

27<sup>th</sup> April 2011

IMFLDP *Call for Sites*  
Director of Planning and Development  
Glenurquhart Road  
Inverness  
IV3 5NX

Dear Sirs,

**Inner Moray Firth Local Development Plan – Call for Sites  
Disused Farm Building, Fingask Farm, Kirkhill**

We refer to the above and now enclose the Completed Site Form along with a Site Location Plan, Indicative Masterplan and Aerial Photograph of the site.

It should be noted that this site is allocated in the current Local Plan for Business use but since it's inclusion there has not been any interest whatsoever in use of this land for a Business purpose. It is therefore suggested that the allocation be amended to Residential.

If you have any queries regarding the attached please do not hesitate in contacting the undersigned.

Yours faithfully



**Gary R. Wilson B.Sc. MRICS**  
For wsd scotland limited

**Site Forms**

YOUR DETAILS	
<b>Your Name</b> (and organisation if applicable)	R Weir & Son
<b>Your Address / Contact Details</b>	Groam Farm
	Kirkhill
	Inverness-shire
	IV5 7PB
<b>Landowner's Name</b> (if known / applicable)	
<b>Agent</b> (if applicable)	WSD Scotland Ltd
<b>Agent's Address / Contact Details</b> (if applicable)	Duncan House
	Wester Inshes Place
	INVERNESS
	IV2 5HZ

DETAILS OF SITE SUGGESTED	
<b>Site Address</b>	Fingask Farm
<b>Site/Local Name</b> (if different from above)	Kirkhill, Inverness-shire IV5 7PB
<b>Site Size</b> (hectares)	0.24Ha
<b>Grid Reference</b> (if known)	
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Residential
<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	Depending on size, 5 – 12 Residential Units.
<b>Map</b>	See attached plan

<b>If you wish to suggest a site that should <u>not</u> be built on, fill in this form</b>	
REASONS WHY YOUR SITE SHOULD BE SAFEGUARDED FROM BUILDING	
<b>How do the public enjoy the space</b> - e.g. used for dog walking, children's play?	
<b>What makes the site more special</b> than other areas in the village/town?	
<b>Does the site have attractive or rare features</b> such as mature trees, historical significance or protected wildlife?	

*Landowners, developers and/or agents wishing to suggest a site should fill in the following form and as much as possible of the strategic environmental assessment form (at the end of this document) which assesses the environmental effects of possible development sites.*

<b>If you wish to suggest a site that should be built on, fill in this form</b>	
REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION	
<b>How can the site be serviced?</b> (give details of proposed access, foul drainage, surface water and water supply arrangements)	Access – Two options – as shown on drawing (black arrows). The access via Fingask Cottages would require upgrading of an extensive length of road to adoptable standard and these works could be shared with the same requirement for Planning Permission 05/01036/OUTIN. It should be also be noted that the access to this development partially passes over this site. Foul Drainage to existing Sewer to North of site Surface Water to SUDS system (Landowner owns watercourses over neighbouring farm) Water to be from Public Supply.

