

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	MS K SUMMERS
Your Address / Contact Details	TAIGH NAN ROTHACH WEST TERRACE KINGUSSIE PH21 1HA
Landowner's Name (if known / applicable)	SELF
Agent (if applicable)	W A MALDONALD MCILAT
Agent's Address / Contact Details (if applicable)	BUILDING CONSULTANT DUNEDOWN HOUSE BALLIFERACY LANE INVERNESS IV3 5PQ

DETAILS OF SITE SUGGESTED	
Site Address	DELL OF INSHES
Site/Local Name (if different from above)	INVERNESS
Site Size (hectares)	1 V2 5BG
Grid Reference (if known)	0 464 Ha
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	HOUSING - 3 UNITS
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	3 UNITS
Map	(please attach a map of the site ideally on an Ordnance Survey base)

**If you wish to suggest a site that should not 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)**

ACCESS IS ADJACENT.  
FOUL DRAINAGE - SEPTIC TANK  
SURFACE DRAINAGE - SPAKWAY  
WATER SUPPLY - ADJACENT  
HYDRO - ADJACENT

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 HAS NOT BEEN KNOWN TO FLOOD. NO PROTECTED SPECIES KNOWN. NOT GOOD FARM LAND. SEE ALSO ATTACHED.</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 LAND LIES REDUNDANT AS DOES THE GRANARY. THIS PROPOSAL WILL HAVE A MINIMAL EFFECT ON OTHERS.</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 IS WELL PLACED FOR FOOT OR CYCLE TRAVEL TO ALL OUR CITY AMENITIES</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 WITHIN 5MINS WALK OF PUBLIC TRANSPORT</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 TWO NEW UNITS LENO ITSELF TO ENERGY EFFICIENT METHODS.</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>NO EFFECT.</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?	THE SITES ARE LARGE A GREEN AREAS WILL BE EXTENSIVE	
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?	THE SITE IS WITHIN 400M OF COMMUNITY/ COMMERCIAL DEVELOPMENT WALKING/CYCLING ROUTES ALREADY EXIST.	
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?	THIS ALREADY EXISTS WITHIN A SHORT DISTANCE	
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?	NOTHING EXPECTED.	
5	Is there scope for road	Will development incorporate on-site traffic	AS ONLY 3 UNITS ARE	

	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: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>	Proposed, there is little need for traffic calming/lighting.
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 effect.
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?	None
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?	The granary obtained consent but this has expired.  The two dwellings will be located on vacant land.
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 located outwith the settlement 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?	The development effectively 'rounds off' this community.  No effect.

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 Effect
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 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

		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?		
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)	No	
	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	
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	
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 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	Will there be any culverting, diversion or channelling of existing watercourses?	A BURN RUNS ALONG THE SIDE OF THE SITE.	

	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?	ALL MATERIALS TO BE DISTRIBUTED WITHIN SITE.	
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?	A SEPTIC TANK EXISTS FOR GRASSY. NEW SEPTICS TANKS FOR NEW DWELLINGS.	
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?	YES.	
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?	YES.	
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	
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	
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?	No	

	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.	
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?	No.	
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 No No	
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.	

Inner Moray Firth

Your name: Katie Summers  
Taigh nan Rothach  
West Terrace  
Kingussie PH21 1HA

Site Address: Dell of Inshes, Inverness, IV2 5BG

Site Size: 0.464 Hectares

Proposed Use: Housing

Number of Housing Units: 3 (i.e. 2 in the paddock, and one converted granary)

Map: Attached

Proposed Access: Existing council-adopted road plus existing bridge to Dell of Inshes.

Water: Mains supply pipe crosses through the area.

Foul Drainage: Septic tank, one being already there.

Surface Water: Pond area at lower end of site, with controlled overflow into the Dell Burn.

Reasons for your development site suggestion

What are the site's constraints and how can they be resolved or reduced?:

1. The site did not flood even in the severe floods of recent times.
2. No protected species on the site.
3. Poor quality sandy soil as a result of a tsunami in ancient times, which reached to the top of the neighbour's field above the site. In my lifetime, this paddock area has never been cultivated, and has mostly been used as pasture for ponies.
4. The site has housing on 4 sides, and the 5<sup>th</sup> is lined with fairly mature trees.
5. There is a small wood of old beech trees, which are nearing the end of their safe life. As they are located in a rough area between the Dell Burn and a ditch alongside the adopted road, I would anticipate that the most useful function of the area would remain as a wood, in time with new planting.
6. As far as Heritage is concerned, one of the farm buildings is probably partly 200 years old. I have had outline and detailed planning permission for this building, designed in such a way to keep its outline and proportions, and using the original stone-built lower storey, but it has now lapsed.

