

# Introduction

Welcome to this public event, the third of three, regarding the proposed mixed use development at Fairways, Inverness.

Due to Covid restrictions in place at the time, the first two events held in March and May 2021 were online interactive events accessed through the consultation website.

This third consultation event is being held in person and is a continuation of the pre-application consultation process leading to the potential submission of future planning applications.

The first event provided the opportunity for representations, various questions and feedback on the proposals. These were summarised on the website and also at the second event, including changes made in response to comments received and updated studies.

The Site Context and Site Proposal & Planning boards presented within this third event are closely replicated from the first two events to help interested parties who did not get the chance to view / attend the proposals last year.

The initial feedback, further studies carried out and ongoing in assessing the proposals and any further feedback received from this third event will be also used to help progress towards the preparation of an application for Planning Permission in Principle (PPiP) and a hybrid detailed application for an identified part of the site.

As is correct and proper for pre-application engagement, the proposals are evolving through the pre-application consultation process and also through pre-application engagement with the Council.

The first event included a draft masterplan and appropriate supporting information. The second event provided more information and more detailed plans including roads / access strategy; greenspace; phasing; and an evolved masterplan based on feedback received and further technical analysis up to that point.

Through the first two consultation events and the project website there was a general mix of comments, with views expressed both positively although mostly negatively regarding the principle of development; the emerging landscape strategy; phasing; demand for additional mainstream and affordable housing; the lack of allocation within the LDP for the proposed land uses; impact on existing trees; environmental impacts; transportation and access; walking and cycling; drainage and flooding; impact on education capacities, location and delivery of the school site; and the delivery of other local employment and community facilities.

The purpose of this third consultation event is to present to you how any feedback obtained from the first two consultation events has been considered through changes and the evolution of the proposals as well as gathering any additional comments moving forward towards the formal applications.

The intention remains to submit hybrid / joint applications. A PPiP for the whole site and also an area subject to an application for detailed planning permission, i.e. as shown indicatively on the evolving masterplan.

The further studies have shown that the overall area for PPiP could potentially accommodate approximately 800 houses (including 25% affordable) and the detailed application for early phased housing release could potentially accommodate up to 200 houses (including 25% affordable). Your views are sought on the additional detail.

The level and location of the potential commercial development and the primary school have also changed and again we welcome any further opinions on the potential mix of commercial uses and the suggested commercial / school location / phasing implications.

Consideration is also still being given to an early planning application for the new 9 hole golf course and views on the early delivery of the course and its proposed layout are also welcomed at this stage, noting that the proposed layout has been changed to ensure the course is not conflicted by the roads proposals.

In summary, the main changes from the original masterplan include:

- support and therefore the retention of the proposed additional footpath links;
- support and further exploration of additional linkages into the core path network;
- moving the location of the proposed school site to the western phase 1 site entrance to facilitate early delivery;
- moving all the proposed affordable housing to the west of the burn and closer to the phase 1 western site entrance to facilitate early delivery;
- additional detail on the retention of woodland within the site, noting the recent confirmation of a Tree Preservation Order (TPO);
- additional detail on the road network, including moving the roundabout on Sir Walter Scott Way (A8082) further to the east to avoid splitting the proposed 9 hole golf course;
- further commercial land to the north east of boundary to suit commercial interest to date;

Board 12 outlines the ways in which you can make your views known to the project team.