FORM CONTINUES BELOW

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

<p><b>What are the site's constraints and how can they be resolved or reduced?</b> (e.g. does the site flood, are there protected species present, will good farmland be lost, will the local landscape be affected, will valued trees be felled, are any other heritage features likely to be affected?)</p>	<p>The site has no specific environmental constraints, it does not flood, does not contain trees and to the Landowners knowledge there are no protected species present. It is currently a redundant farm building</p>
<p><b>What benefits will result to the wider community from the site's development?</b> (e.g. will there be more or better jobs, will the land be put to a more productive use, will the development increase infrastructure capacity for others, will more affordable houses result, is there an unmet demand for the development?)</p>	<p>There will be immediate jobs created by construction on site.  New residential development will also contribute to the affordable housing requirements. The release of land in this location will meet short-medium housing need in the Inverness Hinterland area.</p>
<p><b>What impact will there be on travel patterns from the site's development?</b> (e.g. will more or less people engage in active and healthy travel (walk / cycle) or go by public transport as a result of the site's development rather than travel by private car?)</p>	<p>The site is located in a thoroughly sustainable location within easy walking and cycling distance of both the local Primary School and extensive Community facilities in Kirkhill. The site is close to a well served bus route which allows public transport to Inverness, Beauly, Kiltarlity, Dingwall and all connections beyond.</p>
<p><b>Is the site well connected?</b> (e.g. will the average travel time to community and commercial facilities reduce or increase as a result of the site's development, is the proposed use compatible with existing / proposed surrounding uses?)</p>	<p>The site is close to existing Community Facilities</p>
<p><b>Is the site energy efficient?</b> (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)</p>	<p>Detailed development of the site will conform to the Council's development design and sustainability principles.</p>
<p><b>What other negative impacts will the development have and how will they be resolved or offset?</b> (e.g. will the site's development increase any form of pollution or decrease public safety?)</p>	<p>None</p>



STRATEGIC ENVIRONMENTAL ASSESSMENT FORM

Landowners, developers and/or agents wishing to suggest a site should fill in as much as possible of the following form. Strategic environmental assessment of local development plan sites is now a statutory requirement and considers the possible environmental effects of development proposals. We will check your answers and fill in any gaps.

No.	Issue	Detailed Explanation	Answer	Any Proposed Mitigation Measures (how will you reduce or offset the effects of your development?)
1	a) Will the site safeguard any existing open space within the area?  b) Will the site enable high quality open space to be provided within the area?	Will the site have any impact on useable public open space (such as parks, playing fields etc) or any opportunities to create additional public open space?	Open space will be provided within the site which will be a vast improvement on the current industrial style building	
2	Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?	Is any part of the site within 400m straight line distance of any community/commercial building? or will development provide a community/commercial building within walking distance of existing residential areas? - Are there opportunities to create new walking/cycling routes or improve existing routes?	The site lies within 400m of existing community buildings. In addition new community buildings are planned within another development site being promoted by the landowner. Development will allow for the creation of new walking and cycling routes to connect with existing routes.	
3	Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?	For example, can a subsidy to a local bus route be provided?	A bus route serves the village of Kirkhill with the bus-stop within easy walking distance of the site. .	
4	Will the site involve "off site" road improvements that will contribute to road safety?	Is the site likely to improve the local road network such as junctions or crossings?	Any development on site would accord with the Council's highway requirements..	
5	Is there scope for road safety measures as part of	Will development incorporate on-site traffic calming measures (e.g. speed bumps) or street	As above. The site layout would accord with principles in Designing Streets.	



	the development of the site?	lighting? Will it incorporate the principles of Designing Streets available via: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>		
6	Is the site near any existing "bad neighbour" uses?	Will the site be negatively affected by any neighbouring use? (bad neighbour uses include those that affect residential property by way of fumes, vibration, noise, artificial lighting etc). Is the site affected by any of the Physical Constraints identified in the Council's Physical Constraints: Supplementary Guidance?	No	
7	Are there any contaminated land issues affecting the site?	Are you aware if the site has been previously used for industrial or any other uses likely to cause contamination?	The site has been used as farm buildings in the past. Contamination surveys would be carried out as part of the development process	
8	a) Is the site on derelict, vacant or other land that has previously been used?  b) Is the site on greenfield land?	a) Has the site been identified in Scottish Government's Vacant and Derelict Land Survey (which can be found here: <a href="http://scotland.gov.uk/Publications/2010/01/26135819/0">http://scotland.gov.uk/Publications/2010/01/26135819/0</a> ) or has the land got an existing use?  b) Will the site be located on presently undeveloped land e.g. presently or capably used for agriculture, forestry or amenity purposes?	The site consists of an effectively redundant farm building which is in a deteriorating state of repair.  No	
9	Is the site within the current settlement boundary?	Is the site within any identified settlement boundary in the Local Plan? Is it allocated for any uses?	Yes, the site is within the Development Boundary of the village of Kirkhill and is currently allocated for Business use. This use has not attracted any commercial interest and we now seek to amend the allocation to Residential which accords both with existing surrounding use and recently granted permission to the South West of the site.	
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any landscape	Does the site conform with the Landscape Capacity Assessment (if available)? Will the site result in the removal of valued landscape features or negatively affect any key views? Is it located within or would otherwise affect a	The site will not affect the distinctiveness and qualities of the present landscape character nor affect any landscape designation.	

