

**Site Forms**

YOUR DETAILS	
<b>Your Name</b> (and organisation if applicable)	Highland & Islands Enterprise
<b>Your Address / Contact Details</b>	c/o Agent
<b>Landowner's Name</b> (if known / applicable)	Highland & Islands Enterprise
<b>Agent</b> (if applicable)	Turnberry Consulting Limited
<b>Agent's Address / Contact Details</b> (if applicable)	41- 43 Maddox Street
	London
	W1S 2PD

DETAILS OF SITE SUGGESTED	
<b>Site Address</b>	Land at Beechwood Farm, Inverness
<b>Site/Local Name</b> (if different from above)	
<b>Site Size</b> (hectares)	Total - 98 ha
<b>Grid Reference</b> (if known)	
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Education campus comprising: non-residential institution, business, residential institutions, assembly and leisure (and associated landscaping, open space, parking, infrastructure and services) [Already permitted by planning permission 09/00887/PIPIN]  Housing  Employment

<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	Education Campus:  Non Residential Inst – 34,000m2 Business – 3,000m2 Residential Inst – 10,000m2 Assembly & Leisure – 8,000m2 [Already permitted by planning permission 09/00887/PIPIN] (approx area 65 ha)  Housing – Approx. Units 75 (approx area 4.1 ha)  Employment – Approx. 49,500m2 (approx area 5.2 ha)
<b>Map</b>	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?	N/A
<b>What makes the site more special</b> than other areas in the village/town?	N/A
<b>Does the site have attractive or rare features</b> 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.*

<b>If you wish to suggest a site that should be built on, fill in this form</b>	
REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION	
<p><b>How can the site be serviced?</b> (give details of proposed access, foul drainage, surface water and water supply arrangements)</p>	<p>Education Campus: Planning Permission has been granted for the education campus including details of the access, foul drainage, surface water and water supply arrangements. The campus (and the associated infrastructure) will be delivered in phases over the next 10-20 years.</p> <p>Housing: The proposed housing site is allocated in (Proposed) HwLDP for residential (Map 6 – East Inverness Allocations &amp; Phasing). It is envisaged that the site will be accessed via a new local distributor road which will run from the Inverness Retail Park to the ‘Stratton Farm’ development. HIE have undertaken an initial feasibility assessment of the site which has confirmed that foul drainage and water supply arrangements can be delivered. Our initial assessment of the site did not identify any constraints concerning the delivery a suitable SUDS scheme for the site.</p>

	<p>Employment: The proposed employment site is allocated in (Proposed) HwLDP for business and industry (Map 6 – East Inverness Allocations &amp; Phasing). It is envisaged that the site will be accessed via a new local distributor road which will run from the Inverness Retail Park to the ‘Stratton Farm’ development. HIE have undertaken an initial feasibility assessment of the site which has confirmed that foul drainage and water supply arrangements. Our initial assessment of the site did not identify any constraints concerning the delivery a suitable SUDS scheme for the site.</p>
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>The site is relatively unconstrained and as such the site is designated in the Highland wide Local Development Plan Proposed Plan.</p> <p>In addition planning permission has been granted for an education campus which covers part of the site. Although some minor environmental constraints were identified in the supporting EIA these will be resolved through appropriate mitigation measures.</p> <p>An EIA was undertaken in support of outline application which was submitted in April 2009 for the entire site (ref 09/00256/OUTIN); this demonstrated that the remainder of the site (including the areas proposed for employment and residential) are also free from significant constraints: the site does not flood and does not include valuable local landscape, valuable trees, heritage features, nor is the site understood to include the best quality agricultural land.</p> <p>The site is therefore suitable for designation in the LDP.</p>
<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>	<p>The site forms an important part of the 'A96 Corridor' which is set out in both the Proposed HwLDP and the National Planning Framework 2. The A96 Corridor seek to accommodate the long term growth of Inverness and the Highlands through the provision of housing, employment and community facilities.</p> <p>The education campus will deliver a valuable new resource for Inverness and the whole of the Highlands, providing Higher Education opportunities and also generating employment opportunities.</p> <p>The proposed employment site will provide and an opportunity to develop businesses and employment linked to the activities undertaken on the campus as well as also providing space for the expansion of the successful Inverness Retail and Business Park.</p> <p>The proposed housing site will meet the identified housing needs of Inverness and the surrounding area as part of the East Inverness Framework.</p>
<p><b>What impact will there be on travel patterns from the site's development?</b></p>	<p>The approved planning application for the education campus demonstrated that the development will deliver improved travel patterns through the delivery of comprehensive</p>

