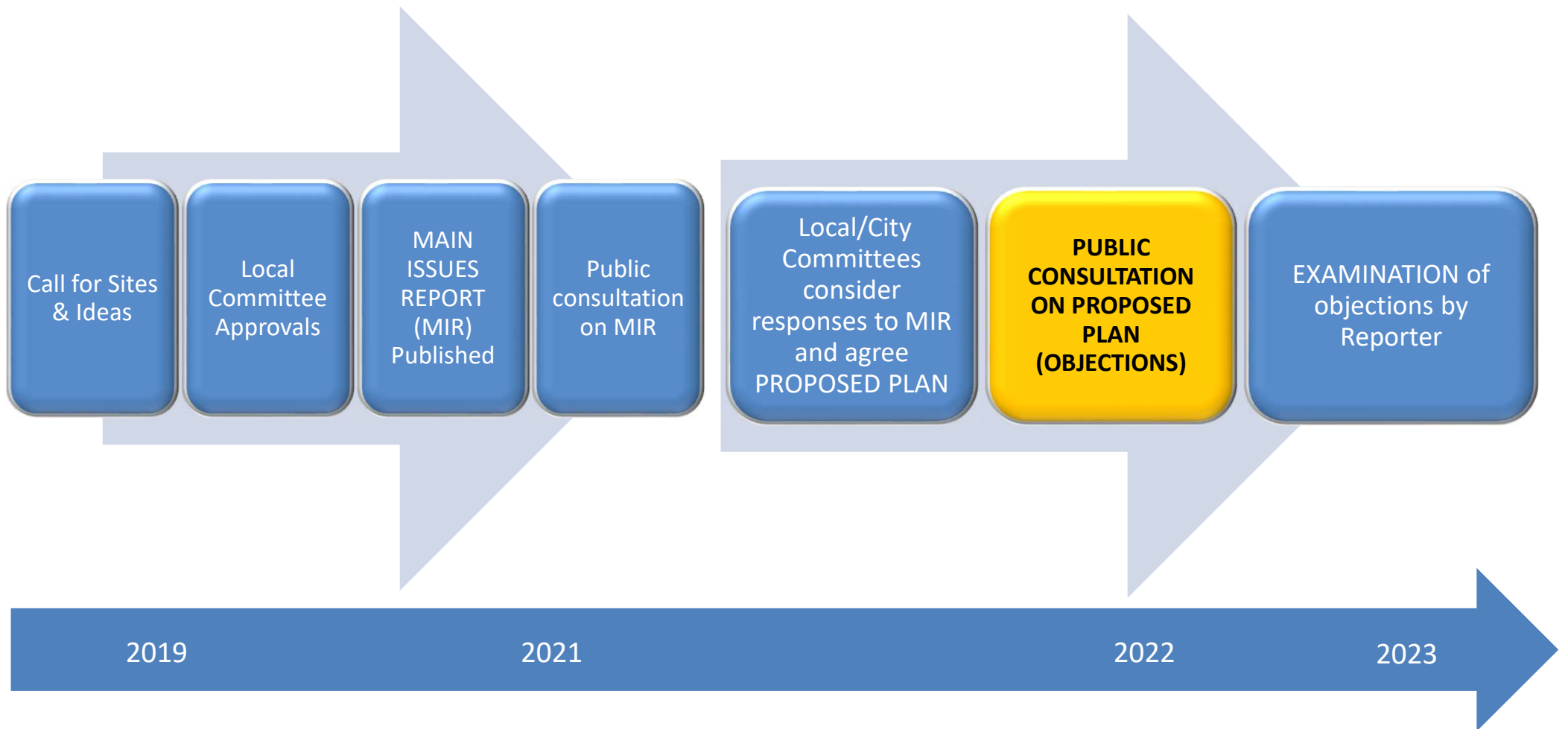


Inner Moray Firth Proposed Local Development Plan 2

The Plan Process



Current “Proposed Plan” Consultation

- **Previous** – over 1,400 comments on Main Issues Report – record number
- **Current Methods** - Postcard mailshot, social media campaign, online videos, on request Teams/Zoom & in-person meetings, phone arounds, paper copy option
- **Period for Comments** – 12 weeks duration from 25 March 2022 to 17 June 2022

