

MARKET HILL Fort Augustus

Development Brief

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Planning & Development Service

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CONTEXT

Background

1.1 Fort Augustus is an important local service/tourist centre and conservation village which occupies a strategic location in the Great Glen some 35 miles south-west of Inverness. It is dominated by a former Benedictine Abbey - a Category A Listed Building - and the Caledonian Canal, both of which are of national heritage value. Regenerating the fragile economy, and sustaining services and a balanced social structure are dependent on priority intervention by the Agencies. The Council and Inverness and Nairn Enterprise are leading a major community-based restoration and business initiative for the Abbey. A medical centre, fire station and drainage works have broadened the range of local services and improved the village's development prospects.

1.2 These objectives need to be supported by measures which urgently address a chronic and longstanding shortage of accommodation, create job opportunities and overcome difficulties in securing much sought after recreation facilities. The immediate priorities are to stimulate a programme of house-building, provide business units and assist a community leisure initiative. ***The agencies - Communities Scotland, Inverness and Nairn Enterprise and the Council - expect to allocate resources or lead concerted action concurrent with the release of land for development.*** This is part of a major ***community planning*** initiative intended to secure a long term ***vision*** which sees Fort Augustus regenerating as a sustainable place with its overall development needs - including housing generally and affordable homes, together with employment and amenities - integrated within different timescales and at a choice of locations across the village as a whole.

Purpose

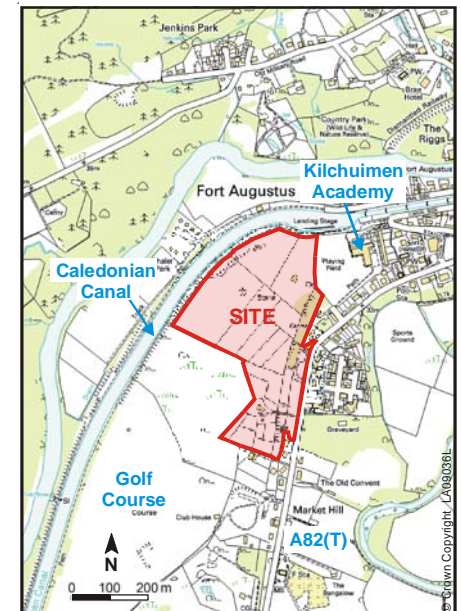
1.3 This Brief is required to help open-up land for local homes, employment and facilities. It seeks to co-ordinate development and other uses between the A82(T) and Caledonian Canal, allocated in successive Local Plans for expansion. The main objectives are to:

- ◆ assemble land and identify essential engineering/site preparation works;
- ◆ phase development and the orderly provision of infrastructure;
- ◆ guide the layout and design of homes and other buildings; and
- ◆ secure local affordable housing, business premises and a local green/courts.

1.4 It is intended that the Brief will assist negotiations with landowners and enable the agencies to take forward their investment proposals. ***It provides an important opportunity for public consultation and for taking account of local views.***



looking west from the site frontage



DIAG 1: LOCATION

Policy

1.5 This Brief elaborates the Deposit Draft of the Inverness Local Plan identifies some 8.8 ha. of land west of the A82(T) for:

a mix of housing, business, community and recreation uses together with tree planting and safeguards for amenities, phased from the east. Access should be taken from the A82 with links incorporated through to the school, adjoining land identified for recreation and canal related servicing, and established village footpaths. The Plan declares a requirement for a Development Brief. These provisions reinforce and update the adopted Local Plan.

HOUSING NEEDS

2.1 The waiting list for Council or Housing Association homes in Fort Augustus currently exceeds 100 households. This has increased over the past decade during which time private sector completions have maintained a low rate of 1-2 new dwellings per annum. The Rural Partnership for Change Initiative recognises housing stress in Fort Augustus as represented most acutely by the lack of property available for rent/shared ownership.

Fig. 1: Fort Augustus: Housing Needs 2003

	1-bed	2-bed	3-bed	4-bed	Total
Highland Council	23	8	4	4	39
Transfer	7	1	0	2	10
Albyn Housing	22	8	9	3	42
Total	52	17	13	9	91

