

Inverness East Development Brief

Bhrath-Leasachaidh Inbhir Nis an Ear



Adopted June
2018

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Section 1: Introduction

Introduction | Ro-ràdh

- 1 Inverness continues to grow and embed itself as the capital of the Highlands with city expansion and population growth of 1,495 between 2011 and 2016⁽¹⁾. As the city continues to prosper it is essential that land is made available to accommodate growth and deliver a high quality place for living, working and leisure.
- 2 This Development Brief (referenced in the rest of this document as 'the Brief') provides the detailed land use requirements for the Inverness East city expansion areas. It is based on the allocations and policies set out in the [Highland-wide Local Development Plan](#)⁽²⁾ and the [Inner Moray Firth Local Development Plan](#)⁽³⁾.
- 3 The Brief has been informed by a range of public consultation and forms part of the Development Plan for Highland and is a material consideration for planning applications.

Context

- 4 Inverness East is an area rich in landscape, natural and heritage assets. What initially appears as flat arable land bounded by the A96, Highland Mainline railway and existing urban edges is actually a long-settled landscape. There are historic sites, tree-lined field margins, gently undulating landscapes and several distinct character areas that make this place unique.
- 5 The area is located at the foot of north facing slopes that roll into the Inverness Firth. Coupled with the Black Isle and Ben Wyvis massif to the north and mountains to the west, the firth provides a scenic Highland backdrop that offers an excellent opportunity to take advantage of a high quality landscape setting in easy reach of the city centre.
- 6 Well-established communities surround the Brief area and enjoy a range of facilities and activities but there is potential for improvement. Culloden Academy serves as a hub of community activities, providing secondary education and a range of sports and community facilities managed by Highlife Highland.
- 7 There are around 7400 existing homes within walking distance (1 km) of the Brief boundary and around 8 % of these are Council-owned. Similar to the national context, access to social and private rented housing in the area is limited but in high demand.
- 8 The proximity of the area to the city centre means it is an ideal location for easy commuting by bicycle, bus or road (around 2-5 km). There are a range of employment hubs around the area including Inverness Campus, Cradlehall Business Park, Raigmore Hospital, LifeScan, Beechwood Business Park, Inverness Retail and Business Park and Inshes Retail Park. As well as these hubs, economic activity and employment is distributed among communities in

1 <http://highland.maps.arcgis.com/apps/webappviewer/index.html?id=7a7b626c26234480896d72072ada7ded>

2 http://www.highland.gov.uk/info/178/local_and_statutory_development_plans/199/highland-wide_local_development_plan

3 http://www.highland.gov.uk/info/178/local_and_statutory_development_plans/202/inner_moray_firth_local_development_plan

existing neighbourhood centres, primary schools and local facilities. Planning permission has already been granted at Stratton for the first phase of this city expansion area, including a new town centre on Barn Church Road, also providing economic and employment potential.

- 9 Movement between major destinations like the city centre and the Brief area is constrained by the Highland Mainline railway to the west and south, the A9 road to the west and the A96 road to the north. Opportunities for crossing the railway by motor vehicle are limited to Tower Road to the south and the A96 to the north via the Raigmore Interchange. Similarly, crossing the A9 by road is limited to an over-bridge at Inshes, an underpass at Milton of Leys or the A96 at Raigmore Interchange.
- 10 Movement on foot or by bicycle is less constrained. National Cycle Network Route 1 provides a range of cycleways (including on-road shared surface paths) just south of the Brief area. A dedicated pedestrian and cyclist crossing over the railway at Inverness Campus provides a good link along with the 'Golden Bridge' over the A9 at Inverness Campus. There is also footway and cycle provision at the A9 overbridge at Inshes and at the Raigmore Interchange. Future development of a dedicated bus bridge (including access for cyclists and pedestrians) from the north of Inverness Campus to Inverness Retail and Business Park will further improve movement for pedestrians, cyclists and buses.
- 11 There is a heavy reliance on car-based travel in the area. The A96 dualling scheme and A9/A96 link road (referenced in the rest of this document as 'East Link') proposals seek to reduce Raigmore Interchange congestion and remove local journeys from the trunk roads. The four specific scheme objectives for East Link are available [online](#)⁽⁴⁾ Development in this area could cause increased reliance on car journeys but could also offer opportunity to enhance non car based travel by increasing the number and convenience of pedestrian and cycle links, reducing active travel times and by enabling bus operators to introduce new bus routes that widen access to public transport.
- 12 The pressure for land use change across the area is demonstrated by the consented development at Stratton Farm, the [A96 Dualling Scheme](#)⁽⁵⁾, and proposals for an [East Link](#)⁽⁶⁾ across Ashton Farm. The Brief takes these factors into account.

Expected Future Development

- 13 On completion of all phases of development, the Brief area will provide the following.
 - A network of up to 3,000 homes in distinctive walkable neighbourhoods with a mix of housing types and tenures.
 - 23.6 ha of employment land.
 - A community core (Ashton Centre) including community facilities, shops, places for food and drink and for leisure.
 - A secondary school with community facilities.
 - Two, two-stream primary schools.

4 <https://www.transport.gov.scot/media/6144/a9-a96-inshes-to-smithton-leaflet.pdf>

5 <http://www.transport.gov.scot/project/a96-dualling-inverness-aberdeen>

6 <http://www.transport.gov.scot/project/a9a96-inshes-smithton>

Section 1: Introduction

- A district park (Ashton Park), two linear parks, local play areas and open space, community growing spaces and a well-connected high quality green network.
- A dedicated cycleway and network of active travel routes.
- A 'Main Street' that connects the network of new and existing neighbourhoods.

Using This Document

The Brief is separated into seven sections described below, three appendices provide further information. Throughout the document there are hyperlinks shown in underlined blue text that link to other sources of information and hyperlinks shown in inverted commas that take the reader to different parts of the Brief. Where referred to, 'the Masterplan' refers to the series of maps and illustrations throughout the Brief that set out how development in the area should deliver the Vision.

Section 1:'Introduction' - sets the context for the Brief, and describes and illustrates the Vision for the area.

Section 2:'Indicative Masterplan' - explains and illustrates the masterplan for the area which interprets the Vision.

Section 3:'Key Infrastructure' - sets out the major infrastructure components required to enable development and achieve the Vision.

Section 4:'Character Areas'- breaks the Brief down into five character areas, sets out how the Vision should be delivered in these areas and describes development criteria that will be used in decision making.

Section 5:'Placemaking Principles' - describes the key principles that developers must follow to deliver high-quality places through a design-led approach.

Section 6:'Infrastructure Delivery'- sets out how major infrastructure components will be funded, including what contributions the Council will seek from developers to offset the impacts of their development.

Section 7:'Phasing' - describes the phasing of development into early, middle and late phases and links parcels of land with infrastructure required to be delivered in tandem.

Vision

- 14** The aim for the Brief area is to deliver a high quality place for living, working and leisure. The area is a mixed use major city expansion led by residential development. The Vision for the area is represented by the following four criteria and illustrated in Map 1.1 'Vision'. We expect new development proposals to fully address these criteria, along with the development criteria set out in Section 4: 'Character Areas' and Section 5: 'Placemaking Principles'.

Vision Criteria

A series of **high-quality** distinctive and well designed places, some characterised by a sense of enclosure and mature trees and others by coastal and mountain views.

A **well-connected** and easy to move around place where pedestrians and cyclists are prioritised, people have access to good public transport and vehicles move in a safe way.

A series of places with attractive, inviting **destinations** for people to meet, socialise and do business, where communities have easy access to usable green infrastructure and facilities.

Places that promote vibrant **diverse** communities with access to a range of housing types and tenures and good quality locations for business and leisure.

- 15** To achieve the Vision, development will deliver a new walkable destination in the heart of the Brief area with an attractive civic space and range of uses such as shops, cafés, offices and other services. This central destination will adjoin a district park. Surrounding, walkable neighbourhoods will feature their own local places with amenities like play areas and open space. Development will build on existing city centre links and forge new routes.

Inverness East Development Brief Vision



Development Brief Boundary



Development



Built Development



High School



Primary School



Ashton District Park



Sports Facilities



Proposed Prison Site

East-West Connection



Views



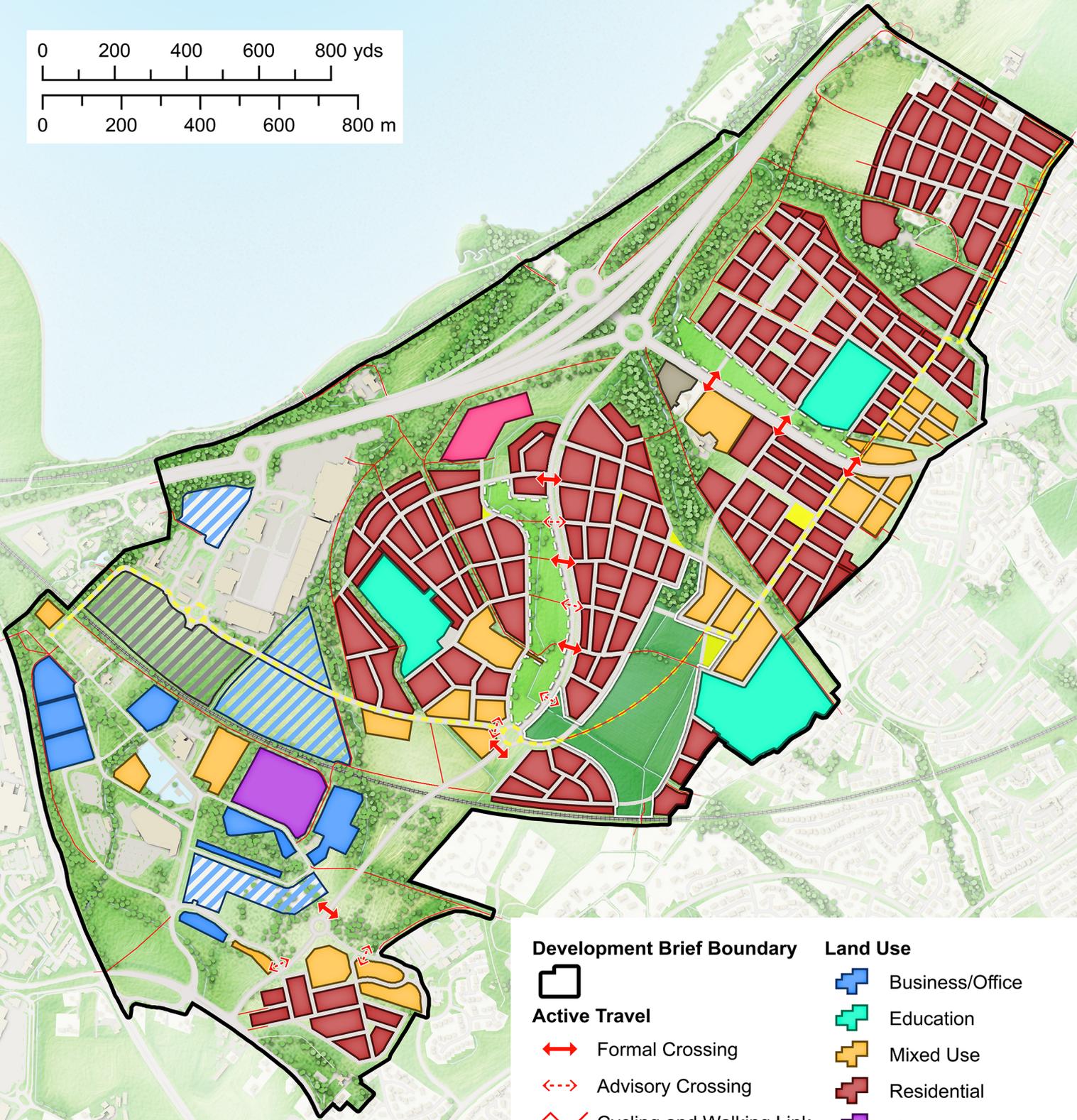
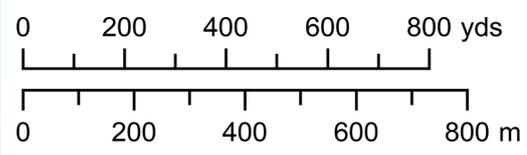
Indicative Masterplan | Plana-Maighstir Taisbeanach

- 16** The Indicative Masterplan for development in the Brief area is shown in Map 2.1 'Indicative Masterplan'. It sets out how the 'Vision' will be delivered through the planning system. The Masterplan refers to all of the maps and illustrations shown throughout the Brief.
- 17** The form and layout of the Masterplan has been shaped by feedback from the local community and other stakeholders, site-specific constraints, in particular flood risk and the need to safeguard green infrastructure, and local and national planning policy on the creation of high quality, successful places.
- 18** The Masterplan establishes a framework for the location and built form of development blocks, movement routes and open space, and interprets the Vision into the following key objectives for the creation of a high quality, successful place:
- Promote a wide variety of housing types and tenures to ensure each new neighbourhood is socially inclusive and provides choice and opportunity to a wide range of home-buyers and tenants.
 - Make land available for community facilities such as schools in parallel with the construction of new houses.
 - Integrate development into the existing landscape structure by ensuring the layout of blocks, streets and active travel routes safeguards and utilises natural assets such as green corridors and riparian woodland belts.
 - Locate development to maximise the attractive outlook to existing and new greenspaces and to the Firths by, for example, orientating homes so that as many residents as possible benefit from park, woodland and Firth views.
 - Provide community, commercial and recreational facilities in locations central and accessible to communities to maximise potential for people making dual or multi-purpose visits.
 - Promote a range of residential and employment densities to sustain new businesses, shops, community facilities, public transport and other amenities.
 - Establish a clear hierarchy of connected routes and spaces that maximises linkages for active travel, public transport use and vehicle movement to and through the Brief area.
 - Create legible, distinctive neighbourhoods that have separate identities, a degree of physical separation and landmark buildings to orientate local residents and visitors.
- 19** The extent of the developable land within the Development Brief is based on SEPA flood maps. Each development will be required to carry out a site specific Flood Risk Assessment for each application to confirm the developable land out with the 1:200 flood extents. The limits of the developable land could therefore increase or decrease and its geometry change, beyond what is currently shown. It is the Council's preference for any flood risk assessment to be strategic in nature to deliver the most effective flood management and a layout that contributes positively to placemaking.
- 20** For development in the Brief area that exceeds 2 ha in area, or 50 houses, or on other sites deemed appropriate by the Council, a detailed masterplan (as described in Appendix 2) must be prepared by a suitably qualified multi-disciplinary team. Any detailed masterplan submitted in support of a planning application will be assessed on the extent to which it accords with:

Section 2: Indicative Masterplan

- The Vision, policies, Masterplan and Placemaking Principles set out in this Brief;
- The six qualities of a successful place, as defined in national planning policy (Distinctive; Safe and pleasant; Easy to move around; Welcoming; Adaptable; Resource-efficient);
- National planning guidance (e.g. PAN 83 *Master Planning*), including best practice examples.

Inverness East Development Brief Indicative Masterplan



Development Brief Boundary



Active Travel



Formal Crossing



Advisory Crossing



Cycling and Walking Link



Dedicated Cycleway

Open Space



Public Space



Ashton District Park



Linear Park

Land Use



Business/Office



Education



Mixed Use



Residential



Sports Facilities



Recycling Centre



Park and Ride



Business/Office Site



Potential Prison Site

Section 3: Key Infrastructure

Key Infrastructure | Prìomh Bhun-structar

- 21** The Council recognises the need to expand infrastructure to accommodate development and deliver the Vision for the Brief area. This section sets out major infrastructure requirements including school provision, transport infrastructure (cycle routes, public transport, roads and park-and-ride facilities), green infrastructure and waste and recycling facilities. It also promotes energy systems that reduce reliance on carbon-based fuels.

