

The Highland Council

City of Inverness Area Committee – 12 August 2013

Agenda Item	6c
Report No	CIA/40/13

Torvean Golf Course and Sports Hub

Report by Director of Transport, Environmental & Community Services

Summary

This report advises Members of the comments received following the Public Consultation in relation to the Torvean Golf Course and Sports Hub.

As a result of the comments received it is recommended that the scope and boundaries of the Planning In Principle Application Site Plan are reviewed and expanded, and Members are invited to approve that the Proposal of Application Notice is re-issued with the revised application titled "Torvean Golf Course, Sports Hub, Kilvean Cemetery Extension and Parkland Project".

A presentation will be made to the Committee on the responses to the Public Consultation and also the revised proposals for the Torvean Golf Course and Sports Hub taking account of these responses.

1. Introduction

- 1.1 The Highland Council, at its meeting on 1 March 2012, agreed that Option 6, as recommended by the Working Group, should be adopted as the preferred route for the Inverness West Link (Report Ref HC-74-11).
- 1.2 The Highland Council also agreed to work with all relevant stakeholders and ensure the enhancement of the recreational and sporting facilities in the areas around the Bught and Torvean.
- 1.3 The Council sought to involve local people in the planning of the Golf Course and Sports Hub and this was included in the design workshop, known as a Charrette. The Charrette was held over the course of several days in early September 2012 and was attended by over 200 members of the community and other interested stakeholders including sporting, recreational, landownership and development industry interests. The Charrette process established a broad consensus on the future use of land within the area.
- 1.4 The City of Inverness Area Committee, at its meeting on 15 April 2013, agreed to consult on the proposals for the Torvean and Ness-side Development Brief, and the responses will be the subject of a further report on this Agenda.

2. Public Consultation

- 2.1 As part of the Pre-Application Planning process for the Torvean Golf Course and Sports Hub, a public consultation was held between 16 April and 31 May 2013. This included a public exhibition at Kinmylies Church on 17 April, Culduthel Christian Centre on 18 April, and the Eastgate Shopping Centre on 4 May.
- 2.2 The outline draft proposals identified a layout for the Sports Hub in the area to the east of General Booth Road. This included, as a minimum, the potential for:
- Four sports pitches;
 - Changing rooms, storage facilities and parking;
 - International standard cross-country running and mountain bike courses linked to the canal, the Great Glen Way and Torvean Quarry;
 - Fitness and running trails.
- 2.3 Alternative layouts for the relocation of Torvean Golf Course are being drawn up by a golf course designer and these are set against the reference case which replaces the six holes impacted on by the revised layout for the Inverness West Link. Both layouts include a relocated golf clubhouse and parking facilities.
- 2.4 A total of 26 public comments were received following the Public Consultation and these are summarised in **Appendix A** along with a response prepared by the Project Team.
- 2.5 The main issues raised through the Consultation include:
- Location of the pitches and the changing rooms;
 - Concerns regarding arrangements for Highland Rugby Club;
 - Concerns regarding arrangements for Torvean Golf Club;
 - Concerns regarding arrangements for Inverness Rowing Club;
 - Need to allow for an expansion of Kilvean Cemetery.
- 2.6 In light of the comments received and those made during the earlier debate by Members on the Inverness West Link and the Development Brief at the City of Inverness Area Committee on 15 April 2013, the proposals have been subject to a number of changes. The key changes are outlined below:
- Pitch layouts revised and expanded;
 - Changing facilities and car park location revised;
 - Golf Course proposals altered to accommodate practice areas;
 - Provision for an expansion of Kilvean Cemetery with attendant alterations to potential golf course layouts.
- 2.7 As a result of these changes the scope and extent of the scheme will expand to cover a larger area. This larger area will ensure there is flexibility when considering the detailed design for each element of the recreational facilities and that it will be possible to fit the final proposals within the limits of the consent.

- 2.8 The boundaries of the application are shown by means of a “red line” on the site plan. This “red line boundary” details the limit of the works within the application and it is important at this stage to ensure that the “red line boundary” will provide flexibility to ensure that all eventualities are covered as the detailed designs for the recreational facilities are developed.
- 2.9 Since this larger area is considered significant in planning terms it is necessary to re-issue the Proposal of Application Notice. As the revised proposals now include an extension for Kilvean Cemetery and potential parkland, the Proposal of Application Notice will be entitled “Torvean Golf Course, Sports Hub, Kilvean Cemetery Extension and Parkland”.
- 2.10 Some of the land required for the recreational facilities (including the enhanced golf course) is not in Council ownership, and Members are advised that negotiations have commenced with a landowner for the purchase of additional land.
- 2.11 The revised Planning In Principle Application Site Plan (“Red Line Boundary” drawing) that will be issued with the Proposal of Application Notice is contained in **Appendix B**.
- 2.12 Indicative details of the layout for the Torvean Golf Course, Sports Hub, Kilvean Cemetery Extension and Parkland which can be accommodated within the Red Line Boundary are contained in **Appendix C**.

3. Project Timetable

- 3.1 The re-issue of the Proposal of Application Notice will be made on 14 August 2013 and the new public consultation period will run from Monday 19th August and will extend until Monday 30th September. A public display will be held during this period.

4. Implications

- 4.1 The Torvean Golf Course and Sports Hub project is included in the Council’s 10 year capital programme, as approved by the Council on 27 June 2013.
- 4.2 There are no known legal issues at this stage.
- 4.3 With regard to equalities, the design will take account of access requirements for people with disabilities.
- 4.4 There are no climate change implications arising from this paper.
- 4.5 The risk implications are being managed through standard project management procedure with provision of a risk register as required by good management practice.

5. Recommendations

- 5.1 Members are invited to note the comments received following the public consultation on the Torvean Golf Course and Sports Hub which was held between 16 April and 31 May 2013, and that as a result of these comments the scope and extent of the scheme has expanded.
- 5.2 Members are invited to approve, that as a result of the scope and extent of the scheme expanding to cover a larger area, the Planning in Principle Application is re-issued and is now titled "Torvean Golf Course, Sports Hub, Kilvean Cemetery Extension and Parkland".

