

Site Forms

	Survey base)
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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)	G PHILIP
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 TO THE EAST OF FLEMINGTON (LOCHSIDE)
Site/Local Name (if different from above)	
Site Size (hectares)	2.0 ha.
Grid Reference (if known)	NH 8150 5250
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	housing, affordable housing, /community hall
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	
Map	subject to masterplan
	(please attach a map of the site ideally on an Ordnance

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 will be taken from the network of minor public roads which connect with the A96 some 150m to the north. There is no existing public drainage system, but capacity has been identified - in recent decisions and in consultation with SEPA – for additional septic tank/soakaways. Subject to technical feasibility this could serve development east of Flemington
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 or heritage constraints. The site is greenfield, but a logical and coherent expansion of an established settlement - the only settlement in the A96 Corridor not identified thus far for further growth. This proposal relates to the entirety of the field - for that it would provide capacity for additional housing in the short term - but the extent of development would be determined by (i) foul drainage by septic tank and (ii) access and the potential to improve local circumstances consistent with the Guidance for Small Rural Housing Developments and the prevailing character</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 represents expansion of Flemington to the east within the network of local roads which serve the existing settlement and therefore comfortable with its shape and structure. It would continue the established development pattern and character. It will extend housing choice, enable community facilities to be developed, encourage development of a sustainable community and make a contribution within a major economic development corridor. There is presently no "community" building</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 provision of a community building could enable more people living locally to access a community facility</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>Yes. It adjoins the community and offers the opportunity to develop community facilities. It is compatible with surrounding housing, local roads and causes no detriment to agricultural land</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>Yes. Suited to domestic 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	<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 does not affect a public open space, but it could provide a local play facility</p>	<p>Proposed open space is part of an existing planning permission for housing opposite</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>There are no community facilities within the community. The site offers scope to provide such facilities and at a location within 400m of most existing houses. The site is located within 400m of the A96 and public transport services using that route. It is within 400m of a proposed open space</p>	<p>Provision is made for a community building at a location convenient to proposed open space and where access can be taken from the adjoining road network</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>Within 400m of public transport services</p>	<p>n/a</p>
4	<p>Will the site involve “off site” road improvements that will contribute to</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>The community is serviced by a network of single-track roads which also act as footpath/cycle thoroughfares. The proposal</p>	<p>n/a</p>

	road safety?		is not expected to exceed the capacity of these routes although some localised improvements may accrue from it	
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	The scale and character of development would be fitting of a rural community. The scale and character of existing roads and access arrangements would be compatible	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?	Does not involve "bad neighbour" uses. 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. 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. Does not affect derelict or vacant land Yes. Land presently greenfield, 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?	No. Adjoining the settlement boundary as identified in the Inverness Local Plan	n/a
10	Will the site affect the distinctiveness and	Does the site conform with the Landscape Capacity Assessment (if available)? Will the	No Landscape Capacity Assessment. Not within NSA; not with Special Landscape Area.	n/a

	special qualities of the present landscape character or affect any landscape designation?	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?	The Landscape Character Assessment indicates the site lying at the interface of “intensive farming” and “forest edge farming” types. These refer to grouping development, linear form and context of landform and trees; and containment by field patterns. The proposal is of a scale appropriate to the setting and scale and form of the community	
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. 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. 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. 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. 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. Does not affect any HER site	n/a
16	Will the site impact on any Scheduled (Ancient)	Is there any SAM within the site boundary or will a SAM be affected?	No. Does not affect any Scheduled Ancient Monument	n/a

	Monument and/or its setting?			
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>	<p>No. Does not affect any natural heritage designation. May affect foraging ground for badgers</p> <p>No. Unlikely to affect any non statutory features</p>	<p>See below</p> <p>n/a</p>
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>	<p>see (17) above re badgers</p> <p>No. Unlikely to affect habitats or species</p>	<p>Incorporate within layout, as required by survey</p> <p>n/a</p>
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. Domestic scale renewable energy	Site offers natural reception to solar gain
20	Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood	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:	No. Does not affect recorded flood risk	n/a

	map or from local knowledge?	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. 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. 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 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?	The site can be connected to the public water supply. There is no mains foul drainage available	Drainage subject to porosity
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?	Yes. No implications for landform	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. No impact on coastal features	n/a
27	Is the site sheltered from the prevailing wind and does it have a principal	Will development make best use of the site in terms of energy efficiency?	The site is relatively flat and open to the south. It is also open to the north and east, but given context by shallow landform and	Building design to enable domestic applications

	aspect between SW and SE?		existing development	
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. No impact on air quality; but located within a main economic corridor convenient to main employment locations and other proposed urban development	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. No floodlighting is proposed; there are no street-lights at present at Flemington	n/a
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?	Yes. Opportunities exist to connect the village to the neighbouring A96 Corridor "green framework"	n/a
	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?	Yes. Will involve development of field	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?	The site adjoins a community that is located within the A96 green framework. It is located adjacent to an SSSI	n/a
32	a) Will the site affect any core paths or right of way?	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?	No. The site will not affect any Core Path or Right of Way	n/a
	b) Will the site affect any other existing paths or outdoor access opportunities?	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?	No. The site will not affect any other path	n/a

	c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	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?	Yes. Insofar as the proposal will connect to the existing settlement network	
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. Does not affect 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. Does not affect Prime Agricultural Land. There are no implications for soil quality	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. 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. Does not affect croft land or common grazings	n/a

LAND AT FLEMINGTON, INVERNESS-SHIRE

SITE PLAN



G. H. JOHNSTON BUILDING CONSULTANTS LTD

