

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	G H JOHNSTON BUILDING CONSULTANTS LTD
Your Address / Contact Details	as below
Landowner's Name (if known / applicable)	HIGHLAND HOUSE PROPERTIES (landowner)
Agent (if applicable)	G H JOHNSTON BUILDING CONSULTANTS LTD
Agent's Address / Contact Details (if applicable)	WILLOW HOUSE
	STONEFIELD BUSINESS PARK
	INVERNESS
	IV2 7PA

DETAILS OF SITE SUGGESTED	
Site Address	LAND AT DAVIOT, INVERNESS-SHIRE
Site/Local Name (if different from above)	
Site Size (hectares)	4.0 ha.
Grid Reference (if known)	NH72303950
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	housing/affordable housing, open space
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	no. of units determined by drainage capacity and informed by established settlement pattern/grain of building; subject to comprehensive layout/masterplan
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 from the C1068 (village thoroughfare); foul drainage by septic tank in accordance with SEPA guidance; surface water on site by SUDS; water supply from mains
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>The previous constraints arising from the proximity of a quarry that affected the southern reaches of the site are resolved; and the proximity of the eastern parts of the site to the A9 need to be considered in the context of existing development (including recent approvals) and the fit of the site within the structure of the village; and that - in any event - the site offers sufficient depth to bring development outwith the 150m trunk road margin. There is no public drainage system serving Daviot; but development is capable of being served by individual septic tank/soakaways consistent with SEPA advice in relation to its licensing regulations or incremental development compliant with the Building Regulations.</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 sits comfortably within the shape and structure of the village, its physical limits and landscape setting and service networks. In respect of all of these factors it is - in principle - a commendable and compliant development opportunity. The site adjoins the village to the north-east and is the obvious and only direction in which the village is able to grow. Development would provide housing (and affordable housing) in Daviot, support community facilities in a place which has not offered an allocation of land for housing for a decade, and offer choice in close proximity to the City. Development would proceed in a linear form, with a building line responsive to views and topography.</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 not bring any significant change to the pattern of travel to work and services; it presents an entirely appropriate and logical village extension, subject to an appropriate framework and guidelines for development.</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 site is entirely compatible with surrounding (residential and village) uses. The site is well connected to village infrastructure and to community facilities and public transport.</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 well sheltered to the north and west and fully open - with a south-east facing slope - to maximising solar gain.</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>The site is capable of being phased either from the west or the east; the scale of development and the capacity of the site will be determined by the suitability of ground conditions for septic tanks; the site is suitable for small scale, incremental development guided by a comprehensive layout/masterplan and a design brief to integrate development notably where the northern reaches of the site become more prominent from the A9.</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>No. The site presents no impact on usable open space; but it will create an opportunity for further open space within the village envelop.</p>	<p>A comprehensive layout/masterplan will identify integral open space to standard.</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. The site lies within 400m of the primary school, village hall; play facilities and bus stops. Development will incorporate a new village footpath/cycle route within the site.</p>	<p>A comprehensive layout/masterplan will identify measures to segregate pedestrian/cycle use of the public road facilitated by new facilities within the site with potential to extend the length of the village, phased with 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>No. The village is located beside an existing bus 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>No. Not required, but served by limited access points as agreed with TECS; off-site pedestrian/cycle facilities as above.</p>	<p>See 2 above</p>

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	As 2 above. Development would comprise infill/expansion of a village.	n/a
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 southern reaches of the site are now outwith 400m of the active working area of a quarry. The existing planning permission (1999) for expansion to 2019 brought the “added benefit of relocating much of the present quarrying activity away from Daviot village, allowing (earlier) quarry areas to be restored and landscaped” (<i>source: report to Committee</i>); and acknowledged that the direction of working would be away from Daviot and that phased restoration of worked areas had commenced with landscaping improvements nearest the village. That approval has extended the working area of the quarry extension to between 400-700m from the nearest boundary of the site such that a 400m public safety zone is in situ. That shift in operations and an intervening wooded knoll renders the site no longer constrained by the operational/public safety requirements of the quarry. The constraint that applied hitherto to its southern reaches is therefore lifted. Part of the site is within the 150m trunk road corridor, but there is no interruption to views, or impact on public safety or amenity. The existing village (including recent approvals) sits between the site and the A9 and forms a “buffer”; in any event, the positioning of dwellings within individual plots could ensure development	A comprehensive layout/masterplan will set a framework for the configuration of plots and the position of dwellings.

