

**Site Forms**

<b>YOUR DETAILS</b>	
<b>Your Name</b> (and organisation if applicable)	COLIN MACKENZIE G H JOHNSTON BUILDING CONSULTANTS LTD
<b>Your Address / Contact Details</b>	
<b>Landowner's Name</b> (if known / applicable)	F HUTCHESON
<b>Agent</b> (if applicable)	G H JOHNSTON BUILDING CONSULTANTS LTD
<b>Agent's Address / Contact Details</b> (if applicable)	WILLOW HOUSE STONEFIELD BUSINESS PARK INVERNESS IV2 7PA

<b>DETAILS OF SITE SUGGESTED</b>	
<b>Site Address</b>	LAND AT NESS ROAD, FORTROSE
<b>Site/Local Name</b> (if different from above)	
<b>Site Size</b> (hectares)	1.8 ha.
<b>Grid Reference</b> (if known)	NH73005780
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	mixed uses: commercial, community, visitor centre, residual affordable housing, parking,
<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	n/a. Subject to layout and design; preparation of masterplan
<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>	
<b>REASONS WHY YOUR SITE SHOULD BE SAFEGUARDED FROM BUILDING</b>	
<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>	
<b>REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION</b>	
<b>How can the site be serviced?</b> (give details of proposed access, foul drainage, surface water and water supply arrangements)	Access obtainable from A 832 at Fortrose and/or Ness Road Fortrose Water from mains network Foul Drainage to mains network Surface Water SUDS to site
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 presents no apparent physical, servicing or heritage constraints, although it involves a minor incursion into a larger “buffer” identified in policy (but is outwith the Area of Great Landscape Value (regional) as identified in the Local Plan) and the loss of a small piece of farmland that is not vital to the viability of any agricultural unit. These factors are capable of being supplanted within an updated settlement framework in that the site lies within a building line consistent with existing development and the allocations made for expansion of Fortrose to the east, an established precedent for development east of the Ness Road and the availability of local infrastructure</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>Very substantial benefits will arise from the development of a mixed-use development proposal incorporating a “package” of commercial, community and visitor facilities. A new (3,000 sq ft) local (village scale) supermarket will offer scope to relocate the existing store, increase the capacity for local shopping, improve parking and servicing and help decongest the High street enabling public safety improvements. Further small shops, business/office units will be continue to regenerate Fortrose as new local business needs arise; offer potential for new community facilities or the option to relocate existing local services supported by additional affordable housing; and a visitor centre would enhance the Black Isle as a prestigious heritage resource (themed on the dolphin/Inner Moray Firth interest) and based on a state-of-the-art interpretive information/education centre, enabling efficient management of seasonal pressures - particularly in the Ness area and possibly incorporating a local park-n’-ride initiative - and an enhanced visitor experience. An integrated car park will serve all uses providing additional capacity close to the High Street.</p> <p>The entire package will improve local prosperity, employment and the role and function of Fortrose as a service and tourist centre; and will respond positively to a strategic environmental issue vital to the local economy. The site is well located to the A832 - the main Black Isle distributor - and sufficiently close to the High Street to complement and strengthen the local business base</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 proposed commercial and community elements (retail, small shops/offices, business units, facilities) will provide greater choice of work and amenities within walking distance. A greater capacity for local services would encourage greater patronage by local people and is more likely to improve (healthy) travel patterns. The proposed visitor centre (including park-n’-ride option) will create a higher profile for interpretation and address problems of seasonal congestion. It will connect with the core path network and could offer the opportunity for a dedicated transport service linking the main shore-based viewpoints and wider heritage attractions</p>
<p><b>Is the site well connected?</b> (e.g. will the average travel time to community and commercial facilities</p>	<p>Yes. The site adjoins the A 832, the main distributor/transport and tourist network serving the Black Isle and is therefore connected to public services and well linked to neighbouring</p>