Kirkwood Homes - Street Scene from Slackbuie, Inverness



# Site Context





# Site Proposal & Planning

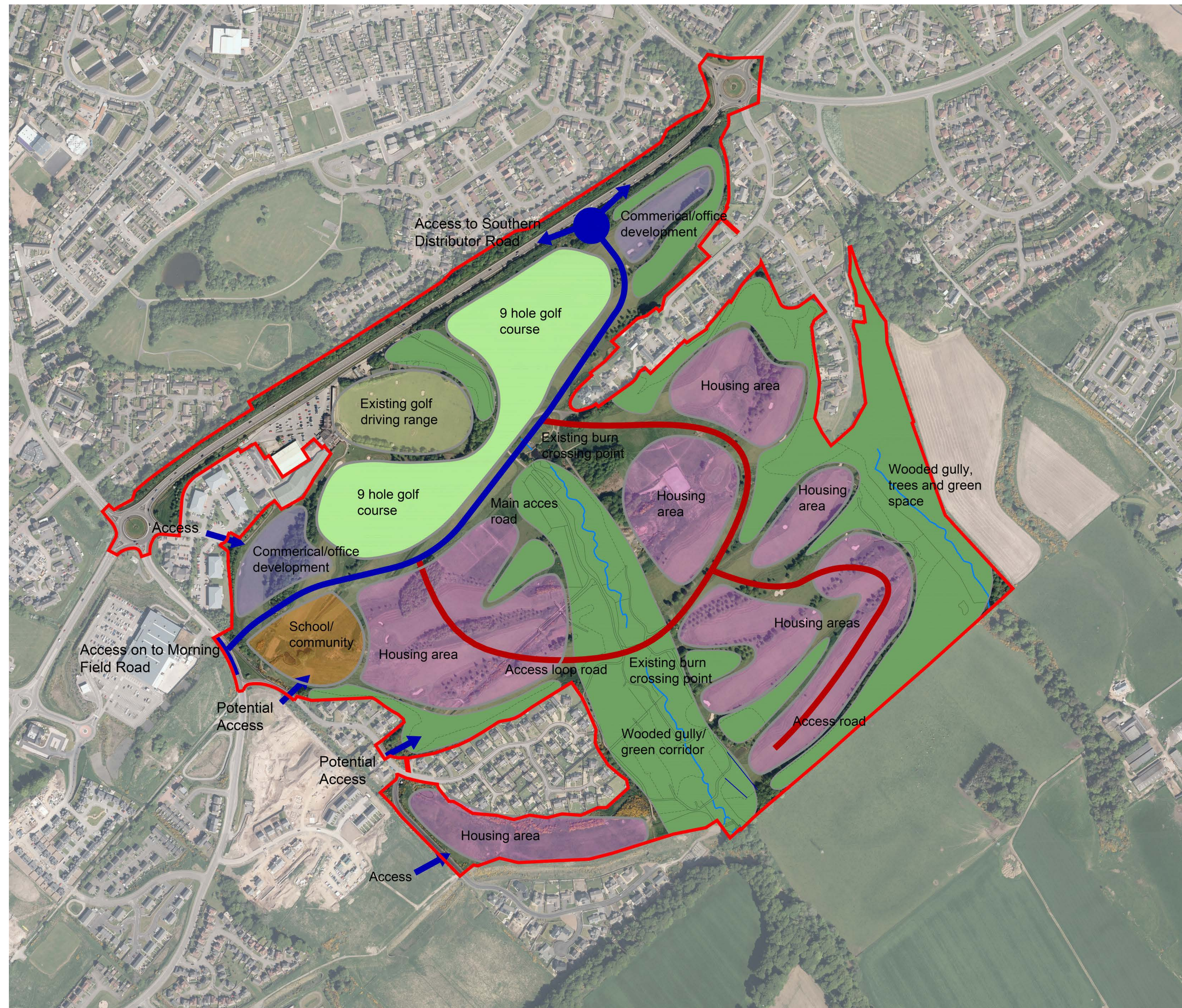
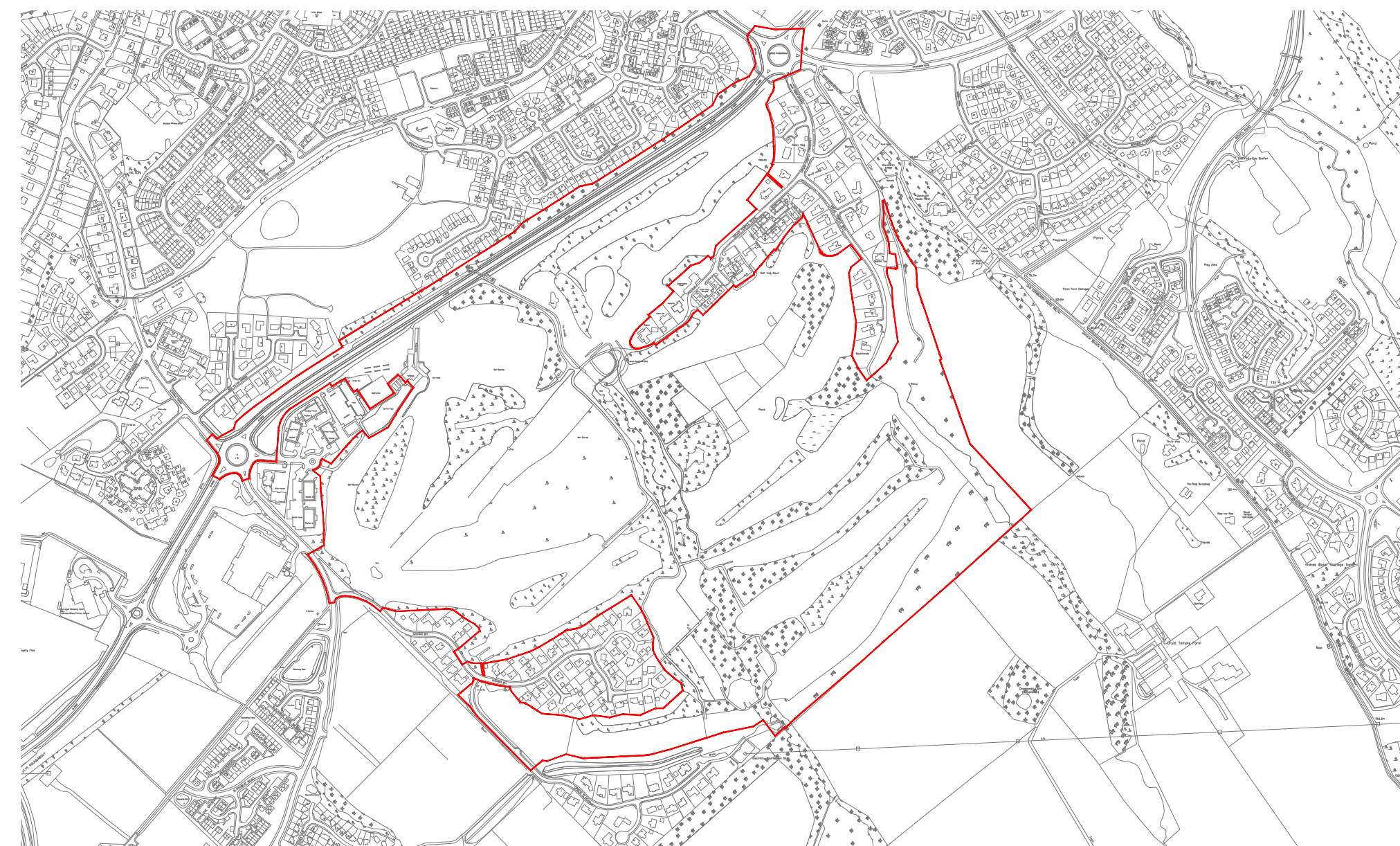
The PoAN area covers the site of the former Fairways Loch Ness Golf Course and is located directly to the south east of Sir Walter Scott Drive. The PoAN Boundary is shown on the submitted red line plan.

