













The Inverness West Link Why Hold an Exhibition

The display includes information developed following the decision by The Highland Council in March 2012 to select Option 6 as the preferred option. You are invited to review the following draft information:-

- Environmental Assessment;
- Design Details;
- Views from various locations and a video of the proposals;
- Land Acquisition and Stopping Up details.

If you have any concerns or would like further information please speak to one of the team. We are here to help you.



The Inverness West Link Project History

Activity

Stage I - Option generation and sifting

Public Consultation No 1 – 14th & 15th December 2010

Stage II - Options appraisal

Public Consultation No 2 – 29th November & 1st December 2011

Preferred Route Announced

Highland Council select Option 6 in March 2012

Route Developed for Consultation

Capita Symonds Appointed to develop proposals in August 2012

Stage III - Detailed design and layouts

Public Consultation No 3 – 17th & 18th April 2013 Part of Major Project Pre-Application Process Complete

History

The principle of the Southern Distributor Road (SDR) was first established in the early 1970's to facilitate the expansion and then consolidation of the City and to provide a strategic distributor road around the City to reduce congestion and traffic levels in the City centre. Phases 1-4 of the Southern Distributor Road from Inshes to Dores Road were completed in 2002. Phase 5 of the road was committed in the Local Development Plan by the Council in 2003. This final phase would allow for key development sites to be released to consolidate the City's development.





The Inverness West Link Why the project is needed

Traffic capacity across the River Ness and Caledonian Canal

Ness Bridge and Friars Bridge provide the two main vehicular crossings of the River Ness within Inverness and the flow of traffic to both sides of the city is dependent on their full availability. Both are now several years old and are subject to increasing maintenance requirements. Any requirement to carry out maintenance activities results in extensive traffic management within the city centre, adding to existing congestion levels.

Congestion in City Centre

Street capacity in city centre - The main routes in, around and through Inverness city centre utilise existing roads and streets which have little changed over a long period e.g. Kenneth Street, Tomnahurich Street Academy Street, Castle Road, Castle Street. Consequently the ability of city centre roads to accommodate increasing traffic levels is heavily constrained by existing widths and junctions dictated by adjacent properties and buildings.

Land Use Development

Development at Ness-side and Charleston— The two expansion sites at Ness-side and Charleston identified in the Inverness Local Plan are currently constrained by the need for a new river and canal crossing. In addition the apportunity for improving sporting infrastructure has been constrained by the lack of a defined route linking Dores Roundabout to the AB2.

Complete Distributor Ring Road

The principle of the Southern Distributor Road (SDR) was first established in the early 1970's to facilitate the expansion and then consolidation of the Gity and to provide a strategic distributor road around the Gity to reduce congestion and traffic levels in the Gity centre. Phases 1-4 of the Southern Distributor Road from Inshes to Dores Road were completed in 2002. Phase 5 of the road was committed in the Local Development Plan by the Council in 2003. This final phase would allow for key development sites to be roleased to consolidate the City's development.

Increase 'Active 'Travel (walking, cycling)

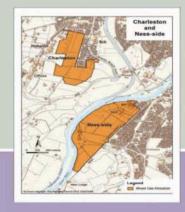
Lack of active public travel options – The Highland Council's Vision includes the objective of achieving a healthier Highlands by, amongst other things, promoting opportunities for active and sustainable travel. In addition, the Local Transport Strategy aspires to increase levels of cycling and walking to promote health improvement. This is hindered by a lack of integrated cycling and walking facilities. In addition, the level of traffic congestion on existing streets is perceived as discouraging the wider adoption of non-vehicular modes and the use of buses.

Canal swing bridge. The A82 to and from Inverness currently crosses the Caledonian Canal via the Tomnahurich opening swing bridge on Glenurguhart Road. The current protocol between Transport Scotland and Scottish Canals is that, with the exception of peak hours, vessels on the canal have precedence over vehicles on the A82 trunk road. The requirement to open the swing bridge to allow canal vessels to pass results in the A82 being closed for a minimum of between 3 and 9 minutes at a time resulting in delays to trunk road traffic and consequent traffic queues and congestion. In addition, the aged swing bridge is increasingly subject to operational problems and there have been several incidents where the bridge has been stuck open for extended periods of time resulting in extensive congestion in and around

Existing river/canal crossings capacity – With the exception of Friar's Bridge, the existing river and canal crossings are single carriageway with limited width. A82 – traffic volumes / capacity – the existing A82 through Inverness is subject to the same issues outlined above in terms of the constraints imposed by its current route via Kenneth Street and Tomnahurich Street. The traffic on these routes is subjected to excessive queuing and displays congestion throughout the year.



