

**Site Forms**

YOUR DETAILS	
<b>Your Name</b> (and organisation if applicable)	COLIN MACKENZIE G H JOHNSTON BUILDING CONSULTANTS LTD
<b>Your Address / Contact Details</b>	see below
<b>Landowner's Name</b> (if known / applicable)	I ALEXANDER
<b>Agent</b> (if applicable)	G H JOHNSTON BUILDING
<b>Agent's Address / Contact Details</b> (if applicable)	CONSULTANTS LTD
	WILLOW HOUSE
	STONEFIELD BUSINESS PARK
	INVERNESS IV2 7PA

DETAILS OF SITE SUGGESTED	
<b>Site Address</b>	LAND AT BLACKPARK, WESTHILL, INVERNESS, IV2 5BP
<b>Site/Local Name</b> (if different from above)	
<b>Site Size</b> (hectares)	20.3 ha. (tourism etc. uses) and 7.5 ha. (residential redevelopment and paddock plots)
<b>Grid Reference</b> (if known)	NH7300 4500 and NH 7240 4690
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	7.5 ha. to the north-west: housing (10-12 paddock plots), affordable housing, courtyard redevelopment (holiday accommodation option); 20.3 ha. to the south/east: tourist related commercial development, restaurant, specialist retailing, country house hotel; touring caravan and camping site, holiday lodges (12); car park, viewpoint/picnic site.

<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	Subject to a masterplan.
<b>Map</b>	attached/see attached Framework Plan.

<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</b> more special 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)	Access to the public road network (B9006) at existing access for tourism etc. uses; and to the network serving Heights of Woodside for residential. Foul drainage to mains; water supply from mains that crosses the site; surface water by SUDS to site.
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>The proposal in part involves land that is within the Culloden Battlefield “inventory” site as identified by Historic Scotland and in part involves land that is open in character and presently affords a fine view from the B9006 local tourist route (over a short distance of some 250m i.e. west of the Blackpark access). In view of Historic Scotland’s position - which allows development in principle - and these acknowledged sensitivities, a development concept would ensure that the placement of buildings (hotel, restaurant, specialist retailing) is within generous landscaped compartments (the tourism allocations reflect that objective/the proportion of land to be taken for buildings in each compartment would be small); in addition, development would retain open land free from encroachment of buildings in the <i>B9006 view</i> or within the road margins; that the design and massing of buildings and the composition of their landscape setting also achieves these objectives; and that the placement of a touring caravan and camping site and the density of holiday lodges inside the “inventory” line sustains the overriding landscape character that is claimed to be the setting for the Battlefield; and that roadside parking, viewing and public access facilities are convenient at the access/B9006 to offer passing traffic ready connection to a wider network of walks and countryside amenities. The “paddock” plots are proposed at lower level, would extend to 1.0-1.5 ha., and would be set against the rising backdrop of recreational forest, discrete in the setting. These could be served from Heights of Woodside and/or linked to a circulation network that would serve the tourist-related proposals off the B9006 and the existing farm “enclave” - including its existing five dwellings and significant brownfield redevelopment opportunity. The whole proposal would be based on a comprehensive masterplan within which the position, design, massing and layout of development and infrastructure and the design of a landscape framework will be informed by a Landscape Capacity Study, Landscape and Visual Impact Assessment and Archaeological Survey. Localised visibility and alignment improvements at the access to the B9006 will be the subject of Transport Assessment.</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>The proposal comprises a mix of tourism uses (country-house hotel, restaurant and specialist retail; 10-12 holiday lodges and a touring caravan and camping site; car park/picnic area/viewpoint proposed on land to the south/east of Blackpark; residential uses in the form of large, low-density “paddock” plots to the north/west of Blackpark (up to 12); and consolidation of the Blackpark enclave involving additional single houses and redevelopment of the existing farm sheds as a courtyard of residential/holiday accommodation. The farm unit is dependent upon development and diversification for viability: the proposal therefore comprises a more productive use of land in a location that adjoins the City boundary, is able to connect with existing infrastructure and enhance public access; is able to sustain the setting of Culloden Battlefield (without supplanting it) and therefore presents a coherent</p>