This further evolution of the indicative masterplan is again being consulted upon, presenting a structure for delivery of the various uses over a 9 year period. Further consideration has been given to the priorities afforded to early availability of land for the school site; employment uses, i.e. both office and retail / commercial uses, and for the early delivery of affordable housing and the timeous delivery of the market led private housing development parcels; the private housing being phased to facilitate a consistent rate of delivery over the proposed 9 year period whilst the affordable element is proposed to be compressed into the first 4 years, or indeed extended as required to match available funding. The proposed uses are all considered deliverable within the suggested period and are located in an entirely sustainable location within easy walking and cycling distance of shops, services and current employment opportunities.

Inverness continues to have a strong demand for new build residential properties across a range of sizes and price brackets. Delivery of the redevelopment opportunity at the Fairways site will add positively to the short, medium and long term housing opportunities in the City, bringing forward affordable housing provision concurrently to help meet the ongoing priority requirements in the Inverness area. In addition, the emerging Masterplan identifies a significant opportunity to reconfigure and extend the successful commercial provision at Fairways to meet current expressed requirements in the tourism and commercial markets and bring these forward as part of an integrated development plan for the area.

As such, in tandem with this pre-application consultation exercise, this mixed use plan is being promoted for allocation through the current review of the Inner Moray Firth Local Development Plan.

PoAN Plan as Submitted





# Frequently Asked Questions

The following questions and answers represent the feedback we have received in response to our previous Public Consultation Events and subsequent meetings with the Lochardil & Drummond Community Council and the Slackbuie Community Council. These question and answers are also published on our consultation website - [www.fairwaysconsultation.co.uk](http://www.fairwaysconsultation.co.uk)

## Question:

Can you please explain the term PoAN and why does the red line appear to be beyond the proposed development areas, most notably extending to the north of the distributor road?

## Answer:

The term PoAN stands for Proposal of Application Notice, the boundary of which is an area indicated that will include all aspects of the development including roads and drainage infrastructure.

The PoAN boundary is deliberately set beyond the likely red line application boundary simply for completeness of consultation, however, we can confirm that there are no proposals for residential development north of the distributor road.

## Question:

How do you consider this proposed development accords with the development plan / Why do you disagree with the Councils proposals for IN63 in the IMFLDP2 / Fairways Golf Course is allocated as greenspace within the LDP / the site is not allocated for the proposed uses in the development plan / the site is not preferred for the proposed uses in the LDP Main Issues Report, i.e. it is non-preferred by the Council for the proposed uses.

## Answer:

This is one of the main questions asked and it is, of course, correct to state that the site is neither allocated for the proposed uses within the current LDP, or shown as a preferred site within the IMFLDP2 Main Issues Report (MIR).

The MIR is one stage within the preparation of the IMFLDP2 and, in addition to the prospective planning application(s), the site is also being promoted through that process. Once submitted, the application(s) will be assessed against the policies included within the Development Plan and any other material considerations.

The applicant's views on these matters will be set out in full within a 'Planning Delivery Statement' that will accompany the applications(s).

## Question:

Surely it would have been better to await the lifting of COVID restrictions before carrying out this consultation?

The Scottish Government have issued various guidance in order that committed development and pre-application consultation on development proposals could continue throughout the pandemic. In engaging within this process we have gone beyond the usual levels of public consultation and will likely use a hybrid of traditional methods and online consultation when matters return to normal.

## Question:

What are the general benefits/enhancements to the general area that you feel the development would bring?

## Answer:

In terms of potential benefits to the area, we consider that these will include delivery of required mainstream and affordable housing, the affordable housing being delivered early in the process, new employment opportunities, a site for a new primary school, a new 9 hole golf course, enhanced delivery/management of a new country park area and new linkages to the core path network for existing and surrounding residents. The purpose of this pre-application consultation is to seek local views on these matters and we appreciate any ongoing input on these matters.

## Question:

As a resident in Castle Heather Avenue, how will this affect me regarding noise and pollution?