<p>(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>green travel plan including significant investment in public transport and associated infrastructure. This will provide vast improved links into Inverness City Centre.</p> <p>The proposed employment and housing sites will seek to take advantage of the vastly improved public transport provision that will be delivered as part of the Campus development. In addition it is envisaged that the employment and housing sites will also benefit from the public transport provision that will be delivered as part of the wider East Inverness developments including the Stratton Farm proposals (associated with the deliver of the new east west link 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 explained above the site is part of the East Inverness Framework; this area will have excellent connections into Inverness City Centre as well as having a broad range of services and facilities for local residents which will compliment the existing commercial and residential development in the area.</p> <p>The campus development itself will provide excellent facilities for students and staff on the site but also residents and employees in the surrounding areas and connections are being provided into the site to facilitate this.</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 approved proposals for the campus include measures to ensure energy efficiency is integral to the development of the site.</p> <p>HIE are committed to ensuring that this approach is also taken on the residential and employment sites.</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>The Environmental Statement completed in support of the April 2009 outline planning application for the land at Beechwood Farm has assessed the impact arising from the development proposed on the basis of a series of defined topic areas agreed with the Council. All impacts, whether positive or negative, have been noted and measures of mitigation proposed to address possible identified concerns.</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) The site contains no existing open space.</p> <p>b) Open Space will be provided as part of the campus development.</p>	<p>(see adjoining)</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>The campus development has been specifically designed to be walkable with pedestrian and cycle links being provided to adjoining areas and the the City Centre.</p> <p>It is envisaged that the proposed housing and commercial sites will link in to and enhance the pedestrian and cycle measures that are being delivered as part of the campus.</p>	<p>(see adjoining)</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 campus development will deliver enhanced public transport opportunities (through for example the deliver of bus gates).</p> <p>It is envisaged that adjoining existing development will benefit from this new public transport provision.</p> <p>The proposed housing and commercial sites are also well placed to benefit from this</p>	<p>(see adjoining)</p>

			enhanced provision that will be delivered as part of the campus development.	
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?	New pedestrian and cycle bridges will be provided as part of the development which will improve road safety.  New off site cycle infrastructure will be provided which will improve road safety.	(see adjoining)
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>	On site roads will incorporate traffic calming measures.	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?	No	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?	There are may be minor contamination associated with existing agricultural uses but these will be mitigated as part of the development.	N/A
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?	a) No.	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?	b) Yes, agricultural – however this is not understood to be high quality and the principle has been accepted in the Proposed HwLDP.	
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?	In accordance with our proposals for the site, the site is identified in the Proposed HwLDP for an education campus, residential and commercial.	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?	The proposed allocations will not result in the removal of valued landscape features.  The site is not designated.	N/A
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?	The proposed allocations will not result in the removal of areas with qualities of wildness.  The site is not designated.	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?	The site does not affect conservation areas.	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?	The site does not impact upon listed buildings.	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”?	The site does not affect site identified in the Inventory of Gardens and Designed Landscapes.	N/A
15	Will the site affect any locally important	Does the site contain any features identified in the HER? If yes, will the site affect the	The site will not affect any locally important archaeological sites identified in the Historic	N/A

	archaeological sites identified in the Historic Environment Record?	feature?	Environment Record.	
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?	The site will not impact on any Scheduled (Ancient) Monument and/or its setting.	N/A
17	a) Will the site affect any natural heritage designation or area identified for its importance to nature conservation?  b) Will the site affect any 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?	a) The site will not affect any natural heritage designation or area identified for its importance to nature conservation.  b) The site will not affect any other important habitat for the natural heritage.	N/A
18	a) Will the site affect any protected species?  b) Will the site affect any other important species for the natural heritage?	a) Will the site affect any European Protected Species, Badgers and species (birds, animals and plants) protected under the Wildlife and Countryside Act 1981 as amended. If such a species may be present on or near the site, a survey should be carried out to inform this assessment (for which a licence from SNH may be required)  b) Will the site affect species listed in the UK and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive?	The EIA submitted in support of the applications for the site demonstrate that the site will have a negligible impact upon protected species and important species for the natural heritage.	
19	Is the site proposed to provide any form of	For example, will the site provide or be capable of providing a district heating	Renewable energy proposals have been incorporated into the proposals for the	N/A



	renewable energy?	system, solar panels of a wind turbine?	campus.	
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.	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?	SUDS will be provided.	See adjoining.
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?	SUDS will be provided.	See adjoining.
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, sustainable waste management proposals have been incorporated into the proposals for the campus.	See adjoining
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.	N/A
25	Will the site require alteration to the local landform?	Can the site (including access) be developed without significant re-contouring etc.? Will access tracks and parking areas have significant cut and fill?	No.	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.	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?	N/A	N/A
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.	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.	N/A
30	a) Will it the site affect the present green network of the area?  b) Will the site provide opportunities to enhance 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?  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?	a) No.  b) The proposed open space within the campus will contribute to the green network.	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 proposed open space within the campus will provide opportunities for people to come into contact with and appreciate nature/natural environments.	N/A
32	a) Will the site affect any core paths or right of way?  b) Will the site affect any other existing paths or	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	An access management plan for the site will be approved as part of the conditions for the campus which will benefit the adjoining sites as well as existing commercial and residential development.	N/A

	<p>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>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>		
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	N/A
34	Will soil quality and capability of the site be adversely affected?	Will the site result in a loss of soil due to development or removal of good quality soil from the site? Is the site on land identified as Prime Quality Agricultural Land?	The Land Capability for Agriculture (LCA) Classification of the proposed site is made up of Arable Land Class 2 and 3.1, and Agricultural Land Class 3.2 (wetness and soil limitations exist on the latter two classes).	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	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	N/A



TURBERRY FOR HIE BEECHWOOD