

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	G H JOHNSTON BUILDING CONSULTANTS LTD
Your Address / Contact Details	
Landowner's Name (if known / applicable)	MR AND MRS MOWAT
Agent (if applicable)	G H JOHNSTON BUILDING CONSULTANTS LTD
Agent's Address / Contact Details (if applicable)	WILLOW HOUSE STONEFIELD BUSINESS PARK INVERNESS IV2 7PA

DETAILS OF SITE SUGGESTED	
Site Address	LAND AT FINDON MILLS, CULBOKIE
Site/Local Name (if different from above)	LAND AT FINDON MILLS, CULBOKIE
Site Size (hectares)	6.5 ha.
Grid Reference (if known)	NH 6100 6000
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	housing, affordable housing, business, open space
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	Subject to masterplan
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)	Access from B9169 and existing "internal" links from current allocation, including from land in the same the same ownership Water supply from mains Foul drainage to mains Surface water SUDS to 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>The principle design challenges at the site derive from neighbouring mature trees to the west, archaeological opportunities to the north and a fit of development - a suitable scale, form and density of building - with the undulating profile and existing contours; and a suitable access arrangement to the B9169. Some reconfiguration of the site edges to the east and north may be required for visibility, but any works will ensure reinstatement of the existing habitats. Development will therefore be dependent on a masterplan which will be informed by detailed site survey, Landscape Capacity Study and a Landscape and Visual Impact Assessment, habitats and species survey and Transport Statement</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>The site involves 6.5 ha. of land adjoining Culbokie to the east. The site provides a natural conclusion to the village in that direction, contained by the alignment of the B9169 and adjoining land form. It sits well with the structure and shape of the village, is well placed to local facilities and will provide choice in housing, affordable housing, local amenities and offer a new business development opportunity.</p> <p>Development will be low-medium density, low profile and of a rural character set within larger policies and a structure of tree planting and other landscape features suited to a village gateway and a satisfactory fit of building in the landform. In these terms it will offer a market opportunity not presently catered for.</p> <p>The site adjoins (and represents expansion of) land presently allocated in the adopted Local Plan (11), but which is constrained by intervening land (10) through which access would otherwise be taken. The site will therefore offer an alternative means of opening-up that allocated land for development</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 site is well connected to the village network of routes and to education and recreation facilities. Development will help support local commercial and social facilities including shop, pub and other business. The site will encourage and facilitate active travel to village amenities. It is convenient to public transport services</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>The site is a positive response to reducing travel time given its proximity to the primary school and recreation ground compared with other potential development sites within and adjoining the village. The site is compatible with housing/residential uses to the west and is separated from neighbouring agricultural land by the B9169 to the east</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>The site is open to the south and capable of being adapted by layout and building design/orientation to opportunities for solar gain</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>The site can be linked (through land in the same ownership) to existing allocated land (11) in the adopted Local Plan earmarked for 8-14 houses, presently constrained by lack of progress with the development of other intervening land (10). The site therefore offers potential to realise the existing local plan objectives in this regard and the potential to resolve an existing "negative impact"</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 will not affect any existing open space. Development will incorporate open space to standard</p>	<p>A masterplan will incorporate public open space in accordance with the approved supplementary guidance</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 the new primary school; a recreation ground; and a (proposed) small business site. The site will connect through presently allocated land to the village networks</p>	<p>A masterplan will incorporate links to the village network of thoroughfares to the west</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>No. The site lies on an existing bus route</p>	<p>n/a</p>
4	<p>Will the site involve “off site” road improvements that will contribute to road safety?</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>No, unless required. Scope exists to investigate a crossing point in association with the new primary school/<i>safer routes to school</i></p>	<p>n/a</p>

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: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	Yes. Layout would enable “Designing Streets” principles within the site. This would avoid “remedial” measures	A masterplan would design a safe, attractive environment consistent with the character and development
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 site does not involve “bad neighbour” uses. The site 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: 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. The site does not affect derelict land Yes. The site is presently greenfield, undeveloped	n/a
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 eastern settlement boundary as identified in the Inverness Local Plan	A masterplan will fit the form of development to the village structure, its services and landscape setting
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	The site is not within any NSA or within any Special Landscape Area. The Ross and Cromarty East Landscape Capacity Assessment does not refer	A masterplan could be subject to a Landscape Capacity Study and a Landscape and Visual Impact Assessment