Designation: Director of Transport, Environmental and Community Services

Date: 30 July 2013

Report Author: J A Smith Principal Engineer / S J MacNaughton, Head of Transport & Infrastructure

Listed below are all comments submitted during the Public Consultation as part of the Pre-Planning Application for the Torvean Golf Club and Sports Hub.

No.	Ref.	Comment	Response
1	01972	As a partner of the Highland Football Academy ICT FC would be extremely keen to have involvement and support the sporting aspects of the development. The land adjacent to the proposed sports pitches are regularly used by the football club and the completion of a new changing room facility would be warmly welcomed. In my opinion the new sports pitches should be a combination of grass and synthetic pitches and changing rooms/club house should be positioned in an area that would allow dual usage for the H.C. pitches and the existing H.F.A. grass pitches. There is no doubt that ICT FC would be regular users of any new football sports development especially in our comprehensive community department and the club would be grateful to be kept informed of the specific plans relating to this area	At this planning in principle stage we are proposing generic sports pitches and facilities (Four grass pitches, four changing rooms and associated car parking). Further discussions will take place with interested sports clubs at the detailed planning application stage. However the pitches have been designed to recognised standards.
2	01822	<p>The proposed changing rooms in the Sporting Hub at Torvean should be moved closer to the Highland Football Academy in order to maximise potential usage.</p> <p>The car park area should be moved opposite the golf course car park in order to create "overspill" potential for both areas when competitions etc take place.</p> <p>The land nearer the housing at Charleston View is sloping and would lend itself better to a car park area. The Football pitches could easily be relocated further down adjoining the Football Academy and more towards the Premier Inn where the land is much flatter and easier to landscape.</p> <p>The timescale/timeline for development of many of the new Sporting enhancements should and could be carried out in tandem with the Stage 1 development of the road. The Golf Course will take several years to become established as will football pitches and fitness trails etc. These are required now for existing residents and existing communities and not just for future residents in future housing estates.</p>	<p>We have reviewed these comments alongside those of others and the amended land use arrangement reflects the optimum layout for this outline planning stage.</p> <p>The amended layout reflects this comment.</p> <p>The timetable for the project advised at Public Consultation No. 3 indicated a start on the golf course concurrent with Stage 1 of the Inverness iest Link.</p>
3	01970	(1) The relocation of the sports facilities should begin during the	(1) The relocation of Torvean Golf course is programmed to

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		<p>Phase 1.</p> <p>(2) No housing development at canal (caravan park area) with this area used only for leisure and recreation.</p> <p>(3) Keep General Booth Road on the same path and build a roundabout at its intersection with the A82. Benefits of less cost, sports relocation during Phase 1 and engineer a reduction of A82 vehicle speed on entry to roundabout.</p> <p>(4) Redefine housing at Mile End after golf course has been designed.</p> <p>(5) Remove pylons from golf course.</p> <p>The golf course located on one site would be my preferred option as this would be the best final outcome. The canal side, Torvean quarry to Charleston school, should only be used for Leisure and Recreation purposes only.</p> <p>(6) Realign Great Glen Way to avoid the housing.</p> <p>(7) Money for Phase 2 not to be spent on Phase 1.</p>	<p>commence at the same time as the Stage 1 works.</p> <p>(2) The mixed use development proposed to the rear of the Premier Inn and caravan site has been removed to retain more green space.</p> <p>(3) A response to this has been included with the Inverness West Link Project Comments.</p> <p>(4) Duly noted</p> <p>(5) Consideration has been given to this proposal however the costs associated with this are significant and cannot be justified.</p> <p>(6) This comment has been covered as part of the Inverness West Link Project.</p> <p>(7) This comment has been covered as part of the Inverness West Link Project.</p>
4	01966	<p>(1) I think it is important to have new planting of trees running on both sides of the river and elsewhere arranged so to be as contiguous as possible.</p> <p>(2) I'd like you to ensure that residents of Holm Mills have joined-up pedestrian access to use the river crossing AS SOON AS IT IS OPEN FOR TRAFFIC in order to get over/back to the Bught, and not have to wait for walkways/paths until the "future development" happens.</p> <p>(3) I support the idea of a net gain of playing pitches and having the golf course entirely on one side of the A82.</p>	<p>(1) This comment has been covered as part of the West Link Report. Reference: The Inverness West Link. Environmental Statement.</p> <p>2) This comment has been covered as part of the Inverness West Link Project.</p> <p>(3) Positive Comment. No design change required.</p>
5	01968	<p>It looks like the rugby club have gotten a very bad deal here. Those high fences are very close to the edge of the pitches and really limit the space where the boys play. I am not happy with how close the playing fields are to the noise and pollution of the high volume of traffic expected.</p> <p>In all these things I know someone has to lose and the rugby club are</p>	<p>This comment has been covered as part of the Inverness West Link Project.</p>

No.	Ref.	Comment	Response
		big losers in this plan.	
6	01973	Relocate two of the pitches (that sit on a hill) and replace with the car park / changing facilities. That will give the opportunity to share car parking with Highland Football Academy. The pitches should be 3G not grass.	We have reviewed these comments alongside those of others and the amended land use arrangement reflects the optimum layout for this outline planning stage. The comment regarding the 3G pitches will be addressed within the detailed design stage within the budget available.
7	01989	Council promised like for like with sporting facility yet Highland Rugby Club will only have 3 pitches at best more likely 2.	Highland Rugby Club operates under a Highland Council lease that includes for three pitches. The arrangement displayed at the public consultation has been prepared in consultation with Highland Rugby Club and is on a 'like for like' basis. A Planning in Principle planning application is being prepared which will include 4 generic, grass sports pitches at a Sports Hub on land which will be flatter and better drained than existing provision at the Canal Parks. A £3.874M (excluding land costs) Highland Council capital programme commitment has been made to deliver the Hub and associated enhancements. These will result in an increase in the quantity and quality of sports pitches in this part of the City. It will be for future discussions to determine which clubs use these pitches and the 3 remaining at the Canal Parks.
8	01990	The rugby pitches on the plan are not full size and too near a main road. Currently 4 pitches down to 1 full size and 2 x 80%. Not enough thought has gone into the size of the pitches if you want to encourage sport in the area.	It is acknowledged that there are four pitches at the Canal Parks. There are two leases at the Canal Parks, one operated by Highland Council and the other by High Life Highland. The use of the pitch under the High Life Highland lease is being terminated and an alternative rugby pitch is being made available for rental elsewhere for the Stage 1 period of the Inverness West Link. The revised pitch layout for the Highland Council lease, used by Highland Rugby Club, incorporates pitch sizes matching the existing. A Planning in Principle planning application is being prepared which will include 4 generic, grass sports pitches at a Sports Hub on land which will be flatter and better drained than