Education

- 22** The Highland Council monitors the capacities of primary and secondary schools to accommodate pupils in the region through the [School Roll Forecasts](#)⁽⁷⁾. This provides data to indicate what capacities schools are at and likely to reach based on various assumptions. These assumptions include factors such as the amount of land allocated for development in the Local Development Plan and assumed rates of windfall development (building on sites not identified for development in the Local Development Plan). It is informed by the [Housing Land Audit](#)⁽⁸⁾ (HLA) and both the School Roll Forecasts and HLA are updated annually.
- 23** As part of our review of infrastructure capacity in the Brief area we have completed an analysis which suggests that development will create greater longer-term needs than originally anticipated in the school roll forecasts. To address this, and current capacity needs, we have identified two primary school sites and one secondary school site within the Brief area. The Council will seek financial contributions from developers in the Brief area towards these infrastructure needs.
- 24** Section 6: 'Infrastructure Delivery' sets out the estimated costs that will be sought from developers. This figure will be subject to review based on detailed assessment of the needs at the time of individual planning applications.

Primary Education

- 25** One primary school site is located in the 'Stratton' Character Area and the other in 'West Ashton' as identified in the Masterplan. The Stratton school site is already in Highland Council ownership and is available for development in the short term to meet anticipated needs resulting from development as well as current school rolls pressure in this part of the City. The Stratton school currently does not have a funding commitment in the Council's Capital Programme.
- 26** The school site in the West Ashton area is anticipated for longer term development, outwith the current Capital Programme time period (2014/15 to 2024/25). This site will allow for flexibility in meeting future school demand in the longer term.

7 <http://www.highland.gov.uk/schoolrollforecasts>

8 http://www.highland.gov.uk/info/205/planning_-_policies_advice_and_service_levels/556/housing_land_information

Secondary Education

- 27** A new secondary school in Inverness has been agreed to as a prioritised project by the City of Inverness Area Committee, subject to Scottish Government funding. Through the phasing of development in the Brief area, the school site can be delivered in the medium term, allowing development, should funding become available within the Capital Programme time period.
- 28** The secondary school site is located within 'East Ashton', as identified in the Masterplan. The site was chosen due to its proximity to existing neighbourhoods and distance from current secondary schools. The future secondary will also be able to take advantage of its location next to the District Park and other neighbourhood amenities. Sharing this site with other community facilities may be an efficient way to deliver other community uses and will be supported. Recent examples like Inverness Royal Academy demonstrate success with this model.

Tertiary Education

Inverness Campus is home to key research and education departments from the University of the Highlands and Islands (UHI) and other academic institutions and offers enterprising organisations the opportunity to co-locate, work together and share knowledge to grow their businesses. The potential for opportunities for synergies between Inverness College UHI and local secondary schools should be explored and developed.

Dedicated Cycleway

- 29** A major influence in changing how people travel is the provision of safe, direct high-quality active travel routes. Section 2: 'Indicative Masterplan' illustrates the key active travel network and this includes dedicated routes and connections for pedestrians and cyclists.
- 30** It is expected that active travel routes are built to the Council's [Roads and Transport Guidelines for New Development](#) ⁽⁹⁾ to the desirable 3 m width for unsegregated shared use paths with verges of at least 1 m. The preference will be for well built bitmac paths, which provide a longer-term facility with lower whole-life costs.
- 31** Where a Core Path is affected by a development proposal, a recreation access management plan will typically be required and should be discussed with the Council's Access Officer at the earliest opportunity.
- 32** The Main Street will provide a spine of high activity due to the mix of uses and higher density of housing. This will create the ideal location for a new segregated cycle route through the Brief area, the Figure 3.1 'Dedicated Cycleway'.

9 http://www.highland.gov.uk/download/downloads/id/527/road_guidelines_for_new_developments.pdf

Section 3: Key Infrastructure

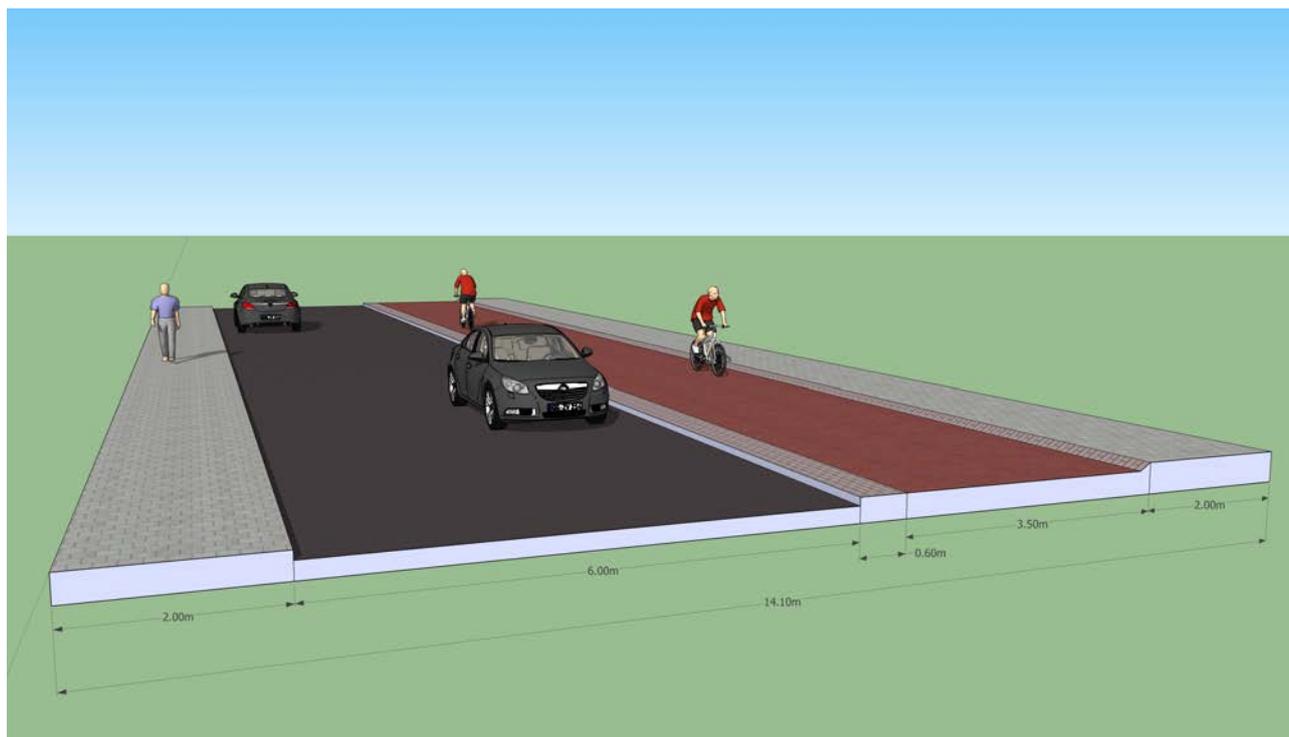


Figure 3.1 Dedicated Cycleway

- 33** This route will provide a direct priority route and seamless connection for cyclists along a desired east-west axis. It will link major destinations and recent active travel improvements at Inverness Campus (leading to the 'Golden Bridge', Raigmore and onto Millburn Road) across the Brief area to the suburbs of Smithton, Culloden and Balloch, and will continue as a segregated route through Ashton District Park.
- 34** The Council has secured the provision of the Dedicated Cycleway in the first phase of development at Stratton and Transport Scotland have incorporated it into their NMU strategy for 'Transport'. Developers of land along the Dedicated Cycleway will be required to provide a seamless connection for their phase of development to continue the route. This route should be a two-way segregated cycle lane (minimum cycling width 3.5 m, with additional 0.6 m separation between the road carriageway and cycle lane) designed to at least the minimum specifications shown in Figure 3.1 'Dedicated Cycleway' and should be provided up to the boundary of landownership. Careful consideration will be required to ensure cycle priority at major crossing points like at Ashton Centre and across East Link and this design work should be done in consultation with the Council's Development and Infrastructure Service.
- 35** Provision of active travel routes within development sites and connections to the wider network will be expected to be delivered by developers of the Brief area. This provision will typically be secured by planning condition. Map 3.1 'Active Travel' illustrates the key active travel routes in the Brief. It should be read alongside the Masterplan to confirm which routes within a proposed development site will require to be delivered as part of the development.

Inverness East Development Brief Active Travel



Section 3: Key Infrastructure

Transport

- 36** The safe and convenient movement of people is central to the success of Inverness East as a place. The Brief references ongoing investment in new strategic road capacity, but this is only one part of the solution. The Brief seeks to facilitate a shift from car-based travel to more sustainable forms because of its multiple benefits in reducing road congestion and harmful emissions combined with the health advantages of walking or cycling.

Bus Stops and Subsidised Routes

- 37** The current provision of bus routes is limited to Barn Church Road, the Inverness Retail and Business Park, and some other routes nearby. The Main Street must be designed to accommodate a new bus route. This will include the provision of bus stops, shelters and real-time travel information to ensure that all new development is within 400 m of a bus route. The Council has secured such provision in the first phase of development at Stratton.
- 38** It is expected that once the whole Brief area is developed there will be a commercially viable route along the Main Street to the city centre that connects at Barn Church Road in the east and Inverness Business and Retail Park in the west, potentially including the new bus bridge into Inverness Campus.
- 39** In line with the [Developer Contributions Supplementary Guidance](#), the Council will seek contributions from all developers in the Brief area towards the costs of new bus route infrastructure and, in earlier phases, towards subsidising this new route until it becomes commercially viable.
- 40** Section 6: 'Infrastructure Delivery' sets out the estimated costs that will be sought from developers. This figure will be subject to review based on detailed assessment of the needs at the time of individual planning applications.

Park and Ride

- 41** A 500-space Park and Ride facility was consented as part of the Stratton permission at the northern end of Barn Church Road. This facility may be phased (in line with the planning consent) with an initial 150 spaces in the early phase and the remaining 350 spaces in the medium or long phases. This facility has the potential to enable longer distance commuters and visitors to the city to utilise a sustainable mode of transport into the city centre. Once the Brief area is fully developed, it may also act as a public and active travel transport hub for those living, working and visiting the Brief area. Key active travel links to this facility that are expected to be delivered by developers are identified in the Masterplan.

Rail Halt

- 42** Rail lines connecting to Aberdeen and Perth pass through the Brief area and offer an opportunity for a new, local rail halt to serve residents wishing to travel to the city centre and beyond but also commuters, shoppers and other visitors wishing to visit destinations within the Brief area. Over the next 10 years, both the Perth and Aberdeen lines are scheduled for major investment in line capacity and timetabling of services and therefore this an opportune time for a local connection to the rail network.

- 43** However, there are financial, physical and technical challenges to establishing a new rail halt within the Brief area. The Highland Council is working with The Highlands and Islands Regional Transport Partnership (HITRANS) to further investigate the feasibility of a rail halt at Seafield, the Campus or Stratton. This feasibility will assess: market demand for the facility; technical issues such as signalling, line curvature and gradient; the likely degree of support from funding agencies and rail operators, and; an indicative cost for the facility. This work will require to be informed by a wider appraisal based on the Scottish Transport Appraisal Guidance.

Strategic Roads

- 44** Development of the Brief area requires parallel improvement in trunk and local road networks in the eastern part of the city. There are four principal road schemes:
1. East Link (better connectivity between the A96 and A9);
 2. Barn Church Road (widening of the existing carriageway between Smithton and the A96);
 3. Inshes Corridor (widening and junction improvements between Culloden Road and Raigmore Hospital);
 4. A96 (upgrading to dual carriageway standard).
- 45** Transport Scotland are progressing and funding the East Link and A96 schemes, the Highland Council are progressing the Inshes Corridor improvements and the developers of land at Stratton are widening Barn Church Road. The schemes are at different stages and therefore contain varying levels of detail on the design of the road and its junctions. All the schemes have had public consultation separate to that on the Brief. For each scheme the Brief safeguards land required for the proposal, requires direct provision of it or seeks developer contributions towards its completion (as set out in the Section 6: 'Infrastructure Delivery' section) and ensures a pattern of adjoining land use that is compatible with it.

East Link

- 46** The A96, Barn Church Road and Inshes Corridor schemes do not have a direct influence on the pattern of land use within the Brief area. However, East Link is integral to the pattern of land use within the heart of the Brief area.
- 47** Transport Scotland has announced its preference for the East Link route option and variant, as shown in the Brief, and will now commence detailed design work. The Council are working closely with Transport Scotland in progressing their designs. Any future junctions needed to connect East Link with development land will require to be funded and delivered by the developers of that land. The Masterplan shows the location of these additional connections at the northern end of East Link.

Sports Facilities

- 48** There is a recognised deficiency in sports facilities in the east of the city and the Brief area offers multiple opportunities to address this. The provision of new sports facilities on Inverness Campus can help address this deficiency in the shorter term, whilst a new district park and future high school offer opportunities to address the issue in the medium and longer term.

Section 3: Key Infrastructure

Green Infrastructure

- 49** An extensive network of green spaces already exists across the Brief area and provides multiple benefits for biodiversity, landscape and visual amenity and for contributing to the distinctiveness of future neighbourhoods. These features, including trees, burns and wooded gullies, constrain the potential for surrounding land to be developed through the need to safeguard roots, set back development from tree shading, and avoid areas identified as at risk of flooding on the [SEPA Flood Map](#)⁽¹⁰⁾. Existing watercourses shall be maintained and development set-back to create amenity spaces and blue/green corridors. Opportunities to include water features, SUDS ponds and natural flood management are encouraged to enhance green spaces. River restoration and improvements to waterbodies to improve habitat and biodiversity are encouraged along blue/green corridors.
- 50** The Brief promotes the retention and enhancement of many existing green spaces and the creation of new ones such as parkland to facilitate active travel, recreation, biodiversity, water quality and habitat connectivity. The various elements that make up the network of green spaces are identified in Section 2: 'Indicative Masterplan' and are shown in Map 3.2 'Green Network'. The extent of each type of green space meets and exceeds that which is required under the Council's Open Space in New Residential Development Supplementary Guidance.
- 51** Ashton District Park, the proposed 12-hectare park west of Ashton Centre will provide play, recreation and sport facilities as well as less formal areas featuring biodiversity improvements and river restoration, which could include re-meandering which would have natural flood management benefits. Given its scale, it is likely that this park will require to be delivered in two phases, in line with the phasing set out in this Brief. Developer contributions will be sought for the design and layout of park facilities which the Council will deliver. The Council will work with an appropriate community association to secure funding and manage the delivery of play equipment and the establishment of community growing space and/or allotments within the park.
- 52** As well as this formal park, a less formal linear park is identified as part of the consented masterplan for Stratton along the north eastern edge of Barn Church Road. This park will be delivered as part of the on-site provision of facilities by developers of future phases of development within this character area.
- 53** A similar less formal park mirrors the Stratton linear park at 'West Ashton', following the line of the existing burn and abutting the northern edge of the Main Street and the western edge of East Link. This park should be delivered as part of the on-site provision of facilities by developers of this area. The layout of the park should be informed by a detailed Flood Risk Assessment that confirms the flood extents, flow paths and depths of water. The park shall be designed by the developers to include access and amenity provided by the developers.
- 54** Inverness Campus also features a campus green with central water features that serve as an attractive feature and innovative drainage solution. This area plays an increasing role as an urban park for the east of the city.

10 <http://map.sepa.org.uk/floodmap/map.htm>

- 55** Where new planting schemes are proposed it is the Council's preference for the careful selection of appropriate native species to be used. Applicants should discuss planting schemes, including species selection, with the Council's Forestry Team at the earliest opportunity.

