

Appendix A8.5: Noise Impacts on Committed Developments

1 Introduction

- 1.1 Committed developments include extant planning applications that are consented (and still valid), or yet to be determined, by The Highland Council between 1 February 2016 and 22 March 2019. The assessment of committed developments notes that there are four noise sensitive applications which, at the time of writing, are under construction: Erection of dwelling (PA07), Culloden House Care Home (PA10), Stratton Phase 1A (forms part of PA15), and the erection of a dwelling and garage (Land 50M NE of Goodwood Resaurie) (PA25).
- 1.2 An assessment of potential noise impacts on noise sensitive committed developments within the calculation area has been undertaken. Table 1 provides a list of all the noise sensitive committed developments that have been identified in this assessment, including the associated reference assigned in Chapter 15 (People and Communities – Community and Private Assets (refer to Appendix A15.5: Planning Applications and Development Land Assessment)).
- 1.3 Table 2 provides a summary of each of the committed developments and the percentage of the area that is predicted to fall within each noise contour band for the long-term assessment without the proposed scheme, i.e., Do-Minimum 2022 vs Do-Minimum 2037 at a height of 1.5m above the ground.
- 1.4 Table 3 provides a summary of each of the committed developments and the percentage of the area that is predicted to fall within each noise contour band for the short-term assessment with the proposed scheme, i.e. Do-Minimum 2022 vs Do-Something 2022 at a height of 1.5m above the ground.
- 1.5 Table 4 provides a summary of each of the committed developments and the percentage of the area that is predicted to fall within each noise contour band for the long-term assessment with the proposed scheme, i.e., Do-Minimum 2022 vs Do-Something 2037 at a height of 1.5m above the ground.
- 1.6 Finally, Table 5 provides a summary of significance of noise impact at each of the committed developments for: the long-term assessment without the proposed scheme; the short-term assessment with the proposed scheme; and the long-term assessment with the proposed scheme.

Table 1: Noise Sensitive Committed Developments Considered in the Assessment (sites which are under construction (at the time of writing) are shaded grey)

Committed Development ID	Chapter 15 CPA Reference	Application Information				Proposal Description
		Planning Application Number	Address	Approximate Centre Point of Planning Application Boundary		
				Easting	Northing	
1	PA01	17/03533/FUL	Raigmore Hospital, Old Perth Road, Inverness	268553	844923	To site Modular Unit to the front of Ward 8 adjacent to Dermatology Unit and Graham's compound with associated site works
2	PA02	17/03107/FUL	Raigmore Hospital, Old Perth Road, Inverness	268600	844945	Installation of Vanguard Theatre and associated site works, located adjacent to Endoscopy Ward and Children's Ward Entrance
3	PA03	18/02859/PIP	Land 40m south-west of 7 Inshes Holdings, Inshes, Inverness	269029	844453	Erection of house
4	PA04	16/00025/REFIN	Land adjacent to Inshes Retail Park, Dell of Inshes, Inshes, Inverness	268996	844296	Mixed use development to include up to 4,700 sqm of class 1, 2 and 3 uses; public house/restaurant incorporating manager's residential accommodation; community allotments; all with associated engineering works, car parking, servicing, new access roads and landscaping.
5	PA05	16/01948/FUL	Land 35m east of 2 Dell of Inshes, Inshes, Inverness	269056	844159	Refurbishment of existing farm buildings into two dwellings
6	PA06	18/04780/FUL	3 Dell of Inshes, Inshes, Inverness	269071	844147	Demolition of store and erection of extension
7	PA07	16/03864/FUL	3A Dell of Inshes, Inshes, Inverness	269075	844110	Part demolition of steading and erection of dwelling – at the time of writing this site was under construction.
8	PA09*	18/05593/PIP	Land 260m south-east of Simpsons Garden Centre, Inshes, Inverness	269684	843881	Erection of 90 No. affordable and private houses with associated roads and infrastructure services.
9	PA10	16/00684/FUL	Land at Cradlehall Farm, Caulfield Road North, Cradlehall, Inverness	269832	844466	Erection of care home – at the time of writing this site was under construction and known as Culloden House Care Home.
10	PA11	18/04829/FUL	Land 330m north-west of Inverness College UHI, 1 Inverness Campus, Inverness	268967	845123	Construction of a new Centre for Health Science 2 including an Elective Care Centre (NHSH), Life Science Business Incubator (HIE) and Health Innovation Facility (UHI)
11	PA14	17/02529/PIP	Land to rear of Inverness Retail and Business Park, Eastfield Way, Inverness	269228	845403	Erection of Prison, to incorporate Visits Building, Family Help Hub, Regimes and Facilities Building, Community Integration Unit and Car Parking.
12	PA15**	16/02161/S42	Land at Stratton and East Seafield, Inverness	270688	846055	Relates to overarching permission for the Stratton Development (09/00141/OUTIN as amended by 13/01049/S42) – main permission relates to new town and at the time of writing Phase 1A of this development was under construction. Develop land without compliance with conditions 1,2,3,9 and 25 and conditions 27 to 54 inclusive (regulating phasing, and regulating timing of provision of infrastructure) of 09/00141/OUTIN as amended by 13/01049/S42.
13	PA25	18/00565/FUL	Land 50m north-east of Goodwood, Resaurie, Inverness	270638	845072	Erection of house and garage – at the time of writing this site was under construction