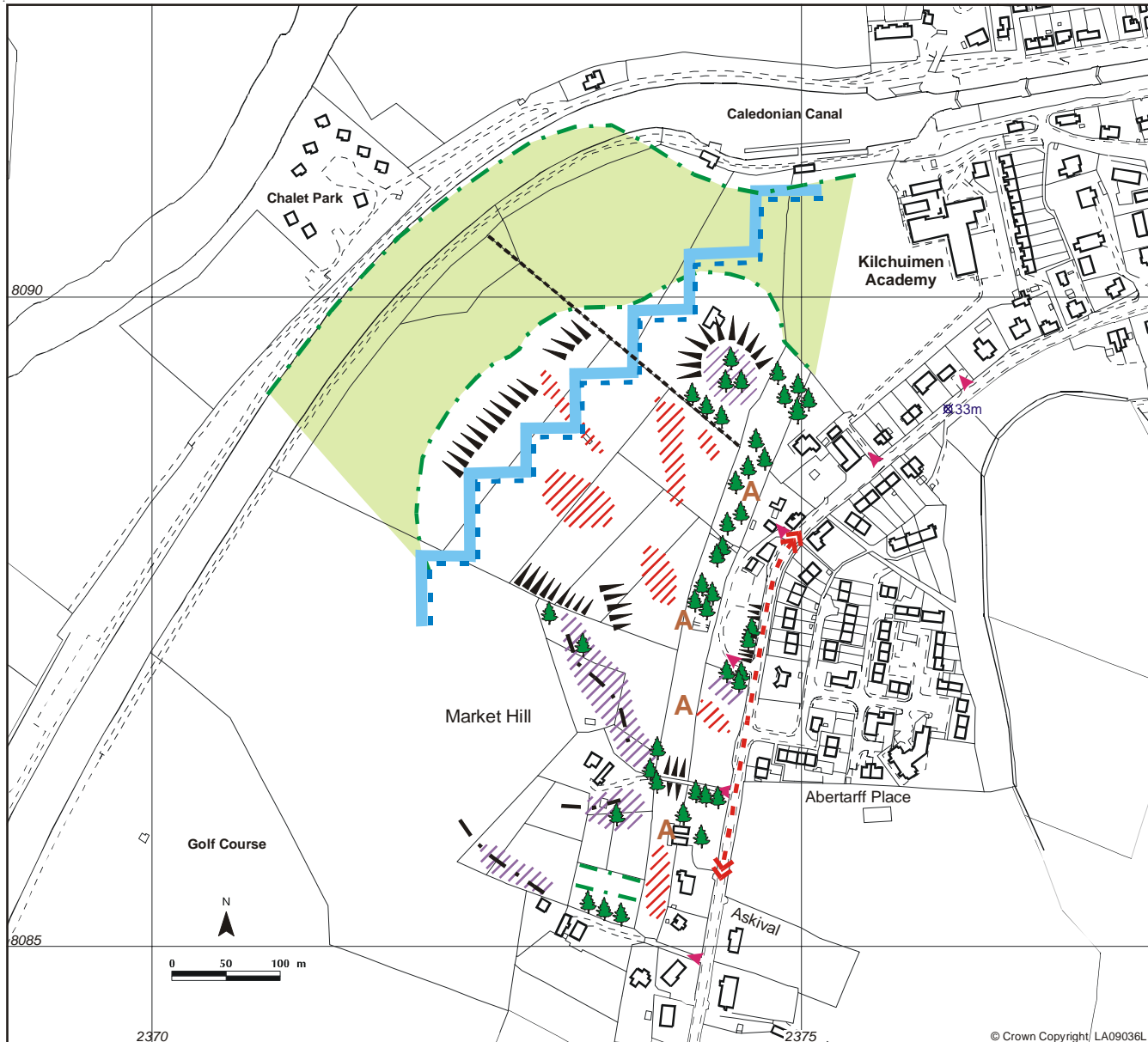
2.2 Although the largest demand is for 1-bed properties, Communities Scotland's policy is to build homes for varying needs and ensure stock can be adjusted to the specific requirements of the occupant and more readily adapted to changing circumstances. In rural locations particularly, the needs of single people will be met through the allocation of a proportion of 2-bed+ units. ***It is proposed that local needs can best be satisfied by a mix of housing in terms of tenure, type and size brought about by creating conditions attractive to the private sector (including local self-build plots); and for public/Housing Association initiatives either led by the agencies or facilitated in partnership with the private sector.***

2.3 A Housing Needs Survey carried out by the Highland Small Communities Housing Trust during 2003 indicates a stated requirement within Fort Augustus for some 55 homes. Approximately 40% comprise needs generated from within the community; 60% are externally based. Priority needs are in the order of 40 additional homes, some 40% in the rented sector. In view of the priority to be given to local needs, the Council may give consideration to introducing a local ***lettings*** initiative. Further provision and flexibility should be made to accommodate latent private sector needs not identified as part of this assessment and which might arise in the context of the community's economic prospects. Given the choice of sites overall in Fort Augustus presently available, capacity for some 30-35 units within the next 5 years should be identified at Market Hill.

2.4 In view of the updated waiting list above and the ***immediate needs*** identified, the Council, Communities Scotland, and the Small Communities Housing Trust will monitor on-going housing requirements and give consideration to a further ***Needs Survey*** in due course. This will provide a basis for further agency action in the following 5-year period.









A82 access option (north)






MARKET HILL FORT AUGUSTUS

SITE ANALYSIS





PHYSICAL

-  Higher ground/ridge
-  Lower ground/trough
-  Main slope
-  Skyline
-  Indicative levels of flooding
(Source: Centre for Ecology & Hydrology)
-  Mean height above sea level

SERVICES

-  Trunk road/crossing point
-  Minor/crofter access
-  Utilities (see page 5)

AMENITY

-  Trees
-  Dry-stone wall
-  Open land/safeguard
-  Archaeological/historic site

SITE FACTORS

Definition

3.1 The site embraces some 8.8 ha. of land with potential for development and related uses. This land is bounded by the A82(T) to the east; lower ground towards the Caledonian Canal and towpath to the west; Kilchiumen Academy and playing fields to the north and extensive Common Grazings and Golf Course including land reserved for extension of the Course, to the south (see Diag. 1: Location).

3.2 The Site Analysis map (page 3) identifies the main physical, servicing and amenity considerations which determine the potential for development. This needs to be assessed in the light of important technical factors to establish the extent of land developable at reasonable cost. Such considerations are elaborated in paras. 4.1-5.2 below.

Landform

3.3 The gently undulating site profile disguises a diverse topography. The bulk of the site lies above the 30 m. contour, suggesting a south-north cross-fall of some 8-10 m. A series of low ridges and shallow troughs predominate over its southern and central reaches. Parts of these areas will require careful remodelling and grading to make the most of the site. A pronounced fall of some 4-5 m. defines the site limits to the east and west. The former may require up-filling to enable access to the A82(T).

3.4 Several important landscape features should be retained. These include the steeper slopes towards the south which provide shelter and a localised 'skyline'; and a prominent wooded knoll which lies to the north east of the site. Whilst the bed of a dismantled railway which cuts a swathe of level ground through the western part of the site

should be substantially protected (see 5.2 below), this must be breached to secure access to the bulk of the land.

