

Appendix A15.5: Development Land Assessment

- 1.1 This appendix supports Chapter 15 (People and Communities: Community and Private Assets). Table 1 provides a summary of the development land allocations which have been allocated in the Inner Moray Firth Local Development Plan (IMFLDP) (The Highland Council 2015) which sits alongside the Highland-wide Local Development Plan (HwLDP) (The Highland Council 2012). Table 2 provides a summary of the extant planning applications which are appropriate to the proposed Scheme. Please note that where a development land allocation has an extant planning permission the details of any impacts are provided within Table 2.

Table 1: Development Land Allocations

Reference	Name/Application Site (LDP Ref)	Overview	Impact Category	Land-take (ha)	Potential Impacts
LA01	Retail (Inverness Business and Retail Park) (IN91)	7.20ha of additional land for bulky goods retail.	-	-	-
LA02	Business (Eastfield Way) (IN88)	1.90ha for business with a high architectural and landscape design quality.	-	-	-
LA03	Mixed Use (Ashton Farm) (IN83)	105.20ha for residential, community, business, industrial, leisure and non-residential institution.	Neutral	0.21	Direct land-take and potential impacts on amenity due to the allocation including housing and the proximity of the proposed Scheme to the development site. However, this would not be expected to interfere with its use and a Neutral impact on the overall development capacity of the site is expected.
LA04	Mixed Use (Stratton) (IN84)	73.70ha site for mixed use including 2,475 residential units, retail, business, community and leisure.	See PA04 - development land allocation has larger boundary in some areas than planning application, consequently an additional 0.03ha of land-take would be required for the proposed Scheme. This land-take is included in the land-take reported within PA04.		
LA05	Housing (Former Forestry Commission Depot, Smithton) (IN78)	1.5ha site for 23 residential units.	-	-	-
LA06	Housing (Stratton Lodge) (IN77)	2.5ha site for 25 residential units.	Neutral	0.07	Direct land-take and potential impacts on amenity due to the allocation including housing and as a result of the proximity of the proposed Scheme to the development site. However, this would not be expected to interfere with its use and a Neutral impact on the overall development capacity of the site is expected.
LA07	Mixed Use (Milton of Culloden) (IN85)	24.90ha mixed use site including 375 residential units, business and community.	Adverse	3.82	Direct land-take and potential impacts on amenity of the site as a result of the proximity of the proposed Scheme to the development. This would lead to a partial loss of the development capacity of the site and as an Adverse impact is expected. Although the IMFLDP notes that the land for improvement of the A96 Aberdeen - Inverness Trunk Road should be safeguarded, it does not state that this is specifically required for the development of the site. There are also no benefits in relation to improvements in access to the site. As such an Adverse impact is expected.
LA08	Community (North East of Culloden Academy) (IN86)	10.1ha site for relocated and expanded school facilities.	-	-	-

Reference	Name/Application Site (LDP Ref)	Overview	Impact Category	Land-take (ha)	Potential Impacts
LA09	Housing (Upper Cullernie Farm) (IN80)	0.4ha site for 12 residential units.	See PA10		
LA10	Business (Castle Stuart) (CS1)	36.50ha for business, leisure and tourism.	See PA11		
LA11	Industry (Morayhill) (MH1)	10.60ha for industrial use.	See PA13, PA15 and PA16		
LA12	Business (Inverness Airport Business Park) (IA1)	200.00ha for business/research and development park/hotel/conference centre/transport interchange/distribution centre/industry/warehouse.	See PA18 – development land allocation has larger boundary in some areas than planning application, consequently an additional 0.13ha of land-take would be required for the proposed Scheme. This land-take is included in the land-take reported within PA18.		
LA13	Mixed Use (Tornagrain) (TG1)	226.00ha new town with the potential to deliver 4,960 new homes, shops, schools and community facilities over a series of phases.	See PA19 – planning application has a larger boundary than development land allocation.		
LA14	Mixed Use (Delnies) (NA6)	27.27ha mixed use site including 300 homes, business, industrial and community.	-	-	-
LA15	Mixed Use (Nairn South) (NA8)	25.9ha mixed use site including 520 homes, business and community.	-	-	-
LA16	Community (Grigorhill) (NA9)	3.1ha new cemetery.	See PA37		

