

Agenda Item	6
Report No	CIA/31/23

THE HIGHLAND COUNCIL

Committee: City of Inverness and Area

Date: 20 November 2023

Report Title: Inshes Junction Improvements - Proposed Compulsory Purchase Order (CPOs) and Stopping Up Orders

Report By: Executive Chief Officer Infrastructure, Environment & Economy

1 Purpose/Executive Summary

1.1 This report follows on from the approval of the City of Inverness and Area Committee to proceed with statutory approvals, planning permission and detailed design of the scheme based on a revised Option 1. The scheme details have now been submitted for planning permission and await a decision. In parallel preparations are now required to progress statutory approvals for Compulsory Purchase Orders and Stopping Up Orders.

2 Recommendations

2.1 Members are invited to:-

- i) **Recommend** to The Highland Council that plans for Inshes Junction Improvements as detailed in Appendix 1, are taken forward for use in progressing Compulsory Purchase Orders (CPOs) for the scheme; and
- ii) **Note** the plans for Inshes Junction Improvements as detailed in Appendix 2, which are to be taken forward for use in progressing Stopping Up Orders for the scheme.

3. Implications

3.1 **Resource** - The Inshes Junction Improvement scheme is included in Appendix D of the Council's capital programme, as approved by The Highland Council 14 September 2023. As such it remains unfunded; however it remains part of the Inverness and Highland City Region Deal and the funding to continue the design and Compulsory Purchase Order work is available within this financial year. It is expected that following the completion of this stage of the project that a further report will be brought to Council.

- 3.2 **Legal** - There are implications in relation to land acquisition and these will be dealt with through the normal process which will involve the District Valuer and/or the Council's Estates Team. It is proposed that in order to progress land acquisition a Compulsory Purchase Order will be published, and this will run in parallel with the land acquisition. Stopping Up Orders are required as part of the design and these will involve the Council's Legal Team.
- 3.3 **Community (Equality, Poverty, Rural and Island)** - An Equalities Impact Assessment has been prepared on design options taken forward to ensure that the needs of all users of the corridor are accommodated.
- 3.4 **Climate Change / Carbon Clever** - The scheme focuses on active travel and public transport improvements which offer the opportunity to respond directly to the climate and ecological emergency and reduce the carbon footprint of transport in Highland, as well as reducing other forms of pollution and improving air quality.
- 3.5 **Risk** - The scheme budget relies on developer contributions. The land required for the scheme may require a Compulsory Purchase Order (CPO). The scheme will impact on the existing access for the Inshes retail park. This interface needs to be managed during construction. The improvements planned for Inshes junction are essential to ensure a coordinated approach with the planned Transport Scotland A9/A96 Inshes to Smithton project (East Link). Both are committed Inverness and Highland City-Region Deal projects. Without improvements at Inshes the East Link road cannot connect into the rest of the network. Timescales outlined in the Capital programme are aligned to deliver improvements to Inshes in advance of the East Link project, without which, the committed timescales may not be met.
- 3.6 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** – No implications.
- 3.7 **Gaelic** - Council policy will be followed regarding bi-lingual signing therefore no impact.

4 Background

- 4.1 The Highland-wide Local Development Plan as adopted by the Council in 2012 featured a spatial strategy for Inverness. It identified Inshes/Raigmore as a key regeneration area and identified two important related projects – an 'Eastern Link' to improve connectivity between the A9 and A96 trunk roads and prioritisation of transport improvements at the Inshes area. The HwLDP committed to producing a development brief for the Inshes and Raigmore area.
- 4.2 The Inshes Raigmore Development Brief supplementary guidance was adopted in 2015. The brief's content was informed by two public consultation periods. During these consultation periods public exhibitions and meetings were held. The first 'Issues and Options' consultation sought views on potential future developments and the Council's outline proposals for transport improvements known as Inshes Junction Improvements Phase 2. This was undertaken in parallel with the related Transport Scotland consultation on their A9/A96 Connections Study. The second consultation was focussed on development opportunities and sought comments on a Draft Inshes and Raigmore Development Brief.

- 4.3 The brief area contains a strategic transport corridor that provides key connections within the city as well as the wider trunk road network. There are recognised issues with traffic congestion mainly centred around the Inshes Roundabout but also Culloden Road, Old Perth Road and Sir Walter Scott Drive. This corridor also forms an important part of the city's active travel network, whereby national cycle route 1 runs through the brief area, along with several other well used routes. Improvements have already been made to Culloden Road and the Inshes Overbridge and Transport Scotland is progressing the design of the East Link.
- 4.4 Further design work was done following the publication of the development brief and a major programme of consultation on preferred route options took place in 2021.

The results of this consultation was reported to the CIAC following the end of the consultation period in November 2021. It was clear from the volume of resident's responses that the Drakies community did not consider that an additional access to the Sir Walter Scott Drive would be an advantage. It was recommended to Members that the Drakies Link Road be removed from scheme as an amended version of Option 1.

- 4.5 City of Inverness and Area Committee were asked for approval to proceed with the statutory approvals, planning permission and detailed design of the scheme based on the revised Option 1.

5 Landowners

- 5.1 All landowners affected by possible Compulsory Purchase Orders were written to on 5 September 2023 and a follow up on 11 October 2023. They were asked to verify land boundaries and were informed that a Compulsory Purchase Order procedure was proposed but that this would run in parallel with land negotiations. We are awaiting responses from some of those notified.