## Answer:

The matters of potential noise and pollution will be assessed as part of the supporting package of information submitted with the planning application(s).

## Question:

What do you say to large sections of the community who are concerned by these plans?

## Answer:

This process allows any interested third parties, whatever their opinion on the proposals to express those views openly and enter into dialogue with the prospective applicant(s).

## Question:

The proposed roundabout appears to be offset, is that accurate?

## Answer:

Regarding the position of the proposed roundabout, the masterplan is currently indicative and we are seeking comments on it although we can clarify that the roundabout is currently shown as being off set into the site.

## Question:

How will these proposals affect the distributor road and are there any plans to dual it?

## Answer:

There are no plans to dual the distributor road, but as part of the application there may be a new strategic access to service the development.

## Question:

Who will provide the ongoing open space maintenance for area? Would this be a one-off fee paid to the council or a factoring arrangement. If the latter, who would your preferred factors be? Will the golf course be included within the factoring?

## Answer:

Regarding maintenance of the open space areas, the intention would be to use a factor, there is however no currently preferred factor. Regarding the factoring of the golf course, that will be privately maintained by the new owners of the new 9 hole course.

## Question:

At 08, what do you mean by "commercial uses" and how would the locations be determined?

## Answer:

The level and siting of the proposed land uses is currently indicative and we are seeking views through this consultation event and the follow up event prior to finalising the application details. We therefore welcome any suggestion as to the type of employment uses that may be considered appropriate to the area.

## Question:

There is school/community use at 05. The area is short on capacity for all its schools, so a new school would be required (as per Ness-side). Would Kirkwood fully fund the build and kit-out?

## Answer:

Regarding school / community use, the Councils Developer Obligations Supplementary Guidance forms part of the Council's Development Plan which is used in the determination of planning applications. The likely level of contribution to any new build school facilities and or extensions to current facilities will therefore be assessed through consideration of the application proposals and in line with that guidance.



# Frequently Asked Questions

## Question:

What considerations / discussions have you held with public transport operators?

## Answer:

Regarding public transport operators, the application will be supported by a Transport Assessment which will be prepared with reference to all relevant matters, including public transport. As matters progress, more information will be available at the second public consultation event and within the application pack. If there are any suggestions at this time regarding public transport please do not hesitate to forward comments through the response form provided on the web site.

## Question:

I note your proposal includes a primary school. Will you be building that or do you expect the community to pay for it? How do you propose to accommodate all the secondary school pupils when all of the local schools have full or predicted to be full rolls? Developer contributions do not really help provide such facilities since they do not need to be paid up until after the development is well underway meaning the community is left to pick up the problem. This is exacerbated by a piecemeal development over several years which allows the developer to avoid paying.

## Answer:

As part of the application process, due consideration will be given to the potential impacts on local facilities, including primary and secondary education, i.e. in terms of potential developer contributions where the proposed development results in the need for a new, extended or improved public service, community facility or other infrastructure.

The Council's Developer Obligations Supplementary Guidance forms part of the Council's Development Plan which is used in the determination of planning applications.

The likely level of contribution and payment timescales will therefore be assessed through consideration of the application proposals and in line with that guidance.

## Question:

Have you considered the impact on wildlife in the area, including the impact of the development and roads.

## Answer:

As part of the information gathering process, an Ecological Survey, Tree Survey and Transportation Assessment will be carried out and submitted with the application pack and these reports will provide the required information on the various environmental and technical matters.

## Question:

What discussions have you held with THC planning officials and what was the outcome of those discussions?

## Answer:

Discussion with the officers to date has been limited to the registration of the PoAN. A formal pre-application enquiry has also been submitted and that will facilitate more detailed pre-application liaison.

## Question:

There is no requirement for additional affordable housing in this area at this time, the current allocation in the IMLDP meets the targets, so that cannot be considered a benefit.

## Answer:

Regarding the need for affordable housing, THC policy requires 25% affordable housing on all residential allocated and windfall sites.

## Question:

Please improve the sizing / scaling of the drawings and information on the web site, unable to read small text clearly. Drawing should be provided in a format that can be zoomed into.

## Answer:

On the website consultation boards, please click on / select each board individually and then there will be a 'zoom in' facility. The boards can also be downloaded.

## Question:

What about the lack of any real green space / recreational areas in Inverness? This side of the city is overdeveloped as it is with the surrounding infrastructure struggling to cope with the demands placed on them from a big increase in local population.

## Answer:

The indicative masterplan seeks to retain a significant proportion of greenspace and comments on the extent and use of that space are encouraged throughout this pre-application process. Matters pertaining to education also continue to be considered through the pre-application process and again pre-application views are most welcome. As part of the application process due consideration will therefore be given to potential developer contributions where the proposals result in a need for new or extended facilities and the intention is to provide more information on these matters at the second consultation event.

## Question:

If these proposals are approved when is development likely to commence / interested in purchasing / accessing an affordable house.

## Answer:

If development is approved, a phased delivery would likely begin mid 2022, subject to receipt of all technical approvals and consents.