Allotments and Community Growing Space

- 56** The Highland Council is currently developing a [food growing strategy](#)⁽¹¹⁾ which will include our new approach to how we identify and deliver land for community growing and allotments. The current [Allotments Policy](#)⁽¹²⁾ sets out the Council's aims to increase provision across the region.
- 57** The Brief area offers potential to deliver allotments and community growing space for new and existing communities. The Green Infrastructure Map shows four key locations where allotments and/or community growing spaces could be delivered. These include land at Milton of Culloden South, where there is scope for the delivery of an integrated green space and growing space; Stratton, where the existing planning permission includes the provision of allotments in the next phase of development; within Ashton District Park; and at Inverness Campus.
- 58** Developers of land where allotments have been identified in the Masterplan will be expected to provide these areas as part of their development, in line with Section 6:'Infrastructure Delivery' and Section 7:'Phasing' of this Brief.

11 https://www.highland.gov.uk/info/1210/environment/321/climate_change/10

12 http://www.highland.gov.uk/download/downloads/id/5884/allotments_policy.pdf

Inverness East Development Brief Green Infrastructure



Development Brief Boundary
[Black outline symbol]

Growing Spaces/Allotments
[Circle with 'A' symbol]

Green Space

- [Red dashed outline symbol] Ashton District Park
- [Red dotted outline symbol] Linear Park
- [Yellow square symbol] Public Space
- [Light green square symbol] Informal Green Space
- [Dark green square symbol] Retained and Increased Woodland

Energy

- 59** In promoting sustainable development The Highland Council promotes national ambitions to transform the places we live through greater energy efficiency, more local energy systems and less reliance on carbon-based fuels. Future developments provide opportunities to deliver on these ambitions and have potential to achieve low or zero carbon status. The Development Plan for Highland already sets out requirements for developments in terms of their sustainability and energy efficient design. Applicants in the Brief area are expected to demonstrate how proposals comply with these policies, including how the scheme has taken account of [Scotland's Heat Map](#)⁽¹³⁾ and the measures outlined below. We are developing new and revised policies that will respond further to national strategies and policies.
- 60** Given the current greenfield nature of much of the site, neighbouring built up areas, and the number of new homes planned and varied mix of uses, the Brief area offers potential for a wide range of measures to be considered such as:
- Local generation (capture) of energy and heat, for example taking energy and heat from waste, water, air and sunlight;
 - Local distribution of energy and heat, for example networks of pipes for heating neighbourhoods;
 - Electricity and heat storage, enabling excess generation to be stored and later released for use when demand rises;
 - Electric vehicle charging infrastructure within the residential areas, mixed use centres at West Ashton, Stratton, Ashton and Inverness Campus, and at other destination sites and uses;
 - Air cleansing structures, keeping our air clean by filtering out pollutants;
 - Water re-use and cooling networks, perhaps in association with sustainable drainage systems.
- 61** The Council expects the potential for such measures to be incorporated in the development, be it built in at the outset or safeguarded and planned for future deployment, and will welcome engagement with landowners, developers and communities to consider opportunities – including options for how they can be delivered.

Waste and Recycling

- 62** Waste management facilities should be provided in line with the [Managing Waste in New Developments Supplementary Guidance](#)⁽¹⁴⁾.

13 <http://heatmap.scotland.gov.uk/>

14 http://www.highland.gov.uk/download/downloads/id/2866/managing_waste_in_new_developments_supplementary_guidance.pdf

Section 3: Key Infrastructure

Recycling Centre

- 63** The existing Council recycling centre at Henderson Drive has the highest throughput of waste and recycling in the region and amongst the highest in Scotland. With significant growth of the city through Inverness East and other areas, like Tornagrain, it is likely that the pressures on this facility will increase. Whilst there is no current commitment to create new recycling centres in the city, it is important that appropriate land is reserved for such a use, as shown in Map 3.3'Recycling Facilities'.

Recycling Points

- 64** The Council has made a commitment to work towards the Charter for Household Recycling in Scotland and therefore seeks to meet the essential and desirable requirements set out in the [Household Recycling in Scotland Code of Practice](#)⁽¹⁵⁾.
- 65** New developments should provide glass recycling points to provide sufficient capacity for residents at a maximum travel distance of 1 km from every household. They should be sited away from sensitive uses, but near focal points of the community like retail and community uses, excluding schools (to minimise safety risks).
- 66** The Council will seek developer contributions from residential developers within the Brief area towards the cost of providing glass recycling points or equivalent gifted land. Developers of land where recycling point locations have been shown in Map 3.3'Recycling Facilities' should ensure that 20 m² of hardstanding is created and reserved within the development that is accessible to enable a refuse collection vehicle for regular servicing (e.g. within a car park). The Council will use contributions from residential developers to secure sufficient control of this land to provide and service glass recycling bins. Exact specifications and requirements for the locations shown below should be discussed with the Council's Community Services prior to submitting a planning application.
- 67** Map 3.3'Recycling Facilities' identifies the location of existing and suggested new recycling points for the Brief area.

15 <http://www.zerowastescotland.org.uk/sites/default/files/Household%20Recycling%20COP%20v2.pdf>

Inverness East Development Brief Recycling



Development Brief Boundary



Recycling Facilities



Recycling Centre Site



Existing Recycling Point



Future Recycling Point

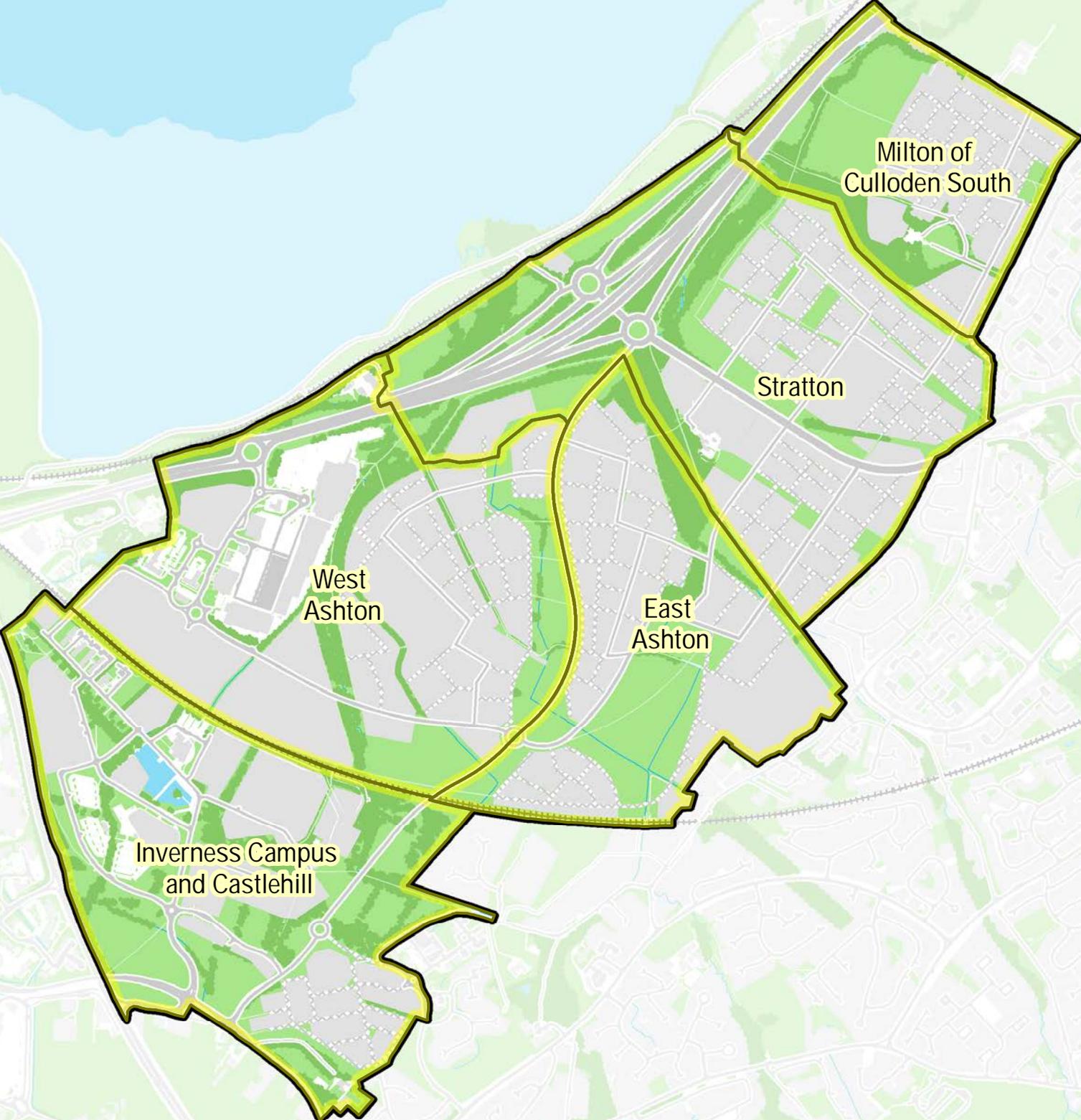
Section 4: Character Areas

Character Areas | Raointean Caractair

- 68** Five character areas are identified in the Brief area, as shown in Map 4.1 'Character Areas'. These areas are distinguished by location, landscape features and transport infrastructure including East Link and are described in terms of the appearance and function of the neighbourhood once completed.
- 69** The development criteria set out for each area and in Section 5: 'Placemaking Principles' describe requirements that should be addressed in the preparation of masterplans, block and street layouts, and in the design of buildings, open space and greenspace, to achieve the [six qualities of a successful place](#) ⁽¹⁶⁾ defined in national planning policy:
1. Distinctive;
 2. Safe and pleasant;
 3. Easy to move around;
 4. Welcoming;
 5. Adaptable; and
 6. Resource-efficient.
- 70** Whilst the unique character of each area helps to define and create distinctive new places, it is essential that each area contributes to the overall 'Vision' for the Brief area, integrating well with the surrounding context, promoting strong connectivity and delivering high quality public open space.

16 <http://www.gov.scot/Topics/Built-Environment/AandP/InspirationalDesigns/6qualities>

Inverness East Development Brief Character Areas



Development Brief Boundary

Character Areas


Section 4: Character Areas

West Ashton

- 71** West Ashton will be a predominantly residential neighbourhood whose southern edge fronts onto the Main Street and incorporates employment land adjoining Inverness Campus. Its western edge will be occupied by Inverness Retail Park and includes land allocated for business use west of Eastfield Way and the site of HMP Highland, which was recently granted planning permission in principle. West Ashton's Main Street will support higher density, mixed-use development with potential for residential, business and community uses served by good public transport links. North of this street, medium density residential streets will gradually give way to lower density blocks at neighbourhood edges.

The neighbourhood will be separated from East Link by Ashton Burn Park, a large linear park that follows the line of the existing burn.



Map 4.2 West Ashton Character Area

Development Criteria specific to West Ashton

1. Ashton Burn Park will be designed to incorporate formal play areas, active travel routes and appropriate planting, including street trees and parking, including cycle parking.
2. The Main Street will be designed for safe movement with a hierarchy that begins with pedestrians, cyclists, public transport, then private vehicles.
3. Landmark buildings and boundary treatments, including gateway features to Ashton Centre, will make it easy for pedestrians, cyclists and motorists to 'read' and navigate through the neighbourhood.
4. The Dedicated Cycleway will be delivered as part of the East Link project, ensuring a seamless connection to the Prison site which will link users to the bus bridge and Inverness Retail Park.
5. The existing core path (IN08.10) will be integrated into the new block layout, safeguarding associated green infrastructure (trees, ditch, boundary hedges etc.) and improving active travel links to Inverness Retail Park.
6. The existing active travel route crossing the Highland Mainline Railway at Inverness Campus and linking to Inverness Retail Park will be retained and realigned where necessary.
7. Safe, attractive walking and cycling routes will be provided:
 1. from Inverness Retail Park to Stoneyfield Business Park.
 2. from the new primary school to East Ashton, Inverness Campus and neighbourhoods south of the rail line, including:
 - links to and under East Link where the road crosses the rail line;
 - a minimum of three crossing points on East Link in addition to those provided at road intersections.
8. Buildings and boundary treatments at Ashton Farm will be reused or redesigned so that the area continues to benefit from its distinctive character and landmark features.
9. Homes will be orientated so that as many residents as possible benefit from views of greenspace, including parks and woodland, and to ensure good passive surveillance of open space including frequently spaced building entrances and windows.
10. A new public open space will be created to form a gateway feature between the residential area/neighbourhood centre at Ashton Farm and the Main Street.
11. Car park/service areas for commercial uses will be wrapped by surrounding properties.

- 72** A new primary school is proposed close to Ashton Farm, surrounded on three sides by residential properties. The Ashton Farm buildings and boundary treatments present opportunities for adaptive reuse with potential for blocks to be developed as a medium density, local centre supporting services and community uses. This will front onto a small civic space to form a gateway from the Main Street and a focus for community activity. Vehicle access to the neighbourhood centre should incorporate a drop-off area for school traffic and service access for commercial, and school/community use. To promote a strong sense of street enclosure in this area, single storey development must be avoided. Car parking serving commercial uses must be wrapped by surrounding properties.

Section 4: Character Areas

- 73** The Main Street will present an opportunity for medium-high density development comprising 3-storey buildings with strong, continuous urban frontages. In mixed use blocks, non-residential uses should be located at street level with offices or residential uses above. In a similar way development in Inverness Retail Park should present a continuous urban frontage to Eastfield Way, strengthening the urban character of this important route.
- 74** West Ashton should feature a mix of terraced and semi-detached residential properties dropping to lower density at its edge closer to the A96. Frontages overlooking Ashton Burn Park will present an opportunity for two and three storey houses. These must feature frequently spaced building entrances and windows that provide high levels of passive surveillance (overlooking) of public space. Their design must also take advantage of park views.
- 75** The area will be well-served by existing and enhanced active travel links, respecting key desire lines to East Ashton, Inverness Campus and Inverness Retail Park, in line with Map 3.1 'Active Travel'.
- 76** Parking must include adequate provision for bicycles and on-street vehicle parking/loading areas on the Main Street and on one side of the civic space, as well as parking for people accessing Ashton Burn Park.

Ashton Burn Park

- 77** Ashton Burn Park will form a linear extension from the new Ashton District Park, defining the eastern edge of West Ashton as an area of informal public open space shaped by the route of the burn. Its design must incorporate formal play areas and feature clear, direct links to surrounding active travel routes that respect key desire lines including links to Ashton East. Conveniently located cycle and vehicle parking areas must also be provided. The park's boundary treatment to East Link must include a strong line of trees running parallel to the road.

East Ashton

- 78** East Ashton will be the most diverse neighbourhood in the Brief area, featuring a mix of uses, amenities, house types and residential densities. It will be the location of Ashton Centre, an important new mixed-use urban core serving the wider communities in the east of the city⁽¹⁷⁾. This centre will complement the consented town centre at Stratton, around 500 m to the east, with additional facilities and destinations connected by a new Main Street and high quality active travel links. North of Ashton Centre, residential streets with a strong urban character will gradually give way to lower density blocks at the neighbourhood edges. To the west, a strong urban frontage will run parallel to East Link providing good natural surveillance over the main road and Ashton Burn Park. The area will be exceptionally well served by active travel and road links to surrounding neighbourhoods. It will also contain the new Ashton District Park.



Map 4.3 East Ashton Character Area

- 17** Policy 1 of the Inner Moray Firth Local Development Plan sets out the Council's approach to promoting and protecting the vitality and viability of Inverness city centre. All footfall generating proposals in the Brief area should first consider sites within Inverness city centre taking into account their proposal's appropriateness in terms of location, type and scale relative to the primary role of the city centre.

