

## **West Link Options – Conformity with Local Development Plan**

### **Introduction**

In this paper we have assessed how each of the options fits with the currently adopted development plan and the emerging development plan.

### **Highland Structure Plan**

When assessing the options for the west link the following policies should be taken into consideration:

- G1 Conformity with Strategy
- G2 Designing for Sustainability
- G3 Impact Assessments
- SR2 Sports Facilities and Open Space Provision
- N1 Nature Conservation
- BC1 Preservation of Archaeological Sites
- BC4 Historic gardens and designed landscapes
- BC5 Listed Buildings and Conservation Areas
- TC6 Road Network Improvements

### **Inverness Local Plan**

Below is a summary of the allocations in the Inverness Local Plan which may be affected by the Inverness West Link Design Project. The Local Plan was adopted in 2006. You can view the local plan online:

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/inverness-existing-local-plan.htm>

### **Charleston**

This land is identified for expansion under policy 89(v). The development of the land is subject to completion of Phase 5 of the Southern Distributor Road (SDR), however up to 140 houses could proceed prior to the completion of Phase 5 of the SDR. This allocation needs to incorporate a distributor road linking Leachkin Road and General Booth Road. The area of land is currently 52.6ha with a capacity of 1315 houses at 25/ha.

### **Torvean**

This land is identified as a regeneration action area under policy 8(ii). Much of the site is constrained either through topography, SSSI designation or the presence of ancient woodland. However development opportunities exist on the worked floor of the quarry and at the first 8 holes on the existing golf course. In total this equates to 16.5ha with a capacity of 410 houses at 25/ha.

### **Green Wedges**

There is a significant area of land which is allocated as green wedge policy 41(ii). There is some development potential in this area including re-configuration of the golf course and other appropriate green wedge uses.

### **Bught**

This land is identified for leisure/recreation purposes and related amenities under policy 24. This policy recognises that there may be opportunities arising from delivery of the river and canal crossing. The area of this allocation most likely to be affected includes Canal Park Rugby Pitches and the Inverness Blitz American Football Training Area. There is also likely to be some impact on parking at Inverness Leisure and there is potential for impact at Queens Park Stadium.

**Holm Mills**

This land is allocated for a Business/Industry district employment centre. Much of this allocation covers existing uses. Any further development in this area should be commensurate with the development of the Ness-side expansion area.

**Ness-side**

This land is allocated for expansion under policy 38(iv). This allocation should incorporate a primary school and a district park. Some of the land along the edge of the allocation is subject to fluvial flooding from the River Ness. The land to the south of the Dores Road roundabout is considered suitable for tourism uses.

**Ness-side District Centre**

This area is allocated under policy 22 and 23 as a district centre which should be commensurate with the development of the Ness-side Expansion area.

**Highland Wide Local Development Plan**

The Highland wide Local Development Plan supports the allocations at Charleston and Ness-side inline with the provisions of the Inverness Local Plan again recognising that the development of these sites is restricted by phase 5 of the SDR. The Highland wide Local Development Plan will set out the general policies against which the development would need to be assessed.

**Assessment of Options**

On the following pages is an assessment of each of the options against the adopted development plan and the Highland wide Local Development plan in a tabular format. A conclusion is given at the bottom of each section of the table to assess what level of "fit" there is with the development plan.