The Council's Strategic Choices

Committee endorsed changes from the Main Issues Report:

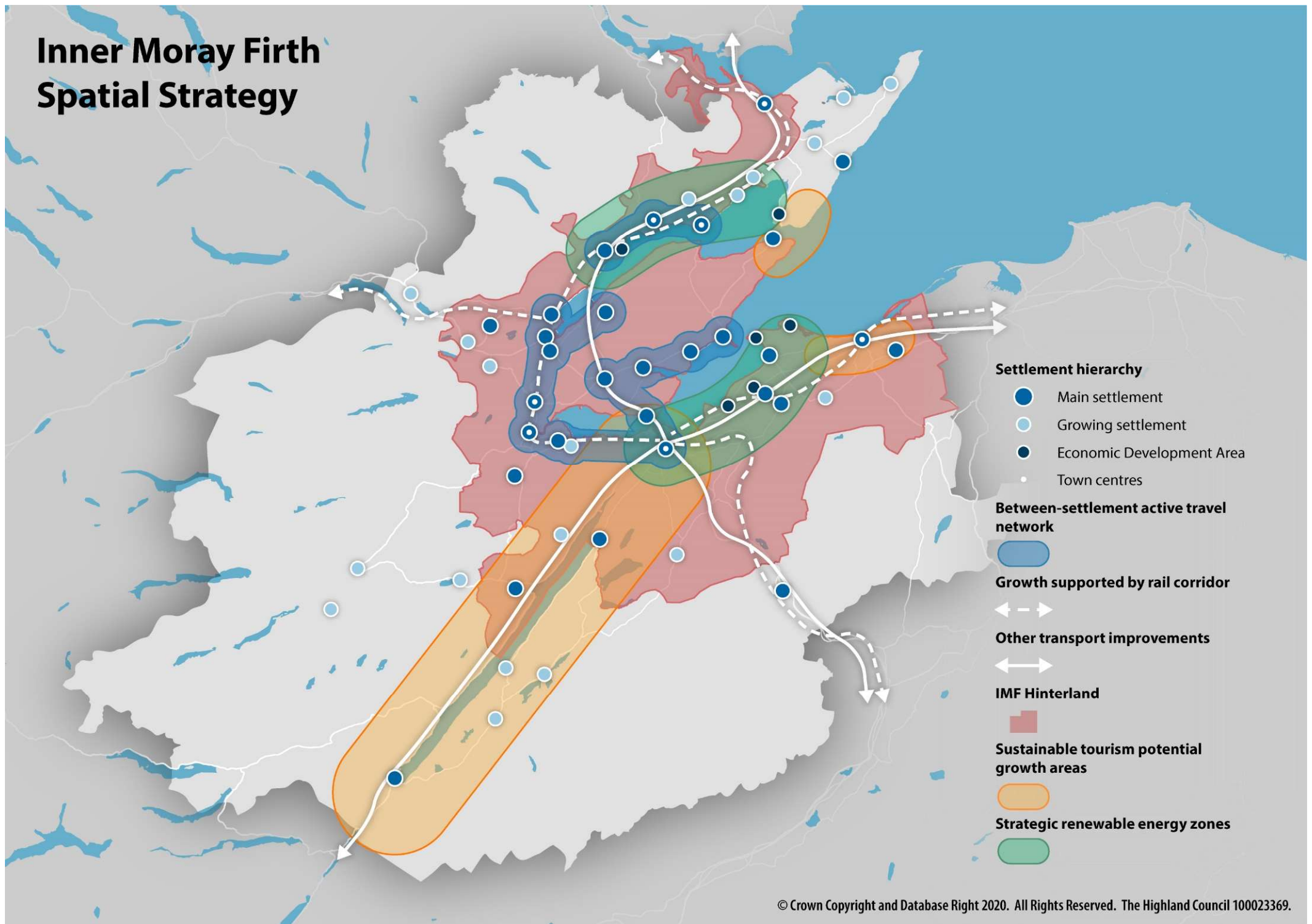
- Reordered Outcomes to emphasise climate change and economic recovery
- Reordered settlement hierarchy confirmed
- Housing Land Requirements updated within justifiable limits
- 13 new or revamped general policies – e.g self build
- Rural Housing - Hinterland Boundary