Designation: Executive Chief Officer Infrastructure, Environment & Economy

Date: 30 October 2023

Author: Garry Smith, Strategic Lead - Infrastructure

Background Papers: Inshes Junction Improvements [Report](#)
Capital Programme 2018/19 [Report](#)
Capital Expenditure Monitoring to 31 December 2015 [Report](#)
Inshes and Raigmore Development Brief [Report](#)
Inshes and Raigmore Development Brief – Issues and Options
and Inshes Junction Improvements Phase 2 [Consultation](#)

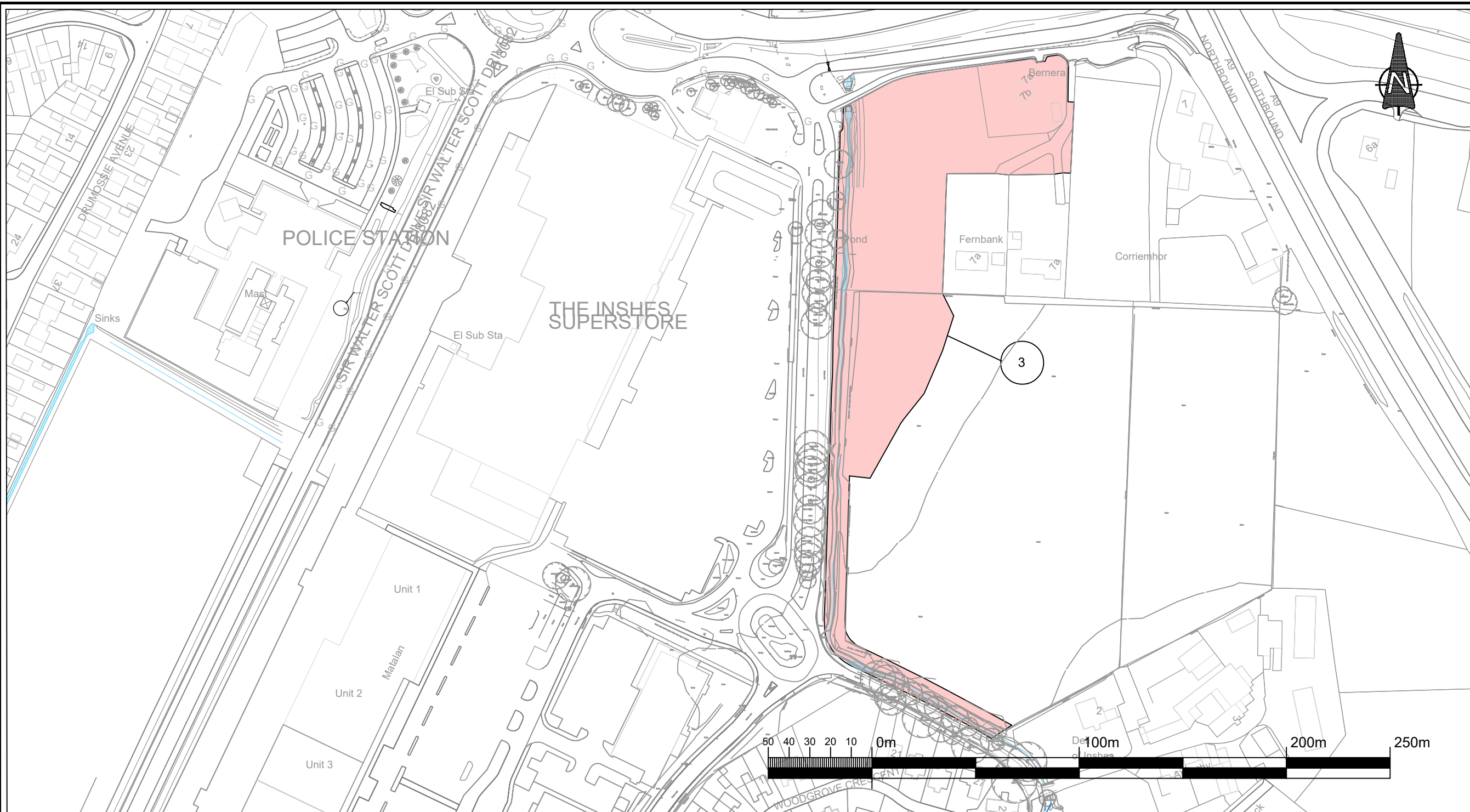
Appendices: Appendix 1 - CPO drawings and schedule
Appendix 2 - Stopping Up Plan

SCHEDULE

Plot no.	Drawing no.	Description of the land	Owners or reputed owners	Lessees and occupiers
3	LI03	Land for acquisition: 13,921 square metres or thereby of former small holding, garden and derelict house.	Aberdeen Standard Investments	Unoccupied
4	LI04	Land for acquisition: 679 square metres or thereby of public road, verge and car park.	TESCO	TESCO Inshes
5	LI04	A temporary right of occupation from, of and over 143 square metres or thereby of car park internal road, verge and car park	TESCO	TESCO Inshes
6	LI04	A temporary right of occupation from, of and over 66 square metres or thereby of verge and footpath	TESCO	TESCO Inshes
7	LI04	Land for acquisition: 45 square metres or thereby of car park internal road	TESCO	TESCO Inshes
8	LI04	Land for acquisition: 45 square metres or thereby of private footpath	TESCO	TESCO Inshes
9a	LI05	Land for acquisition: 1,062 square metres or thereby of footpath, verge and green space.	Highland Health Board	Maggies Centre
9b	LI05	A temporary right of occupation from, of and over 347 square metres or thereby of footway and verge.	Highland Health Board	Maggies Centre
10	LI07	Land for acquisition: 243 square metres or thereby of verge.	Church Of Scotland Trustees	Crossreach Residential Unit
11	LI08	Land for acquisition: 23 square metres or thereby of embankment.	Demure Ltd – Carlton Gaming Clubs	Carlton Bingo
12	LI08	Land for acquisition: 5 square metres or thereby of private footpath.	Demure Ltd – Carlton Gaming Clubs	Carlton Bingo
13	LI08	Land for acquisition: 35 square metres or thereby of green space.	Demure Ltd – Carlton Gaming Clubs	Carlton Bingo
14	LI08	Land for acquisition: 327 square metres or thereby of green space, car park internal	Demure Ltd – Carlton Gaming Clubs	Carlton Bingo

		road, footpath and green space.		
15	LI09	Land for acquisition: 230 square metres or thereby of green space.	Alltmore Properties Ltd	Kintail House Ledingham Chalmers Solicitors; Innes and Mackay Solicitors and Estate Agent Alltmore Properties Ltd
17	LI11	Land for acquisition: 823 square metres or thereby of green space and verge.	Trustees of Mary Mackintosh of Raigmore	Unoccupied

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Project
Inshes Junction Improvements