	<p>development opportunity. The tourism uses relate well to the B9006 tourist route that links the A9 to Culloden Battlefield and Cawdor Castle and are located at the edge of the City with fine views over Inverness, the Inner Moray Firth and gateway to the north Highlands. This is a strategic location for visitor and commercial facilities, consistent with the pattern of investment along that route and bringing a significant off-road safety improvement for those wishing to experience a major viewpoint and access to the local heritage and core routes. The range of facilities will create local jobs at a location close and accessible to the City and the Culloden District. The residential uses will address a market niche that is not well provided for in the City; giving a further reducing of densities and transition to the urban edge at Westhill; and could contribute to affordable homes as part of the existing farm enclave at Blackpark, consistent with scope to consolidate housing at that location. The site is crossed by part of the Core Path Network (308.43) and other parts towards Culloden Battlefield are fragmented (308.55/308.03); but the proposal offers substantial scope to connect these routes and the wider network with new, arterial east-west routes in particular.</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 tourism etc site will complement visitor patronage of the B9006 and is well placed to provide parking, viewing and public transport facilities and to link with the developing network of existing routes between the City and Culloden Battlefield. The residential site will encourage active accessibility to local facilities including direct connection to community facilities at Westhill.</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>Yes. The site is well connected by an important local tourist and public transport route (B9006) from the City/A9; and directly to the network that serves the eastern edges of the Cradlehall/Westhill neighbourhood and its community/commercial facilities at Tower Road. The tourism etc uses would occupy its own landscape setting, buffered from the urban edge by retained open. The residential site is therefore compatible with housing uses to the west (neighbourhood, low density) and the east (Blackpark, existing consolidating enclave of dwellings and present farm activities).</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>Yes. The site enjoys an open southerly aspect sheltered to the north by a strong forest edge. Buildings would be adaptable to solar gain and ground source energy opportunities as technology permits, and would be designed and orientated accordingly and compatible with the landscape-related objectives above.</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</p>	<p>The tourism etc. uses offer potential for exceptional, innovative architecture adapting buildings to the slope and the landscape principles needed to ensure a satisfactory fit of development in its setting.</p>

decrease public safety?)	
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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>No. The site does not involve existing public open space. The site will safeguard open land and views and will create open space in the context of the uses proposed. It will create a focal point of public facilities (car park/viewpoint etc) as part of a package of facilities which would enhance public access (and safety) to Culloden Wood and other local assets.</p>	<p>A masterplan will provide a balance of development and open land.</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>The site is located within approximately 400m of neighbourhood shops/offices, public open space and public transport connections at Westhill. It is located with 1 km of primary schools, church and local employment. The proposal will create commercial buildings located within easy reach of the urban edge, connectable via the existing and proposed circulation networks.</p>	<p>A masterplan will consider the scope to connect development to the existing circulation network, consistent with the layout and scale of development.</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>Sustainable transport contribution is not considered necessary given the position of the site and the proximity of existing neighbourhood facilities. A bus stop could be incorporated at the B9006/site entry point from that route.</p>	<p>n/a</p>
4	<p>Will the site involve “off site” road improvements that will contribute to</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>As required subject to assessment of the capacity of the existing road network. Some reconfiguration of the B9006 at and adjoining</p>	<p>A masterplan will be founded on a Transport Assessment/Statement which will relate the scale of the</p>

	road safety?		the access to Blackpark will enable visibility and other localised improvements.	proposal to the capacity of the adjoining network and the potential for upgrading as necessary.
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. The site could incorporate the principles of Designing Streets insofar as this is applicable to the composition of development proposed.	A masterplan would incorporate access and circulation arrangements appropriate to the site and the composition of uses and activities proposed.
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. The site does not involve "bad neighbour" uses. The site does not involve any identified Physical Constraints (Highland-wide Local Development Plan [Policy 10]).	n/a
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. The site does not involve any contaminated land.	n/a
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. The site does not affect derelict land.  Yes. The site involves greenfield land that forms part of an agricultural unit.	n/a
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. The site is outwith but adjoins the City boundary as identified in the Inverness Local Plan. To that extent it presents a coherent development opportunity.	n/a
10	Will the site affect the distinctiveness and	Does the site conform with the Landscape Capacity Assessment (if available)? Will the	The site is located adjacent to - and overlaps with - the Historic Scotland Battlefield	A masterplan will be founded on a specialist landscape capacity and

	special qualities of the present landscape character or affect any landscape designation?	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?	Inventory Site and adjoins a local tourist route (B9006). It is not within any NSA or any other Special Landscape Area) and it is not the subject of any capacity assessment. Part of the site is identified by Historic Scotland for its historic, archaeological and landscape significance and there are expansive views from part of the B9006 where it passes the south-west edges of the site.	visual impact assessment and will incorporate landscape principles that derive from such assessment (see also 12 and 14 below). The development concept fully recognises the distinctiveness of the site and would respond with appropriate positioning, massing and profiling of buildings and a composition of landscaping that is entirely capable of sustaining such 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. The site does not involve wild land.	n/a
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	No. The site does not affect a Conservation Area.	n/a
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. The site will not affect any Listed Building.	n/a
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. The site does not comprise part of the Inventory of Gardens and Designed Landscapes. However, it is located adjacent to - and overlaps with - the Historic Scotland Battlefield Inventory Site. Any historic interest would be addressed by appropriate archaeological and landscape assessments consistent with the Historic Scotland citation that acknowledges the potential for development in principle and due consideration of its potential impacts.	A masterplan would be subject to archaeological survey; Landscape Capacity Assessment and Landscape and Visual Impact Assessment. Such inputs will inform the positioning/ scale of buildings, infrastructure and landscaping.