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			<p>existing provision at the Canal Parks. A £3.874M (excluding land costs) Highland Council capital programme commitment has been made to deliver the Hub and associated enhancements. These will result in an increase in the quantity and quality of sports pitches in this part of the City. It will be for future discussions to determine which clubs use these pitches and the 3 remaining at the Canal Parks.</p>
9	02055	<p>As a member of Torvean Golf Club, I am very disappointed that there are no definite plans for the golf course or clubhouse at this stage. The 2 "options" do not give any indication of the promised "golf experience enhancement" - indeed option 2 would be so detrimental to the club that I feel it would probably lead to a drastic loss in membership, leaving the Council to run a municipal golf course. Torvean GC has spent a large sum of money on its practice area, and it appears that there is no practice area included in the 2 options. As there was no costing in the latest public information for the golf course, how can the members of TGC be assured that the Council will adequately replace the course we have. All the proposed sporting facilities have been "added on" at the end of an exercise of roads and bridges construction - these facilities should have been given a much more public profile, rather than a "by-product". 18 months ago, TGC and Highland RFC proposed that the 2 clubs share, along with the rowing club and other sports clubs, a social clubhouse - it appears that this has been ignored by Council officials. There has been no meaningful consultation with these sports clubs - are they supposed to just sit back and accept the crumbs thrown to them by the council officials and councillors?</p>	<p>The proposals for relocating Torvean Golf Course are being developed to include a practice area. The Council will adequately replace the golf course and have included an area in the Planning Application drawing to accommodate the outline plans for the Golf Course. The proposal for a shared clubhouse facility will be investigated further at the detailed design stage. At this planning in principle stage we are proposing generic sports pitches and facilities (Four grass pitches, four changing rooms and associated car parking). Further discussions will take place with interested sports clubs at the detailed planning application stage. The Highland Council is committed to delivering enhancements to Torvean Golf Club existing facilities in terms of a new club house, safer road access, a car park and a layout that doesn't require golfers to cross major roads at grade. A Planning in Principle planning application is being prepared which will incorporate these elements and a golf practice area.</p>
10	02059	<p>(1) Overall Inverness West Link Road proposal and programming: With regard to the overall proposals highlighted in your recent public displays and subsequent documentation you have supplied I can confirm that the Company's view is to welcome any proposal that will make our business more accessible to those Living and working on the other side of the City. I would point out that the Company will however retain a position of neutrality on the final decision(s) and/or option(s) which will allow the West Link to be achieved. We would</p>	<p>Positive Comment. No design change required.</p>

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		<p>welcome continued on-going discussions regarding the developments in and around the Inverness Leisure/Queens Park areas as well as the opportunity to discuss timings etc. We are keen to ensure that the works will not impact on any major events we may be hosting, thus potentially reflecting poorly not only on Inverness Leisure but also on the City of Inverness along with the various parties involved in the project.</p> <p>(5) Management operation of proposed sports hub: As you are no doubt aware, Inverness Leisure has operated the facilities at Bught Lane since 1997 as a Company limited by guarantee and recognised by HM Revenue and Customs as a Scottish Charity. Since its incorporation, Inverness Leisure has continued to invest and develop the facilities which are known as Inverness Leisure; substantially increasing the visitor numbers to over 1,000,000 per annum; reducing the management fee received from the Council; increasing the employment establishment and thereby recruiting more staff from the area; reaching a multi-award winning status as well as achieving a number of firsts not only for Inverness Leisure but also for the City of Inverness. For this reason, the Board has asked me to indicate our interest in being considered to manage and operate the sports hub being proposed as part of the new Inverness West Link Road development. We are aware that discussions have already taken place with other Operators; however at this early stage we feel it is important that as a well-established and well-respected Operator in the City of Inverness that Inverness Leisure should also be given the opportunity to enter into discussions with regard as to how we may be able to contribute to the positive development of the leisure and recreational facilities associated with this major project. I accept the management and operations of the sports hub may not be a decision as part of this overall consultation; however the Board and I would be grateful if this information could be registered and/or passed to the relevant Officer to deal with. Alternatively, if you can inform me who I should be contacting regarding this process and I would be happy to take it up directly with them.</p>	<p>Comments noted and to be reviewed further at the next stage of the Sports Hub development.</p>
11	01209	Refer to Document: GS/11/IK, dated 31 May 2013. This is Burt Boulton Response and is not relevant to Sports Hub.	

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12	00979	<p>(1) This is a major 50/100 year opportunity project and should be driven by the long term infrastructure needs of the west of Inverness. The project is however being driven by short term immediate needs and will be looked upon by future generations as a folly. The Planning and Roads Department of the Council require a bridge over the Ness to provide an alternative route to Island Bank Road for traffic accessing the City centre from the proposed housing developments at Holm and Ness Side. These have been granted outline permission to appease developer pressure. What is required long term is a single crossing of the canal and river, bridge or tunnel, from the former Torvean quarry or preferably even further out in the vicinity of the new quarry at Dunain.</p> <p>(2) The proposal will inevitably greatly increase the volume of traffic on Glenurquhart Road /Tomnahurich Street and no studies have been carried out to identify how or if this increased traffic can be managed. Long queues will form and inevitably drivers will use the side streets in the Bught and Dalneigh as rat runs to avoid the congestion.</p> <p>(3) At the public exhibition of the project there were plans on display identifying a lagoon / marina on the existing golf course between the two swing bridges. This is purely pie in the sky window dressing to mislead the public by making the whole development look more attractive and desirable and compensate for the loss of such high amenity areas. Has it been costed and have Scottish Waterways included the project in their future Capital programme. If not the proposal should be removed from plans and public display as a meaningless frivolity.</p> <p>(4) The proposed Sports Hub is being heavily promoted as an attractive asset and a compensation carrot to offset the loss or relocation of other sporting facilities. However on questioning it is apparent that the funding for this facility is extremely vague and problematic. The probability is that the hub will end up as no more than a couple of grass pitches on a poorly drained and soft area with no changing or any other facilities. Unless the Council are prepared to give a firm commitment of what will be included and a guarantee that it will be provided in full, the Sports Hub should be removed from the proposals and identified as an aspirational project which may or may</p>	<p>(1) This comment is not applicable relative to the request for comment on the proposed Planning Application.</p> <p>(2) This comment has been covered as part of the Inverness West Link Project.</p> <p>(3) This comment has been addressed in the Development Brief.</p> <p>(4) At this planning in principle stage we are proposing generic sports pitches and facilities (Four grass pitches, four changing rooms and associated car parking). Further discussions will take place with interested sports clubs at the detailed planning application stage. However the pitches have been designed to appropriate standards The enhancement infrastructure is to be considered separately by the Council when they review the Capital programme which is to be extended to cover a 10 year</p>