Table 2: Extant Planning Applications

Reference	Name	Overview	Status	Impact Category	Land-take (ha)	Potential Impacts
PA01	Land at Inverness Campus Inverness	Construction of public transport, cyclist and pedestrian bridge.	Awaiting decision	-	-	-
PA02	Holiday Inn Express Stoneyfield Business Park Inverness IV2 7PA	Erect extension to provide 27 bedrooms and internal alterations for additional dining space.	Awaiting decision	-	-	-
PA03	Inverness Retail And Business Park, Eastfield Way, Inverness	Application under Section 42 for the development of land without complying with Condition 4 and Condition 6 of planning permission 15/03390/FUL.	Permitted	-	-	-
PA04 (also see LA04)	Land at Stratton and East Seafield, Inverness	Application to vary conditions 4, 36 and 42 of Planning Permission ref 09/00141/OUTIN; amendments to Access Management Plan, Park and Ride and amendment to timing of provision.	Permitted	Mixed	21.75	Direct land-take and potential impacts on amenity as a result of the proposed Scheme being located within the boundary of the development site. Demolition of derelict building to south of Smithton Junction. Impacts are assessed as Adverse. However, it is noted in the HwLDP that the allocation of the development land at Stratton requires a series of transport constraints to be addressed, including the dualling of the A96 between the Smithton and the Inverness Retail and Business Park roundabout, prior to development beyond the first phase. Furthermore, the approved Planning in Principle permission has a number of conditions to ensure the safeguarding of the land for the A96 Aberdeen – Inverness Trunk Road. As such it is considered that while there is an Adverse impact to this site in terms of direct loss of land and amenity, the understanding that the proposed Scheme is integral to alleviating a key constraint to enable development has to be considered as a Beneficial impact. As such the overall impact is assessed as Mixed.
PA05	Land to South East of Sweethope, 1 Smithton Road, Smithton, Inverness	Erection of 2 houses	Permitted	-	-	-
PA06	Land 50M NW of St Columba's Church, Culloden, Tower Road,	Erect nursery, services & alterations to parking	Permitted	-	-	-

Reference	Name	Overview	Status	Impact Category	Land-take (ha)	Potential Impacts
	Smithton, Inverness					
PA07	Land 95M NW of St Columba's, Church Culloden, Tower Road, Smithton, Inverness	Development of two house plots	Awaiting decision	-	-	-
PA08	Garden Ground of Scalasaig, 7 Cullernie Road, Balloch	Erection of house (renewal of 11/00112/PIP)	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA09	Land South East of Upper Cullernie Place, Upper Cullernie Place, Balloch, Inverness	Proposed new church and associated parking. Condition 1(i) (ii), Condition 3, 7, 14, 15, 17 and 18	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA10 (also see LA09)	Land To East of Upper Cullernie Cottages, Cullernie Road, Balloch, Inverness	2 no. new build residential terraces.	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA11 (also see LA10)	Site 240m North of Castle Stuart, Auld Petty, Dalcross, Inverness	Construction of 2nd Championship Golf Course	Awaiting decision	-	-	-
PA12	Land 320m SW of Norbord Europe Ltd Dalcross	Erection of Agricultural Anaerobic Digester Plant	Permitted	-	-	-
PA13 (also see LA11)	Norbord Europe Ltd, Dalcross, Inverness, IV2 7JQ	Formation of access tracks and storage of round wood	Permitted	-	-	-
PA14	Morayhill, Dalcross, Inverness IV2 7JQ	A new flaking plant to process sawmill residue chips for the manufacture of orientated strand board (OSB)	Permitted	-	-	-