## Question:

These proposals could affect the price of my property, with noise and the fact that the volume of traffic will be on the road, this volume has already doubled with other sites being built up and down next to this distributor road, are you the developers willing to pay compensation for

## Answer:

House values are not a material planning consideration. As part the planning application package, Noise and Transport Assessments may be requested by the local authority and the developer will have to design the proposals to comply with local and national policy.

## Question:

I have concerns on insufficient drainage in the area that is already a flood risk, increase level of traffic and noise on the already busy distributor road, pollution/fumes to nearby houses. You have stated you are looking to include a primary school, but what about the increase in capacity for the nearby secondary schools who are at capacity already/pressure on G.P's and other resources.

## Answer:

We can confirm that there are no plans to widen the distributor road although there are plans to access the site from the distributor road. The indicative masterplan is shown on the web site. As part of the application process, matters such as drainage, traffic impact, school capacities, etc will be assessed along with potential developer contributions where the proposed development results in a need for a new, extended or improved public service, community facility or other infrastructure.

## Question:

Will Fairways Driving Range be left as it is.

## Answer:

There are no proposals to alter the driving range.

## Question:

Will the proposals affect the bowling club.

## Answer:

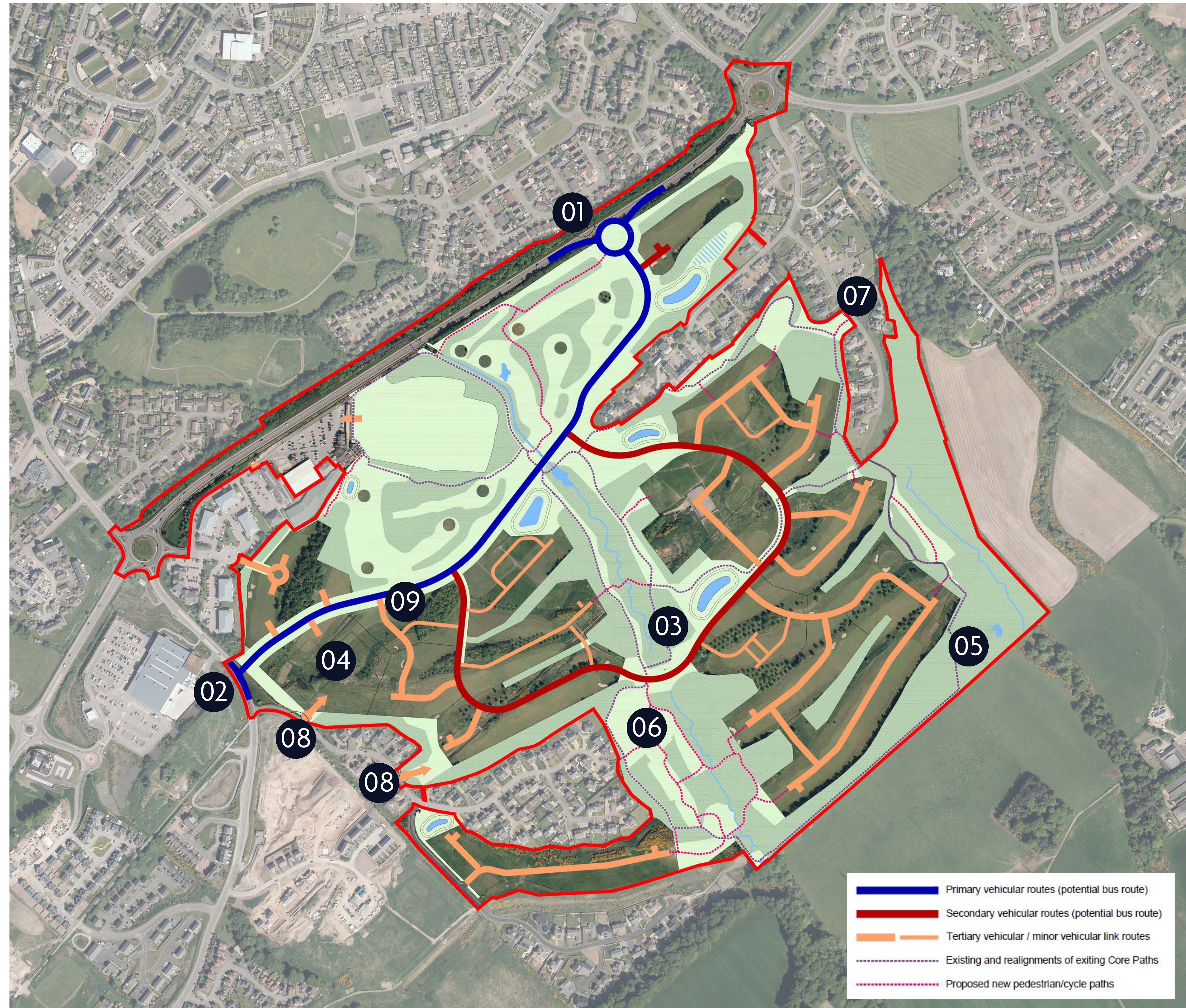
There are no proposals that affect the bowling club or its building.



