

27<sup>th</sup> April 2011

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

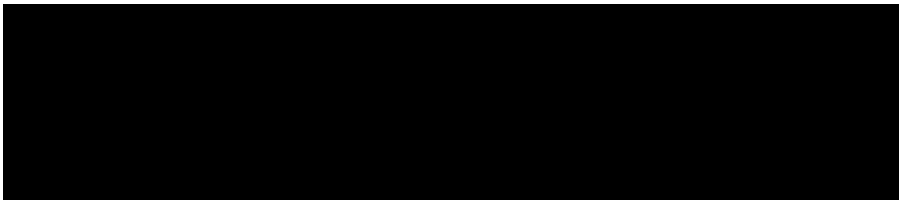
Dear Sirs,

**Inner Moray Firth Local Development Plan – Call for Sites  
Fearn Station, Hill of Fearn**

Please find attached a response in relation to the Inner Moray Firth Local Development Plan call for sites.

We trust that the enclosed information is sufficient for your appraisal process, however should you have any queries please do not hesitate in contacting the undersigned.

Yours faithfully



**Ewan W. MacGregor B.Sc ICIOB RMaPS**  
For wsd scotland limited

project management • quantity surveying • construction management • estimating

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**Site Forms**

YOUR DETAILS	
<b>Your Name</b> (and organisation if applicable)	J Scott & Partners
<b>Your Address / Contact Details</b>	Fearn Farm
	Fearn
	IV20 1TL
<b>Landowner's Name</b> (if known / applicable)	J Scott & Partners
<b>Agent</b> (if applicable)	WSD Scotland Ltd
<b>Agent's Address / Contact Details</b> (if applicable)	Duncan House
	Wester Inshes Place
	Inverness
	IV2 5HZ

DETAILS OF SITE SUGGESTED	
<b>Site Address</b>	Fearn Station
<b>Site/Local Name</b> (if different from above)	
<b>Site Size</b> (hectares)	8.44Ha
<b>Grid Reference</b> (if known)	NH 8167 7805
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Residential and commercial uses to include affordable housing and recreational open space.
<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	
<b>Map</b>	See attached plan

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

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

<b>If you wish to suggest a site that should be built on, fill in this form</b>	
REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION	
<b>How can the site be serviced?</b> (give details of proposed access, foul drainage, surface water and water supply arrangements)	There is a 6" water main immediately adjacent to the proposed site. The nearest gravity sewer is in Hill of Fearn therefore foul waste disposal will require an engineered solution to be designed which will comply with Sewers for Scotland2 and Scottish Water Byelaws. Surface water will be disposed of by a SuDS drainage system.
FORM CONTINUES BELOW	

**REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION**

<p><b>What are the site's constraints and how can they be resolved or reduced?</b> (e.g. does the site flood, are there protected species present, will good farmland be lost, will the local landscape be affected, will valued trees be felled, are any other heritage features likely to be affected?)</p>	<p>The site has no specific environmental constraints. SEPA Flood plan does not show the site being at risk of flooding.</p>
<p><b>What benefits will result to the wider community from the site's development?</b> (e.g. will there be more or better jobs, will the land be put to a more productive use, will the development increase infrastructure capacity for others, will more affordable houses result, is there an unmet demand for the development?)</p>	<p>There will be immediate jobs created by construction on site and potential for long term employment dependent on future commercial uses. Future development will be set within a conceptual masterplan. The release of land in this location will meet medium - long term housing need in the Fearn / Tain Area.</p>
<p><b>What impact will there be on travel patterns from the site's development?</b> (e.g. will more or less people engage in active and healthy travel (walk / cycle) or go by public transport as a result of the site's development rather than travel by private car?)</p>	<p>The site is located in a sustainable location adjacent to Fearn Railway Station. Development of this site could assist the frequency of existing public transport in the area. There are a number of buses linking Fearn Village with Tain at present and it is believed that the development of the Station site would assist in increasing the frequency of bus services stopping at the Fearn Railway Station. The proximity of Fearn Station and its regular rail service makes the development ideal for commuters who work in Inverness.</p>
<p><b>Is the site well connected?</b> (e.g. will the average travel time to community and commercial facilities reduce or increase as a result of the site's development, is the proposed use compatible with existing / proposed surrounding uses?)</p>	<p>Residential use is compatible with local land uses, which include open space and proposed and existing residential uses.</p>
<p><b>Is the site energy efficient?</b> (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)</p>	<p>Detailed development of the site will conform to the Council's development design and sustainability principles.</p>
<p><b>What other negative impacts will the development have and how will they be resolved or offset?</b> (e.g. will the site's development increase any form of pollution or decrease public safety?)</p>	<p>None</p>