Reference	Name	Overview	Status	Impact Category	Land-take (ha)	Potential Impacts
PA15 (also see LA11)	Morayhill Dalcross Inverness	Construction of new process buildings and equipment for a new Oriented Strand Board (OSB) mill and Biomass Heat Plant (and phased decommissioning of elements of existing OSB mill when the new mill is operational) and ancillary works.	Permitted	-	-	-
PA16 (also see LA11)	Norbord Europe Ltd, Dalcross, Inverness, IV2 7JQ	Site preparation works to include: earthworks, foundations and retaining walls, drainage works, upgrade access and internal road and landscaping	Permitted	-	-	-
PA17	Kerrowaird Farmhouse Dalcross Inverness	Demolition of derelict calf shelter, installation of 2m high green wire mesh fence, change of use to include storage, sales, repairs & hire of leisure vehicles & sales of related products & accessories	Permitted	-	-	-
PA18 (also see LA12)	Land To West And South of Inverness Airport Dalcross	Approval of Matters Specified by Condition including Condition 1(a); Condition 1(a)a; Condition 1(a)b; Condition 1(a)c; Condition 1(a)e; Condition 1(b), Condition 1(b)a; Condition 1(b)b; Condition 1(b)c; and Condition 1(b)d.	Permitted	Mixed	27.31	Direct land-take mainly as a result of the proposed Mid Coull Junction and flood compensatory storage. Planning In Principle permission is extant for the overall masterplan and two Matters Specified by Condition (MSC) permissions have been approved. The approval includes a condition to safeguard land identified for the A96 Aberdeen – Inverness Trunk Road. As such it is considered that whilst there is an Adverse impact on the site in terms of direct loss of land (as this is more than might otherwise have been expected), the proximity of the proposed Mid Coull Junction to the site would have a Beneficial impact on connectivity and safety of access. As such the overall impact is assessed as Mixed.
PA19 (also see LA13)	Land North East of Tornagrain Dalcross Inverness	New Town Comprising up to 4,960 houses, Community Facilities, Retail, Business, General Industry, Storage and Distribution, Hotels, Residential Institution, Leisure, Petrol Stations and associated Landscaping, Open Space, Infrastructure and Services. This planning application has 14 matters subject to condition which are included into the planning application as a whole. This includes a foul main connection for Tornagrain Phase 1a.	Permitted	Beneficial	4.09	Direct land-take as a result of PS04 (C1020 Dalcross Station Road Overbridge). However, this would not be expected to interfere with its use and a Neutral impact on the development capacity of the site is expected. Tornagrain is identified in the HwLDP as being a significant new settlement in the area. Furthermore it is noted in the IMFLDP that further requirements, including transport improvements to the trunk road, are necessary to deliver the first phase of the development. Overall a Beneficial impact is expected as the proposed Scheme is integral to alleviating a

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						key constraint to enable development of the site.
PA20	Highland Food Stop, Gollanfield	Erection of 56 bedroom hotel and associated site works.	Permitted	Mixed	-	The proposed Brackley Junction would be expected to have an Adverse impact on the visual amenity of the site as a result of the proximity of the proposed Scheme to the proposed development. It is assessed that this Adverse impact would impact the amenity of the site in such a way as to potentially interfere with its proposed use. However, Beneficial impacts are expected as the proposed grade separated junction would improve connections and the safety of these connections (including those for NMUs) to settlements, Inverness Airport, the existing A96 and the proposed Scheme. Additionally, noise impacts within the planning application boundary would be expected to be reduced (refer to Appendix A8.5 in Chapter 8: Noise and Vibration). Overall, the impact is assessed as Mixed due to the combination of Beneficial and Adverse impacts.
PA21	Land 45M NW of Corban, Loch Flemington Inverness	Erect house	Awaiting decision	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA22	Land West of Poultry Unit Loch Flemington	Erection of house	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA23	Land 90m West of The Rowan Loch Flemington Inverness	Erect house.	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA24	Land West of Poultry Unit, Loch Flemington Inverness	Four serviced house plots and access, Lochside, Flemington, Inverness-shire.	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.

