

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)	Mrs M W YOUNG
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 EASTERFIELD (CRADLEHALL/WESTHILL) AND INSHES/MILTON OF LEYS
Site/Local Name (if different from above)	
Site Size (hectares)	Site 1 Easterfield (Cradlehall/Westhill) 1.5 ha; Site 2 Inshes and Milton of Leys 1.5 ha.
Grid Reference (if known)	Site 1 NH 6983 4681; Site 2 NH 6967 4382
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	low density housing/nursing home

Proposed Non Housing Floorspace / Number of Housing Units (if 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. Foul drainage to mains; Surface water by SUDS to site. 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 sites 1 and 2 are both located within the green wedge/amenity provisions of the adopted Local Plan. However, both are consistent with the settlement pattern most particularly the "building line" represented by existing neighbouring properties; and both enable a low density development consistent with the transition of urban neighbourhoods (Cradlehall/Westhill and Inshes Milton of Leys) with the urban fringe.</p> <p>The loss of farmland derives from a very minor incursion in each location that is consistent with and would not breach the limits of building as defined by neighbouring development. In that regard also development would be set back sufficiently from the A9 to avoid any material visual or amenity impacts, given the local topography, intervening vegetation and the "cutting" through which the trunk road passes. Potential exists in the context of the continuance of the substantive part of the farm unit as green wedge, for discussion as to the scope for community recreational needs to be met subject to confirmation of these development opportunities, on other land within the holding.</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 two sites for low density housing and/or nursing home uses (1) ha. at Easterfield (adjoining the Cradlehall/Westhill neighbourhood) which is additional to continuance of the existing allocation (97vii) for 9 houses identified in the adopted Local Plan and for which, in 2006, the planning committee were minded to consent subject to a s75 agreement; and (2) ha. adjoining the Inshes and Milton of Leys neighbourhood. The sites are part of the Easterfield Farm which straddles the A9; both represent a minor take of land from the unit and both offer improved market choice in a neighbourhood that is virtually fully developed (Cradlehall/Westhill) and in an evolving neighbourhood where opportunities for the particular character of building proposed are not presently identified. Both are accessible to local infrastructure networks and access, including part of the candidate core path network.</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 sites is well connected and in close proximity to local sources of employment and community facilities; and to the strategic economic development and urban structure of the Inner Moray Firth sub-region; and by a choice of public transport. It will not present any structural change in the pattern of travel which derives from the function and role of either neighbourhood in that context; both are within walking distance of education and local facilities.</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>See above. The sites and form of development are compatible with a high amenity setting and the market expectations of potential occupiers/operators and both present an opportunity to create a coherent, landscaped edge and better definition to the edge of the respective neighbourhoods.</p>
<p>Is the site energy efficient? (e.g. will the site allow for energy efficient siting, layout, building design</p>	<p>The sites occupy a shallow north facing slope but remain adaptable by the design and positioning of buildings to domestic scale solar applications.</p>

and local renewable energy source connection?)	
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	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?	Neither site involves existing public open space. Both sites will safeguard adjoining "green-wedge".	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?	Site 1 is located within approximately 400m of neighbourhood open space and public transport services; and within 1km of community shops and primary school Site 2 is located within approximately 400m of proposed community facilities at Inshes.	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?	Sustainable transport contribution is not considered necessary given the position of the sites, the proximity of existing services, and the opportunity they present to consolidate the built up area.	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?	As required subject to assessment of the capacity of the existing road network.	n/a
5	Is there scope for road	Will development incorporate on-site traffic	Yes. Site 1 offers the opportunity to create a	incorporated within the layout

	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	link through to public transport services and Culloden Road.	
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 sites do not involve “bad neighbour” uses. The sites do 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 sites do 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 sites do not affect derelict land. Yes. The sites involve 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?	Yes. The sites are both within the City boundary as identified on the adopted Local Plan.	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 Area, having regard to their special qualities?	No. Both sites represent a minor incursion into a green wedge; but that does not affect the substantive part of the wedge nor its potential for uses associated with its purpose. Neither site is within any area designated for its landscape character (i.e. NSA or any other Special Landscape Area) or	n/a

			the subject of any capacity assessment.	
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 sites do 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 sites do 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. Neither site affects a Listed Building or its setting.	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 sites do 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?	Yes. No. The sites do not contain any interest recorded 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 sites 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 sites do 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?	The site(s) involve land which is presently grazed and located within the area to which the Council's Badger policy applies. The surrounding habitats could support protected species.	A habitats and species survey will be carried out 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 sites are sheltered with an open/partially open aspect and are capable of responding positively to solar gain and possibly ground source energy potential.	application on a small/domestic scale is dependent on details
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 sites present no significant 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 sites present no implications for watercourses. The Mill burn and adjacent woodland adjoins site 2.	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 serving development to be built out are assumed to enable appropriate infrastructure connections.	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 sites present 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 sites 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. Site 1 obtains shelter from the east, but occupies a shallow north facing slope. It is open to full solar gain to the south-west. Site 2 obtains shelter from the west, but occupies a shallow north facing slope. It is open to solar gain to the south-east.	layout and orientation of buildings will ensure maximising energy efficiency
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 sites immediately adjoin the built-up area and are therefore of no structural significance. Both are convenient to employment, services and public transport.	n/a
29	Will the site have an	Is it likely that the Council policy likely will	Yes. As part of the built-up area, both sites	n/a

	impact on light pollution levels?	require street lighting at this location? Are there proposals for floodlighting on the site?	can be expected to be served with street-lighting.	
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>No. The sites will involve some loss of farm land, but neither will affect the substantive part of the “green-wedge” which they adjoin; and both will specifically safeguard the existing network of treed margins and avenues, woodland, and the habitat that derives from these features. Their connectivity will be unaffected; habitats will not be fragmented and the connected network of green spaces and corridors will remain.</p>	n/a
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?	<p>Site 1 is within 1.5 km of the green network serving Cradlehall/Westhill neighbourhood including the NCR</p> <p>Site 2 is within 1.5 km of the green network serving Inshes and Milton of Leys neighbourhood.</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</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</p>	<p>No. Neither site affects any core path; but site 2 lies adjacent to a candidate core path.</p> <p>No. Neither site affects any path.</p> <p>Yes. The site(s) will connect to the network of existing routes consistent with the layout of development.</p>	n/a

	the site?	outdoor access strategy or aspirational paths 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 sites will not involve any impact on geo-diversity.	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?	The sites are part of a registered agricultural unit, but do 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 sites do 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 sites do not form part of a croft unit.	n/a

