

HALLIDAY FRASER MUNRO
PLANNING

CARDEN CHURCH
6 CARDEN PLACE
ABERDEEN AB10 1UR

TELEPHONE
(01224) 388700

FACSIMILE
(01224) 388777

E-MAIL
PLANNING@hfm.co.uk

By Email Only

29 April 2011

Our Ref: CF/P1694

IMFLDP Call for Sites

Director of Planning and Development
Glenurquhart Road
INVERNESS
IV3 5NX



Dear Sirs

**IMFLDP CALL FOR SITES
LAND TO THE SOUTH / EAST OF INSHES RETAIL PARK
REPRESENTATION ON BEHALF OF RF MORE PROPERTIES LTD**

OFFICES IN BELFAST,
DUNDEE, EDINBURGH
AND GLASGOW

Halliday Fraser Munro Planning have been instructed by our client, RF More Properties Ltd, to make representation to consultation on the Inner Moray Firth Local Development Plan on behalf of land to the south/east of Inshes Retail Park. This representation follows a previous representation to the Proposed Highland Wide Local Plan.

CHARTERED
ARCHITECTS
CHARTERED PLANNING
CONSULTANTS
LAND USE
CONSULTANTS
URBAN DESIGNERS
SPACE PLANNERS
PROJECT MANAGERS

The area owned by our client, and thereby the subject of this representation, is illustrated via the enclosed Title Plan Extract. It is considered that this site should be included in the new Local Development Plan as a site with the potential to provide community / commercial facilities complimentary to the proposed Inshes District Park. As shall be discussed further below, such development could take the form of a café, visitor centre, or convenience retail unit, such as are commonly found in other District and Country Parks throughout Scotland.

PARTNERS

JOHN HALLIDAY
DIP ARCH (ABDN)
ARIBA ARIAS

IAN G FRASER
B ARCH (HONS)
RIBA FRIAS

HAMISH B MUNRO
DIP ARCH (ABDN)
RIBA ARIAS

The appropriate Call For Sites Site Form and Strategic Environmental Assessment Form have been completed and are enclosed for your records. The following provides information supplementary to that provided on these forms, and we trust will be given appropriate consideration in your assessment of the site and land use proposed.

