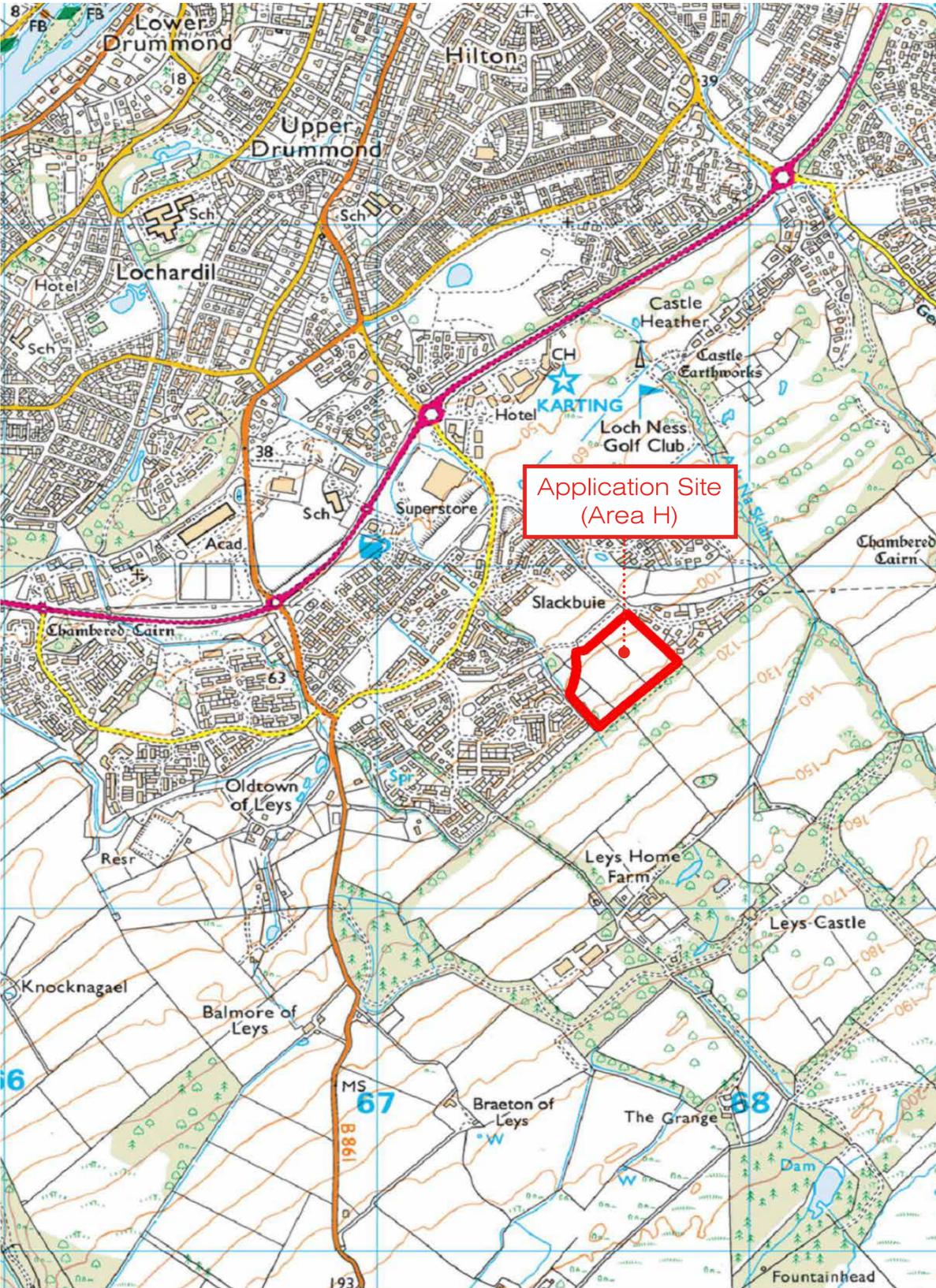