STRATEGIC ENVIRONMENTAL ASSESSMENT FORM

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

No.	Issue	Detailed Explanation	Answer	Any Proposed Mitigation Measures (how will you reduce or offset the effects of your development?)
1	a) Will the site safeguard any existing open space within the area?  b) Will the site enable high quality open space to be provided within the area?	Will the site have any impact on useable public open space (such as parks, playing fields etc) or any opportunities to create additional public open space?	The site is currently in agricultural use and is not used by the public for recreational purposes.	
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 1.35km from Hill of Fearn and the community facilities available there. The Fearn Station development will allow improvements to be made to bus services linking Fearn Station to Hill of Fearn and Tain. The proximity of Fearn Station and its regular service to Inverness is ideal for commuting.	
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 geared towards Inverness Commuters currently serves Fearn Station from surrounding areas.	
4	Will the site involve "off site" road improvements that will contribute to road safety?	Is the site likely to improve the local road network such as junctions or crossings?	Any development on site would accord with the Council's highway requirements.	
5	Is there scope for road safety measures as part of	Will development incorporate on-site traffic calming measures (e.g. speed bumps) or street	As above. The site layout would accord with principles in Designing Streets.	

	the development of the site?	lighting? Will it incorporate the principles of Designing Streets available via: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>		
6	Is the site near any existing "bad neighbour" uses?	Will the site be negatively affected by any neighbouring use? (bad neighbour uses include those that affect residential property by way of fumes, vibration, noise, artificial lighting etc). Is the site affected by any of the Physical Constraints identified in the Council's Physical Constraints: Supplementary Guidance?	No	
7	Are there any contaminated land issues affecting the site?	Are you aware if the site has been previously used for industrial or any other uses likely to cause contamination?	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: <a href="http://scotland.gov.uk/Publications/2010/01/26135819/0">http://scotland.gov.uk/Publications/2010/01/26135819/0</a> )or has the land got an existing use?  b) Will the site be located on presently undeveloped land e.g. presently or capably used for agriculture, forestry or amenity purposes?	No  The site is currently in Agricultural use.	
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?	No	
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?	Development of this site will not result in removal of key views or landscape features.	
11	Will the site affect any areas with qualities of	Are you aware if the site is inside or likely to affect an area of Wild Land? (These areas are	No	

	wildness? (that is land in its original natural state?)	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?		
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, Fearn Station and the adjacent cottages are listed buildings however they are out with the site footprint	
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?	There are no significant archaeological sites identified within the HER which affect this site	
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?	The HER does not show any SAMs located within the site boundary or immediately adjacent to the site boundary.	
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	No  No	

		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 or a wind turbine?	To be discussed at a detailed design stage	
20	Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge?	Are you aware of any part of the site being within the 1 in 200 year flood risk contour as identified by SEPA? (which can be found here: <a href="http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx">http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx</a> )	No risk identified by SEPA's flood map	
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?	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 opportunities for sustainable waste	Will the waste produced by the site be minimised and processed close to source in a sustainable way?	Yes	


	management?			
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?	There is a 6" water main immediately adjacent to the proposed site. The nearest gravity sewer is in Hill of Fearn therefore foul waste disposal will require an engineered solution to be designed which will comply with Sewers for Scotland <sup>2</sup> and Scottish Water Byelaws.	
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 and developed 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 West 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.	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?  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	No  Yes. A future detailed masterplan will address ecological and landscaping issues in full.	



		species be enabled to move where at present there is an obstacle?		
31	Will the site provide opportunities for people to come into contact with and appreciate nature/natural environments?	Is the site close to (within 1.5km) an opportunity to come into contact with nature/natural environments e.g. Local Nature Reserves, local greenspace, green networks? Are there proposals which will increase opportunities to come into contact with nature/natural environments?	There is an abundance of natural environments surrounding the site. Coastal habitats are within 5km and open countryside surrounds the site.	
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  No	
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 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	



<b>Revisions</b>
<b>Client</b>
J Scott & Partners
<b>Project</b>
Development, Fearn Station, Hill of Fearn
<b>Title</b>
Site Location Plan
<b>Scale</b>
<b>Date</b>
Apr-11
<b>Drawing Ref</b>
8030/EM/SK001
 <b>WSD Scotland Ltd</b> Duncan House Inverness IV2 5HZ t: 01463 717345 e: info@wsd-inverness.co.uk



Loandhu

B9165  
Fearn Rail Station

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Imagery Date: 4/16/2010

57°46'35.98" N 3°59'12.97" W elev 22 m

Eye alt 1.82 km