

Site Forms

Map	subject to masterplan
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YOUR DETAILS	
Your Name (and organisation if applicable)	COLIN MACKENZIE G H JOHNSTON BUILDING CONSULTANTS LTD
Your Address / Contact Details	
Landowner's Name (if known / applicable)	D PHILIP
Agent (if applicable)	WILLOW HOUSE
Agent's Address / Contact Details (if applicable)	G H JOHNSTON BUILDING CONSULTANTS LTD
	STONEFIELD BUSINESS PARK
	INVERNESS
	IV2 7PA

DETAILS OF SITE SUGGESTED	
Site Address	LAND AT BROOMBANK, CULLODEN MOOR
Site/Local Name (if different from above)	
Site Size (hectares)	5.6 ha.
Grid Reference (if known)	NH76504580
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	housing, affordable housing, small scale commercial/community facilities, business, open space (possible extension to existing caravan site)
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	

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 B9006 Foul Drainage to the mains Water supply to the mains network Surface Water by SUDS to site
FORM CONTINUES BELOW	

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

<p>What are the site’s constraints and how can they be resolved or reduced? (e.g. does the site flood, are there protected species present, will good farmland be lost, will the local landscape be affected, will valued trees be felled, are any other heritage features likely to be affected?)</p>	<p>There are no significant physical, infrastructural or heritage constraints. The site lies within land identified in the Inverness Local Plan as “amenity” within which policy indicates a safeguard against piecemeal development pending longer term potential. In that context this is an opportunity to provide a comprehensive framework for development of land reserved for that purpose and bring forward added choice in housing locally and scope for commercial/community facilities. The site represents a small-holding presently in grazings use. Existing trees will be retained</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 proposal is to allocate the site for mixed uses including housing, business, community facilities and open space with the option of extending the existing caravan site and will contribute to creating a balanced community. It is located within the settlement boundary at Culloden Moor and is consistent with the Highland Wide Local Development Plan objective that promotes small settlement expansion. The site lies to the east of the railway that dissects the community and will bring forward a development opportunity in that part of Culloden Moor where presently none is identified. It will present choice (in land ownership and location) of land for housing. It will enable a comprehensive and phased approach to the layout and release of land for development; it will enable connection to neighbouring land with potential in the longer term and offers potential for traffic management on the B9006 main thoroughfare through Culloden Moor. It is proposed that development would be phased over time</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 adjoins the B9006 - the main rural distributor in the A96 corridor - and therefore is accessible to existing public transport services. Since no community facilities of any note presently exist, the site will enable local residents to walk to amenities</p>
<p>Is the site well connected? (e.g. will the average travel time to community and commercial facilities reduce or increase as a result of the site’s development, is the proposed use compatible with existing / proposed surrounding uses?)</p>	<p>The proposal will provide for community facilities (shop, office, hall) and local employment of a type that is not presently available or planned at Culloden Moor. It is would shorten travel time for local residents to access basic and convenience facilities</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 by forestry to the north and east; by broken woodland to the west. It is south facing and open to full day-lighting and solar resources across its easterly to south-west aspect</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?)	n/a

STRATEGIC ENVIRONMENTAL ASSESSMENT FORM

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

No.	Issue	Detailed Explanation	Answer	Any Proposed Mitigation Measures (how will you reduce or offset the effects of your development?)
1	<p>a) Will the site safeguard any existing open space within the area?</p> <p>b) Will the site enable high quality open space to be provided within the area?</p>	<p>Will the site have any impact on useable public open space (such as parks, playing fields etc) or any opportunities to create additional public open space?</p>	<p>The site will create open space</p>	<p>In accordance with the Council's Supplementary Guidance on the Provision of Open Space</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 not located within 400m of facilities (except for a bus stop) but it offers the opportunity to create facilities and amenities in a community that does not presently have any. In that regard it lies within 1 km of all existing homes. The site is compatible with the main footpath network/ thoroughfare through Culloden Moor</p>	<p>By the allocation of land to enable a local shop/office and hall, subject to a masterplan</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>The site is located on an existing transport route</p>	<p>n/a</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>Yes. The site will involve an improved junction with the B9006 consistent with the uses and activities to be accommodated and off-site provision to link up the village</p>	<p>As required by Roads Guidelines, integrated as part of a masterplan</p>

			footpath system	
5	Is there scope for road safety measures as part of the development of the site?	Will development incorporate on-site traffic calming measures (e.g. speed bumps) or street lighting? Will it incorporate the principles of Designing Streets available via: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	Yes. The layout/design will be compatible with Designing Streets insofar as this recognises the rural character	Subject to layout as part of a masterplan
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?	The site does not involve “bad neighbour” uses. It 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 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 involves land that is presently greenfield and comprises a small-holding, presently undeveloped	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?	Yes. The site is within the settlement boundary as identified on the Inverness Local Plan within which it is “safeguarded for the long term expansion of the community including possibly community, business and residential uses”	A masterplan will set out the layout and interaction of the proposed uses, their infrastructure and landscape framework