Barriers to water transport increase – Scottish Cannals are keen that any potential intervention be considered in relation to its potential to increase the use of the Caledonian Canal by water borne transport modes and any associated development land uses.











The Inverness West Link Design Development

Key Details

Approx 2.5Km long

Cross section similar to Inverness Southern Distributor

5 new roundabouts

3 span bridge over River Ness

New swing bridge over the Caledonian canal

Links into local paths

Estimated cost £27.2M





The Inverness West Link Environmental Constraints

So far we have

Agreed the scope of the Environmental Assessment
Carried out environmental surveys
Identified environmental impacts
Started to develop measures to reduce the effects of development
Started to draft the Environmental Statement

Schedule of Completed Surveys

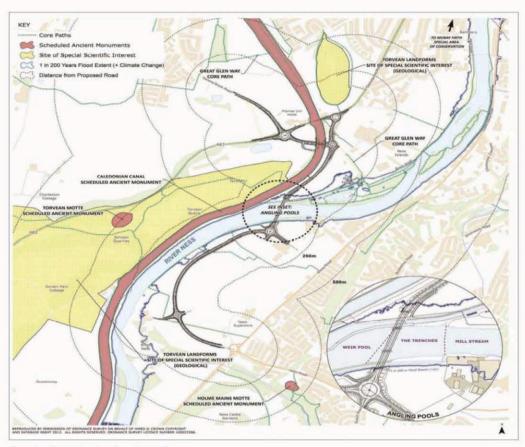
Phase 1 habitat survey
Bat presence
Badgers
Fish species
Noise receptors
Winter Landscape Survey
Cultural heritage
Land Use
Non Motorised Users (pedestrians, cyclists and horse riding)

Seasonal Surveys to be carried out

Bat emergence Great Crested Newts Reptiles Summer Landscape Survey Summer Non Motorised Users

Our environmental assessment considers impacts upon

Heritage assets such as the Caledonian Canal Protected species in the area Trees Water quality and flooding Views and landscape character Increase in noise or air pollution Geology and soils Communities and non-motorised users Planning policies and current land use



