

**Site Forms**

<b>YOUR DETAILS</b>	
<b>Your Name</b> (and organisation if applicable)	Tulloch Homes Ltd c/o Agent
<b>Your Address / Contact Details</b>	
<b>Landowner's Name</b> (if known / applicable)	Various
<b>Agent</b> (if applicable)	Halliday Fraser Munro
<b>Agent's Address / Contact Details</b> (if applicable)	Stanhope House
	Stanhope Place
	Edinburgh
	EH12 5HH

<b>DETAILS OF SITE SUGGESTED</b>	
<b>Site Address</b>	Land at Ness-side, south-west of Inverness
<b>Site/Local Name</b> (if different from above)	
<b>Site Size</b> (hectares)	23.09ha
<b>Grid Reference</b> (if known)	NH 649 425
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing incorporating some affordable housing provision. Potential for related commercial, retail and community uses.
<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	N/A
<b>Map</b>	(please attach a map of the site ideally on an Ordnance Survey base)

<b>If you wish to suggest a site that should <u>not</u> be built on, fill in this form</b>	
<b>REASONS WHY YOUR SITE SHOULD BE SAFEGUARDED FROM BUILDING</b>	
<b>How do the public enjoy the space</b> - e.g. used for dog walking, children's play?	N/A
<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>	
<b>REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION</b>	
<b>How can the site be serviced?</b> (give details of proposed access, foul drainage, surface water and water supply arrangements)	Please see attached
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>Please see attached</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>Please see attached</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>Please see attached</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>Please see attached</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>Please see attached</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>Please see attached</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 will allow for increased formalised public access to the River Ness.  Future residential development would accord with the Council's standards for open space provision.	
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?	Any future development would consider incorporating community facilities if demand merited.  New walking and cycling routes would be provided as part of the development.	
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?	This issue could be explored at a later date.	
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?	A pedestrian crossing of Dores Road is proposed for an adjacent retail development.	
5	Is there scope for road	Will development incorporate on-site traffic	The road access within the site will meet	

	safety measures as part of the development of the site?	calming measures (e.g. speed bumps) or street 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>	Council standards and the principles of Designing Streets in relation to road safety.	
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?	None as far as we are aware	
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?	None as far as we area aware. The site is currently in arable use.	
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  As indicated, the site is currently used for agriculture.	
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?	Identified within Inverness City as a future development site for housing purposes.	
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any landscape designation?	Does the site conform with the Landscape Capacity Assessment (if available)? Will the site result in the removal of valued landscape features or negatively affect any key views? Is it located within or would otherwise affect a National Scenic Area or Special Landscape Area, having regard to their special qualities?	No	
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	
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?	No There are historic features within the vicinity which future development will respect.	
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?  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?	None as far as we are aware. A Phase 1 Habitat Survey will be undertaken.  No	
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 future date.	
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> )	Yes, adjacent to the River Ness.	
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?	Not as far as we are aware.	
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?	As much as possible.	

	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?	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?	Yes- the site is virtually flat.	
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 the east bank of the River Ness with open aspect to the south west and south east.	
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 lies within 1km of the City Centre. Bus routes serve the immediate 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?	Street lighting will be in accordance 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 species be enabled to move where at present there is an obstacle?	No  Yes- improved public access to the River Ness.	
31	Will the site provide	Is the site close to (within 1.5km) an	See above	

	opportunities for people to come into contact with and appreciate nature/natural environments?	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?		
32	<p>a) Will the site affect any core paths or right of way?</p> <p>b) Will the site affect any other existing paths or outdoor access opportunities?</p> <p>c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?</p>	<p>a) Is a diversion of a core path or right of way required? Will there be any impact on the usability of a core path or right of way?</p> <p>b) Will it affect an existing path in the Highland Path Record? Will it provide additional access opportunities or adversely affect access opportunities afforded by the Land Reform (Scotland) Act 2003?</p> <p>c) Will new paths be created within and beyond the site? Will any existing paths be improved e.g. to increase accessibility to a wider range of users? Will the site help to realise priorities identified in the Council's outdoor access strategy or aspirational paths identified in the core path plans?</p>	<p>As far as we are aware a right of way lies within the south of the site.</p> <p>As the development is progressed the implications on this will become clearer. It is not intended to restrict public access in any way, but rather to improve.</p> <p>New paths will be created within the site.</p>	
33	Will the site have an impact on the geodiversity of the area?	Are you aware if the site lies within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site? (or other site with geodiversity value e.g. distinctive landforms, areas with natural processes, rock exposures for study?)	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?	Not known	
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	No	



		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  
Expression of Interest**

**Land at Ness-side, Inverness**

February 2011

On behalf of  
Tulloch Homes Ltd



HALLIDAY | FRASER | MUNRO  
PLANNING

## **1.0 INTRODUCTION**

- 1.1 This Statement has been prepared by Halliday Fraser Munro on behalf of Tulloch Homes Ltd. It promotes land to the south-west of Inverness, Ness-side for residential development purposes in the first stage of the Inner Moray Firth Local Development Plan. The Statement should be read in conjunction with the completed forms (Appendix 1).
- 1.2 The site is identified for development in the adopted Inverness Local Plan 2006. The Highland Council subsequently produced a Design Brief in 2007 for the site, which also covered a wider area, including Ness Castle to the north.
- 1.3 Ness- side is also identified for development purposes in the proposed Highland Wide Local Development Plan (Policy 8). Responses on behalf of Tulloch Homes Ltd have previously been submitted to the emerging Highland Wide Local Development Plan in support of development in this location.

