

**From:** Yvonne [Yvonne@ghjohnston.co.uk]  
**Sent:** 02 June 2011 14:40  
**To:** Kirsty McCreath  
**Subject:** FW: 1730 - Call for Sites  
Hi Kirsty – Here's the final submission sent on 3 May for 1730.

Cheers  
Yvonne

*Yvonne Macdonald*  
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**From:** Yvonne  
**Sent:** 03 May 2011 10:39  
**To:** 'imfldp@highland.gov.uk'  
**Cc:** Alan Ogilvie; Susanne  
**Subject:** FW: 1730 - Call for Sites

*Please find attached **resubmission** for 1730 with an amended Accessibility Plan. Please disregard the previous submission made on 27/04/11.*

*Thanks*  
*Yvonne*

*Yvonne Macdonald*  
*Planning Administrator*

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**From:** Yvonne  
**Sent:** 27 April 2011 16:48  
**To:** 'imfldp@highland.gov.uk'  
**Subject:** 1730 - Call for Sites

*Dear Sir/Madam*

*Please find attached Call for Sites letter and enclosures on behalf of Cardrona Charitable Trust in respect of land at Ness Side Fields.*

*Thanks,  
Yvonne*

*Yvonne Macdonald  
Planning Administrator*

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**Site Forms**

YOUR DETAILS	
<b>Your Name</b> (and organisation if applicable)	ALAN OGILVIE GH Johnston Building Consultants Ltd
<b>Your Address / Contact Details</b>	Agent – see below
<b>Landowner's Name</b> (if known / applicable)	The Cardrona Charitable Trust
<b>Agent</b> (if applicable)	GH Johnston Building Consultants Ltd
<b>Agent's Address / Contact Details</b> (if applicable)	Willow House
	Stoneyfield Business Park
	Inverness
	IV2 7PA

DETAILS OF SITE SUGGESTED	
<b>Site Address</b>	Milton of Ness-side, Dores Road, Inverness
<b>Site/Local Name</b> (if different from above)	Ness-side Fields
<b>Site Size</b> (hectares)	16 ha.
<b>Grid Reference</b> (if known)	NH 6455 4212
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing, community, business, tourism and recreation.
<b>Proposed Non Housing Floorspace / Number of Housing Units</b>	Not applicable at this stage.
<b>Map</b>	All land outlined in red on the Inverness Local Plan extract and on Ordnance Survey base 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 arrangements)	See Sketch Development Framework plan. <ul style="list-style-type: none"> <li>▪ Road access from Dores Road and remote foot/cycle path connection north towards Ness Castle.</li> <li>▪ Foul drainage to Inverness Allanfean system and works with capacity for 2000 housing units equivalent.</li> <li>▪ Water supply from the local network and Inverness Loch Ashie WTW with capacity for 2000 housing units equivalent.</li> </ul>
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>	<ul style="list-style-type: none"> <li>▪ Part of the land nearest to the River Ness is shown to be in the SEPA 1 in 200 year flood risk area. A Flood Risk Assessment has been carried out and the Development Framework accounts for this.</li> <li>▪ No part of the site is Prime quality agricultural land.</li> <li>▪ Woodland along the Dores Road is an important landscape feature. The woodland along the northern margins adjacent to the Holm Burn has a Semi-Natural or Ancient Woodland designation but is in the process of being felled and re-planted by the Council as part of the SW Inverness Flood Relief Scheme works. There are also coniferous woodlands towards the River Ness which require to be thinned out. Woodland shall be retained to help integrate future development into the landscape and maintain the local amenity of the area with buildings set back the requisite distances from retained trees.</li> <li>▪ The Milton of Ness Side House is a former farmstead indicated on the HER but is not listed. It will be retained as part of the overall development.</li> </ul>
<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>	<ul style="list-style-type: none"> <li>▪ Residential development will require compliance with the Council's affordable housing policies and make contributions towards improved education facilities.</li> <li>▪ Meet the continued demand for low density housing development, retirement housing and community buildings, such as a nursing home and other community healthcare facilities in a high quality landscape setting on the edge of the city.</li> <li>▪ Improved public access to the river side and along Dores Road is proposed in association with development.</li> </ul>
<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>See Accessibility Plan. The land is located 1.1 km from Holm Primary School, 1.8 km from the Inverness Royal Academy, 900 metres from the nearest existing shop and 350 metres from the proposed supermarket and district centre at Ness Side. It is also adjacent to a bus route. There is also potential to connect to the existing path network and <i>safer routes to school</i> to the north east, via a crossing of Dores Road.</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>As indicated above, opportunities exist to connect to local schools and proposed community and commercial facilities.</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 developable land areas are contained by trees which also provide shelter. The south westerly aspect of most of the site will allow for passive solar gain from an energy efficient layout and siting and design of buildings.</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>None that we are aware of.</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>a) Not in terms of existing open space.</p> <p>b) Yes, a significant area is proposed open space, possibly as a park and/or playing field.</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>No part of the site within 400m straight line distance of any community/commercial building at present but land will be available for such buildings new walking/cycling routes will be created to link with proposed facilities at Ness –side, which are currently under construction (new Tesco).</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>Bus services presently run along Dores Road and into Holm Park to the north. The latter is to be extended into the proposed Ness castle development and could also access the site in future. <i>Safer Routes to School</i> measures are to be provided along Dores Road in association with the development of the Ness Castle area. Suitable path connections can be created in the development of the site.</p>	
4	<p>Will the site involve “off site” road improvements</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>Not in relation to this development.</p>	

