

**Site Forms**

YOUR DETAILS	
<b>Your Name</b> (and organisation if applicable)	ALAN OGILVIE GH Johnston Building Consultants Ltd
<b>Your Address / Contact Details</b>	Agent – see below
<b>Landowner's Name</b> (if known / applicable)	Freda Newton (housing development areas only)
<b>Agent</b> (if applicable)	GH Johnston Building Consultants Ltd
<b>Agent's Address / Contact Details</b> (if applicable)	Willow House
	Stoneyfield Business Park
	Inverness
	IV2 7PA

DETAILS OF SITE SUGGESTED	
<b>Site Address</b>	Drumdevan, Essich Road, Inverness
<b>Site/Local Name</b> (if different from above)	
<b>Site Size</b> (hectares)	6.1 ha. in total of which up to 2.0 ha. is promoted for development.
<b>Grid Reference</b> (if known)	NH 6554 4127
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Low density housing on open land in woodland setting by excluding the whole of the Drumdevan House 'triangle' from the Green Wedge and incorporating into the Settlement Development Area.
<b>Proposed Non Housing Floorspace / Number of Housing Units</b>	8 to 13 houses.
<b>Map</b>	All land outlined in blue on the Inverness Local Plan extract and on Ordnance Survey base attached.

<b>If you wish to suggest a site that should <u>not</u> be built on, fill in this form</b>	
REASONS WHY YOUR SITE SHOULD BE SAFEGUARDED FROM BUILDING	
<b>How do the public enjoy the space</b> - e.g. used for dog walking, children's play?	
<b>What makes the site more special</b> than other areas in the village/town?	
<b>Does the site have attractive or rare features</b> 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.*

<b>If you wish to suggest a site that should be built on, fill in this form</b>	
REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION	
<b>How can the site be serviced?</b> (give details of proposed access, foul drainage, surface water and water supply arrangements)	See Sketch Development Framework plan. <ul style="list-style-type: none"> <li>▪ Road access from the Torbreck road and Essich Road and existing remote foot/cycle path connections from Holm Dell and Ness Castle.</li> <li>▪ Foul drainage to Inverness Allanfean system and works with capacity for 2000 housing units equivalent.</li> <li>▪ Water supply from the local network and Inverness Loch Ashie WTW with capacity for 2000 housing units equivalent.</li> </ul>
FORM CONTINUES BELOW	

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

<p><b>What are the site's constraints and how can they be resolved or reduced?</b> (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>See Site Constraints Plan.</p> <ul style="list-style-type: none"> <li>▪ Part of the land is shown to be in the SEPA 1 in 200 year flood risk area.</li> <li>▪ No part of the site is Prime quality agricultural land.</li> <li>▪ Part of the woodland is protected by the Ness Castle/Holm House TPO (ref. no. HRC47) and also has a Semi-Natural or Ancient Woodland designation. The intention is to retain the woodland to help integrate future development into the landscape and maintain the local amenity of the area. Buildings will require to be set back the requisite distances from retained trees</li> <li>▪ Drumdevan House, which lies at the core of the area promoted for deletion from the Green Wedge, is a listed building. The site of the Boar Stone lies to the north east of the site, across Essich Road.</li> </ul>
<p><b>What benefits will result to the wider community from the site's development?</b> (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>	<ul style="list-style-type: none"> <li>▪ Residential development will require compliance with the Council's affordable housing policies and make contributions towards improved education facilities.</li> <li>▪ Meet the demand for low density housing development in a high quality wooded landscape setting on the edge of the city. A precedent has already been set by approving housing in this area.</li> <li>▪ If allocated for development the continuation of public access along this part of the Holm Burn will be explored.</li> </ul>
<p><b>What impact will there be on travel patterns from the site's development?</b> (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 1.3 km from Holm Primary School, 1.5 km from the Inverness Royal Academy, 1.8 km from the proposed supermarket and district centre at Ness Side and 400 metres from a bus route. There is also potential to connecting to the existing remote path network and <i>safer routes to school</i> to the north across Torbreck Road.</p>
<p><b>Is the site well connected?</b> (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>As indicated above, opportunities exist to connect to local schools and proposed community and commercial facilities.</p>
<p><b>Is the site energy efficient?</b> (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)</p>	<p>The developable land areas are contained by trees which also provide shelter. The southerly aspect of the largest parcel of developable land will allow for passive solar gain from an energy efficient layout and siting and design of buildings.</p>
<p><b>What other negative impacts will the development have and how will they be resolved or offset?</b> (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) Yes, if land is allocated for development. Much of the land along the south side is heavily wooded and together with small enclaves of open land may offer opportunities for informal recreation and wider public access to the countryside.</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?</p> <p>- Are there opportunities to create new walking/cycling routes or improve existing routes?</p>	<p>No existing or proposed community/commercial buildings within 400m but there are opportunities to connect to existing walking/cycling routes through the site and possibly to create a new route.</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 Holm Dell housing area immediately to the north. This is approximately 400m metres from the largest developable part of the site. <i>Safer Routes to School</i> measures are to be provided along Torbreck Road, adjoining the site to the north, in association with the development of the Ness Castle area.</p>	
4	<p>Will the site involve "off site" road improvements</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>Not envisaged but TECS will advise accordingly.</p>	