DIRECTOR OF
PLANNING
BOB G REID
BA(HONS) MCD MRTPI

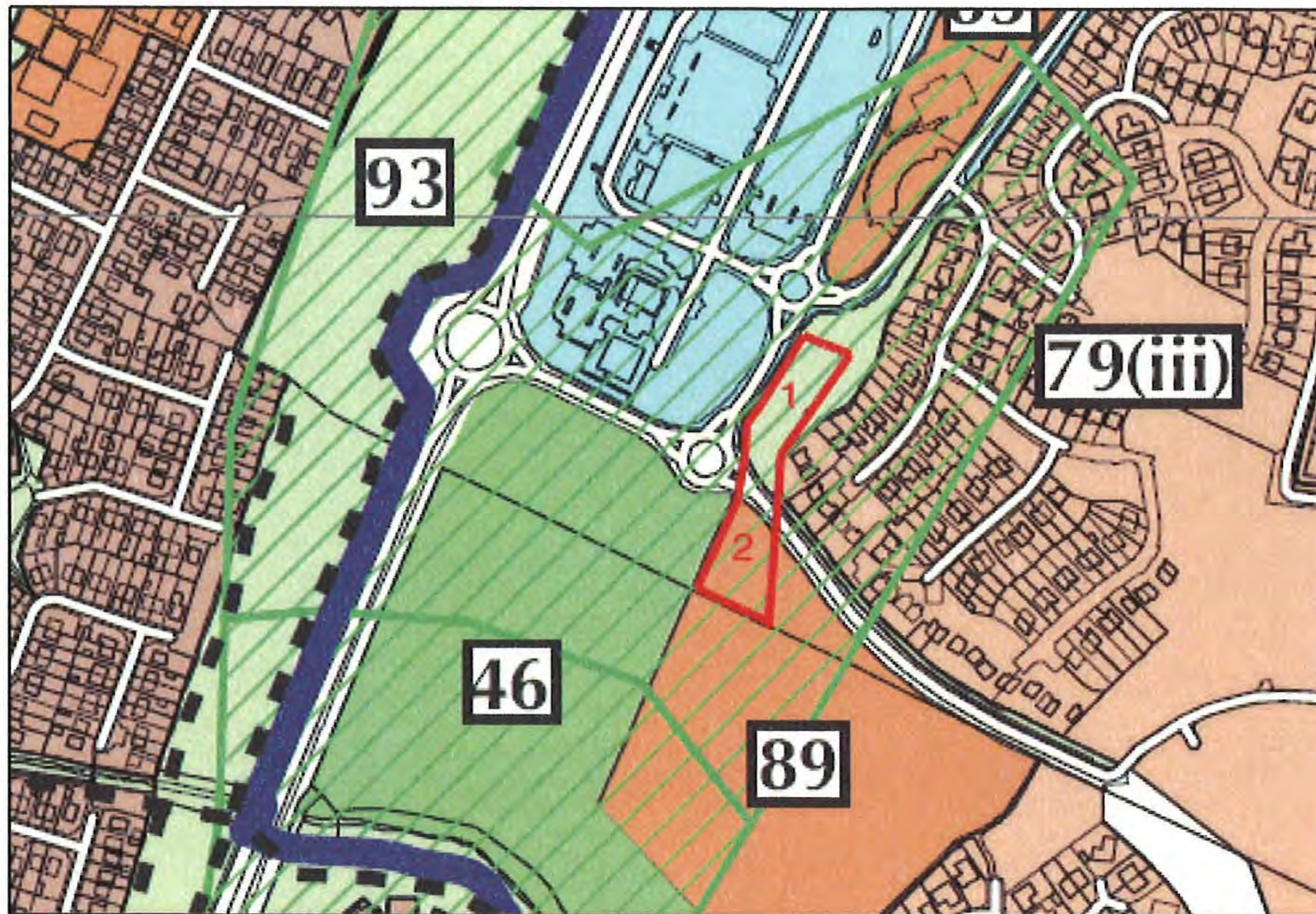
Site and Surrounding Environs

As noted above, the site identified on the enclosed map illustrates land within the ownership of our client. It is this land which is the subject of this representation.

REGIONAL
DIRECTOR
STEVE CRAWFORD
BSC (HONS) MRTPI

The site is of linear shape, and divided into two parts by Drumossie Avenue. The site is currently undeveloped urban green space, with limited amenity value. Part 1 of the site (as is illustrated below) is clearly a Site Left Over After Planning (SLOAP). Neither part of our client's site is considered to be of any landscape importance, nor do they appear to be used for amenity purposes by the local community.

29 April 2011



Proposed Development Site: Parts 1 and 2
Adopted Inverness Local Plan (2006) Extract

No mature trees exist on the site, and the area proposed for development lies outwith the functional flood plain. No known natural heritage designations cover the site, and the built heritage value of the site is considered minimal.

To the south-west of the site it is relevant to note an, as yet unimplemented, planning permission for a 5-a-side football complex with associated facilities (05/00611/FULIN). The expiry date for this permission is noted as 02 April 2014.

To the west of the site lies land upon which planning permission has in the past been sought for the development of a Lidl retail store.

In terms of access, it is considered that the site could be accessed from the existing roads network. The site is in close proximity to existing bus stops serving the Inshes Retail Park, and could be easily accessed on foot / by bicycle from those residential areas in the area surrounding the site.

As illustrated by the above Local Plan extract, Part 1 of the site is zoned by the adopted Inverness Local Plan (2006) as an informal Amenity area. Part 2 of the site is zoned a 'Special Use' site, associated with the Inshes Primary School. The site lies on the edge of an area safeguarded for the Inshes District Park.

As shall be discussed below, it is considered that development of this site for a community / commercial facility would benefit the overall objectives of the Inshes District Park, and should be considered by the Council as a complimentary facility within the context of these existing zonings.

29 April 2011

The Proposals

In order to test the capacity of the site to provide the type of facility proposed, Halliday Fraser Munro have undertaken an exercise to demonstrate the site's viability. This exercise is presented via the enclosed site plan, and should be recognised as indicative only, and not a formal proposal for the site. A number of precedent images to illustrate the type of high quality facility which could be provided are also presented.



The enclosed plan clearly demonstrates that a cluster of associated buildings could be provided on the site, and could be served by an appropriate level of car parking.

