

NESS -SIDE RESIDENTIAL - PUBLIC CONSULTATION

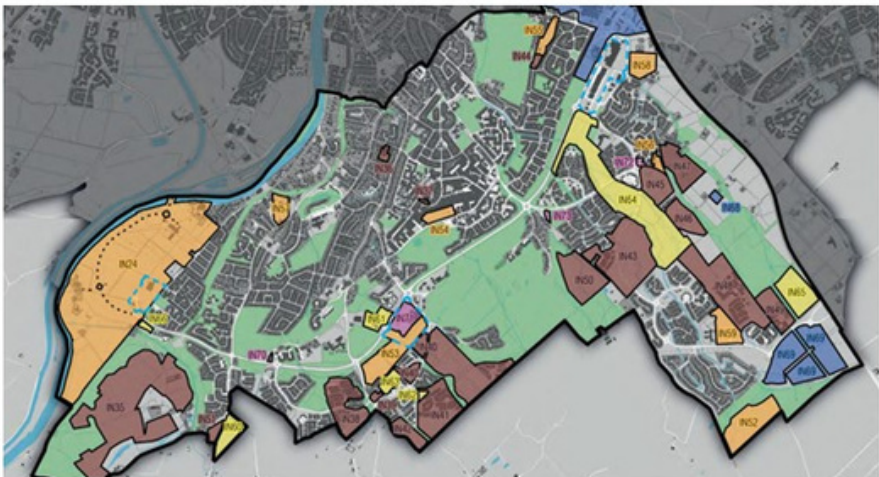
PLANNING PERMISSION IN PRINCIPLE

08th of August 2023

Mabbett[®]
Planning | Design | Environment | Engineering | Safety



Welcome to the second public consultation event which relates to proposals for planning permission in principle for a residential development at Ness Side. This consultation provides the local community with an opportunity to view the proposals and provide comments ahead of the formal submission of a planning application. We welcome your views to assist us in developing the proposals. Feedback forms are available at the event and online at www.mabbett.eu.



A Proposal of Application Notice was submitted to Highland Council on the 28th of June 2023 by Mabbett Planning & Design on behalf of Ness Valley Leisure Ltd relating to a proposal for residential development on land at Ness-Side, Inverness. The first public consultation event for the project is being held on the 25th of July and the exhibition material and feedback forms are available on the dedicated website until the 29th of August.

The principle of development for uses including housing on the land is firmly established by Highland Council in the adopted Inner Moray Firth Local Development Plan 2015 as part of the strategic expansion of the city to the South at Ness-Side. The application is for Planning Permission in Principle which means that it is trying to reaffirm that designation and look at matters in principle. As such, the focus of the event will be on high-level site matters relating in particular to the proposed drainage arrangements, transport links, improving active travel links, greenspace and ecology (including protection of the existing woodland) – detailed house types and layouts are not needed at this stage, but indicative information is provided to guide you as to the types of housing, broad location and scale along with greenspaces and recreational areas.

We will speak to Highland Council about the impact of the proposed development on roads and local infrastructure and look to agree any proportionate improvements including primary and secondary education provision during the consideration of the application.

The planning application will be supported by a suite of detailed assessment work including a Transport Assessment, Flood Risk Assessment, Drainage Strategy, Ecological and Tree Surveys and an Archaeological Written Scheme of Investigation. We intend to submit this in September or later this year.



Location Plan – PAN Application Boundary

CONSTRAINTS AND OPPORTUNITIES

LEGEND

- Application Boundary
- Site Access / Gateways
- Existing Buildings
- Existing Woodland
- Maintained Amenity Area
- Planted trees/ woodland
- Holm Burn and Pond
- Gradient
- Flooding extent