Species found in the Area include





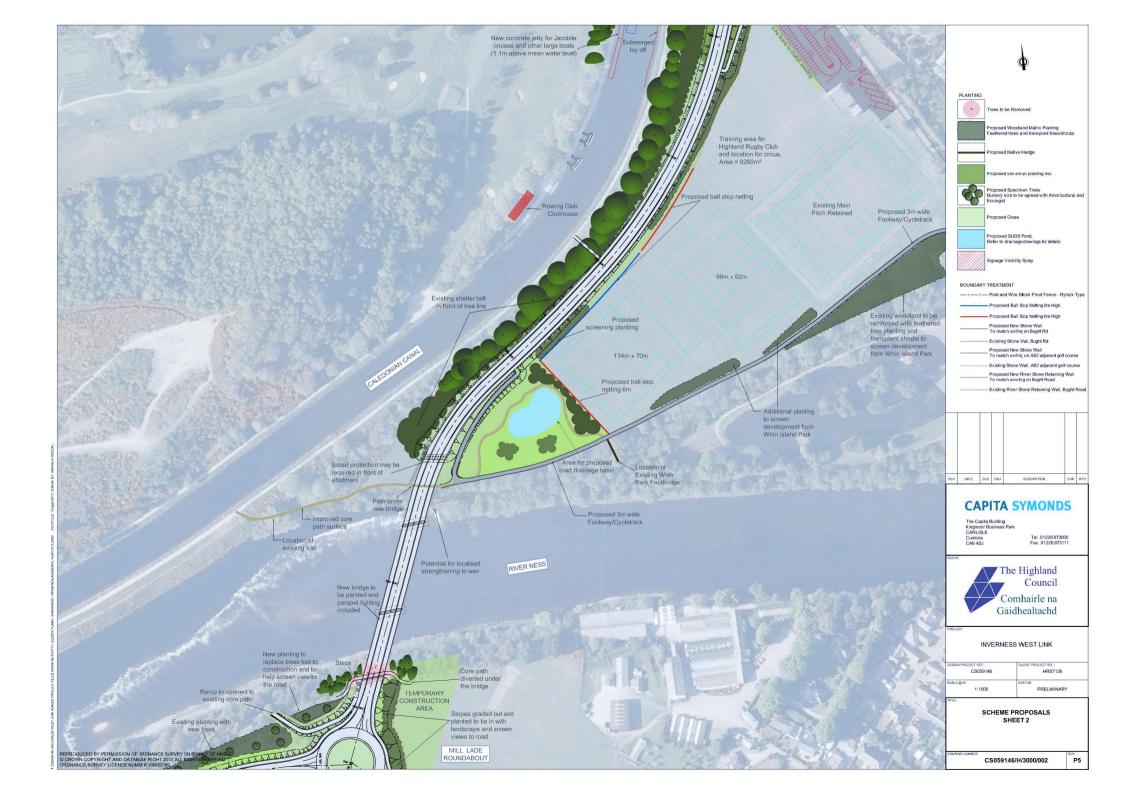










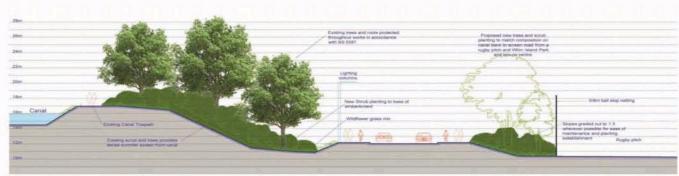








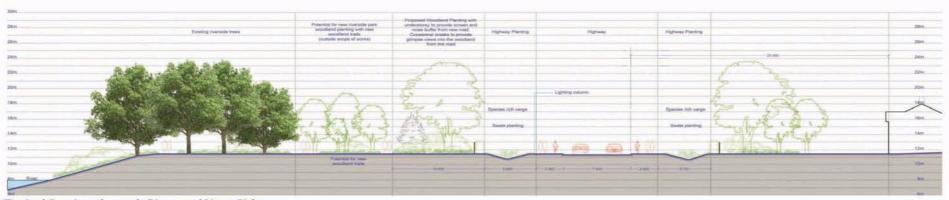
The Inverness West Link **Typical Sections**



Visualisation of the proposed road at the Canal Park



Typical Section through Canal and Rugby Pitches



Typical Section through River and Ness-Side



The proposals are designed to be the same cross section as the Southern Distributor Road as shown in the photograph to the



Visualisation of the proposed road at Ness-Side



The Inverness West Link **Sport and Recreation**

Community Effects - Sport and Recreation

The area encompasses a number of important community sports and recreation facilities. These include

- · Torvean Golf Course;
- · Highland Rugby Club at Canal Park;
- · Inverness Rowing Club Boat House and the Rowing Club measured competitive length;
- · Whin Park;
- Inverness Leisure facilities at Bught Park which include
 - · Inverness Aquadome;
 - Sports Centre;
 - · Queen's Park athletics stadium;
 - · Inverness Blitz American football training pitch; and
 - Inverness Ice Centre.



Highland Rugby Football Club revised layout at canal parks



Relocated Inverness Blitz training facility



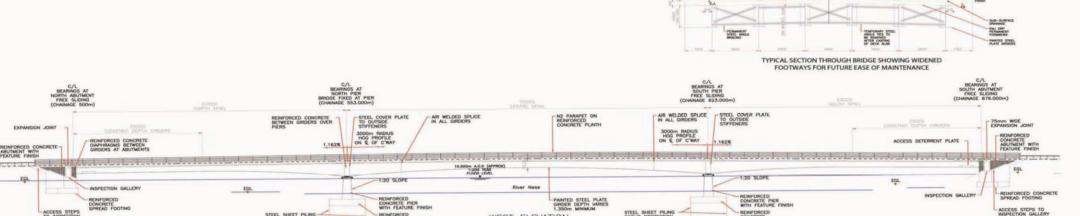


Torvean Golf Course alternative enhanced layouts under consideration



The Inverness West Link

River Ness Crossing



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WEST ELEVATION SCALE 1:250









Similar type of bridge under construction and after completion





The Inverness West Link Swing Bridge Arrangement

The new swing bridge over the Caledonian Canal will be operated in tandem with the existing swing bridge. This will mean that when one bridge is closed to traffic (as a boat passes through), the other bridge will be kept open to traffic to ensure there is vehicular access always available across the canal. Effectively providing a fixed link for the A82 across the canal.