On Part 1 of the site, the current buildings shown would have a gross floor area of circa 186 sq mt and 100 sq mt. These building could house, for example, a small coffee pavilion, toilet / changing facilities, a tourist information centre etc. On Part 2 of the site, a building with a gross floor area of 557 sq mt could be provided. This might house, for example, a visitor centre, local produce shop, ranger / countryside education centre, workshop / studio space etc.

Similar facilities are commonly found within other District and Country Parks within Scotland, some examples begin at Mugdock Country Park, Milngavie, Drumpelier Country Park, Coatbrigde and Strathclyde Country Park, Hamilton.

Given the location of this site at one of the key entry points to the Inshes District Park, we consider that such a development should only be considered beneficial. Such a development would encourage residents and tourists to visit the Park and enjoy the wider facilities which would be on offer within the local area. In addition, such facilities would also benefit the local community by providing a social facility which is presently lacking.

Case For Development

As noted above, to the south-west of the site planning permission exists for a new 5-a-side football complex. Although constituting development, this facility is clearly seen as complimentary to the aims of the District Park by the Highland Council.

We consider a similar complementary community / commercial facility could exist within the area identified on the enclosed Plan, without compromising the overall objectives of the Park.

Further, it should be borne in mind that, once developed, the existence of this consented football facility will result in our client's site (and the adjacent 'Lidl' site) being detached from the main area of the Park. A drawing illustrating the location of this facility is also enclosed for your ease of reference. Ultimately, the non-development of land between this facility and Drumossie Avenue could result in an unattractive entrance into the District Park at this point. If developed, a gateway into the Park could however be created.

We believe that such development can be seen as appropriate in the context of national planning policy guidance contained within the Scottish Planning

29 April 2011

Policy (SPP) (2010) document. Paragraph 33 of the SPP in particular states that *"The planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places."*

Paragraph 38 of the SPP goes on to state that *"Decisions on the location of new development should:*

- *promote regeneration and the re-use of previously developed land,*
- *reduce the need to travel and prioritise sustainable travel and transport opportunities,*
- *promote the development of mixed communities,*
- *take account of the capacity of existing infrastructure,*
- *promote rural development and regeneration, and*
- *prevent further development which would be at risk from flooding or coastal erosion."*



In considering the above, we consider that proposals for a community / commercial facility, complimentary to the Inshes District Park, should be recognised as appropriate.

The proposals will encourage development of a site of limited amenity value, which currently serves no purpose for local residents, and instead allow the provision of a new facility to be utilised by both existing residents within the area, and visitors to the Inshes District Park. The site is located within a wholly sustainable location, and can, we expect, be connected to existing services and infrastructure within the area. Further, the area proposed for development lies outwith the floodplain, and would, we consider, make the Inshes District Park attractive to a broader range of people.

Input to Local Development Plan

The Highland Wide Local Development Plan (HWLDP) Proposed Plan was released for public consultation towards the end of 2010, and a submission made on behalf of our client's site at that time.

As noted in this previous representation, we are supportive of the vision for the Inner Moray Firm area set out by the proposed HWLDP, particularly the aim by 2030 to *"...have increased the number of jobs, people and facilities."*

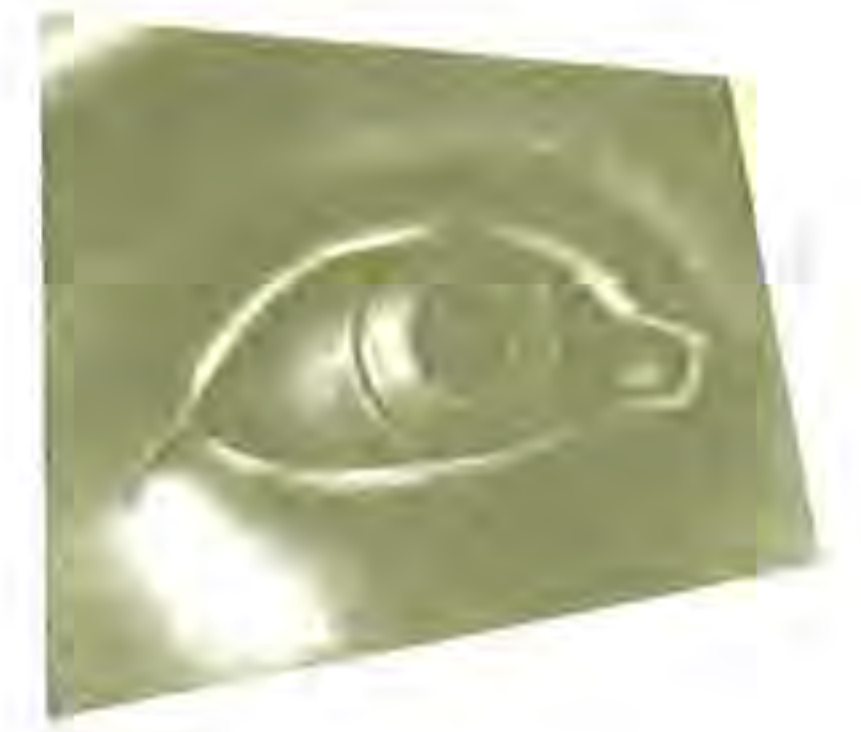
With regards the Inshes and Raigmore section of the Plan, our previous representation sought to extend the Mixed Use Area boundary which covered this area to include our client's site.

