

**Site Forms**

<b>YOUR DETAILS</b>	
<b>Your Name</b> (and organisation if applicable)	COLIN MACKENZIE G H JOHNSTON BUILDING CONSULTANTS LTD
<b>Your Address / Contact Details</b>	
<b>Landowner's Name</b> (if known / applicable)	INVERNESS PROPERTIES LTD
<b>Agent</b> (if applicable)	G H JOHNSTON BUILDING CONSULTANTS LTD
<b>Agent's Address / Contact Details</b> (if applicable)	WILLOW HOUSE STONEFIELD BUSINESS PARK INVERNESS IV2 7PA

<b>DETAILS OF SITE SUGGESTED</b>	
<b>Site Address</b>	LAND AT VIEWHILL, BALLOCH
<b>Site/Local Name</b> (if different from above)	
<b>Site Size</b> (hectares)	c. 20.0 ha.
<b>Grid Reference</b> (if known)	NH 7400 4600
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	housing, affordable housing, community facilities, playing fields, allotments
<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	up to 130dwellings
<b>Map</b>	subject to comprehensive layout/masterplan

<b>If you wish to suggest a site that should <u>not</u> be built on, fill in this form</b>	
<b>REASONS WHY YOUR SITE SHOULD BE SAFEGUARDED FROM BUILDING</b>	
<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>	
<b>REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION</b>	
<b>How can the site be serviced?</b> (give details of proposed access, foul drainage, surface water and water supply arrangements)	Access will be taken from the C 1028 Culloden Road and the existing adopted/unadopted route serving Viewhill Foul drainage will connect to the mains network serving Balloch Water supply will be served from the mains network Surface water drainage will be to SUDS on site
<b>FORM CONTINUES BELOW</b>	

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

**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?)

The site is located at the edge of the Culloden Battlefield Inventory Site as identified by Historic Scotland. This is understood to be identified for its historic, landscape and archaeological association with the Battle. Neither the Council’s policies or Historic Scotland’s position discourage development in principle; both require the impacts of proposals to be assessed and mitigated. In this case, a comprehensive masterplan would be informed by a Landscape Capacity Study, a Landscape and Visual Impact Assessment and an Archaeological Assessment. The form and scale of development, its infrastructure and landscape context (and related mitigation) would derive from these considerations; and to that extent, the level of development within the Inventory Site.

In that regard, the allocation of land as presented in this representation is indicative: development is indicated to be held very substantially outwith the Inventory Site, but could overlap its boundary; open space uses could be located within the Inventory Site where these are found not to significantly affect its interest. The site involves 2.1 ha. of farm buildings and brownfield land to be redeveloped. This now appears to have brought within the Inventory Site further to Historic Scotland consultation without any explanation. A proposal at this location should be extended to fully embrace all land associated with the buildings necessary for viability as a first phase, given service connections and infrastructural improvements intended to accompany development and to ensure the replacement of derelict buildings. The site is part of Viewhill Farm that has been acquired for development. The farm extends to 100 ha. 80% of the farm is within the Inventory Site; the 20% of the farm outwith the Inventory Site is the focus of this development proposal, but a proportion of that land is considered unsuited for development for reasons other than to do with the Inventory

**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?)

The proposal comprises some 20 ha. of land adjoining the **edge of the City and the existing urban neighbourhood at Balloch. It involves some 17 ha. of land with potential for housing, 0.2 ha. for community buildings/facilities and 1.5 ha. for open space and recreation. Balloch is identified in the adopted Local Plan as “homogenous” and deficient in housing mix and open space. Provision is made for extending the choice of residential accommodation and affordable homes, meeting requirements for community playing field and allotments, extending public transport in contributing to a better-balanced, more sustainable neighbourhood. The site is well screened from the B9006 tourist route and Culloden Battlefield by a strong treed edge in the margin of that route to the south. The site is well within the City altitude limits and offers potential for significant local enhancement and net environmental “gain” through the removal of an 11,000 sq. m “footprint” of large bulk agricultural buildings that are largely dilapidated and the redevelopment of 2.1 ha. of “brownfield” land.**