Development criteria specific to East Ashton

1. Development will contribute to East Ashton's sense of place by:
 - creating a new civic open space at the heart of Ashton Centre;
 - using higher density development to define Ashton Centre and sustain new businesses, shops, community facilities, public transport and other amenities;
 - establishing a new Main Street overlooked by active frontages, including higher density mixed-use blocks.
2. A new Ashton District Park will incorporate formal play areas, sports pitches, open parkland, paths, cycle routes, and cycle and vehicle parking.
3. Ashton Centre will be a mixed use central destination providing access to community, commercial and recreational facilities to people living and working in the wider area. Car park/service areas for mixed uses will be wrapped by surrounding properties.
4. The Main Street will be designed for safe movement with a hierarchy that begins with pedestrians, cyclists, public transport, then private vehicles.
5. The Dedicated Cycleway will extend across the character area, linking Stratton to West Ashton. This will be a direct link that prioritises active travel over motorised vehicles and provides a seamless connection for cyclists.
6. The existing core path (IN08.10) will be retained, realigned as necessary, and integrated into the block layout/design of the District Park, safeguarding its role as an important walking and cycling route.
7. A network of safe, attractive walking and cycling routes will be provided from the new secondary school to Stratton, West Ashton, Inverness Campus and neighbourhoods south of the rail line, including crossing points on East Link as shown in the Masterplan.
8. Landmark buildings and boundary treatments, including gateway features to Ashton Centre, will make it easy for pedestrians, cyclists and motorists to 'read' and navigate through the neighbourhood.
9. Homes will be orientated so that as many residents as possible benefit from views of greenspace, including parks and woodland, and to ensure good passive surveillance of open space including frequently spaced building entrances and windows.
10. East Link will be overlooked by a strong urban frontage of apartments and houses set back and separated from the main road by a parallel access road, street trees and a cycle lane.

11. The residential amenity of adjacent neighbourhoods will be respected and will inform the design and layout of new development.

Ashton Centre

- 79 Ashton Centre will overlook the new Ashton District Park and front onto the Main Street that runs east-west through the Brief area. It will have strong active travel links to Stratton town centre as well as existing neighbourhoods south of the rail line. It will provide a convenient location for a new secondary school with community facilities and a broad mix of services and community facilities such as shops, restaurants, cafés, offices and leisure facilities. The Main Street must be well-served by public transport.
- 80 Ashton Centre presents an opportunity for higher density development facing the primary street and district park, comprising 4-storey blocks with strong, continuous urban frontages. In mixed use blocks, non-residential uses should be located at street level with offices or residential uses above. All frontages facing the park should take advantage of park views. Blocks on the north side of the primary street should take advantage of views north to the firth and mountains, including the potential for attractive penthouse accommodation.
- 81 A civic open space must be provided that can become a focus for community activity. This space must be well-overlooked and well-defined by frontages and boundaries, including the entrance to the school campus, the district park, mixed use blocks, and the primary street.
- 82 Integrating community facilities into the new secondary school campus may be an efficient way to deliver other community uses and will be supported. Recent examples like Inverness Royal Academy's demonstrate success with this type of model.
- 83 The area's legibility and distinctiveness should be underpinned by landmark buildings, entrances and corner treatments, including the built form/boundary treatment of the new secondary school campus.
- 84 Existing Core Path IN08.10 A96 to Caulfield Road North by Ashton Farm must be retained, although the southernmost section may have to be re-routed to avoid crossing the site of the new secondary school. The core path route must be defined and safeguarded where it passes through the district park, and direct new pedestrian/cycle links formed, respecting desire lines, from the path to surrounding uses.
- 85 Vehicle access to the new Ashton Centre should incorporate drop-off area(s) for school traffic and service access for commercial, and school/community use. Parking arrangements must include adequate provision for cycle parking, on-street vehicle parking/loading areas on the Main Street and on one side of the new civic space, and parking spaces for people accessing the district park.

Section 4: Character Areas

- 86** The southern part of East Ashton comprises part of the former Cradlehall Farm landholding which is affected by a still-valid legal agreement. The Council supports the development of the part of this land within the Brief area, as shown in the Masterplan. The landowner will be required to work with the Council to remove this agreement's restriction on development of this land.

District Park

- 87** The new district park must feature formal play areas, sports pitches, open parkland with riparian and wetland habitat, and active travel routes along key desire lines that include safe, segregated cycle routes, and conveniently located cycle and vehicle parking areas. The precise alignment of Main Street and adjacent blocks around the park may vary in response to detailed Flood Risk Assessment information. This is acceptable, provided the total area of district park is maintained and the principles of the Brief in terms of layout, design and frontages are followed.

East Link

- 88** Frontages facing East Link will provide opportunities for three-storey buildings, including terraced townhouses and apartments, accessed by a shared space route running parallel to the road and separated by a line of street trees. These frontages should be urban in character featuring strong, relatively continuous building lines and small front gardens, to enhance the sense of arrival at the Main Street. Main entrances and windows must face directly onto the shared space, promoting high levels of street activity and natural surveillance. The area between the shared space and East Link may accommodate small areas of perpendicular on-street parking, providing these form part of a detailed landscape plan for a high quality public realm.

Stratton

- 89** Stratton has planning permission in principle for a 'new town' including a town centre, housing, and commercial development. Development of this area will be delivered in line with the consents granted, and following more detailed masterplans. The Brief provides the Council's up to date position on how it expects the expansion of the east of the city to proceed, including the Stratton area. It is therefore essential that future planning applications for Stratton follow the original permission as well as this Brief, including its Vision and Masterplan to ensure this area is fully integrated with the wider expansion of the city and is effective as a place.
- 90** Stratton has an important role because it is likely to be the first area to be developed. This means it will set the benchmark for high quality placemaking. It will establish key connections from Barn Church Road to the communities to the south, east and west and will link new neighbourhoods to major employment destinations across the city.



Map 4.4 Stratton Character Area

Development criteria specific to Stratton

1. The block layout and street hierarchy will integrate views across the Moray Firth to the Black Isle, as indicated in the original masterplan.
2. The Dedicated Cycleway will extend to and through the area ensuring a seamless connection from Ashton Centre to Stratton Lodge and Milton of Culloden.
3. Safe walking and cycling routes will link the new primary school to all surrounding neighbourhoods, including East Ashton.
4. The design of Stratton Park (the linear park parallel to Barn Church Road) will incorporate formal play areas, active travel routes and appropriate planting including street trees.
5. Development will be sensitive to existing urban edges at Smithton and Culloden, strengthening connectivity and integrating well with the urban grain, in particular:
 - the mixed use centre at Stratton will relate well to Sinclair Park, facilitating active travel to Shackleton Park and Barn Church Road and ensuring residential amenity is respected;
 - Shackleton Park will provide a gateway and focus for integrating new development with Cranmore Drive and Sinclair Park, informing the layout of new houses, open space and active travel connections;
 - development facing towards Caulfield Road will facilitate safe, attractive routes for active travel to existing neighbourhoods in Galloway Drive.
6. Safe, convenient links will be provided for all modes of transport to the Park and Ride facility at the northern end of Barn Church Road.
7. Key routes, in particular Barn Church Road and the Main Street, and public open spaces will be lined with strong urban frontages.
8. Mixed-use development will be located at the junction of Barn Church Road and the Main Street (reflecting the mix of uses described in the consented Masterplan, including residential) forming a gateway feature, including public open space.
9. Car parking and service areas for commercial uses will be wrapped by surrounding properties.
10. The residential amenity of adjacent neighbourhoods will be respected and will inform the design and layout of new development.

Planning Context

- 91 Planning Permission in Principle (09/00141/OUTIN) was granted in 2011 which included an indicative masterplan. Further applications were then granted that ultimately led to the area's initial phases being progressed for residential development instead of retail. The planning history is available [online](#) ⁽¹⁸⁾. The Stratton town centre has permission for a range of uses including commercial (with larger scale retail), community facilities and housing. This destination will be complemented by Ashton Centre, around 500 m to the west and provides additional facilities and destinations connected by a new Main Street and high quality active travel links.



Map 4.5 East Ashton Character Area

- 92 The detailed design and layout for each phase of development is being dealt with through Matters Specified by Condition applications. A range of uses for the area have been approved and include:
- Phased development of up to 2,500 new homes, mixed in size, type and ownership.
 - Mixed-use town centre with retail, business, community and commercial uses adjacent to Barn Church Road.
 - A new Primary Street with capacity for pedestrians, cyclists, buses and cars.

18 <http://wam.highland.gov.uk/wam/propertyDetails.do?activeTab=relatedCases&keyVal=KFPVO1IH07801>

Section 4: Character Areas

- A new primary school.
- Retail facilities and a park and ride facility adjacent to Barn Church Road.
- A new Linear Park along Barn Church Road.

Milton of Culloden South

- 93** The Milton of Culloden South area is characterised by its distinctly rural feel, created by its boundary into agriculture to the northeast and the listed Stratton Lodge and associated woodland to the southwest. Road access, pipeline safeguards, scheduled monuments, and the presence of Stratton Lodge and its mature woodland offer both constraints and opportunities for future development.
- 94** The vision for Milton of Culloden South is to create a distinctive and high quality neighbourhood that reflects the agricultural history of the land. A greenspace is identified in the Masterplan between new blocks of development and Caulfield Road. In this location an equipped park will provide residents with a walkable local destination that will facilitate integration with existing neighbourhoods. Community growing space will be encouraged in this area, as well as flexible residential units that offer opportunities to work from home.



Map 4.6 Milton of Culloden South Character Area

Development criteria specific to Milton of Culloden South

1. Sensitive re-development of Stratton Lodge will respect its historic character and landscape setting and secure the future of the listed building.
2. Safe walking and cycling routes lined by active frontages link:
 - Milton of Culloden South to Stratton Lodge and future active travel connections proposed by the A96 Dualling project.
 - all new development to Stratton primary school and existing neighbourhoods abutting Caulfield Road.
3. Medium density residential streets gradually give way to low and very low density development abutting rural land uses to the east.
4. A diverse range of house types reflect the transitional character of the area from urban to rural.
5. A greenspace at Milton of Culloden will provide a safe, attractive public open space for community activity, including play areas and planting.
6. Opportunities for public access to the amenity woodland at Stratton Lodge will be maximised.
7. The residential amenity of adjacent neighbourhoods will be respected and will inform the design and layout of new development.

Stratton Lodge and Land to the South

- 95** Stratton Lodge is a late 18th century category B Listed Building. The setting of the Lodge is enhanced by the distinctive tree lined drive and mature policy woodland which contributes to its special interest and serves as an amenity area for nearby neighbourhoods. The building suffered extensive fire damage in 2013, but is capable of restoration and has the capacity for a sensitive and high quality extension to the rear of the building. The area to the front of the building must be preserved and enhanced as part of any redevelopment, including as much of the length of the tree lined driveway as possible. A recreation access management plan will be required along with a woodland management plan and sensitive enhancement of the existing path network.
- 96** Scottish Planning Policy allows for enabling development in order to secure the future of a heritage asset such as a Listed Building. The economic viability of the redevelopment of Stratton Lodge is tied to the land located between the Stratton development and the Lodge's tree-lined driveway. This land is suitable for medium density residential development to enable sensitive adaptive re-use of Stratton Lodge, provided it is compatible with adjacent development.

- 97** To ensure the sensitive redevelopment of Stratton Lodge, development will only be supported in this area if the future of the Listed Building is secured first, and any proposal that comes forward can demonstrate this to the satisfaction of the Council.

Milton of Culloden South

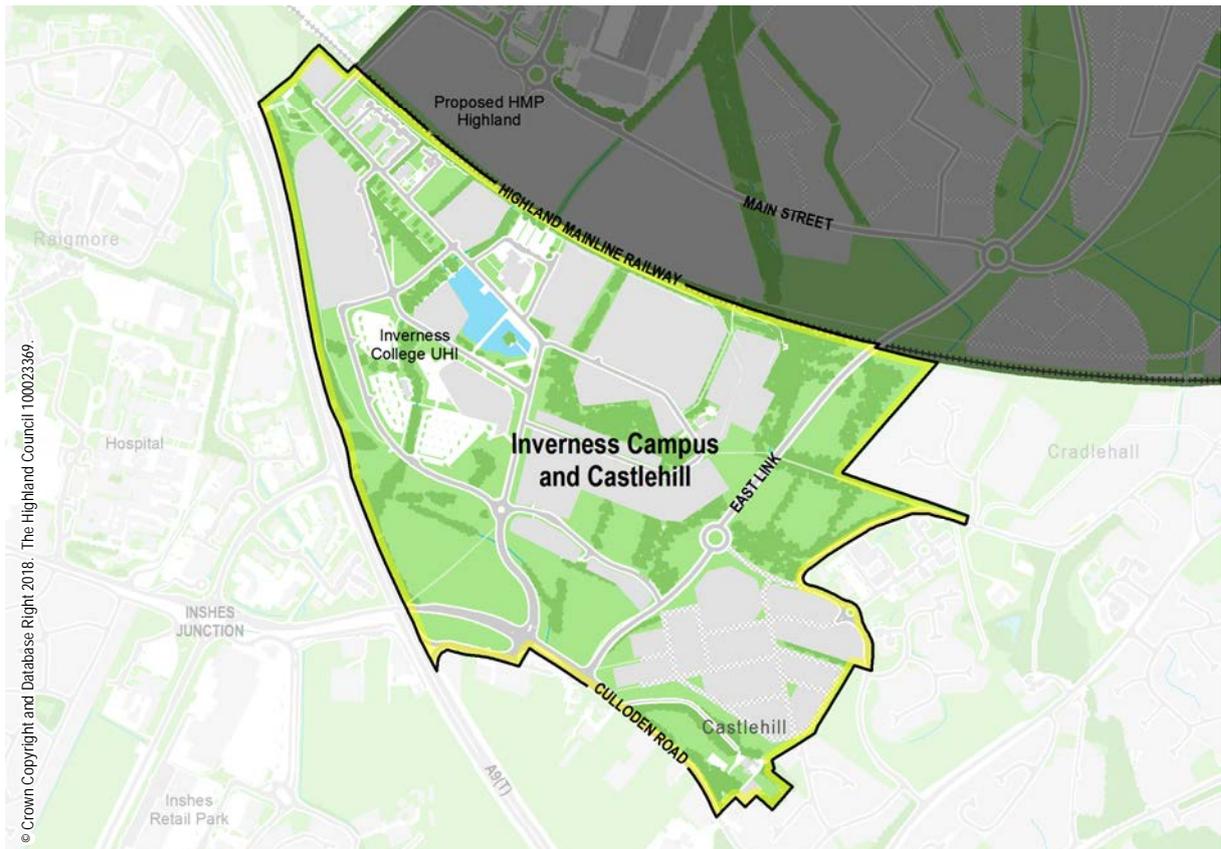
- 98** A detailed masterplan should be prepared in support of planning applications for Milton of Culloden South, following this Brief, and should address the delivery of the two green spaces identified- the less formal northern area and more formal southern open space.
- 99** Due to the presence of development constraints, lower density smallholdings and associated buildings offering agricultural or equestrian use may be appropriate for the blocks closest to the A96, identified for very low density. The presence of a high pressure gas pipeline in this area may mean developers will have to consult the Health and Safety Executive's Planning Advice Team to ensure their proposals are a safe distance from this infrastructure.
- 100** The *access road* (see character area map above) to development land east of Stratton Lodge is the new route that will be formed from Barn Church Road. As part of the A96 dualling scheme Transport Scotland's latest thinking is to close the junction to Milton of Culloden South from the existing A96 and provide a suitable alternative. The details of this scheme may change as it will be subject to Public Local Inquiry, details of which are available ⁽¹⁹⁾.
- 101** The timing of development proposals coming forward for the land at Milton of Culloden South and the junction from the A96 being closed will determine what new access arrangements will be required for existing residents, agricultural access and for new development:
- If the A96 junction is closed first, Transport Scotland will provide existing Milton of Culloden South residents and farmers with an alternative route by upgrading the existing Milton Road up to the junction at Barn Church Road. The route to serve the Milton of Culloden South Character Area will be provided on the *access road*. Once the *access road* is formed this will provide a route for existing Milton of Culloden South residents and the Council will seek to control access along Stratton Lodge Road by way of a locked gate or other appropriate solution at both the Barn Church Road end and the access track to Keppoch Road.
 - If the *access road* is delivered up to existing properties at Milton Culloden South before the A96 junction is closed, access will be along the *access road*. If this occurs, Transport Scotland may only need to provide agricultural access along Milton Road, since the *access road* will provide a route for existing and new residents. The Council will therefore seek to control access along this road as explained above.