		Area, having regard to their special qualities?		
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 and/or its setting?	Is there a listed building or a part of the setting "area" of a listed building within the site?	No. The site does not affect a Listed Building	n/a
14	Will the site affect a site identified in the Inventory of Gardens and Designed Landscapes?	Is any part of the site inside the outer boundary of an Inventory "entry" or will the site affect the setting of an "entry"?	No. The site 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 affect any HER site. However, there is recorded archaeological interest on neighbouring property to the north that is close to the site boundary. The site could offer scope for related public access and interpretive facilities	A masterplan will be subject to archaeological survey as necessary. Opportunities for interpretation or requirements to safeguard would be incorporated within or inform the layout
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. However, there is a recorded Scheduled Ancient Monument on neighbouring property to the north that is close to the site boundary (see 15 above)	As 15 above. A masterplan will have regard to and avoid encroachment on the setting of the neighbouring Scheduled Ancient Monument
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. The site does not affect any natural heritage designation. It may affect foraging ground for badgers	A masterplan will be subject to a habitats and species survey as necessary

	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?		
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?	see 17 above	see 17 above
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 capable of domestic applications and connection to any community energy scheme	n/a
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)	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	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	The site is characterised by undulating land form. Any development proposal will be subject to detailed survey. The objective	A masterplan would be informed by detailed site survey

	and level? If yes, how will soil and drainage issues be addressed?	habitats, especially blanket bog?	would be to work with the landform and minimise and localised ground works or changes in profile of the site	
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 includes two spring-fed water courses	A masterplan will retain the watercourses and their margins as habitats and amenities, with potential to adapt these as an axis for movement through the site
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	n/a
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 located adjacent to the mains network for water and foul drainage	A masterplan will assess the appropriate points for connection to the mains and any requirement for upgrading/pumping
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. The site is characterised by undulating land which falls to the east to meet the B9169. Visibility may require some paring back of the frontage to that route, but any such works will improve the wider public network. All of the land required to meet standards (150m x 2.4m) is within the landowners title	A masterplan will assess any requirement for visibility works in association with access to the B9169
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 does not affect any coastal features	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 and to the south by the existing settlement and shallow landforms. It offers an open aspect to the south and east and is fully capable of layout to optimise energy efficiency	A masterplan will take account of the scope to maximise solar gain in the layout and orientation of buildings

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.	The site adjoins an existing local centre. It will not adversely affect the pattern of travel to work and services in the Inverness/Inner Moray Firth catchment	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. It is possible that street-lighting will be required. No floodlighting is proposed	n/a
30	a) Will it the site affect the present green network of the area? b) Will the site provide opportunities to enhance the present green network of the area?	a) Will the site affect features that currently provide for the movement of species and/or people e.g. woodland, hedgerows, field margins, watercourses, coastlines, tree belts, greenspace? b) Will connectively of natural features or open space and paths used for public amenity be improved? Will existing fragmentation of habitats and open spaces be improved? Will species be enabled to move where at present there is an obstacle?	Yes, but the effect is positive. Whilst the site involves farm land, the proposal will retain, recreate or create key features including hedge edges and wooded glade/copse habitats Yes. There are opportunities to incorporate green corridors within a layout	A masterplan will create a landscape framework for the site retaining and incorporating natural landscape features as part of a layout
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?	There is an opportunity to enhance public access to neighbouring archaeological interest and to provide a small parking area within the site subject to links to the neighbouring core paths network and initiatives/agreement by others	A masterplan will investigate the suitability of a small parking area associated with access to the core path network and interpretation of the neighbouring archaeological interest
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?	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?	No. The site does not affect any core path or Right of Way No. The site will not affect any other path	A masterplan will create new paths linking the neighbouring wider access network including to connections to established village routes

	c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	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?	Yes. The site offers potential to create new paths linking the surrounding core path network and connecting development to established village routes	
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. The site does not affect geological/geo-diversity interest	n/a
34	Will soil quality and capability of the site be adversely affected?	Will the site result in a loss of soil due to development or removal of good quality soil from the site? Is the site on land identified as Prime Quality Agricultural Land?	No. The site does not involve prime agricultural Land. The site layout will reflect the natural contours or involve minimal remodelling	A masterplan will be based on a topographical survey and a layout intended to fit development within the natural contours and profile of the site
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 involve 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 involve any croft land or common grazing	n/a

LAND AT FINDON, CULBOKIE

SITE PLAN



G. H. JOHNSTON BUILDING CONSULTANTS LTD

