

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Inverness Estates Ltd
Your Address / Contact Details	Myrtlefield House
	Grampian Road
	Aviemore
	PH22 1RH
Landowner's Name (if known / applicable)	Inverness Estates Ltd
Agent (if applicable)	Muir Smith Evans
Agent's Address / Contact Details (if applicable)	203 Bath Street
	Glasgow
	G2 4HZ

DETAILS OF SITE SUGGESTED	
Site Address	Milton of Leys, Inverness
Site/Local Name (if different from above)	As above.
Site Size (hectares)	59ha
Grid Reference (if known)	
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Mixed-use, including housing, affordable housing, business, hotel and related facilities, health care facilities, other leisure/tourist, and specialist tourist retail.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	Indicatively: 400
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?	N/A
What makes the site more special than other areas in the village/town?	N/A
Does the site have attractive or rare features such as mature trees, historical significance or protected wildlife?	N/A

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 directly from the existing distributor road. Other infrastructure to provided in the normal way.

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 site has previously been identified as being suitable for development. The existing adopted local plan confirms the site as being suitable for development. Planning permission for development has previously existed.</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>Previous development aspirations (for example the film studio) have not been delivered. There is little prospect of some of these aspirations ever happening.</p> <p>However, the site retains significant potential to contribute to Inverness. Part of the site forms a logical area for commercial leisure and tourist development, and for related business development. Part of the site forms a logical area for a tenth phase of the Milton of Leys residential area.</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>Public transport routes can be extended to the proposed residential and commercial areas.</p> <p>Most tourist arrivals are likely to be by private car and coach.</p>
<p>Is the site well connected? (e.g. will the average travel time to community and commercial facilities reduce or increase as a result of the site's development, is the proposed use compatible with existing / proposed surrounding uses?)</p>	<p>The site has excellent connections to community and commercial facilities (Inshes and Milton of Leys), with the opportunity to extend public transport routes.</p> <p>Local roads have significant unused capacity.</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. It can be developed in such a manner.</p>
<p>What other negative impacts will the development have and how will they be resolved or offset? (e.g. will the site's development increase any form of pollution or decrease public safety?)</p>	<p>The effects of the development will require to be identified and assessed in the normal manner at the appropriate stage. For the moment, it is recognised as a development site.</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 impact of existing useable public open space.</p> <p>Provides an opportunity for the creation of such space.</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>		
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>The extension of existing public transport routes is deliverable.</p>	
4	<p>Will the site involve "off site" road improvements that will contribute to road safety?</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>It is anticipated that no significant 'off-site' improvements will be required.</p>	

5	Is there scope for road safety measures as part of the development of the site?	Will development incorporate on-site traffic calming measures (e.g. speed bumps) or street lighting? Will it incorporate the principles of Designing Streets available via: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	It is anticipated that the development will be designed using the principles of 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?	No.	
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 such uses have previously existed.	
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. Yes. Previously undeveloped. But currently allocated for development.	
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. Identified for a range of development under Inverness Policy 18 of the adopted local plan.	
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any	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	The site is already identified and allocated for development.	

	landscape designation?	a National Scenic Area or Special Landscape Area, having regard to their special qualities?		
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.	
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?	No.	
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?	None known.	
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 conservation?	a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?	No.	

	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?	No.	
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?	None known. Will require assessment at the appropriate stage. None known. Will require assessment at the appropriate stage.	
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 of a wind turbine?	No proposals at this stage.	
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.	
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.	

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.	
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.	
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.	
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?	It can be developed without significant alteration to the local landform.	
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.	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?	It is partly sheltered. Principal aspects are northwards.	
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 can be well integrated with the existing urban area.	
29	Will the site have an impact on light pollution levels?	Is it likely that the Council policy likely will require street lighting at this location? Are there proposals for floodlighting on the site?	It is accepted that lighting will require to be designed to avoid light pollution.	
30	a) Will it the site affect	a) Will the site affect features that currently	No. Appropriate provision will be	

	the present green network of the area?	provide for the movement of species and/or people e.g. woodland, hedgerows, field margins, watercourses, coastlines, tree belts, greenspace?	incorporated in actual development proposals.	
31	<p>b) Will the site provide opportunities to enhance the present green network of the area?</p> <p>Will the site provide opportunities for people to come into contact with and appreciate nature/natural environments?</p>	<p>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?</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>	Yes.	
32	<p>a) Will the site affect any core paths or right of way?</p> <p>b) Will the site affect any other existing paths or outdoor access opportunities?</p> <p>c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?</p>	<p>a) Is a diversion of a core path or right of way required? Will there be any impact on the usability of a core path or right of way?</p> <p>b) Will it affect an existing path in the Highland Path Record? Will it provide additional access opportunities or adversely affect access opportunities afforded by the Land Reform (Scotland) Act 2003?</p> <p>c) Will new paths be created within and beyond the site? Will any existing paths be improved e.g. to increase accessibility to a wider range of users? Will the site help to realise priorities identified in the Council's outdoor access strategy or aspirational paths identified in the core path plans?</p>	No.	
33	Will the site have an	Are you aware if the site lies within or	No.	

	impact on the geodiversity of the area?	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?)		
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.	
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?		
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.	