What benefits will result to the wider community from the site's development?

The land at present is an eyesore in among a group of immaculate houses and gardens, and is attracting unregulated children.

What impact will there be on travel patterns from the site's development?

The site is accessed by a council-adopted road which used to serve a much larger community until it was blocked off, after the building of the new estates of Nine Oaks and Briar Grove. Until then, it was the only access road to 19 other houses.

This site is within 5 minutes' walk of public transport and a large Tesco, as well as a post office and other shops.

It is also directly on one of the network of trails for walking and cycling in the Inshes area. This trail also connects up with the pavements through the Nine Oaks development, thus giving completely safe access for children to the Inshes Primary School.

Is the site well-connected?

The site could well attract people who would like to live in a countryside situation in an individual house. It's outlook over open farmland means there are far-reaching views, and often glimpses of farmland bird life. A strong consideration is also the lack of passing traffic, giving the site an out-of-town feel. Living in this area would cut out the need for commuting from further away from the city.

Is the site energy efficient?

This site is especially well-situated for the use of solar power, being completely open to the south, south-east. In summer, it will also gain solar power from the west. It might also be possible to instal a mini hydro scheme in the Dell burn, and the sites would be big enough to allow the use of piping under the ground for a heat-exchanger. It is also well protected from the north and north-east by the other buildings, which will provide protection from wind chill.

What other negative issues... and how will they be resolved ?

I don't see any problems being caused by the development of this site. In fact, the opposite will be the case. Without the time and care that householders would spend on their property, this area will become an untidy eyesore in an otherwise beautiful environment.

1. a) Will the site safeguard any existing open space within the area ?

The existing small wood is unsuitable for any kind of development, and has been a feature of the area for over 100 years. The trees will eventually need to be replaced, and this should be a stipulation if the site is zoned.

1. b) Will the site enable high quality open space to be provided within the area?

Yes, the area of woodland mentioned above.

2. Will the site encourage and enable provision for active travel (walking, cycling and public transport use ?

No, all these things already exist beside or close to the site.

3. Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns ?

This is unnecessary as there is public transport with 5 minutes walk, as well as a large Tesco, a post office and numerous other retail businesses. The two biggest employers in Inverness, Raigmore Hospital and Lifescan are also within 10 minutes' walk.

Strategic Environmental Assessment Form

1. a) No  
b) Yes. The area of woodland and the two burns on either side of it.
2. The site is within 400 metres of the Inshes retail park. The local road is already connected to the Inshes network of walk and cycle ways.
3. A bus route already exist with two minutes' walk.
4. The local road used to be the only access for another 19 houses until it was fairly recently closed, just past Renlyn.
5. No need
6. No
7. No
8. a) The site is old farm buildings plus an area of uncultivated paddock land, mostly used for horses in the past.  
b) Yes, as above
9. Located outwith
10. The features of the site would remain as they are, i.e. a small area of woodland, and two lines of fairly mature trees.
11. No effect
12. No
13. No
14. No
15. No

16. No

17. a) No

b) No

18. a) No

19. b) No

20. No. I've checked with the Sepa internet site.

21. There will be run-off from roofs and driveways which can be easily directed into a lower area in the middle of the site.

22. There is a burn on the side of the site which runs along the side of the woodland. It will not need to be altered in any way, apart from strengthening its banks on its east side.

23. The waste produced by the site can be used to level out a lower area, and to increase the height of the bank of the burn.

24. The public water supply goes across the middle of the site. Sewerage would be by septic tank or reed bed, for which there is plenty room. The farm buildings already have a septic tank.

25. Yes. The area is nearly flat with only a small inclination towards its south-east boundary. Access tracks and parking areas will not require any cut or fill.