Signs on the approaches to the area will indicate which bridge will be open to traffic.







Proposed Control Building to operate bridges and traffic signs.



The new swing bridge will allow the canal to be operated anytime during the day. Currently there is a restriction during the morning and evening rush hours.



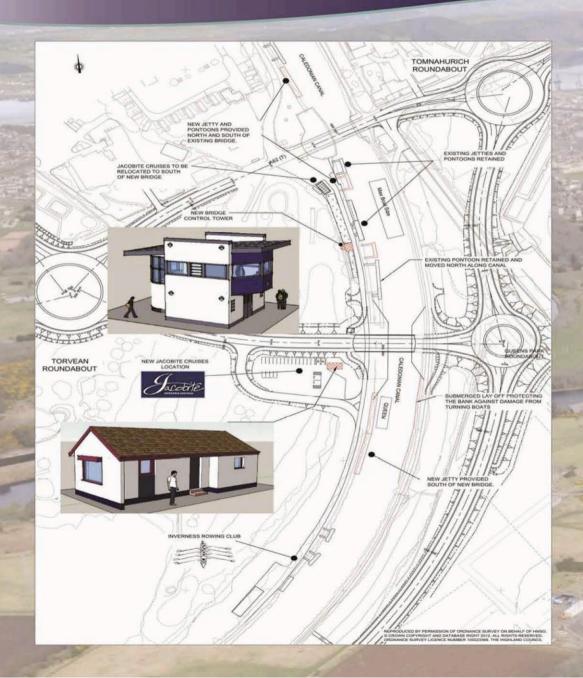
Existing Towpaths will be maintained with slight diversions adjacent to the new swing bridge.

Visualisation of proposed new bridge and control building looking south. The new bridge will be designed to look the same as the existing Tomnahurich Bridge.





The Inverness West Link Canal Development and Sustainable Urban Drainage



Canal Development and Sustainable Urban Drainage



During Stage 2 of construction Jacobite Cruises will be relocated south of the new swing bridge.

Additional jetties and pontoons will be provided for large and small boats to moor up before passing through the swing bridges.



As part of the Sustainable Urban Drainage, infiltration basins may be required. These are shallow features where storm water runoff is stored until it gradually infiltrates through the soil of the basin floor. An overflow may be required for extreme rainfall events which exceed the capacity of the basin. The performance of the basin depends largely on the permeability of the soil and the depth to the water table. Infiltration basins can serve larger catchment areas than infiltration trenches because a larger volume of water can be stored on the surface.



The Inverness West Link Environmental Assessment

Environmental Assessment

Our assessment has identified potential impacts on the environment which could occur as a result of our proposals. The effects of these impacts are identified below together with our initial proposals to change negative effects into positive effects.

ECOLOGY & NATURE CONSERVATION POTENTIAL IMPACTS Atlantic Salmon and Lamprey may be disturbed by construction of the **EFFECTS** Disturbance could cause reduced population numbers in subsequent MITIGATION Surveys of protected fish have been carried out to inform our designs In-river bridge piers are being located to avoid known spawning locations An ecological Clerk of Works will be employed to ensure protected species are avoided during construction In river works will avoid the spawning season New fishpools could be created to encourage spawning after construction POTENTIAL IMPACTS Great Crested Newts, badgers, birds, red squirrels, bats and otters EFFECTS Habitats are disturbed by construction leading to fall in populations of protected species MITIGATION Surveys identify the location of protected species and the design avoids these areas as far as possible Any vegetation clearance required will take place outside the season for Nest boxes would be provided to compensate for any loss of bird nesting Bat boxes would be provided to compensate for any loss of roosting habitat Replacement habitat will be created to compensate for any lost due to construction works Badger fencing and a crossing point may be required if surveys reveal significant movement of badgers POTENTIAL IMPACTS Mature trees and grassland

All new planting for habitat creation to be native and of local provenance Sustainable Urban Drainage Systems (SUDs) principles to be applied to

Loss of agricultural land; golf course to be relocated at Stage 2; loss of 1 rugby

Severed fields will be integrated into existing field patterns and access gates installed

Rugby pitches will reduce to 3 and high sports fencing will be included.

