

## **THE HIGHLAND COUNCIL**

### **INVERNESS CULLODEN AND ARDERSIER LOCAL PLAN**

#### **COMPLETION OF SOUTHERN DISTRIBUTOR ROAD PHASES III AND IV**

##### **MINUTE OF AGREEMENT**

##### **SCHEDULE 1 : FORMULA FOR CALCULATING LANDOWNER/DEVELOPER CONTRIBUTIONS**

###### **Purpose**

1.1 In accordance with the Adopted Local Plan the Council seeks to meet the costs of construction of phases III and IV of the Southern Distributor Road (SDR) through contributions from the owners/developers of land allocated for development which borders the route between Castle Heather and Ness Castle/Ness-side (see attached map).

1.2 This schedule sets out the principles governing the level of contribution by affected parties towards the cost of construction of the above phases of the SDR and the "formula" for calculating such sums. It comprises the Annex to the draft Minute of Agreement between The Highland Council and "heritable proprietors of the Development Site" (attached).

###### **PART ONE**

###### **Development Plan**

2.1 The formula derives wholly from the terms of the adopted Inverness Culloden and Ardersier Local Plan (1994). The Plan identifies the need for certain key elements of infrastructure to be in place prior to major edge of town development proceeding. In relation to the SDR in particular, policy 4.4.2 states:

*"Completion of phases III-IV is a pre-requisite of any development at Ness Side/Holm Mains and subsequently at Ness Castle and Culduthel/Slackbuie (4.1.8, 4.1.9, and 4.1.10)."*

2.2 In the strategy of the Plan, policy 1.4.1 expressly declares the Council's policy whereby developers will be expected to assist financially in the provision of essential infrastructure:

*"Further residential development on the periphery of Inverness has been earmarked for Inshes, Milton of Leys, Charleston and Ness Castle. Additional land required to meet the 25 year Local Plan target is also proposed at Culduthel/Slackbuie for later years. These allocations depend upon key infrastructure schemes and extensive amenity land provisions, towards which the Council will normally expect developer contributions where appropriate."*

## **Application**

3.1 The Local Plan identifies land for development around the fringes of Inverness subject to completion of further phases of the SDR. The formula will apply to land on the periphery of the Inverness built-up area, as specifically delineated in green on the attached map which forms part of this Annex.

3.2 The following categories of land are specifically excluded:

- (i) sites with the benefit of extant planning permission issued prior to 24 March 1999; and;
- (ii) ground allocated for certain community uses ie. open space, churches, schools and community halls,

for which no contribution will be levied where development occurs in accordance with the provisions of the adopted Local Plan.

3.3 For clarification, changes to existing buildings and other established uses within the delineated area are referred to in Part 5 para. 13.1.

## **Calculations of Financial Contributions by Landowner/Developers**

4.1 A common denominator needs to be established as the basis for financial contributions by individual parties ie. the amount of floorspace expected on completion of approved developments (see Table 6). This should be formulated to take account of differences in density and house types, and between residential and non-residential uses.

4.2 For residential development, the level of contribution reflects the total floorspace created for each development area. Average densities have therefore been applied reflecting the character of development anticipated on different sites (see Table 6).

4.3 For retail/leisure, office/industrial and community uses, the levels of contribution are commensurate with the demand which they place on the adjoining roads infrastructure. Accordingly, this formula allows for the conversion of various land allocations into *residential floorspace equivalent* figures (expressed in sq. m ) using scaling factors based on levels of traffic generated by different uses (see para. 9.1).

4.4 Paras. 5.1-9.2 below set out the principles for calculating residential floorspace and *residential floorspace equivalent* figures for all allocated land to which the Minute of Agreement refers.

## **Residential**

5.1 Residential land allocations provide for a variety of houses and flats to meet various needs and demand. There is a relationship between house type/size and density (no of houses per ha.) and plot ratio (ie. the proportion of built floorspace to total curtilage area). These differences are shown in Table 1(a).