Title
Land Interest Plan Plot 3

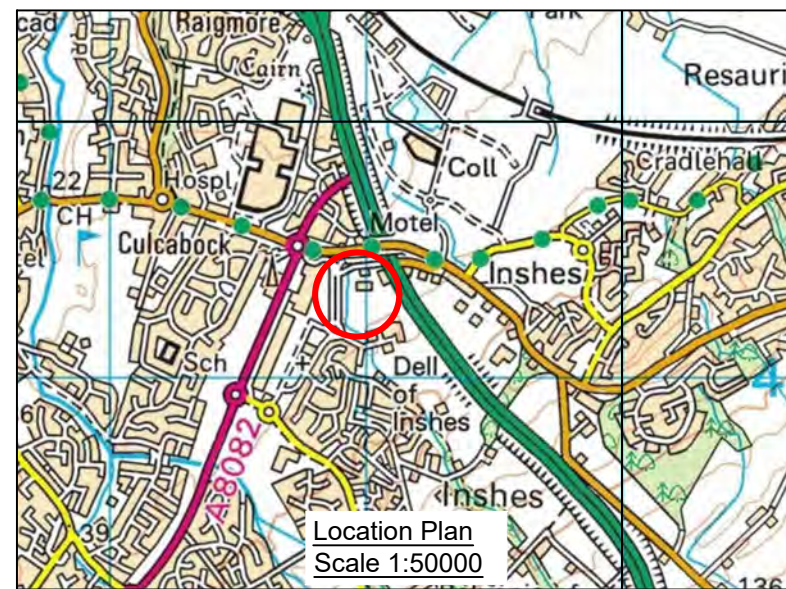
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Checked	DRAFT	Date	27-Jul-23

Project No.
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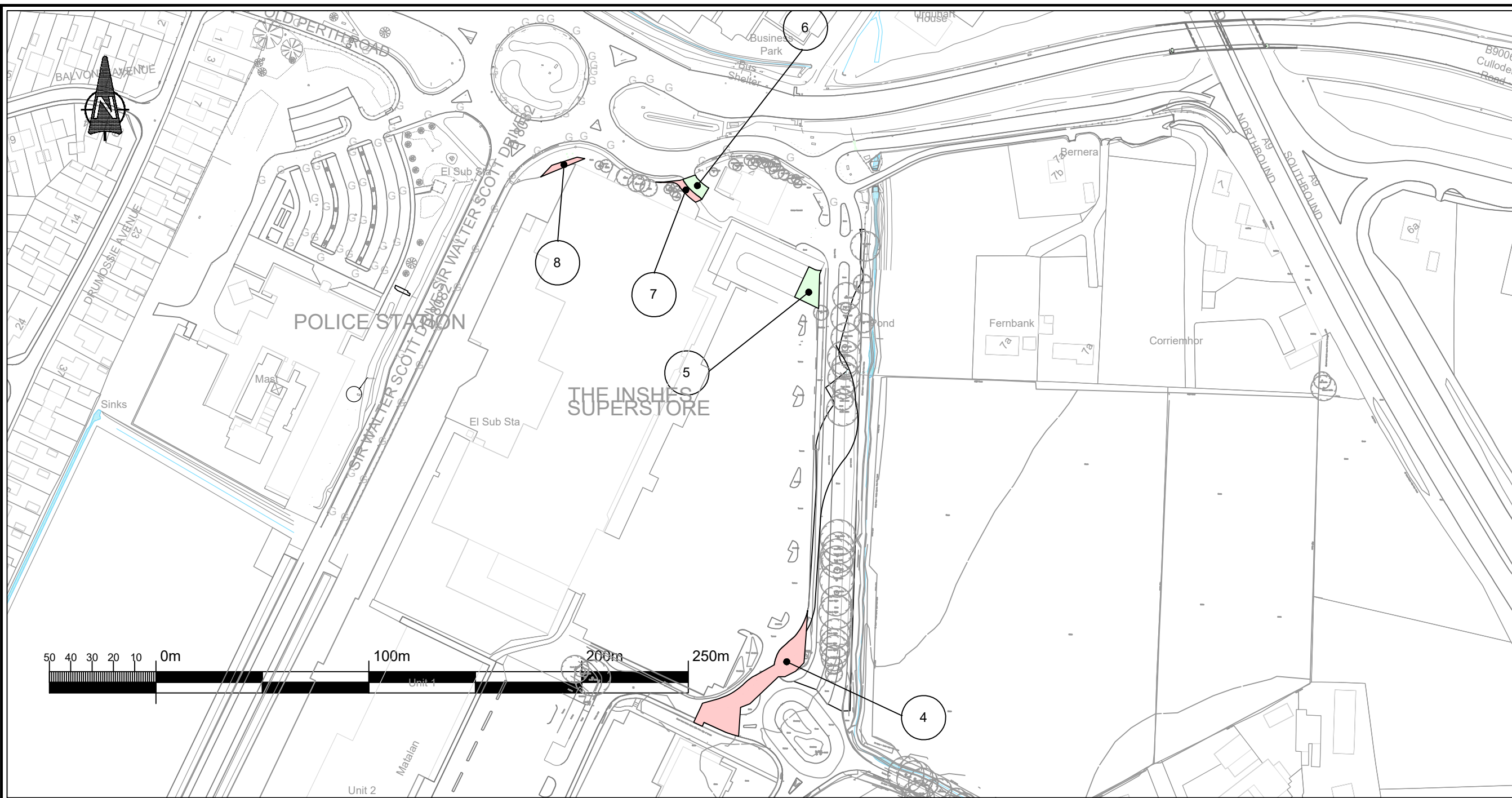
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Plot no.	Area	Owner	Occupier	Agreement
3	13,921m ²	Aberdeen Standard	Aberdeen Standard	Acquire



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Project
Inshes Junction Improvements