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. The tourism etc site embraces a find site recorded in the HER record. No. The residential site involves no recorded HER site.	A masterplan would be subject to archaeological survey.
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. The site will not affect any Scheduled Ancient Monument.	n/a
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 Habitats Directive?	No. The site does not affect any natural heritage (nature conservation) designation.  See 18 below.	n/a
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?	The site involves land that is regularly ploughed/grazed; it is conceivable that it involves foraging ground for badgers. It is acknowledged that the adjoining woodland habitats may support protected species but these will be unaffected.	A masterplan would be subject to a habitats and species survey as required.



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?	Yes. The site is capable of responding positively to solar gain and possibly ground source energy potential.	A masterplan will take account of the opportunity to position and orientate buildings to maximise the scope for application of renewable energy sources.
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. The site presents no implications for flooding.	n/a
21	Will development of the site result in the need for changes in landform 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. The site presents no implications for changes in land form or level (see 25 below). Any implications for drainage will be addressed by SUDs on site.	see 25 below
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. The site presents no implications for watercourses.	n/a
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?	As per existing arrangements.	n/a
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. The mains networks run through the site (water) and within close proximity to it (waste water).	n/a
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. The site need present no adverse impact on the existing land form; but the prevailing topography presents scope for design innovation in the setting of buildings in the landscape in those parts of the site that are	A masterplan will be subject to a design brief and an understanding of the contours, local views and energy sources all of which will inform the positioning and massing of

			nearest the B9006.	development and the composition of a landscape framework.
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 presents no impact on coastal features.	n/a
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 is open and lacks shelter; it occupies a shallow northerly slope.	A masterplan will adapt development - in terms of its orientation and building design - to maximise the accessibility of the site to efficient energy.
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. The site adjoins the edges of the City to the south-east and a rural distributor route. It is convenient to employment, services and public transport. It is therefore of no structural significance in regard to any potential impact on air quality.	A masterplan will connect development to the existing network of public routes consistent with the character and functioning of the site and the scale of development.
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. The form of residential development proposed (paddock plots) need not require conventional street-lighting. The development concept is based on the principle of buildings discretely positioned to fit the landscape setting and views from the B9006. Any external lighting would be appropriate to the functioning of the site, its purpose and these objectives.	A masterplan will indicate lighting to a standard required to minimise light pollution.
30	a) Will 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 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	The site will involve some loss of farm land, but it will provide the opportunity to create a landscape framework designed to safeguard existing views from the B9006, create a context of green corridors, enrich local biodiversity and link-up the range of habitats.	A masterplan will identify and define local amenity and heritage assets; and make provision to safeguard and strengthen these features and integrate development in that setting.

		move where at present there is an obstacle?		
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. The site is within 1.5 km of Culloden Woods (recreational forest); Culloden Battlefield and Visitor Centre and the B9006 local tourist route. The proposal will incorporate a public car park, viewing point/picnic site associated with restaurant and retailing that will act as a focus for visitors and local people in opening up new opportunities (including for users of the B9006) to access Culloden Wood.	A masterplan will ensure connectivity with the existing networks linking these features.
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?	Yes. Both of the tourism etc and residential sites involve a Candidate Core Path that runs north-south through Blackpark to Culloden Wood (308.43) and links with the existing wider access network extending through Culloden Wood and into Westhill. The sites offer potential to link this route east and west to significantly enhance the continuity of routes between the City and Culloden Battlefield (308.55) and beyond.  Yes. The sites will connect to the network of existing routes.	A masterplan will assess the potential for connectivity to existing routes, including measures for crossing the B9006.
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. The site will not involve any impact on geo-diversity.	n/a
34	Will soil quality and capability of the site be	Will the site result in a loss of soil due to development or removal of good quality soil	The land is part of a registered agricultural unit, but does not involve prime quality land.	n/a