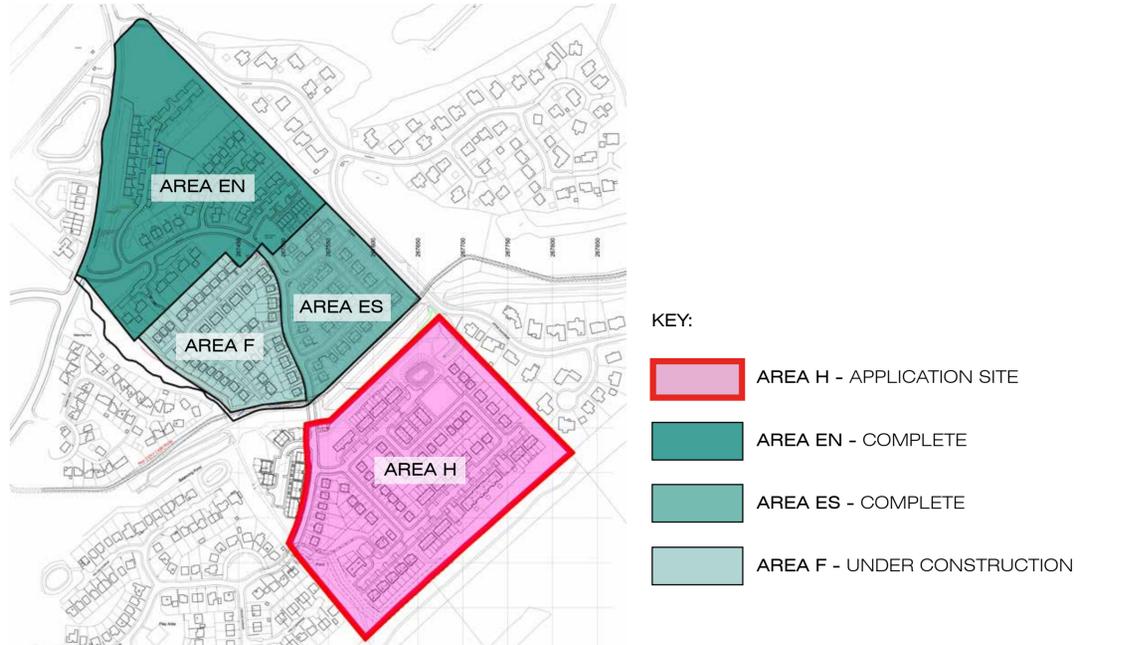