Site Constraints and Opportunities Plan



Aerial Views

Site Context



A. Existing Buildings – Aerial View



B. Existing Buildings Eye view



C. Storing Area – Aerial View



D. Forest Paths



E. Holm Burn



F. River Ness Shore



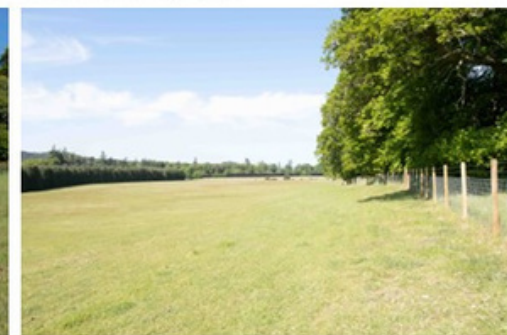
G. Field - south views



H. Secondary Access Road



I. Field - east views



J. View along B862 Road Boundary

Site Context



Farmland

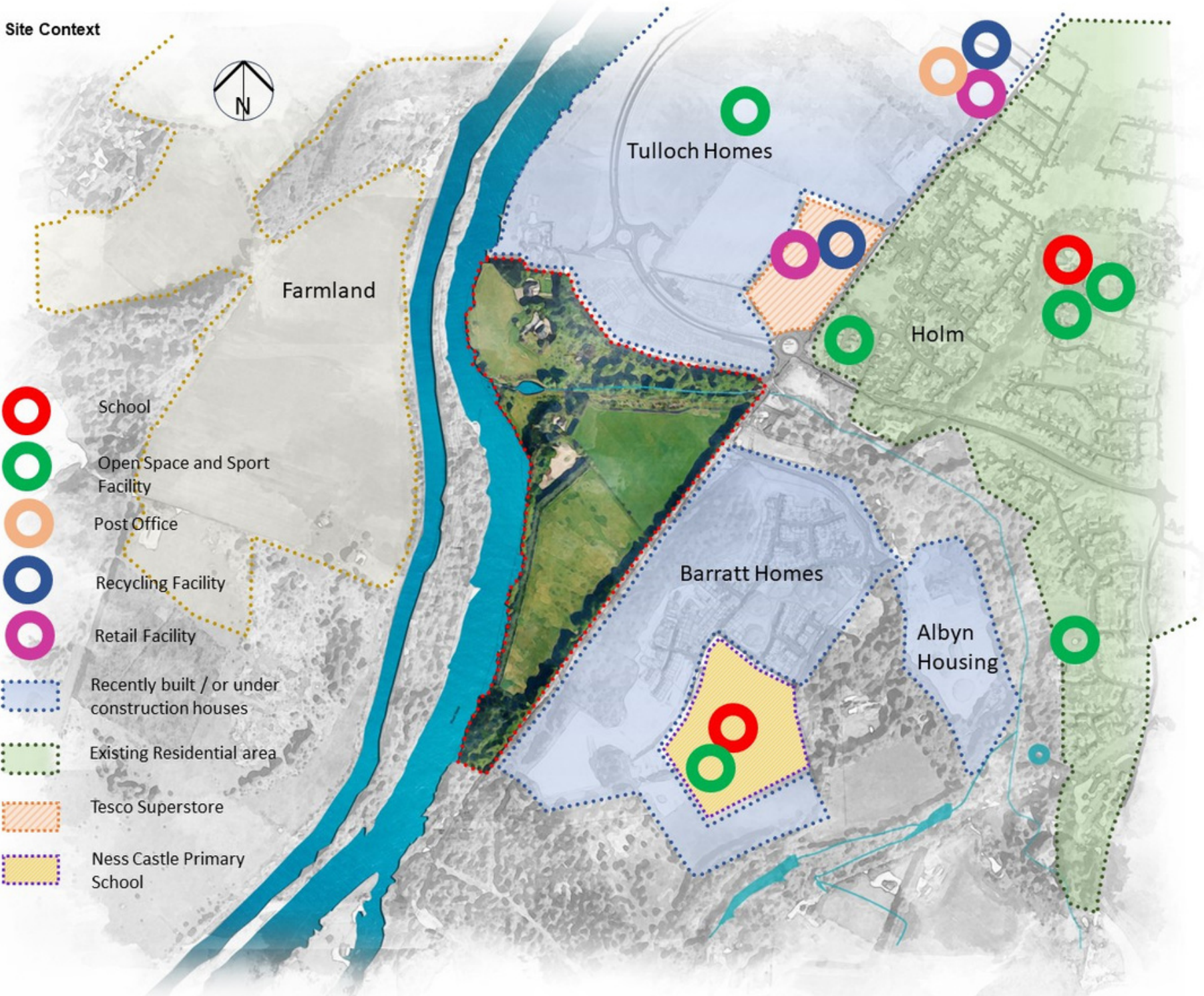
Tulloch Homes

Holm

Barratt Homes

Albyn Housing

-  School
-  Open Space and Sport Facility
-  Post Office
-  Recycling Facility
-  Retail Facility
-  Recently built / or under construction houses
-  Existing Residential area
-  Tesco Superstore
-  Ness Castle Primary School



DRAFT DEVELOPMENT FRAMEWORK PLAN

- PRIMARY AND SECONDARY EDUCATION – DEVELOPER CONTRIBUTIONS
- EXISTING WOODLAND - ACCESS FOR PUBLIC
- DRAINAGE STRATEGY
- FLOOD ASSESSMENT
- LEISURE & RETAIL FACILITIES
- DEVELOPMENT PHASING
- EXISTING BUILDINGS – DEVELOPMENT USE
- PROPOSED ACTIVE TRAVEL ROUTES - SAFE CYCLE AND WALKING PATHS
- EXISTING WOODLAND – TREE AND ROOT PROTECTION
- NOISE ASSESSMENT
- ECOLOGICAL WALKOVER TO ASSESS SITE HABITAT
- ARCHAEOLOGY WRITTEN SCHEME OF INVESTIGATION
- ACCESS TO DEVELOPMENT
- BUILDINGS MIX TO INCLUDE :
 2 & 3 BED APARTMENTS – 2, 3 & 4 STOREY
 2 BED BUNGALOWS
 3,4 & 5 BED - 1½, 2 & 3 STOREY HOUSES
 MEDICAL CENTRE 3 STOREY



Local design examples



Central square - Open Space



Linear Street & Materiality



Integrated Play Area



Materiality



Public Path



Biodiversity and Wildlife Preservation

We would welcome your comments on the information provided and thank you for taking the time to review the information. Following this exhibition, we will take account of all comments as we develop the design further. A report will be submitted with the application which will detail the outcome of community involvement. Should you require any further information, please do not hesitate to contact: rgrant@mabbett.eu



29TH AUGUST 2023

SEPTEMBER 2023

MARCH 2024

SEPTEMBER 2024

SEPTEMBER 2024



FEEDBACK FROM
CONSULTATION
EVENT REQUIRED



PLANNING
APPLICATION
SUBMITTED



PLANNING
APPLICATION
DECISION



CONSTRUCTION
COMMENCES
ON SITE



CONSTRUCTION
COMPLETED



Table 2: Indicative future housing stock at Ness-side ¹

Landowner	Houses Low	Houses High
Burt Boulton	184	216
Clunas	110	131
Cardrona Trust	10	20
MacDonald Family	88	106
Macrae Family	15	20
Tulloch	282	336
Total	689	829



Low Density 15-20 dwelling / hectare Medium Density 20-30 dwelling / hectare Hi Density 30-35 dwelling / hectare