19 [online](https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=118313) https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=118313

Section 4: Character Areas

Inverness Campus and Castlehill

- 102** The south west part of the Brief area comprises land bounded by the Highland Mainline railway, the A9 and the existing neighbourhood of Cradlehall. It also accommodates Inverness Campus and part of the East Link route.
- 103** The Brief proposes a consolidation of predominantly employment uses within the core of the Campus, expansion of the existing residential neighbourhood at Cradlehall and a purposeful green corridor that accommodates East Link and community facilities such as parkland and potential growing space.



Map 4.7 Inverness Campus and Castlehill Character Area

Development criteria specific to Inverness Campus and Castlehill

1. Development at Inverness Campus will follow the existing design code to deliver innovative exemplars of modern design and layout.
2. Amenity space between Inverness Campus and Cradlehall will support practical uses (e.g. allotments, parkland or community woodland) and will safeguard existing trees and provide new tree planting.
3. New active travel links along and across East Link will maximise connectivity from the road to surrounding neighbourhoods and key destinations.
4. Active travel and public transport connections between Cradlehall, Inverness Campus, the City Centre and Inverness Retail and Business Park will be improved.
5. New sports facilities at Inverness Campus will be accessible for use by local communities and the wider City.
6. Development abutting Castlehill Road will feature active frontages including high levels of transparency and frequent pedestrian entrances, focussing activity and providing passive surveillance over the main road. Frontages will be separated from the road by high quality boundary treatments (e.g. low stone walls, trees/planting) in keeping with existing boundary treatments on Culloden Road.
7. The residential amenity of adjacent neighbourhoods will be respected and will inform the design and layout of new development.

104 Inverness Campus is one of Highland's most important sites for learning, research, enterprise and employment. The Brief will support its continued expansion as an innovative exemplar of modern design and layout. Inverness Campus is part complete and part committed in terms of planning permissions and construction starts.

105 The land north of Castlehill Gardens has consent for a care home and the Brief promotes the rest of this area for a mix of residential use and gateway commercial uses on the East Link roundabout. The heights of buildings in this area must be sensitive to surrounding uses and a maximum of two storeys. The area should take its design cues from the adjacent Inverness Campus.

106 The relationship between new and existing neighbourhoods and Inverness Campus is important and East Link serves as a boundary for the two. The land between East Link and Caulfield Road North/ Cradlehall Meadows does not have a suitable road access and is not considered to be appropriate for built development. The Brief promotes this area as a potential community woodland, reflecting the planting scheme shown in the HIE Inverness Campus masterplan, and the potential need for mitigatory planting as part of the East Link project. There may also be potential for allotments in this area, as reflected in the Map 3.2 'Green Network'.

Section 4: Character Areas

- 107** Extant planning permissions exist at the Campus and on land south of Cradlehall Business Park. The Brief's provisions mirror the permissions for these sites.

Placemaking Principles | Prionnsapalan Dealbhadh-àite

- 108** Scottish Planning Policy defines placemaking as “a creative, collaborative process that includes design, development, renewal or regeneration of our urban or rural built environments.” It encourages the creation of high quality places through a design-led approach that emphasises the importance of the location, layout and design of new development.
- 109** The key Placemaking Principles are set out below that will shape the visual and spatial character of new development in the Brief area. These focus on achieving a successful place for living, working and leisure through ensuring an appropriate mix of uses, a diverse housing pattern, safe, attractive streets and high quality public open space, including well-connected active travel routes.
- 110** Development proposals will be assessed on the extent to which they accord with these principles.

Housing Mix and Tenure

- 111** The housing mix must address a wide range of household needs to enable multi-generational neighbourhoods that people can enjoy at all stages of life. It should meet the needs of first-time buyers, families, and people who are disabled, elderly, downsizing or retired. This includes provision of large and small flats, terraced houses, semi-detached and detached homes.
- 112** Design and layout must ensure that affordable tenures are dispersed throughout the area. Buildings and frontages must be tenure-blind so that private homes are indistinguishable from those that are rented.
- 113** A sufficient range of housing options for older people must be provided close to services and facilities.

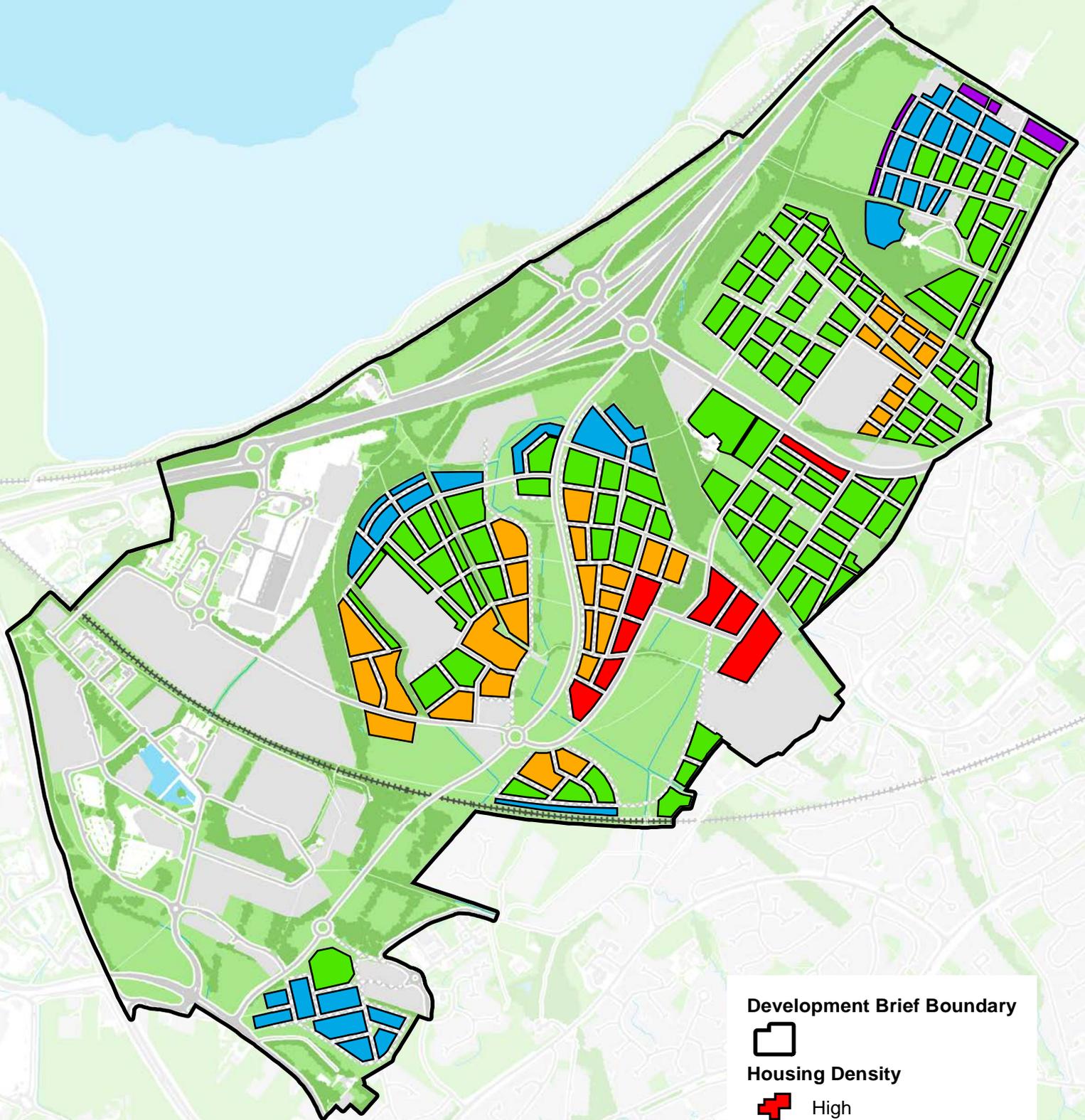
Block Structure and Density

- 114** Section 2: 'Indicative Masterplan' describes the layout of new development which is based on a perimeter block structure that contributes to a legible hierarchy of streets and spaces. While there is room for flexibility with respect to the configuration and boundary of blocks and open space, their position, form and scale should respect this layout.
- 115** Higher density blocks should be predominantly comprised of terraced townhouses and apartments fronting onto the street. Block interiors should be configured to provide private/communal open space and secure private car and cycle parking in small, communal courtyards that are well-overlooked. Mews houses, small workshops and/or live-work units can be incorporated into the interior layout of larger blocks.
- 116** Medium density blocks should be predominantly comprised of terraced or semi-detached houses fronting onto the street. They should maintain a strong building line but may have deeper setbacks from the footway and softer boundary treatments than high density blocks.

Section 5: Placemaking Principles

- 117** Low density blocks should comprise terraced, semi-detached or detached houses fronting onto a street or active travel route. These blocks have scope for greater flexibility in plot sizes, building lines and setbacks to promote or enhance a sense of space or achieve better integration with the surrounding landscape.
- 118** Map 5.1 'Housing Density' presents the indicative range and distribution of residential densities across the Brief area. Variation and gradation in density should promote an easily recognised street hierarchy and distinctive character areas. Highest density built form should be concentrated on and near the new primary street to maximise opportunities for new businesses, services and facilities to flourish and to promote public transport use. Lower densities should be located away from main routes or at neighbourhood edges. Areas of mixed-use development should include residential accommodation designed to suit the location and proposed density range.

Inverness East Development Brief Housing Density



Development Brief Boundary



Housing Density



High



Medium/High



Medium



Low



Very Low

Street Hierarchy

119 Map 5.2 'Road Hierarchy' illustrates an indicative street hierarchy for the Brief area taking into account Transport Scotland's proposed changes to existing road infrastructure including the A96 dualling and the construction of East Link. The Main Street in this hierarchy runs east-west from Barn Church Road to Inverness Retail Park, passing through Ashton Centre and skirting the edge of the new district park. To the north, a secondary street also runs east-west linking the new neighbourhoods of East Ashton, West Ashton and Stratton. Both streets intersect East Link, creating the only direct accesses for vehicles to East Link between the A96 and bridge over the Highland Mainline railway. Tertiary streets provide access to residential blocks where it would be appropriate to use a Home Zone approach to achieve an appropriate balance between pedestrian, cycle and vehicle movement, including space for social interaction.

120 The street hierarchy must:

- make it easy and safe for pedestrians, cyclists and motorists to access, navigate and move through new neighbourhoods in the Brief area;
- promote use of active travel and public transport by enabling convenient, all-abilities access.

Inverness East Development Brief Road Hierarchy



Development Brief Boundary
[Icon: Thick black outline]

Street Hierarchy

- [Icon: Thick black line] Main Road
- [Icon: Thick red line] Primary (Main) Street
- [Icon: Thick orange line] Secondary Street
- [Icon: Thick green line] Tertiary Street

Street Section
[Icon: Small black arrow]

Section 5: Placemaking Principles

Street Design

- 121** All street design must accord with policies and principles set out in national guidance in [Designing Streets](#)⁽²⁰⁾ and [The National Roads Development Guide](#)⁽²¹⁾. All streets must be well-overlooked to ensure high levels of passive surveillance.
- 122** Street design should reinforce the distinctive character of individual neighbourhoods.
- 123** The layout of the Main Street must be configured so that geometry and junction arrangements control speed and movement, enabling pedestrians, cyclists and vehicles to travel through in safety.
- 124** Residential streets should make use of tight geometry and sensitive junction arrangements to limit vehicle speeds to 20 mph or less, discourage rat-runs and prioritise safe movement for pedestrians and cyclists. Incidental narrowing of the carriageway by means of built form, street trees, soft landscaping or areas of discreet on-street parking is encouraged. Shared surface streets should use variation in surface materials and colours, as appropriate, to create a safe, attractive pedestrian environment that demarcates, for example, vehicle routes, junctions and parking space.
- 125** The design of East Link should allow for variation in road character between semi-rural and urban surroundings. The route must have a high place function and a medium movement function where it passes between East and West Ashton. Intersections with the Main Street and Secondary Street must ensure that space is principally defined by the position of buildings, landscape and boundary features, rather than the route of the carriageway. Safe crossing points for pedestrians and cyclists must be provided at these intersections and at least three intermediary points between East Ashton and Ashton Burn Park as shown in Map 2.1 'Indicative Masterplan'.
- 126** Streets should be defined by appropriately scaled buildings and/or trees to achieve a comfortable sense of enclosure. As a general guide, the height to width ratio should not exceed 1:3. At mews lanes, the ratio should be closer to 1:1.
- 127** The following figures show a range of indicative street sections:

20 <http://www.gov.scot/Publications/2010/03/22120652/0>

21 <http://www.scotsnet.org.uk/phone/national-roads-development-guide.html>

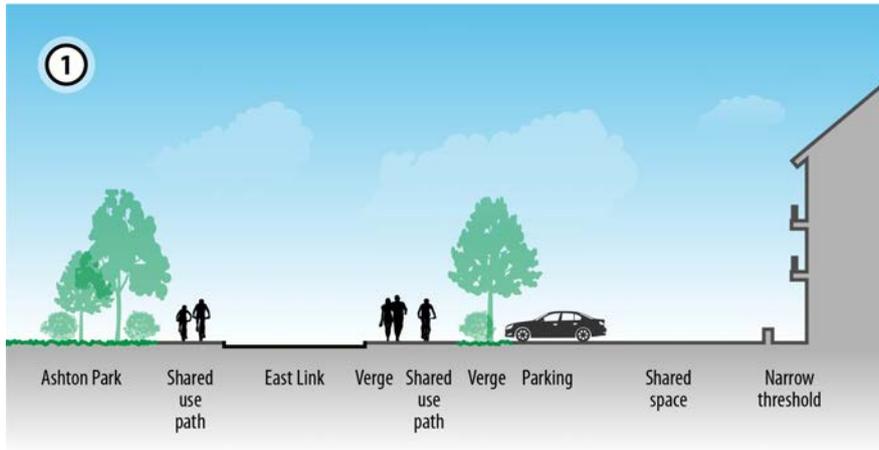


Figure 5.1 Indicative Street Section 1: East Link facing Ashton Burn Park.

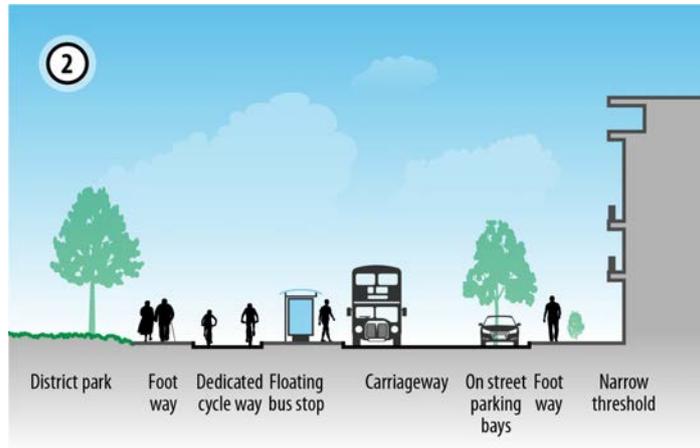


Figure 5.2 Indicative Street Section 2: Primary Street overlooking Ashton District Park.