**Table 1(a): Typical Private Sector Schemes Around Inverness**

<b>Market Type</b>	<b>Developer /Location</b>	<b>Gross Site Area (ha.)</b>	<b>No. of Houses</b>	<b>Density of Houses per ha.</b>	<b>Total Floor space (m. sq.)</b>	<b>Average Floor space per house (m. sq.)</b>
<b>Detached/ Low Density</b>	MacRae Kingsmills	0.5	9	18	1503	167.0
<b>Mixed/ Medium Density</b>	Tulloch Inshes	3.29	79	24	7001	88.6
<b>Flatted/ Higher Density</b>	MacRae Smithton	5.03	200	40	8469	42.3

5.2 Table 1(b) shows a set of proposed conversion rates for the purposes of this Annex. The total floorspace expected to derive on completion of development for each site allocated in the Local Plan for residential purposes is calculated by multiplying the site capacity (no. of houses) by the average floorspace per house. Table 7 summarises all residential allocations in these terms, according to individual landowner/developer interests.

**Table 1(b): Density Range and Average Floorspace**

<b>Density (houses per ha.)</b>	<b>Average Floorspace per house (sq. m.)</b>
0-4	160
5-9	100
10-14	95
15-19	90
20-24	80
25-29	70
30-34	60
35-40	50

## **Retail/Leisure**

6.1 Land considered suitable in principle for retail/leisure purposes embraces all land identified in the Local Plan for Commerce/Tourism and a proportion of the land identified for the development of District Centres.

6.2 Without prejudice to the Council's decision, the current planning application for a District Centre at Ness-side (IN/1998/933) proposes a mix of 80% retail/leisure to 20% community uses. For the purposes of calculations made in this Annex, this ratio applied to other land identified for development of a District Centre.

6.3 Plot ratios for various types of retail/leisure uses ie. the proportion of buildings to site (which includes parking, servicing and landscaping/amenity space) are taken from equivalent developments. The average floorspace per ha. for any of the developments below is calculated by dividing the proposed floorspace by the site area, as shown in Table 2.

6.4 The total floorspace deriving from completed development on each site allocated in the Local Plan for retail/leisure purposes is calculated by multiplying that site area (ha.) by the average floorspace per ha. for appropriate uses.

**Table 2: Proposed District Centre: Assumed Plot Ratio**

	Site Area (ha.)	Proposed Floorspace	Average Floorspace (m. sq.) per ha.
<b>PFS</b>	0.3	500	1660
<b>Hotel/ Restaurant</b>	0.9	1060	1180
<b>Supermarket</b>	1.3	2000	1540
<b>District shops</b>	0.5	325	650
<b>TOTAL</b>	3.0	3885	5030
<b>Average/Rate</b>			<b>1257.5</b>

6.5 These guidelines have been applied to all land identified for Commerce/Tourism and the District Centre allocations to establish an indicative capacity for each site with potential for similar types of development.

### **Office/Industrial**

7.1 Land considered suitable in principle for office/industrial use embraces all land allocated in the Local Plan for Business/Industry.

7.2 Since the Local Plan encourages small businesses and local job opportunities, it is assumed that 50% of land so allocated will be developed for offices and 50% for light industry, workshops or similar enterprises.

7.3 Developments of similar character comprising part of established expansion areas or located adjacent to completed sections of the SDR have been used to establish average plot ratios in this category (expressed as floorspace per ha.), see Table 3. This is calculated by dividing the built floorspace by the site area.

7.4 The total floorspace expected to derive on completion of development for each site allocated in the Local Plan for office/industrial purposes is calculated by multiplying the average floorspace per ha. by the site area (ha.) for appropriate uses.