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		<p>not be provided at some later date.</p> <p>(5) The realignment of the junction of the A82 and General Booth Road will severely impinge and affect a small pond in the corner of the golf course which is a significant habitat for Greater Crested Newts.</p> <p>(6) The proposed new road severs easy and safe access from the car parking areas at the Sports Centre, Rugby Club and Whin Island to the heavily used Canal towpath for walkers, cyclists, runners. fishers etc.</p>	<p>period. The current programme only covers 3 years. It is likely that funding will be allocated at that stage for a Sports Hub but this has yet to be considered by the Council.</p> <p>(5) This comment has been covered as part of the Inverness West Link Update. The pond is to be retained.</p> <p>(6) This comment has been covered as part of the Inverness West Link Project.</p>
13	02066	<p>The plans for development at Torvean and Ness-side are in principle a good idea - having more sports facilities in a relatively central location is great, as is opening up more land at Ness-side for housing and other facilities.</p>	<p>Positive Comment. No design change required.</p>
14	02203	<p>Rowing Club - CLUBHOUSE DEVELOPMENT AND TORVEAN SPORTS HUB</p> <p>In common with the aspirations of both Highland Rugby Football Club and Torvean Golf Club, Inverness Rowing Club's plans for creating increased boat storage, enhanced clubhouse and launching facilities have been frustrated for over ten years by the delay in deciding the route of a link road/bypass for Inverness.</p> <p>As we understand that it is unlikely that the proposed Torvean Sports Hub will be located close to the banks of the Caledonian Canal, Inverness Rowing Club has a number of options to consider for future development.</p> <p>These are listed as follows:</p> <ol style="list-style-type: none"> 1. Extend our existing boathouse to provide improved changing and boat storage accommodation along with indoor training facilities, showering, catering and meeting room etc accommodation. 2. Construct a new canal side facility on the canal bank south of the new swing bridge incorporating similar accommodation. <p>We support the project for the construction of the proposed Torvean Sports Hub and would be keen to learn what facilities are likely to be</p>	<p>At this planning in principle stage we are proposing generic sports pitches and facilities (Four grass pitches, four changing rooms and associated car parking) for the Sports Hub. Further discussions will take place with interested sports clubs at the detailed planning application stage.</p>

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		<p>incorporated as part of the project. The use of a fitness suite, changing and meeting facilities on a regular basis would be of interest to the club.</p> <p>The use of these facilities plus social and parking facilities would also be of interest when we hold large regatta events throughout the year.</p> <p>CLUB AND ROWING DEVELOPMENT</p> <p>Inverness Rowing Club is the only rowing facility in the Highlands as well as having by far the best rowing water in the country with the only 5km course for national time trials in Scotland. It is recognised as a prime development centre and national facility by the national governing body Scottish Rowing, and two of our members are currently members of the GB Rowing Team. This surely gives us priority status regarding preserving these assets for the future? We have to plan for future expansion in terms of more members, more boats, enhanced clubhouse and launching facilities, and even more boathouses (UHI and/or Inverness Schools Rowing Association?)</p>	<p>Comments noted and to be reviewed further at the next stage of the Sports Hub development</p>
15	02139	<p>Highland Rugby Club - PROPOSALS FOR SPORTS HUB</p> <p>During the Charrette process in August 2012 we put forward proposals which were generally accepted but they have not been reflected in the Draft Development Brief. The provision of 4 grass pitches and 4 changing rooms are not sufficient for a multi-use Sports Hub. We therefore have the following comments to make.</p> <p>Proposed Land Use</p> <p>We would wish to see the land use as detailed in the daft brief revised to ensure that the land available for the Sports Hub is fully retained for the initial development of the Sports Hub and to allow for future sports development as below.</p> <ol style="list-style-type: none"> 1. Land between Canal, Premier Inn and General Both Road freed up by relocation of Golf Course to be used for sports hub and future sport uses including indoor training facilities. 2. Proposals for Mixed Use Development adjacent to Premier Inn should be removed to take account of this 3. Proposals for the Fitness Centre would fit better with their relocation to the area of land freed up by the relocation of the holes at Torvean Golf Club adjacent to A82, Canal West Link Road and 	<p>At this planning in principle stage we are proposing generic sports pitches and facilities (Four grass pitches, four changing rooms and associated car parking). Further discussions will take place with interested sports clubs at the detailed planning application stage. However the pitches have been designed to recognised standards.</p>

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		<p>proposed Marina. This would allow the Fitness Centre to be linked to Torvean Quarry and to Canal towpath.</p> <p>Sports Pitch Provision</p> <ol style="list-style-type: none"> 1. Main grass rugby pitch to full Sportscotland standards and fully floodlit to playing standards. 2. 2 Additional grass rugby pitches to full Sportscotland standards. 3. 1 All-weather full size rugby pitch to IRB 22 standard fully floodlit to playing standard and for mixed use for other sports. 4. Area required for each pitch is 11,000 m2 including circulation space around each pitch 5. The whole area should be enclosed with 1.8m fencing for security and health and safety reasons. <p>Club House, Changing Rooms and Associated Club Facilities</p> <p>The proposals to have two Clubhouses one for Sports Hub and another for Torvean Golf Club does not make sense if the Sports Hub Concept is to become reality and be viable and sustainable. In our discussions with Torvean Golf Club they have proposed that one Clubhouse which is designed to meet the needs of all users would be a more sustainable model. This facility would be based at the sports hub with careful design and siting to allow access to the golf course via underpass on General Booth Road. The proposals we put forward at the Charrette for Changing Rooms and Associated Club Facilities as below would need to be revised to meet the needs of Torvean Golf Club but would be a minimum</p> <ol style="list-style-type: none"> 1. Minimum 8 changing rooms, each with room for up to 22 persons, with toilets and showers off each room suitable for both male & female changing. 2. 2 Referee Changing Rooms. 3. Fist Aid Room. 4. 2 Physiotherapy Rooms. 5. Suitable sized equipment stores [Minimum 2]. 6. Mini Gym/Weights Room. 7. Cleaners Stores. 8. Kit Room. 9. Meeting Rooms. 10. Offices 11. Kitchen 	

