

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	ALAN OGILVIE GH Johnston Building Consultants Ltd
Your Address / Contact Details	Agent for owner – see below
Landowner's Name (if known / applicable)	Mr William Moir
Agent (if applicable)	GH Johnston Building Consultants Ltd
Agent's Address / Contact Details (if applicable)	Willow House
	Stoneyfield Business Park
	Inverness
	IV2 7PA

DETAILS OF SITE SUGGESTED	
Site Address	Dell of Inshes, Inverness
Site/Local Name (if different from above)	
Site Size (hectares)	0.12 ha. for development
Grid Reference (if known)	NH 6908 4418
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Conversion of part of steading and development of adjoining land for housing. Seek prior exclusion of the whole of the Dell of Inshes Farm and residential buildings area from the Green Wedge and incorporating into the Settlement Development Area.
Proposed Non Housing Floorspace / Number of Housing Units	3 houses
Map	All land to be excluded from Green Wedge in blue and developable area in red on the Inverness Local Plan extract and on Ordnance Survey base 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)	<ul style="list-style-type: none"> ▪ Road access from existing single track road serving Dell of Inshes. Some upgrading may be required. ▪ Foul drainage to Inverness (Allanfearn) system and works with capacity for 2000 housing units equivalent. ▪ Water supply from the local network and Inverness Loch Ashie WTW with capacity for 2000 housing units equivalent.
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>	<ul style="list-style-type: none"> ▪ No part of the site land is shown to be in a SEPA 1 in 200 year flood risk area. ▪ No part of the site is Prime quality agricultural land. ▪ An unscheduled monument site is indicated on the HER at the core of the area promoted for deletion from the Green Wedge.
<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>Re-use of former orchard and semi-vacant farm buildings.</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 land is located 600 metres from Inshes Primary School, 350 metres from the Tesco supermarket, district centre facilities and retail park at Inshes, 300 metres from Inshes Church and 300 metres from a bus route.</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>A connection can be made to the local school, community and commercial facilities via the nearby housing development at Woodgrove.</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>Re-use of vacant land and buildings is more sustainable than the use of greenfield land.</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 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) No as this is a relatively small scale of development.</p>	
2	<p>Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?</p>	<p>Is any part of the site within 400m straight line distance of any community/commercial building? or will development provide a community/commercial building within walking distance of existing residential areas? - Are there opportunities to create new walking/cycling routes or improve existing routes?</p>	<p>Yes, Inshes Tesco, post office, retail park and church.</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>A bus service presently runs through the Inshes Retail Park to the west. This is approximately 300m metres from the site.</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>Small scale improvements to the existing unadopted access road are envisaged but it remains to be seen whether TECS will adopt this.</p>	
5	<p>Is there scope for road</p>	<p>Will development incorporate on-site traffic</p>	<p>Yes, these can be incorporated into the</p>	

	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	access road if necessary.	
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?	Small scale farming operations but not uses that are incompatible with residential development.	
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?	Possibly, depending upon from previous farming operations.	
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?	a) No b) Not greenfield land.	
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 but forming part of a Green Wedge.	
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"> ▪ No Landscape Capacity Assessment was carried out for the Inverness Local Plan area. ▪ The site is well integrated into the surrounding landscape and an existing group of buildings. ▪ The site is not within an NSA or SLA 	

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?	An unscheduled monument is indicated - the site of the former offices of Architect Alexander Ross at Dell of Inshes, Farm (I.A. July 30, 1869).	
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 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.	a) No b) No	

		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?	a) Unknown at this stage. However, 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. b) Unknown	
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?	Scope to provide in the detailed development of the site.	
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	
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	
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water	Will there be any culverting, diversion or channelling of existing watercourses?	No watercourse.	

	environment be protected from development?			
23	Will the site offer opportunities for sustainable waste management?	Will the waste produced by the site be minimised and processed close to source in a sustainable way?	Yes, under normal household 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 at this stage.	
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 need to alter local 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	
27	Is the site sheltered from the prevailing wind and does it have a principal aspect between SW and SE?	Will development make best use of the site in terms of energy efficiency?	Yes.	
28	Will the site have any impact upon local air quality?	Is the site near areas of employment or close to public transport? Such developments are less likely to result in additional traffic which may contribute to air pollution.	Not near areas of employment but is close to public transport.	
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 may be required if the access road is adopted but there will not be floodlighting.	
30	a) Will it the site affect the present green network of the area?	a) Will the site affect features that currently provide for the movement of species and/or people e.g. woodland, hedgerows, field margins, watercourses, coastlines, tree belts, greenspace?	a) No	

	b) Will the site provide opportunities to enhance the present green network of the area?	b) Will connectivity of natural features or open space and paths used for public amenity be improved? Will existing fragmentation of habitats and open spaces be improved? Will species be enabled to move where at present there is an obstacle?	b) No, too small in scale.	b) Tree planting and landscaping around the margins of the site.
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, via the existing path network on nearby land.	
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?	a) No. b) No. c) No	
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?	Unlikely that good quality soil will be affected.	
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 DELL OF INSHES, INVERNESS

SITE PLAN



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