3.5 The principal aspect is to the south and west through the Great Glen and across the Caledonian Canal.

SERVICES

Access

4.1 Some 200 m. of the A82(T) aligns with the eastern edge of the site. Access will require to be formed from the A82(T) at a point where the design standards sought by the Scottish Executive in respect of visibility, gradient and junction separation can be met (see Site Analysis map). These requirements could be maximised to the south of the Abertarff Place junction, whilst an alternative access constructed further north would reduce visibility and increase the need for up-filling of ground. Material for this purpose might be obtained from approved demolition of ancillary buildings at the Abbey.

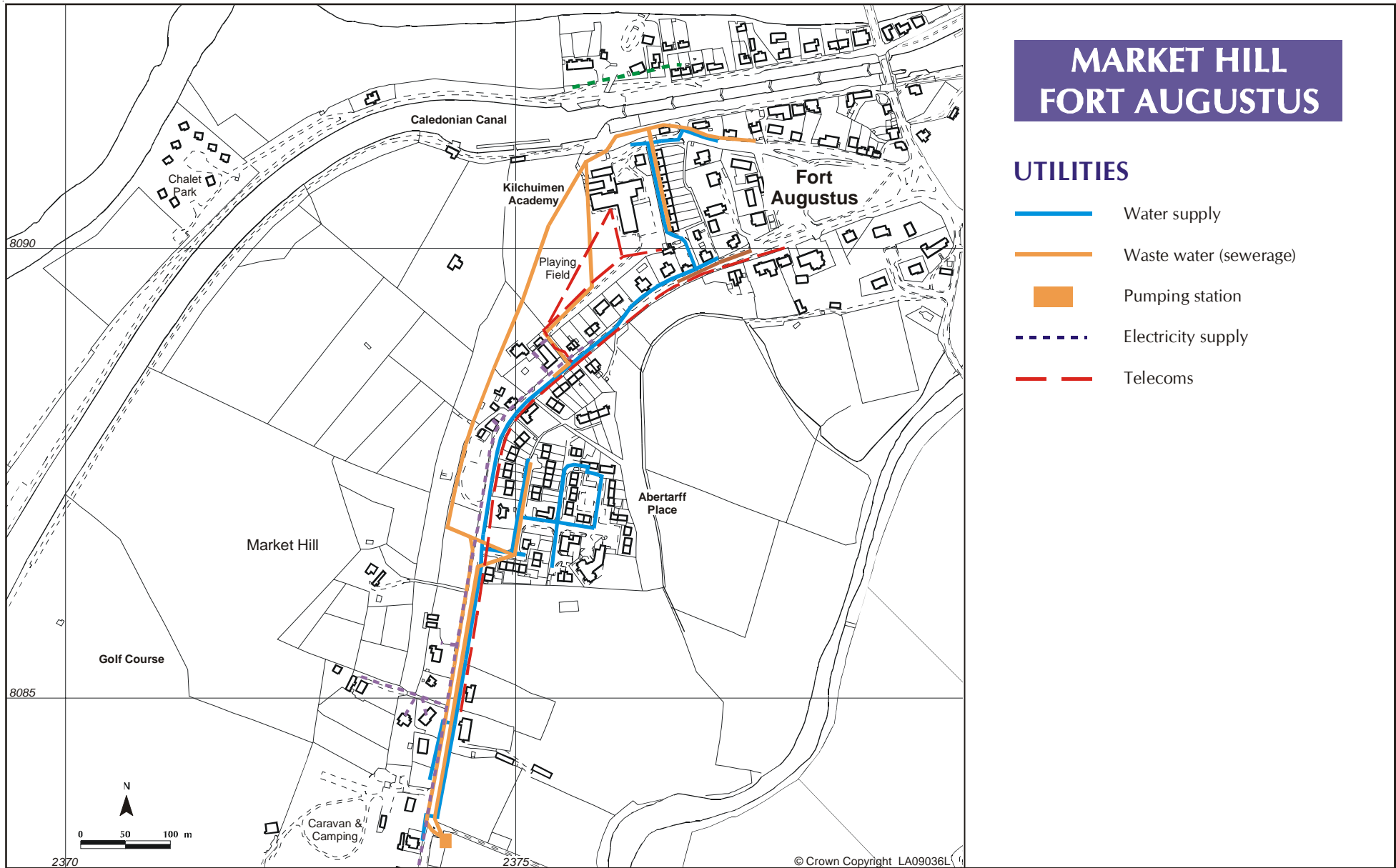
Fig. 2: Trunk Road Access: Specification

<i>Visibility (both directions)</i>	<i>Maximum gradient</i>	<i>Bell-mouth construction</i>
70 x 4.5m	2% slope	6m / 25m radius

4.2 There are no public roads extending into the site. However, between Morenish and the West End Garage four minor accesses link existing uses to the A82. These could provide options for cyclist/pedestrian connections. The Canal towpath is suitable for pedestrian/cyclist use and operational or other access permitted by British Waterways. Given constraints at the junction with the A82 in the village centre, the towpath is not regarded as an appropriate option for permanent vehicular access to the site.



uneven ground and traditional field pattern



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UTILITIES

- Water supply
- Waste water (sewerage)
- Pumping station
- - - Electricity supply
- - - Telecoms

4.3 As part of its 'Safer Routes' initiative, the Council is to construct a new cycle/pedestrian route through the curtilage of the former Surgery during 2002 at a cost of approximately £30,000. This will provide an important link to Kilchiumen Academy and will be supplemented by a commitment by the Scottish Executive to install a 'Puffin' crossing of the A82(T) for which £15,000 has been committed. Further safety and traffic measures are earmarked in association with access to the school.

