

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	JOHN ROSS
Your Address / Contact Details	CROMAL BANK ARDERSIER INVERNESS IV2 7QZ.
Landowner's Name (if known / applicable)	JOHN ROSS.
Agent (if applicable)	
Agent's Address / Contact Details (if applicable)	

DETAILS OF SITE SUGGESTED	
Site Address	NORTH OF CROMAL TERRACE
Site/Local Name (if different from above)	ARDERSIER.
Site Size (hectares)	2.5 - 3 HECTARES
Grid Reference (if known)	
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	HOUSING. + CARAVAN PARK & WINDSURF CHANGING ROOMS.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	POSSIBLY 1 OR 2 HOUSES. + TOILET BLOCK.
Map	(please attach a map of the site ideally on an Ordnance Survey base)

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?	
What makes the site more special than other areas in the village/town?	
Does the site have attractive or rare features 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.

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)	MAIN SEWER PASSES THROUGH WEST (BEACH) SIDE OF SITE.
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>IT IS AN AREA OF WASTE/AGRICULTURAL LAND RECENTLY COLONISED BY SOME WILLOW & BIRCH. MY PROPOSAL WOULD BE TO LEAVE AS MANY TREES AS POSSIBLE. ESP ON THE SEAWARD SIDE TO RETAIN SHELTER.</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>WITH FORT GEORGE NEARBY THERE IS HUGE DEMAND FOR CARAVAN/CAMPERVAN FACILITIES, THE INCREASING NUMBER OF WIND SURFERS ALSO NEEDS CHANGING AREAS/TOILETS. HOUSING ALONG FORT/ARDERS ROAD WITHIN 30MPH LIMIT WOULD BE A PRODUCTIVE USE. MORE JOBS.</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>THE BUS TURN AREA IN ARDERSIER IS ADJACENT TO THE AREA IN QUESTION.</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>VERY WELL CONNECTED & COMPATIBLE WITH SURROUNDING AREAS.</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>SITING, LAYOUT & BUILDING DESIGN — YES, I'M UNSURE ABOUT R.E.S. CONNECTION AT PRESENT.</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>I CANNOT THINK OF ANY NEGATIVES.</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	a) Will the site safeguard any existing open space within the area? b) Will the site enable high quality open space to be provided within the area?	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?	IT WILL ENABLE HIGH QUALITY OPEN SPACE.	
2	Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?	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?	THERE IS A WELL USED PUBLIC WALKWAY ON THE BEACH. CYCLING & PUBLIC TRANSPORT WILL BE ACTIVELY ENCOURAGED. ROUTES COULD BE IMPROVED.	
3	Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?	For example, can a subsidy to a local bus route be provided?	UNSURE AT THIS STAGE BUT CERTAINLY POSSIBLE.	
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?	NO.	
5	Is there scope for road	Will development incorporate on-site traffic		

	safety measures as part of the development of the site?	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	YES. - BUMPS, TRAFFIC CALMING. + STREET LIGHTING WOULD ALL BE INCORPORATED.	
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: 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?	
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?	IT IS INSIDE PRESENT 30MPH BOUNDARY.	
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?	IT WILL AFFECT SLIGHTLY - IT WOULD BE INTENDED THAT AS MUCH OF THE TREES AS POSS. BE RETAINED.	

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?	(SOME OF) IT IS AN AREA WHERE GRAVEL WAS EXTRACTED FOR WORK AT DALCROSS AIRPORT - SINCE BEEN COLONISED BY SOME WILLOW & BIRCH.	IT WON'T AFFECT AN AREA OF WILD LAND.
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	NO.	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.	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.	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.	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.	NO.
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.	NO. MY INTENTION IS TO ENHANCE HABITAT ESP. FOR GINGLY SKIPPER.	NO. - IT IS NEAR WHAT I WOULD CALL A LOCAL NATURE CONSERVATION SITE. - ARDERSIER COMMON.

