

Site Forms

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

DETAILS OF SITE SUGGESTED	
Site Address	LAND AT DALVOURN EAST, INVERARNIE
Site/Local Name (if different from above)	
Site Size (hectares)	0.8 ha.
Grid Reference (if known)	NH 6902 3417
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	low density housing, affordable housing
Proposed Non Housing Floorspace / Number of Housing Units (if	4-6 houses

known/applicable)	
Map	attached

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)	Access to the public road network via the Inverarnie road that will be upgraded to adoptive standards to accommodate development. Foul drainage to septic tank; and water supply from the mains network. Surface water by SUDS to site
FORM CONTINUES BELOW	

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

What are the site's constraints and how can they be resolved or	The site will be served from the Inverarnie road connecting to the B851 at the Inverarnie
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<p>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>junction. This route is an unadopted track serving 9 houses that will be upgraded to accommodate the proposal. That will be of benefit to users of the wider access network of which that route is a part. The site enjoys a backdrop of raised beach that provides shelter and containment for a carefully arranged group of dwellings. Provision will be made to safeguard one significant Scots Pine and to protect the outlook and amenity associated with Inverarnie Lodge (presently unoccupied). Otherwise this is a modest proposal and is not affected by any particular constraints</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 will provide additional housing choice, support local services and facilities, encourage critical mass in the community at a location that is compatible with the form of settlement that is characterised by small enclaves of building between Inverarnie-Farr-Croftcroy. The site is discrete in the landscape, well absorbed visually and offers fine views. The proposal will sustain landowner objectives that seek to enable the community to evolve, cater for visitor facilities and accommodation, develop eco-tourism and public access and enjoyment of the countryside</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>The site will be consistent with established travel patterns; but will enable ready access to all existing community facilities and public transport</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>As above. Development will be compatible with the low-density nature of housing in the locality and its fit with the landform/landscape. It would represent an extension to the village in a compatible form consistent with the objectives of the adopted Local Plan</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 is sheltered but open with an south-to-west aspect. It offers sufficient flexibility to ensure the siting and orientation of buildings is able to maximise solar gain and ground source options; and that buildings are able to be designed to incorporate domestic efficiency applications</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>n/a</p>

STRATEGIC ENVIRONMENTAL ASSESSMENT FORM

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

No.	Issue	Detailed Explanation	Answer	Any Proposed Mitigation Measures (how will you reduce or offset the effects of your development?)
1	a) Will the site safeguard any existing open space within the area? b) Will the site enable high quality open space to be provided within the area?	Will the site have any impact on useable public open space (such as parks, playing fields etc) or any opportunities to create additional public open space?	The site does not involve existing public open space. The site presents an opportunity to create public open space commensurate with the requirements of the proposal	n/a
2	Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?	Is any part of the site within 400m straight line distance of any community/commercial building? or will development provide a community/commercial building within walking distance of existing residential areas? - Are there opportunities to create new walking/cycling routes or improve existing routes?	Yes. The site is within 400m of a local playing field, village hall, village shop and public transport. Farr Primary School is within 1.0km	n/a
3	Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?	For example, can a subsidy to a local bus route be provided?	No. The site represents a small scale, "infill" opportunity	n/a
4	Will the site involve "off site" road improvements that will contribute to road safety?	Is the site likely to improve the local road network such as junctions or crossings?	The access from Inverarnie will be upgraded to adoptive standards	subject to planning permission
5	Is there scope for road	Will development incorporate on-site traffic	As above	As (4) above

	safety measures as part of the development of the site?	calming measures (e.g. speed bumps) or street lighting? Will it incorporate the principles of Designing Streets available via: http://www.scotland.gov.uk/Publications/2010/03/22120652/0		
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: 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?	No. The site does not affect derelict land Yes. The site comprises part of the Inverarnie Farm presently in grazings use	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?	The site is located adjacent to the settlement edge as identified in the adopted Local Plan; but within the wider Inverarnie-Farr settlement pattern	n/a
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. The site will not involve any distinctive or special landscape characteristics. It is not within any area designated for its landscape character (ie. NSA or any other Special Landscape Area) and it is not the subject of any capacity assessment	Development will be laid out to respect the amenity of Inverarnie Lodge and its outlook

		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. 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 does not involve 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	n/a
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. The site does not contain any site identified as part of the HER record	n/a
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	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	No. The site does not affect any natural heritage (nature conservation) designation	n/a

	other important habitat for the natural heritage?	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?		
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. It is possible that the site is part of a wider environment that provides a habitat for protected species, but it is unlikely they will be affected	Development 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 sheltered with a south-westerly aspect and is capable of responding positively to solar gain and possibly ground source energy potential	Subject to feasibility and design detailing
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)	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	n/a

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 settlement	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 network water supply will serve the site. Foul drainage will be by septic tank and soakaway	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 presents no impact on the existing land form	n/a
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?	Yes. The site obtains shelter from the landform to a raised beach to the south-east, but is open to the south-west and therefore capable of maximising energy efficiency	Subject to placement and positioning of houses; orientation and building design
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 is located within the settlement structure at Inverarnie-Farr and at the scale proposed is therefore of no structural significance	n/a
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 site will have no impact on light pollution levels	n/a
30	a) Will it the site affect	a) Will the site affect features that currently	No. Not significantly. The site is located	n/a

	<p>the present green network of the area?</p> <p>b) Will the site provide opportunities to enhance the present green network of the area?</p>	<p>provide for the movement of species and/or people e.g. woodland, hedgerows, field margins, watercourses, coastlines, tree belts, greenspace?</p> <p>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?</p>	<p>within a wider setting of fields and grazings. It will not significantly affect any of these habitats; it will not fragment them or affect their continuity</p>	
31	<p>Will the site provide opportunities for people to come into contact with and appreciate nature/natural environments?</p>	<p>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?</p>	<p>Yes. The site is within 1.5 km of local forest/community forest amenities at Farr and Littlemill</p>	n/a
32	<p>a) Will the site affect any core paths or right of way?</p> <p>b) Will the site affect any other existing paths or outdoor access opportunities?</p> <p>c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?</p>	<p>a) Is a diversion of a core path or right of way required? Will there be any impact on the usability of a core path or right of way?</p> <p>b) Will it affect an existing path in the Highland Path Record? Will it provide additional access opportunities or adversely affect access opportunities afforded by the Land Reform (Scotland) Act 2003?</p> <p>c) Will new paths be created within and beyond the site? Will any existing paths be improved e.g. to increase accessibility to a wider range of users? Will the site help to realise priorities identified in the Council's outdoor access strategy or aspirational paths identified in the core path plans?</p>	<p>No. The site does not affect any core path. It affects part of the wider access network in that it will involve upgrading part of that route to adoptive standards</p> <p>The site is located adjacent to an existing footpath and will connect directly to the local network of routes</p>	n/a
33	<p>Will the site have an impact on the</p>	<p>Are you aware if the site lies within or adjacent to an un-notified Geological</p>	<p>No. The site will not involve any impact on geo-diversity</p>	n/a

	geodiversity of the area?	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?)		
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. The land does not involve prime quality land	n/a
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 DALVOURN EAST, INVERARNIE

SITE PLAN



G. H. JOHNSTON BUILDING CONSULTANTS LTD

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