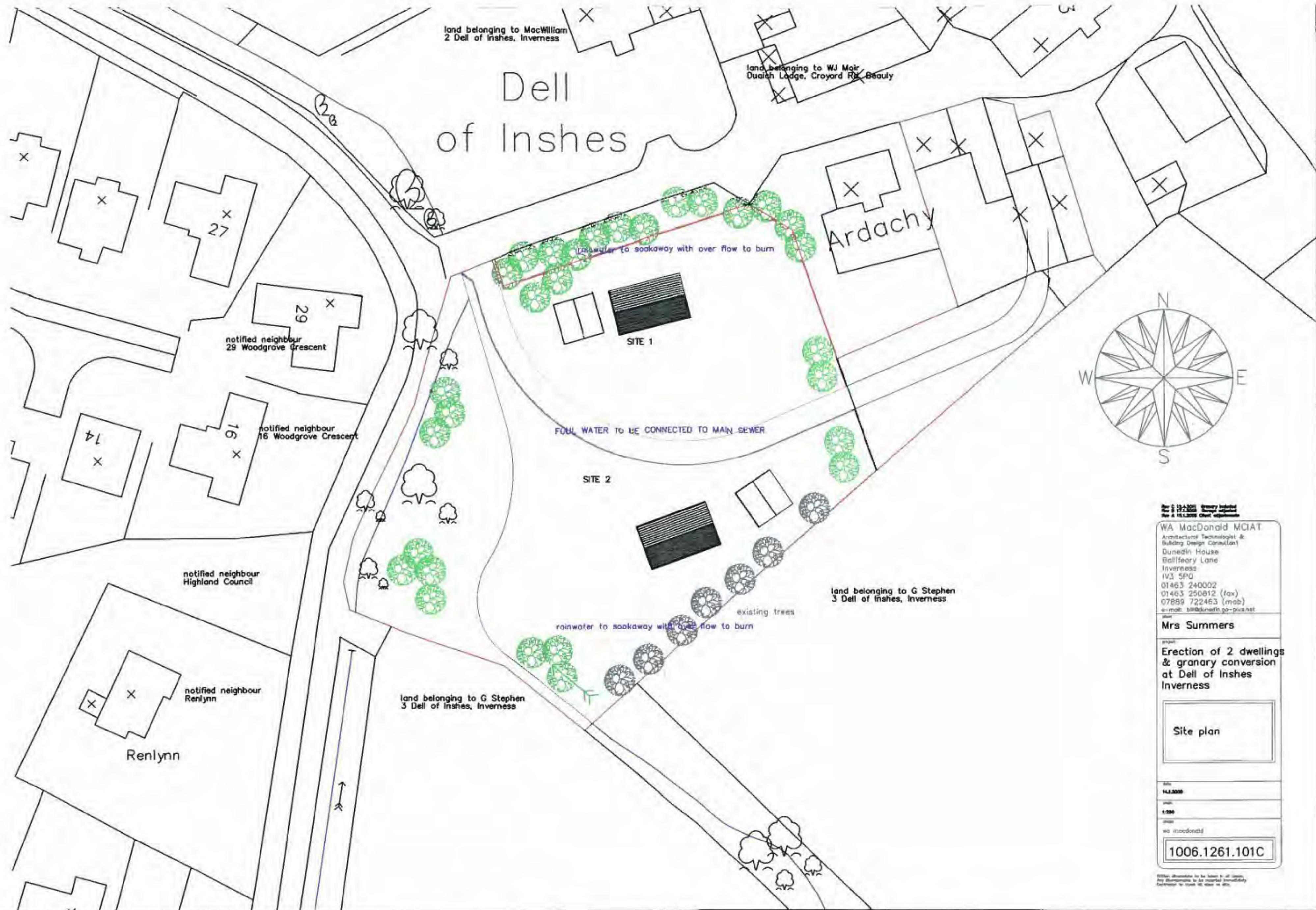
26. No. It is several miles inland.

27. The site is sheltered from the north and north-east by the farm buildings and the old farmhouse. It is also sheltered from the west and north-west by a piece of woodland and the Nine Oaks estate. Its aspect is towards south south-east.

28. The site is within 10 minutes' walk of the two biggest employers in Inverness, Raigmore Hospital and Inverness Medical as well as other retail and sports businesses.

29. No street lighting required as only 3 houses. No flood lighting either.

30. No. The area of woodland will remain, as well as a line of trees both on the north-west and south-east margins of the site.



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**Mrs Summers**  
 project  
**Erection of 2 dwellings  
 & granary conversion  
 at Dell of Inshes  
 Inverness**

Site plan

date: 14.1.2006  
 scale: 1:200  
 drawn: wa macdonald  
 1006.1261.101C

Other drawings to be taken in all cases.  
 Any alterations to be marked immediately.  
 Contractor to check all work on site.