**Table 1 - Assessment of Options against Development Plan**

<b>Name of Plan</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>	<b>Option 5</b>	<b>Option 6</b>	<b>Option 7</b>	<b>Option 8</b>	<b>Option 9</b>
Highland Structure Plan	The principle of this option complies with the policies of the Highland Structure Plan	The principle of this option complies with the policies of the Highland Structure Plan	This option will affect open space and it therefore contrary to SR2 of the Highland Structure Plan.	This option will affect open space and it therefore contrary to SR2 of the Highland Structure Plan.	This option will affect open space and it therefore contrary to SR2 of the Highland Structure Plan.	The principle of this option complies with the policies of the Highland Structure Plan	This option may have an adverse impact on the Torvean Landforms SSSI therefore it is contrary to policy N1 of the Structure Plan.	This option may have an adverse impact on the Caledonian Canal Schedule Monument therefore may be contrary to policy G2 of the Highland Structure Plan.	This option will lead to no/minimal change and therefore is unlikely to be contrary to the Highland Structure Plan.
Inverness Local Plan	The alignment will impact on Holm Mills District Employment Centre.	The alignment will impact on Holm Mills District Employment Centre.	The alignment is different to that identified as indicative in the Inverness Local plan therefore may be considered contrary.	The alignment is different to that identified as indicative in the Inverness Local plan therefore may be considered contrary.	The alignment is different to that identified as indicative in the Inverness Local plan therefore may be considered contrary.	This alignment is consistent with that in the Inverness Local Plan however may impact on the land designated for a new district park at Ness-side.	The alignment is different to that identified as indicative in the Inverness Local plan and severs allocated land at Ness-side, therefore may be considered contrary.	This alignment is largely consistent with that in the Inverness Local Plan however may impact on the land designated for a new district park at Ness-side.	This option is broadly compliant with the Inverness Local Plan however may mean that developments at Ness-side and Charleston may not be brought forward.
Highland wide Local Development Plan	Broadly compliant with Policy 8 – Ness-side and Charleston subject to detailed design and mitigation. Broadly compliant with general policies of the plan.	Broadly compliant with Policy 8 – Ness-side and Charleston subject to detailed design and mitigation. Broadly compliant with general policies of the plan.	Broadly compliant with Policy 8 – Ness-side and Charleston subject to detailed design and mitigation. Broadly compliant with general policies of the plan however may be contrary to Open Space (76) and Natural, Built and Cultural Heritage (58) policies of the plan.	Broadly compliant with Policy 8 – Ness-side and Charleston subject to detailed design and mitigation. Broadly compliant with general policies of the plan however may be contrary to Open Space (76) and Natural, Built and Cultural Heritage (58) policies of the plan.	Broadly compliant with Policy 8 – Ness-side and Charleston subject to detailed design and mitigation. Broadly compliant with general policies of the plan however may be contrary to Open Space (76) and Natural, Built and Cultural Heritage (58) policies of the plan.	Broadly compliant with Policy 8 – Ness-side and Charleston subject to detailed design and mitigation. Broadly compliant with general policies of the plan.	Broadly compliant with Policy 8 – Ness-side and Charleston subject to detailed design and mitigation. Broadly compliant with general policies of the plan however it is contrary to the Natural, Built and Cultural Heritage (58) policy of the plan.	Broadly compliant with Policy 8 – Ness-side and Charleston subject to detailed design and mitigation. Broadly compliant with general policies of the plan however it is contrary to the Natural, Built and Cultural Heritage (58) policy of the plan.	This option is broadly compliant however it would mean that the spatial strategy for the City of Inverness would not be deliverable.
Conclusion	Broadly compliant with Development Plan alignment but impacts on Holm Mills District Employment Centre allocation <b>Moderate Beneficial Impact</b>	Broadly compliant with Development Plan alignment but impacts on Holm Mills District Employment Centre allocation <b>Moderate Beneficial Impact</b>	Not compliant with Development Plan alignment and impacts on land at Bught. <b>Minor Adverse Impact</b>	Not compliant with Development Plan alignment and impacts on land at Bught. <b>Minor Adverse Impact</b>	Not compliant with Development Plan alignment and impacts on land at Bught. <b>Minor Adverse Impact</b>	Most closely aligned to Development Plan alignment, however, impacts on land designated for New District Park. <b>Major Beneficial Impact</b>	River Crossing contrary to Development Plan Alignment, severs allocated land at Ness Side, dissects the Torvean Esker, and severs land designated for public access as Green Wedge/ Landscape Feature. <b>Moderate Adverse Impact</b>	Compliant with Development Plan alignment north of River crossing but impacts on land at Bught. <b>Minor Adverse Impact</b>	<b>Moderate Beneficial Impact</b>