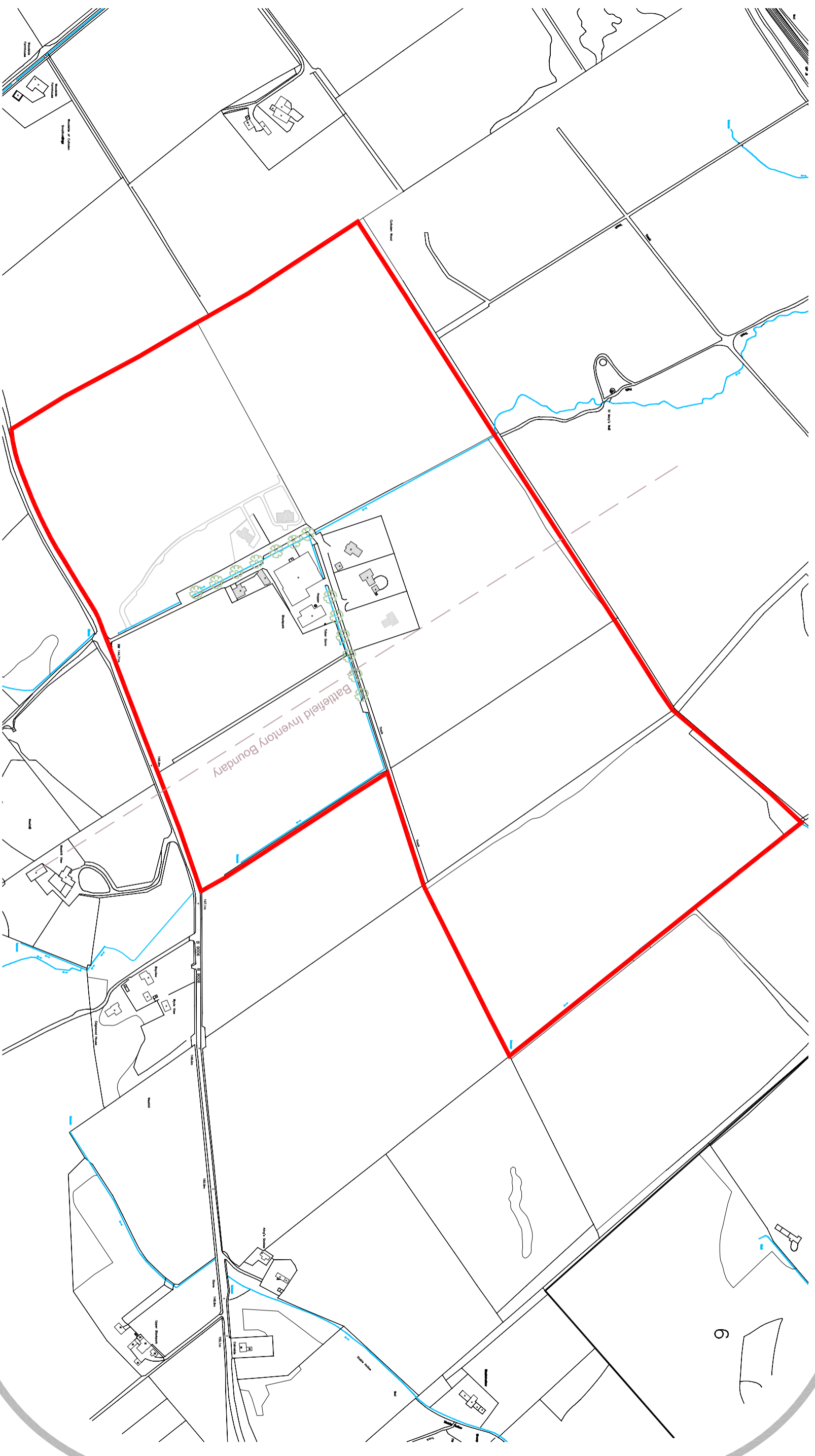
	adversely affected?	from the site? Is the site on land identified as Prime Quality Agricultural Land?		
35	Is the site on peatland?	Is the site within or functionally connected to an area of peatland? Would the allocation involve the disturbance of peat? If yes, how would impacts on peatland be avoided or minimised? Would any tree felling be required?	No. The site does not affect peat land.	n/a
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. The land does not form part of a croft unit.	n/a