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?	No. There is no Landscape Capacity Assessment. The site is not within an NSA; or a Special Landscape Area. Given the shape of Culloden Moor and local development factors, the site is a logical back land expansion opportunity flagged for that purpose in the adopted Local Plan	As above
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 affect a 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 affect any "inventory" site	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 affect any HER site	n/a
16	Will the site impact on	Is there any SAM within the site boundary or	No. The site does not affect any Scheduled	n/a

	any Scheduled (Ancient) Monument and/or its setting?	will a SAM be affected?	Ancient Monument	
17	<p>a) Will the site affect any 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>a) Is any part of the site inside or likely to 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>	No. The site does not affect any natural heritage designation. It may affect foraging ground for badgers	Development would be subject to any requirement for badger survey in accordance with the Council's policy
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>	see above	Subject to masterplan and any requirement to survey
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 domestic scale applications only	Subject to building design, orientation and layout
20	Is any part of the site at risk from fluvial or	Are you aware of any part of the site being within the 1 in 200 year flood risk contour as	No. The site does not affect any recorded flood risk	

	coastal flooding as shown on SEPA's flood map or from local knowledge?	identified by SEPA? (which can be found here: http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx)		
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. The site presents no implications for changes in land form or level beyond nominal site works; but scope to rationalise surface water drainage with SUDS on site	Subject to masterplan
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?	A water course (forestry ditch) adjoins the northern/eastern boundaries on the site	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 village	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 site is located close to the existing mains networks and within 500m of the WWTW	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?	The site presents no implications for changes in land form or level	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	n/a
27	Is the site sheltered from the prevailing wind and does it have a principal aspect between SW and	Will development make best use of the site in terms of energy efficiency?	Yes. The site is sheltered to the north, east and west; and open to a southerly aspect, full day-lighting and solar resources to optimise energy efficiency	Subject to building design, orientation and layout

	SE?			
28	Will the site have any impact upon local air quality?	Is the site near areas of employment or close to public transport? Such developments are less likely to result in additional traffic which may contribute to air pollution.	The site is within a community identified for expansion in accordance with the A96 growth corridor framework. The site will be compatible with the strategic pattern of land use and transportation to jobs and services	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?	Yes. The site involves extension of an existing community	Subject to design, standards
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?	Yes. Opportunities to connect the village to neighbouring amenity woodland (part of the A96 Corridor “green framework”). A layout could introduce linkages for wildlife (tree belts, hedges) and public access to neighbouring recreational forest Yes. Will involve development of field enclosures retaining corridors consistent with them	Subject to masterplan
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 located within 1.5 km of Culloden Battlefield; the Culloden Viaduct (Category A Listed Building) and Scheduled Ancient Monument at Clava Cairns	Subject to masterplan and links to existing networks
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?	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	No. No	n/a

	c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	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?	Paths could be created within the site to connect existing uses including recreational forest and caravan site subject to agreement of proprietors	
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 does not affect geological/geodiversity interest	n/a
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 site does not affect Prime Agricultural 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 site does not affect a croft unit	n/a

