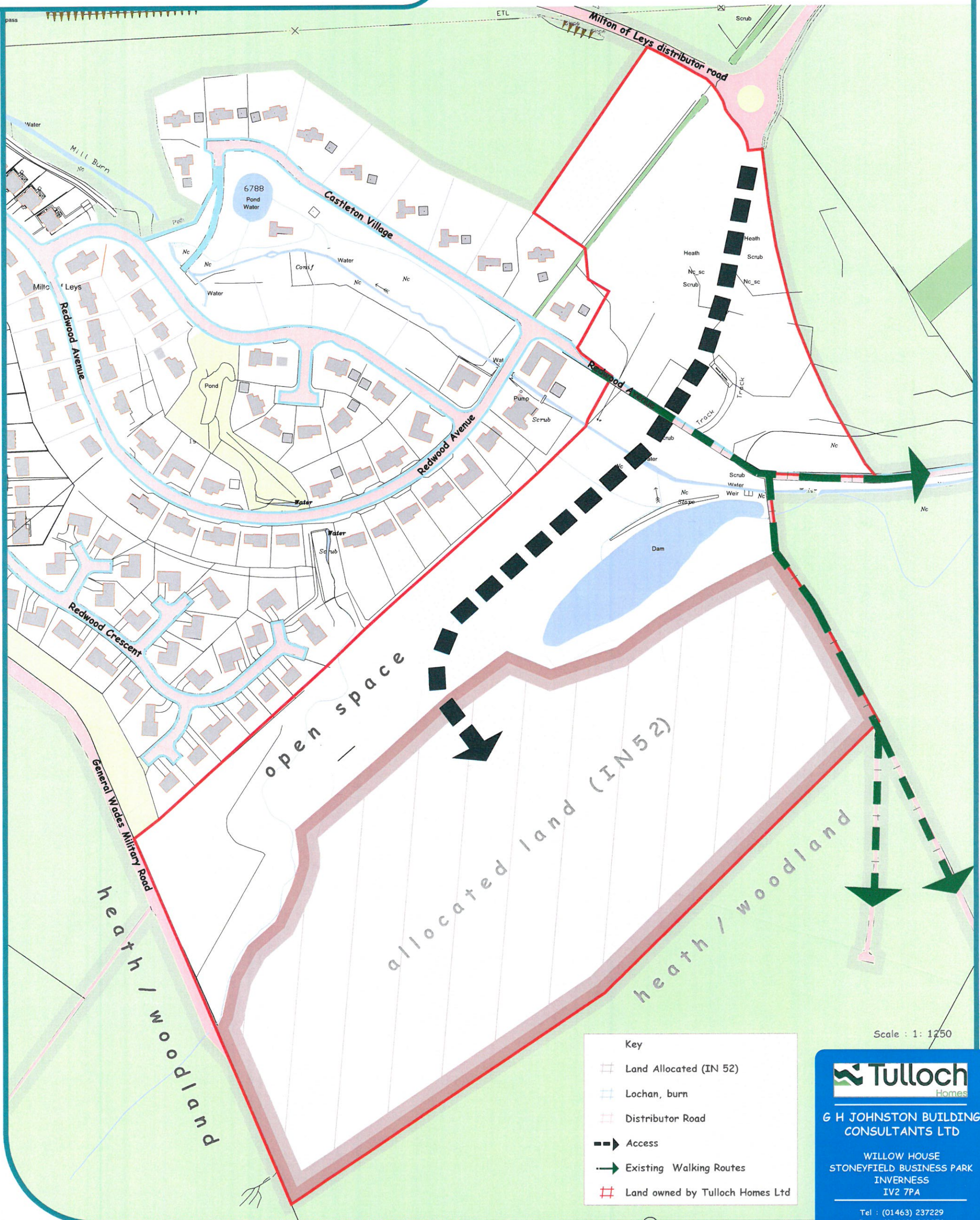
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Milton of Leys, Inverness

Mixed Use : Bogbain (West)

Site Plan



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Milton of Leys, Inverness

Mixed Use : Bogbain (West)

site and setting

A masterplan/development brief is to be prepared as the basis for a development proposal that will:

- co-ordinate development of the allocated land and arrangements for access, services, open space and landscaping
- address any constraints and mitigate against environmental impact where necessary.