The Council's Local Choices

Local/City committee decision on:

- Which sites to earmark for development
- List of acceptable land uses for each site
- Which sites to safeguard from development as vital greenspaces
- Housing capacities of development sites
- Placemaking Priorities

Inner Moray Firth Spatial Strategy



Housing Requirements

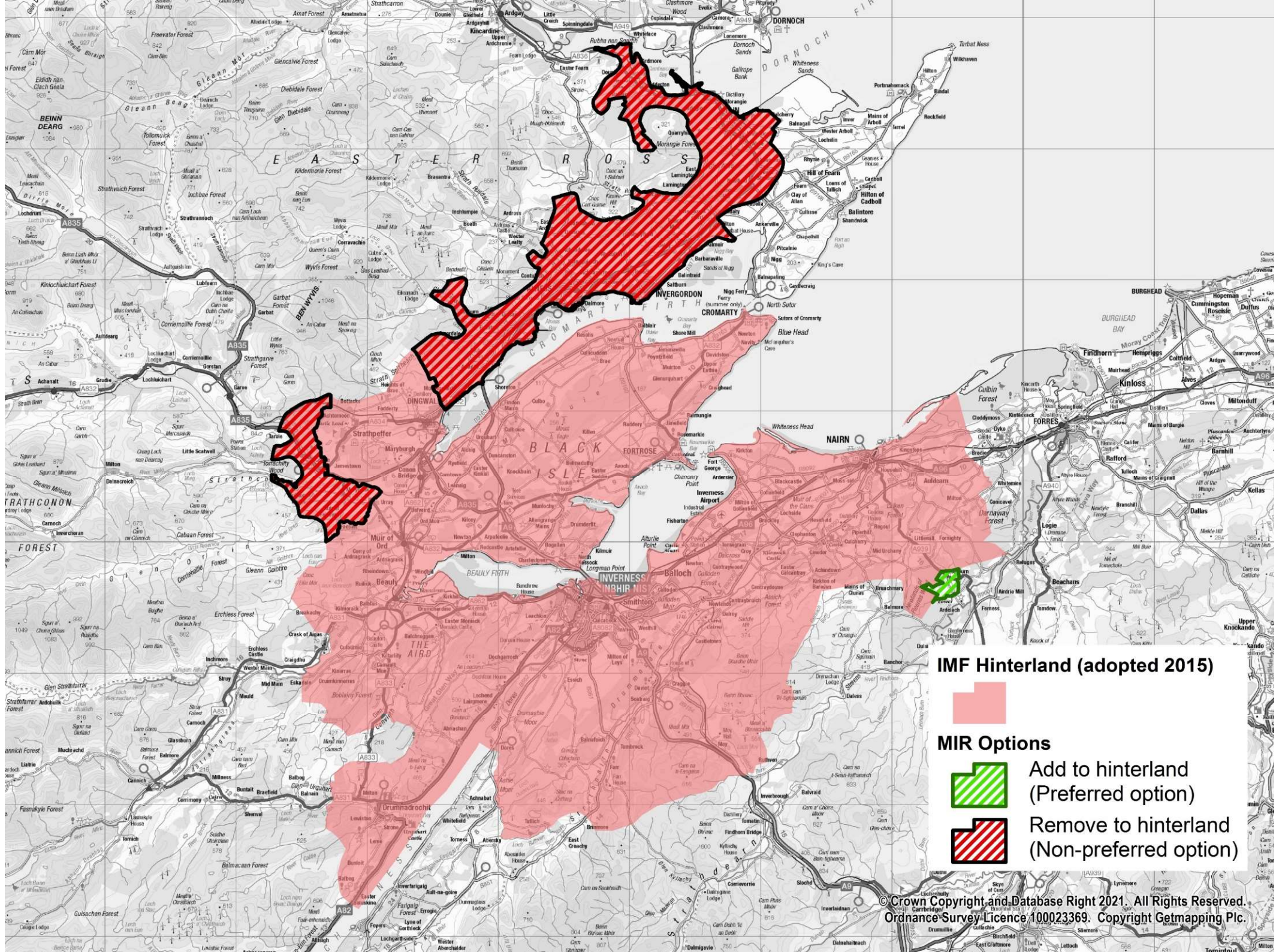
10 Year (2020-2029) Inner Moray Firth Plan Area Minimum Housing Land Requirement (MHLR) Based on 2020 HNDA