Water and Waste Water

4.4 Sufficient spare capacity exists in the mains water and waste water systems to cater for the village's needs for the foreseeable future. However, the following site requirements should be taken into account:

- ◆ water: connections can be achieved to the distribution main which follows the A82(T) or to the branch which presently terminates west of Kilchiumen Academy. As part of the final phase of any development, Scottish Water will require this network to be linked through the site to secure an effective supply;
- ◆ foul drainage: combined foul and surface water mains are held towards the eastern edge of the site. Foul drainage only will be facilitated by links to the gravity sewers which fall with the natural break of slope to the north and south, the latter returned via a pumping station at Market Hill and rising main. Technical assessment will be required to establish the appropriate sewer invert levels and therefore the length of new pipe-work through and possibly outwith the site. Such infrastructure will require a 10 m. 'safeguarding' corridor. Upgrading of the pumping station may be necessary.

4.5 Scottish Water currently provides within its reasonable cost limits a servicing contribution in respect of housing. Developers should therefore consult with Scottish Water in respect of the reasonable cost limits and the requirement for developer contribution. Priority will be given by the agency to off-site works with any shortfall met by developers. Legislation governing such cost contributions is expected to be reviewed in the near future.

Surface Water

4.6 SUDS will be required to deal with surface water within or adjoining the development site. Such measures will be expected to be designed in accordance with the CIRIA Manual*. In accordance with PAN 61, any development proposal should include a drainage strategy indicating the types of measures to be used and how these will be integrated into the site and its surroundings, together with evidence of sub-soil conditions, run-off calculations and good ecological practice. Detailed discussions will be required with SEPA.

Flood Risk

4.7 Recorded water levels indicate a susceptibility to flooding at Fort Augustus associated principally with the River Oich and Loch Ness. Actual flood levels in 1992 were recorded at 17.46 m. MAOD. Modelling# based on a 100 year return period reveals water levels rising to 18.36 m. MAOD and land towards the Caledonian Canal as within the indicative limits of flood risk. SEPA advise that development should be subject to Flood Risk Assessment and given recent concern in the insurance industry and about climate change, that this should be based on the 200-year return period. Such assessment should also embrace the Canal.



rising land and skyline towards the south

Utilities

4.8 Existing electricity (SSE) and telecommunications (BT) networks are identified on the Utilities map (page 5). Whilst neither of these networks encroaches significantly within the site, both are contained within the adjoining trunk road corridor. The electricity supply comprises a low voltage underground cable which serves neighbouring properties. SSE advise that a 33kv high voltage transmission circuit supplying the wider village remains undisturbed in its present location.

AMENITY

Features

5.1 Most of the land comprises improved grassland. Several trees and groups of trees associate with the A82 frontage, the former dismantled railway, the knoll and intermittently, field boundaries. Open land will be retained for safety where mature firs lie close to the southern boundary. These features offer reference points, local amenity and scope to absorb buildings. A dry-stone wall marks the Estate march.

Archaeology

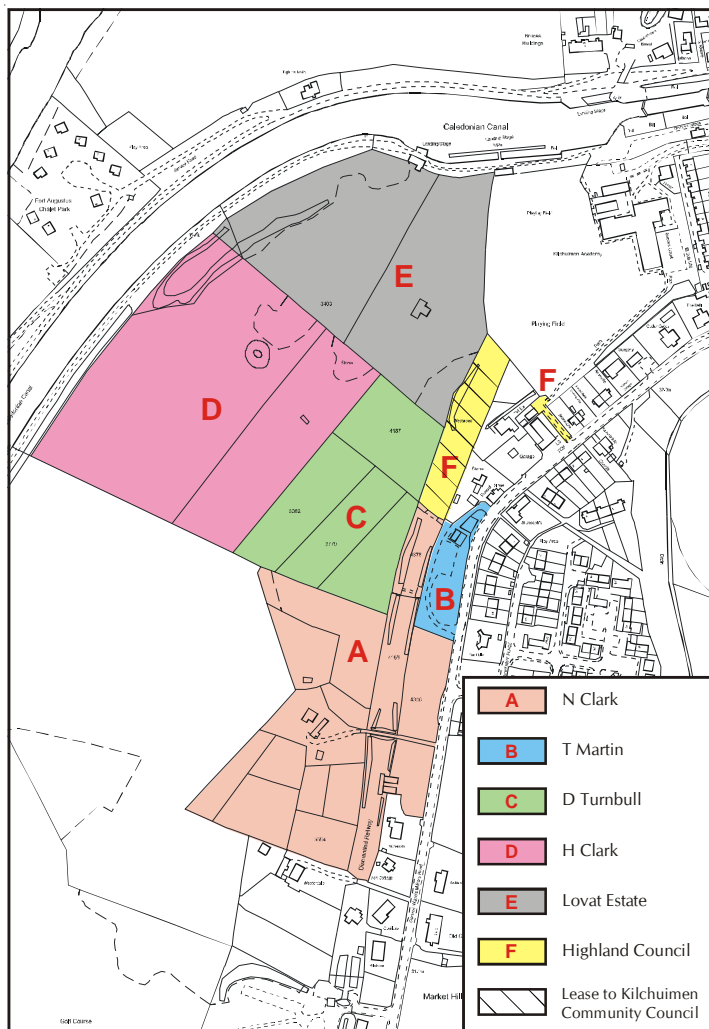
5.2 The dismantled railway bed and related cuttings, embankments and underpass together with the sheds/platform adjacent to Morenish are of regional or local historical interest. These require to be sensitively integrated and specific features interpreted, where they associate with a thoroughfare or open space. However, the former railway comprises a strategic landholding. It could offer scope for access, public space or limited parking. Such activities would retain the original engineering structure substantially intact.