		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?	IT IS NATURAL TO SOME EXTENT BUT IS NOT LONG ESTABLISHED.	HABITAT WILL BE ENHANCED.
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.	UNSURE.
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?	CERTAINLY POSSIBLE. ESP. WIND TURBINE.	
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)	COULD BE POSSIBLE ON WEST (BEACH) SIDE WHERE SHINGLE WAS EXTRACTED.	HOWEVER NO FLOODING HAS BEEN EXPERIENCED HERE IN LIVING MEMORY.
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?	FOR MOST OF THE RELEVANT PART - NO.	NO.
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water	Will there be any culverting, diversion or channelling of existing watercourses?	SEA ON WEST SIDE. - WELL PROTECTED AT THE MOMENT.	NO.

	environment be protected from development?			
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?	MAIN ARDEN SIER SEWER RUNS THROUGH THE SITE. WASTE T. WORKS NEARBY.	
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 AT MINIMAL COST.	
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?	V. LITTLE ALTERATION. SOME HARDCORE FOR PARKING, TRACKS &	WALKWAYS WILL BE REQUIRED.
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.	OVER MANY YEARS THERE IS A SLOW BUILD UP OF STONES & SHINGLE.	STORM BEACH?
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?	SHELTERED ONLY BY EXISTING WILLOWS WHICH WOULD BE RETAINED AS FAR AS POSSIBLE.	
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.	V. LITTLE IMPACT ON AIR QUALITY.	YES - NEAR AREAS OF EMPLOYMENT AND LOCAL BUS TURN 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?	LIGHTING WOULD BE REQUIRED BUT WOULD BE KEPT TO MINIMUM REQUIRED.	
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 margins, watercourses, coastlines, tree belts, greenspace?	SLIGHTLY.	NO - IF ANYTHING WE WANT TO ENHANCE THE NATURE EXPERIENCE.

	b) Will the site provide opportunities to enhance the present green network of the area?	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?	YES - A MAIN PART OF THE PLAN.	YES TO ALL.
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?	VERY MUCH SO.	YES. TO ALL.
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?	A) NO. EFFECT ON THE EXISTING ONLY CORE PATH ALONG BEACH. B) NO. C) YES.	A) - NO. B) NO. - IT WILL PROVIDE ADDITIONAL ACCESS OPS. C) YES TO ALL.
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.	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?	QUALITY SHALL BE IMPROVED IN PARTS.	NO LOSS OR REMOVAL. NOT PRIME QUALITY.
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	NO. - SOME (V. SMALL NO) MAY BE FELLED. MANY MORE PLANTED.
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.	NO.

Cromal Bank
Ardersier
Inverness
IV2 7QZ



H.C. PLANNING AND DEVELOPMENT SERVICE		
26 APR 2011		
PASS TO	INITIALS	DATE
RH		
MM		

22 April 2011

IMFLDP Call for Sites
Director of Planning and Development
Glenurquhart Road
INVERNESS
IV3 5NX

Dear Sirs,

Thankyou for the opportunity to put forward my small area of ground immediately to the North of Ardersier for Forward Planning consideration. I feel that situated where it is, it could be developed into a tremendous asset for our Community. It is obviously very early days but I would like to submit my "vision" for the following reasons. - -

We have **100,000** visitors to Fort George. Campervans and Caravans park in every lay-by, the nearby Picnic Area and any Beach and Woodland parking opportunities that are available. In my opinion there appears to be a definite requirement for a **Caravan/Camping** site in this area.

I acknowledge that this is a area of certain natural beauty and would not wish to have too big an impact on this with my proposals. To this end I would like to involve any of the relevant bodies - - SNH, Highland Council (John Orr, Local Countryside Ranger) Local Community Council etc in suggestions and ideas as to how we design this to best meet the needs of all.

It is adjacent to the Common between Ardersier and Fort George, which already has good Nature-Walks, Picnic area, information boards etc. It has the Storm Beach on the west side and is greatly used by **Wind and Kite Surfers**. On Health and Safety grounds alone these folks really need **changing, showering and toilet facilities** with some urgency. The toilet block for my proposed small Caravan site could also be able to accommodate them and would be designed having their requirements also in mind.

I recognise that nearby we have important Flora and Fauna. One of importance being the **Dingy Skipper** Butterfly. It requires certain flowers to lay eggs - - Birds Foot Trefoil and Horseshoe Vetch - - a certain element of scrub clearance is used in other areas to promote the growth of these flowers which in turn would help these Butterflies, perhaps this could be done on a small scale here. I feel that Nature Trails linked to the existing network close by, together with further information on all our Seaside Flora and Fauna could be a great enhancement.

A **Managers Dwelling House/shop** would obviously be a requirement and since we are inside the 30MPH area and there are houses already on the Eastern side of the B9006 perhaps if tastefully designed it would not be out of place.

I thank you again for considering this and am available at almost any time if you feel further discussion is required.

Kindest regards

John Ross