Committed Development ID	Chapter 15 CPA Reference	Application Information				
		Planning Application Number	Address	Approximate Centre Point of Planning Application Boundary		Proposal Description
				Easting	Northing	
14	PA26	18/04589/PIP	Goodwood, Resaurie, Inverness	270668	845057	Erection of house and garage
15	PA27	19/00625/MSC	Land 35m south-west of Free Church Manse, Resaurie, Inverness	270733	845020	Erection of house and garage
16	PA28	18/01076/FUL	Land 45m south-east of the Birches, Resaurie, Inverness	270696	845004	Proposed new dwelling house
17	PA29	18/00310/MSC	Land 30m south-east of 1 to 2 Resaurie, Inverness	270599	845028	Erection of a dwelling

*PA08 is considered to be part of the noise sensitive development at land south-east of Simpsons Garden Centre (PA09). As such, the assessment of these application sites is included within the assessment of PA09.

**PA18 to PA22 and PA24 form part of the overarching planning permission for the Stratton Development and are considered to be part of the noise sensitive committed development at Stratton. As such, the assessment of these application sites is included within the assessment of PA15.

Table 2: Assessment of Noise Sensitive Committed Developments in the Long-term without the Proposed Scheme

Committed Development ID	Total Area of Committed Development (m ²)	% of Area Subject to Change in Noise Level								
		Increase in Noise Level				No Change	Decrease in Noise Level			
		x ≥ 10 dB	5 ≤ x < 10 dB	3 ≤ x < 5 dB	0 < x < 3 dB	x = 0 dB	-3 < x < 0 dB	-5 < x ≤ -3 dB	-10 < x ≤ -5 dB	x ≤ -10 dB
1	279	0	0	0	100	0	0	0	0	0
2	878	0	0	0	100	0	0	0	0	0
3	3,122	0	0	0	100	0	0	0	0	0
4	47,762	0	0	0	100	0	0	0	0	0
5	1,655	0	0	0	100	0	0	0	0	0
6	1,080	0	0	0	100	0	0	0	0	0
7	2,455	0	0	0	100	0	0	0	0	0
8	57,016	0	0	0	100	0	0	0	0	0
9	5,342	0	0	0	100	0	0	0	0	0
10	35,195	0	0	0	100	0	0	0	0	0
11	72,198	0	0	0	100	0	0	0	0	0
12	789,678*	0	0	0	83	0	0	0	0	0
13	2,310	0	0	0	100	0	0	0	0	0
14	2,117	0	0	0	100	0	0	0	0	0
15	955	0	0	0	100	0	0	0	0	0
16	1,455	0	0	0	100	0	0	0	0	0
17	521	0	0	0	100	0	0	0	0	0

*83% of Committed Development 12, corresponding to an area of 655,432m², is within the noise calculation area. As such, the sum of the percentages of the area subject to change in noise level is 83%, not 100%. The remaining 17%, corresponding to an area of 134,246m², is outwith the noise calculation area.