Introduction | Planning History



Location Plan



Phasing Plan



Planning Approved Site Layout: Not to Scale

TullochHomes welcomes you to this consultation event in relation to a proposed major planning application for a Residential Development of approximately 130 affordable and private houses with associated access, infrastructure, open space, and landscaping on land at Area H, Slackbuie, Inverness.

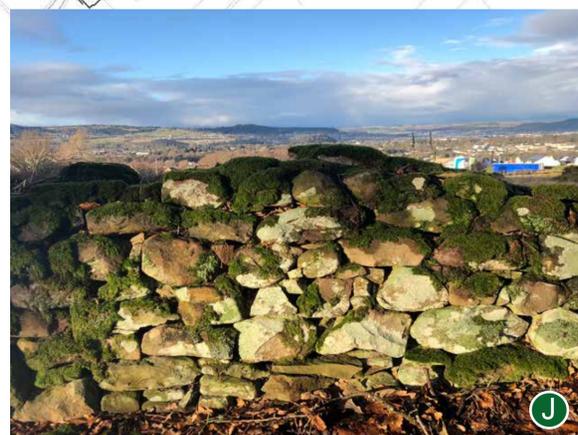
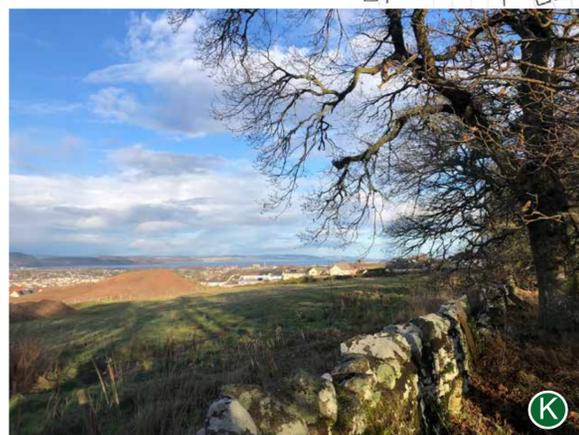
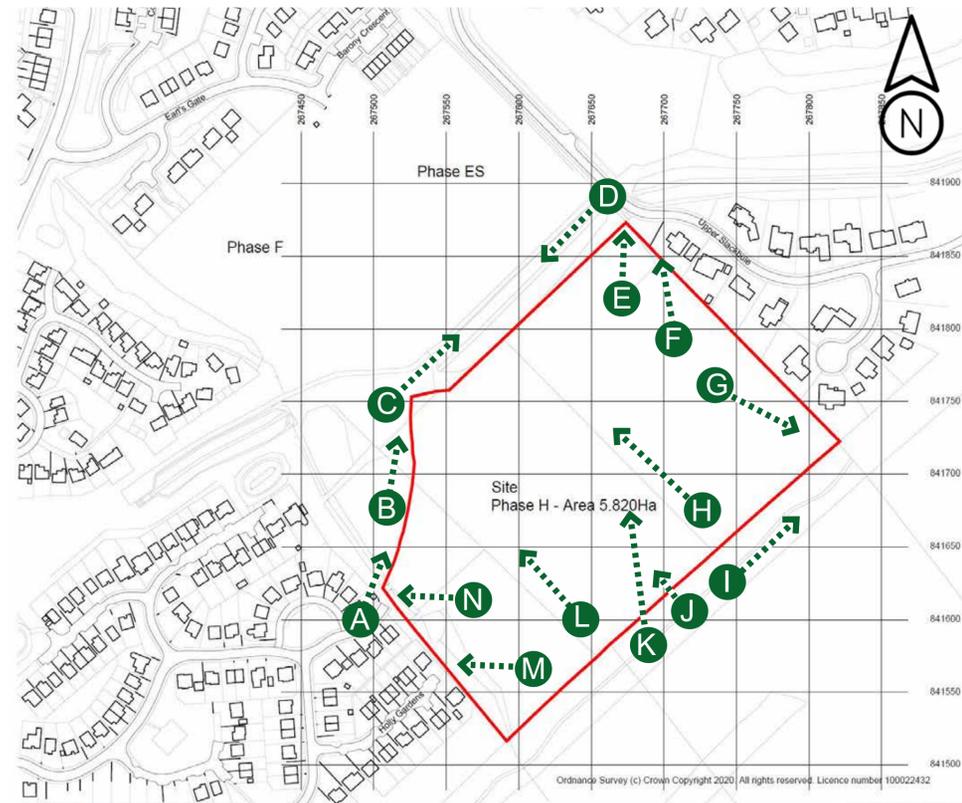
Tulloch Homes have recently submitted a Proposal of Application Notice (PoAN) with The Highland Council. This is a statutory requirement for major planning applications and developers are required to engage with the community to assist in shaping the proposals, understanding local concerns and opportunities. Over the next month, two consultation events will be held at Hilton Community Hall, the first event will take place on Thursday 9th February between 1-5pm and the second on Wednesday 1st March between 5-8pm.

The PoAN is the initial stage of the planning process and provides an opportunity for engagement with the public.

By way of background, Planning Permission was previously granted to the McGinnis Group on 26 May 2008 encompassing Areas A, C, E, F and H of the Slackbuie wider development area (Planning Ref No: 08/00244/FULIN). Development work has already been undertaken and completed at Areas A, C and E with Area F currently subject to construction works.