# LAND AT BLACKPARK FARM, WESTHILL, INVERNESS

## SITE PLAN

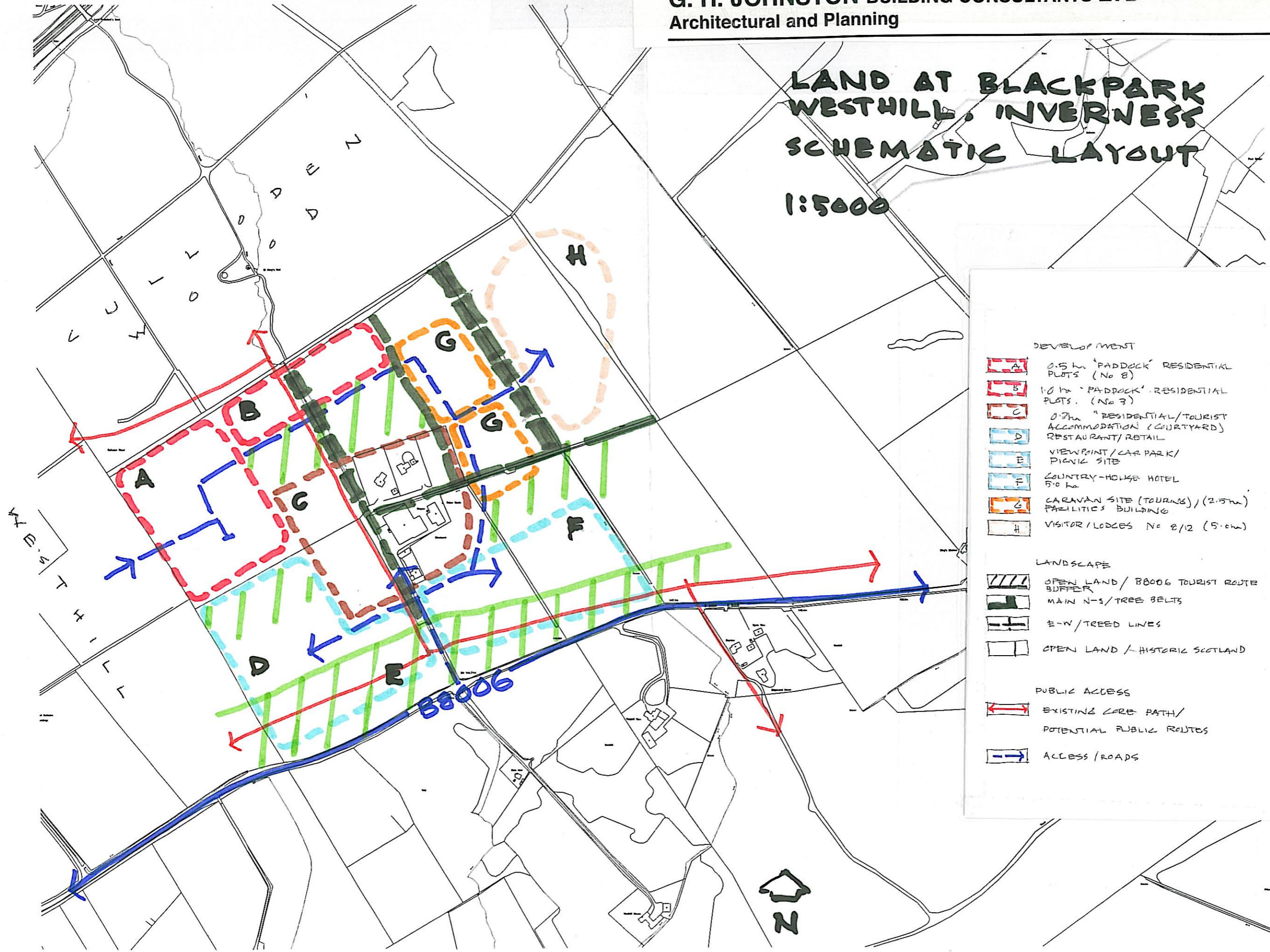


G. H. JOHNSTON BUILDING CONSULTANTS LTD
















LAND AT BLACKPARK  
 WESTHILL, INVERNESS  
 SCHEMATIC LAYOUT  
 1:5000





DEVELOPMENT

-  A 0.5 ha 'Paddock' Residential Plots (No 8)
-  B 1.0 ha 'Paddock' Residential Plots (No 3)
-  C 0.2ha 'Residential/Tourist Accommodation (Courtyard) Restaurant/Retail
-  D Viewpoint/Car Park/Picnic Site
-  E Country-house Hotel 5.0 ha
-  F Caravan Site (Touring) (2.5ha) Facilities Building
-  H Visitor/Lodges No 8/12 (5.0ha)

LANDSCAPE

-  OPEN LAND / B8006 TOURIST ROUTE BUFFER
-  MAIN N-S / TREE BELTS
-  E-W / TREED LINES
-  OPEN LAND / HISTORIC SCOTLAND

PUBLIC ACCESS

-  EXISTING CORE PATH / POTENTIAL PUBLIC ROUTES
-  ACCESS / ROADS