

Site Forms

Map	Attached.
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YOUR DETAILS	
Your Name (and organisation if applicable)	Inverness Estates Ltd
Your Address / Contact Details	Myrtlefield House Grampian Road Aviemore PH22 1RH
Landowner's Name (if known / applicable)	Inverness Estates Ltd
Agent (if applicable)	Muir Smith Evans
Agent's Address / Contact Details (if applicable)	203 Bath Street Glasgow G2 4HZ

DETAILS OF SITE SUGGESTED	
Site Address	Enterprise Dr/Eastfield Way IRBP, Inverness
Site/Local Name (if different from above)	As above.
Site Size (hectares)	1.96ha
Grid Reference (if known)	
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Mixed-use, including business, commercial leisure, restaurants, drive-through restaurants, related commercial uses.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	N/A

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)	Access from the existing IRPB internal roads. Other infrastructure to provided in the normal way.

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 previously been identified as being suitable for development. The existing adopted local plan confirms the site as being suitable for development.</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>Early development of the site would provide visible investment and up to 200 permanent jobs.</p> <p>Early development of the site will deliver the land and money necessary to resolve the inadequate internal roundabout at IRBP. In turn, this will enable the council's aspirations for a link from the proposed Beechwood Campus, through IRBP, to become a reality.</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>IRBP has excellent public transport services. It is anticipated that these services would be used by many potential customers.</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 site has excellent connections to the whole of the Inverness area, including the future development areas in Inverness East.</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>Yes. It can be developed in such a manner.</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>The effects of the development will require to be identified and assessed in the normal manner at the appropriate stage. For the moment, it is recognised as a development site.</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	<p>a) Will the site safeguard any existing open space within the area?</p> <p>b) Will the site enable high quality open space to be provided within the area?</p>	<p>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?</p>	<p>No impact of existing useable public open space.</p> <p>Provides an opportunity for the creation of such space.</p>	
2	<p>Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?</p>	<p>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?</p> <p>- Are there opportunities to create new walking/cycling routes or improve existing routes?</p>	<p>The proposed uses would be supportive of the existing uses at IRPB, and would support walking between facilities.</p>	
3	<p>Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?</p>	<p>For example, can a subsidy to a local bus route be provided?</p>	<p>Public transport is already excellent at IRBP. The location of the proposed facilities would reinforce and support these services.</p>	
4	<p>Will the site involve "off site" road improvements that will contribute to road safety?</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>It is anticipated that no significant 'off-site' improvements will be required. The upgrading of the internal roundabout would be delivered.</p>	

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 available via: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	It is anticipated that the development will be designed using the principles of 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 such uses have previously existed.	
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. Yes. Previously undeveloped. But currently allocated for development.	
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. Identified for business use in the adopted local plan.	
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any	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	The site is already identified and allocated for development.	

	landscape designation?	a 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?	None known. All previously known artefacts have been dealt with under original comprehensive approval for IRBP.	
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?	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.	

	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?	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)	None known. Will require assessment at the appropriate stage.	
	b) Will the site affect any other important species for the natural heritage?	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?	None known. Will require assessment at the appropriate stage.	
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?	No proposals at this 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?	No.	

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?	No.	
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?	It can be developed without significant alteration to the local landform.	
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.	N/A	
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?	It is well sheltered. Principal aspects are northwards and eastwards.	
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 can be well integrated with the existing urban area.	
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?	It is accepted that lighting will require to be designed to avoid light pollution.	
30	a) Will it the site affect	a) Will the site affect features that currently	No.	

	<p>the present green network of the area?</p> <p>b) Will the site provide opportunities to enhance the present green network of the area?</p>	<p>provide for the movement of species and/or people e.g. woodland, hedgerows, field margins, watercourses, coastlines, tree belts, greenspace?</p> <p>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?</p>		
31	<p>Will the site provide opportunities for people to come into contact with and appreciate nature/natural environments?</p>	<p>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?</p>	Yes.	
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>	No.	
33	<p>Will the site have an</p>	<p>Are you aware if the site lies within or</p>	No.	

	impact on the geodiversity of the area?	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?)		
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.	