No.	Ref.	Comment	Response
		<p>12. Social area for up to 120 seating and bar facilities All other potential participants in the Sports Hub would need to be consulted to ensure that their requirements are also accommodated. FUNDING The draft brief partly details how funding of the Sports Hub is to be met from developer contributions but does not detail how the funding gap will be met. Costs for relocating Torvean Golf Course are not detailed but we understand that these costs are factored into costs of the West Link Road as are costs associated with works at Canal Park. Cost for the Sports Hub building are estimated at £0.8million and on that basis a similar cost for clubhouse at Torvean Golf Club would have been factored into costs for the West Link Road. We would suggest that this funding be combined together to develop the Sports Hub Club Facility. In addition to funding from Highland Council funding could be available from SportsScotland and other funding bodies. CONCLUSION Highland RFC has previously stated and we now reaffirm that we would wish to be a major part of the Sports Hub along with Torvean Golf Club and other sporting clubs and to work with Highland Council and other stakeholders. Highland Council need to take the lead in ensuring a Sports Hub is deliverable in a timescale that meets their commitment to enhance the recreational and sporting facilities in the area. We will require confirmation in much more detail of that commitment before we can support the overall WLR proposals.</p>	
16	02079/ 02131/ 02203	<p>JOINT RESPONSE ROWING, RUGBY and GOLF (2) This response contains views that we hold jointly, while each club will also respond separately regarding the matters that are of particular concern to them individually. (3) Our respective clubs have engaged constructively with Highland Council at all times during the consultation process relating to the WLR proposals and Highland Council’s decision to adopt Option 6 for the route largely because it has been seen as a credible and achievable project that could end the long period of harmful uncertainty. We have also been reassured by repeated commitments from Highland Council that it will provide not just ‘like for like’</p>	<p>There will be ongoing discussions with the various clubs and the proposals will be developed in association with the detailed design for the Sport Hub.</p>

No.	Ref.	Comment	Response
		<p>replacement of sporting facilities, but an enhanced provision. Further strong encouragement was received when the report from the planning ‘charrette’ held in August last year strongly endorsed the concept of a new ‘sports hub’ at Kinmylies, to provide an integrated and efficient multi-club sporting complex.</p> <p>(4) We are therefore extremely disappointed that the proposals presented in the consultation contained very limited reference to the sports hub, and no evidence whatsoever that any serious thought or preparation had been put into this important aspect of the WLR project. What sports related items did go into the consultation (such as indicative sports pitches, changing rooms and a fitness trail) emerged randomly from the blue, without any prior discussion.</p> <p>(5) We had expected that the eight-month period between the charrette and the consultation would have been used by the Council to hold discussions with our clubs and the other sporting bodies that might have an interest in being part of the sports hub. By obtaining a better understanding of the clubs’ individual requirements and aspirations and the scope for integrating their activities within shared sports areas and buildings, the sports hub concept would have achieved a tighter specification in terms of sports grounds, changing and fitness rooms, clubhouse and social facilities, etc. This in turn would have allowed preliminary designs and costings to be drawn up for detailed consideration by the sports clubs, individually and collectively.</p> <p>(6) None of this has happened, and it is our strong impression that the sports dimension has been relegated to very low status and priority within the WLR project. This leaves so many uncertainties and unresolved questions, that it has severely reduced our confidence in the consultation process. Under these circumstances that so crucially affect our interests, it is impossible for us to respond positively to the consultation. Unless this neglect can be remedied promptly and convincingly before the process of planning approval starts, we may be obliged to object formally to the proposals.</p> <p>7. The sports hub concept is a very powerful one, with the potential to provide a greatly enhanced and operationally efficient sports complex for the future of Inverness. It is without doubt, the most cost-effective way for the Council to honour its repeated pledges to provide</p>	

No.	Ref.	Comment	Response
		genuinely enhanced sports facilities along with the WLR. If it fails to pursue this opportunity in partnership with the sporting community, then the competence of the Council will be in severe question, along with its good faith.	
17	02079	<p>TORVEAN GOLF CLUB</p> <p>In supporting the concept of a sports hub, TGC understands that no costs relating to the re-development of the course and clubhouse have yet been apportioned, apart from the cost of replacing those holes that are to be lost as a consequence. As to the design and layout of shared clubhouse facilities, we would, obviously, have different needs and requirements, separate from the other clubs which would require considerable consultation prior to any planning application being lodged. To this end, we would urge the Highland Council, as a matter of priority, to adopt a more coordinated and focused approach to this area of the project.</p>	<p>The Council will adequately replace the golf course and have included an area in the Planning Application drawing to accommodate the outline plans for the Golf Course. Funds will be allocated for the relocation of the Golf Course.</p> <p>The proposal for a shared clubhouse facility will be investigated further at the detailed design stage. At this planning in principle stage we are proposing generic sports pitches and facilities (Four grass pitches, four changing rooms and associated car parking). Further discussions will take place with interested sports clubs at the detailed planning application stage.</p> <p>The Highland Council is committed to delivering enhancements to Torvean Golf Club existing facilities in terms of a new club house, safer road access, a car park and a layout that doesn't require golfers to cross major roads at grade. A Planning in Principle planning application is being prepared which will incorporate these elements and a golf practice area.</p>
18	02086	Kilvean Crematorium and Cemetery is located in the south west corner of the Development Brief area but outside the boundary. It is estimated that the cemetery has future capacity for approximately 15 years of lair sales. In the next 5 years it will be necessary to identify additional capacity either as an extension to Kilvean or at a new location. Extension to the south is limited by the access road to the cemetery from the A82 and to the west the land is over steep and would require substantial earthworks for laying out burial lairs.	The updated layouts for the Golf Course/Sports Hub include provision for an extension to Kilvean Cemetery.
19	00538	The proposals are, in general, very acceptable, subject to the following detailed comments:	