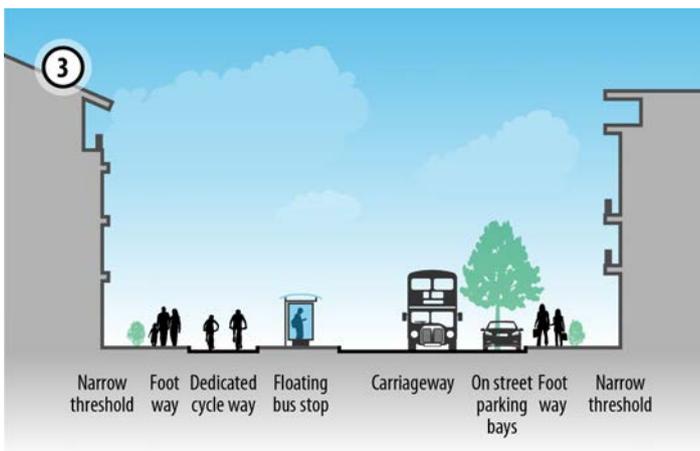


Figure 5.3 Indicative Street Section 3: Primary Street, West Ashton.

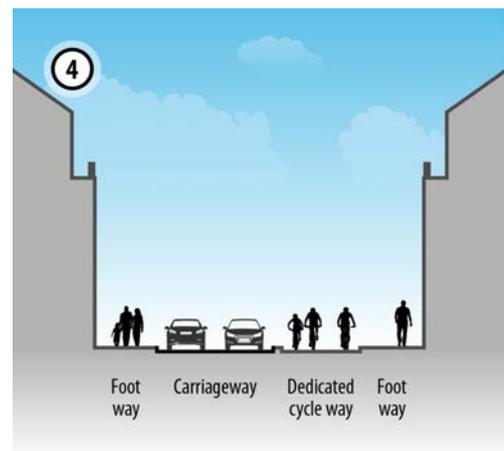


Figure 5.4 Indicative Street Section 4: Primary Street, Ashton Centre.

Section 5: Placemaking Principles

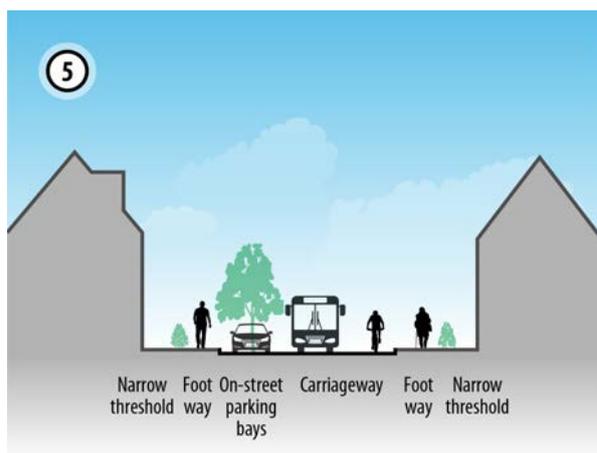


Figure 5.5 Indicative Street Section 5: Secondary Street.

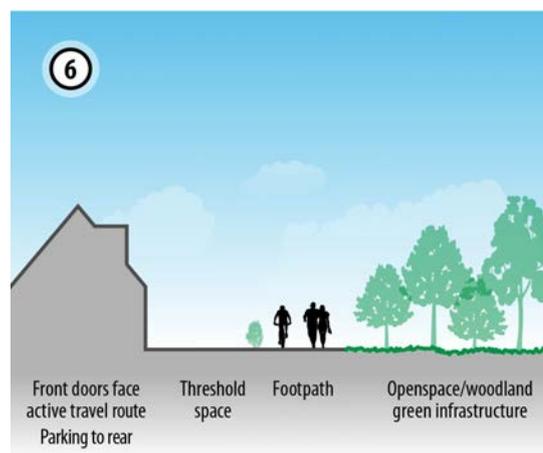


Figure 5.6 Indicative Street Section 6: Edge frontage overlooking active travel route/green infrastructure.

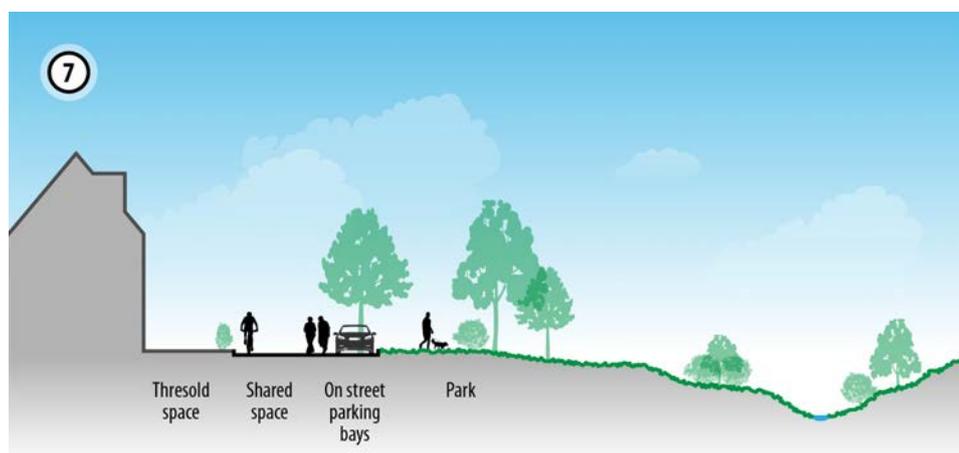


Figure 5.7 Indicative Street Section 7: Tertiary Street overlooking park.

Mixed Use

128 A mix of retail, commercial, leisure and community uses must be conveniently located on or near the Main Street/school sites to achieve a concentration of complementary footfall-generating uses. Mixed use development must present a continuous active frontage to prominent streets and spaces, featuring pedestrian entrances at frequent intervals, high levels of ground floor transparency and good natural surveillance. Mixed use blocks should also achieve a varied vertical mix with potential for upper floor residential development. Cafés and restaurants that make use of spill out space are encouraged at sites fronting onto open space and where orientation is appropriate. Pavement/threshold space must be sufficiently wide to accommodate pedestrian movement. The development of single storey/single use buildings, including retail units, should be avoided.

Active Travel

129 Development must provide for and integrate with new and enhanced active travel routes shown on Map 3.1 'Active Travel'. These include a selection of cycle routes and shared use paths that respect key desire lines to surrounding destinations, including crossing points along East Link. Existing Core Path (IN08.10) and the active travel route from Inverness Campus to Inverness Retail and Business Park must be retained and, where necessary, re-aligned.

Frontages

Frontages

130 Four types of key frontage occur within the Brief area:

1. Urban
 - 2-4-storey, by density.
 - Urban in character featuring strong, relatively continuous building lines that provide good definition and enclosure to streets and spaces.
 - Front doors open onto street.
 - Windows overlook street providing high levels of passive surveillance of public space.
 - No blank walls.
 - Residential blocks predominantly made of apartments and terraces, including townhouses. Limited or no threshold space.
 - Mixed use blocks have taller ground floors with high levels of transparency, including frequently spaced entrances and windows, making internal uses visible from outside.
 - Landmark buildings, entrances and corner treatments at key locations enhance neighbourhood legibility.
2. Park
 - 2-3-storey buildings, by density, including terraced townhouses.
 - Strong building line providing good definition to edge of park/greenspace.
 - Access via shared space route running parallel to the park.
 - Main entrances and windows face directly onto park, promoting high levels of street activity and natural surveillance.
 - The potential for balconies and roof terraces that take advantage of park views must be considered.
 - Absence of side gables and rear garden fences.
3. East Link
 - 2-4-storey buildings, by density, including terraced townhouses.
 - Urban in character featuring strong, relatively continuous building lines that define public space. Narrow threshold space.
 - Access via shared space route or footpath running parallel to East Link and separated from the main road by a strong line of street trees.

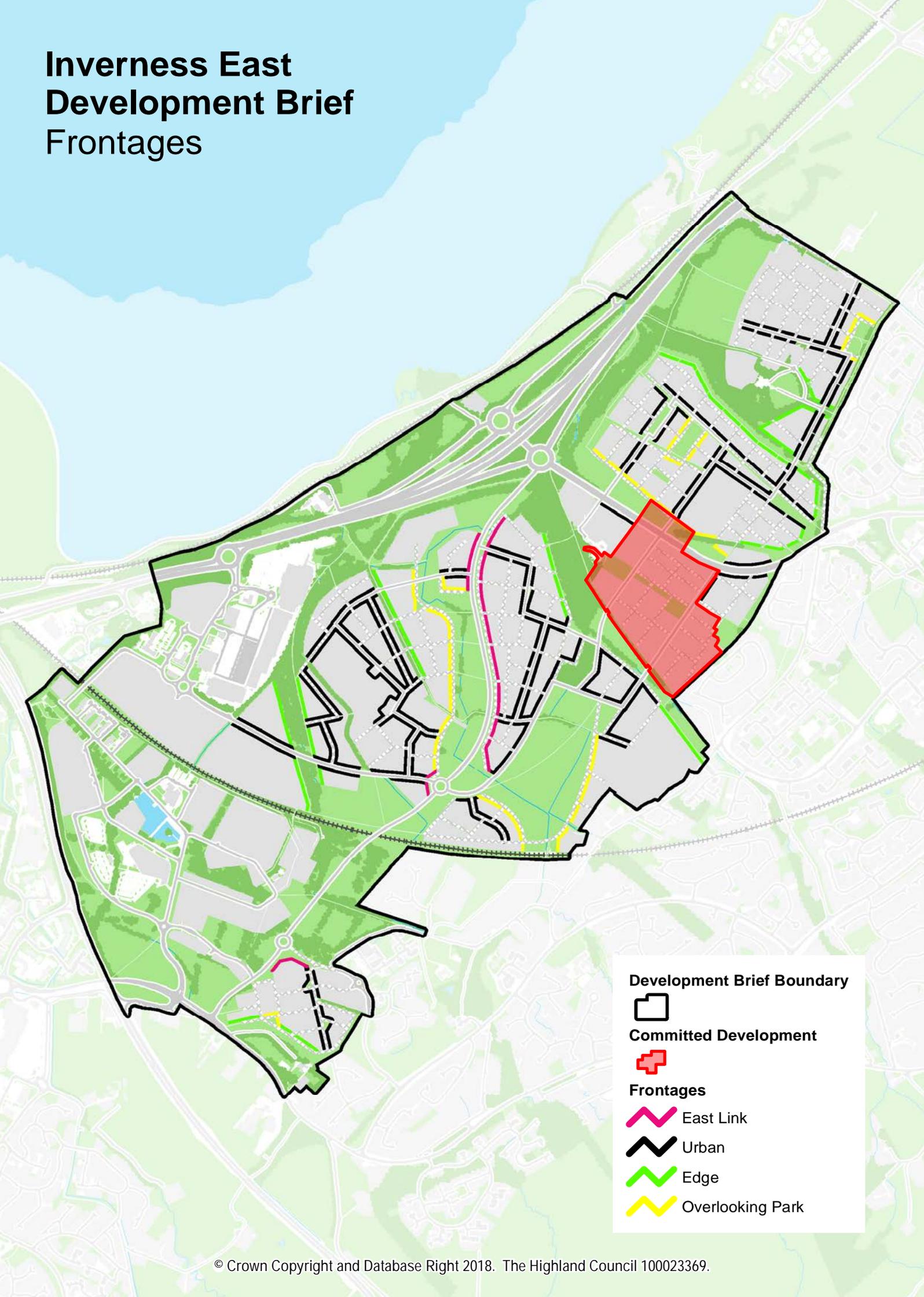
Section 5: Placemaking Principles

- Main entrances and windows face directly onto the shared space/footpath promoting high levels of street activity and natural surveillance.
- Small groups of perpendicular on-street parking spaces located between shared space and East Link, punctuated by street trees (all forming part of a detailed landscape plan).
- In-curtilage parking acceptable if accommodated to one side of the house, avoiding the front garden.

4. Edge

- 1½-2-storey detached, semi-detached or terraced houses, by density.
- Shared-use path or shared space located between plot boundaries and greenspace/woodland.
- A flexible pattern of building setbacks should contrast with a strong, consistent boundary treatment to plots.
- Entrances and windows face onto the active travel route, focusing activity and providing good passive surveillance over greenspace/woodland.
- A mix of in-curtilage, rear parking, and small areas of on-street parking articulated by planting (all forming part of a detailed landscape plan). In-curtilage parking should be located to one side of houses to avoid encroaching on front gardens.

Inverness East Development Brief Frontages



Development Brief Boundary
[Black outline icon]

Committed Development
[Red outline icon]

Frontages

- [Pink wavy line icon] East Link
- [Black wavy line icon] Urban
- [Green wavy line icon] Edge
- [Yellow wavy line icon] Overlooking Park

Section 5: Placemaking Principles

Other Design Considerations

Parking

- 131** Car, cycle and motorbike parking provision must be in accordance with the Council's [Roads and Transport Guidelines for New Development](#) ⁽²²⁾.
- 132** In high density areas, parking should be provided in secure, rear courtyards that are well-overlooked. On-street car parking is also acceptable provided this is designed as an integral part of the public realm and does not inhibit cycle or pedestrian movement, or public transport use. Parking bays should be arranged in small groups punctuated, where possible, by trees, planting or hard landscaping to balance their visual impact. Parking bays for shared cars must be provided to enable the introduction of car clubs or other car sharing schemes. There should be no frontage access to car parking spaces. Parking for business/commercial use should be wrapped by surrounding development and should not occupy the street frontage.
- 133** Medium and low-density areas should feature a mix of sensitively designed in-curtilage, rear court and on-street car-parking. The layout and landscaping of on-street parking must avoid dominating the public realm and should instead be carefully integrated into its design.
- 134** Park users may be provided with on-street perpendicular or angled car-parking spaces providing these are integrated into a high quality landscape design and do not conflict with or inhibit cycle, pedestrian or vehicle movement.

Trees

- 135** Development must respect and safeguard existing trees and woodland throughout the Brief area, in accordance with the Council's Supplementary Guidance on Trees, Woodland and Development. A six meter riparian buffer zone should be maintained where watercourses are present, as set out in the [Flood Risk and Drainage Impact Assessment Supplementary Guidance](#) ⁽²³⁾.
- 136** Where the removal of trees is unavoidable, adequate compensatory planting must be provided at an appropriate location(s) including appropriately sited street trees forming part of a detailed landscape design for greenspace and the public realm. The design and layout of development should promote a positive relationship between local communities and existing woodland ensuring, as far as possible, this is overlooked by active frontages. Back gardens abutting existing trees/woodland must have well-defined boundaries and be sufficiently deep, or buffered, to avoid overshadowing or the potential effect of wind throw.

