

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Charlotte Lane, Bowlts Chartered Surveyors
Your Address / Contact Details	Barnhill
	Pluscarden
	Elgin
	IV30 8TZ
Landowner's Name (if known / applicable)	James Baillie – Scaniport Estate
Agent (if applicable)	Craig Forster, Bowlts Chartered Surveyors
Agent's Address / Contact Details (if applicable)	As above

DETAILS OF SITE SUGGESTED	
Site Address	Scaniport, Inverness
Site/Local Name (if different from above)	Former Caravan Park, Scaniport
Site Size (hectares)	2.97
Grid Reference (if known)	NH 630 399
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing, incorporating an element of affordable housing
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	Maximum of twelve housing units
Map	(please attach a map of the site ideally on an Ordnance Survey base)

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

If you wish to suggest a site that should be built on, fill in this form	
REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION	
How can the site be serviced? (give details of proposed access, foul drainage, surface water and water supply arrangements)	There is an existing access from the main road to the former caravan park. A water supply would be taken from the existing borehole supply, recently installed by the Estate. Indications are that this would provide an ample supply of clean water to service the whole development site. Foul drainage would be via individual septic tanks and soak away systems within the curtilage of each proposed house in the development
FORM CONTINUES BELOW	

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

<p>What are the site's constraints and how can they be resolved or reduced? (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>There are some mature trees within the site but the majority of these are at the site boundaries and can easily be retained and incorporated into the landscaping of the site. The land is currently disused and therefore no good farmland will be lost by development of the site.</p>
<p>What benefits will result to the wider community from the site's development? (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>The site and building of the former caravan park are currently disused and are becoming overgrown through lack of use and regular maintenance. Therefore, development of the site would be a far more productive and aesthetically pleasing use of the land than at present as the site would be tidier and maintenance would be carried out by the new owners of each of the proposed houses.</p>
<p>What impact will there be on travel patterns from the site's development? (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>Transport Scotland are currently finalising the route for the new NCN79 cycleway, which will lead from the West coast, along the south bank of Loch Ness to Inverness. Transport Scotland have indicated that this cycleway will pass through Scaniport directly opposite the proposed development at the Former Caravan Park. This would allow residents of the new development to cycle either East to Inverness or West to Dores and beyond without using a main road.</p>
<p>Is the site well connected? (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 would be connected directly into the main Dores road, which leads to the Inverness Distributory road. Therefore, travel time would be minimal and commuters would be able to avoid many of the worst areas of traffic in Inverness, by using the distributory road as a bypass.</p>
<p>Is the site energy efficient? (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)</p>	<p>The site allows for fairly large plots for each house, which would therefore have the space to accommodate any renewable energy schemes or allow for energy efficient layouts in the design of the houses. The houses could be orientated to take advantage of solar gain.</p>
<p>What other negative impacts will the development have and how will they be resolved or offset? (e.g. will the site's development increase any form of pollution or decrease public safety?)</p>	<p>None noted.</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>The proposed site is not presently utilised by the public on a regular basis. However, the low density of housing proposed would allow for incorporation of public open spaces between the houses.</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>There are no commercial buildings within 400m of the site.. However, Transport Scotland are currently discussing the route for the new NCN79 cycleway which will lead past the proposed site and into Inverness. This would allow residents of the proposed development to cycle either East to Inverness or West to Dores and beyond without using a main road.</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>There is ample opportunity for improvement to the local bus service between Dores and Inverness.</p>	<p>A number of additional residents along this road would provide added justification for upgrading the bus service, thus allowing a greater number of people to make use of it on a regular basis.</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>Although the Dores-Inverness road is busy, there is excellent visibility in both directions from the existing access to the caravan park.</p>	<p>Installing adequate signage either side of the junction would make road users aware of the presence of the site access and increase road safety.</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: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	The proposed development will incorporate any onsite traffic calming measures which are deemed necessary by the principles of designing streets.	
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. The neighbouring uses are residential and agricultural and no negative effects are anticipated from either of these.	
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?	Not aware of any contamination	
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: http://scotland.gov.uk/Publications/2010/01/26135819/0) 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?	The land was previously used as a caravan park but has since been disused. Therefore, the site is considered to be a brown field site.	
9	Is the site within the current settlement boundary?	Is the site within any identified settlement boundary in the Local Plan? Is it allocated for any uses?	No. However, it is immediately adjacent to the settlement of Scaniport and the houses at Laggan.	
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	There are no landscape designations in place on the site. Development will have no impact on the skyline and the site is well screened from neighbouring houses by mature trees.	

