

27th 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
Groam Farm, Kirkhill – Phase 2**

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 was considered for inclusion in the current Local Plan but was omitted due to the number of other sites surrounding Kirkhill. These sites are all now under construction/ nearing completion and this site now represents a natural extension of Kirkhill village.

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

DETAILS OF SITE SUGGESTED	
Site Address	Groam Farm, Phase 2
Site/Local Name (if different from above)	Kirkhill, Inverness-shire IV5 7PB
Site Size (hectares)	5.6Ha
Grid Reference (if known)	
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Residential and ancillary uses to include affordable housing and Doctors Surgery/ Nursery/ Retail
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	200-300m2 Non Housing/ 77 Housing Units
Map	See attached plan

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

If you wish to suggest a site that should be built on, fill in this form	
REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION	
How can the site be serviced? (give details of proposed access, foul drainage, surface water and water supply arrangements)	Principal Access via Newton Park (Access Route now entirely in Landowner's ownership) Secondary Access available via Redcastle View (Tulloch Development). Access rights in control of Landowner. 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>What are the site's constraints and how can they be resolved or reduced? (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 Farmland, although in the context of Groam Farm is of poorer quality and a very small proportion.</p>
<p>What benefits will result to the wider community from the site's development? (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 and potential for long term employment dependent on future commercial uses.</p> <p>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>What impact will there be on travel patterns from the site's development? (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 inclusion of the Surgery/ Nursery/ Shop will also assist this and the existing community to access further services locally.</p> <p>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>Is the site well connected? (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 inclusion of the Commercial/ Community facilities within the development will reduce the average travel times for the existing community.</p> <p>The inclusion of these facilities is entirely compatible with the existing community as a Shop does not exist, the Surgery is housed in an unsuitable building and the Nursery facilities are limited.</p>
<p>Is the site energy efficient? (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>What other negative impacts will the development have and how will they be resolved or offset? (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?	The existing open space on Phase 1 of the Development could be improved as well of the open space provided within the development	
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 the centre of the development 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. In addition the secondary access route would allow Emergency access to the existing Tulloch Development in the event of a blockage to it's principal access.	
5	Is there scope for road	Will development incorporate on-site traffic	As above. The site layout would accord with	

	safety measures as part of the development of the site?	calming measures (e.g. speed bumps) or street lighting? Will it incorporate the principles of Designing Streets available via: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	principles in Designing Streets.	
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?	No	
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: http://scotland.gov.uk/Publications/2010/01/26135819/0) 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?	No In the context of Groam Farm, Poorer quality agriculture land.	
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?	Although not within the settlement boundary in the existing local plan the site bounds the settlement boundary to the West and South and is a natural extension of the settlement boundary. It should also be noted that during the process of compiling the current local plan the site was identified but not included due to the extent of other development sites around Kirkhill. These sites are now currently under development / nearing completion.	