	that will contribute to road safety?			
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, it is understood that such measures are expected of most developments.	
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 “bad neighbour” uses.	
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?	a) No  b) Yes, for agriculture but it is rented to a local farmer on a short term grazing.	
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, within the Inverness City SDA boundary. It is part of the Ness –side City Expansion area. The owners dispute that it is solely for community and tourist related uses. There is no distinction in the mapped designation between it and other land at Ness-side and Ness Castle. It is well suited to low density	

			housing and retirement dwellings to complement the non-residential uses.	
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?	<ul style="list-style-type: none"> <li>▪ The site lies within a forest edge farming landscape character area but no Landscape Capacity Assessment was carried out for the Inverness Local Plan area.</li> <li>▪ The site is not within an NSA or SLA</li> </ul>	<ul style="list-style-type: none"> <li>▪ Retain, thin and manage existing woodland to integrate development into the landscape.</li> </ul>
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?	Not in an area of Wild Land or remote coast.	
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?	Yes, Milton of Ness Side House is a former farmstead indicated on the HER but is not listed.	
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	a) Is any part of the site inside or likely to	a) No	

	<p>natural heritage designation or area identified for its importance to nature conservation?</p> <p>b) Will the site affect any other important habitat for the natural heritage?</p>	<p>affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?</p> <p>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 Habitats Directive?</p>	<p>b) The Inverness Local Plan Analysis Map indicates part of the Holm Burn woodland to the north as an Ancient, Semi-Natural or Long-Established Woodland Inventory site. However this does not form part of the developable land. The Holm Burn and the River Ness to the west are recognised wildlife habitat areas.</p>	
18	<p>a) Will the site affect any protected species?</p> <p>b) Will the site affect any other important species for the natural heritage?</p>	<p>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)</p> <p>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?</p>	<p>a) Unknown exactly what at this stage the affects will be but badgers are thought to forage on the grass land and there are otters in the adjacent River Ness and Holm Burn. It is unreasonable to expect land owners to go the expense of undertaking such surveys for the <i>Call for Sites</i> exercise. The seasonal nature of certain types of survey will also prevent some information from being gathered. However, if allocated relevant studies will be carried out.</p> <p>b) Unknown.</p>	
19	<p>Is the site proposed to provide any form of renewable energy?</p>	<p>For example, will the site provide or be capable of providing a district heating system, solar panels or a wind turbine?</p>	<p>Scope to provide in the detailed development of the site.</p>	
20	<p>Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge?</p>	<p>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>)</p>	<p>Yes.</p>	



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?	Unknown at this stage although most of the land is flat.	
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?	No	
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, under normal household and trade waste conditions.	
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?	Capacity is known to exist but details of specific connection requirements cannot be determined until the detailed layout plan has been prepared.	
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 developable land is relatively flat and therefore re-contouring is unlikely.	
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?	Most of it is sheltered by trees. Most of the developable land has a principal to the south west.	
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	Not currently near areas of employment but is close to public transport.	

		may contribute to air pollution.		
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 required but there will not be floodlighting.	
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?	a) The intention is to leave woodland of built development, which will also be well set back from the River Ness and Holm Burn.  b) Yes. The intention would also be to provide connections to the network of paths beyond the site which in turn link with natural features such as the Ness castle woodlands and River Ness path.	b) Additional landscaping around the margins of the development area and thinning out of conifer woods towards the River Ness.
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?	Yes. See 30 above.	
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	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	a) No.  b) No.  c) Yes see 30b) above and the Sketch Development Framework Plan.	

	path network beyond the site?	realise priorities identified in the Council's 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?	Unknown at this stage what the movement of soil will be in relation to development. However, the site is not identified as Prime Quality Agricultural Land.	
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	