No.	Ref.	Comment	Response
		<p>The space between the river and the WLR skirting behind Ness-side should be made more of a linear park, with generous dimensions, good foot access, paths, and amenities.</p> <p>The sport and recreation facilities require much more focused attentions and closer consultation with the sports clubs. This applies to short term measures to cope with disruption, and the longer term possibility for creating a new sports hub at Kinmylies</p>	<p>The design team consider that sufficient space has been allowed for this future proposal.</p> <p>The Council are committed to continuing with holding regular meetings with each of the sports clubs involved.</p>
20	02044	<p>Stagecoach would be keen to support any park and ride scheme in the long term, however expressed doubt as to its viability as they think people driving into Inverness from the A82 would carry on rather than turning left to travel along General Booth Road and park then get a bus back along GB road. Stagecoach would prefer a layby/bus stop on General Booth Road as opposed to pulling into a transport hub as this increases journey time.</p>	<p>Comments noted and will be considered further at the detailed design stage</p>
21	01991	<p>The proposals for the replacement of lost sports grounds (Golf, American football, rugby) will more than compensate for effect of the road proposals on Canal Park. And the prospects for a 'sports hub' and new marina on the canal side are exciting and great news for the city.</p> <p>I welcome the improvements and extensions to the cycling and walking opportunities in the area - particularly along the Riverside. Improved access to the Torvean esker is also a good prospect.</p> <p>The concept of a Sports Hub for the city is welcome. Minimal loss of rugby club pitch will be more than compensated by development of other pitches in the Torvean area. Replacement facilities for other sports interests appear to improve all the recreation provision in the area. New holes in the Torvean area for the Golf Club will great improve its attractiveness and competitiveness as a city course and the new club house facilities are much needed. Cycling and walking in the area will link all the sports interests together.</p> <p>The prospect of a new canal-side marina is also very exciting.</p>	<p>Positive Comments. No design change required.</p>
22	01992	<p>There is surely a much greater need for any further sports facilities to</p>	<p>Accessible sports facilities are required in all parts of the City</p>

No.	Ref.	Comment	Response
		be located to the east of the town centre where a huge amount of future development is envisaged not to mention the presence of a University.	including the Torvean Ness-side area. Provision of other strategic sports and recreational facilities are already allocated as part of the planning permission at the UHI Campus at Beechwood. This would most sensibly serve the eastern part of the City including its expansion areas.
23	01974	Layout 1 is a much better option than layout 2 for the new golf course.	Comment noted.
24	02062	Object to the ineffective use of the “green space” which is identified adjacent to the Golf Course. We would contend that this area should be effectively included within the reconfigured golf course, so that this area makes a better and more effective contribution to the wider area.	This comment has been addressed in the Development Brief.
25	02087	<p>The development of the west link trunk road will create ample opportunity for development, which will have a direct impact upon sports clubs within the local area.</p> <p>The area proposed for development has large areas of land currently used for sport and recreation. Torvean Golf Club, Highland Rugby Club and Inverness Rowing Club are clubs which currently function within the Torvean side of the River Ness.</p> <p>In terms of playing fields the site to the south east of the canal has a total of 4 rugby pitches (1 floodlit match pitch, 1 floodlit training area and 2 non-floodlit full sized pitches). The rugby club currently use all of these pitches for training and competition.</p> <p>Torvean Golf Course has an 18-hole course and practice area with putting green, long and short range driving area and bunkers. It should be noted that the practice area is considered a fundamental part of the golf club and provides capacity, in addition to the 18-hole course.</p> <p>As well as the golf course and pitches, the Rugby and Golf clubs each have clubhouses which provide a home, changing facilities and social areas for both clubs.</p> <p>In considering the long term development of this land the Council must be aware of the requirements of the SPP which, under paragraph 156 state that Playing fields and sports pitches should not be redeveloped except where:</p> <ul style="list-style-type: none"> • the proposed development is ancillary to the principal use of the site as a playing field, 	<p>The Council intend arranging a meeting with Sports Scotland at the detailed design stage to review all the comments. Meetings with each of the Sports Clubs involved will continue through the next stage.</p> <p>The Council’s proposals comply with national guidance on playing fields in that the quality and quantity of pitches provided post development of the Inverness West Link, the associated Sports Hub and Ness-side will be better than existing provision. Some temporary disruption and displacement may occur during the construction periods but this will be minimised. However, it is accepted that a minimum two year period will be required between the start of new golf course construction and its readiness for play. The Council believes adequate playing field provision should be made within each district of the City not just at one or two strategic locations. Accordingly, it believes the Development Brief’s developer requirement for one playing field at Ness-side should be retained. There is no formal commitment from the three existing sports clubs that they will share a clubhouse. Accordingly, the Planning in Principle planning application is being prepared on the basis for two separate buildings one for a golf club house and one for a generic sports changing rooms hub building. The existing Rowing Club House is unaffected by the Council’s proposals other than the Inverness West Link provides it with better and safer</p>

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		<ul style="list-style-type: none"> • the proposed development involves a minor part of the playing field which would not affect its use and potential for sport and training, • the playing field which would be lost would be replaced by a new playing field of comparable or greater benefit for sport and in a location which is convenient for its users, or by the upgrading of an existing playing field to provide a better quality facility either within the same site or at another location which is convenient for its users and which maintains or improves the overall playing capacity in the area, or • a playing field strategy prepared in consultation with sportscotland has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and that the site could be developed without detriment to the overall quality of provision. <p>With reference to the fourth criteria, the Council do not currently have a playing field strategy in place which considers the demand for pitches and other outdoor sports facilities within this area. In this respect any forthcoming planning application which affects either the golf course or a playing field will need to satisfy the third criteria above.</p> <p>Grass pitches</p> <p>In terms of Rugby pitches, the west link road will reduce the playing capacity of the playing fields on Canal Park by removing the existing floodlit training area and re-orientating one playing field. The floodlit match pitch is to be retained. The re-orientation of the central pitch will require some pitch levelling works to ensure the playing surface is relatively flat and playable. Improved drainage works will also be required for Canal Park to ensure that water ingress from the road does not affect the playing surface. The specification of the necessary works should be confirmed by a recognised pitch consultant.</p> <p>The works may require period of time to allow the grass to settle, therefore the club may effectively operate with 2 pitches for a period of time, which may prove problematic. The rugby club have over 310 playing members with 3 senior teams, U12, U13, U14, U15, U16, U17, U18 and a mini / micro section for P1s-P7s. The loss of pitch capacity can therefore be detrimental to the operational viability of the</p>	<p>vehicular access. The advantages of 3G pitches are recognised and the financial feasibility of such provision at the Hub will be investigated through the detailed planning process for that facility.</p>

