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27 April 2011

Director of Planning and Development
The Highland Council
Planning and Development Service
Glenurquhart Road
Inverness
IV3 5NX

Dear Sir

INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN – CALL FOR SITES
FAIRWAYS GOLF COURSE, INVERNESS

Please find attached a response in relation to the above on behalf of Fairways Leisure Group Ltd. The submitted Plan indicates 4 areas for potential development across the site. These are options and it is not necessarily intended that all of this land should be developed at an early stage. What the Plan does do however, is give the Council an indication of where future development could be located bearing in mind the overall presumption that the golf course will continue to operate and most importantly that the Green Wedge in this area of Inverness should be maintained.

I trust that this is sufficient for your appraisal at the present time but if you need any more information please do not hesitate to get in touch.

Yours Faithfully

[redacted]

Hazel Sears
For HALLIDAY FRASER MUNRO PLANNING

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Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Fairways Leisure Group Ltd
Your Address / Contact Details	
Landowner's Name (if known / applicable)	
Agent (if applicable)	Halliday Fraser Munro C/o Hazel Sears
Agent's Address / Contact Details (if applicable)	Stanhope House
	Stanhope Place
	Edinburgh
	EH12 5HH

DETAILS OF SITE SUGGESTED	
Site Address	Loch Ness Golf Course
Site/Local Name (if different from above	Castle Heather Inverness 1V2 6AA
Site Size (hectares)	approx. 86 ha in total
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 retained open space.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	
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 <u>and</u> 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)	Please see attached plan re potential access points. Development will have connections to main sewers and water supply Surface water be disposed of by SuDS drainage
FORM CONTINUES BELOW	

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION	
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?)	The site has no specific environmental constraints. The land is identified as forming part of a Green wedge in the Inverness Local Plan. A north/ south heavily incised river valley bisects the site. This contains indigenous species New trees and landscaping have been incorporated as part of the golf course development.
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?)	There will be immediate jobs created by construction on site and potential for long term employment dependent on future commercial uses. Future development will be set within a conceptual masterplan, which will allow for improved configuration of the golf course playing facilities and increased public access in the area. New residential development will also contribute to the Council's affordable housing requirements. The release of land in this location will meet short-medium housing need in the Inverness area.
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?)	The site is located in a thoroughly sustainable location within easy walking and cycling distance of shops, services and employment opportunities. Development of this site could increase the frequency of existing public transport in the area.
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?)	Development on the western and northern part of the site is well connected. Residential use is compatible with surrounding land uses, which include open space and proposed and existing residential uses.
Is the site energy efficient? (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)	Detailed development of the site will conform to the Council's development design and sustainability principles.
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?)	None

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?	Part of the site is currently used as a golf course. This will be retained and enhanced and additional areas will be opened up for public access. We are mindful that quality and function of green space is more important than quantity.	Development will allow for additional tree planting and a more sympathetic layout of green space to accord with the Council's aspirations in Green Networks supplementary draft guidance.
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 community/ commercial buildings. Development will allow for the creation of new walking and cycling routes within the site for informal recreation as well as more focused trip requirements.	
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 northern part 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: **http://www.scotland.gov.uk/Publications/2010/03/22120652/0**		
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 Operational golf course 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?	Yes. Part of the site is allocated as Amenity Area/ Green Wedge. Part of the south west section is also allocated for residential purposes. Consent has been granted for holiday accommodation in the centre of the site.	
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 has been man- modified by the golf course operations, as such any development would not remove valued landscape features. The site is not affected by any landscape designations.	

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?	The use of the site as a golf course has resulted in significant engineering operations, which will have inevitably affected any potential archaeological remains.	
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, Semi-Natural or Long-Established Woodland Inventory sites, priority BAP habitats, habitats	No No	

		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?	Unknown but unlikely because of it's current use. 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 of 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 by 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?	Arrangements will be put in place for SuDS as required.	
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.	
23	Will the site offer	Will the waste produced by the site be	Yes	

	opportunities for sustainable waste management?	minimised and processed close to source in a sustainable way?		
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 adequately accessed without major land engineering	
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 site lies on a north-facing slope but has potential for energy efficiency measures to be incorporated in any future detailed development proposals.	
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.	The site lies adjacent to employment generators. Set within a sustainable location it will not result in unacceptable private traffic flows.	
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? b) Will the site provide opportunities to enhance 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, greenspace? b) Will connectively 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 potential that some existing features may be altered and enhanced. Yes. A future detailed masterplan will address ecological and landscaping issues in full.	

		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 public footpath provision across the site will be enhanced to provide for more informal recreational opportunities.	
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?	Candidate core path 319.093- Fairways trails Yes – see above 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 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 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	No	

		involve the disturbance of peat? If yes, how would impacts on peatland be avoided or minimised? Would any tree felling be required?		
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	

HALLIDAY FRASER MUNRO

ARCHITECTS · PLANNING CONSULTANTS · PROJECT MANAGERS

ABERDEEN · BELFAST · DUNDEE · EDINBURGH · GLASGOW

Fairways Leisure Group Ltd

Fairways Inverness

Contextual Site Plan

Scale: NTS

Date: April 2011

Dwg No: A4705 - SK - 001

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