Title
**Land Interest Plan
 Plots 4 to 8**

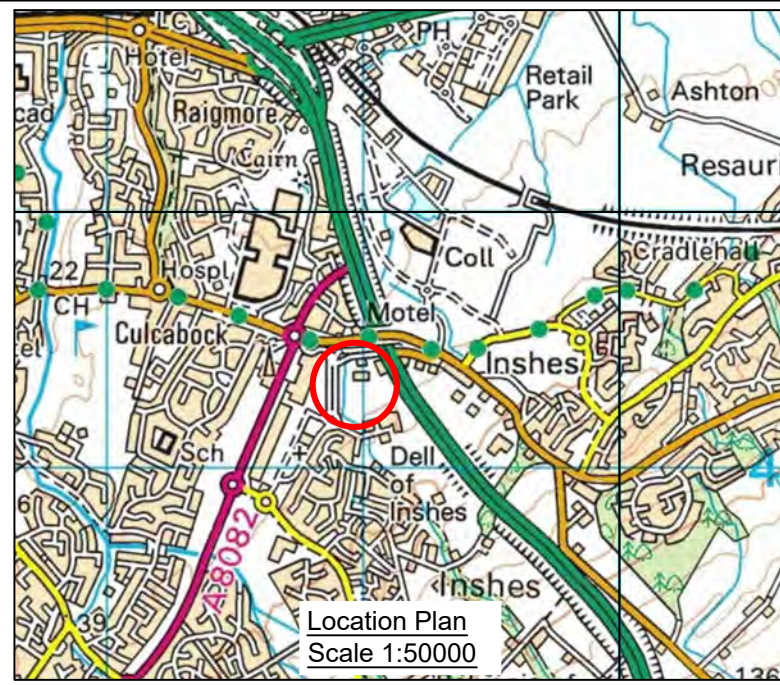
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Checked	DRAFT	Date	27-Jul-23

Project No.
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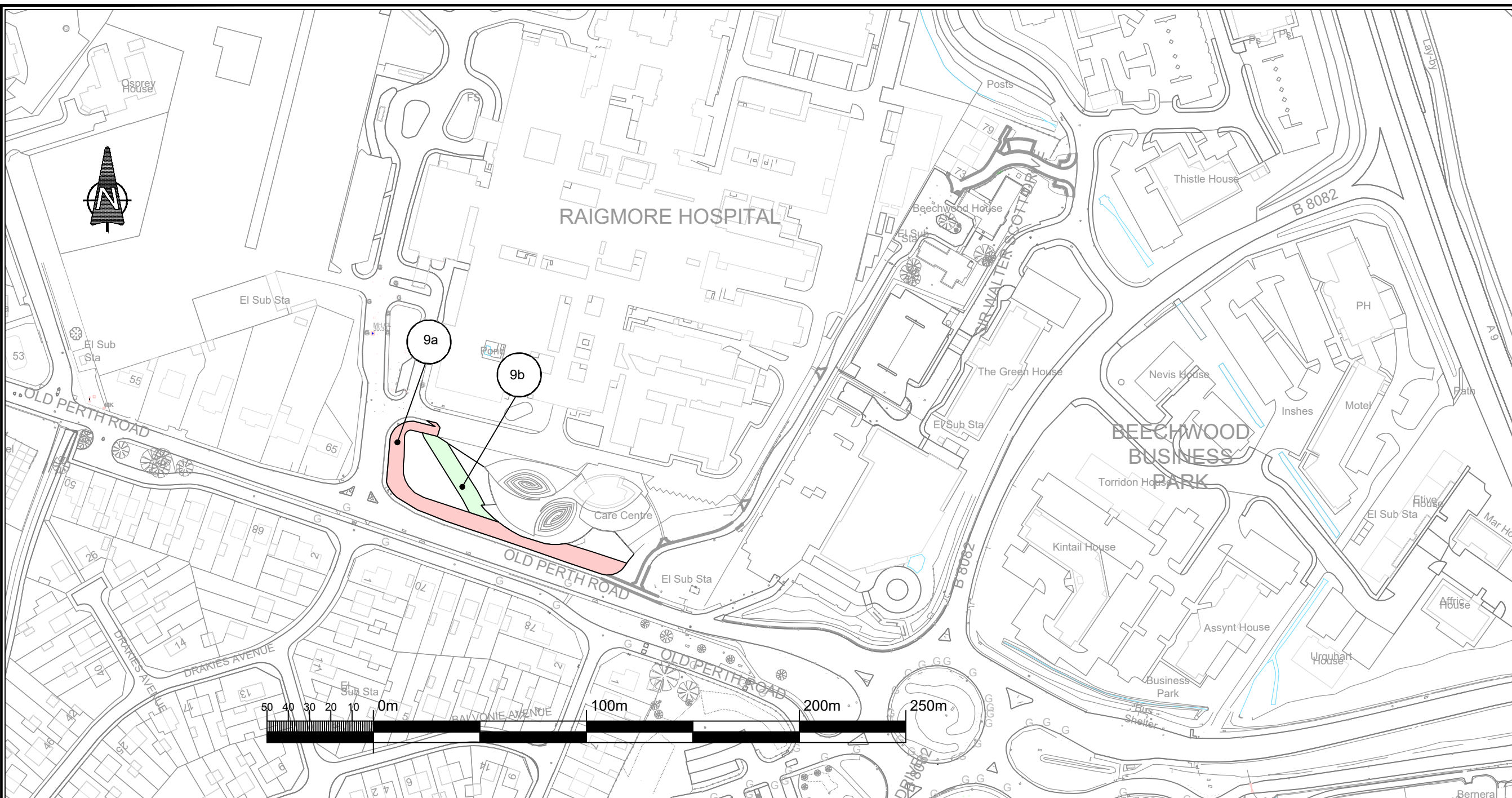
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Plot no.	Area (m ²)	Owner	Occupier	Agreement
4	679	Tesco Stores Ltd	TESCO	Acquire
5	143	Tesco Stores Ltd	TESCO	Temporary Occupation
6	66	Tesco Stores Ltd	TESCO	Temporary Occupation
7	45	Tesco Stores Ltd	TESCO	Acquire
8	45	Tesco Stores Ltd	TESCO	Acquire