No.	Ref.	Comment	Response
		<p>club. Close consultation with the club should be carried out to ensure that there is always adequate pitch capacity available to enable training and competition for the clubs various age groups.</p> <p>The loss of any pitch must be justified in term of the SPP. Where replacement pitches are required, sportscotland would request a suspensive condition to ensure that the pitch will be in place prior to an existing pitch being developed upon.</p> <p>The development of a further 4 grass playing fields is proposed to the north of site, and a further full sized playing field within the proposed residential area in Ness-side. The sizes of the playing fields are not specified in the brief. The size of a standard Rugby Union pitch is a 100m x 70m with 5-10m behind each goal line and an additional 5m run offs on all sides.</p> <p>While the principle of providing increased playing capacity for pitch sports is supported, consideration should be given to the provision of a Synthetic Grass Pitch to the north of the site rather than so many grass pitches. This will be explored further with reference to the 'Enhance Sports Hub'.</p> <p>The proposal to develop a full-sized grass pitch in Ness-side should be reconsidered. Following the completion of the west link road, residents within the new residential area in Ness side will be a relatively short distance to sites with multiple playing fields and changing accommodation. Canal Park, Bught Park and the new Sports Hub will all be accessible. The proposed pitch in Ness-side is therefore unlikely to be used formally. In this respect it would be more appropriate to provide more informal facility in this location such as a Multi-use games area (MUGA) complimented with high quality open space to serve the new community.</p> <p>Golf course</p> <p>Torvean Golf Course will be most affected by the development of the West City link road, which will result in the removal of several holes and creates the need to expand the course to the north and west. Club representatives have communicated to sportscotland, and in their own formal response to the consultation, that of the two options suggested in the brief, Layout 1 (Map 7) is preferred. This option would allow the course to be contained within the one parcel of land and remove the need for players to cross a road during a round.</p>	

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		<p>Importantly, it should be recognised that the golf club should always be able to properly function as an 18-hole course, with clubhouse and practice grounds during the construction of the road. The alternative holes, clubhouse and practice facilities must be established before the existing facilities are no longer available. This will involve a period of time to allow the new holes to bed-in properly and for greens to establish. The timescale for this could be in the region of two years. sportscotland would seek assurances that a legal agreement is put in place to ensure replacement facilities are in place prior to the loss of existing course, practice facilities and clubhouse. This could be referred to in the developer requirements on section 6.6.</p> <p>In this respect further details of the exact course re-orientation and location of clubhouse and practice grounds should be explored in consultation with the Golf Club and sportscotland.</p> <p>Rowing Inverness Rowing Club is considered an important ‘Development Club’ within Scottish Rowing’s Facilities Strategy 2012. The club currently operate with only a boat house which was built in 1992 and does not have electricity. They hope to develop changing, social and training space to help them expand. These ambitions could be realised within the Sports Hub although some more thought around the layout and facility composition should be explored with the relevant clubs.</p> <p>A separate consultation response to the development brief has been provided by the Rowing Club to highlight some of the potential issues associated with the proposed Marina development. As with the Rugby and Golf Club the operational viability of the rowing club should also be protected throughout the period of construction.</p> <p>Enhanced Sporting Hub The proposal to creating an ‘enhanced sporting hub’ that can be used by a wide variety of sports users is welcomed. The concept is very similar to the Community Sports Hub model which was promoted nationally by sportscotland over the past few years.</p> <p>Although the proposal shown in Maps 4, 7 and 8 is not one of Highlands Community Sports Hubs it is very similar to the CSH model. It would therefore be useful to discuss the proposal further with Highlife Highland’s community sports hub officer who can share</p>	