While we still remain of the opinion that increasing this mixed use zoning could result in the provision of a facility of benefit to the local area on this site, we consider that this would not be the only option open to the Council to achieve such.

29 April 2011

Indeed, we suggest the following solutions are available to the Council should they agree with the above and enclosed, and confirm the development potential of our client's site:

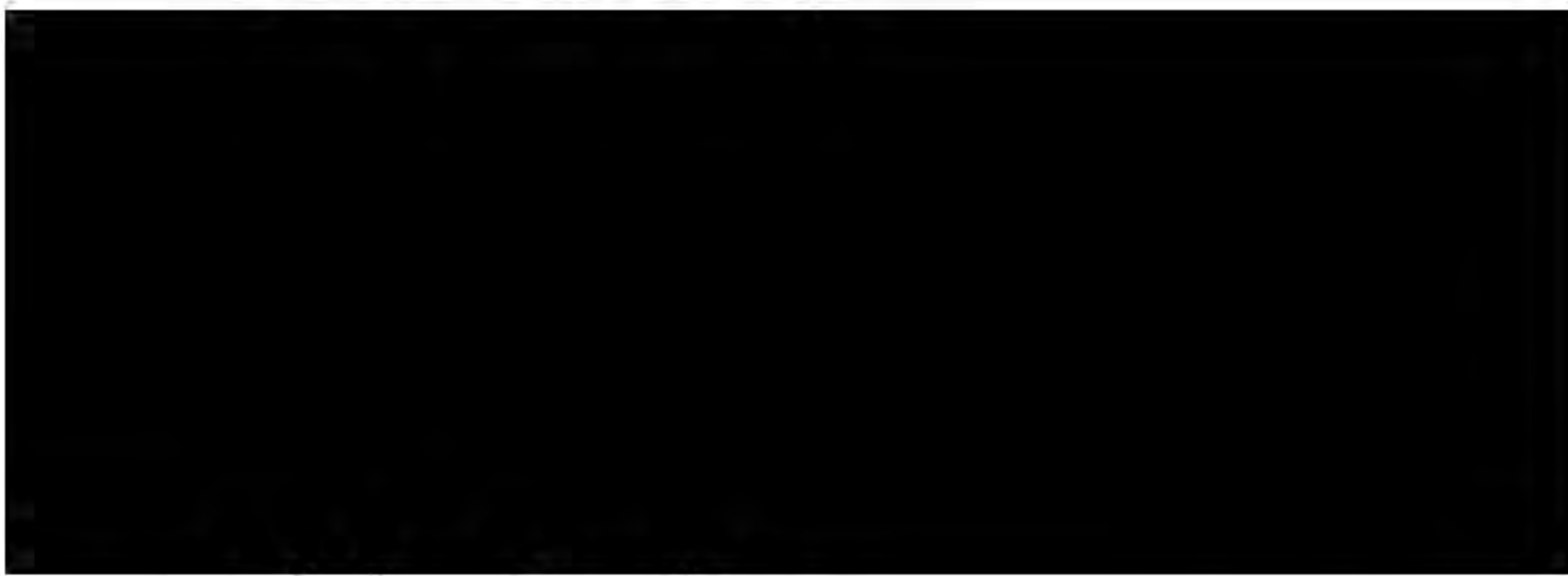
- Extend the zoning of the Inshes / Raigmore Mixed Use Area zoning, OR
- Zone the site independently to allow the provision of a community / commercial facility, OR
- Amend the zoning of the Inshes District Park to allow the provision of a community / commercial facility on this site.