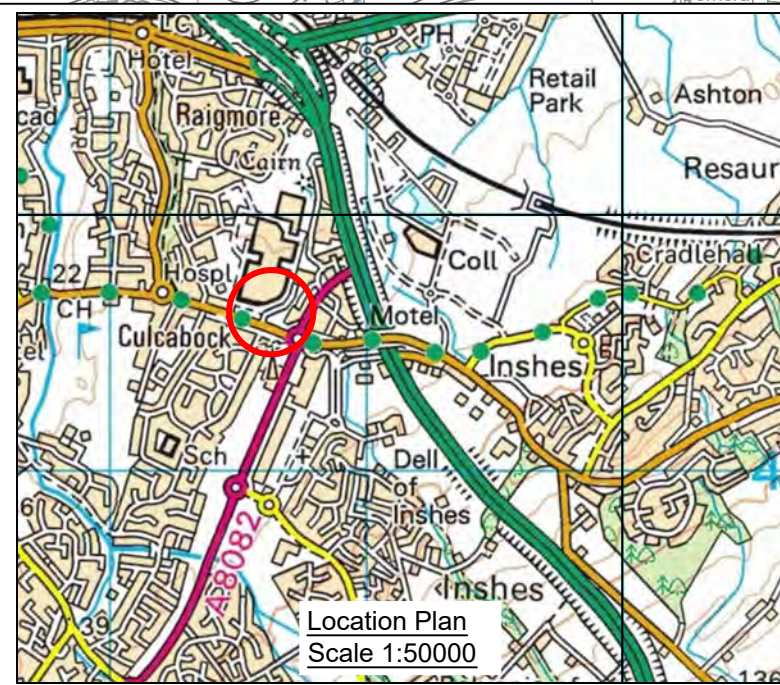


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Plot no.	Area	Owner	Occupier	Agreement
9a	1062m ²	Highland Health Board	Maggies Centre	Acquire
9b	347m ²	Highland Health Board	Maggies Centre	Acquire



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Project
Inshes Junction Improvements

Title
Land Interest Plan Plot 9

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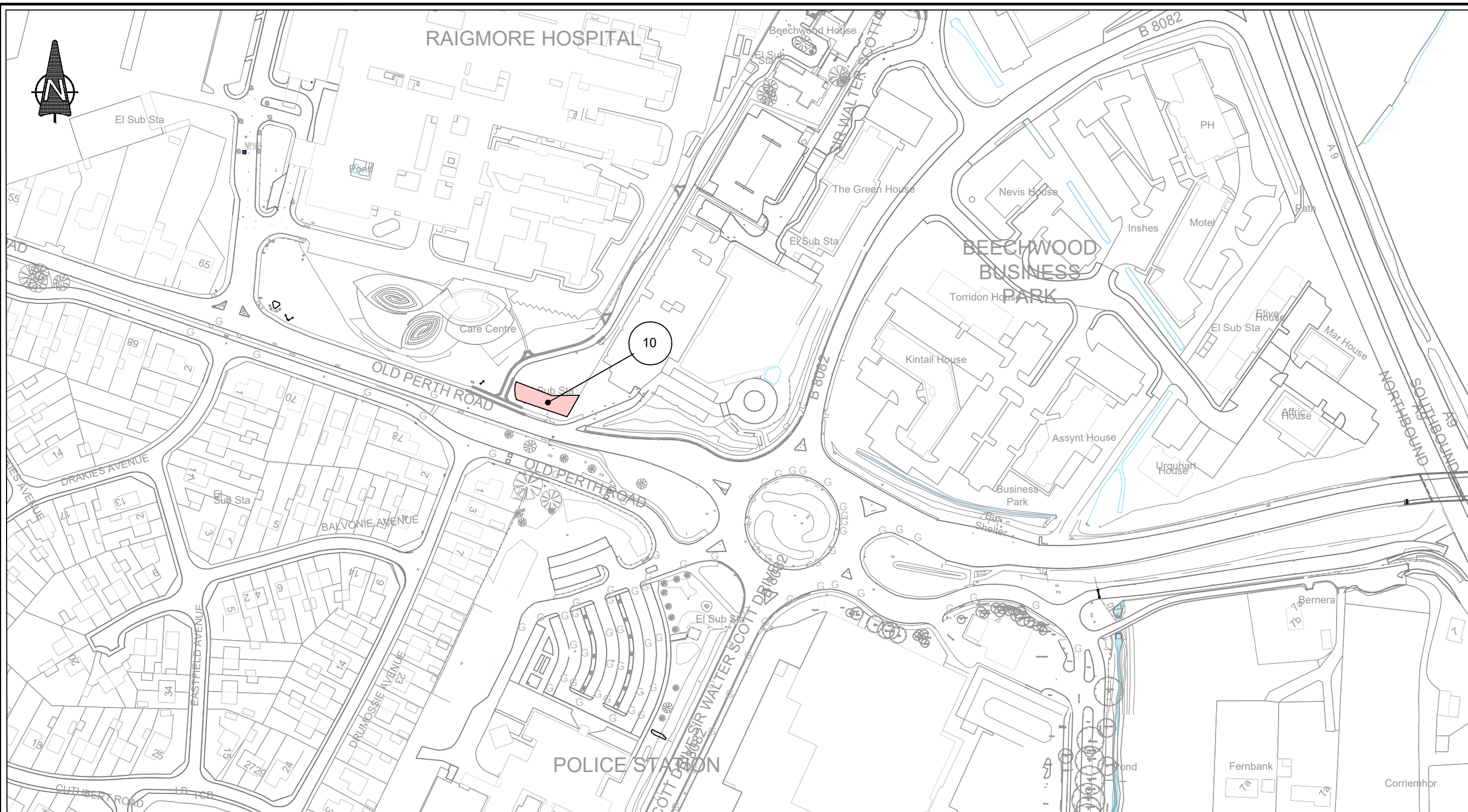
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Project
Inshes Junction Improvements