PROPOSAL: FEASIBILITY

Subject to landowner agreement, the Council, Communities Scotland and INE propose to commission a site survey/feasibility study to establish the extent and costs of any land engineering, levelling or up-filling works required to maximise the potential of the site for development. This will include the provision of structural service/utility networks including any thresholds affecting future investment in foul drainage together with a Flood Risk Assessment and consideration as necessary, of measures to alleviate flooding and meet SUDS requirements, in consultation with SEPA.



former railway and naturalised scrub



DIAG. 2: LAND OWNERSHIP

LAND OWNERSHIP

6.1 The land is owned by six principal parties (see Diag. 2 and Fig. 3). Existing grazing uses, an intricate pattern of fields and enclosures together with several ʼshedsʼ provide evidence of agricultural activity. There are understood to be no formal lease or tenancy arrangements affecting the release of land. Fig. 3 indicates the totality of the landholdings involved.

	Owner	dev. area (ha.)	total area (ha.)	third party/ other interest
A	L Clark	3.35		
B	T Martin	0.30		
C	D Turnbull	1.80		outline planning permission
D	H Clark	1.50		
E	Lovat Estate	1.00		
F	Highland Council	0.45		part lease to Fort Augustus & Glenmoriston CC
			8.40	

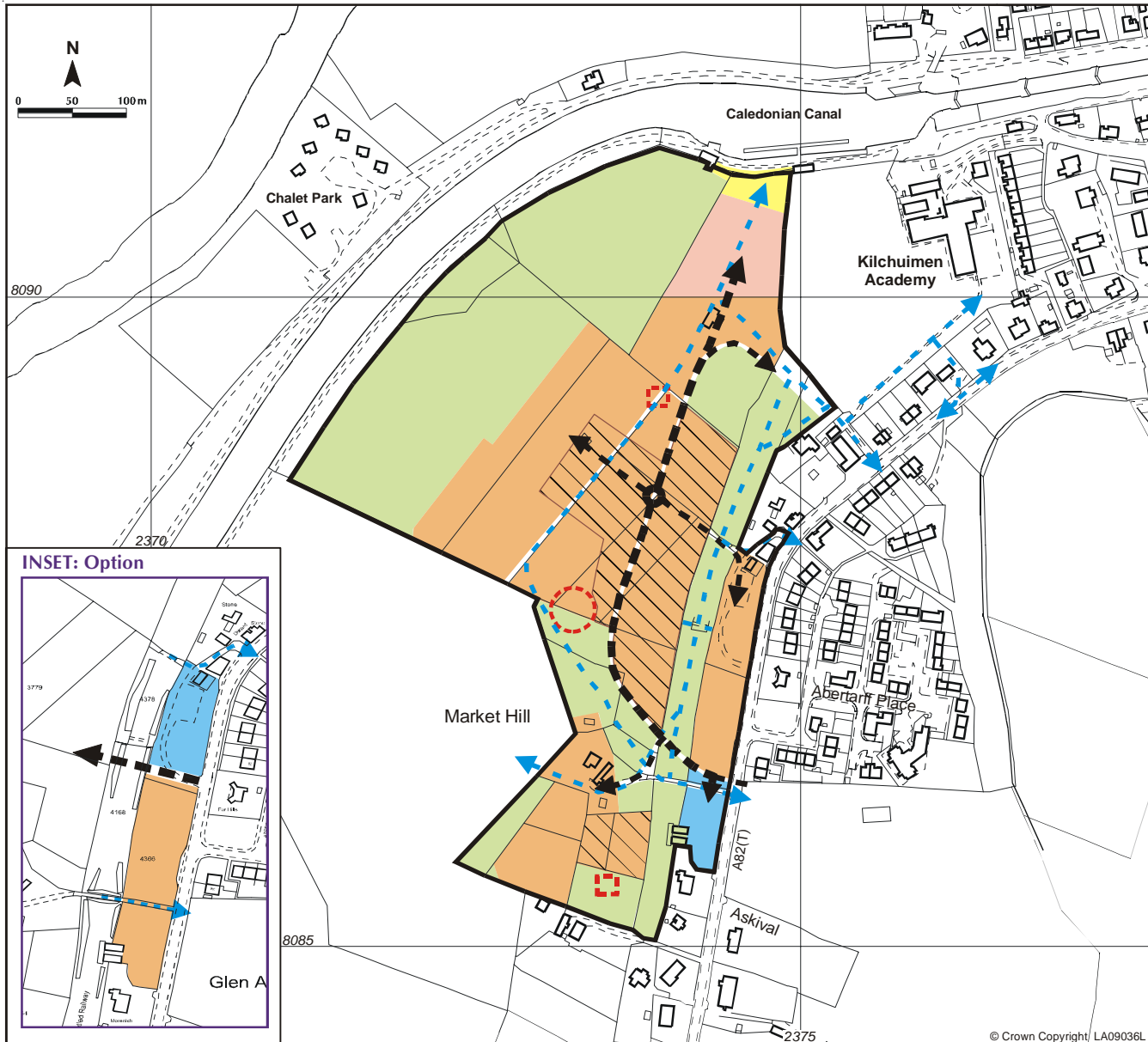
Fig. 3: Land Ownership

PROPOSAL: LAND ASSEMBLY

A development ʼpackageʼ will be dependent on the assembly of several land holdings to create a viable site for a first phase of development and bank land for the future. Initial discussions have been held with landowners to assess the availability of land. The effects of restricting land opposite Abertarff Place to low density/low profile building should be addressed in the context of the Feasibility Study. Any such provisions ultimately will be a matter for agreement with Communities Scotland and INE and the viability of a development proposal. The Feasibility Study should be subject to consultation with the Community Council.