<p>reduce or increase as a result of the site's development, is the proposed use compatible with existing / proposed surrounding uses?)</p>	<p>communities and the regional transport routes. It attaches to a main service and employment centre and therefore consolidates and strengthens established travel patterns. The site is close to the High Street, commercial and community facilities, residential and open space/recreation facilities and it provides the opportunity to greatly enhance a prominent gateway/entry point. The mix of uses proposed is therefore compatible in that setting</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>Yes. The site is sheltered to the north and west but open to full sun and maximum day-lighting with extensive east to west prospect and south-east facing aspect towards the Firth. Opportunities to embrace renewable energy applications can reasonably be expected as part of an exceptional, innovative architectural brief underpinning a sustainable development based on a mix of uses that gives versatility to a design concept</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 site occupies a high profile position demanding of a prestigious architectural exemplar and the widest community participation in the preparation of a design brief/masterplan</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. The site presents no impact in relation to existing open space</p> <p>It will incorporate open space integral to the use of buildings, notably amenities associated with a visitor centre, open space incidental to other uses and parking convenient to service the King George Playing Field</p>	<p>Opportunity to provide incidental open space (eg. picnic site) as part of development package</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>Yes. The site is located within 400m of High Street shops, a community centre, primary school, secondary school, police, medical and health services and community open space. Moreover the proposal comprises a development “package” that will provide commercial and community uses within walking distance of residential areas at Fortrose (ie. the substantive part of the settlement) and Rosemarkie. It presents opportunities to create new walking and cycling connections</p>	<p>Opportunity to link the site to the Core Path Network</p>
3	<p>Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel</p>	<p>For example, can a subsidy to a local bus route be provided?</p>	<p>The proposal is to create a focus of commercial, business, community and visitor activity and manage visitor pressure on the Ness area of Fortrose. It would be appropriate that it incorporate a bus stop, setting down facility and a bespoke service to</p>	<p>Likely to materialise as an integral part of the proposal, rather than a developer contribution</p>

	patterns?		neighbouring heritage sites	
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?	Yes. Scope exists to access the site from the north (A 832) and west (Ness Road). The design of junctions and pedestrian cycle facilities will be integral to the distribution of uses and activities and the relationship with key desire lines. Traffic management/crossing measures are anticipated on Ness Road	Dependent on masterplan, community preferences
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>	Yes. As above	Layout would enable “Designing Streets” principles within the site
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. The proposal is entirely compatible with local circumstances in terms of the intended mix of uses and its function; and with the character of neighbouring development. It does not involve “bad neighbour” uses. It does not involve any identified Physical Constraints (Highland-wide Local Development Plan [Policy 10])	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?	No. The site does not involve contaminated land	n/a
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	No. The site does not affect derelict land  Yes. The site is presently green field undeveloped and in agricultural use	n/a

		used for agriculture, forestry or amenity purposes?		
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?	No. The site adjoins the settlement boundary as identified in the Ross and Cromarty East Local Plan. However, it does lie within the natural building line determined by the extent of existing development and allocations to the west, is serviceable by the main distributor network and is close to the High Street. It therefore represents a logical expansion of the settlement, and a coherent consolidation of its form and structure	An updated settlement framework would bring the site within a building line consistent with the expansion of Fortrose to the east, coherent with an established land use pattern that sets a precedent for development east of the Ness Road, the principles of sound planning and other local infrastructure
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 Ross and Cromarty East Landscape Capacity Assessment does not specifically refer to this land. It is not located within an NSA or a Special Landscape Area. It is outwith the Area of Great Landscape Value (regional) as identified in the Local Plan. The site does involve land presently safeguarded from development as part of a “buffer” between Fortrose and Rosemarkie	The proposal must recognise the high profile/highly visible location and achieve excellence in design/architecture at an important “gateway” location/entry point. The mix of uses proposed gives versatility to an architectural concept; it is proposed to bring forward a proposal as part of a community-engaged masterplan
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. The site does not involve wild land	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?	No. The site does not affect a Conservation Area	n/a
13	Will the site impact on any listed building	Is there a listed building or a part of the setting “area” of a listed building within the	No. The site does not affect a Listed Building	n/a