The application site therefore benefits from an extant planning permission with the revised proposals seeking an amendment to the design and layout.

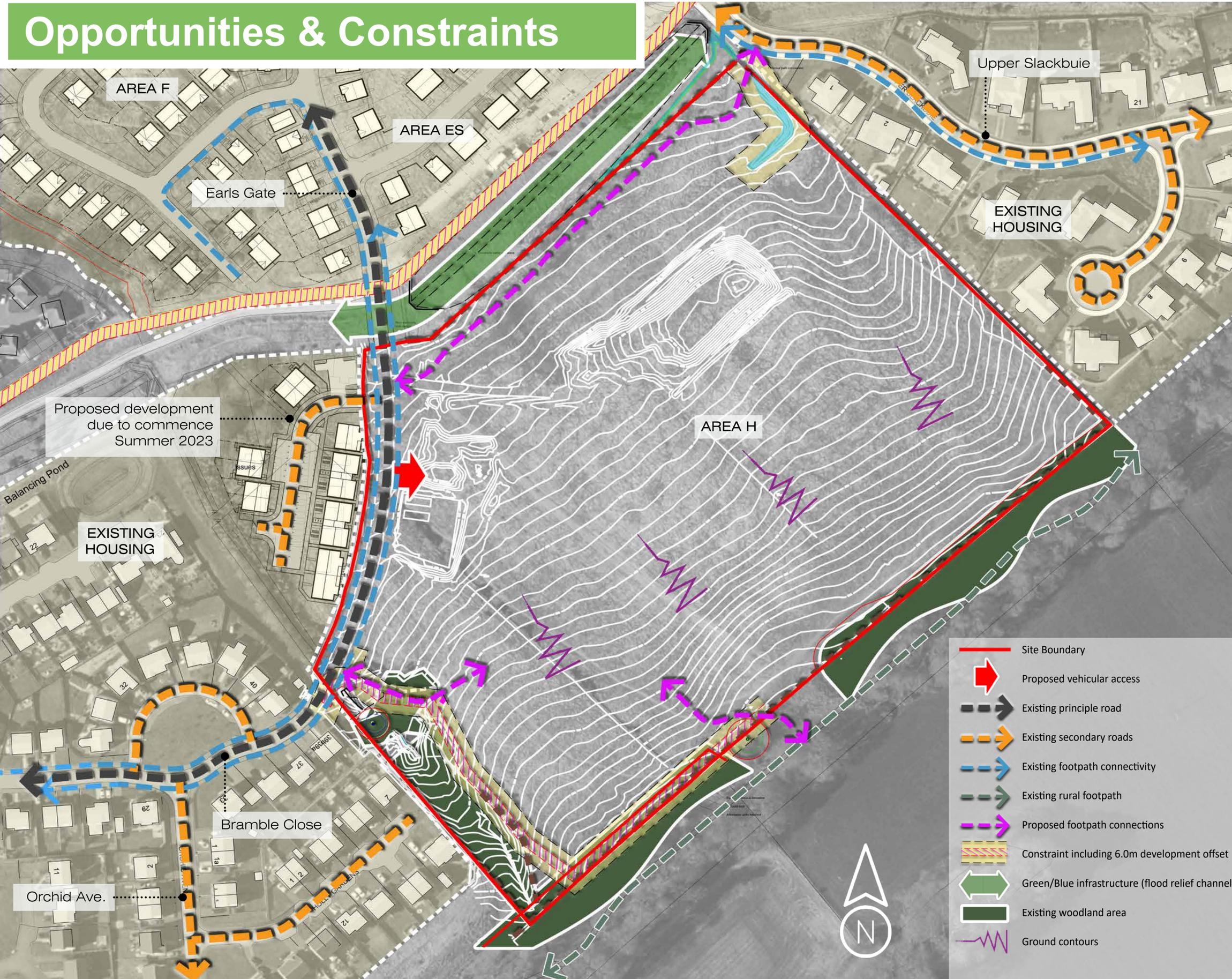
# Site Photos



# Site Context



# Opportunities & Constraints



In considering this site for development, we began by identifying the constraints and opportunities, which include the following:

