

## Site Forms

YOUR DETAILS	
<b>Your Name</b> (and organisation if applicable)	<b>Loch Ness Homes Ltd.</b>
<b>Your Address / Contact Details</b>	Oldtown of Leys Farm
	Inverness
	IV2 6AE
<b>Landowner's Name</b> (if known / applicable)	
<b>Agent</b> (if applicable)	Bracewell Stirling Consulting
<b>Agent's Address / Contact Details</b> (if applicable)	5 Ness Bank
	Inverness
	IV2 4SF

DETAILS OF SITE SUGGESTED	
<b>Site Address</b>	Adjacent, and on either side of the A 82 (T), Kilmore, Drumnadrochit
<b>Site/Local Name</b> (if different from above)	Kilmore
<b>Site Size</b> (hectares)	
<b>Grid Reference</b> (if known)	E: 251000 N: 829200
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing, Affordable housing, homes for the elderly, care home, mixed commercial uses including bakery/tearoom/bunkhouse and commercial/business units, community and public open space. To include possible health centre and extension to Glenurquhart Centre.
<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	150 approx housing units of various sizes and tenures and will include in addition, possible 60 Bed care home accommodation and bunkhouse.

	Approx 500 sq m of commercial/business floor space and bakery.
<b>Map</b>	Map attached

<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)	All relevant service infrastructure connections and utilities understood to be available and site suitable for SUDS treatment.

arrangements)

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>No significant constraints</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>Easily accessible land in the heart of the community which can provide essential community services as well as a range of mixed tenure housing and care accommodation with a balance of employment uses. Site well located for existing schools and village services and amenities. Can provide good pedestrian/cycle linkages and provide well maintained and landscaped open space. Also extension to Glenurquhart Centre.</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 has good accessibility by public transport off a major regional trunk road as well as convenient opportunities for pedestrian and cycle linkages to the nearby village centre.</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>The site is an efficient development location which will complement the existing fabric of the village.</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>The site has an excellent southerly aspect which can take full advantage for solar gain and outlook.</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>The site will result in the loss of open undeveloped land but will provide a long term community resource for housing and other community and employment uses in combination with both passive and active public open space.</p>

STRATEGIC ENVIRONMENTAL ASSESSMENT FORM

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

No.	Issue	Detailed Explanation	Answer	Any Proposed Mitigation Measures (how will you reduce or offset the effects of your development?)
1	<p>a) Will the site safeguard any existing open space within the area?</p> <p>b) Will the site enable high quality open space to be provided within the area?</p>	<p>Will the site have any impact on useable public open space (such as parks, playing fields etc) or any opportunities to create additional public open space?</p>	<p>An existing open grazing area will be lost but replaced by housing, community and employment uses, while still retaining a good balance of open space and amenity landscaping.</p>	<p>High quality open space and landscaping to integrate the site with adjacent woodland, open space and built environment.</p>
2	<p>Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?</p>	<p>Is any part of the site within 400m straight line distance of any community/commercial building? or will development provide a community/commercial building within walking distance of existing residential areas? - Are there opportunities to create new walking/cycling routes or improve existing routes?</p>	<p>YES – The site will provide good opportunities to integrate with the existing/expanded village centre and complement this with a range of accommodation, services and employment.</p>	<p>New safe access from the A 82 T will be formed together with pedestrian /cycle accesses.</p>
3	<p>Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?</p>	<p>For example, can a subsidy to a local bus route be provided?</p>	<p>Possible- subject to negotiated consideration of planning gain factors.</p>	<p>Relative priorities will be assessed in consultation with Highland Council and relevant community organisations</p>
4	<p>Will the site involve “off site” road improvements that will contribute to road safety?</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>Yes – new safe roundabout junction to A 82 (T)</p>	

5	Is there scope for road safety measures as part of the development of the site?	Will development incorporate on-site traffic calming measures (e.g. speed bumps) or street lighting? Will it incorporate the principles of Designing Streets available via: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>	Yes	Designing Streets will form an essential guide to detailed road and development layouts.
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  Yes	
9	Is the site within the current settlement boundary?	Is the site within any identified settlement boundary in the Local Plan? Is it allocated for any uses?	Yes	
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	No specific landscape designations. There will be an inevitable change to the open outlook across the site, but it can be successfully integrated into its location to produce a high quality environment.	Professional landscape appraisal and design to produce quality appearance.