Table 3: Assessment of Noise Sensitive Committed Developments in the Short-term with the Proposed Scheme

Committed Development ID	Total Area of Committed Development (m ²)	% of Area Subject to Change in Noise Level								
		Increase in Noise Level				No Change	Decrease in Noise Level			
		x ≥ 5 dB	3 ≤ x < 5 dB	1 ≤ x < 3 dB	0 < x < 1 dB	x = 0 dB	-1 < x < 0 dB	-3 < x ≤ -1 dB	-5 < x ≤ -3 dB	x ≤ -5 dB
1	279	0	0	0	0	0	0	100	0	0
2	878	0	0	0	0	0	0	100	0	0
3	3,122	0	0	0	6	1	9	59	25	0
4	47,762	0	0	0	29	13	57	1	0	0
5	1,655	0	0	0	0	0	100	0	0	0
6	1,080	0	0	0	0	4	96	0	0	0
7	2,455	0	0	0	0	2	98	0	0	0
8	57,016	0	0	4	18	9	69	0	0	0
9	5,342	0	0	33	67	0	0	0	0	0
10	35,195	0	0	0	0	0	0	32	68	0
11	72,198	0	0	3	7	2	36	52	0	0
12	789,678*	1	1	7	62	1	11	0	0	0
13	2,310	0	0	75	25	0	0	0	0	0
14	2,117	0	0	21	79	0	0	0	0	0
15	955	0	0	0	100	0	0	0	0	0
16	1,455	0	0	0	100	0	0	0	0	0
17	521	0	0	83	17	0	0	0	0	0

*83% of Committed Development 12, corresponding to an area of 655,432m², is within the noise calculation area. As such, the sum of the percentages of the area subject to change in noise level is 83%, not 100%. The remaining 17%, corresponding to an area of 134,246m², is outwith the noise calculation area.

Table 4: Assessment of Noise Sensitive Committed Developments in the Long-term with the Proposed Scheme

Committed Development ID	Total Area of Committed Development (m ²)	% of Area Subject to Change in Noise Level								
		Increase in Noise Level				No Change	Decrease in Noise Level			
		x ≥ 10 dB	5 ≤ x < 10 dB	3 ≤ x < 5 dB	0 < x < 3 dB	x = 0 dB	-3 < x < 0 dB	-5 < x ≤ -3 dB	-10 < x ≤ -5 dB	x ≤ -10 dB
1	279	0	0	0	0	0	100	0	0	0
2	878	0	0	0	0	0	100	0	0	0
3	3,122	0	0	0	21	4	75	0	0	0
4	47,762	0	0	0	99	0	1	0	0	0
5	1,655	0	0	0	99	1	0	0	0	0
6	1,080	0	0	0	100	0	0	0	0	0
7	2,455	0	0	0	100	0	0	0	0	0
8	57,016	0	0	6	94	0	0	0	0	0
9	5,342	0	0	0	100	0	0	0	0	0
10	35,195	0	0	0	0	0	73	27	0	0
11	72,198	0	0	1	33	4	62	0	0	0
12	789,678*	1	1	2	79	0	0	0	0	0
13	2,310	0	0	0	100	0	0	0	0	0
14	2,117	0	0	0	100	0	0	0	0	0
15	955	0	0	0	100	0	0	0	0	0
16	1,455	0	0	0	100	0	0	0	0	0
17	521	0	0	0	100	0	0	0	0	0

*83% of Committed Development 12, corresponding to an area of 655,432m², is within the noise calculation area. As such, the sum of the percentages of the area subject to change in noise level is 83%, not 100%. The remaining 17%, corresponding to an area of 134,246m², is outwith the noise calculation area.