	that will contribute to road safety?			
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: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>	Yes, it is understood that such measures are expected of most developments.	Remote path connections to the existing path network.
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 "bad neighbour" uses.	
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.	
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: <a href="http://scotland.gov.uk/Publications/2010/01/26135819/0">http://scotland.gov.uk/Publications/2010/01/26135819/0</a> ) 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) Yes, but the developable areas are used mainly for horse grazing.	
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	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?	<ul style="list-style-type: none"> <li>▪ The site lies within a forest edge farming landscape character area but no Landscape Capacity Assessment was carried out for the Inverness Local Plan</li> </ul>	<ul style="list-style-type: none"> <li>▪ Retain existing woodland and hedgerows to integrate development into the landscape.</li> </ul>

	character or affect any landscape designation?	Is it located within or would otherwise affect a National Scenic Area or Special Landscape Area, having regard to their special qualities?	<p>area.</p> <ul style="list-style-type: none"> <li>▪ Most of the developable land is well contained in the wooded setting.</li> <li>▪ The site is not within an NSA or SLA</li> </ul>	
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?	Drumdevan House, situated at the core of the triangular area is a Listed Building (Category (S)), is largely obscured from view by its policy woodland.	
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?	Not on site but the site of the Boar Stone lies to the north east, across Essich Road.	
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	a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?	a) No	

	conservation?  b) Will the site affect any other important habitat for the natural heritage?	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?	b) The Inverness Local Plan Analysis Map indicates the core woodland around Drumdevan House is as an Ancient, Semi-Natural or Long-Established Woodland Inventory site. The Holm Burn, which runs through the site, is a recognised wildlife habitat area.	
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. 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: <a href="http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx">http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx</a> )	Yes – see Site Constraints Plan.	
21	Will development of the site result in the need for changes in land form and level? If yes, how will soil and drainage	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?	Unknown at this stage.	

	issues be addressed?			
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?	The Holm Burn runs through the land and it is not intended to culvert, divert or channel this.	
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 will be determined following allocation of land in the LDP, the layout plan prepared and the number of dwellings clarified.	
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?	Most of the developable land is relatively flat and therefore re-contouring is unlikely.	
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?	Most of it is sheltered by trees and hedge-rows. Most of the developable land does not have a principal aspect between SW and SE on account of the woodland.	
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 will only be required for adopted roads but there will not be floodlighting.	

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>a) The intention is to leave woodland, hedgerows and watercourses clear of built development.</p> <p>b) Yes. The intention would also be to provide connections to the network of paths in the area which in turn link with the natural features and the existing built up area to the north. The land lies close to Torbreck Road and the Candidate Core Paths of the Ness Castle driveway (319.049), the Holm Burn (319.109) and Holm Road to Torbreck Road (319.050).</p>	<p>b) Additional tree planting and landscaping around the margins of the development area.</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>Yes. See 30 above.</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</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>a) No.</p> <p>b) No.</p> <p>c) If allocated for development consideration will be given to extending the network along the edge of the Holm Burn through the site.</p>	