Inner Moray Firth Local Development Plan

Call for Sites, April 2011

Submission by Muir smith Evans on behalf of Inverness Estates Limited

Site Location: Milton of Leys

Paper Apart

Introduction

This Paper Apart should be read in conjunction with the relevant Site Form and the related Development Framework (3817/K2/11 Rev A) prepared by Bracewell Stirling Consulting.

Background

Land at Milton of Leys is currently allocated in the Adopted Inverness Local Plan for business and commercial use.

Planning permission has previously been granted for the development of film studios, a media centre, a visitor/retail and restaurant facility, and an hotel.

There is no prospect of the film studios ever being developed. The site has become unattractive for either business or industrial use due to the preferential policy focus which has been applied to other business and industrial sites within the Inverness area, and within the A96 Corridor between Inverness and Nairn.

The site remains allocated for development. Inverness Estates have been considering alternative development strategies which would retain a range of employment-generating uses whilst acknowledging that parts of the site are also suitable for a final phase of the Milton of Leys housing area.

Further development at Milton of Leys could not make any progress until the gap in the Milton of Leys link road was completed. This was completed early in 2010. The transport infrastructure of the area is therefore now capable of accommodating development on the site which is the subject of this submission.

Policy Context

As previously stated, the site is allocated in the adopted local plan for business and commercial use.

The Highland Wide Local Development Plan (which was published in its "Proposed Plan" format last autumn) deals with strategic matters. The current land allocation for Milton of Leys in the adopted local plan is therefore not affected by the HWLDP.

The council has now commenced work on the new Inner Moray Firth LDP. This will fill-in the local and site-specific details and will, in due course, replace the existing local plan.

The council has issued a "Call for Sites".

This Paper Apart supports the submission by Inverness Estates in relation to that process.

Justification for Submission

In 1999, planning permission was granted for a mixed-use development for the wider lands at Milton of Leys, the specific components of which are set out in Condition 1 of Planning Permission Ref IN/1997/92. In summary, the permission was for 57 hectares of residential development, 16 hectares of Class 4 (business) development, 7.6 hectares for an hotel development with associated lodge development, 5.6 hectares for community facilities (including educational and shopping facilities), public access to Bogbain Wood, and up to 900sq m of tourist-related retailing.

Much of the residential development has proceeded and been implemented. The original planning permission lapsed some time ago. The council has considered favourably individual (detailed) planning applications which have been in line with the original outline planning permission.

The original justification for designating such a huge amount of land, at this location, for business/commercial use, is now unclear. It is possible to understand why it may have been seen as a suitable location for some exceptional uses (such as a film studio) but in terms of general business development it is a poor location with more locational disadvantages than advantages. The views which can be obtained by looking north from the site are not really sufficient justification for Class 4 development.

In considering alternative options for the development of the site in question, the following assumptions have been adopted:

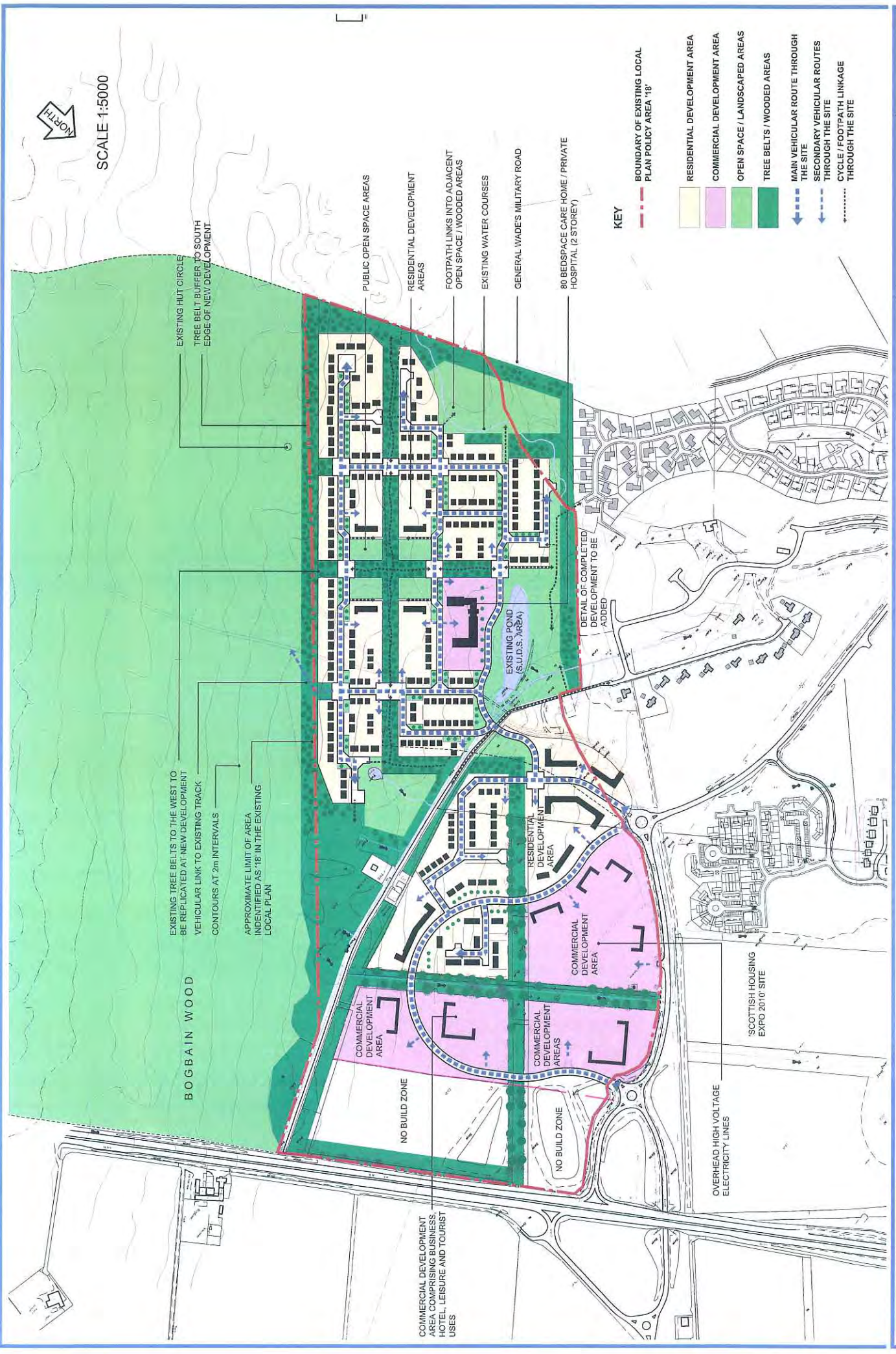
- That the tourist/commercial/hotel development should be located close to the A9 in an integrated form, taking advantage of views to the north;
- There is unlikely to be any demand, at this location, for tourist lodges; and
- The area currently allocated for the hotel/lodge development (to the west) should be reallocated for the purposes of residential development.

It is submitted that this approach would have the following advantages:

- It maximises the development and employment prospects for the commercial/tourist development area; and
- It integrates the proposed new residential area with the existing Milton of Leys residential quarter and with all the infrastructure and facilities associated with that.



SCALE 1:5000



EXISTING HUT CIRCLE
TREE BELT BUFFER TO SOUTH
EDGE OF NEW DEVELOPMENT

EXISTING TREE BELTS TO THE WEST TO
BE REPLICATED AT NEW DEVELOPMENT
VEHICULAR LINK TO EXISTING TRACK
CONTOURS AT 2m INTERVALS

APPROXIMATE LIMIT OF AREA
IDENTIFIED AS '18' IN THE EXISTING
LOCAL PLAN

PUBLIC OPEN SPACE AREAS

RESIDENTIAL DEVELOPMENT AREAS

FOOTPATH LINKS INTO ADJACENT OPEN SPACE / WOODED AREAS

EXISTING WATER COURSES

GENERAL WADES MILITARY ROAD

80 BEDSPACE CARE HOME / PRIVATE HOSPITAL (2 STOREY)

KEY

--- BOUNDARY OF EXISTING LOCAL PLAN POLICY AREA '18'

- RESIDENTIAL DEVELOPMENT AREA
- COMMERCIAL DEVELOPMENT AREA
- OPEN SPACE / LANDSCAPED AREAS
- TREE BELTS / WOODED AREAS
- MAIN VEHICULAR ROUTE THROUGH THE SITE
- SECONDARY VEHICULAR ROUTES THROUGH THE SITE
- CYCLE / FOOTPATH LINKAGE THROUGH THE SITE

DETAIL OF COMPLETED DEVELOPMENT TO BE ADDED

COMMERCIAL DEVELOPMENT AREA

NO BUILD ZONE

RESIDENTIAL DEVELOPMENT AREA

COMMERCIAL DEVELOPMENT AREAS

NO BUILD ZONE

OVERHEAD HIGH VOLTAGE ELECTRICITY LINES

SCOTTISH HOUSING EXPO 2010 SITE

COMMERCIAL DEVELOPMENT AREA COMPRISING BUSINESS, HOTEL, LEISURE AND TOURIST USES