We trust the above and enclosed will be given due regard during the preparation of the new Local Development Plan for the Inner Moray Firth. We would be happy to meet with the Council to discuss our client's proposals in further detail should you consider this helpful.

We look forward to hearing from you in due course. Should you have any queries on the above, or require any further information, please do not hesitate to contact Claire Fowler on 01224 388 700 / claire.fowler@hfm.co.uk.

Yours sincerely



Claire Fowler
Senior Planning Consultant
Halliday Fraser Munro

cc RF More Properties Ltd

Site Forms

| YOUR DETAILS | |
|--|--------------------------------------|
| Your Name (and organisation if applicable) | Miss Claire Fowler |
| Your Address / Contact Details | Halliday Fraser Munro |
| | Carden Church |
| | 6 Carden Place Aberdeen, AB10 1UR |
| Landowner's Name (if known / applicable) | R F More Properties Ltd |
| Agent (if applicable) | As above |
| Agent's Address / Contact Details (if applicable) | |
| | |
| | |
| | |

| DETAILS OF SITE SUGGESTED | |
|--|---|
| Site Address | Land to South / East of Inshes Retail Park |
| Site/Local Name (if different from above) | As above |
| Site Size (hectares) | |
| Grid Reference (if known) | |
| Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space) | Community Development / Commercial Facility (Complimentary to Inshes District Park) |
| Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable) | |
| Map | Please find attached |

| 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? | N/A |
| What makes the site more special than other areas in the village/town? | N/A |
| Does the site have attractive or rare features such as mature trees, historical significance or protected wildlife? | N/A |

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) | Although detailed investigation has not been undertaken at this time, we are confident that the site can be accessed from the existing roads network, and by other sustainable forms of transport (e.g. bus, cycle, on foot). We also believe that the site should be able to connect to local service infrastructure. |
| 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>Although development of the site would result in the loss of an area of urban green space, we consider the quality and amenity value of this land to be minimal.</p> <p>The areas proposed for development lie outwith the functional floodplain, and no trees or landscape / known heritage features would be lost.</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>Development of the site would compliment the Council's long-term intention to deliver the Inshes District Park by allowing the creation of a community / commercial facility which would benefit both users of the park, and existing local residents.</p> <p>Development would result in short term and long term job creation, i.e. firstly in the construction process, and secondly as permanent employees within the facility proposed.</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>We consider the proposals could encourage use of the Inshes District Park, thereby encouraging more people to adopt a healthy and active lifestyle.</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>We consider the site to be very well connected, and compatible and complimentary to existing and proposed surrounding land uses.</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>A sustainable approach to the design and construction of the development would be investigated by our client at the appropriate time.</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>We do not consider that the proposed development will have any other negative impact on the local area, but rather will be an improvement to the current situation and will compliment the Inshes District Park.</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 proposals would result in the loss of an underutilised area of urban green space which is of limited amenity value. | The proposals will, we consider, encourage use of the Inshes District Park by providing a community / commercial facility which users of the park would find attractive. |
| 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 proposals would provide a community / commercial facility for the use of the existing residential area. The site is located in a sustainable location, accessible by a number of transport modes (e.g. bus, bicycle, on foot). | |
| 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? | It is considered that the site can already be accessed by public transport, and no additional services would be required | |
| 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? | It is considered that the proposals would have no / limited effect on the local roads network. A detailed investigation could be undertaken if required, and crossing points incorporated. | |
| 5 | Is there scope for road safety measures as part of the development of the site? | Will development incorporate on-site traffic calming measures (e.g. speed bumps) or street lighting? Will it incorporate the principles of Designing Streets? | Should it be considered necessary, appropriate road safety measures could be incorporated into the development. | |