The Highland Council are currently developing alternatives for the Golf Course.

Loss of potential habitat

Land take to be kept to a minimum.

POTENTIAL IMPACTS Change of use from existing to road or associated engineering works

EFFECTS

LAND USE

MITIGATION

	Road alignment generally follows lines of existing landscape features such as the River Ness, woodland belts and field patterns	
CULTURAL HERITAGE		
POTENTIAL IMPACTS	Scheduled Ancient Monument – Caledonian Canal: Bridge Keepers cottage; stone walls along Bught Road	
EFFECTS	Setting of the Caledonian Canal and other features of historical value could be adversely affected	
	Archaeological artefacts could be lost during construction	
MITIGATION	Route avoids known sites of archaeological interest	
	A watching brief will be employed during construction	
	Historical features such as river washed cobbles will be reused in the development	

Landscape Character

MITIGATION

Visual Impact

MITIGATION

POTENTIAL IMPACTS Severance and fragmentation of fields

Loss of mature trees

Change of land use

Minimise land take

Historic stone wall along Bught Road

Additional lighting in rural setting

Disintegration of clear urban edge along Dores Road

Landscape Character changes from rural to urban

Introduce planting to screen 'engineered' slopes

Grade out slopes to tie in with existing landscape

Use directional and low level lighting

POTENTIAL IMPACTS Views change for some residential properties; hotels and recreat

Views are perceived as worse than existing

Intrusion on tranquil character of riverside setting and future riverside park

Replace trees and vegetation and arrange to reflect rural character where

spaces such as the golf course, rugby pitches, core paths and waterways

Screen views of moving traffic as far as possible where impacts are high

Visual intrusion caused by bridge is minimised by careful selection of paint

Opening up and framing views to key landscape features, such as the

New features associated with the road, such as bridges look intrusive

Save and re-use natural materials (such as river washed cobbles)

NOISE AND VIBRATION	¥
POTENTIAL IMPACTS	On residents; users of recreational routes and facilities; some wildlife
EFFECTS	Potential increase in noise levels.
	Vibration during construction could disturb fish and/or wildlife
MITIGATION	Earth modelling/planting/walls will be installed where noise levels excee recommended levels

DEDUCTION OF THE PERSON	TS. FOUESTRIANS AND COMMUNITY
PEDESIRIANS, CICLIS	IS, EQUESTRIANS AND COMMUNITY
POTENTIAL IMPACTS	Severance of core paths; change in location and access arrangements to some recreational facilities
EFFECTS	Loss of amenity value
MITIGATION	Design pedestrian routes and cycleways throughout the scheme to link into existing network $% \left(1\right) =\left(1\right) \left(1$
	Short term plan to re-arrange rugby pitch layout to retain maximum number of pitches and to replace any lost car parking
	Long term plan to relocate sports facilities as part of the sports hub plans
	Stage 2 of the project will not be constructed until affected golf holes have been relocated
	POTENTIAL IMPACTS EFFECTS

ROAD DRAINAGE AND	THE WATER ENVIRONMENT
POTENTIAL IMPACTS	Drainage from the new road and from working over and adjacent to water when constructing the new road and new bridges
EFFECTS	Contamination, water displacement and loss of water catchment areas
MITIGATION	Design the road with a sustainable urban drainage system (SUDS)
	2 levels of water treatment
	Provide water drainage basins outside the 1 in 30 year flood levels
	Bridge piers to be designed so as not to impede flow of River Ness