**The proposal will considerably enhance safety and traffic conditions on the C1028 Culloden**

	<p><b>route with</b> improved junction arrangements, better forward visibility, speed restriction and selected widening, and the provision of pedestrian/cycle facilities to link Balloch and towards the Battlefield. It will connect well with the wider Culloden “district” with links to the wider access network.</p> <p>In strategic terms the proposal will extend the supply of land for expansion of the City not dependent on major infrastructure investment, support local education and community facilities and improve accessibility to facilities for the resident population of a large part of the existing community at Balloch. The proposal could be co-ordinated with the development potential of land east of the C1028 Culloden Road (Viewhill east) to give critical mass - and as part of an integrated masterplan in that context - but is not dependent on the allocation of that land</p>
<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 site adjoins and would function with an established urban neighbourhood. In strategic terms the site would therefore be part of the structure of the City and accessible in that context to its services, employment and transport systems and to the evolving A96 economic development corridor. In that context, it is not likely to generate any significant change to the established patterns of movement. It may create sufficient critical mass to extend the existing bus service from Balloch; it will bring a wider range of community facilities within easier reach of the existing neighbourhood; it will involve improvements to footpath/cycle links to existing facilities</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 above. The proposal adjoins an existing enclave of residential development at Viewhill and is located in a setting that embraces sporadic housing. It is an extension of the urban neighbourhood albeit that recreational forest is located between the site and Balloch</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>Yes. The site is suited to domestic applications</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>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 involve existing open space</p> <p>Yes. The site will include provision for a playing field and allotments</p>	<p>A masterplan will include land for a playing field and allotments</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 proposal lies within the catchment of Balloch Primary School, shop and other facilities located some 1.5km to the north. It will incorporate provision for a playing field and allotments - neither of which are presently available in Balloch - and a small commercial/community facility serving the southern reaches of neighbourhood and improving the proximity of such a facilities to the neighbourhood, substantive parts of which are presently more than 400m from local facilities</p>	<p>A masterplan will include land for a playing field and allotments; and provision for commercial/community facilities</p>
3	<p>Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel</p>	<p>For example, can a subsidy to a local bus route be provided?</p>	<p>Yes. The proposal would involve provision for a bus stop/terminus to extend the existing service</p>	<p>A masterplan will include land for a bus terminus located with other community facilities</p>

	patterns?			
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?	Yes. The proposal will involve significant improvements to the C 1028 Culloden Road in terms of improved junction arrangements, forward visibility, speed restriction and selected widening, the provision of pedestrian facilities to link Balloch and upgrading of the existing adopted/unadopted road to Viewhill; and it will accommodate existing proposal by the Council to improve pedestrian/cyclist facilities between Balloch and the Battlefield	A masterplan will be based on a Transport Statement and integrated proposals to upgrade the C 1028 Culloden Road and the safety/ management of users of that route; and improve the adopted/ unadopted road to Viewhill
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. The principles of “Designing Streets” will be integral to the proposal	A masterplan will incorporate the layout and design principles in “Designing Streets”
6	Is the site near any existing “bad neighbour” uses?	Will the site be negatively affected by any neighbouring use? (bad neighbour uses include those that affect residential property by way of fumes, vibration, noise, artificial lighting etc). Is the site affected by any of the Physical Constraints identified in the Council’s Physical Constraints: Supplementary Guidance?	The site does involve “bad neighbour” uses. It does not involve any identified Physical Constraints (Highland-wide Local Development Plan [Policy 10])	n/a
7	Are there any contaminated land issues affecting the site?	Are you aware if the site has been previously used for industrial or any other uses likely to cause contamination?	No. The wider site does not affect contaminated land; the redevelopment of the farm buildings may include land affected	A masterplan would be subject to a Phase 1 Contaminated Land Survey as required
8	a) Is the site on derelict, vacant or other land that has previously been used?	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?	No. The site does not affect derelict or vacant land	n/a

	b) Is the site on greenfield land?	b) Will the site be located on presently undeveloped land e.g. presently or capably used for agriculture, forestry or amenity purposes?	Yes. The site comprises land presently green field, undeveloped	
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 adjoins the settlement boundary as identified in the Inverness Local Plan. It is within the altitude limits of the City as identified in the Inverness 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?	There is no Landscape Capacity Assessment. The site is not within a National Scenic Area and not within Special Landscape Area. It is located at the edge of the Culloden Battlefield Inventory Site as identified by Historic Scotland. This is understood to be identified in part for its landscape association with the Battle	A masterplan would be informed by a Landscape Capacity Study and a Landscape and Visual Impact 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 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. It is located wholly outwith the Culloden Battlefield Conservation Area	n/a
13	Will the site impact on any listed building and/or its setting?	Is there a listed building or a part of the setting "area" of a listed building within the site?	No. The site does not affect a Listed Building or its setting	n/a
14	Will the site affect a site identified in the Inventory of Gardens	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 a site identified in the Inventory of Gardens and Designed Landscapes any "inventory"	n/a

	and Designed Landscapes?			
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. The site would affect the setting of a scheduled Ancient Monument as defined by the Historic Scotland Battlefield Inventory. The HER presently records no archaeological interest within the proposed site	A masterplan would be informed by an Archaeological Assessment, appropriate survey and mitigation
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. It would affect the setting of a scheduled Ancient Monument as defined by the Historic Scotland Battlefield Inventory Site	As 15 above
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 listed in Annex 1 of EC Habitats Directive?	No. The site does not affect any nature conservation designation  No. The site is unlikely to affect any non statutory nature conservation features. The site will incorporate a survey of the farm buildings to be removed for any bat interest	n/a  A masterplan would be informed a Bat Survey of farm buildings to be removed and redeveloped
18	a) Will the site affect any protected species?	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)	The site is presently farmland in grazings use. It could be within the foraging range of badgers	A masterplan would be informed by badger survey and appropriate mitigation built-in to a comprehensive layout as necessary