early phase development opportunity



MARKET HILL FORT AUGUSTUS

FRAMEWORK

DEVELOPMENT

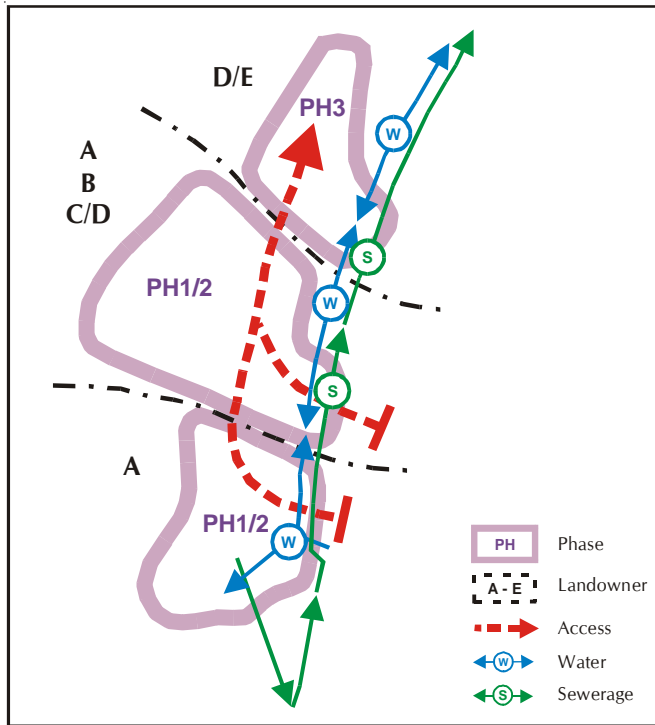
- Housing
- Business/Light industry
- Community
- Housing/Business/Leisure
- Higher density

ACCESS/CIRCULATION

- Spine Road
- Access Road
- Multi-user path

AMENITY/HERITAGE

- LEAP
- LAP
- Open ground/Existing use



DIAG. 3: PHASING

	Owner	area (ha.)	Indicative Capacity	Phase
A	L Clark	1.33	12	3
B	T Martin	0.25	8	1/2
C	D Turnbull	1.60	30	1/2
D	H Clark	1.44	16	2/3
E	Lovat Estate	0.70	8	3
F	Highland Council	n/a	n/a	
		5.32	74	

Fig. 4: Housing Land/Option

PRINCIPLES

Phasing

7.1 Diag. 3: Phasing explains the main factors which determine the preferred direction for development and the provision of infrastructure. This provides a basis for essential site works and underpins the following development framework.

FRAMEWORK

8.1 The Framework map (page 9) presents an indicative layout for the site: a preferred arrangement of land uses, access and circulation, and amenity/land management provisions. The purpose is to achieve a safe, secure and qualitative environment and to ensure a mix of accommodation within each phase of development and across the site as a whole. Planning applications should be made comprehensively for each phase of development and will be expected to demonstrate compliance with the following guidelines.

Housing

8.2 Fig. 4 across refers to land for housing. The *indicative* capacity figures are given to assist consideration of a viable development package. The actual capacity of the site will be determined by the grant of planning permission.

Form and Density

8.3 A formal, angular arrangement of properties with strong building lines is needed to create 'streets' which are characteristic of the village. The form and density of development should be tighter/higher (15 dwellings per ha.) towards the core and existing village edges; and looser/lower (5 dwellings per ha.) towards the fringes of the site. This gradation could be emphasised with groups of houses/individual units arranged to step up or down to one another.



lower ground towards the canal

Particular emphasis will be placed on presenting an attractive development to the Canal and the A82(T), notably with regard to the orientation of buildings and boundary definition (see 8.15 below) including the opportunity to enable views from Abertarff Place to filter through and extend over buildings where possible.

	<i>Owner</i>	<i>area (ha.)</i>	<i>equivalent residential capacity</i>	<i>Phase</i>
A	L Clark	0.18	4	3
		0.18		
	<i>Owner</i>	<i>area (ha.)</i>	<i>equivalent residential capacity</i>	<i>Phase</i>
B	T Martin	0.25	as Fig.4	1/2
		0.25		

Fig. 5: Business Land/Options

Mix

8.4 The type, size and tenure of accommodation should be consistent with the local Needs Assessment, updated as necessary. The range of dwellings should generally embrace 1-2 storey detached, semi-detached and terraced properties with, exceptionally, possibly 3 storey flatted units creating a focus towards the core. Rented, shared ownership and outright owner-occupied homes should include opportunities for serviced/self build plots. Consideration should be given by the agencies/developers as part of future negotiations with landowners to provision for their family needs where appropriate and where consistent with the overall objectives of this Brief.

Design

8.5 Development should ensure 'identity' and a good 'fit' of housing with the existing village and its setting. Common 'themes' should permeate through each phase. This should be achieved moreover by the use of traditional styles, materials and features incorporating innovation in the construction and appearance of buildings; and will be expected to extend to environmental management, including the treatment of surfaces (see 8.13).