Inner Moray Firth Local Development Plan

Call for Sites, April 2011

Submission by Muir Smith Evans on behalf of Inverness Estates Limited

Site Location: Land Adjacent to A96, Inverness Retail and Business Park, Inverness

Paper Apart

Introduction

This Paper Apart should be read in conjunction with the relevant Site Form and the related location plan (100091A(PL)01), and indicative layout plan (100091A(PL)10) prepared by Three sixty Architecture.

Background

The site which is the subject of this submission is located at Enterprise Drive/Eastfield Way, Inverness Retail and Business Park, Inverness.

The site was created as part of the original development proposals for Inverness Retail and Business Park. The site was allocated for an hotel complex, and this use was confirmed within the 1994 Inverness and Ardersier Local Plan.

In the subsequent Inverness Local Plan, the site was allocated for business development. For the past 15 years the site had been marketed as a development opportunity, so far unsuccessfully. In short, there has been no market interest for Class 4 development on the site, either in the form of small pavilions or in the form of headquarters buildings (such as when the site was promoted as a potential location for the new SNH headquarters).

Therefore, although the site is set in a prominent location at the entrance to Inverness Retail and Business Park, it does not contribute positively to the setting or function of IRBP in terms of economic activity, employment generation, or infrastructure support.

However, there is now significant market interest on the part of restaurant and drive through operators. As a consequence, a planning application for a mixed-use development on the site in question was submitted to the Highland Council on 7 May 2010. At this time of writing this submission, that application is still before the council for consideration, and remains undetermined.

Submission

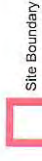
It is submitted that the emerging LDP should allocate the site for mixed use commercial development, supportive of the function of IRBP as a whole.

For the avoidance of doubt, such development could include business accommodation, commercial leisure facilities, restaurants, drive through restaurants, and ancillary commercial activities.

Justification for Submission

- There is no prospect of the site which is the subject of this submission being developed for Class 4 uses in the foreseeable future.
- The above proposed land-use allocation would not undermine the general availability or supply of land for Class 4 uses in the Inverness area as a whole.
- In any event, the site was previously allocated for commercial leisure uses in a previous local plan.
- The policy allocation set out above would allow the delivery of both land and money to resolve the constraints associated with the internal roundabout at IRBP. The council already holds cash contributions from Tesco and JJB for that specific project.
- The land-use policy suggested above could qualify as “enabling policy” for the following reasons: the early development of the site would allow the difficulties with the internal roundabout to be fully addressed, thereby enabling the council’s aspiration for the route from the Beechwood Campus through IRBP.
- It is known, from the process associated with the planning application currently before the council, that trunk roads (Scottish Government) has no objections to the development of the site for the uses set out above.
- Highlands & Islands Enterprise has indicated support for the early development of the site on grounds of economic development. Such early development would only be possible with a changed policy context, as submitted above. There is clear market interest (evidence of which has already been submitted to the council under separate cover).