	and/or its setting?	site?		
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. The site does not does not affect any "inventory" site	n/a
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. The site does not does not affect any HER site. Neighbouring land has been the subject of archaeological investigation and watching brief. The HER records no significance	Archaeological survey/watching brief as required
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. The site does not affect any Scheduled Ancient Monument	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?	No. The site does not affect any natural heritage designation. However, part of its purpose is to assist the management of visitor pressures on the habitat /species of the Moray Firth SAC  No. The site does not affect any such features	Part of the purpose of the proposal is to provide an interpretive/educational and management centre for the heritage interests of the SAC. It is a major heritage contribution in its own right
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	The site may be part of a wider area of grazings and agricultural activity that could support foraging by badgers; but given the nature and extent of encroachment, the proposal is unlikely to have any substantive impact	A masterplan would be subject to a Badger Survey as necessary

	b) Will the site affect any other important species for the natural heritage?	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. The site does not affect any such interests	
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?	Yes. The site is open to solar gain opportunities	Design opportunity offers natural reception to solar sources; could link with any “community” system
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. The site does not affect any recorded flood risk	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?	No. The site presents no significant implication for changes in land form or level; but potential for layout and design to “work with” the natural contours	
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. The site is not affected by any watercourse	n/a
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?	As per existing village	Subject to design
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. The site is capable of being served by the mains water and foul drainage networks	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?	Yes. However, the layout is able to take account of a subtle break of slope and the opportunity to mould the architecture of a visitor centre with the landform and balance the role, purpose and presentation of the building	Design opportunity to utilise a “break of slope”
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. The site is not affected by coastal influences	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?	Yes. The site is sheltered to the west by the existing settlement/urban form and to the north by a rising landform. It is fully open to an east-to-west aspect with scope to optimise energy efficiency	Subject to design
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.	Yes. The site is likely to offer a positive return in that it will be a focal point for visitors enabling a park-n’-ride arrangement including to the dolphin viewing sites. It has the potential to minimise encroachment of traffic into more sensitive areas. The site is located close to sources of local employment, public facilities and public transport connections and the strategic road network serving the Black Isle	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?	Yes. The proposal will be an extension of the urban character. Any floodlighting will be designed as a detail dependent on the architecture and “exposure” of the visitor centre	Subject to design
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,	The site will not affect any such features	Opportunity to incorporate linkages in the layout of the site; notably hedging, green corridor, open edges

	b) Will the site provide opportunities to enhance the present green network of the area?	greenspace? 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?	The site presents potential to contribute to the “green network”	
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?	Yes. Part of the proposed development package is a visitor centre associated with the heritage of the Black Isle and which offers particular significance at this location due to the association of Fortrose with the dolphin interest in the Inner Moray Firth SAC. The site is connected to coastal and forest walks, a local museum, heritage sites, landmarks and beaches	Integral to the purpose of the proposal
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, but layout and design will enable direct link with the candidate Core Path Network  No  Yes as (a) above	Subject to layout and design
33	Will the site have an impact on the	Are you aware if the site lies within or adjacent to an un-notified Geological	No. the site does not affect geological/geo-diversity interest	n/a

	geodiversity of the area?	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?	The site is prime agricultural land as identified in the Local Plan. It is not part of a viable unit and is currently in grazing let	The loss of prime land is justified in these circumstances given the scale of development and its purpose as part of an updated settlement strategy
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. the site does not affect peat land	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. The site does not affect croft land	n/a

# LAND AT NESS ROAD, FORTROSE

## SITE PLAN



G. H. JOHNSTON BUILDING CONSULTANTS LTD