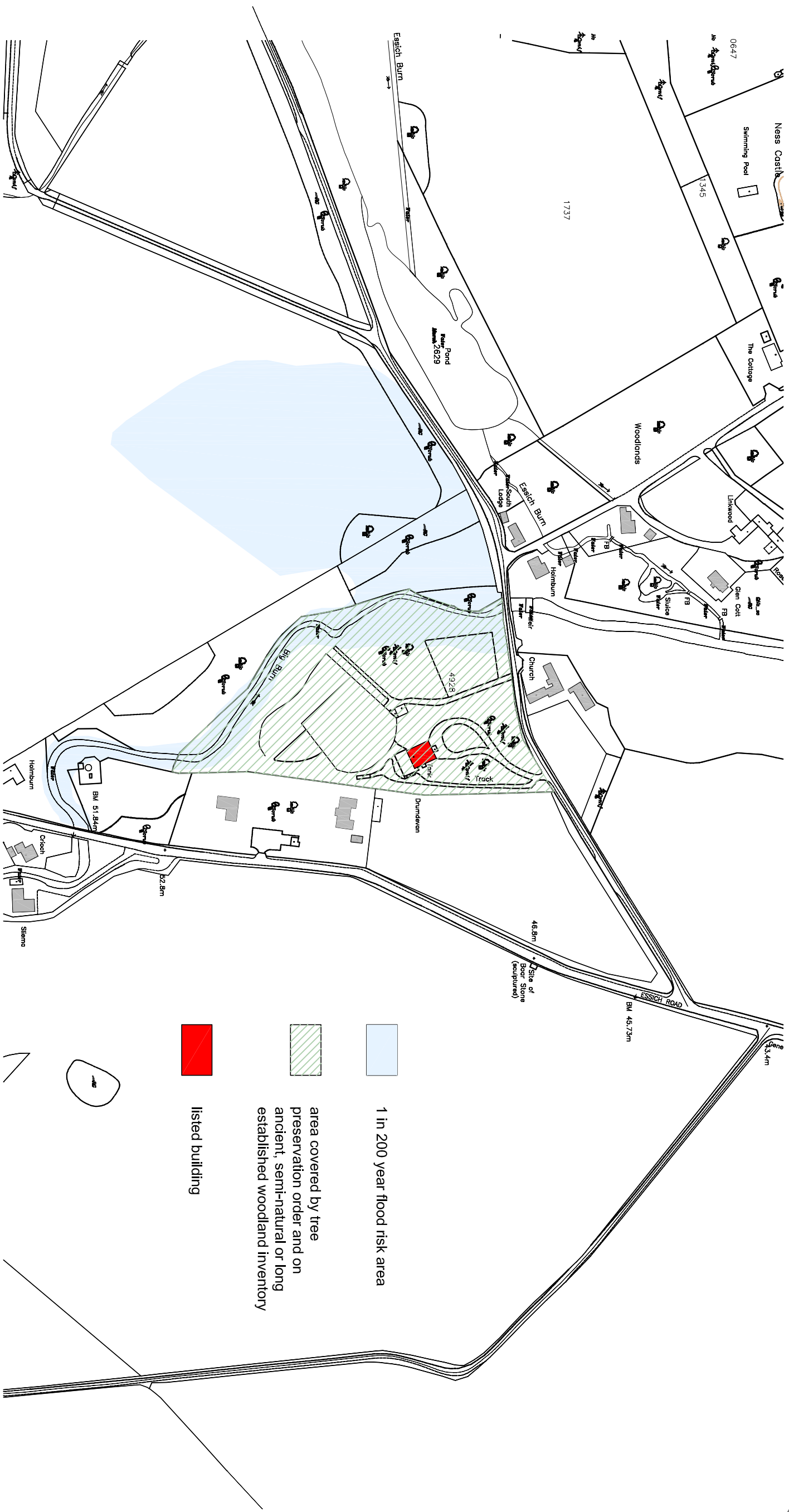
	the site?	outdoor access strategy or aspirational paths identified in the core path plans?		
33	Will the site have an impact on the geodiversity of the area?	Are you aware if the site lies within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site? (or other site with geodiversity value e.g. distinctive landforms, areas with natural processes, rock exposures for study?)	No	
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?	Unknown at this stage what the movement of soil will be in relation to development. However, the site is not identified as Prime Quality Agricultural Land.	
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 DRUMDEVAN, INVERNESS

## SITE CONSTRAINTS



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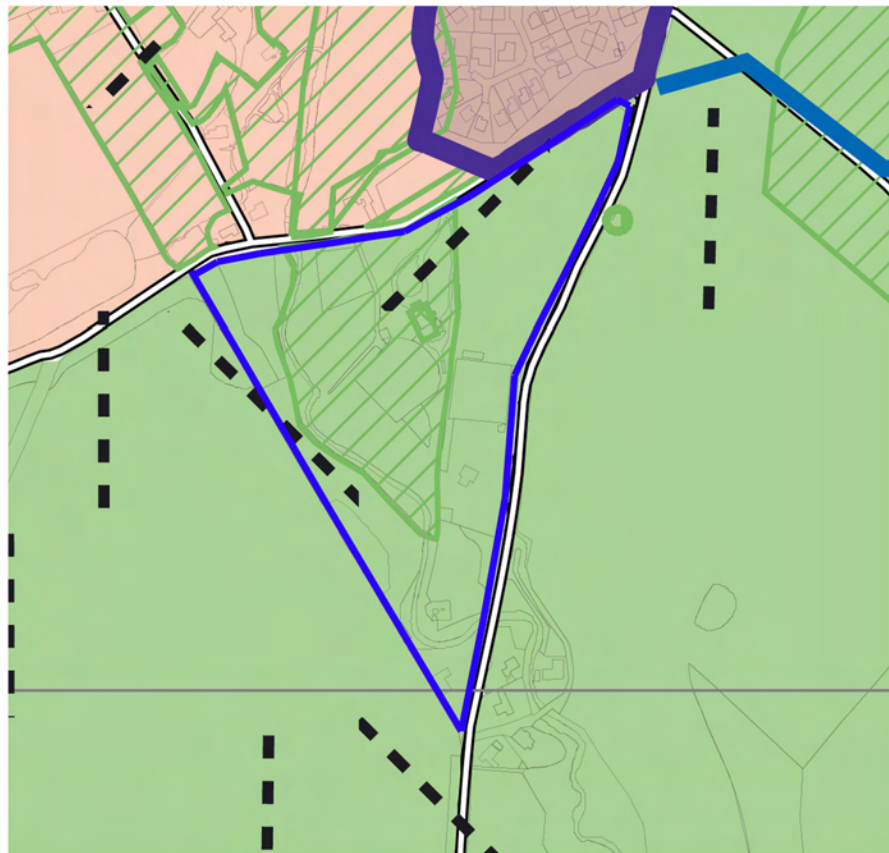


# LAND AT DRUMDEVAN, INVERNESS

## SITE PLAN



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# LAND AT DRUMDEVAN, INVERNESS

## SKETCH DEVELOPMENT FRAMEWORK



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