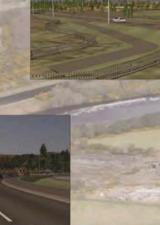


The Inverness West Link Recreational Routes

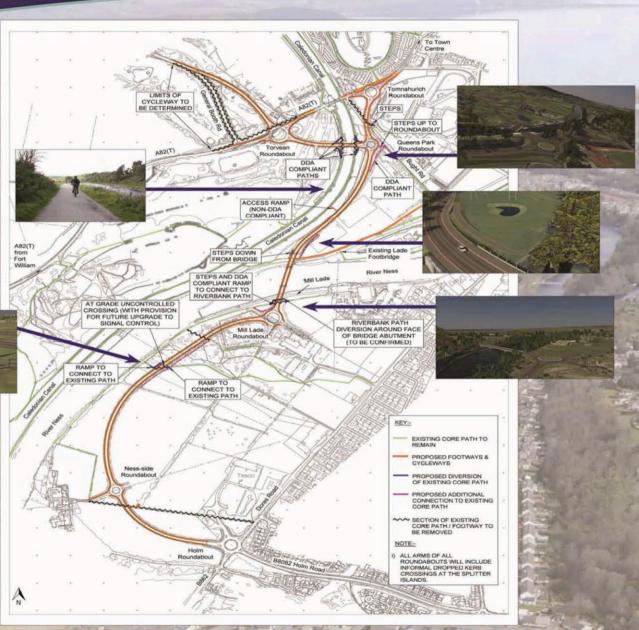
Recreational Routes

Some paths will be affected by the road. Proposals aim to improve access for pedestrians and cyclists: steps, ramps and (Disability Discrimination Act) DDA compliant crossings will be included.

The towpaths adjacent to the Canal will be altered on the approach to the new swing bridge. Pedestrians and cyclists will need to cross the new road (similar to the existing situation at the Tomnahurich Bridge).



The proposals include 2.5 to 3 metre wide footways/cycleways along both sides of the new link road throughout its length, including over the River Ness and Caledonian Canal.





The Inverness West Link Stages of Construction and Construction Traffic

Stages of Construction and Construction Traffic



Construction will be split into 2 main Stages:

The main road connecting Holm roundabout and Tomnahurich roundabout being completed in the first Stage. This requires the construction of the bridge crossing the River Ness.

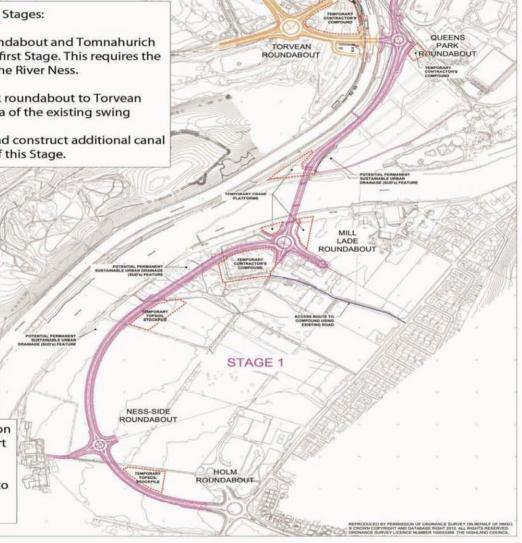
Stage 2 will connect the Queens Park roundabout to Torvean Roundabout by constructing a replica of the existing swing bridge crossing the canal.

Works to relocate Jacobite Cruises and construct additional canal facilities will be undertaken as part of this Stage.



The map to the left shows the construction traffic routes that will be used to transport materials to site.

These routes have been chosen in order to limit traffic flow through the centre of Inverness.