Housing Market Area (HMA)(1) Housing Sector (2)	Inverness	East Ross	Mid Ross	Nairn	West Ross (part)	Plan Area Totals (3)
Affordable	4,293	513	830	363	76	6,075
Open Market	1,435	239	526	151	39	2,389
Totals (3)	5,726	752	1,356	515	114	8,463

(1) Assumes a zero requirement for that portion of the Badenoch & Strathspey HMA that lies within the IMFLDP area because the housing numbers are negligible. 26% of West Ross HMA based on geographic area proportion.

(2) The Market sector is defined as owner occupier and private rent homes. The Affordable sector is social rent and other below market rent properties.

(3) Some column and row totals don't sum exactly due to rounding.



IMF Hinterland (adopted 2015)



MIR Options



Add to hinterland
(Preferred option)



Remove to hinterland
(Non-preferred option)

General Policies

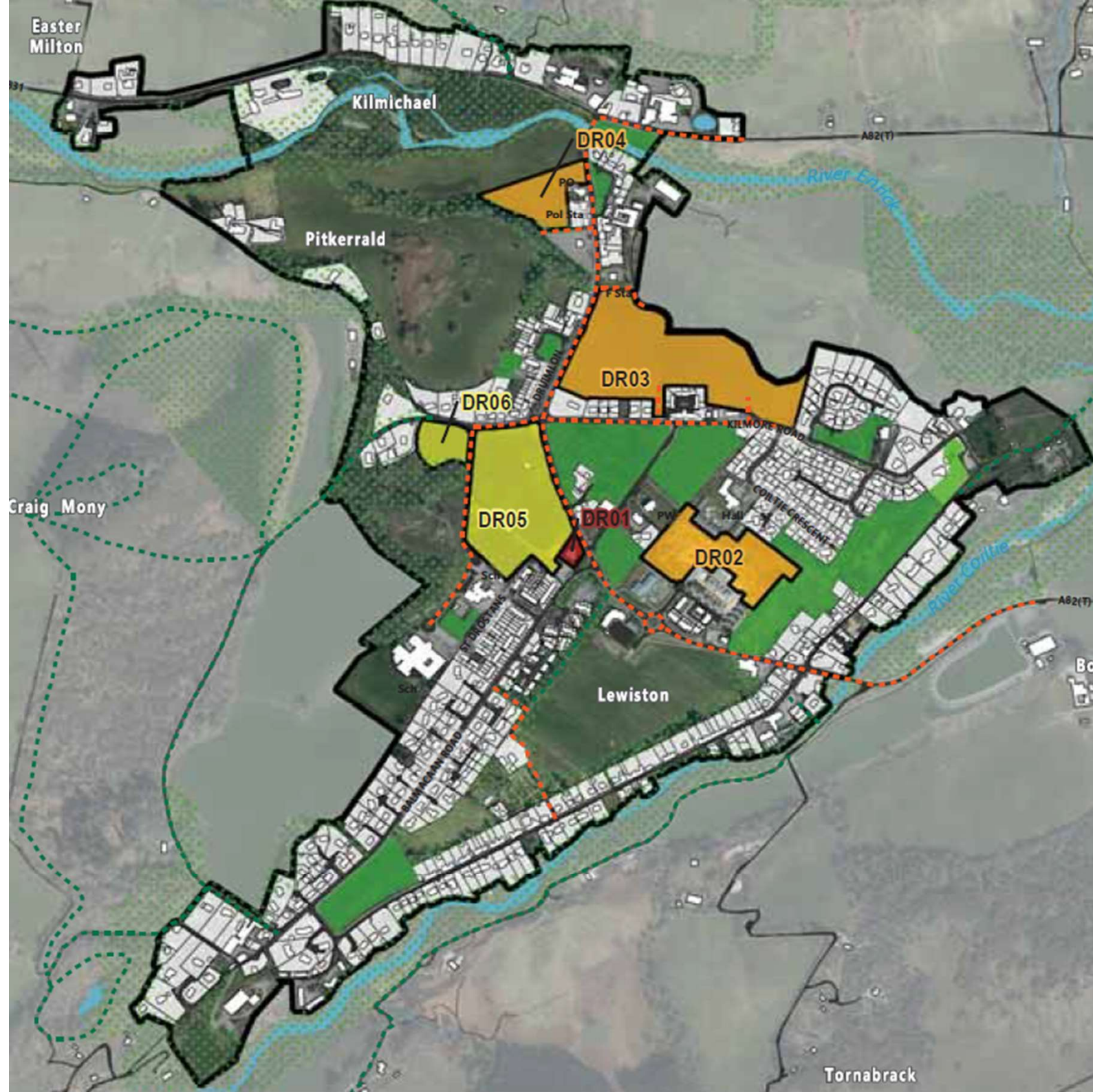
- **Policy 1 Low Carbon Development** – introduces a carbon emissions reduction standard, beyond current building regulations, for new build development. A developer will have to evidence that each proposal's siting, materials, design and choice of heat/energy source, generation, storage and use are sufficiently low carbon.
- **Policy 2 Nature Protection, Preservation and Enhancement** – introduces a developer requirement to protect and improve biodiversity including a financial contribution from larger schemes towards enhancement.
- **Policy 3 Greenspace** – provides a clearer and stronger protection for identified greenspaces.
- **Policy 4 Green Networks** - provides a clearer policy for Green Networks.