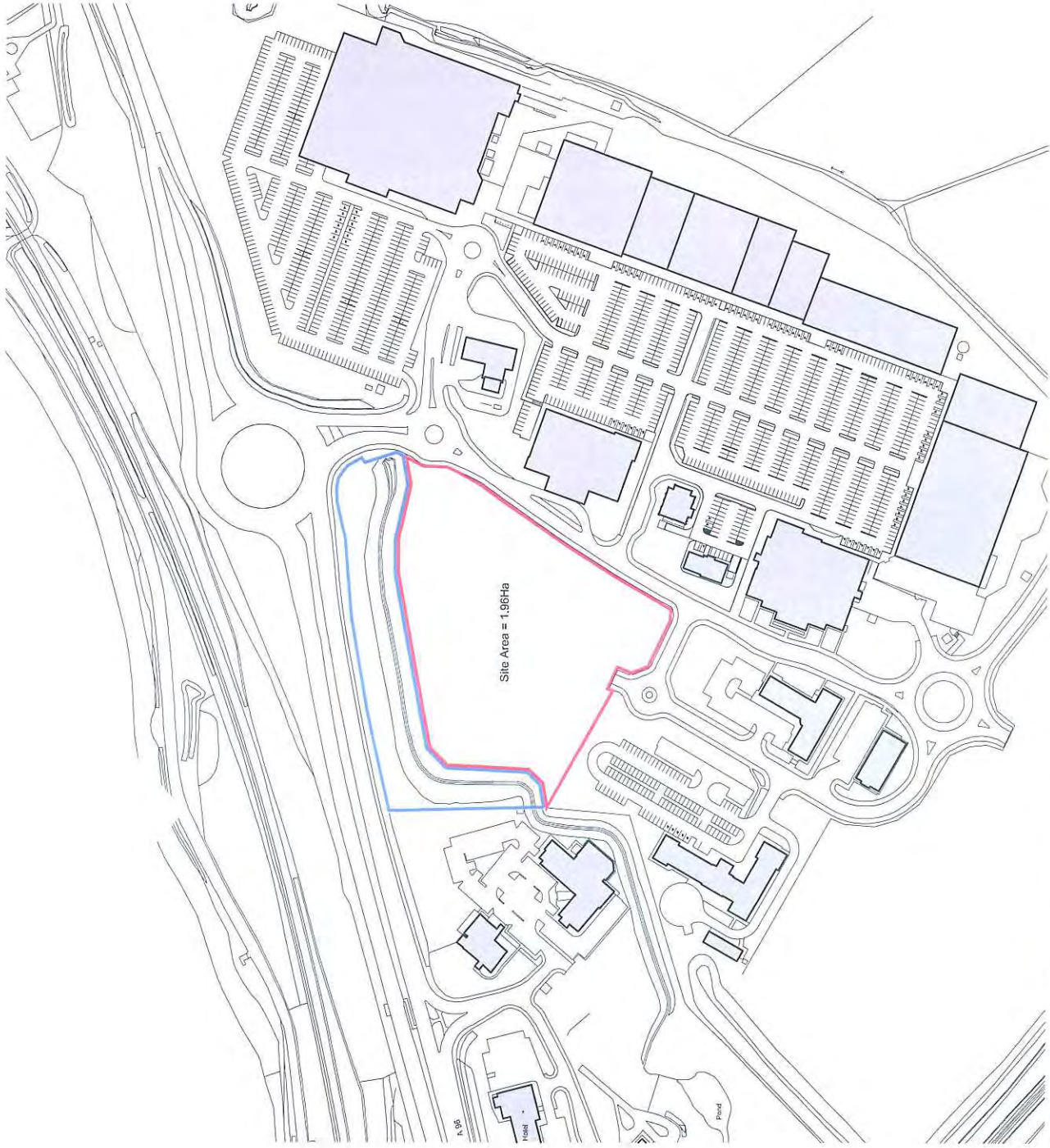
All levels and dimensions to be checked on site prior to construction / fabrication. report discrepancies immediately. Do not scale dimensions from this drawings. This drawing is copyright protected.



Site Boundary



Land in same ownership



REVISIONS

SCALE	DATE	DRAWN	CHECKED
1:2500@A3	30.04.10	DM	RK

PROJECT

Inverness Retail & Business Park

DRAWING

Existing Location Plan



MORAY HOUSE
BANK STREET
INVERNESS
IV1 1DY
01463 729 929
01463 713 015
www.360architecture.com

DRAWING No.