A proposal will take account of the potential to integrate:

- demand for a mixed residential development comprising 3, 4 and 5-bedroom homes and a 25% contribution to affordable housing
- scope for other complementary uses including eg. small business accommodation, care home and/or tourist-related facilities
- connections to the Milton of Leys neighbourhood centre where local shops, primary school, other facilities and public transport services are located with 500m
- provision for access from the Milton of Leys distributor road roundabout and connection to established water and drainage networks
- established links to public access routes, recreational forest and the wider heritage including a Scheduled Ancient Monument (Hut Circle)
- an altitudinal range of some 170-190m, potential to create a sheltered treed setting and the excellent outlook to the north and west
- the prevailing eco-system including a small lochan, heather and grassland, sporadic tree cover and a burn

Any planning application will be accompanied by a SUDs/Drainage Assessment; Flood Risk Assessment and European Protected Species Survey



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Milton of Leys, Inverness

Mixed Use : Bogbain (West)

questionnaire

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Please give your details if you wish to be kept informed at the next stage

Name.....
Address.....
e-mail.....tel.....

This is the first stage in a pre-application consultation process. A draft *masterplan* will be prepared and an opportunity given for further views before any proposal is finalised

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public
engagement

June 2015

RESIDENTIAL & MIXED USE • DEVELOPMENT • BOGBAIN WEST [IN52] MILTON OF LEYS • INVERNESS

Tulloch Homes Ltd proposes a development predominantly of housing with other "mixed use" on some 10 ha. of land at Bogbain (west) on the southern periphery of Milton of Leys. The Development Plan [IN52].

The following are important considerations in the preparation of a masterplan for the development of land (IN52) at Bogbain (west), Milton of Leys. Please consider each and indicate whether you agree or disagree by placing a tick ✓ in the appropriate box below

1. Affordable /smaller homes will be required. These could be better placed for residents next to services at the Milton of Leys neighbourhood centre, creating a more vibrant *centre* and helping to secure the long term viability of community facilities?

agree	disagree
<input type="checkbox"/>	<input type="checkbox"/>

2. There is potential to expand the range of accommodation in Inverness for business people and tourists. Potential may exist to incorporate short-stay business/visitor apartments as part of the proposal.

agree	disagree
<input type="checkbox"/>	<input type="checkbox"/>

3. Open space will be provided on-site. This could be located close to the neighbouring housing (Redwood Avenue) so as to be accessible to existing and future residents?

agree	disagree
<input type="checkbox"/>	<input type="checkbox"/>

4. A mixed use development could include business accommodation. This could be provided within designed live-work units so as to meet modern expectations for home-working?

agree	disagree
<input type="checkbox"/>	<input type="checkbox"/>

5. The development will be accessible to existing walking routes, recreational forest and historic sites. Scope to enhance information/interpretive facilities and signposting - in association with others - could be considered as a practical contribution to "public art"?

agree	disagree
<input type="checkbox"/>	<input type="checkbox"/>

6. The proposal will include a development of 3, 4 and 5-bedroom homes. Generally, the layout should provide for lower density building towards the outer edges of the site (south and west) to achieve an effective transition with the adjoining countryside?

agree	disagree
<input type="checkbox"/>	<input type="checkbox"/>

7. The proposal will fit and function as an integrated part of the Milton of Leys neighbourhood. Any upgrading of services or facilities should meet the Council's policy in relation to developer contributions notably, towards school provision, affordable homes and open space, as necessary?

agree	disagree
<input type="checkbox"/>	<input type="checkbox"/>

8. The principles of the Government initiative "Designing Streets" are encouraged in residential development. These should be applied to give priority to pedestrians, street furniture and trees, and an innovative layout of "streets" and spaces to create a *place* of identity and character?

agree	disagree
<input type="checkbox"/>	<input type="checkbox"/>

Any other comments (left)?

Your views by completing
This questionnaire would be helpful



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Milton of Leys, Inverness

Community Engagement

your views

Thank you for contributing. All comments received will be considered carefully. An opportunity given for further views before either proposal:

- development of the neighbourhood centre for which 4.4 ha. of land is allocated at the heart of Milton of Leys (site IN59 in the Local Development Plan)
- development of residential and other uses at Bogbain west for which some 10 ha. of land is allocated on the southern periphery of Milton of Leys (site IN52 in the Local Development Plan).

is finalised and any planning application lodged.

Please use the appropriate questionnaire 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 17th July 2015.

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Bogbain west: looking south from Redwood Court



Neighbourhood Centre: rear of site



Neighbourhood Centre: services



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