Sustainable Drainage Systems (SuDS)

- 137** Mechanisms for managing surface water run-off must be considered and integrated into the design and layout of streets, paths, open space and amenity areas at an early stage in the design process. The appearance and form of overground SuDS features should make a

22 http://www.highland.gov.uk/download/downloads/id/527/road_guidelines_for_new_developments.pdf

23 http://www.highland.gov.uk/download/downloads/id/2954/flood_risk_and_drainage_impact_assessment_supplementary_guidance.pdf

positive contribution to general amenity, ecology and landscape character. Examples include sensitively-designed detention basins, swales, and ponds that provide habitats for wildlife. Opportunities to integrate public art into the design of SuDS features should be explored, along with the potential to involve local communities in their design, development and operation. Inverness Campus provides examples of good practice. There may be information of relevance in the [RSPB/WWT 2013 guidance document](#) ⁽²⁴⁾

Building Design

- 138** Building design should contribute to the character and distinctiveness of individual neighbourhoods.
- 139** Buildings should demonstrate high quality, contemporary design that is context sensitive. This includes designing from the inside out so that orientation, layout and windows take account of daylight, solar gain, amenity and views.
- 140** Building design must make a positive contribution to the public realm, facing and animating streets and ensuring surrounding public open space has a positive use. Landmark buildings, prominent entrances and corner treatments, including additional height, should contribute to the legibility of the street hierarchy.
- 141** Elevational and boundary treatments should add visual quality and interest to streets and spaces having regard for the vertical rhythm, diverse plot widths, proportions and geometry of traditional Highland streetscapes. Variation in elevational treatment should be achieved using, for example, projections, recesses and articulation of entrances, windows and rooflines. Long elevations should incorporate entrances at frequent intervals to maximise interaction between the building and the street.
- 142** In general, large building masses of uniform height, high rooftop plant and extensive areas of flat roof are unacceptable.
- 143** All homes must be provided with a high quality living environment both internally and externally including easy access to attractive community or shared amenity/recreational space as well as private open space such as gardens, patios or balconies. Apartment buildings should take advantage of Firth views incorporating, for example, roof terraces or penthouses.
- 144** Residential design/layouts that promote flexible use and/or generational change are encouraged, such as potential to accommodate a home-office, multi-generational living (e.g. 'granny flats'), or work studio.
- 145** Extensive use of uniform house types is unacceptable, except where this can be justified in terms of architectural integrity (e.g. a formal terrace) or streetscape benefit.

24 <https://www.rspb.org.uk/globalassets/downloads/documents/positions/planning/sustainable-drainage-systems.pdf>

Section 5: Placemaking Principles

Waste Storage

- 146** Suitable, sufficient waste collection points and off-street bin storage must be provided at ground floor level for all types of development. Storage areas must have adequate capacity to service the development and meet Council requirements for disposal of refuse and recyclable materials. No refuse or recycling material can be stored or placed for collection on the pavement or public highway except on waste collection day.
- 147** Bin storage areas must be positioned and designed to avoid dominating the public realm or detracting from the visual and spatial character of their surroundings. In high density areas, bin storage should be provided in secure, rear courtyards that are well-overlooked. The design and layout of these areas should make use of trees and/or planting to balance visual impact.

Public Realm Design

- 148** Public realm design should contribute to the character and distinctiveness of individual neighbourhoods.
- 149** Areas of hard and soft public open space must be integrated into the design and layout of public space to create frequent nodes of activity (e.g. spillout space for cafes, formal play areas) and quieter areas for people to linger, rest and observe. The design of these spaces should take account of the social and recreational needs of all generations living in the community. Spaces should be sheltered and, as far as possible, south-facing. They should feature appropriate planting, street furniture such as seating, signage and lighting. Their location should align with desire lines and important walking and cycling routes.
- 150** All public open space must be well-overlooked by building entrances and windows to maximise levels of passive surveillance.
- 151** Public realm design for new housing must achieve a clear articulation between public, private and semi-private space using appropriate boundary treatments.
- 152** Public art must be incorporated into all major or significant developments, in line with the [Council's Public Art Strategy Supplementary Guidance](#)⁽²⁵⁾. This should contribute to the creation of a strong sense of place by, for example, integration of public art into the design of building features and/or external works (e.g. SuDS features, lighting, street furniture, planting, and surface and boundary treatments). Mechanisms for involving the local community in developing and producing public art should also be explored.

25 https://www.highland.gov.uk/downloads/file/2387/public_art_strategy_supplementary_guidance

Infrastructure delivery | Lìbhrigeadh Bun-structair

Financial Contributions

- 153** Table 1 'Financial Contributions' sets out the starting point for negotiation of financial contributions the Council will seek from developers to offset the impacts of their proposal on infrastructure in the area. It should be read alongside the [Developer Contributions Supplementary Guidance](#) ⁽²⁶⁾ and the Notes included in Appendix 1: 'Developer Contributions Note'.
- 154** The viability of a development proposal may be affected by a range of economic factors including prevailing housing market conditions. The Developer Contributions Supplementary Guidance sets out the Council's position on how it will strike a careful balance between securing contributions that effectively mitigate the impacts of development whilst ensuring developments remain financially viable.
- 155** Unless otherwise stated, the contributions listed in Table 1 'Financial Contributions' include land acquisition costs. This approach ensures that no landowner is unfairly burdened by a lower value land use but will be paid the appropriate market value for the land required that is identified within their ownership. The figures provided are based on assumed land values and will require confirmation by the District Valuer at the time of negotiation for land acquisition.
- 156** Figures are based on a standard size residential unit equivalent (three bedroom home) and for uses other than residential, 100 m² gross floor area. All figures should be index linked from Q4 2017 to the current financial quarter using the Building Cost Information Service All-in Tender Price Index.

Contribution	Brief Location and Uses	Payment due	Review	Cost per home
Community Facilities				
Sports Facilities	Whole Brief area	On completion of first unit	At the end of each phase of development set out in this Brief	£164
Pitch upgrade at Culloden Academy	Residential uses			Cost to be refined based upon detailed design and land valuation
Inverness Campus Sports Facility				
Recycling Points	Whole Brief area	On completion of first unit	At the end of each phase of development set out in this Brief	£7 or onsite provision
Cost of land and glass bins for five locations	Residential uses			

26 https://www.highland.gov.uk/downloads/file/2580/developer_contributions_supplementary_guidance

Section 6: Infrastructure Delivery

Contribution	Brief Location and Uses	Payment due	Review	Cost per home
Ashton District Park Development of 12 ha district park: natural wetland features, paths, groundworks for sports, play and recreation facilities.	Whole Brief area Residential uses	On completion of first unit	At the end of each phase of development set out in this Brief	£1,369 Cost to be refined based upon detailed design and land valuation
Coastal and Landward Trails	Whole Brief area Residential uses	On completion of first unit	At the end of each phase of development set out in this Brief	In line with costs set out in the Green Networks Supplementary Guidance
Travel Network				
Public transport infrastructure (to include new bus shelters and real-time travel infrastructure and subsidised bus route)	Whole Brief area All uses	On completion of first unit	None, unless justified by developer Transport Assessment	Detailed costs to be calculated in consultation with Council Public Transport Team
East Link and Inshes Corridor Residential development	Whole Brief area Residential uses	On completion of first unit	None, unless justified by developer Transport Assessment	£2,734 Final cost to be refined based on detailed design and land valuation
East Link and Inshes Corridor Retail development	Whole Brief area Retail uses	On completion of first retail unit	None, unless justified by developer Transport Assessment	£42,004 (per 100 m ²) Final cost to be refined based on detailed design and land valuation

Section 6: Infrastructure Delivery

Contribution	Brief Location and Uses	Payment due	Review	Cost per home
East Link and Inshes Corridor Office/Business development	Whole Brief area Office/Business uses	On completion of first unit	None, unless justified by developer Transport Assessment	£3,518 (per 100 m ²) Final cost to be refined based on detailed design and land valuation
A96 Inverness to Nairn Corridor	Whole Brief area All uses	On completion of first unit	None, unless justified by developer Transport Assessment	In line with methodology set out in the Developer Contributions Supplementary Guidance
Education				
Primary (costs as set out in the Developer Contributions Supplementary Guidance ⁽¹⁾)	Whole Brief area Residential uses	On completion of first unit	In line with the Developer Contributions Supplementary Guidance	£7,289 ⁽²⁾
Secondary (costs as set out in the Developer Contributions Supplementary Guidance ⁽¹⁾)	Whole Brief area Residential uses	On completion of first unit	In line with the Developer Contributions Supplementary Guidance	£3,449 ⁽²⁾

Table 1 Financial Contributions

- https://www.highland.gov.uk/download/meetings/id/72729/item_15_draft_developer_contributions_supplementary_guidance
- This figure does not include land acquisition for school sites, which should be added at the time of negotiating a legal agreement, based on the District Valuer's land valuation.

Section 6: Infrastructure Delivery

On-site Infrastructure Provision

- 157** Table 2'Onsite Infrastructure Provision' sets out the infrastructure in the Brief area that the Council expects developers to fund and deliver, these will typically be secured by Planning Condition.
- 158** The Council will require developers to provide all roads and active travel routes that are intended to link to future phases of development up to and including any mutual boundary with adjoining land without impediment to ensure that future routes can be provided.
- 159** As well as on-site provision of the infrastructure set out below, there are a range of Developer Requirements (e.g. Protected Species Survey, Flood Risk Assessment etc.) set out in [Inner Moray Firth Local Development Plan](#)⁽²⁷⁾ specific to allocated sites that make up the Brief area. These requirements must be followed to be in line with the Local Development Plan.
- 160** The long settled nature of the area means it is highly likely that some degree of archaeological survey work will require to be undertaken and this will typically be secured by Planning Condition.

Contribution	Brief Location and Uses	Delivery	Review
Community Facilities			
Allotments/Community Growing Space Provision in line with Open Space in New Residential Development Supplementary Guidance ⁽¹⁾ and Open Space Requirements Calculator ⁽²⁾ .	As shown on Masterplan Applies to Whole Brief area Residential uses	By completion of each Phase	None
Green Infrastructure Development of high quality integrated green corridors connected to active travel network identified on Masterplan	As shown on Masterplan Applies to Whole Brief area- All uses	By completion of each Phase	None
Travel Network			

27 http://www.highland.gov.uk/info/178/local_and_statutory_development_plans/202/inner_moray_firth_local_development_plan

Section 6: Infrastructure Delivery

<p>Dedicated Cycleway delivered to specification set out in this Brief</p> <p>Active travel network (including non-residential uses)</p> <p>Connections to facilitate active travel network</p> <p>(Reference to Figure 3.1 'Dedicated Cycleway' should be made for these contributions)</p>	<p>Dedicated Cycleway - On-site provision (where route is within proposed development site)</p> <p>On-site provision of active travel network</p> <p>On-site provision of links to facilitate wider active travel network as defined on Masterplan</p> <p>All uses</p>	By completion of each Phase	Review upon completion of each transport Assessment
Affordable Housing			
<p>25 % of housing developed</p> <p>In line with affordable housing guidance in the Developer Contributions Supplementary Guidance</p> <p>Preference for on-site provision</p>	<p>On-site Provision</p> <p>Residential uses</p>	By completion of each Phase	None
Public Art			
<p>Provision in line with Public Art Strategy: Supplementary Guidance</p>	<p>On-site Provision</p> <p>All uses</p>	By completion of each Phase	None

Table 2 Onsite Infrastructure Provision

1. http://www.highland.gov.uk/downloads/file/2966/open_space_in_new_residential_development_supplementary_guidance
2. http://www.highland.gov.uk/download/downloads/id/2965/open_space_requirements_calculator.xls

Section 7: Phasing

Phasing| Mean air Mhean

- 161** Table 3'Expected Phasing' and Map 7.1'Phasing' set out the expected phasing of development in the Brief area at the anticipated time of adoption. The phasing is divided into early, middle and late phases. Sub-areas are identified for each phase and link specific parcels of development land with infrastructure that is required to be delivered in tandem.
- 162** The early phase relates to development deliverable within the lifespan of the Council's current Capital Programme (2015-2025). The middle phase describes development that will require major infrastructure investment to become feasible and the late phase describes development that will also require major investment and the completion of the East Link road.
- 163** Certain elements like schools and other community facilities may secure funding earlier than anticipated here and will therefore have potential to be delivered earlier, this would be acceptable.
- 164** It is assumed that the scope and extent of many infrastructure requirements will be developed through the master planning process, planning applications and legal agreements for financial contributions between the Council and Developers (section 75 agreements). Since site-specific infrastructure requirements are further developed at the point of delivery, Table 3'Expected Phasing' is not exhaustive, and the [Action Programme](#)⁽²⁸⁾ together with the Developer Contributions Supplementary Guidance will provide the up to date position about the needs, timing and delivery of infrastructure required for the Brief area.
- 165** For the avoidance of doubt, ransom free access up to the boundary of land ownership, active travel links, recycling points and other infrastructure assessed at the point of delivery or included in this Brief must also be delivered in accordance with masterplans, section 75 agreements and/or planning applications.

Code	Development and Key Infrastructure	Requirements and Delivery	Responsible Party
Early Phase			
Stratton			
S1	400 homes	To be delivered in accordance with 09/00141/OUTIN and associated consents.	Landowners/developers
	Main Street with cycle superhighway delivering access to A1	To be delivered in accordance with 09/00141/OUTIN and associated consents.	Landowners/developers

28 https://www.highland.gov.uk/info/178/local_and_statutory_development_plans

Code	Development and Key Infrastructure	Requirements and Delivery	Responsible Party
S2	Mixed use including up to 65 homes	To be delivered in accordance with 09/00141/OUTIN and associated consents.	Landowners/developers
	Community growing space	To be delivered in accordance with 09/00141/OUTIN and associated consents.	Landowners/developers
S3	190 homes	To be delivered in accordance with 09/00141/OUTIN and associated consents.	Highland Council, developers
	Lower linear park (Stratton)	To be delivered in accordance with 09/00141/OUTIN and associated consents.	Highland Council, developers
	Primary school	To be enabled at an early stage of S3 and delivered prior to the development of S5.	Highland Council
	Access street to M1	Ransom free access up to boundary of ownership to connect to M1.	Highland Council
S4	Mixed use including 45 homes	To be delivered in accordance with 09/00141/OUTIN and associated consents.	Landowners/developers
Inverness Campus			
C1	Employment and student accommodation	To be delivered independently of other Inverness East development, in accordance with 09/00887/PIPIN and associated consents.	Highlands and Islands Enterprise, University of Highlands and Islands, Developers, Highland Council
	Campus bus bridge	To be delivered in accordance with 09/00887/PIPIN and associated consents.	Highlands and Islands Enterprise, Scottish Prison Service
	Sports facilities	To be enabled in the development of C1. Delivery is contingent on available funding.	Highland Council, Highlands and Islands Enterprise, High Life Highland, Inverness College UHI, Other Parties
C2	Mixed use	Ransom free access up to boundary of ownership required.	Landowner/developers

Section 7: Phasing

Code	Development and Key Infrastructure	Requirements and Delivery	Responsible Party
Retail and Business Park			
R1	Business	Can be delivered at an early stage, independently of other Brief sites.	Landowners/developers
R2	Institutional	Can be delivered at an early stage, subject to the construction of the bus bridge.	Scottish Prison Service
Inverness Campus and Castlehill			
C3	125 homes	Subject to road access through C2, otherwise area dependent of delivery of East Link (Late Phase).	Landowners/developers
Middle Phase			
Stratton			
S5	295 homes	To be delivered following the completion of S1 and S3.	Landowners/developers
S6	Park and ride	To be delivered in accordance with 09/00141/OUTIN and associated consents but can be delivered at an early stage, independently of other Brief sites.	Landowners/developers
	Mixed use including 60 homes		
Ashton East			
A1	175 homes		Landowners/developers
	Cycle superhighway	To be enabled as a component of A1 and fully delivered concurrently with the active travel components of EastLink.	Landowners/developers
	Main Street	To be delivered at an early stage of A1 and prior to the development of A2.	Landowners/developers
	Allotments	To be delivered as a component of the District Park Phase 1.	Highland Council, allotment association
	Secondary School	To be enabled at an early stage of A1. Delivery is contingent on available funding.	Highland Council