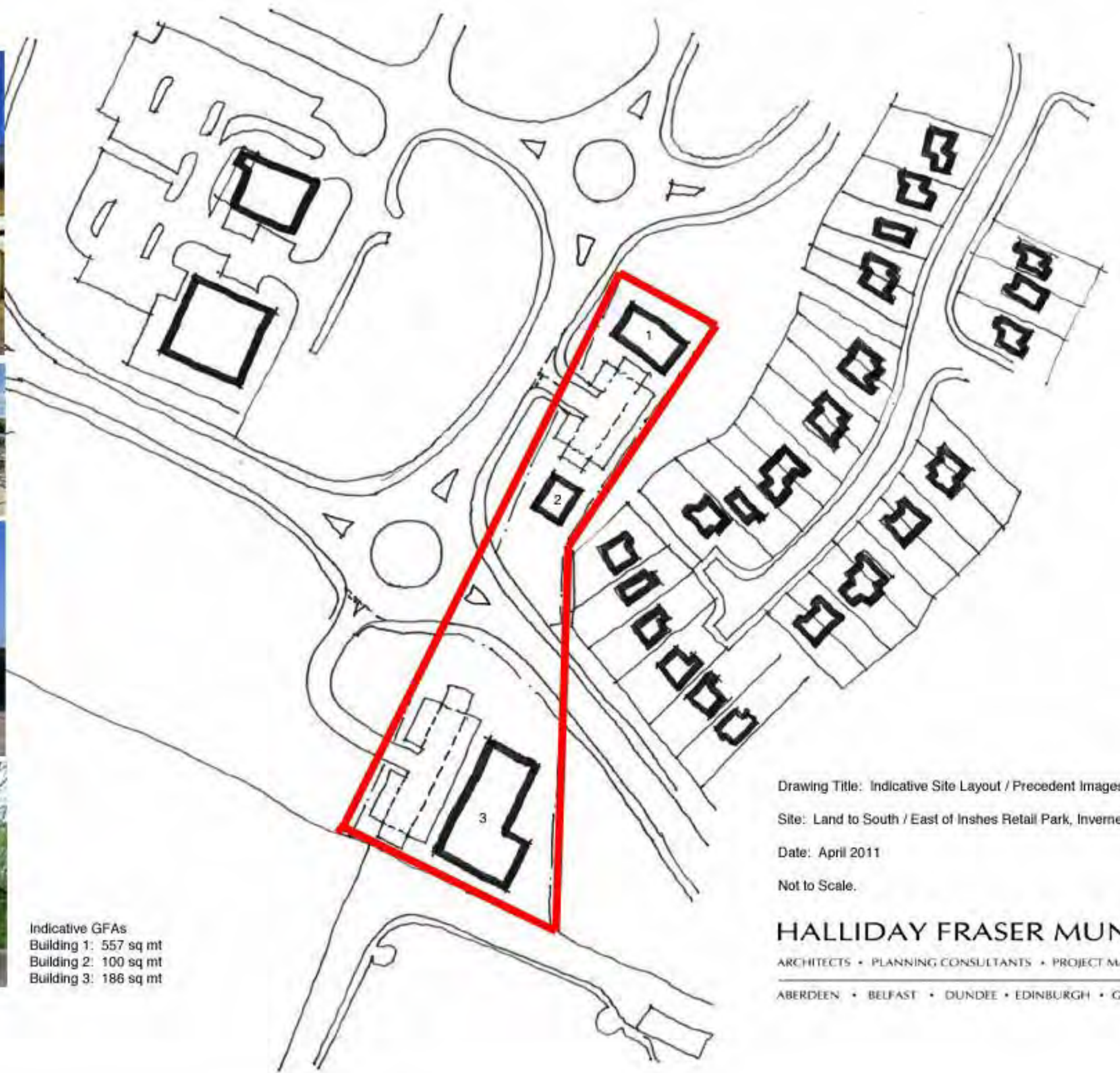
| | | | | |
|----|--|--|---|--|
| 6 | Is the site near any existing "bad neighbour" uses? | Will the site be negatively affected by any neighbouring use? (bad neighbour uses include those that affect residential property by way of fumes, vibration, noise, artificial lighting etc). Is the site affected by any of the Physical Constraints identified in the Council's Physical Constraints: Supplementary Guidance? | The site is not understood to be near to, nor would result in, a 'bad neighbour' development. | |
| 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? | Not known at present. | |
| 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? | The proposals would result in the loss of an underutilised area of urban green space which is of limited amenity value. | |
| 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? | The site is within the settlement boundary of Inverness, and is currently allocated for Amenity use by the adopted Inverness Local Plan (2006). | |
| 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? | No significant landscape features exist on the site and it is not considered that the development of the site would detrimentally affect the surrounding landscape character of the area. | |
| 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? | It is considered that the habitat value of the site is limited. A detailed investigation could be undertaken if required. | |