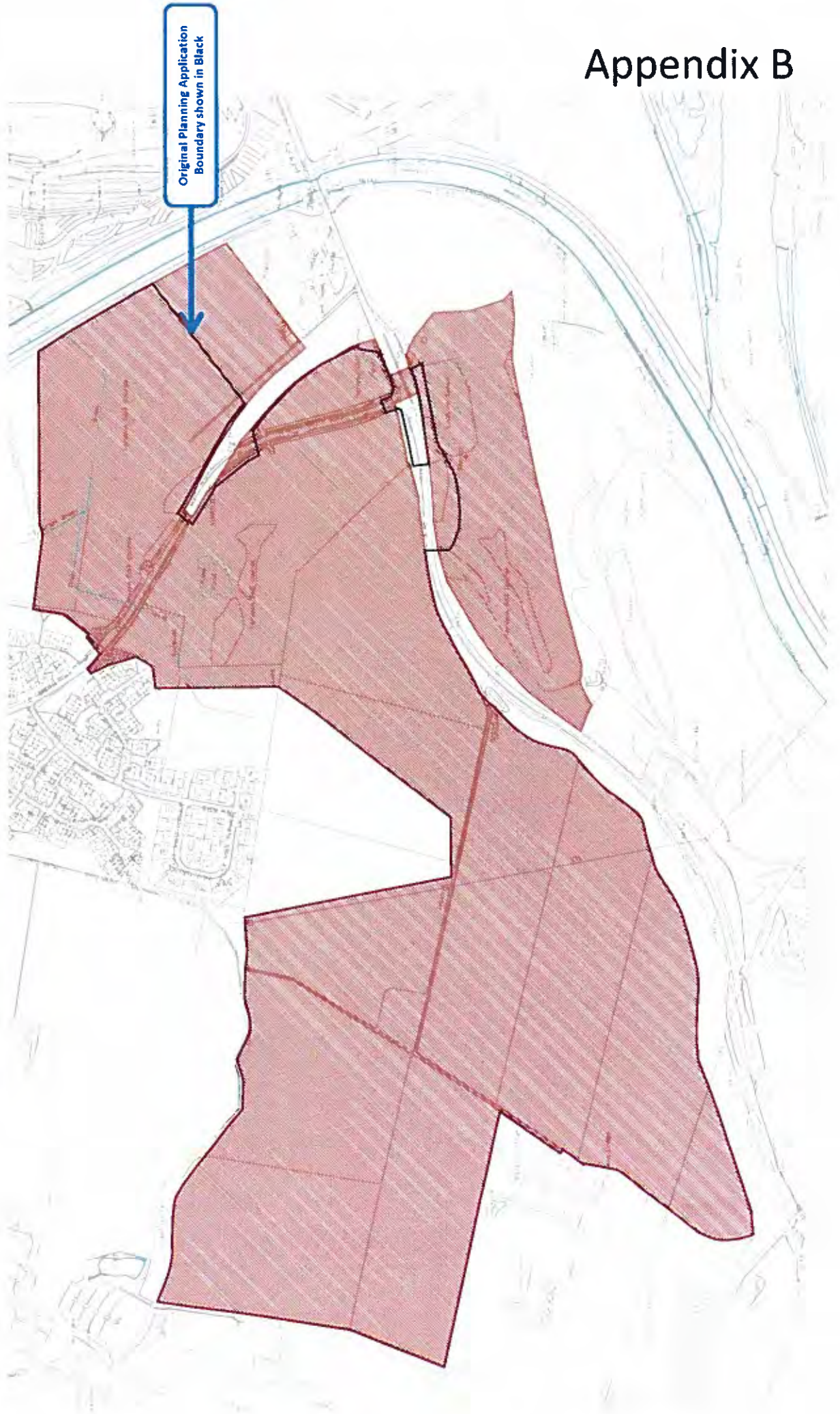
No.	Ref.	Comment	Response
		<p>recent experience of CSHs across the Highlands.</p> <p>The concept of a single multi-sport venue has been discussed amongst Highland Rugby Club, Torvean Golf Club and Inverness Rowing Club who are supportive of the principle. In the long term, by enabling the clubs to work together in shared premises a more sustainable future for the clubs is likely.</p> <p>The Sports Hub concept will be a valuable resource for the wide range of sporting interests in Inverness. A wide variety of sports clubs exist in the local vicinity including Hockey, American Football, Cricket, Petanque, Mountain biking, Shinty, Road cycling, Walking, Canoeing and Athletics. A variety of clubs also operate from the nearby facilities at Bught Park and Inverness Leisure. While all may not use the sports facilities proposed the Hub offers them the opportunity to come together under one group.</p> <p>However certain elements are considered to be essential to allow the Hub to operate sustainably:</p> <p>A joint clubhouse:</p> <p>This would allow all three existing clubs to relocate to a single clubhouse to provide changing accommodation, social spaces, meeting rooms and fitness facilities under one roof. A single clubhouse would provide a modern tailored facility to accommodate the needs of the Rugby, Golf and Rowing Clubs. All three clubs are restricted in their current premises and a new clubhouse would enable the clubs to address the under provision of the current facilities. Equitable changing accommodation and facilities which are properly DDA compliant will enable more visitors and encourage higher memberships.</p> <p>A single facility is cheaper to build and to maintain in the long term than providing separate clubhouses as proposed in the brief. A single clubhouse in a location convenient for all clubs should be promoted following consultation with the relevant clubs.</p> <p>Synthetic Grass Pitch (SGP):</p> <p>The provision of a floodlit, full sized (100m x 70m with 5m run-offs) 3G synthetic grass pitch, with IRB22 accreditation would provide a high capacity playing field, which would be available all year. This would be more expensive to construct than a grass pitch but maintenance costs would be less. Sportscotland recommend that a grass playing</p>	

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		<p>field is used for no more than 8 hours per week. In total therefore the proposed 4 grass pitches has a capacity of 32 hours per week. A synthetic grass pitch in contrast can accommodate over 50 hours per week on a single pitch and allow evening use.</p> <p>A synthetic pitch will also provide a valuable multi-sport training and match resource for Football, Rugby and possibly Shinty depending on the dimensions. The capital costs for developing a synthetic pitch are in the region of £600k to £900 depending on site conditions and the pitch dimensions. A SGP capable of hosting Shinty matches for instance could measure up to 73m x 155m.</p> <p>Careful consideration should be given to the range of facilities to be provided in the Sports Hub and the timescale for delivery. A single clubhouse is strongly supported by all clubs directly affected by the road. The layout of the golf course and pitch provision should be carefully considered to ensure it is well designed and functional. For instance, if a SGP is developed there will need to be a direct hard surfaced path leading to the pitch from the changing area, to avoid bringing deleterious material onto the synthetic surface. While this may be too much design detail to include within the development brief the location of the clubhouse and pitches should be clarified after close consultation.</p> <p>Conclusion</p> <p>Overall as the full development of the site will take place over 4 phases, the timescale for delivery of the proposed enhanced sports hub must be carefully considered in order to mitigate any impact on the existing sports clubs. Even a temporary reduction in playing capacity or removal of clubs ancillary facilities can cause significant operational problems and threaten the operational viability.</p> <p>Forthcoming planning applications which propose the development of playing fields will need to satisfy the requirements of the SPP, and may require developers to enter legal agreement to confirm the delivery of replacement or improved facilities.</p> <p>Sportscotland would therefore welcome the opportunity to meet the Council and discuss the draft brief in consultation with Rugby, Golf and Rowing Clubs who will ultimately be responsible, in partnership for managing and operating the enhanced sports facilities outlined in the brief.</p>	

No.	Ref.	Comment	Response
26	ICC	<p>It would be helpful if further information could be provided on whether there were future plans to extend Kilvean Cemetery.</p> <p>Careful consideration required to be given to pedestrian and cycle access in the Torvean area from the outset and also the sporting and leisure facilities on the basis of use by new residents moving into the new housing developments in the area</p>	<p>The layouts for the relocation of Torvean Golf Course have been designed to accommodate a future expansion of Kilvean Cemetery.</p> <p>A response to this has been included with the Inverness West Link Project.</p>

Planning Extent

Appendix B



Indicative Layout