Code	Development and Key Infrastructure	Requirements and Delivery	Responsible Party
	District Park Phase 1	To be enabled at an early stage of A1. Delivery is contingent on available funding and infrastructure is to be delivered in partnership with a community association.	Highland Council, community association
A2	230 homes		Landowners/developers
	Secondary Street	To be delivered at an early stage and connected to the Primary Street.	Landowners/developers
A3	45 homes	To be delivered concurrently or after the construction of the Secondary School.	Landowners/developers
Milton of Culloden			
M1	90 homes	To be delivered following the completion of S3.	Landowners/developers
	Access to Milton of Culloden	Ransom free access up to boundary of ownership to connect to M2 required.	Landowners/developers
M2	260 homes	To be delivered concurrently with or after the completion of M1.	Landowners/developers
	Access to Stratton Lodge	Ransom free access up to boundary of ownership to connect to the Stratton Lodge development of M1 required.	Landowners/developers
	Village Green	To be delivered at an early stage of M2.	Landowners/developers
	Community Growing Space	To be enabled by the development of the Village Green and delivered by a community association.	Landowners/developers, community association
Late Phase (East Link Dependent)			
Ashton West			
A4	110 homes	To be delivered after the completion of A1.	Landowners/developers
	District Park Phase 2	To be enabled at an early stage of A4. Delivery is contingent on available funding.	Highland Council

Section 7: Phasing

Code	Development and Key Infrastructure	Requirements and Delivery	Responsible Party
	Main Street with cycle superhighway delivering access to East Link for A7	To be delivered after the completion of A1 if this area comes forward before A4	Landowners/developers
A5	250 homes	To be delivered after the completion of A2.	Landowners/developers
Ashton West			
A6	Secondary through street connecting A6 to A8 Retail Park link	A secondary through street should be delivered at an early stage of development connecting A6 to the Retail Park East Link connection through A8.	Landowners/developers
	270 homes	Units adjacent to EastLink and the linear park may be delivered prior to the the completion of the secondary street. All other units are dependent on the completion of the secondary through road ⁽²⁹⁾ .	Landowners/developers
	Linear Park	To be delivered at an early stage of A6.	Landowners/developers
A7	Mixed use including 145 homes	To be delivered after the East Link Retail Park link road is complete. ⁽³⁰⁾ .	Landowners/developers
A8	270 homes	To be delivered after secondary through street is complete.	Landowners/developers
	Secondary through street connecting to A6 and A7	To be delivered during the development of A6 and A7 ⁽³¹⁾ .	Landowners/developers
	Primary school	To be enabled at an early stage of A6. Delivery is contingent on available funding.	Highland Council

29 The current landowners of this sub-area do not wish to release the land in their lifetimes

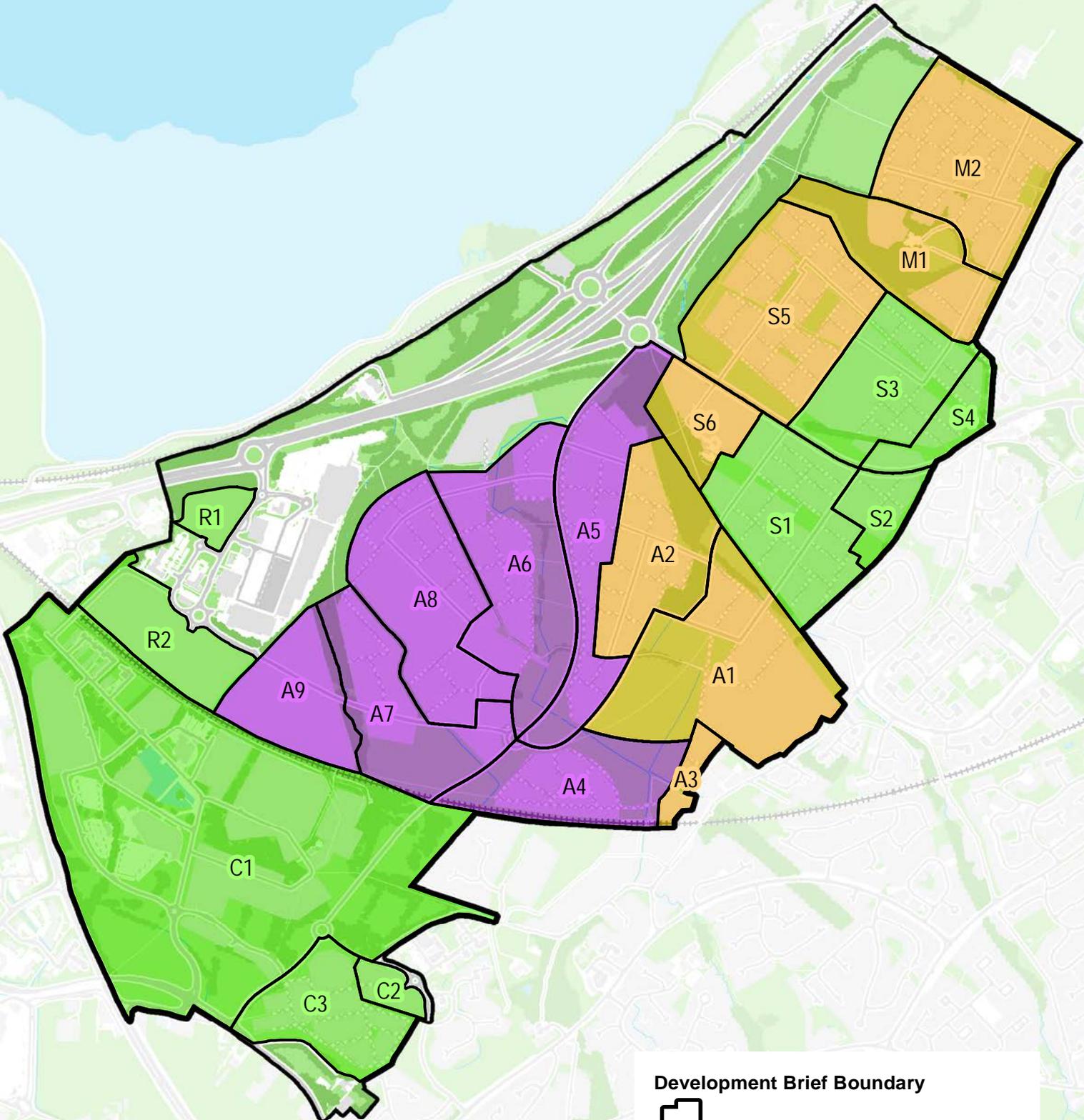
30 The current landowners of this sub-area (north of the Main Street) do not wish to release the land in their lifetimes

31 The current landowners of this sub-area do not wish to release the land in their lifetimes

Code	Development and Key Infrastructure	Requirements and Delivery	Responsible Party
A9	Employment	To be delivered independently of other Inverness East development.	Highlands and Islands Enterprise

Table 3 Expected Phasing

Inverness East Development Brief Phasing



Development Brief Boundary
[Icon: Black outline]

Phasing

- [Icon: Green square] Early Phase
- [Icon: Orange square] Middle Phase
- [Icon: Purple square] Late Phase (East Link Dependent)

East Link and Inshes Corridor

It is assumed that only 50 % of total trips on East Link and/ or on the Inshes Corridor will start or end in the Brief area. This is based upon comparing projected trips on East Link at 2036 (AM/PM peaks published by Transport Scotland) and on the Inshes Corridor with the number of trips generated by the development of the land in the Brief area using TRICS³² trip rates. Therefore only 50 % of the cost of the strategic road improvements should be sought from developers⁽³²⁾. The estimated cost of East Link is £35 million and for the Inshes Corridor £6.5 million and 50 % of this cost (£20.75 million) was used to calculate developer contributions. It assumes land acquisition costs are included for the road schemes.

The total floor space of applicable development types (see note below) was calculated and the TRICS³² database used to provide trip rates for each land use type. These rates were then used to estimate the proportion of total trips by use.

Based on the proportion of total trips by use, the £20.75 million cost was divided and the figures expressed as a cost per house (100 m² GEA) or 100 m² equivalent floorspace.

Sports Facilities

Recent feasibility research was undertaken into the potential for new sports facilities at Inverness Campus. An estimate of £4.7 million was suggested as the cost to provide an outdoor 3G pitch, covered half 3G pitch and associated buildings. This estimate was used to calculate the contribution towards community sports facilities for Inverness East. Additional formal and informal outdoor sports facilities will be delivered across the site in the linear and district parks.

Ashton District Park

The Inner Moray Firth Local Development Plan commits to the delivery of a new district park at Ashton Farm. A comparable facility was created at Inshes District Park. The costs of this recent facility were used to estimate the cost of an equivalent 12 ha park for the Brief area. The costs for the Inshes park were index linked, assumptions made about land values and a per-house cost calculated.

Applicable Development Types:

For all developer contributions listed, community uses (e.g. Education) are exempt because their inclusion would inflate costs for that developer contribution.

32 For applicable land uses other than residential, it was assumed that 25 % of the total area of the site would be developed for that use based on a review of recent developments of similar office and retail developments in Inverness which confirmed the the typical proportion of a site developed as floorspace was around 25 %.

Appendix 2: Developer Masterplan Content

Issues to be addressed in a detailed masterplan include:

Background information:	Development, applicant, team/specialists, brief.
Site details:	Location and site plan, description, history, ownership.
Site and area analysis:	Context, identity, connections, constraints- including flood risk and the extent of the functional floodplain.
Key design principles:	National and local policy (including policy set out in this Brief) and how this will be addressed.
Public feedback:	Outcome of public consultation.
Buildings:	<p>Layout and elevations.</p> <p>Scale, mix, height and massing.</p> <p>Details and materials.</p> <p>Resource efficiency.</p>
Movement:	<p>Connectivity and access.</p> <p>Street hierarchy and spaces.</p> <p>Street design.</p> <p>Parking.</p> <p>Traffic speed/safety.</p> <p>Signage.</p> <p>Street furniture and materials.</p> <p>Utilities and services.</p> <p>Access to public transport.</p>
Landscape:	<p>Sustainable Urban Drainage Systems.</p> <p>Retained and new planting.</p> <p>Park design.</p> <p>Ecology and biodiversity.</p> <p>Landscape strategy and management.</p>

Appendix 2: Developer Masterplan Content

Open space:	Public space. Public Art. Play and recreation space. Community growing areas/allotments. Maintenance.
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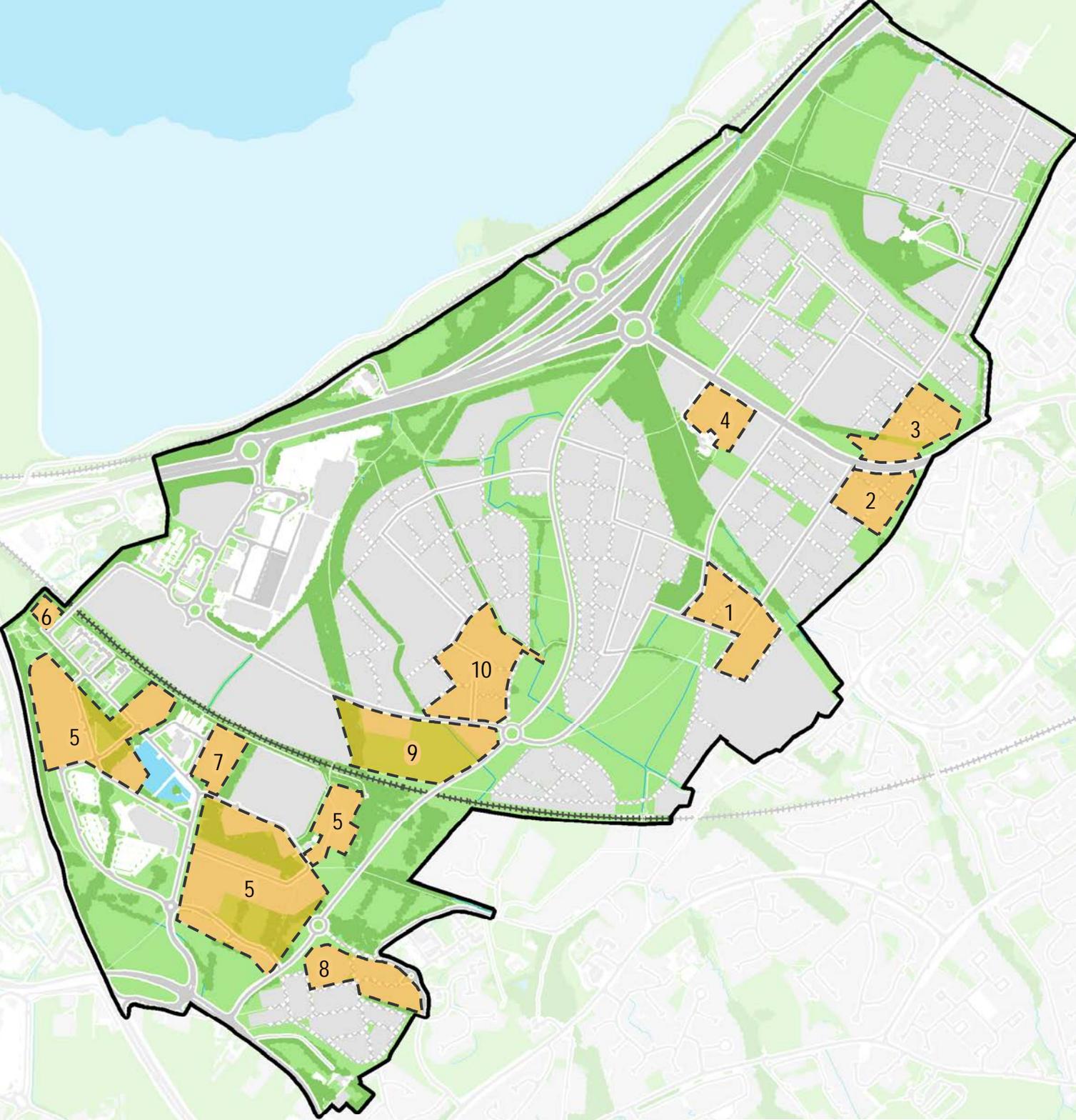
Table 4 Masterplan Issues

Appendix 3: Definition of Acceptable Land Uses

Character Area	Site Number	Acceptable Land Uses
West Ashton	-	Default position explained above.
East Ashton	-	Default position explained above except:
	1	Use Classes 1 (Shops), 2 (Financial, professional and other services), 3 (Food and drink), 4 (Business) 8 (Residential Institutions) 9 (Houses) and 10 (Non-residential institutions).
Stratton	-	Default position explained above except:
	2	Use Classes 1 (Shops), 2 (Financial, professional and other services), 3 (Food and drink), 4 (Business) 8 (Residential Institutions) 9 (Houses) and 10 (Non-residential institutions).
	9	Use Classes 2 (Financial, professional and other services), 4 (Business), 9 (Houses) and 10 (Non-residential institutions).
	10	Use Classes 2 (Financial, professional and other services), 4 (Business) and 9 (Houses).
	3	Use Classes 1 (Shops), 2 (Financial, professional and other services), 3 (Food and drink), 4 (Business) 8 (Residential Institutions), 9 (Houses) and 10 (Non-residential institutions).
	4	Use Classes 1 (Shops), 3 (Food and drink), 4 (Business) and 9 (Houses).
Inverness Campus and Castlehill	5	Use Classes 4 (Business) and 10 (Non residential institutions).
	6	Use Classes 4 (Business) and 8 (Residential Institutions).
	7	Use Classes 4 (Business) 7 (Hotels and hostels) and 10 (Non residential institutions).
	8	Use Classes 1 (Shops), 2 (Financial, professional and other services), 3 (Food and drink), 4 (Business) 8 (Residential Institutions) 9 (Houses) and 10 (Non-residential institutions).

Table 5 Definition of Acceptable Land Uses

Inverness East Development Brief Definition of Acceptable Land Uses



Development Brief Boundary

Mixed Use Block




**The Highland
Council
Comhairle na
Gàidhealtachd**