| | | | | |
|----|---|---|--|--|
| 12 | Will the site affect a conservation area? | Is the site inside or likely to affect the character of a confirmed Conservation Area? | The site is not located in, or in the immediate area of, a conservation area. | |
| 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 buildings / features on the site, or in the immediate surrounding environs, are listed for their architectural or heritage value. | |
| 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"? | The site is not located in, or near to, any registered Designed Landscape or Garden. | |
| 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? | A number of archaeological studies have taken place in the surrounding environs of the site. It is not expected that the site will have archaeological potential, however further investigation into such could be undertaken if required. | |
| 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 Scheduled Ancient Monuments exist on, or in the immediate vicinity of, the site. | |
| 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 included on the Scottish Biodiversity List, non-designated habitats listed in Annex 1 of EC Habitats Directive? | It is considered that the habitat value of the site is limited. A detailed investigation could be undertaken if required. | |
| 18 | a) Will the site affect any protected species? | 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 | It is considered that the habitat value of the site is limited. A detailed investigation could be undertaken at Main Issues Stage if required. | |

| | | | | |
|----|---|---|---|--|
| | b) Will the site affect any other important species for the natural heritage? | 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? | | |
| 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? | A sustainable approach to the design and construction of the development would be investigated by our client at the appropriate time. | |
| 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) | The areas proposed for development lie outwith the functional floodplain. | |
| 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? | The site is relatively flat, therefore it is not expected that any significant changes in land form / levels would be required for development. | |
| 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? | We understand that no watercourses exist in, or cross, the site. | |
| 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? | A sustainable approach to waste management would be investigated by our client at the appropriate time. | |
| 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? | We consider it highly likely that the site could be connected to existing water and sewerage connections in the local area. | |

| | | | | |
|----|---|---|--|--|
| 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 is relatively flat, therefore it is not expected that any significant changes in land form / levels would be required for development | |
| 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. | The site is not located near the coast or any shoreline. | |
| 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? | A sustainable approach to the design and orientation of the development would be investigated by our client at the appropriate time. | |
| 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. | It is not expected that the site would result in any detrimental impact to existing air quality. The site is located in a sustainable location, close to existing public transport routes and residential areas. | |
| 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? | No floodlights are proposed however some external street lighting would be required. Appropriate lux levels to reflect the location of the site would be investigated by our client. | |
| 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 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? | No. The proposals would result in the loss of an underutilised and leftover area of urban green space which is of limited amenity value. | The site will, we consider, compliment the Inshes District Park by providing a community / commercial facility which would encourage people to use the park. |
| 31 | Will the site provide opportunities for people to come into contact with and appreciate nature/natural | 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 | The site will, we consider, compliment the Inshes District Park by providing a community / commercial facility which could be utilised by visitors to the park. | |

| | | | | |
|----|---|--|---|--|
| | environments? | proposals which will increase opportunities to come into contact with nature/natural environments? | | |
| 32 | <p>a) Will the site affect any core paths or right of way?</p> <p>b) Will the site affect any other existing paths or outdoor access opportunities?</p> <p>c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?</p> | <p>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?</p> <p>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?</p> <p>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?</p> | <p>No known Core Paths of Public Rights of Way would be affected by the proposals.</p> <p>We consider the site to be complementary to the proposals for pathways and footpaths within the Inshes District Park.</p> | |
| 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?) | It is not considered that the site would have any geodiversity value. | |
| 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? | It is not considered that the quality of the soil would be adversely affected. | |
| 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? | <p>The make up of the site is not known at this time.</p> <p>No mature tree felling would be required.</p> | |
| 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? | The site does not include any existing croft land. | |



Indicative GFAs
 Building 1: 557 sq mt
 Building 2: 100 sq mt
 Building 3: 186 sq mt