			wholly outwith the 150m margin.	
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?	The site does not involve vacant or derelict land, but it contains a ruin which would be removed. Yes. The site is presently green field, undeveloped. It contains one ruin with some historical (recording) interest.	Development would be proceeded by a record of any archaeological interest as advised.
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 the existing settlement boundary as identified in the adopted Local Plan.	The site adjoins the settlement boundary, sits within its landscape context, would readily integrate as part of its structure and would form the only logical extension to it.
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; and not with Special Landscape Area.	n/a
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. As agreed on site with the Conservation Advisor, the site does not significantly affect a Listed Building. The Church is a Listed Building and development is proposed to the west of it. It is proposed to meet open space needs in the "backdrop" of the church.	A comprehensive layout/masterplan will inform the location of development.
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 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 does 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	No. The site does not affect any natural heritage designation. No. Does not affect any woodland or inventory sites; but would retain standing freshwater habitat and adjacent trees. This habitat may require to be investigated for its potential to support Great Crested Newt.	n/a A comprehensive layout/masterplan will be subject to an Ecological Survey (Habitats and Species) and would specify any required mitigation.

		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?	see above	
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. Development could incorporate solar gain and other energy-saving design initiatives at domestic scale.	The site offers natural reception to solar gain and could link with any “community” system, subject to it being sustainable.
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 does not affect recorded flood risk.	n/a
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?	In response to the landform, there will be a design requirement to fit individual development proposals within the natural contours of the site. Surface water will be dealt with by SUDS on each housing plot	A comprehensive layout/masterplan will specify such requirements in relation to the configuration of the site as a whole.
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water environment be protected from	Will there be any culverting, diversion or channelling of existing watercourses?	Yes. Standing freshwater served by a spring will be protected from development by suitable set back/avoidance of encroachment on this feature and adjoining trees.	A comprehensive layout/masterplan will identify this habitat and safeguarding arrangements.

	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?	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 within 100m of existing mains water supply network. Daviot has no public foul drainage system.	A comprehensive layout/masterplan will provide a framework for individual house plots, porosity tests and provision of soakaways.
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 comprises a variable slope; steeper parts will require design principles consistent with minimising cut/fill. There will be some modest works at selected points of access to the village thoroughfare.	A comprehensive layout/masterplan will provide a framework for levels/ground works.
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 does not affect any 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 offers a variable south/east facing slope; well sheltered to the north and west. Orientation of development south to west with the site contours and the village development pattern will optimise energy efficiency.	A comprehensive layout/masterplan will provide a framework for the siting/orientation of dwellings and a compatible building line.
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 located close to sources of local employment, village facilities and public transport connections; and close to Inverness and strategic employment sites within the A96 corridor, Inverness Airport. It offers choice in rural living close to a main transport route and the City.	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?	It is proposed to provide streetlights, subject to Council standards.	A comprehensive layout/masterplan will provide a framework contiguous with the extension of the village footpath network.

30	<p>a) Will it the site affect 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>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?</p> <p>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?</p>	<p>The site will retain an existing enclave of standing freshwater and associated trees together with roadside trees, and introduce a new structure of tree planting.</p> <p>Yes. The site will involve development of a field with potential to accommodate a through route linking the village thoroughfare with recreational woodland north of Daviot (Drumossie Woods); and as part of that, local habitats. A low density development proposal will enable permeability.</p>	<p>A comprehensive layout/masterplan will identify any “green corridors”.</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>As above; within 1.5km of General Wades Military Road (Public Right of Way); and a major Forest Park at Drumossie Woods.</p>	<p>n/a</p>
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</p>	<p>No. The site does not affect any core path.</p> <p>No. The site does not affect any other paths.</p> <p>Possibly. The opportunity exists to create a route from Daviot Church through the site to Daviot Woods, subject to adjoining landowners.</p>	<p>A comprehensive layout/masterplan will identify any through route.</p>

		identified in the core path plans?		
33	Will the site have an impact on the geodiversity of the area?	Are you aware if the site lies within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site? (or other site with geodiversity value e.g. distinctive landforms, areas with natural processes, rock exposures for study?)	No. The site does not affect any geological/ geo-diversity 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 involve croft land or common grazings.	n/a

LAND AT DAVIOT, INVERNESS-SHIRE

SITE PLAN



G. H. JOHNSTON BUILDING CONSULTANTS LTD

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