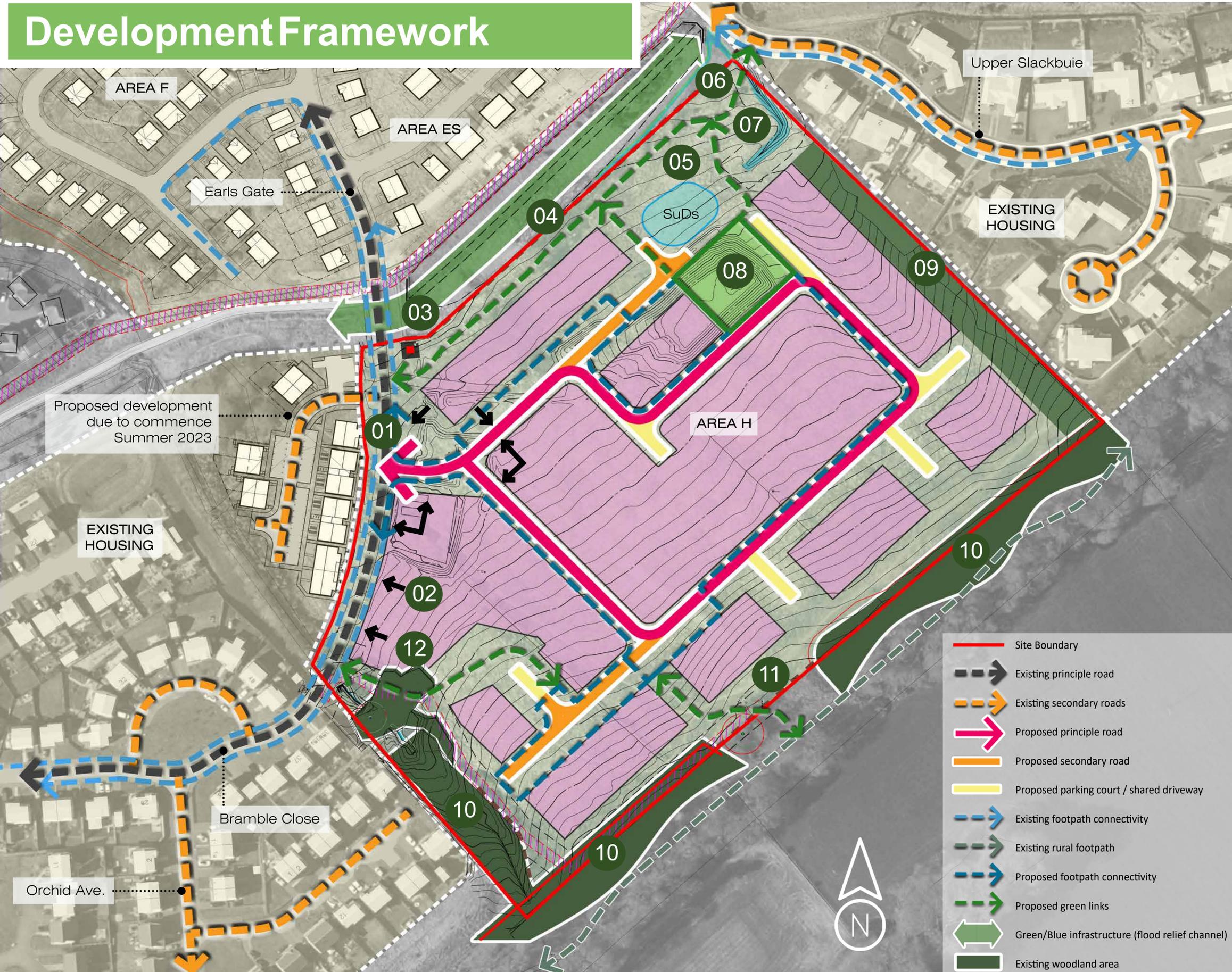
**Constraints:**

- Electricity wayleave to north-west.
- Flood relief channel to north-west.
- Existing watercourse to north-east and south including 6.0m offset.
- Existing tree belt to South as per Tree Survey undertaken by PALS.
- Undulating topography with site sloping down from south-east to north-west.
- New electricity sub-station to serve development.

**Opportunities:**

- Site benefits from existing planning consent (Ref No: 08/00244/FULIN).
- Logical and sustainable extension to existing development in Slackbuie.
- Well located in terms of proximity to existing services and facilities including access to the distributor road, the local primary school, Inverness Royal Academy and retail facilities etc.
- Public transport links are close by with bus lay-bys situated on the distributor road, adjacent to the site.
- Existing flood relief channel provides opportunity for green infrastructure route through development to north.
- Opportunity to create pleasant new access gateway with active frontage onto existing spine road.
- Good overall pedestrian links to the neighbouring allocations to ensure the site is well connected to the wider area.
- Opportunity to incorporate public open space with connections into existing greenspace to north and woodland to south.
- Opportunity to incorporate green/blue infrastructure ensuring there is a suitable sUDs design and green links from the development to areas of natural open space / woodland.