# Road Hierarchy and Connectivity

- 01 New roundabout on Southern Distributor Road providing main point of vehicular access into development site
- 02 New access point off Morning Field Road providing vehicular access into development site
- 03 Existing wooded gulley with enhanced pedestrian walking / cycling routes forming an accessible integral green open space spine through the development
- 04 School/community use in accessible location
- 05 Existing Core Path network to be enhanced and extended to allow improved accessible through and into / out of the site for walkers and cyclists
- 06 Network of footpaths and walking routes to be established through the site for recreational use
- 07 Pedestrian & potential emergency / temporary link
- 08 Potential emergency / temporary link.
- 09 Primary vehicular route with 3m wide footpath/cycle way

The Fairways site has excellent opportunities to connect to the surrounding road, footway and cycleway networks, creating a highly accessible development in line with Scottish Planning Policy principles. The access strategy will allow the site to integrate with surrounding residential areas and amenities and create opportunity to encourage sustainable travel, whilst ensuring that the development can be phased in an appropriate manner which accommodates the resulting gradual growth in development trips and travel demands.





# Green Space Infrastructure

- 01 New roundabout on Southern Distributor Road providing main point of vehicular access into development site
- 02 New access point off Morning Field Road providing vehicular access into development site
- 03 Existing wooded gulley with enhanced pedestrian walking / cycling routes forming an accessible integral green open space spine through the development
- 04 Existing wooded gulley forming eastern boundary of site
- 05 School/community use in accessible location
- 06 Individual SUDS installations allowing phased progression of development
- 07 Enhancement of existing woodland structure and tree belts to create a development within a heavily landscaped setting
- 08 Creation of new and expansion of existing commercial/office uses
- 09 Approximate historical location of Castle Heather
- 10 Main vehicular access road to development with 3m wide footpath/cycle way
- 11 Secondary vehicular loop road serving wider development
- 12 9 hole golf course
- 13 Existing golf driving range