Title
**Land Interest Plan
 Plot 10**

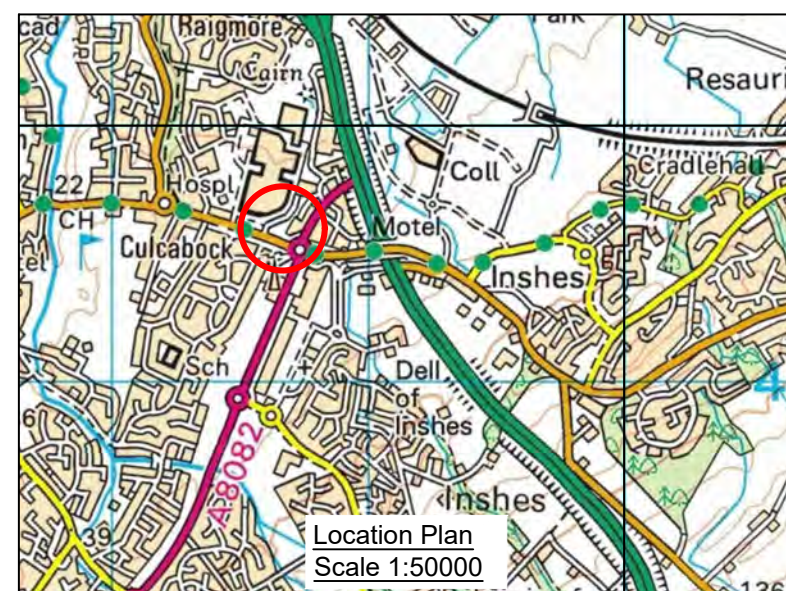
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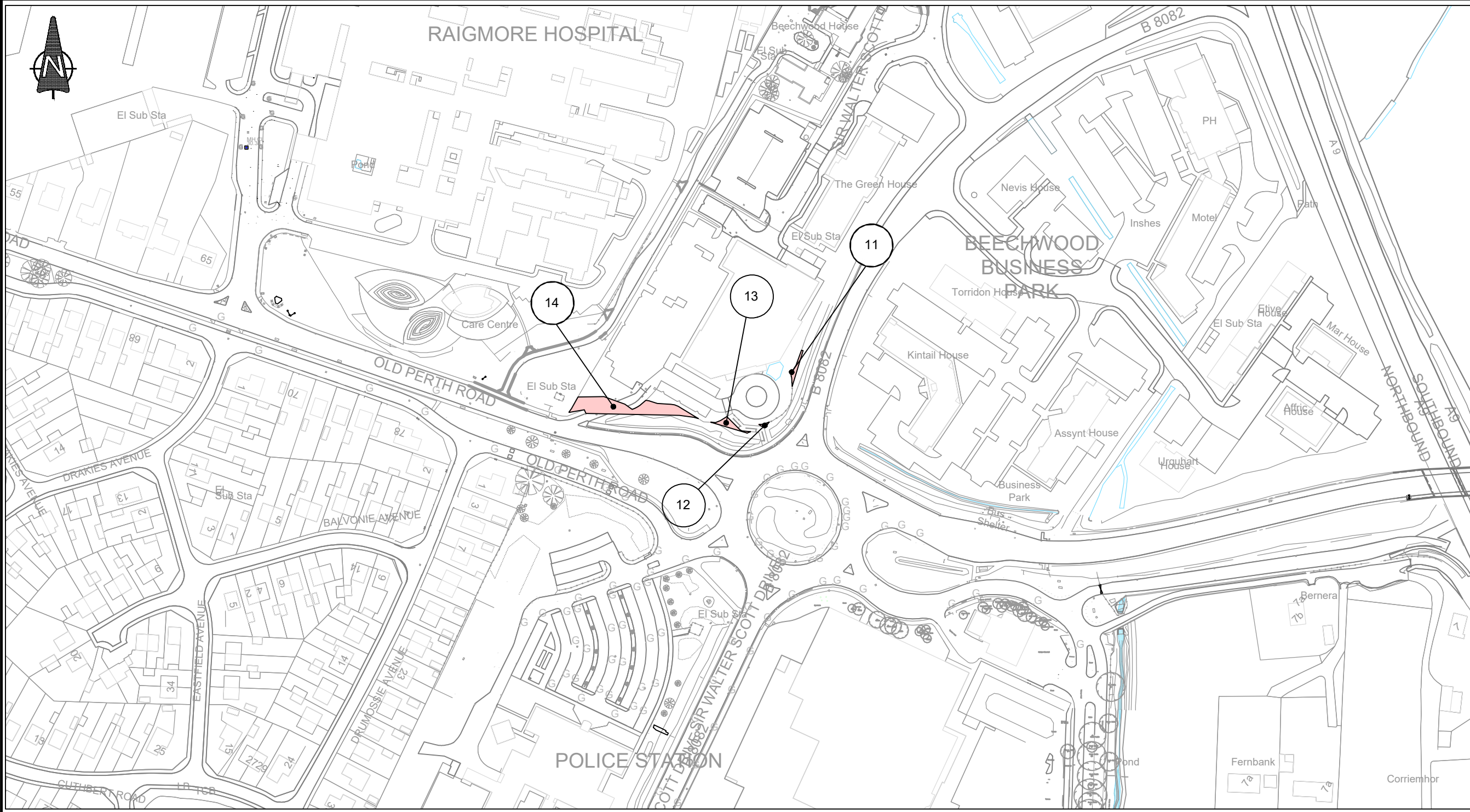
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Plot no.	Area	Owner	Occupier	Agreement
10	243m ²	Church of Scotland Trustees	Crossreach Residential Unit	Acquire



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Project
Inshes Junction Improvements