	designation?	National Scenic Area or Special Landscape Area, having regard to their special qualities?		
11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (These areas are identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside) and areas of Remote Coast identified by the Council, or an area of wildness identified in the draft Wild Land Supplementary Guidance?	No	
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	No	
13	Will the site impact on any listed building and/or its setting?	Is there a listed building or a part of the setting "area" of a listed building within the site?	No	
14	Will the site affect a site identified in the Inventory of Gardens and Designed Landscapes?	Is any part of the site inside the outer boundary of an Inventory "entry" or will the site affect the setting of an "entry"?	No	
15	Will the site affect any locally important archaeological sites identified in the Historic Environment Record?	Does the site contain any features identified in the HER? If yes, will the site affect the feature?	No	
16	Will the site impact on any Scheduled (Ancient) Monument and/or its setting?	Is there any SAM within the site boundary or will a SAM be affected?	No	
17	a) Will the site affect any natural heritage designation or area identified for its importance to nature conservation?  b) Will the site affect any other important habitat for the natural heritage?	a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?  b) Is any part of the site within or likely to affect non-statutory features identified as being of nature conservation importance e.g. Ancient,	No  No	



		Semi-Natural or Long-Established Woodland Inventory sites, priority BAP habitats, habitats included on the Scottish Biodiversity List, non-designated habitats listed in Annex 1 of EC Habitats Directive?		
18	a) Will the site affect any protected species?  b) Will the site affect any other important species for the natural heritage?	a) Will the site affect any European Protected Species, Badgers and species (birds, animals and plants) protected under the Wildlife and Countryside Act 1981 as amended. If such a species may be present on or near the site, a survey should be carried out to inform this assessment (for which a licence from SNH may be required)  b) Will the site affect species listed in the UK and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive?	It is thought unlikely although any future development would meet the Council's requirements regarding appropriate surveys.  As above.	
19	Is the site proposed to provide any form of renewable energy?	For example, will the site provide or be capable of providing a district heating system, solar panels or a wind turbine?	To be discussed at a detailed design stage	
20	Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge?	Are you aware of any part of the site being within the 1 in 200 year flood risk contour as identified by SEPA? (which can be found here: <a href="http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx">http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx</a> )	No	
21	Will development of the site result in the need for changes in land form and level? If yes, how will soil and drainage issues be addressed?	Will there be any change in rate, quantity, quality of run-off plus groundwater impact on or off site? If so, will these affect priority habitats, especially blanket bog?	Only minor changes to levels would be required – this would be minimised. Drainage will be addressed via SUDs	
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water environment be protected	Will there be any culverting, diversion or channelling of existing watercourses?	There will be no requirement for culverting, diversion or channelling of existing watercourses	