**Table 3: Assumed Plot Ratio for Office/Light Industrial Uses**

<b>Development/Use</b>	<b>Site Area (ha.)</b>	<b>Approx. Floorspace</b>	<b>Average Floorspace per ha.</b>
<b>Beechwood Park, Inshes (offices)</b>	2.25	3360	1500
<b>the Industrial Estate, Smithton (light industrial units)</b>	0.65	1220	1875
<b>TOTAL</b>	2.9	4580	3375
<b>Average/Rate</b>		2290	1687.5

7.5 These guidelines have been applied to all land identified for Business/Industry to establish an indicative capacity for each site with potential for similar types of development.

### **Community**

8.1 Land considered suitable in principle for community use embraces all land allocated in the Local Plan for such or identified as Public Buildings/Land; and further to 6.2 above, 20% of land allocated for the development of District Centres.

8.2 Of the land not allocated for District Centres, the assumption is made that in any mix of community uses, some 50% would comprise developments from which no contribution would be expected, as explained at 3.2(ii) above.

8.3 Developments of similar character comprising part of established expansion areas are used to establish an average plot ratio in this category (see Table 4).

8.4 The total floorspace expected to derive on completion of development of land allocated for Nursing Homes is calculated by multiplying the average floorspace per ha. by the site area. For other community land the same calculation is made, with the total floorspace divided by 2 in accordance with 8.2 above.

**Table 4: Assumed Plot Ratio for Community Uses**

<b>Development/Use</b>	<b>Site Area (ha.)</b>	<b>Actual Floorspace</b>	<b>Average Floorspace per ha.</b>
<b>Nursing Home</b>	0.8	1900	2140
<b>Hall, Dentist and Day Nursery</b>	0.5	500	1000

8.5 These guidelines have been applied to all land identified for community uses to establish an indicative capacity for each site with potential for similar types of development.

#### **Scaling Factors : Calculating Residential Floorspace Equivalent**

9.1 The above formulae 6.1-8.5 provide a basis for calculating potential floorspace deriving from different non-residential developments. However, since the intensity of traffic generation associated with these varies considerably, *scaling factors* have been introduced to convert potential floorspace to their *residential floorspace equivalents* to ensure contributions fairly reflect such circumstances. Scaling factors are based on daily traffic generation rates (TRICS database) and Council parking standards per 100 sq. m. of floorspace as indicated in Table 5.

**Table 5: *Scaling Factors to Convert Non-residential Uses to the Residential Floorspace Equivalents***

<b>Use</b>	<b>Daily Trips /100 sq. m.</b>	<b>Parking Spaces/100 sq. m.</b>	<b>Factor Applied</b>
<b>Residential</b>	7.7	2 (per house)	1.0
<b>Retail/Leisure</b>	113.0	10	10.0
<b>Office/Industrial</b>	10.0	3	1.5
<b>Community</b>	67.0	10	7.5

9.2 The *residential floorspace equivalent* for retail/leisure, office/industry and community uses for each development site is calculated by multiplying the potential floorspace figure from development by the appropriate *factor* in Table 5 above.

## PART TWO

### Land Ownership and Development Potential

10.1 Table 6 summarises the development potential of allocated land attributed to known ownerships associated with the SDR.

**Table 6: *Ownerships and Development Potential***

<b>Landowner/ Developer</b>	<b>Allocation/ Use</b>	<b>Local Plan ref.</b>	<b>Site Area in (ha.)/(no. of houses)</b>	<b>Average/ Standard Rate Floorsp. per site/ (unit)</b>	<b>Scaling Factor</b>	<b>Residential Floorspace Equivalent</b>
1. M. MACKENZIE	Residential	4.1.3(g)	7.4/(35)	(160)	1.0	5600
		4.1.10 (part)	2.7/(50)	(90)	1.0	4500
	Retail/ Leisure	n/r	1.5	1180	10.0	17700
2. UNITED AUCTIONS	Residential	4.1.10 (part)	23.0/(432)	(90)	1.0	38880
	Retail/ Leisure	n/r	1.0	1180	10.0	11800
		n/r	0.5	650	10.0	3250
		4.1.10	2.2 (part)	2766	10.0	27665
	Office/ Industrial	4.2.7(b)	4.0	1687.5	1.5	10125
	Community	n/r	0.5	500	7.5	3750
		4.1.10 (part)	0.5	250#	7.5	1875
3. TULLOCH	Residential	4.1.10 (part)	21.3/(396)	(90)	1.0	35656
4. McD. TRUST	Residential	4.1.8(r)	0.8/(8)	(100)	1.0	800
5. MACRAE	Residential	4.1.8(p) (part)	4.0/(87)	(80)	1.0	6960
		4.1.8(q) (part)				
		4.1.9 (part)	4.2/(70)	(90)	1.0	6300
6. MACRAE FAMILY	Residential	4.1.8(n) (part)	1.9/(36)	(90)	1.0	3240
		4.1.8(p) (part)	4.7/(107)	(80)	1.0	8560
		4.1.8(q) (part)				
	Community	4.3.16(i)	0.5#	250	7.5	1875

