

Inner Moray Firth

Proposed Local Development Plan

June 2015

as Modified following Examination and as Intended to be Adopted

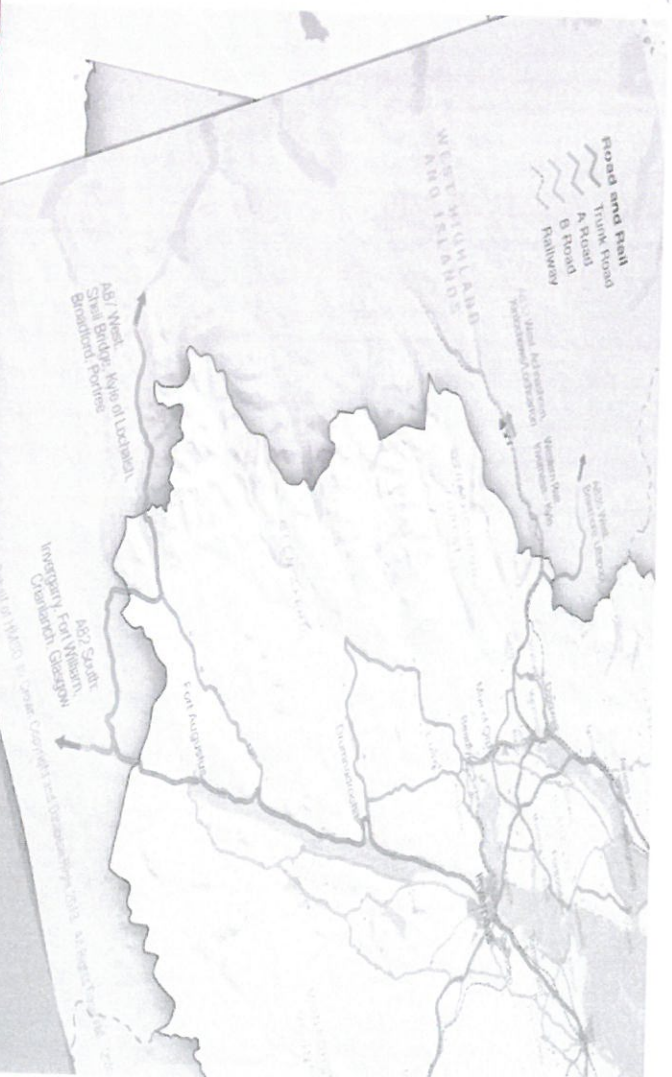


Mion-atharraichte às dèidh Deuchainn agus mar a Thathar an Dùil Gabhail Ris

An t-Òg mhiòs 2015

**Plana Leasachadh Ionadail
air a Mholadh airson**

Linne Mhoireibh A-staigh



Site: IN58 Land at Dell of Inshes**Area (ha):** 3.8**Uses:** Shops and services (excluding convenience retail and bulky goods), food and drink, public house, allotments, open space, landscaping.**Requirements:** The Council will produce a masterplan / development brief which it will adopt as Supplementary Guidance. This will address: the need for completion of and/or land safeguards for, improvements to the trunk road and local road networks prior to development; land safeguard for drainage improvements / safeguards; minimising impact on views from the A9 by avoiding new building in the eastern part of the site; Flood Risk Assessment (may affect developable area); transport assessment.**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.**Community****Site: IN60 Essich Road (East)****Area (ha):** 4**Uses:** Allotments or similar greenspace.**Requirements:** Safeguarded for the above use(s) only.**Site: IN61 Land at Gaelic Primary School****Area (ha):** 2.7**Uses:** Gaelic school expansion and recreational space.**Requirements:** Flood Risk Assessment (may affect developable area).**Site: IN62 Morning Field Road****Area (ha):** 0.4**Uses:** Neighbourhood play / recreational space.**Requirements:** Safeguarded for recreational space only.**Site: IN63 Morning Field Place****Area (ha):** 1.9**Uses:** Neighbourhood play / recreational space.**Requirements:** Safeguarded for recreational space only.**Site: IN64 Inshes Park****Area (ha):** 30.6**Uses:** Community.**Requirements:** Development in accordance with planning permission 07/00145/NIDIN.**Site: IN65 East of Balvonie Braes****Area (ha):** 7.2**Uses:** Community.**Requirements:** Safeguarded for open ground, community uses; any ancillary built development set back from A9.

South Inverness