# LAND AT NESS-SIDE FIELDS, INVERNESS

## SKETCH DEVELOPMENT FRAMEWORK



G. H. JOHNSTON BUILDING CONSULTANTS LTD



### Key

Access

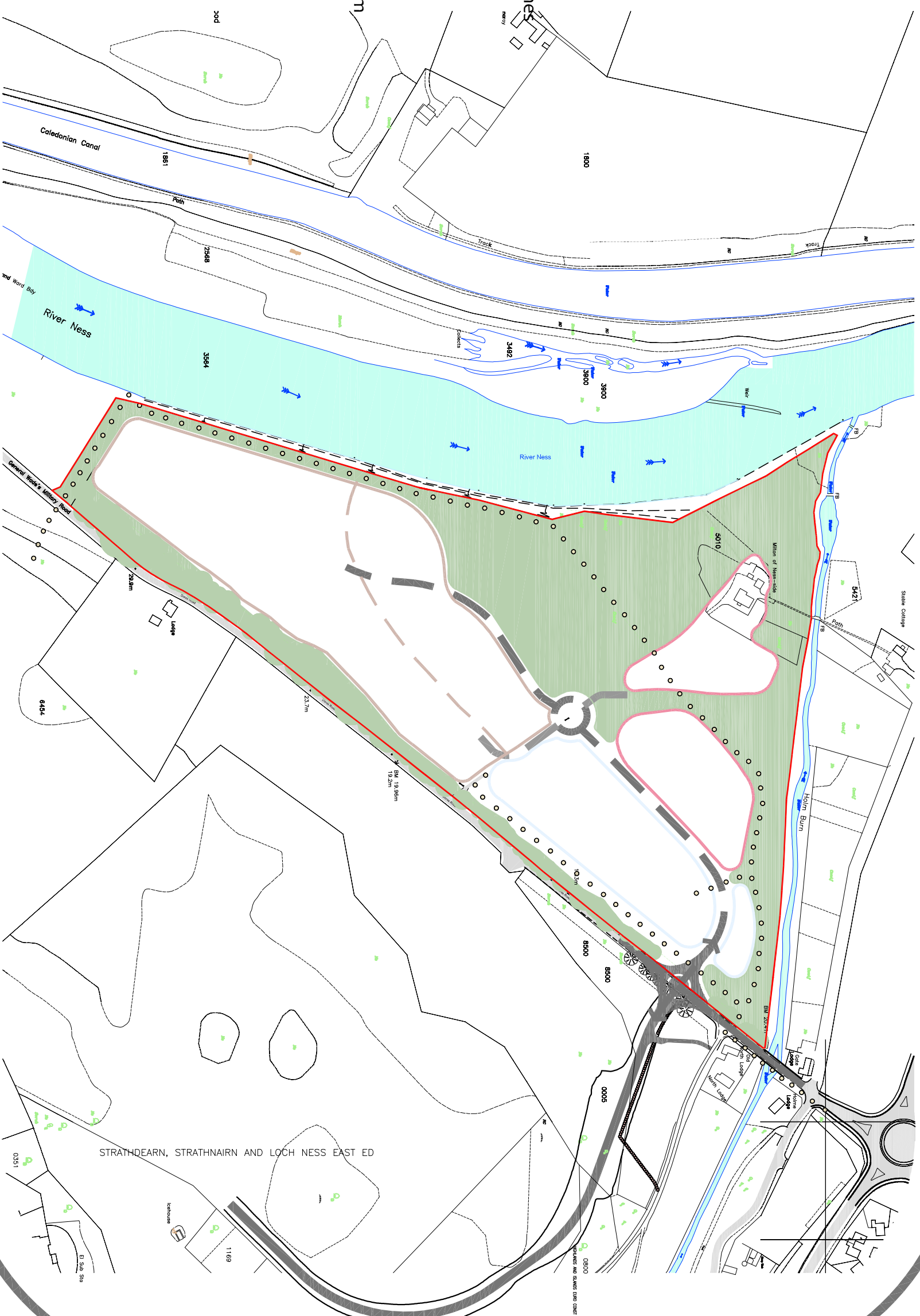
Paths

Open Space & Woodland

Health Care & Retirement Homes

Residential

Mixed Uses - Community, Business, Tourism & Residential



STRATHDEARN, STRATHNAIRN AND LOCH NESS EAST ED

# LAND AT NESS-SIDE FIELDS, INVERNESS

## ACCESSIBILITY



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- Key**
- public & other paths as routes to school
  - paths to nearest shop
  - core path
  - private access road
  - bus route
  - existing site access
  - no existing footpath - bridge replacement and public foot/cycle path proposed as part of Ness Castle development