# Development Framework



An indicative development layout has been prepared whilst accepting that further technical assessments are required. This identifies the main principle access into the site, which is taken from Earls Gate. The proposed road will take the form of a loop road arrangement with its route minimising impact on existing ground contours, secondary roads and parking courts will provide access to the remainder of the development. Additional active travel routes through the site have been identified ensuring the site is permeable to all modes of transport. The landscape strategy will be an integral part of the proposed development and is seen as a key element in creating the overall development form. The houses have been set in an outward facing perimeter block pattern with all open space and footpaths overlooked providing attractive and safe spaces. The development will incorporate a series of new footpath connections which will allow safe pedestrian movement within the development to the surrounding area.

- 01 New access formed off Earls Gate providing vehicular and pedestrian access into the development site.
- 02 Active Frontage onto principle route.
- 03 Proposed electricity sub-station to north-west of site.
- 04 Pedestrian link running north-east to south-west linking proposals to existing footpath connectivity to east and west.
- 05 Potential SuDs location.
- 06 Pedestrian link to existing footpath connectivity to north.
- 07 Existing watercourse including 6.0m development offset.
- 08 Public open space including attractive frontage and green links to wider connectivity.
- 09 Proposed landscaping buffer including 13.0m offset to east of site (to be maintained by separate factor agreement).
- 10 Existing woodland trees retained.
- 11 Pedestrian link to existign woodland footpath to south.
- 12 Pedestrian link to south-west.