Example of integrated surface water and landscaping



Example of watercourse footway crossing

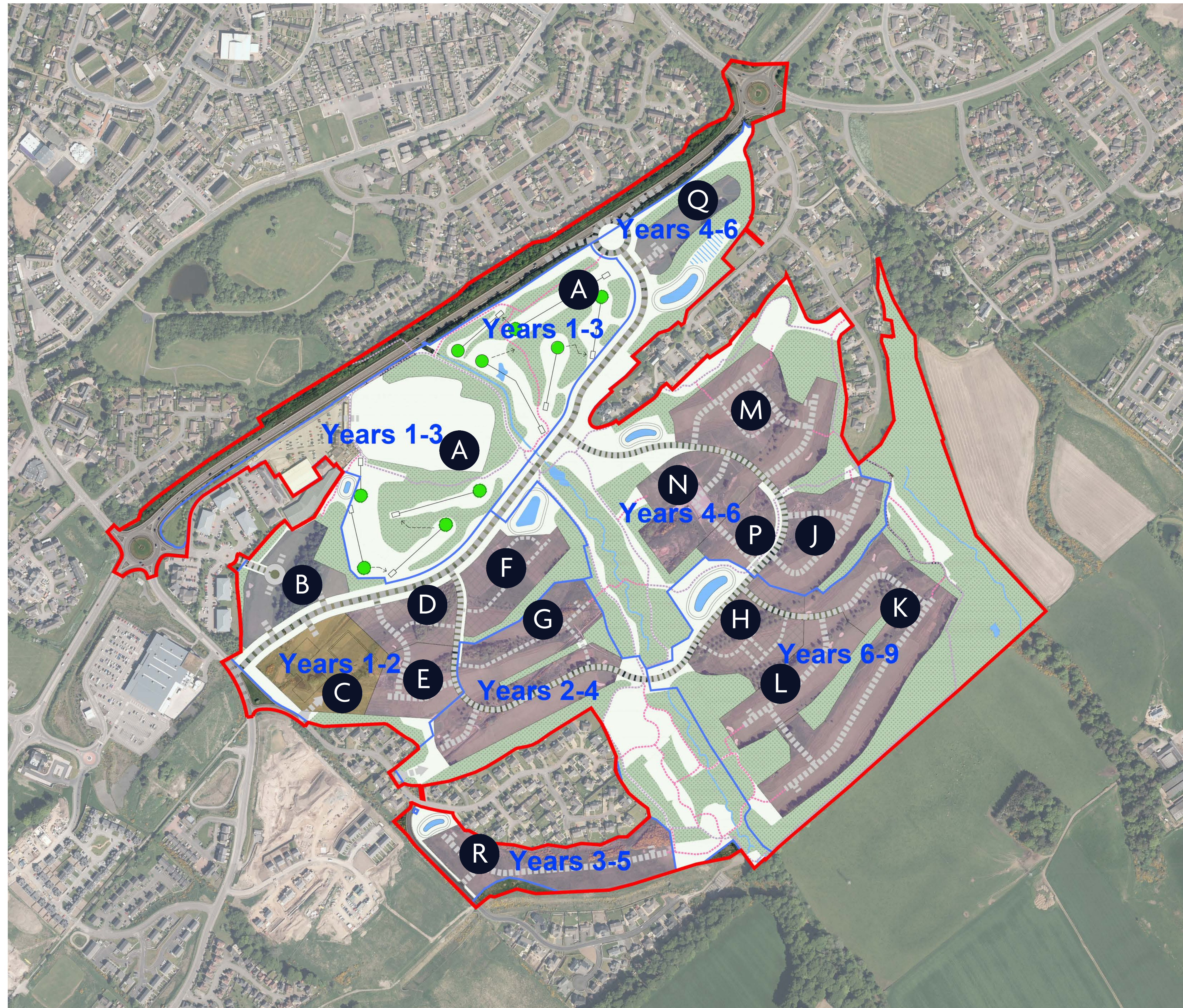


Example of enhanced landscape features



# Indicative Development Phasing

A	Fairways Golf Centre	Years 1-3
B	Commercial	Years 1-3
C	School/ Community	Years 1-2
D	Affordable Housing	Years 1-2
E	Private Housing	Years 1-2
F	Affordable Housing	Years 1-2
G	Private Housing	Years 2-4
H	Affordable Housing	Years 6-9
J	Private Housing	Years 4-6
K	Private Housing	Years 6-9
L	Private Housing	Years 6-9
M	Private Housing	Years 4-6
N	Private Housing	Years 4-6
P	Private Housing	Years 4-6
Q	Commercial	Years 4-6
R	Private Housing	Years 3-5





# Masterplan Layout

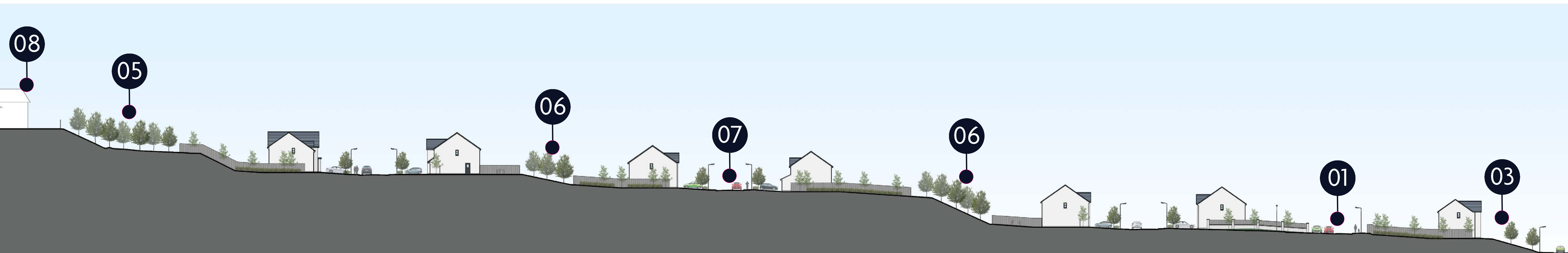
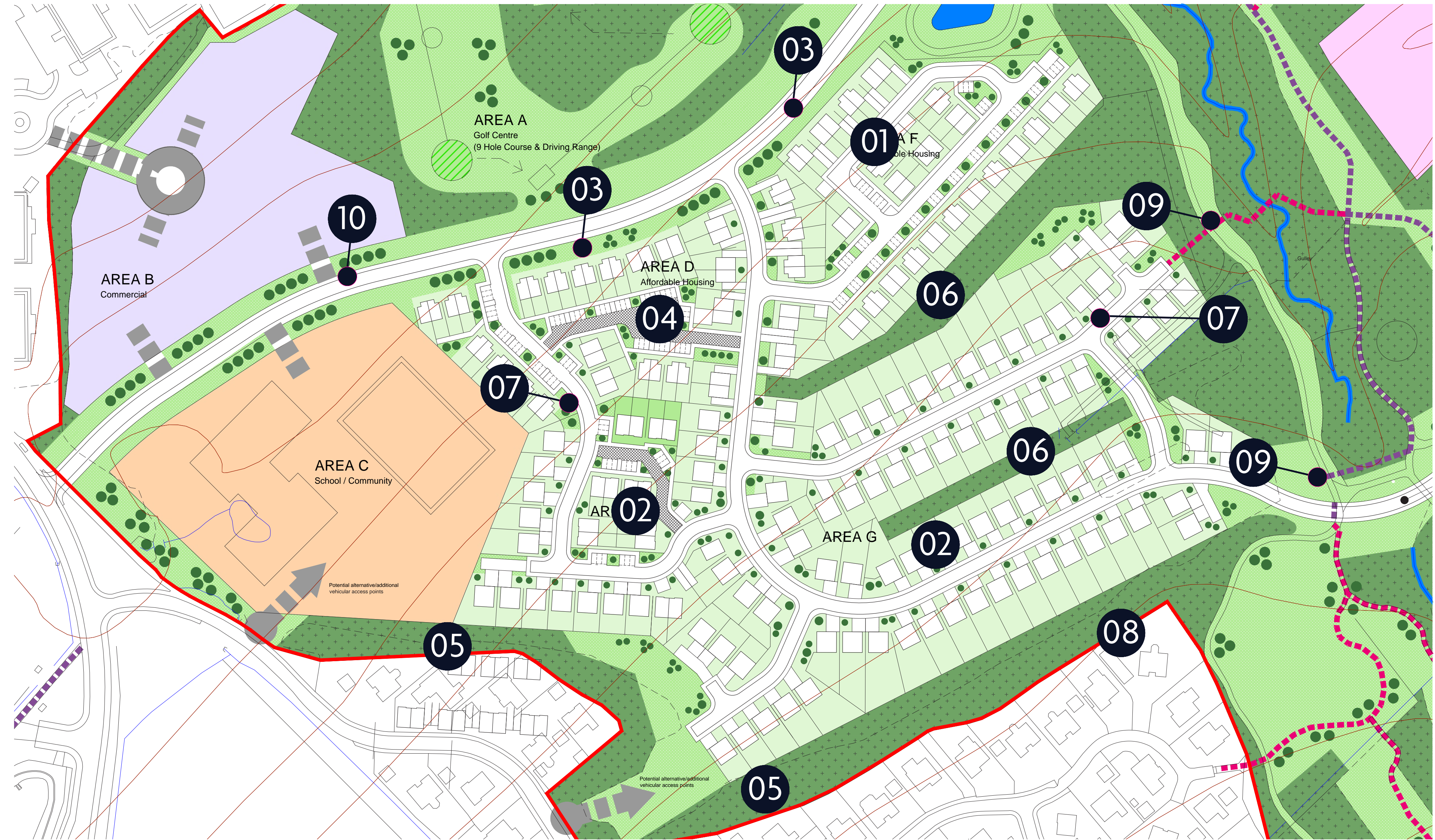
- 01 New roundabout on Southern Distributor Road providing main point of vehicular access into development site.
- 02 New access point off Morning Field Road providing vehicular access into the development site.
- 03 Existing wooded gully with enhanced pedestrian walking / cycle routes forming an accessible internal green open space spine through the development.
- 04 Existing wooded gully forming eastern boundary of the site.
- 05 School / Community use in central accessible location.
- 06 Individual SuDS installations allowing phased progression of the development.
- 07 Enhancement of existing woodland structure and tree belts to create a development within a heavily landscaped setting.
- 08 Expansion of existing commercial uses.
- 09 New commercial access from Southern Distributor Road.
- 10 Approximate historical location of Castle Heather.
- 11 Main vehicular road to the development.
- 12 Secondary vehicular loop road serving the wider development.
- 13 Upgraded 9 hole golf course.
- 14 Existing golf driving range.