		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?	The land is not in its natural state due to its former use as a caravan park.	
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	
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?	No protected species are known to inhabit the site.	
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?	The site would be capable of providing a district heating scheme or solar heating if these were considered economic or appropriate for the development	
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: http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx)	Yes, it is included within the SEPA one in two hundred year flood risk map.	The site has never been known to flood and appears to have been included on the SEPA plan due to the presence of a small ditch out with the site. The topography of the site mitigates against flooding.
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 significant change in levels will be required. All surface water runoff will be dealt with under SUDS guidance.	Our proposal would be to keep all soil on the site for landscaping purposes wherever possible.
22	Is there a watercourse, loch or sea within or	Will there be any culverting, diversion or channelling of existing watercourses?	No. There is a small drainage ditch running past the site but this is on the opposite side	

	adjacent to the site? If yes, how will the water environment be protected from development?		of the main road and existing houses at Scaniport. Therefore, development of the proposed site would not have any impact on this ditch.	
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?	The site's close proximity to Inverness would support sustainable waste management. In addition, the sizeable plots proposed will allow for composting to be carried out at a domestic scale.	It is proposed that waste during construction would be minimised by retaining all soil within the site for landscaping purposes.
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?	No. Having discussed the water supply with Scottish Water, there are no plans to bring mains water to this area. Individual septic tanks and soakaways within the curtilage of each house are proposed as an alternative to connecting to a mains sewerage system.	There is a reliable source of ample clean water to the site from the new borehole which has been installed at Scaniport.
25	Will the site require alteration to the local landform?	Can the site (including access) be developed without significant re-contouring etc.? Will access tracks and parking areas have significant cut and fill?	The site is relatively flat and therefore, very little alteration will be required to the landform.	
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. The site is not within close proximity of the coast.	
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. The site is sheltered from prevailing wind by the mature trees around the boundaries. However, within the site, it is fairly open which would allow passive solar layouts to be incorporated into the design of the houses.	
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 is within 5 miles of the centre of Inverness. Therefore, residents of the new development would either walk, cycle or use public transport to get to work or, if they chose to drive, it would be a short commute to Inverness, therefore minimising the impact on local air quality.	

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?	No. Street lighting or flood lighting is proposed.	
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. There are no hedgerows or field margins within the site and those around the edges of the site could be retained in order to facilitate movement of species around the site.	The low density of housing will allow a green network to remain or be enhanced in the spaces between houses.
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?	The site is very close to Torbreck woods, a popular area of forestry for walking dogs.	By encouraging people to live in rural areas, they will be encouraged to come into contact with the natural environment.
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	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	A/b) No, there are no core paths through the site and the site does not give access to any areas where people are likely to wish to gain access under the Land Reform (Scotland) Act 2003. c) The site will add an extra element of justification for the Transport Scotland cycleway as it will bring more potential users of the cycleway into the area.	

	the site?	outdoor access strategy or aspirational paths identified in the core path plans?		
33	Will the site have an impact on the geodiversity of the area?	Are you aware if the site lies within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site? (or other site with geodiversity value e.g. distinctive landforms, areas with natural processes, rock exposures for study?)	No	
34	Will soil quality and capability of the site be adversely affected?	Will the site result in a loss of soil due to development or removal of good quality soil from the site? Is the site on land identified as Prime Quality Agricultural Land?	No	
35	Is the site on peatland?	Is the site within or functionally connected to an area of peatland? Would the allocation involve the disturbance of peat? If yes, how would impacts on peatland be avoided or minimised? Would any tree felling be required?	No	
36	Will the site have any affect on the viability of a crofting unit?	Does the site represent a significant loss of good quality inbye crofting land or common grazing land?	No, there are no crofting units on the site	