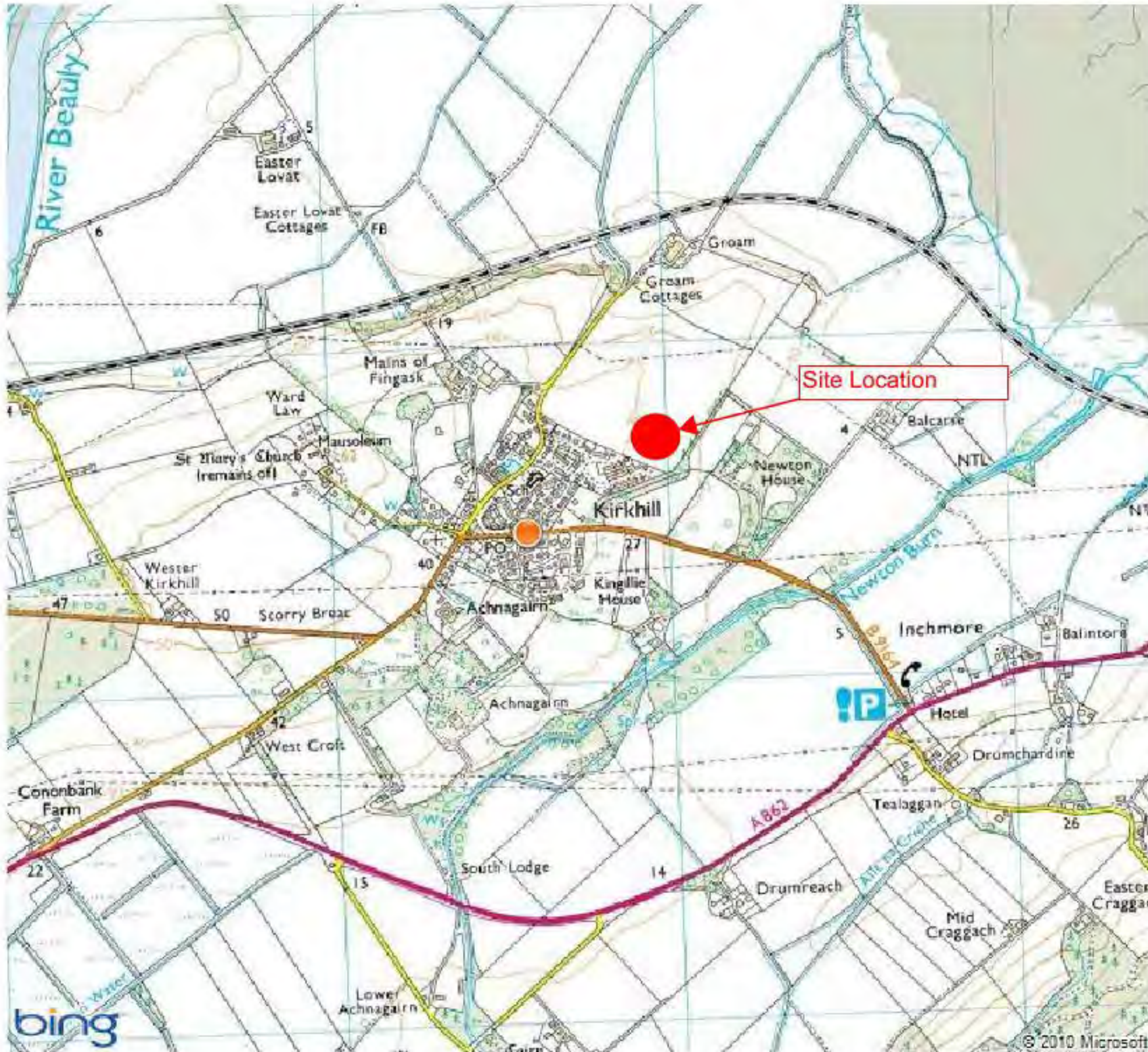
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any landscape designation?	Does the site conform with the Landscape Capacity Assessment (if available)? Will the site result in the removal of valued landscape features or negatively affect any key views? Is it located within or would otherwise affect a National Scenic Area or Special Landscape Area, having regard to their special qualities?	The site will not affect the distinctiveness and qualities of the present landscape character nor affect any landscape designation.	
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	a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?	No	

	conservation? b) Will the site affect any other important habitat for the natural heritage?	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, 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?	No	
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: http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx)	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 from development?	Will there be any culverting, diversion or channelling of existing watercourses?	There will be no requirement for culverting, diversion or channelling of existing watercourses	
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 requirement for re-contouring.	
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 majority of houses can be between SW and SE. The site lies in a well sheltered location due to land topography and existing buildings surrounding the site.	
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.	
30	a) Will it the site affect the present green network of the area?	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,	There is potential that some existing features may be altered and enhanced.	

	b) Will the site provide opportunities to enhance the present green network of the area?	greenspace? b) Will connectivity of natural features or open space and paths used for public amenity be improved? Will existing fragmentation of habitats and open spaces be improved? Will species be enabled to move where at present there is an obstacle?	Yes. A future detailed masterplan will address ecological and landscaping issues in full.	
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 Masterplan.	
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 a future detailed masterplan	
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	No	

		exposures for study?)		
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 Prime Quality Agricultural Land?	No	
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, Groam Farm, Kirkhill
Title: Site Location
Scale: NTS
Date: April 2011
Drawing Nr: W005/GR2/LOC
 where the pieces fall into place WSD Scotland Ltd Duncan House Wester Inshes Place Inverness T: 01463 717345 e: info@wsd-inverness.co.uk



Site Area : 5.59 Hectares

NOTICES

Client:

S. Worr and Son

Project:

Development, Grooms Farm, K1298
Phase 2

Title:

Site Location - Aerial Photograph

Scale:

NTS

Date:

April 2011

Drawing No:

W005/GR2/PC

wsd

where the pieces fall into place

WSD Scotland Ltd

Dunbar House

Wester Inchis Place

Inverness

T: 01463 717906

e: info@wsd-inverness.co.uk

Notes:



Existing agricultural land

Existing development on going

Development Area

Area for SUDS & foul drainage pump

Development Area : 5.59 Ha
Development Roads

REVISIONS:	
Client:	R Weir and Son
Project:	Development, Groom Farm, Phase 2
Title:	Concept Masterplan
Scale:	1:1,000 (A1)
Date:	April 2011
Drawing Nr:	W005/GR2/SK001

Where the pieces fall into place
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