100091A

(PL) 01

Existing Location Plan 1:2500

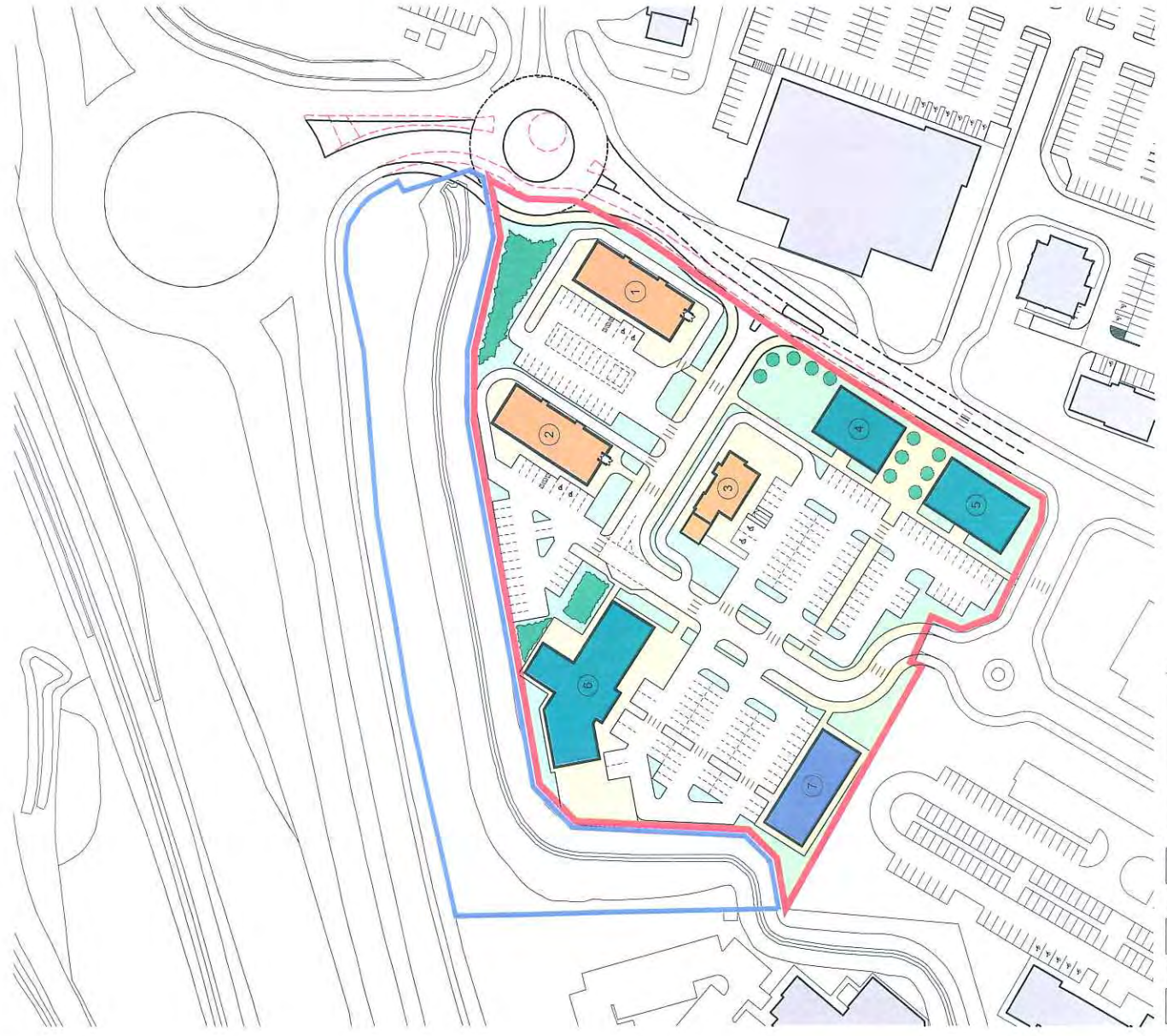


NOTES ORIGINAL A3

All levels and dimensions to be checked on site prior to construction / fabrication; report discrepancies immediately. Do not scale dimensions from this drawings. This drawing is copyright protected.

- Area**
- Site Boundary 1.96 hectares
 - Land in same ownership
 - Removals

Unit Size	Parking Allocation
① 3480 sq. ft. (323 m ²)	34 spaces
② 3000 sq. ft. (279 m ²)	30 spaces
③ 2000 sq. ft. (186 m ²)	24 spaces
④ 3500 sq. ft. (325 m ²)	23 spaces
⑤ 4200 sq. ft. (390 m ²)	28 spaces
⑥ 7500 sq. ft. (697 m ²)	48 spaces
⑦ 4170 sq. ft. (387 m ²)	13 spaces
Total 27850 sq. ft. (2587 m ²)	200 spaces



Proposed site layout 1:1250

REVISIONS

SCALE	DATE	DRAWN	CHECKED
1250 @ A3	30.04.10	DM	RK

PROJECT
Inverness Retail & Business Park

DRAWING
Proposed site layout

Threesixty Architecture

WORRY HOUSE
101 MARKET STREET
INVERNESS
VI 1 1 0Y

01463 725 929
01463 713 015
www.36barchitecture.com

DRAWING No.
100091A (PL)10