<b>Landowner/ Developer</b>	<b>Allocation/ Use</b>	<b>Local Plan ref.</b>	<b>Site Area in (ha.)/(no. of houses)</b>	<b>Average/ Standard Rate Floorsp. per site/ (unit)</b>	<b>Scaling Factor</b>	<b>Residential Floorspace Equivalent</b>
7. TYSER TRUST	Residential	4.1.9 (part)	29.9/(508)	(90)	1.0	45720
	Community	4.3.26	0.9	2140	7.5	16050
8. A. RAPSON	Residential	4.1.9 (part)	1.9/(32)	(90)	1.0	2880
9. H. ALLAN	Retail/ Leisure	n/r	1.0	1180	10.0	11800
<b>TOTAL</b>						<b>264986</b>

n/r part of wider/longer term allocations in Local Plan  
# 50% contribution rate

10.2 Based on the calculations in Table 6, the total *residential floorspace equivalent* of development land bordering the SDR is 264,986 sq. m.

10.3 The development contribution per sq. m. of *residential floorspace equivalent* is calculated by dividing the SDR construction costs by the total floorspace (see Table 7).

**Table 7: Road Procurement and Development Contributions per sq. m. for New Housing**

<b>estimated construction cost</b>	£3,500,000
<b>total residential equivalent floorspace</b>	264,986
<b>development contribution per sq. m. for new housing</b>	£13.21

## **PART THREE**

### **Procurement and Construction Costs**

11.1 This Schedule is formulated on the basis that phases III and IV of the SDR will be built using allocations from the Council's Capital Plan in the years 2000/01, underwritten by financial contributions from landowners/developers. Such construction works are estimated to cost £3,500,000.



## **PART FOUR**

### **Calculation of Contributions by Landowners/Developers**

12.1 The **actual** contribution by individual landowners/developers is calculated by multiplying the *development contribution per sq. m.* (Table 7) by the total *residential floorspace equivalent* for all developments as defined under each grant of planning permission in the context of the Agreement to which this schedule is part.

## **PART FIVE**

### **Changes to Existing Buildings or Established Uses**

13.1 For the avoidance of doubt, any significant enhancement of existing buildings or established uses which requires grant of planning permission will be subject to financial contribution of 50% of the sum attributable to the use/allocation concerned for the floorspace area involved. Extension of existing buildings or established uses which require grant of planning permission will be subject to the full rate attributable to the use/allocation concerned for the net additional floorspace area created.