		Area, having regard to their special qualities?		
11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (These areas are identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside) and areas of Remote Coast identified by the Council, or an area of wildness identified in the draft Wild Land Supplementary Guidance?	No	
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	No	
13	Will the site impact on any listed building and/or its setting?	Is there a listed building or a part of the setting "area" of a listed building within the site?	No	Any sensitive buildings and their settings will be given adequate separation.
14	Will the site affect a site identified in the Inventory of Gardens and Designed Landscapes?	Is any part of the site inside the outer boundary of an Inventory "entry" or will the site affect the setting of an "entry"?	No	
15	Will the site affect any locally important archaeological sites identified in the Historic Environment Record?	Does the site contain any features identified in the HER? If yes, will the site affect the feature?	None known	Professional archaeological field assessment will be required.
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	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	No	

	for the natural heritage?	being of nature conservation importance e.g. Ancient, Semi-Natural or Long-Established Woodland Inventory sites, priority BAP habitats, habitats included on the Scottish Biodiversity List, non-designated habitats listed in Annex 1 of EC Habitats Directive?		
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?	Probably not  Unlikely	Badger/ecological assessment will be undertaken.
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?	Solar panels most likely together with solar gain.	Full consideration will be given to renewable options
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	
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?	Not significant – full SUDS measures will be designed and implemented.	
22	Is there a watercourse, loch or sea within or adjacent to the site? If	Will there be any culverting, diversion or channelling of existing watercourses?	No	

	yes, how will the water environment be protected from development?			
23	Will the site offer opportunities for sustainable waste management?	Will the waste produced by the site be minimised and processed close to source in a sustainable way?	Yes	
24	Can the site be connected to the public water and sewerage system?	Can the site be connected at reasonable cost? If not, what alternative is proposed?	Yes	
25	Will the site require alteration to the local landform?	Can the site (including access) be developed without significant re-contouring etc.? Will access tracks and parking areas have significant cut and fill?	No significant level changes anticipated.	
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?	Yes	
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?	Not significant – all lighting designed to avoid light pollution.	
30	a) Will it the site affect 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?	Yes – green corridors will be created where possible.	

	b) Will the site provide opportunities to enhance the present green network of the area?	b) Will connectivity of natural features or open space and paths used for public amenity be improved? Will existing fragmentation of habitats and open spaces be improved? Will species be enabled to move where at present there is an obstacle?	Yes - integrated open space and natural habitats will be included.	
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?	Local woodland and nearby access to river corridors and open spaces.	
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  Yes within site – good connectivity can be achieved	
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	No	



		for study?)		
34	Will soil quality and capability of the site be adversely affected?	Will the site result in a loss of soil due to development or removal of good quality soil from the site? Is the site on land identified as Prime Quality Agricultural Land?	No- soil excavated will be re-used on site or locally.	
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	



LINKS THROUGH WOODLAND PATHS TO VILLAGE CENTRE

ENHANCE AND FRAME VIEWS TO CHURCH

FOOTPATH / VEHICULAR LINKS TO VILLAGE CENTRE

EXISTING PATH NETWORK (LEWISTON & BALMACAAN GLENURQUHART TRAILS DIVACH FALLS)

THE GLENURQUHART CENTRE

EXTENSION TO THE GLENURQUHART CENTRE

VIEW TO 'CREAG NAY' (2km TO NORTH EAST)

EXISTING PLAY PARK

COMMERCIAL DEVELOPMENT (TEAROOM, BAKERY AND BUNKHOUSE/HOSTEL)

CYCLE AND PEDESTRIAN ROUTES THROUGH AND AROUND DEVELOPMENT

CREATE A NEW AVENUE OF TREES ALONG EDGE OF A82 ROAD

NEW ROUNDABOUT ACCESS ONTO A82 ROAD

MAIN A82 ROAD SOUTH

EXISTING SETTLEMENT OF LEWISTON - NEW DEVELOPMENT TO REFLECT THE TRADITIONAL CHARACTER OF THIS AREA



SCALE 1:2500

- RESIDENTIAL DEVELOPMENT AREA
- RESIDENTIAL DEVELOPMENT AREA (AMENITY HOUSING)
- COMMERCIAL DEVELOPMENT AREA
- FUTURE DEVELOPMENT AREA
- MAIN VEHICULAR ROUTE THROUGH THE SITE
- SECONDARY VEHICULAR ROUTES THROUGH THE SITE
- MAIN VIEWS FROM THE SITE
- CYCLE / FOOTPATH LINKAGE THROUGH THE SITE