# Indicative Detailed Application Area

- 01 25% affordable housing
- 02 Wide range of private housing provision catering for a large proportion of the market.
- 03 Street frontages with rear access parking.
- 04 Central community spaces with off street parking in line with policy.
- 05 Enhancement of existing woodland structure and tree belts to create a development within a heavily landscaped setting.
- 06 Wide landscaping belts between the housing pods, providing further opportunity for increased bio-diversity through the development. The housing plots will benefit from increased privacy and increased solar gain.
- 07 An internal road network with multiple links allowing for ease of access for emergency and service vehicles. Enhancement of pedestrian access to the wider landscaping provisions throughout the development.
- 08 Tiered plots and enhanced landscaping reducing the visual impact to existing properties surrounding the development.
- 09 Pedestrian links to school / community site and greenspace corridor.
- 10 7.3m local Distributor Road for potential bus route with 3m cycle way.





# Example House Types





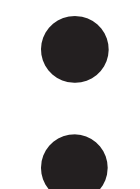
# Next Steps

## Step 1: Provide feedback on the proposals

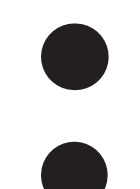
- Thank you for participating in this second online consultation event. Please fill out an online feedback form and return. Alternatively, please write by letter or email to give your views on the proposed development.



Step 2: Consideration of comments received and alterations made to the proposals as appropriate.



Step 3: Applicant prepares supporting documentation, including a Pre-Application Consultation Report, and submits application(s) for Planning Permission to Highland Council.



Step 4: Highland Council assess the planning application(s) following statutory consultation.

For more information

If you would like to be kept updated on progress of the development, please leave your details on the webpage feedback form or find out more about Kirkwood Homes at:

[www.kirkwoodhomes.co.uk](http://www.kirkwoodhomes.co.uk)

## Option 1: Respond by Webpage Feedback form



The form can be found at  
[www.fairwaysconsultation.co.uk](http://www.fairwaysconsultation.co.uk)

## Option 2: Respond by Letter or Email



**emac**  
planning  
Fairways Consultation  
Emac Planning, 109 Camphill Road,  
Broughty Ferry, Dundee, DD5 2NE



[ewan@emacplanning.co.uk](mailto:ewan@emacplanning.co.uk)



07860 968006

Please note that all written representations on the pre-application consultation must be sent to the above address and NOT to Highland Council. Comments made to the prospective applicant are not representations to the Planning Authority. If the prospective applicant submits an application there will be an opportunity to make representations on that application to the Planning Authority.

**Deadline for Pre-Application Comments:**

**Friday, 03<sup>rd</sup> June 2022**