Drawing Title: Indicative Site Layout / Precedent Images

Site: Land to South / East of Inshes Retail Park, Inverness

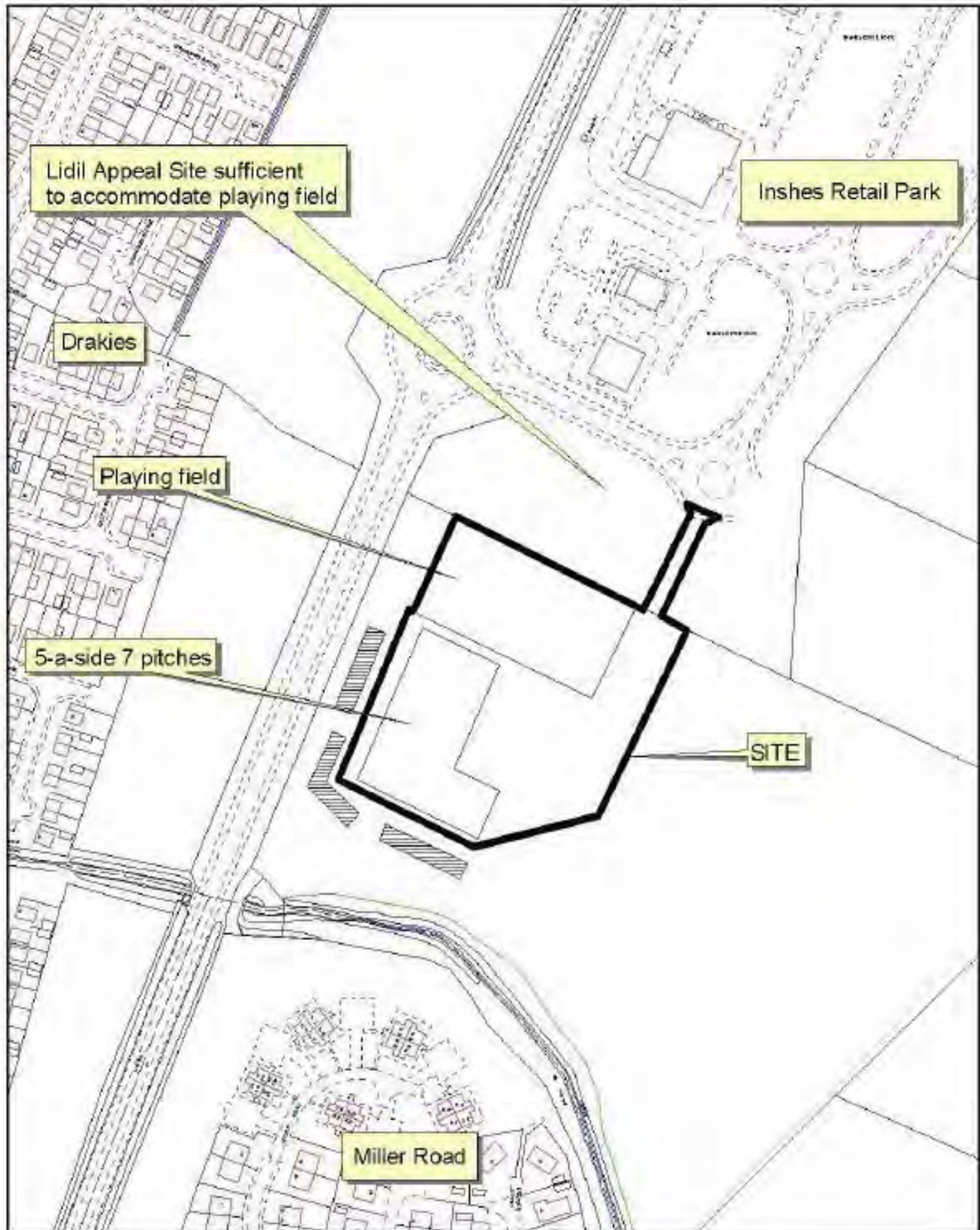
Date: April 2011

Not to Scale.

HALLIDAY FRASER MUNRO

ARCHITECTS • PLANNING CONSULTANTS • PROJECT MANAGERS

ABERDEEN • BELFAST • DUNDEE • EDINBURGH • GLASGOW





The Highland Council
 Comhairle na Gàidhealtachd
© 2011/12 The Highland Council

05/00611/FULIN
5 - a - Side Soccer Complex
Land to the south of Inshes Retail Park, Inverness

 Landscaping

SUPPLIED BY THE HIGHLAND COUNCIL

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. The Highland Council LA09036L






93

79(iii)

46

89

Extract from Inverness Local Plan (2006)

 Site Subject to Representation:
Parts 1 and 2

April 2011

Halliday Fraser Munro