	from development?			
23	Will the site offer opportunities for sustainable waste management?	Will the waste produced by the site be minimised and processed close to source in a sustainable way?	Yes	
24	Can the site be connected to the public water and sewerage system?	Can the site be connected at reasonable cost? If not, what alternative is proposed?	Yes	
25	Will the site require alteration to the local landform?	Can the site (including access) be developed without significant re-contouring etc.? Will access tracks and parking areas have significant cut and fill?	The site can be easily accessed with no alteration	
26	Will the site affect or be affected by coastal erosion or natural coastal processes?	This will be noted on any relevant shoreline management plan.	No	
27	Is the site sheltered from the prevailing wind and does it have a principal aspect between SW and SE?	Will development make best use of the site in terms of energy efficiency?	The principal aspect of the site can be between SW and SE. The site is sheltered from the prevailing wind by existing mature trees to the West	
28	Will the site have any impact upon local air quality?	Is the site near areas of employment or close to public transport? Such developments are less likely to result in additional traffic which may contribute to air pollution.	No	
29	Will the site have an impact on light pollution levels?	Is it likely that the Council policy likely will require street lighting at this location? Are there proposals for floodlighting on the site?	Street lighting will be required to accord with Council standards although consideration would be given to not providing lighting in such a small development of Council Policy agreed.	
30	a) Will it the site affect the present green network of the area?  b) Will the site provide opportunities to enhance	a) Will the site affect features that currently provide for the movement of species and/or people e.g. woodland, hedgerows, field margins, watercourses, coastlines, tree belts, greenspace?  b) Will connectively of natural features or open space and paths used for public amenity be	No  Yes – the developed site would provide a much enhanced green environment.	



	the present green network of the area?	improved? Will existing fragmentation of habitats and open spaces be improved? Will species be enabled to move where at present there is an obstacle?		
31	Will the site provide opportunities for people to come into contact with and appreciate nature/natural environments?	Is the site close to (within 1.5km) an opportunity to come into contact with nature/natural environments e.g. Local Nature Reserves, local greenspace, green networks? Are there proposals which will increase opportunities to come into contact with nature/natural environments?	Yes, the site lies within a rural environment and links into this environment will form part of the development plan.	
32	a) Will the site affect any core paths or right of way?  b) Will the site affect any other existing paths or outdoor access opportunities?  c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	a) Is a diversion of a core path or right of way required? Will there be any impact on the usability of a core path or right of way?  b) Will it affect an existing path in the Highland Path Record? Will it provide additional access opportunities or adversely affect access opportunities afforded by the Land Reform (Scotland) Act 2003?  c) Will new paths be created within and beyond the site? Will any existing paths be improved e.g. to increase accessibility to a wider range of users? Will the site help to realise priorities identified in the Council's outdoor access strategy or aspirational paths identified in the core path plans?	No  No  Yes as part of the development plan	
33	Will the site have an impact on the geodiversity of the area?	Are you aware if the site lies within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site? (or other site with geodiversity value e.g. distinctive landforms, areas with natural processes, rock exposures for study?)	No	
34	Will soil quality and capability of the site be adversely affected?	Will the site result in a loss of soil due to development or removal of good quality soil from the site? Is the site on land identified as	No	

		Prime Quality Agricultural Land?		
35	Is the site on peatland?	Is the site within or functionally connected to an area of peatland? Would the allocation involve the disturbance of peat? If yes, how would impacts on peatland be avoided or minimised? Would any tree felling be required?	No	
36	Will the site have any affect on the viability of a crofting unit?	Does the site represent a significant loss of good quality inbye crofting land or common grazing land?	No	





REVISIONS:
Client:
R Weir and Son
Project:
Development, Fingask Farm, Kirkhill
Title:
Site Location
Scale:
NTS
Date:
April 2011
Drawing Nr:
W006/FI2/LOC
 where the pieces fall into place <b>WSD Scotland Ltd</b> Duncan House Wester Inshes Place Inverness T: 01463 717345 e: info@wsd-inverness.co.uk





Site Area : 0.24 Ha

REVISIONS:

**Client:**  
R Weir and Son

**Project:**  
Development, Fingask Farm, Kirkhill

**Title:**  
Site Location - Arial Photograph

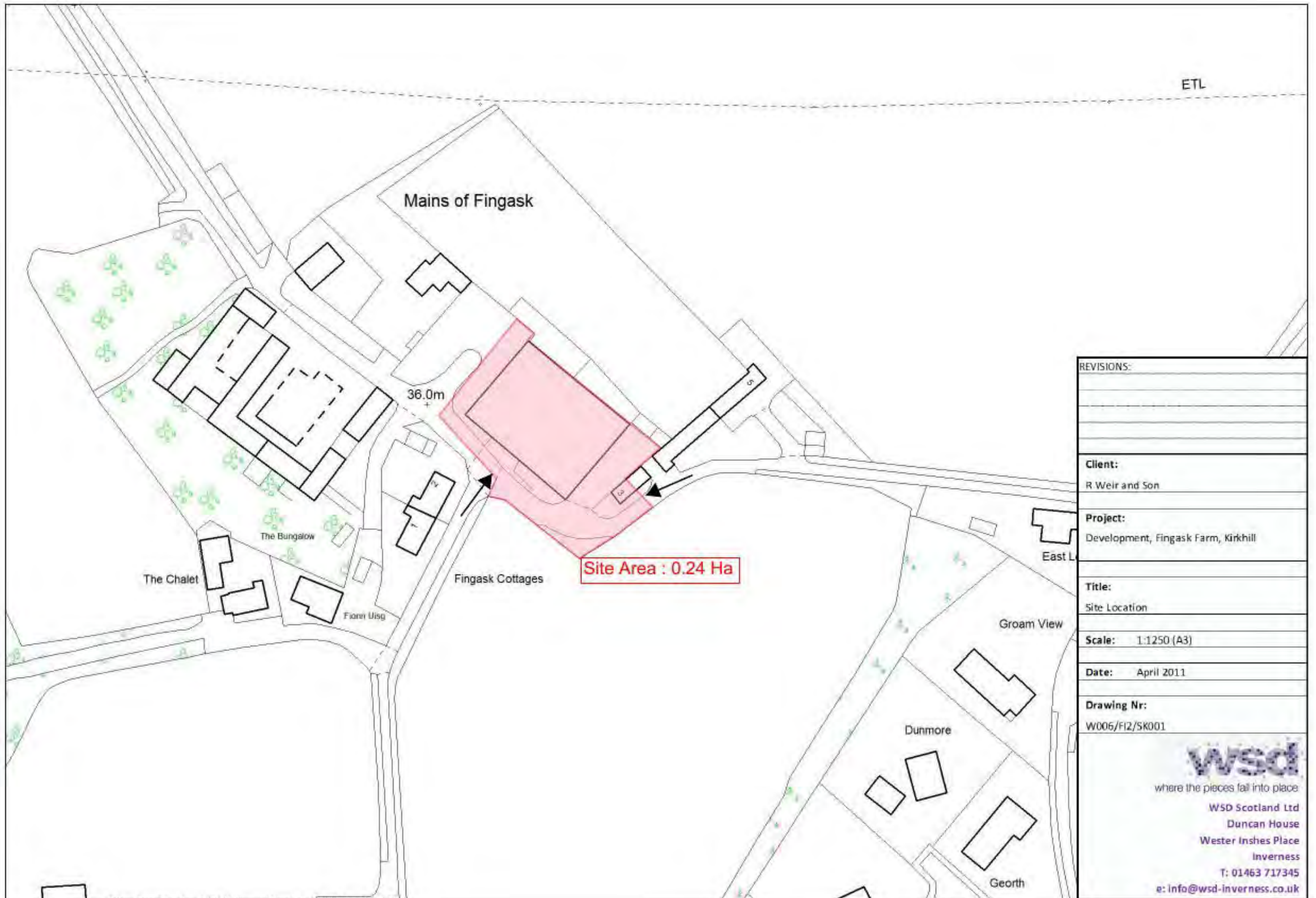
**Scale:** 1:1250 (A3)

**Date:** April 2011

**Drawing Nr:**  
W006/FI2/SK002

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REVISIONS:

**Client:**  
R Weir and Son

**Project:**  
Development, Fingask Farm, Kirkhill

**Title:**  
Site Location

**Scale:** 1:1250 (A3)

**Date:** April 2011

**Drawing Nr:**  
W006/F12/SK001

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