## **2.0 PROPOSED SITE**

- 2.1 The proposed site comprises approximately 23.09ha and is largely farmland. It is relatively flat and contains limited tree cover mainly confined to the south.
- 2.2 The site is contained. The River Ness lies to the west and the B862 Dores Road to the east. It is located within an established residential area and as noted, with major new housebuilding additionally promoted at Ness Castle to the north.
- 2.3 Tesco Stores Ltd has planning consent for a mixed-use development on land to the south east of the site.

### 3.0 CALL FOR SITES: RESPONSE TO QUESTIONS

#### ***Q1: How can the site be serviced?***

##### ***Access***

- 3.1 The site will take its access off the B862 Dores Road to the east. The road will run from the existing Dores Road roundabout to the south east of the site, which currently forms the western end of the Southern Distributor Road.

##### ***Water and sewage***

- 3.2 The site can be adequately serviced, subject to any necessary upgrades to the existing infrastructure in the area.

#### ***Q2: What are the site's constraints and how can they be resolved or reduced?***

##### ***Flooding***

- 3.2 It is known that part of the site may be subject to flooding from the River Ness. That land which may be affected will not be used for development purposes.
- 3.3 A full flood assessment for the site is currently being carried out by Mott MacDonald engineers and the conclusions are expected shortly.

##### ***Protected Species***

- 3.4 As the site is currently in arable use and used for crop growing it is unlikely that there are any protected species, which could be affected by development. The Tesco Stores Ltd application raised no objection from Scottish Natural Heritage or the Council's ecologist. A Stage 1 Habitat survey would be conducted as part of any future planning application.

#### ***Q3: What benefits will result to the wider community from the site's development?***

- 3.5 Forming part of a proposed major development area to the south west of the City it is likely that development at Ness side will require additional

community infrastructure provision. Indeed various matters are raised by the Council in the Development Brief for the area. This may include improved education facilities, open space and improved access to the river frontage. Tulloch Homes Ltd are willing to consider incorporating commercial and retail facilities, if the demand is merited, linked with the retail proposal adjacent to the site.

- 3.6 Other on-site or site specific infrastructure and services will depend very much on the mix of uses ultimately proposed and agreed with the Council.
- 3.7 Jobs will be created as a result of this development. The construction of the roads, services, houses etc will provide employment in the wider Inverness area.
- 3.8 A range and mix of housing will be provided. A percentage of affordable housing will be agreed with the Highland Council.

***Q4: What impact will there be on travel patterns from the site's development?***

- 3.9 A Transport Assessment will be undertaken for the site, which will provide details of this. The proposed West Link Road will impact on the development of the site in terms of access and traffic generation.
- 3.10 Sustainable travel will be promoted as part of the site's development. A bus network already serves this area of the City, which will reduce the need to use private transport. In addition pedestrian and cycle routes will permeate through the new development integrating with adjacent residential areas and the river.

***Q5: Is the site well connected?***

- 3.11 As discussed previously the site will take its access from the Dores Road Roundabout. This road, at the western end of the SDR has been purposely built to serve a new neighbourhood in this location.

3.12 The site's connectivity aside, it is well placed to integrate into the adjacent residential development to the east of Dores Road and proposed development to the north.

3.13 In addition the Tesco Stores Ltd application includes the provision of a combined footpath and cycle path ('the boulevard') within the site boundary on the west side of Dores Road. A pedestrian crossing is proposed across Dores Road.

***Q6: Is the site energy efficient?***

3.14 The site's development will take advantage of solar gain and aspect.

3.15 Any design proposals coming forward for the site will also be in accordance with the Council's Supplementary Planning Guidance on Sustainable Design.

***Q7: What other negative impacts will the development have and how will they be resolved or offset?***

3.16 No significant negative impacts are expected to result from this development.

## 4.0 CONCLUSIONS

4.1 The site at Ness-side has been identified for residential development purposes for a number of years. It is capable of delivering much needed housing land for the wider Inverness area.

4.2 The site provides an excellent opportunity for a phased residential development in a highly sustainable location. It would form a logical and sympathetic extension to the city of Inverness, in keeping with the Council's overall vision for the area. Furthermore it would provide a thoroughly appropriate opportunity for new residential development in Highland to meet the requirements of the emerging Highland Wide Local Development Plan and Inner Moray Firth Local Development Plan.

4.3 The identification of this site for future phased residential development in the emerging Local Development Plan is strongly supported.

- Its development supports the objective of sustainability expressed at all levels of the planning policy hierarchy, which aims to increase the effectiveness and efficiency of existing infrastructure by concentrating development in areas where services are already provided;
- It will contribute to housing choice within the area;
- The site is identified by the Council as suitable for a large-scale residential development;
- The site will act as a logical and natural extension to the City and consolidate the existing built form;
- It allows for significantly improved public access to the River Ness in this part of Inverness;



- It will contribute towards a sustainable and appropriate increase in the City's population which will in turn support and enhance existing local services and facilities.

4.4 In summary, the proposed site at Ness- side to the south west of Inverness offers a logical, much needed, sustainable and deliverable addition to the strategic and local housing land supply of the Highland area.

***Halliday Fraser Munro Planning***  
***February 2011***