Dwellings should be designed with:

- ◆ affordable homes - to be provided through the **grant** system - consistent with Communities Scotland's guidance*;
- ◆ simple, solid appearance and a ratio of span to height of 1.1-2.5 to ensure suitable proportions;
- ◆ scope for expansion into the roof-space or to the rear, in a form complementary to the original house and to the privacy and daylighting requirements of neighbouring occupiers. Developers are encouraged to demonstrate such options in submitted designs;
- ◆ predominant materials such as wet-harl and preferably slate or suitable alternative, or occasional timber. Roofs should be 40-45 degree pitch with chimneys set square on the ridge; and vertical window openings;
- ◆ walls enclosing the curtilage of dwellings or groups of dwellings finished in matching materials or local/natural stone;
- ◆ the highest standards of energy efficiency (NHER 7/8) including solar gain.



scope to expand local businesses

* Housing for Varying Needs - A Design Guide: Communities Scotland
Sustainable Housing Design Guide for Scotland: Communities Scotland

Business

8.6 Opportunities are identified for economic development particularly in association with the A82(T) site (frontage). Adjacent landholdings located at grade with the trunk road and alternatively at a lower level, are considered suitable for business use or craft units. The development of modular advance/starter buildings comprising 500-1000 sq. ft. floorspace and related parking is earmarked by Inverness and Nairn Enterprise. The purpose is to provide - together with opportunities within the village centre and further a field in Fort Augustus - a choice of locations for new, small scale/clean-green economic enterprises in circumstances which are attractive to a range of businesses and capable of being integrated within the village. Activities which do not sit comfortably with housing at Market Hill will be directed to other locations and scope exists in the longer term to review the effectiveness of this reservation.

8.7 Consideration may be given to the potential for canal-related services/accommodation amalgamating Lovat Estate/ British Waterways ground fronting the towpath and landing stages towards and beyond the northern limits of the site. Whilst such uses are not considered to be part of the development (package) promoted in this Brief, landowners will be expected to contribute towards the cost of infrastructure on which such opportunities would depend (see 9.2 below).

Community/Leisure

8.8 0.70 ha. of land towards the north and within the site is allocated in the Deposit Draft Local Plan for community buildings or uses. Outdoor activities such as a bowling green/ tennis courts would maintain the predominantly open character to the Canal. These would relate well to the school playing fields and could provide for shared (pavilion) facilities. This land will be reserved for such activities pending a community project which might be eligible for funding assistance from Inverness and Nairn Enterprise and sources

such as the Sports Lottery/Community Funds and/or the Foundation for Sports and the Arts. In the event that the community should seek to provide such facilities in advance of the phasing principles at (7.1) above, service and temporary/construction access will require to be negotiated through the curtilage of the Academy.

8.9 A sports hall, swimming pool or library would be more appropriately sited either as part of the established Academy campus or at a suitable alternative location.

Open Space

8.10 In accordance with NPPG 11 and the National Playing Field Association Standards, recreation facilities should be located convenient and accessible, as follows:

- ◆ 1 LEAP (Local Equipped Area for Play) within 5 minutes/400 m. of every house extending to 400 sq. m. with 5 types of play equipment and seating. This should be centrally positioned and associated with phases 1/2;
- ◆ LAPS (Local Area for Play) within one minute/100 m. of every house extending to 100 sq. m. comprising grass/hard surface with seating; towards the north and south associated with phases 2/3.

	<i>Owner</i>	<i>area (ha.)</i>	<i>equivalent residential capacity</i>	<i>Phase</i>
A	L Clark	0.05	LAP/LEAP	3
D	H Clark	0.01	LAP	
		0.06		

Fig. 6: Open Space

These facilities will be provided to standards suitable for adoption and maintenance by the Council or an acceptable **Community Trust**-type arrangement which might provide the focus for a long term management scheme for a wider network of open spaces within the village.



potential for walking/cycle link

Access

8.11 Subject to the position of a new access to the A82(T), land will be reserved for one of the following, either

- ◆ construction of a T-junction with right turning lane positioned a minimum of 50 m. either north or south of the access to Abertarff Place; or,
- ◆ a roundabout incorporating the Abertarff Place junction, subject to assessment of likely traffic generation. This will include visibility splays and gradient standards indicated at (4.1) above.

The Scottish Executive is encouraged to investigate whether further safety/speed restriction measures are required on the A82 in association with the provision of access to the site as part of related detailed design work.

8.12 A 6 m. wide road with 2 m. path on either side will be constructed phase by phase as development proceeds. This will extend to the boundary of each phase to connect the main development areas. This road should feed 6.7 m. shared surface access roads/culs-de-sac serving up to 20 houses in accordance with the Council's Road Guidelines for New Development. Access will be reserved through to the school and the option - in the longer term - to create a loop with egress only to the A82(T) in the vicinity of the West End Garage will be safeguarded.

8.13 The entirety of the site should be **designed** as a 20 mph Home Zone. With no through-traffic, direct frontage access and occasional on-street parking should give the main thoroughfare an 'activity zone' character. The space between buildings should enable variation in the alignment and configuration of roads to 'calm' traffic; with textural treatments employed to enable shared pedestrian/vehicular use, denote parking and crossing points, and provide for enhancements by way of occasional trees and seats. Materials should be characteristic of the village, avoiding excessive use of pre-cast paviers.

Cyclist/Pedestrian

8.14 Multi-user routes are needed to provide safe, segregated and direct links with the existing network and effective connections with village facilities, including the Academy and neighbouring medical centre. Local assets should be adapted as thoroughfares, associating with open spaces, recreation facilities and amenities. These involve 'desire lines':

- ◆ north-south: using the dismantled railway bed through to the school and playing fields together with a parallel route linking the main development areas and extending to the canal;
- ◆ east-west: using existing accesses between Ash Cottage/Morenish and the Golf Course; and to the Canal towpath via the Gondolier/Estate march and the West End Garage/former Surgery.



protected heritage artefacts

	<i>Owner</i>	<i>"Spine" Road (m)/(ha.)</i>	<i>multi-user path (m)/(ha.)</i>	<i>Phase</i>
A	L Clark	140 / 0.14	200 / 0.06	
C	D Turnbull	200 / 0.20	n/a	1/2
D	H Clark	n/a	220 / 0.06	2/3
E	Lovat Estate	100 / 0.10	250 / 0.06	3
		340 / 0.44	470 / 0.18	

Fig. 7: Access and Circulation

Within the site, these cycle/footpaths should be 3 m. wide, hard surfaced and constructed to standards capable of adoption by the Council. Where routes enable access to the towpath or to adjoining grazings/Golf Course, 'kissing gates' or stiles or other appropriate measures should be incorporated at the edges of the site. Scope exists to use the underpass as part of the network of public routes promoted.