Planning and Development Service  
The Highland Council  
9 June 1999

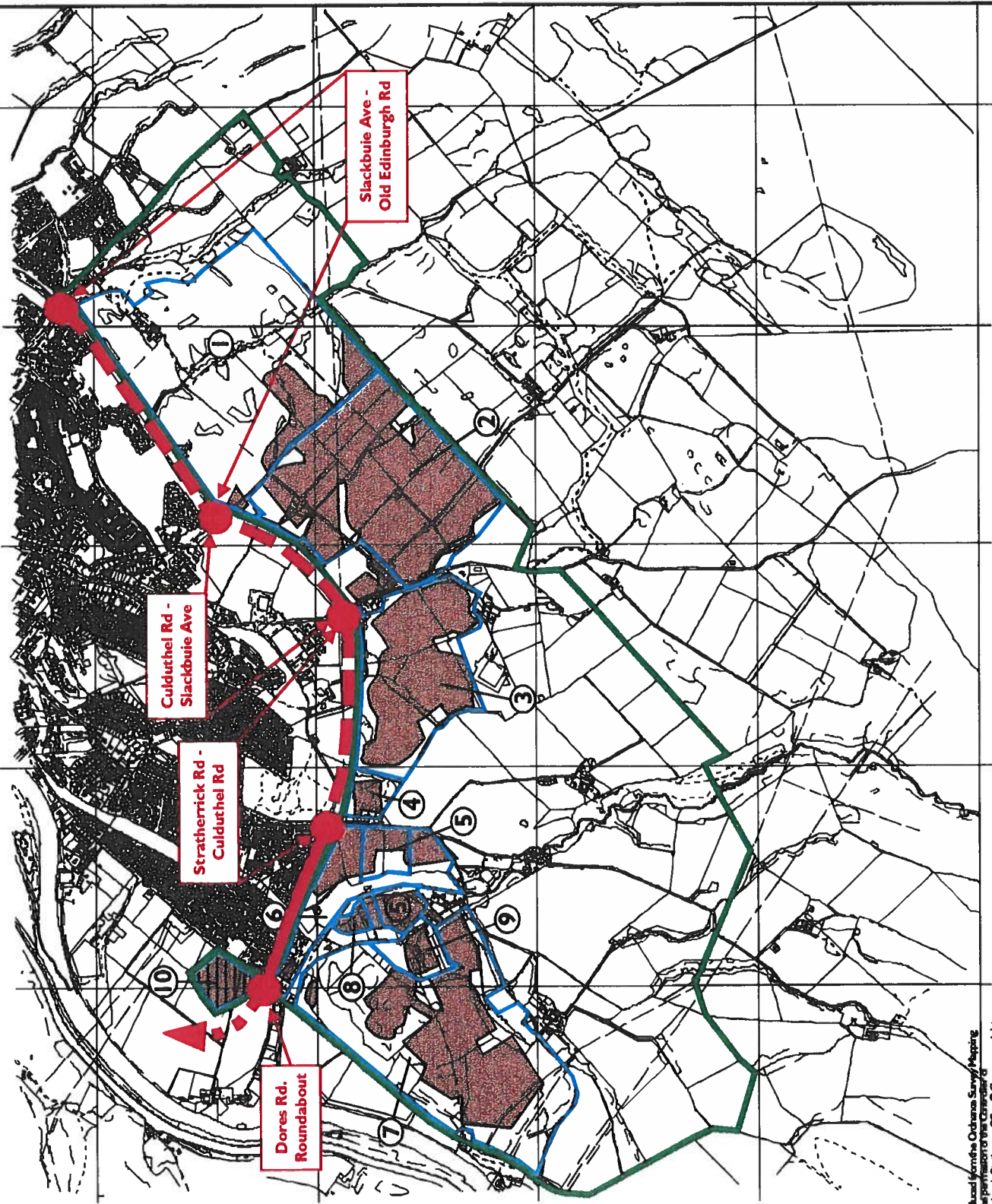
# Inverness, Culloden & Ardersier Local Plan

## COMPLETION OF SOUTHERN DISTRIBUTOR ROAD PHASES III & IV

Minute of Agreement :  
Schedule I :  
Formula for Calculating  
Landowner / Developer  
Contributions

- AREA SUBJECT TO AGREEMENT
- LAND FOR ALLOCATED DEVELOPMENT
- PROPOSED DISTRICT CENTRE : NESS-SIDE
- OWNERSHIP
- SDR PHASES III - IV
- COMPLETED
- PHASE V

PLANNING & DEVELOPMENT SERVICE  
HIGHLAND COUNCIL



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