# Indicative Development Plan



3D visual showing proposed pedestrian routes

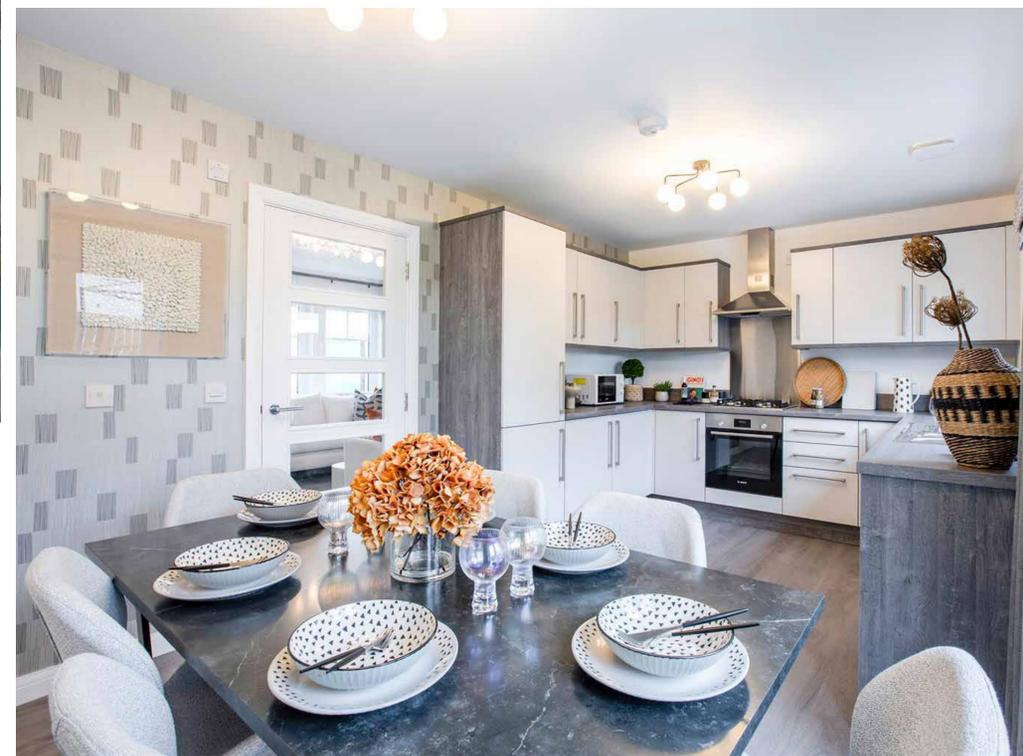


3D visual showing proposed vehicular routes

Please note: Areas of public open space to be maintained by factor agreement.



# Example House Types



# Community Engagement



## Provide your feedback on the proposals...

This is your opportunity to help shape this development.

Two public consultation events are planned over the coming months with the first public in person event held on the 9th February 2023 from 1-5pm and a second event on the 1st March 2023 between 5-8pm. On all occasions members of the Project team will be available to answer your queries and explain the proposal. Please feel free to drop into these events. A virtual exhibition is also available at [www.tulloch-homes.com/slackbuie](http://www.tulloch-homes.com/slackbuie) where the exhibition boards can be viewed and a link to the feedback form provided.

We welcome your comments on the information provided and thank you for taking the time to review the information. A feedback form is available below on this web page. Alternatively, comments can be sent direct to us at **Tulloch Homes, Stoneyfield House, Stoneyfield Business Park, Inverness, IV2 7PA**

We will take account of all comments as we develop the proposal further. A report will be submitted to Highland Council with any subsequent application detailing the extent of community engagement and responding to the comments raised. Should you require any further information please do not hesitate to contact: **Consultations@Tulloch-Homes.com**

Please note the comments made at this stage are **not** representations to the planning authority in respect of a planning application. If a planning application is submitted there will be an opportunity to make representations on that planning application to the local authority, at that time.

Tulloch Homes are a long established and respected housebuilder in the area, who understand the market. The proposal is to provide a range of homes meeting the needs of the whole community creating a safe, welcoming and pleasant environment.

## Consultation events...

**Virtual exhibition:** Available on the Tulloch Homes website from 9th February

**Public exhibition:** at Hilton Community Hall on the following dates:

9th February 2023 1-5pm

1st March 2023 5-8pm

## How to submit your comments...

### Option 1: Respond by Webpage Feedback Form



The form can be found at:

[www.tulloch-homes.com/slackbuie](http://www.tulloch-homes.com/slackbuie)

### Option 2: Respond by letter



Tulloch Homes  
Stoneyfield House  
Stoneyfield Business Park  
Inverness  
IV2 7PA

### Option 3: Respond by email



[Consultations@Tulloch-Homes.com](mailto:Consultations@Tulloch-Homes.com)



01463 898670

**Deadline for Pre-Application Comments:  
10th March 2023**