Title
**Land Interest Plan
Plots 11 to 14**

Scale
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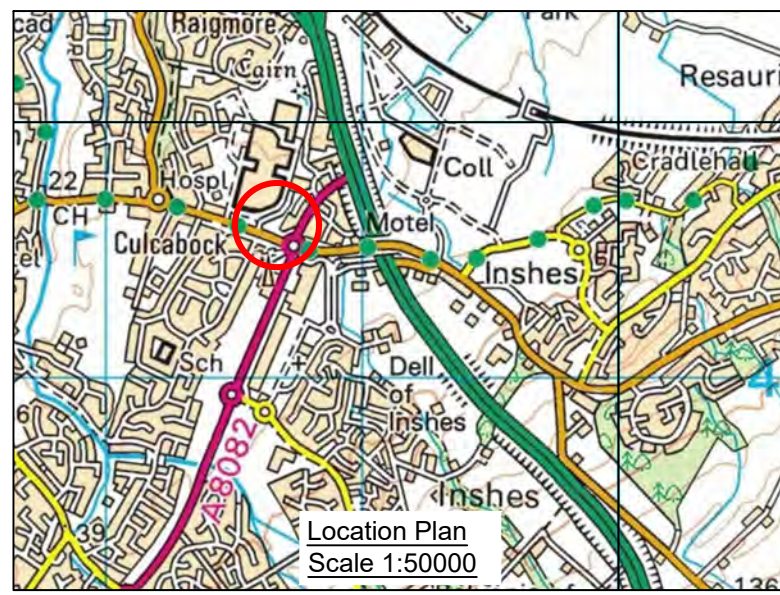
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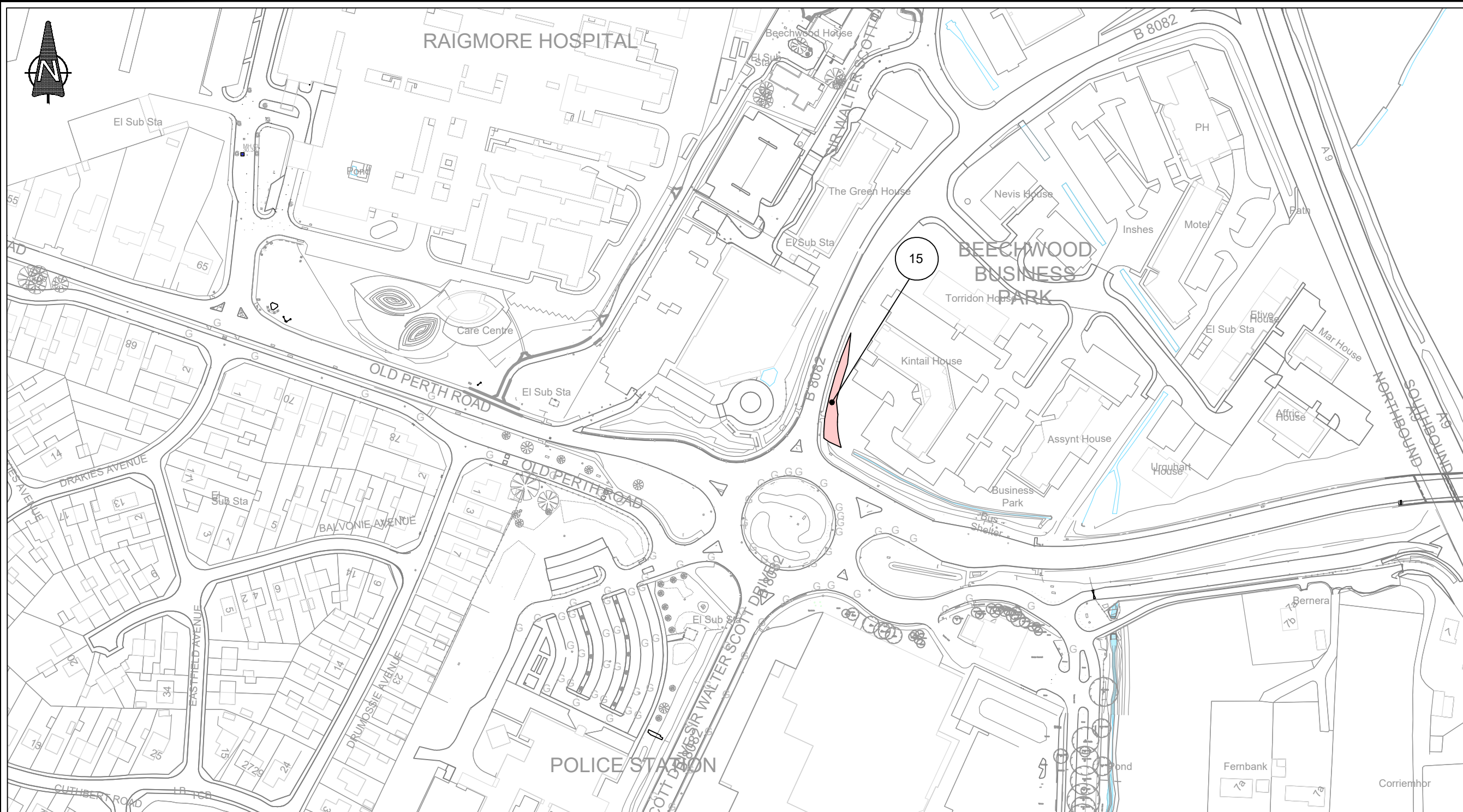
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Plot no.	Area (m ²)	Owner	Occupier	Agreement
11	23	Demure Ltd / Gaming Clubs	Carlton Bingo	Acquire
12	5	Demure Ltd / Gaming Clubs	Carlton Bingo	Acquire
13	35	Demure Ltd / Gaming Clubs	Carlton Bingo	Acquire
14	327	Demure Ltd / Gaming Clubs	Carlton Bingo	Acquire

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Project
Inshes Junction Improvements