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

Our Ref : CL/JS 1552

Your Ref :

Date : 28 April 2011

Dear Sirs

**JAMES BAILLIE – SCANIPORT ESTATE
INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN
SUBMISSION**

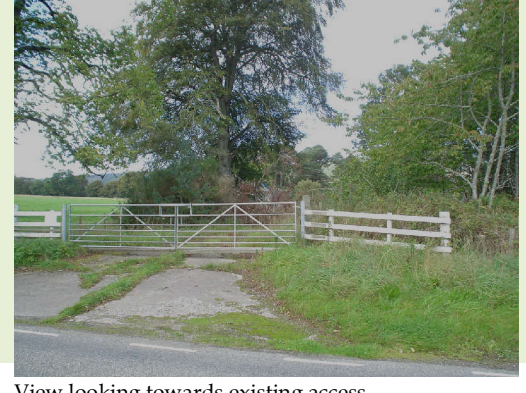
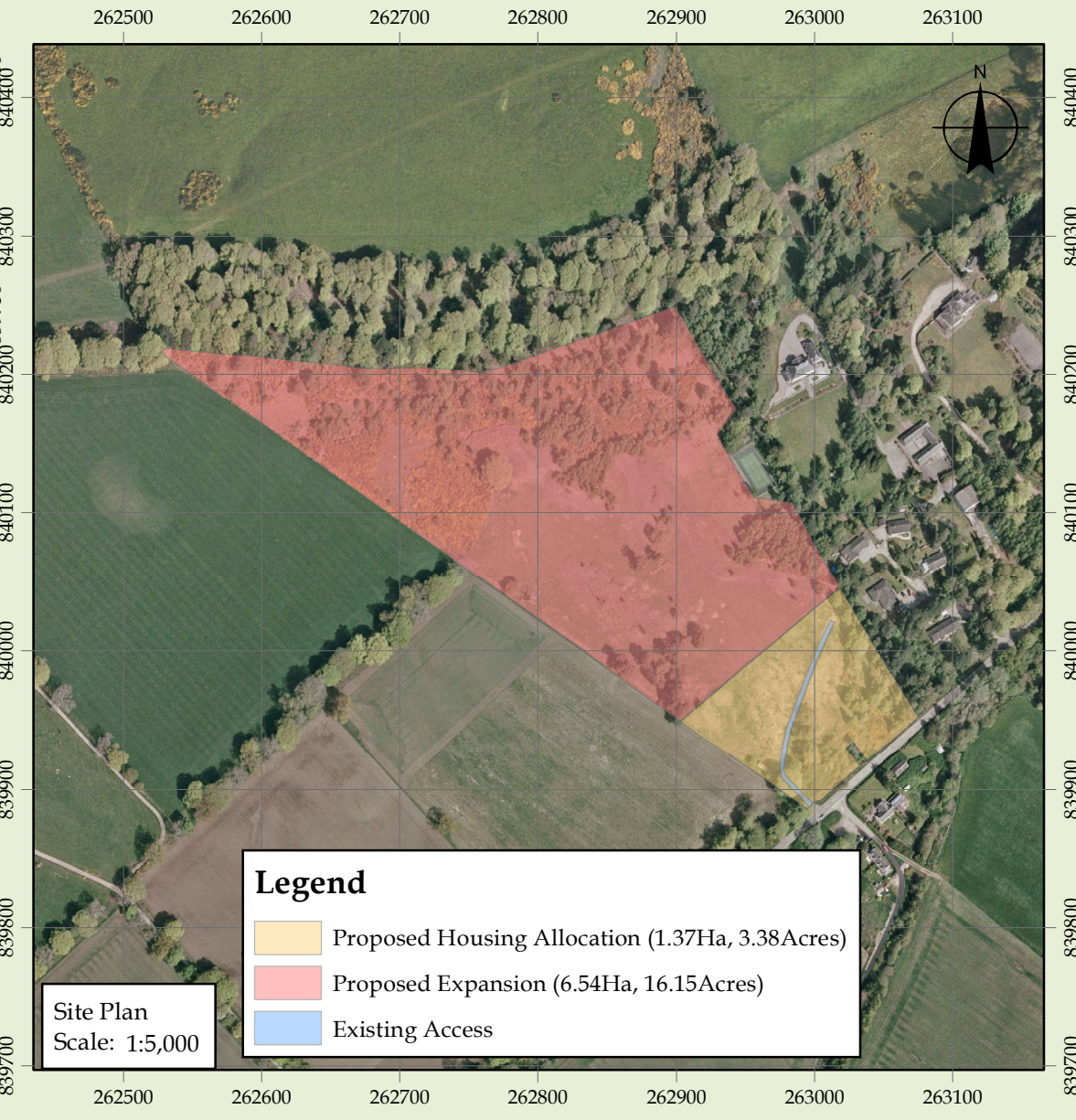
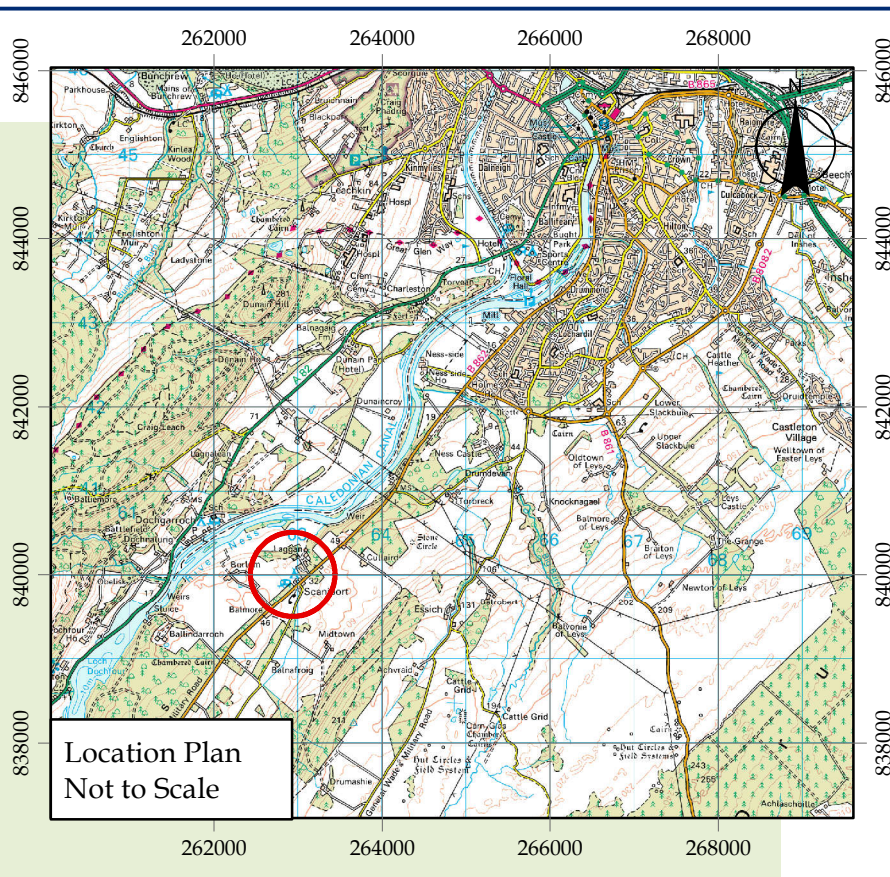
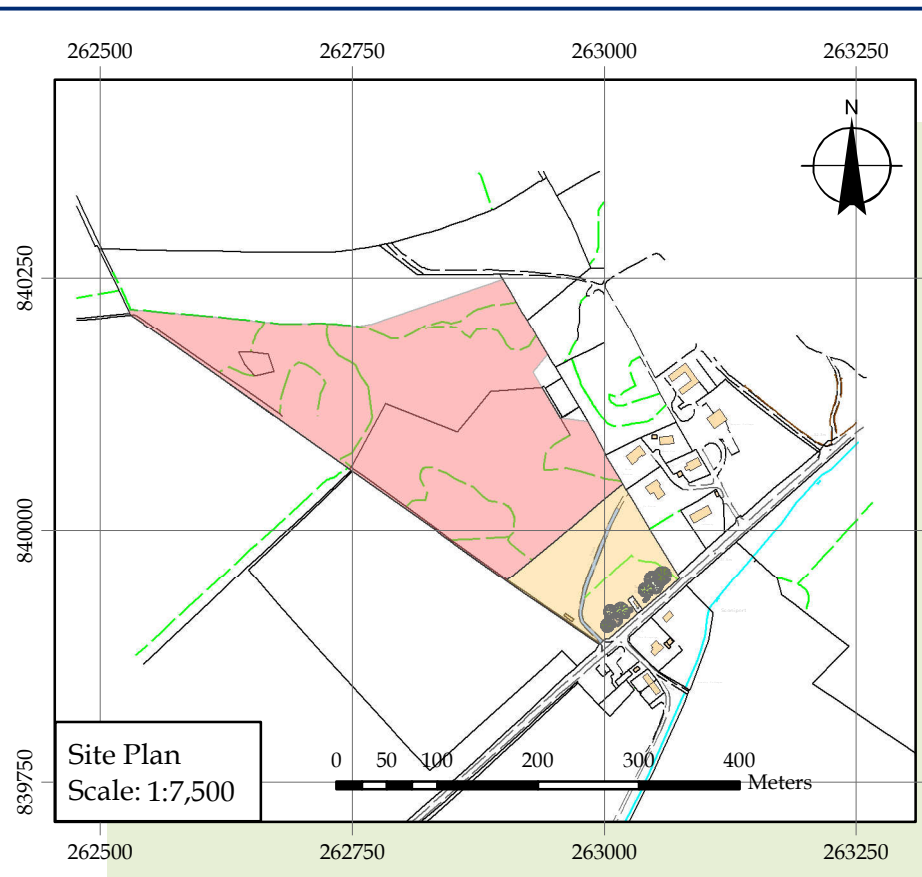
Please find enclosed a site form for a site in our clients' ownership, which we wish to be considered as part of the Inner Moray Firth Local Development Plan process.

In the meantime we trust you find the above and enclosed to be in order, but should you require any further information, please do not hesitate to get in touch.

Yours faithfully

**CHARLOTTE LANE BSc (Hons) MLE
for BOWLTS
Direct Line: 01343 610808
Email: charlotte@bowlts.com**

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Rev:			
Client:	J Baillie Esq		
		Barnhill, Pluscarden, by Elgin, Moray IV30 8TZ Tel: (01343) 890400 :: Fax: (01343) 890222 Also at Seafield of Raigmore, Inverness IV1 2PA Tel: (01463) 235753 :: Fax: (01463) 235838 email: mail@bowlts.com :: www.bowlts.com	
Title:	Scaniport Estate Scaniport Former Caravan Site Inner Moray Firth Development Plan Representation		
Drawn:	CEC	Scale:	as noted
		Date:	29th March 2011
Chkd:	CF	Drg No.	1552 - GIS - 01A
File: Q:\ClientData\BARNH\GIS\GISPROJ\CTIS\PlanningApplications\1552_ScaniportCaravanSite_LPRepresentation_A3_REVA.mxd This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. © Crown Copyright reserved. OS Licence No. 300017943			

Do not scale from this plan