Reference	Name	Overview	Status	Impact Category	Land-take (ha)	Potential Impacts
PA25	Land 125m West of The Rowan, Loch Flemington, Inverness	Erection of new dwelling	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA26	Land 125M NW of The Rowan Loch Flemington Inverness	Erection of house	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA27	Site 110m North West of Gollanfield House Ardersier	Erection of 4no houses (renewal of permission 09/00008/FULIN).	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA28	Land 40m To North East of Stoneyfield Cottage Gollanfield	Erection of house & garage - Amendment to 15/03731/MSC	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA29	Easter Glackton, Gollanfield, Inverness	Continued operation of a sand and gravel quarry and the recycling of construction and demolition waste (CDW).	Permitted	-	-	-
PA30	Blackcastle Quarry Nairn	Section 42 to vary conditions 2, 5, 22, 26 & 28 of permission 01/00113/FULNA	Awaiting Decision	Neutral	17.09	Large land-take from site. However, this is in an area that has already been exhausted for quarrying and therefore current or future quarrying potential is not affected. Land would still be available for the proposed use and there would be no discernible impact on the viability of the site for the proposed development. A Neutral impact is assessed for this site.
PA31	Former Fabrication Yard Ardersier Nairn	Establish a port and port related services for energy related uses.	Permitted	Neutral	0.91	Small direct land-take of the planning application boundary from the proposed Nairn West Junction. Expected to have a Neutral impact upon the development capacity of the site.
PA32	Land 50M East of The Cottage, Meikle Kildrummie, Nairn	Erect house	Awaiting decision	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA33	Land 65m West of Balnaspirach House Nairn	Erection of house	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.

Reference	Name	Overview	Status	Impact Category	Land-take (ha)	Potential Impacts
PA34	Balnspirach House Nairn	Erection of house.	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA35	Land 55m SW of Howford Farm, Nairn	Erection of house with integral garage	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA36	Land 170m SW of Job's Workshop Grigorhill Industrial Estate Nairn	33kV overhead line diversion Blackpark – Grigorhill – Newmill Road (U3010) (Granny Barbour Road, Nairn).	Permitted	-	-	-
PA37 (also see LA16)	Land Opposite Nairn Pet Crematorium Granny Barbours Road Nairn	Change of use from Agricultural to cemetery, formation of access, parking and landscaping	Permitted	Neutral	-	The southern end of the Blackpark – Grigorhill – Newmill Road (U3010) would be stopped up, resulting in an increase in journey distance for anyone using this road to access the cemetery. However, the land would still be available for its proposed use and there would be a Neutral impact on the amenity of the site and this would not interfere with its proposed use.
PA38	Land 195M NW of Blackpark Nairn	Erection of a house	Awaiting decision	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA39	Blackpark Nairn	Erect new farmhouse and associated works	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA40	Land 210M South of Tulloch Timber Ltd, Grigorhill Industrial Estate, Nairn	Erect new farmhouse, agricultural building and associated works	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA41	East Lodge Cottage Nairn	Erection of storage/wood shed and access	Permitted	-	-	-
PA42	Land To South of East Lodge Auldearn	Discharge of Planning Obligation 03/00212/OUTNA and 07/00086/REMNA	Permitted	-	-	-
PA43	Land 175m West of Broombank Farm, Auldearn	Agricultural building for storage of feed and machinery.	Permission not required	-	-	-

Reference	Name	Overview	Status	Impact Category	Land-take (ha)	Potential Impacts
PA44	Broombank Farm, Auldearn	New dwelling (3 bedroom).	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA45	Land SE of Alder's Edge, Broombank, Auldearn	Proposed Dwelling House and Double Garage.	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA46	Old Telephone Exchange Nairn	Erection of Garage.	Permitted	-	-	-
PA47	New House at Land to South of Courage Farm Nairn	Erection of dwelling.	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA48	Land 385m West of Wester Hardmuir, Nairn	Erection of house including site works and services.	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.
PA49	Hardmuir Croft Nairn	Erection of field shelters at various locations on grounds.	Permitted	Neutral	1.40	Direct land-take is not expected to encroach onto the development of field shelters therefore there would be no impact on the viability of the site for the proposed development.
PA50	Land 55M NE of Creagach, Easter Hardmuir, Nairn	Erection of house & attached garage, installation of sewage treatment plant & soakaway.	Permitted	Neutral	-	Potential impacts on amenity (visual and noise) as a result of the proximity of the proposed development to the proposed Scheme. Assessed as Neutral impact as this would not interfere with its proposed use.