Landscape

8.15 Absorbing development into the setting will be dependent on the sensitive treatment of the interface between buildings and adjoining heath/grasslands, particularly where habitats enable an open aspect to and from the Caledonian Canal. Proposals will be expected to incorporate protective/land management measures to achieve:

- ◆ retention of the knoll and mixed trees together with the self generating woodland to the north-east;
- ◆ retention of the open character of the disused railway;
- ◆ retention of the elevated ground (where this is not subject to remodelling) together with i'clump' tree planting to i'soften' the skyline and contain the site to the south;
- ◆ additional intermittent planting of single trees in association with existing field boundaries;
- ◆ SUDS possibly within the lower ground towards the Canal.
- ◆ tree planting (with suitable rabbit proofing) of native species including birch and rowan, occasionally mixed with oak and fir.

Any off-site SUDS or public access should be subject to archaeological investigation and the continuance of crofting activity on adjoining land.

8.16 There will be a requirement to enclose the site to protect adjoining grazings and croftland. Consultation will be undertaken with the Crofters Commission in this regard. Dry-stone walling would be preferable to stock-proof fencing on the western edge and such materials should be employed to the A82(T) frontage. This could be pursued as part of a future community conservation project. Prominent i'block' walls or timber fencing would be intrusive and/or less durable, and should be avoided.

8.17 All other open spaces or i'safeguarded' land important to the functioning of the site will require to be maintained for amenity and public access purposes either wholly by the developer or, where land is treated and finished to adoptable standards, by the Council. Such requirements will be secured respectively through an agreed arrangement including an appropriate financial contribution (currently a capitalised sum equivalent to 18 x the annual maintenance cost).

	<i>Owner</i>	<i>area (ha.)</i>	<i>Specification</i>	<i>Phase</i>
A	L Clark	1.64	landscape	3
E	Lovat Estate	0.13	landscape	3
F	Highland Council	0.45	landscape	3
		2.22		

Fig 8: Amenity



aerial view of Fort Augustus

DEVELOPER CONTRIBUTIONS

9.1 Figs. 4-8 above indicate the extent of development, structural services and amenity space attaching to each landholding. Development of the site as a whole will be dependent on essential common infrastructure and facilities, including *land engineering, ispinei road, waste water and water supply services, SUDS, footpath/cycle paths, open space and affordable housing.* Their related costs (to derive from the Proposal: Feasibility above) should be met on a fair and equitable basis and should be attributable to contributions set against each landholding according to its respective share of the total development value. This Development Brief will provide the basis for valuation of each holding by the District Valuer if necessary. The Council will prepare a Protocol to guide the calculation and apportionment of such obligations.

9.2 These provisions will be part of a Section 75 Agreement to be secured prior to the issue of any planning permission and which will include all participating landowners, including those whose interests may be part of a later phase or phases of development

PROPOSAL: AGENCY INITIATIVE

Having regard to the local needs assessment and subject to approval of this Brief, Communities Scotland and the Highland Council expect to confirm an early commitment to the development of new homes. Subject to their joint decision-making remit, the agencies intend to pursue this through the Albyn Housing Society and/or the Small Communities Housing Trust and will consider the possibility of a public/private developer partnership.

Further to the allocation of funding through the Scottish Executive's Rural Partnership for Change Initiative, consideration will be given to a public/private sector development incorporating:

- ♦ *during the period to 2008 - some 30-35 houses of which no more than 50% (approximately 15 dwellings) should comprise affordable homes. These will be expected to integrate with private sector house-building. Subject to consideration by the agencies, a first phase of building could include 5-6 houses in the rented sector and 10-11 houses in the low-cost home ownership category, and;*

- ♦ *during the following 5 year period 2008-13 - development incorporating a further phase of affordable homes - as part of a similar public-private tenure mix - subject to monitoring and an up-dated Needs Survey.*

In these periods, development at Market Hill should not exceed an equivalent average completion rate of 10 dwellings per annum. Development will be expected to deliver a mix of tenure, type and size of accommodation together with RHOG/serviced sites - self build opportunities, suitable for the needs identified at 2.1 above.

As a minimum requirement, if circumstances necessitate, Affordable Housing (or equivalent financial contribution) will be sought at a rate of 25% of the total of any private sector building, in accordance with the Council's policy.

PROPOSAL: COMMUNITY PROJECTS

In view of the likely on-costs attaching to essential infrastructure and facilities, certain community facilities, off-site multi-user paths and other works may not be regarded as developer requirements unless essential to the functioning of the site. Notwithstanding the recreational facilities referred to at (8.8) above, these could include stonewalling, interpretation of the industrial/historical heritage and external routes. It is intended therefore that these works could be pursued as part of a programme of future environmental projects with funding assistance from the Council, INE and the Paths for all/Paths to Health initiatives.

SCHEDULE

10.1 The Council and partners expect this brief to provide a basis for development at such time as the terms of the Local Plan with respect to land at Market Hill are confirmed. Thereafter the Brief will provide supplementary guidance to the Inverness Local Plan in respect of planning applications, related infrastructure provisions and other considerations. The Brief will enable the agency partners, in agreement with landowners to pursue a Feasibility Study, land assembly, planning permission and their respective development programmes. The Council may wish to reconsider the terms of the Brief in the event that any agreed Modifications to the Local Plan arise with implications for land at Market Hill.

Market Hill

