

**Site Forms**

YOUR DETAILS	
<b>Your Name</b> (and organisation if applicable)	John K Marr
<b>Your Address / Contact Details</b>	Viewfield House
	Old Perth Road
	Inverness
	IV2 3UT
<b>Landowner's Name</b> (if known / applicable)	Marr Family
<b>Agent</b> (if applicable)	John K Marr
<b>Agent's Address / Contact Details</b> (if applicable)	As above and

DETAILS OF SITE SUGGESTED	
<b>Site Address</b>	Land south of the Tower Westhill Inverness IV2 5BN
<b>Site/Local Name</b> (if different from above)	
<b>Site Size</b> (hectares)	1.925 Ha
<b>Grid Reference</b> (if known)	271383 East/844205 North
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Private detached holiday chalet development
<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	Approximately 6 no units
<b>Map</b>	Drawing no 1132/T2 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)	Existing water supply already on site with mains water, gas & electricity in the adjacent road verge and mains drainage across road with 3 no connection points as well as telephone service in pavement. Existing vehicular access to remain as access for proposed development. Surface water by approved SUDS arrangement on site with good free draining sub soil.
FORM CONTINUES BELOW	

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION	
<b>What are the site's constraints and how can they be resolved or</b>	No constraints known as site does not flood, has no protected species other than occasional

<p><b>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>deer, land has not been actively farmed for years with boundary tree planting and more tree planting envisaged so no heritage features likely to be affected.</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>Jobs will be created in the short term for construction purposes for both mainstream private housing and/or holiday chalet development and in the longer term to service any such holiday chalet enterprise. Given the current economic climate there certainly appears to be a growing market for holiday accommodation. On this location with unrivalled views of the Moray Firth and Inverness area and on the main road to Culloden Battlefield and, sited next to the recently approved caravan and motor home development at Easter Muckovie farmhouse, it appears a most appropriate form of development.</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>Cars will still be used by most occupiers but walking and public transport is used and is likely to become more widely used since the bus service has recently been improved with regular bus services now passing the site with bus stops on both sides of the Culloden Road just beside the existing vehicular access to the proposed site.</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>The site is deemed to be particularly well connected given the proximity to local retail outlets, Health Clubs and Hospital facilities and as mentioned above mainstream private housing and holiday accommodation fits in perfectly with adjacent developments of a similar nature.</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 site should be able to afford an energy efficient and sustainable design given the southerly exposure and the large individual site areas for each proposed unit allowing for appropriate orientation, layout and design with renewable energy sources.</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>Given what is already adjacent to the east and north of the proposed site and what has just been approved to the west the proposed development which, with further planting, should result in a discrete and high quality development with no detrimental affect on the amenity of the immediate Westhill area.</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 public space currently on site and none planned for the future.</p> <p>At a proposed density of 0.79 units per acre it will certainly be possible to create a number of quality open spaces to be seen from the public road.</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 only public building roughly within 400 metres straight-line distance would be Cradlehall Primary school. The site as mentioned before is now on a regular bus route with bus stops immediately adjacent to the existing site access and the Culloden Road is a designated cycle route. At present all forms of transport are possible and indeed are being used. Maxwell Park is approximately 200 metres away.</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>Very doubtful given the small number of units proposed.</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>Existing access is deemed appropriate for all proposed purposes and has road sight line</p>	

	that will contribute to road safety?		distances in excess of that required for a 40mph speed limit.	
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>	No traffic calming measures anticipated but discrete road lighting anticipated.	
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.	
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?	No.  Unused agricultural land being converted to private amenity use.	
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?	Currently over the Culloden Road, which is the development boundary, but located between 3 no private dwellings to the east and the recently approved camping and motor home site at Easter Muckovie Farm, (Ref No 10/00046/FULIN) to the west.	
10	Will the site affect the	Does the site conform with the Landscape	There have been no known landscape	

	distinctiveness and special qualities of the present landscape character or affect any landscape designation?	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?	features to the best of the owners knowledge over the last 60 years and what was historically an open field is now being enclosed with trees so any views from the public road when travelling east or indeed west are being increasingly restricted.	
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?	No.	
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	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.	

	importance to nature 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?	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?	No.  No.	
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?	Given the location and available southerly aspect it is anticipated that both solar panels and wind energy would be incorporated appropriately.	
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.	
21	Will development of the site result in the need for changes in land form	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	No changes anticipated.	