General Policies

- **Policy 5 Industrial Land** - provides a clearer and stronger protection of existing industrial land and a more supportive framework for employment uses elsewhere.
- **Policy 6 Town Centre First** – introduces a stronger protection for identified town centres but also a more supportive approach to change of use proposals including residential within those centres.
- **Policy 7 Placemaking** – provides a policy justification for requiring a developer to audit the impact of its application on the quality of the place, where it is proposed.
- **Policy 8 Delivery Development and Infrastructure** – seeks to ensure a more coordinated and timeous delivery of infrastructure and community facility capacity in parallel with new development.
- **Policy 9 Increasing Affordable Housing** – proposes to: increase the quota to 35% for Inverness City (excluding the City Centre); require earlier private developer phasing of affordable units; and, support higher densities for affordable housing developments.

General Policies

- **Policy 10 Self and Custom Build Housing** – introduces a quota for serviced plots for the largest (100 plus units) housing sites.
- **Policy 11 Growing Settlements** – brings this policy into alignment with other recent Highland area local development plans.
- **Policy 12 Accessible and Adaptable Homes** - introduces a quota for wheelchair liveable ground floor units on sites of 50 or more residential dwellings.
- **Policy 13 Transport** – directs developers to the most accessible sites and requires them to show that people using their development can travel as easily by walking, wheeling, cycling or public transport as they can by car.



Housing

DR01: Former A82 Retail Units

Area: 0.2 ha

Indicative housing capacity: 10

Developer requirements: Developer masterplan which should include/address: Drainage Impact Assessment; retain, setback development from and add planting along site boundaries; visualisations to assess and mitigate landscape and visual impact; Transport Statement and mitigation including, new/improved active travel links to village facilities (especially to Glenurquhart Primary School), rationalisation of current parking and access arrangements; high quality of architectural design respecting site's prominence from A82 tourist route.

Mixed Use

DR02: Land Adjoining Supermarket

Use(s): Housing,
Community, Business, Retail

Area: 2.3 ha

**Indicative housing
capacity:** 43

Developer requirements: Development in accordance with planning permissions 13/03694/PIP and 17/02492/MSC including phasing; timeous delivery of non housing uses; active travel connections to off-site facilities and adjoining greenspace. Archaeological survey and recording; high quality architectural design sympathetic to built heritage context.