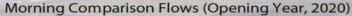


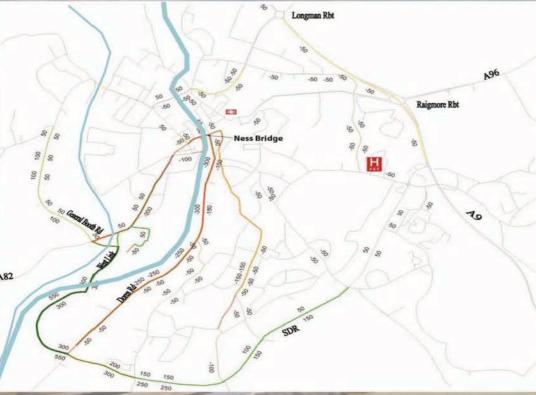
STAGE 2

TOMNAHURICH



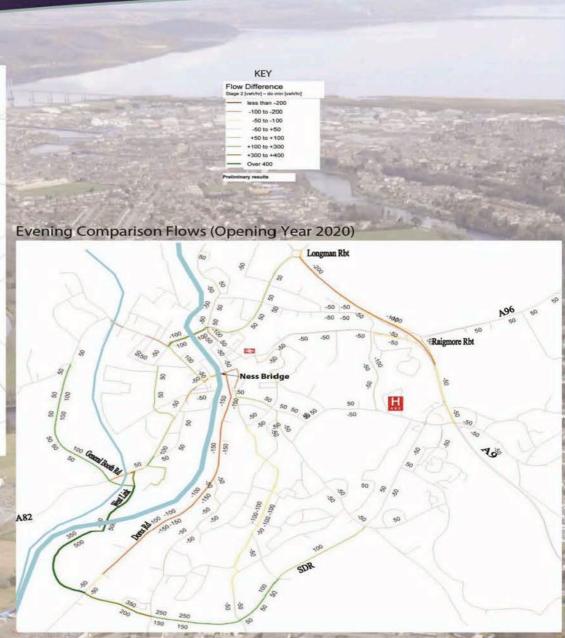
The Inverness West Link Traffic Changes





This board shows the difference in the number of vehicles per hour travelling on various roads within Inverness. The figures adjacent to the road represent the change in the number of vehicles with the full proposals in place, compared to if the proposals do not go ahead.

The figures show the changes in the morning and evening rush hour.





The Inverness West Link Proposed Dates

Activity

Public Consultation

Inverness City Committee prior to Formal Planning Application

Planning Application and Traffic Orders Submission

Publication of CPO

Public Inquiry (if necessary)

Commence Stage 1 Works (18 months) and Golf Course Construction

Commence Stage 2 Works (9 months) and Construction of Sports Hub Proposed date

15 April to 31 May 2013

12 August 2013

Late August 2013

September 2013

Summer 2014

2015 / 2016 / 2017

2019 / 2020



The Inverness West Link Statutory Procedures

The following procedures apply to the Project:-

- The Project under the Planning Legislation is a Local Development, however, procedures are being followed relative to a Major Application
- The Council will promote a Compulsory Purchase Order (CPO) for the Project and the following are available for review:-
 - Draft Order
 - Draft CPO Plan
 - Statement of Reasons
- Permanent Road Traffic Orders:-
 - Stopping Up Orders
 - Speed Restrictions
 - Re-Determination of Public Rights of Passage Orders
- Upgrade Southern Distributor Route classification from B to A
- Great Glen Way Order
- Scheduled Monument Consent



The Inverness West Link Your Comments

Thank you for attending the Stage III Inverness West Link Public Consultation.

The Detailed Design proposals are in draft form at present. This is to allow you to contribute to the Detailed Design process and the next step is to finalise the Detailed Design ready for the planning application.

Your comments on the Detailed Design on display would be welcomed and comments sheets are available for you to complete and hand in today or send in later.

Alternatively you may submit your comments online at the Highland Council website at www.highland.gov.uk/iwl3

All comments on the proposals should be submitted not later than 31st May 2013.



THE INVERNESS WEST LINK

CAPITA SYMONDS

PRE-PLANNING APPLICATION PUBLIC CONSULTATION

COMMENTS SHEET

Title:- (Mr/Mrs etc)	Name:-
Address:-	
Town/City:-	Post Code:-
Email Address:-	
Any comments on	Any comments on the landscaping proposals as displayed:
Any comments on the connections needed?):	Any comments on the proposed footpaths, cycleways, etc. (e.g. Any additional connections needed?):
A sort of sorting of the sorting of	The state of the s
Any comments on	Any comments on recreation and sporting areas.
	Please furn over

Any suggestions for the name of the bridge crossing the River Ness: Any suggestions for the name of any of the roundabouts: Any suggestions for the name of any of the roundabouts: Any suggestions for the name of any of the roundabouts: Any suggestions for the name of any of the roundabouts: Any suggestions for the name of any of the roundabouts: Any suggestions for the name of any of the roundabouts: Any suggestions for the name of any of the roundabouts: Any suggestions for the name of any of the roundabouts: Any suggestions for the name of any of the roundabouts:	Any comments on the proposed bridges layouts:
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