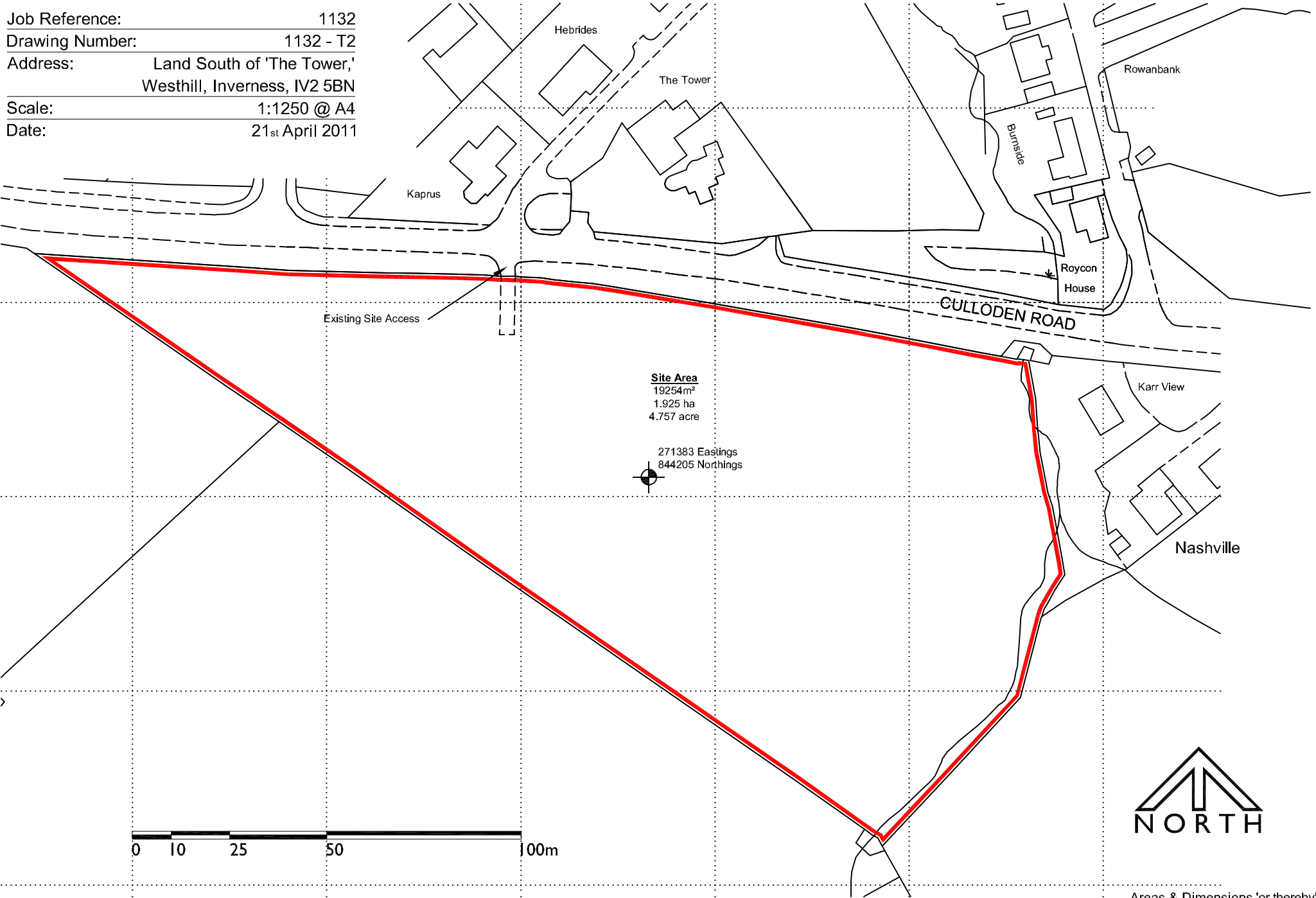
	and level? If yes, how will soil and drainage issues be addressed?	habitats, especially blanket bog?		
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water environment be protected from development?	Will there be any culverting, diversion or channelling of 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?	Anticipated waste removal by normal Council arrangements.	
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?	Public water supply already on site and public waste water/sewerage is available across the public road at various locations for this development.	
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?	Site can be developed without any alteration to landform with access road and associated parking following the existing contours.	
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?	The site has an east/west axis with the long side facing from SE to SW and relatively open to the west.	
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.	Adjacent to public bus route and close to main areas of occupation on east side of Inverness i.e. Hospital/Police/Inverness Medical/Major retail centres and business parks with future University.	
29	Will the site have an	Is it likely that the Council policy likely will	No.	

	impact on light pollution levels?	require street lighting at this location? Are there proposals for floodlighting on the site?		
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>No.</p> <p>No change envisaged from current arrangement.</p>	
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?	Close to Maxwell Park at Cradlehall.	
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</p>	<p>No.</p> <p>No.</p> <p>No.</p>	



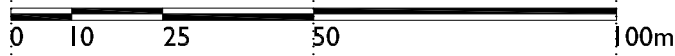
		identified in the core path plans?		
33	Will the site have an impact on the geodiversity of the area?	Are you aware if the site lies within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site? (or other site with geodiversity value e.g. distinctive landforms, 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?	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?	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.	

Job Reference: 1132  
Drawing Number: 1132 - T2  
Address: Land South of 'The Tower,'  
Westhill, Inverness, IV2 5BN  
Scale: 1:1250 @ A4  
Date: 21st April 2011



**Site Area**  
19254m<sup>2</sup>  
1.925 ha  
4.757 acre

271383 Eastings  
844205 Northings



Areas & Dimensions 'or thereby'

Viewfield House  
Old Perth Road  
Inverness  
IV2 3UT

Director of Planning & Development  
The Highland Council  
Glenurquhart Road  
Inverness  
IV3 5NX

26 April 2011

FAO Tim Stott: Principal Planner Development Plans

Dear Sir

**INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN: CALL FOR SITES  
LAND OPPOSITE THE TOWER WESTHILL INVERNESS: REF NO MIR154**

Further to our previous correspondence on the above land I now refer to your letter dated 31 January 2011 with enclosures and forms in connection with the above development plan and, as invited, I now enclose the following for your consideration:

01: Site Forms duly completed.

02: Strategic Environmental Assessment Form duly completed.

03: Drawing no 1132/T2 showing the area of land south of The Tower Westhill which I have suggested as being suitable for a low density high amenity holiday chalet development. It is intended that any such development would run in conjunction with the adjacent property at The Tower, which is planned for a substantial upgrade/refurbishment project in the near future.

In case it is any easier for you I shall forward this submission by email as allowed by your letter of invitation. Meanwhile please let me know if you require any further information or clarification.

Yours faithfully

John K Marr

Encs