Title
Land Interest Plan Plot 15

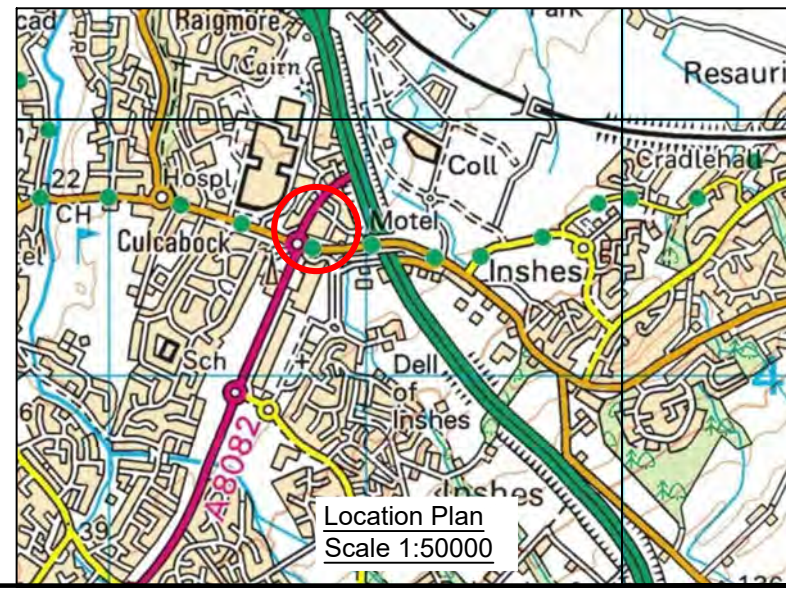
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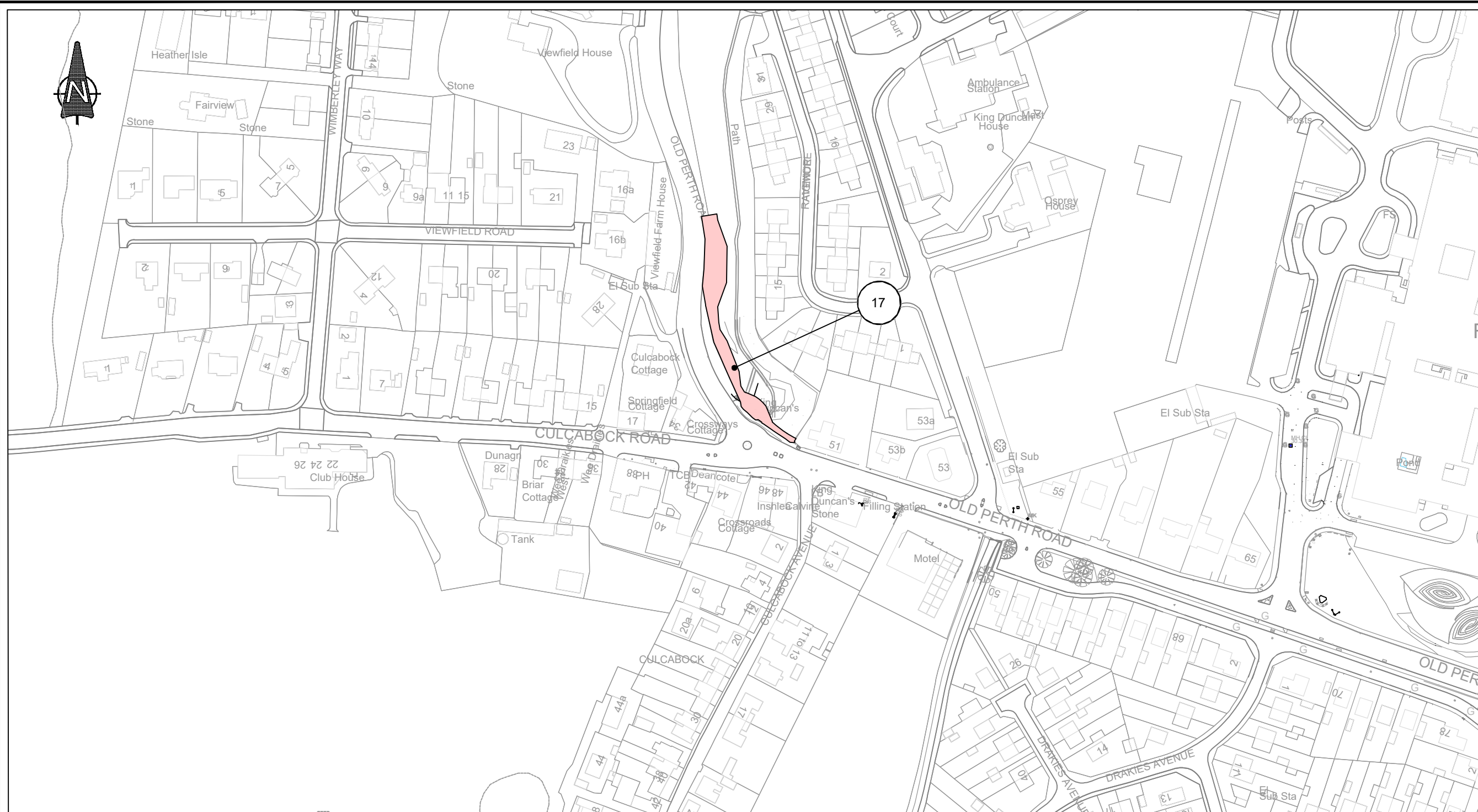
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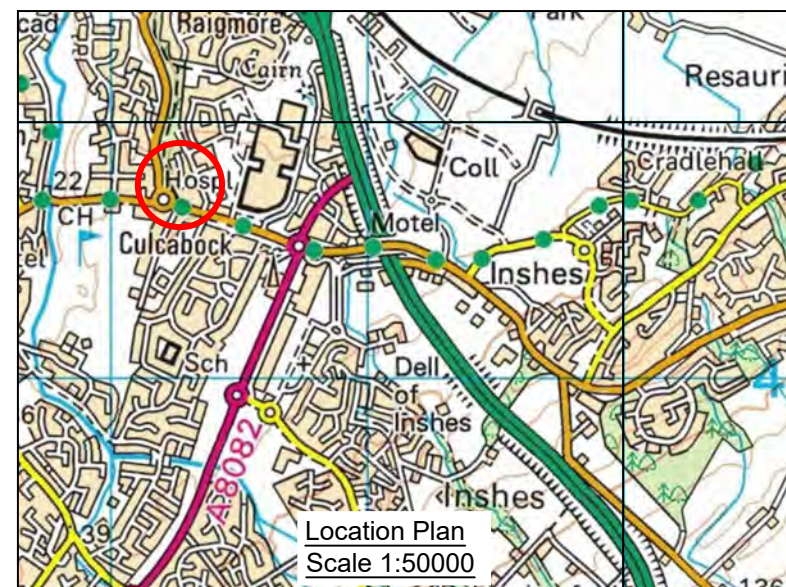
Plot no.	Area (m ²)	Owner	Occupier	Agreement
15	230	Allmore Properties Ltd	Kintail House	Acquire



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Plot no.	Area (m ²)	Owner	Occupier	Agreement
17	823	Checking ownership	Amenity Land	Acquire



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**Inshes Junction
Improvements**

**Land Interest Plan
Plot 17**

Scale **1:2000** (@ A3)

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