DR03: Drum Farm

Use(s): Housing, Community, Business, Retail
Area: 5.8 ha

Indicative housing capacity: 93

Developer requirements: Development in accordance with planning permissions 19/02762/FUL and 19/02761/FUL and related legal agreement including: phasing; timeous delivery of non housing uses; active travel connections to off-site facilities and adjoining greenspace; high quality of architectural design of frontage units respecting site's prominence from A82 tourist route. For any alternative proposal, developer masterplan which should include/address: Flood Risk and Drainage Impact Assessments (no development in areas shown to be at risk of flooding); retain, setback development from and add planting along site boundaries; Protected Species Survey; visualisations to assess and mitigate landscape and visual impact; high quality architectural design sympathetic to built heritage context; Transport Assessment and mitigation including, new/improved active travel links to village facilities (especially to Glenurquhart Primary School), assessment of the safety and capacity of the nearby A82 junctions; phasing including early availability of serviced sites for non housing uses.

DR04: Land West of Post Office

Use(s): Community, Business, Retail
Area: 1.3 ha

Developer requirements: Developer masterplan which should include/address: Flood Risk and Drainage Impact Assessments taking account of effect of adjoining flood protection scheme (no development in areas shown to be at risk of flooding); retain, setback development from and add planting along riparian and other site boundaries; Protected Species Survey; visualisations to assess and mitigate landscape and visual impact; high quality of architectural design of frontage units respecting site's prominence from A82 tourist route; Transport Statement and mitigation including new/improved trunk road junction to

satisfaction of Transport Scotland. Prior completion of associated Drumnadrochit (River Enrick) Flood Protection Scheme and adjustment of uses and layout to take account of the level of protection it offers.

Community

DR05: Shinty Pitch and Adjoining Land

Area: 4.1 ha

Developer requirements: Safeguarded only for recreational use and development ancillary to that recreational use. Any built development application should: assess flood and drainage impacts (no development in areas shown to be at risk of flooding); retain, setback development from and add planting along site boundaries; include visualisations to assess and mitigate landscape and visual impact respecting the site's prominence from A82 tourist route; retain/improve active travel links to other village facilities and its principal residential areas.

DR06: School's Junction

Area: 0.7 ha

Developer requirements: Safeguarded only for community building. Developer masterplan which should include/address: Drainage Impact Assessment (no development in areas shown to be at risk of flooding); retain, setback development from and add planting along site boundaries; Protected Species Survey; Transport Statement and mitigation including connection to village's active travel network.

Placemaking Priorities 35

Abriachan

- Respect the historic pattern of crofts and absence of a public sewerage system which necessitate continuity of the loose scatter of buildings and small existing groups of buildings at Balchraggan and Balmore.

Section 4 - Places | Aiteachan

- Take account of the limitations of the substandard horizontal and vertical alignment of the township road and its largely unadopted side roads which reduce the scope for safe vehicular access.
- Avoid the more visually prominent land either side of the road which should remain substantially open.
- Respect the settlement's elevation and climatic exposure which suggest that new building plots should be located where they offer some shelter from landform and/or retained planting.
- Protect the identity and setting of the community by avoiding its sporadic extension.

Placemaking Priorities 36

Balnain

- Support further small scale housing development where it will help underpin local community facilities.
- Direct most future development north of the A831 so as to protect the fine outlook west across open ground bordering Loch Meikle and avoid land at risk to flooding or erosion.
- Respect the limited local waste water treatment capacity.
- Support community initiatives to enhance local amenities, including management of the woodland beside the school, refurbishment of the play area and creation of a visitor

Section 4 - Places | Àiteachan

focal point with better signage of local attractions and places of interest, and improved priority for active travel movement.

- Better protect and enhance local greenspaces and Green Networks as conduits for the movement of people, wildlife and flood waters particularly along and across watercourses and woodland areas.

Questions?