	b) Will the site affect any other important species for the natural heritage?	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?	No. The site is unlikely to affect habitats or species	n/a
19	Is the site proposed to provide any form of renewable energy?	For example, will the site provide or be capable of providing a district heating system, solar panels or a wind turbine?	Yes. The site will be capable of domestic renewable energy technology; it could be capable of connecting to any district system	n/a
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> )	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?	No. The site presents 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 site presents no implications for watercourses. The development footprint would be held back and separated by open space from the drain that runs east-west along its limits to the south	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 the existing urban area	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 and mains drainage	



25	Will the site require alteration to the local landform?	Can the site (including access) be developed without significant re-contouring etc.? Will access tracks and parking areas have significant cut and fill?	The site presents no implications for any significant change in 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. The site 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?	The site is sheltered to the north by mature forest; and is open to the east, west and south. It is therefore well placed to optimise the potential for solar gain	A masterplan will incorporate a layout, orientation and design of buildings that is able to maximise renewable energy applications
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 adjoins and would function with an established urban neighbourhood. In strategic terms the site would therefore be part of the structure of the City and accessible in that context to its services, employment and transport systems and to the evolving A96 economic development corridor. In that context, it is not likely to generate any significant change to the established patterns of movement. It will create sufficient critical mass to extend the existing bus service from Balloch; it will bring a wider range of community facilities within easier reach of the existing neighbourhood	A masterplan will make provision to extend and integrate public transport services and improve a footpath/cycle link to Balloch
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?	The site represents an extension to an established urban neighbourhood and will therefore be expected to accommodate street-lighting. This will be to a standard consistent with the Council's guidance and light pollution controls	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	The site a relatively small incursion into a farm that extends to 100 ha. It will retain the continuity of fields, existing uses and the	A masterplan will integrate development within its setting, with adjoining land uses and will

	b) Will the site provide opportunities to enhance the present green network of the area?	margins, watercourses, coastlines, tree belts, greenspace?  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?	landscape character across the wider locality; strengthen existing boundaries and create habitats within their margins that are loose and disconnected at present	incorporate a structure of planting that will enhance bio-diversity, the range of habitats, recreational access and opportunities, and seek an acceptable fit of development in the landscape
31	Will the site provide opportunities for people to come into contact with and appreciate nature/natural environments?	Is the site close to (within 1.5km) an opportunity to come into contact with nature/natural environments e.g. Local Nature Reserves, local greenspace, green networks? Are there proposals which will increase opportunities to come into contact with nature/natural environments?	Yes. The site is located within 1.5 km of the major recreational forest Culloden Wood and Culloden Battlefield and will incorporate public routes linking these features with Balloch	A masterplan will integrate public routes with the core path and wider access network. It offers the potential to link routes through adjoining land, in particular to the west to provide an alternative off-road link/circular link from Westhill/Smithton and Culloden and north/west through Culloden Wood
32	a) Will the site affect any core paths or right of way?  b) Will the site affect any other existing paths or outdoor access opportunities?  c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	a) Is a diversion of a core path or right of way required? Will there be any impact on the usability of a core path or right of way?  b) Will it affect an existing path in the Highland Path Record? Will it provide additional access opportunities or adversely affect access opportunities afforded by the Land Reform (Scotland) Act 2003?  c) Will new paths be created within and beyond the site? Will any existing paths be improved e.g. to increase accessibility to a wider range of users? Will the site help to realise priorities identified in the Council's outdoor access strategy or aspirational paths identified in the core path plans?	No. The site will not affect any existing Right of Way  The site will incorporate Candidate Core Paths that extend south from Balloch and east-west as identified on the Core Paths Network Plans; and existing route extending east-west through part of the site will be safeguarded  Yes. New links to the wider access network and Core Paths will be made. The site will incorporate the proposed "Brookfield" route to Culloden Battlefield from Balloch	A masterplan will integrate public routes including the core path network
33	Will the site have an impact on the	Are you aware if the site lies within or adjacent to an un-notified Geological	No. The site does not affect geological/geo-diversity interest	n/a

	geodiversity of the area?	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?)		
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. 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. The site does not affect peat land	n/a
36	Will the site have any affect on the viability of a crofting unit?	Does the site represent a significant loss of good quality inbye crofting land or common grazing land?	No. The site does not affect croft land or common grazings	n/a

# LAND AT VIEWHILL BALLOCH, INVERNESS

## SITE PLAN



G. H. JOHNSTON BUILDING CONSULTANTS LTD