Table 5: Summary of Significance of Impacts at Noise Sensitive Committed Developments

Committed Development ID	Sensitivity of Committed Development	Significance of Noise Impact		
		Long-term Assessment without the Proposed Scheme	Short-term Assessment with the Proposed Scheme	Long-term Assessment with the Proposed Scheme
1	High	100% Slight Adverse	100% Slight/Moderate Beneficial	100% Slight Adverse
2	High	100% Slight Adverse	100% Slight/Moderate Beneficial	100% Slight Adverse
3	High	100% Slight Adverse	6% Slight Adverse 1% Neutral 9% Slight Beneficial 59% Slight/Moderate Beneficial 25% Moderate/Large Beneficial	21% Slight Adverse 4% Neutral 75% Slight Beneficial
4	High	100% Slight Adverse	29% Slight Adverse 13% Neutral 57% Slight Beneficial	99% Slight Adverse 1% Slight Beneficial
5	High	100% Slight Adverse	100% Slight Beneficial	99% Slight Adverse 1% Neutral
6	High	100% Slight Adverse	4% Neutral 96% Slight Beneficial	100% Slight Adverse
7	High	100% Slight Adverse	2% Neutral 98% Slight Beneficial	100% Slight Adverse
8	High	100% Slight Adverse	4% Slight/Moderate Adverse 18% Slight Adverse 9% Neutral 69% Slight Beneficial	6% Slight/Moderate Adverse 94% Slight Adverse
9	High	100% Slight Adverse	33% Slight/Moderate Adverse 67% Slight Adverse	100% Slight Adverse
10	High	100% Slight Adverse	32% Slight/Moderate Beneficial 68% Moderate/Large Beneficial	73% Slight Beneficial 27% Slight/Moderate Beneficial
11	High	100% Slight Adverse	3% Slight/Moderate Adverse 7% Slight Adverse 2% Neutral 36% Slight Beneficial 52% Slight/Moderate Beneficial	1% Slight/Moderate Adverse 33% Slight Adverse 4% Neutral 62% Slight Beneficial

Committed Development ID	Sensitivity of Committed Development	Significance of Noise Impact		
		Long-term Assessment without the Proposed Scheme	Short-term Assessment with the Proposed Scheme	Long-term Assessment with the Proposed Scheme
12	High	83% Slight Adverse (17% Outwith Calculation Area)*	1% Large/Very Large Adverse 1% Moderate/Large Adverse 7% Slight/Moderate Adverse 62% Slight Adverse 1% Neutral 11% Slight Beneficial (17% Outwith Calculation Area)*	1% Large/Very Large Adverse 1% Moderate/Large Adverse 2% Slight/Moderate Adverse 79% Slight Adverse (17% Outwith Calculation Area)*
13	High	100% Slight Adverse	75% Slight/Moderate Adverse 25% Slight Adverse	100% Slight Adverse
14	High	100% Slight Adverse	21% Slight/Moderate Adverse 79% Slight Adverse	100% Slight Adverse
15	High	100% Slight Adverse	100% Slight Adverse	100% Slight Adverse
16	High	100% Slight Adverse	100% Slight Adverse	100% Slight Adverse
17	High	100% Slight Adverse	83% Slight/Moderate Adverse 17% Slight Adverse	100% Slight Adverse

*83% of Committed Development 12, corresponding to an area of 655,432m², is within the noise calculation area. As such, the sum of the percentages of the area subject to change in noise level is 83%, not 100%. The remaining 17%, corresponding to an area of 134,246m², is outwith the noise calculation area.