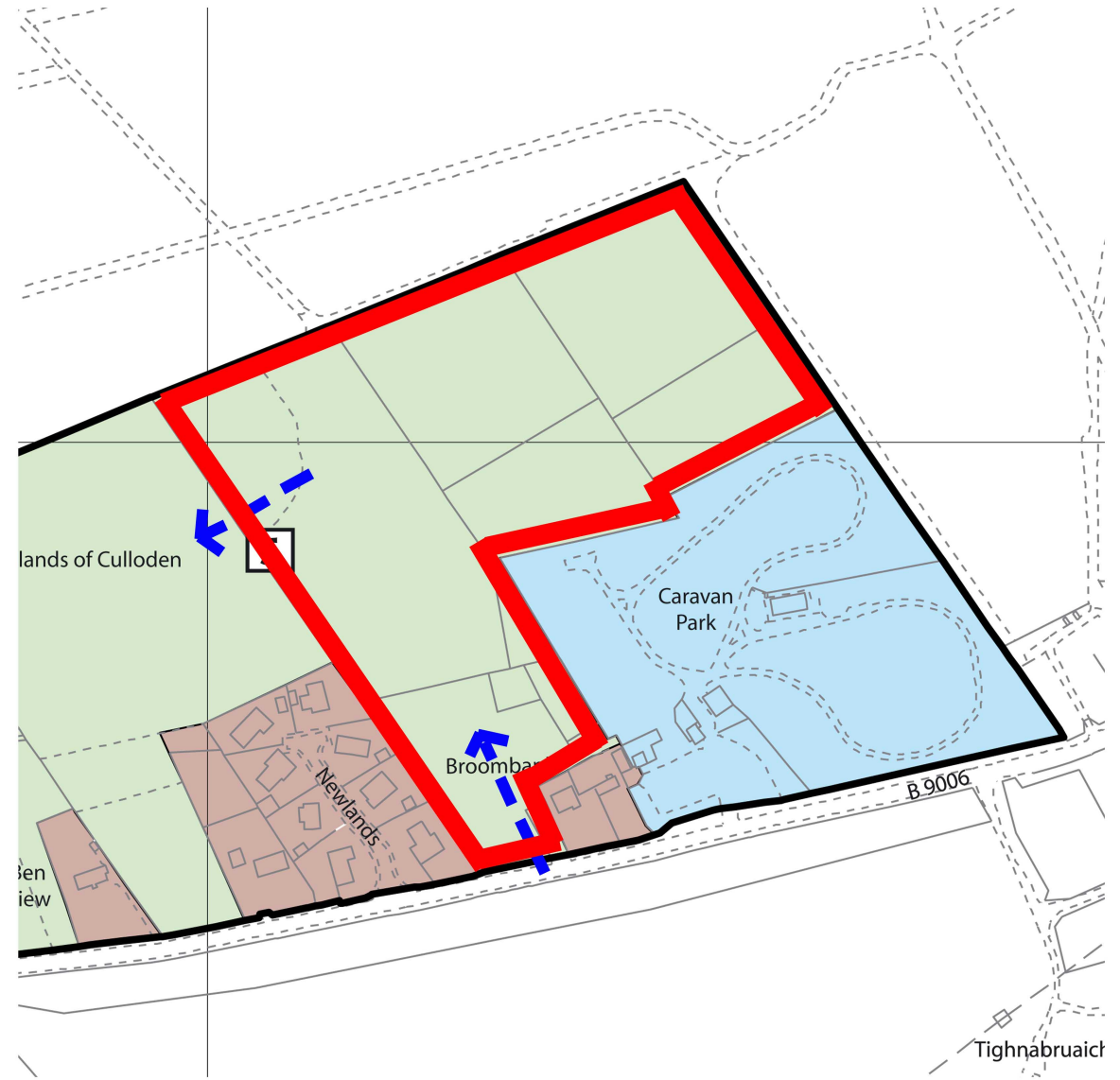
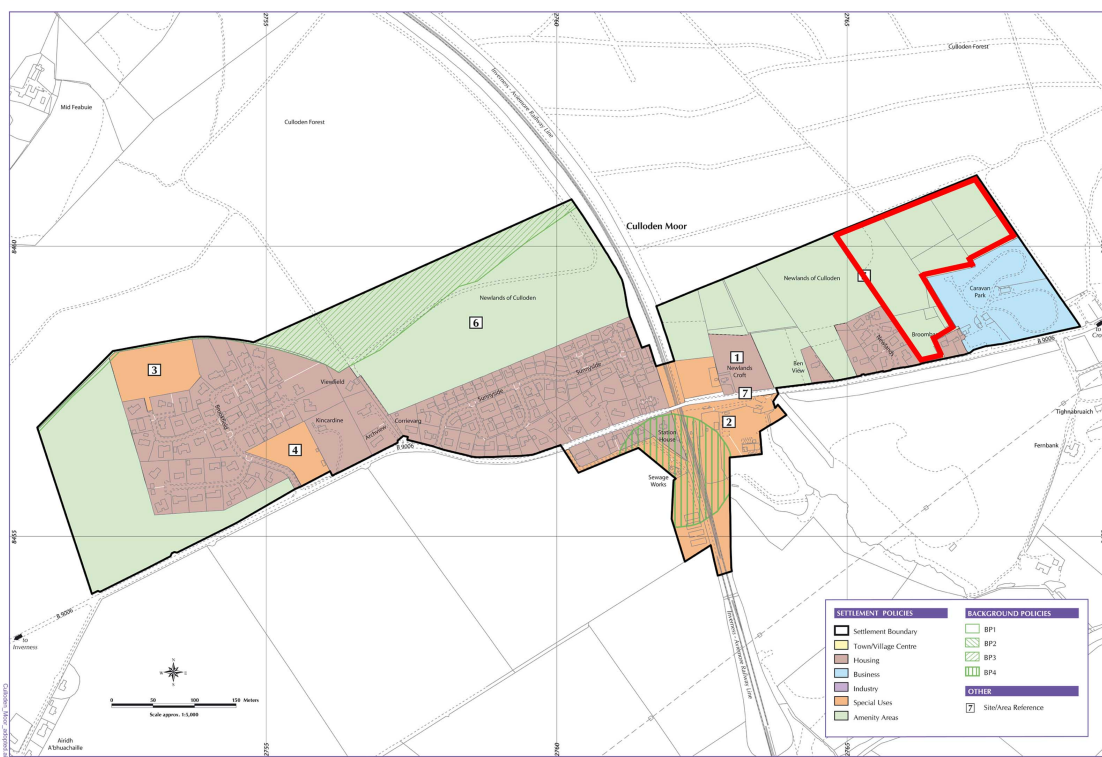
LAND AT BROOMBANK, CULLODEN MOOR

SITE PLAN



G. H. JOHNSTON BUILDING CONSULTANTS LTD

20 : CULLODEN MOOR



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