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H.C. PLANNING AND DEVELOPMENT SERVICE		
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IMFLDP Call for Sites
Director of Planning & Development
Glenurquhart Road
Inverness
IV3 5NX

Direct dial: 0131 718 5080
Direct fax: 0131 226 2508
Email: louise.mcintyre@struttandparker.com
Our ref: LM

28th February 2011

Dear Sir

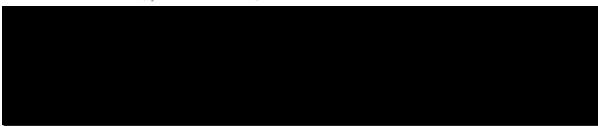
Inner Moray Firth Local Development Plan Call for Sites
Land at Daffodil Field, Miller Road, Cromarty

Please find enclosed a hard copy of the forms as emailed to imfldp@highland.gov.uk with regard to the Inner Moray Firth Local Development Plan 'Call for Sites'.

Our client, Major Charles Phipps, has instructed Strutt & Parker to make this submission in support of obtaining a housing allocation on his site in the new Inner Moray Firth Local Development Plan. The site is currently identified in the Ross & Cromarty Local Plan as a potential housing site, however, is noted as having an 'ownership constraint'. This is not the case and we submit this representation in order to clarify this point and seek its retention as a housing site in the new LDP.

It would be greatly appreciated if you could acknowledge receipt of these forms. Should you have any questions please do not hesitate to contact me.

Yours sincerely



Louise McIntyre MA (Hons) MSc MRICS
Planning & Development Surveyor

Enc: Call for Sites Forms and Plans

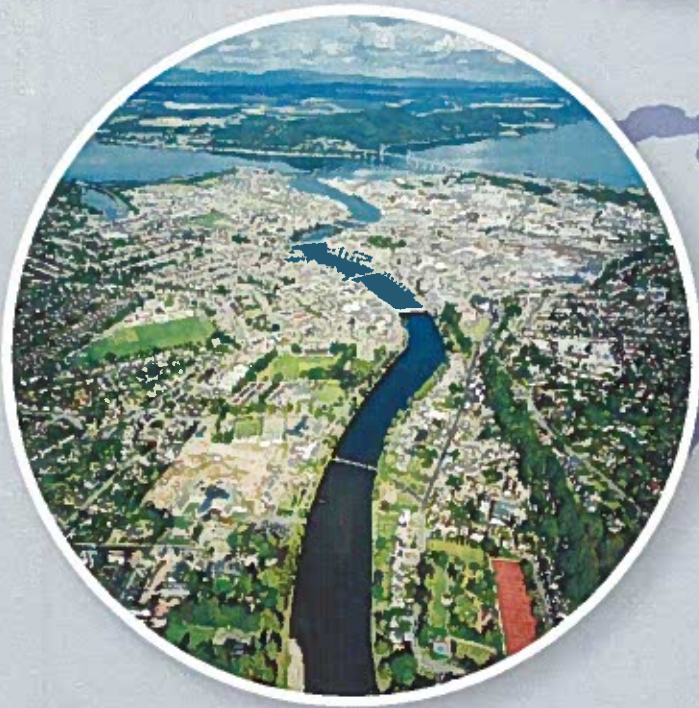
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INNER MORAY FIRTH • Linne Mhoireibh A-staigh

Call for Sites • Gairm airson Làraich



Where should future building go and which areas should be protected?



The Highland Council
Comhairle na Gàidhealtachd

January 2011

Eaoilleach 2011

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Major Charles Phipps
Your Address / Contact Details	c/o Agent
Landowner's Name (if known / applicable)	Major Charles Phipps
Agent (if applicable)	Strutt & Parker
Agent's Address / Contact Details (if applicable)	c/o Louise McIntyre 28 Melville Street, Edinburgh, EH3 7HA Tel: 0131 226 2500 Fax: 0131 226 2508 louise.mcintyre@struttandparker.com

DETAILS OF SITE SUGGESTED	
Site Address	Daffodil Field, Miller Road, Cromarty, IV11 8XH
Site/Local Name (if different from above)	
Site Size (hectares)	0.3 ha
Grid Reference (if known)	OS: NH792672
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	Approximately 4
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)	The site is located within close proximity to all mains services. Please see the attached plan showing where we understand the services to be located.

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 site has already been identified as a potential housing site in the Ross & East Cromarty Local Plan. The 2007 Housing Land Audit identifies the site as being 'effective'; however, it does identify an 'ownership' constraint. We would like to make it clear that this is not the case. The site is in the sole ownership of our client and there are no factors which would constrain the development of the site.</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 land is currently vacant and unused, therefore there is no argument that the land will not be put to a much more productive use as a residential site which will help contribute to meeting the housing demand in the locality.</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>Given the remote location of Cromarty there is an assumption that vehicle use will be necessary to allow access to more distant services. However, the site lies approximately 450m from Cromarty's High Street and approximately 650m to the bus stops at the western end of the High Street.</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>As above</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>To take advantage of the sea views any development will likely be orientated northwards, which will also maximise the southerly aspect for passive solar gain however, there is scope to include energy efficient features through the design process at a later date.</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>It is unlikely that a development of this scale will have any negative impacts with regard to increased pollution, nor is there likely much scope for a decrease in public safety. No negative impacts are anticipated in facilitating development at this location.</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>a) The site is currently in private ownership, therefore there will be no loss of public open space.</p> <p>b) No</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?</p> <p>- Are there opportunities to create new walking/cycling routes or improve existing routes?</p>	<p>The site's close location to the town centre will likely encourage walking and cycling to those facilities within Cromarty. There may be scope to include a path/pavement along the southern boundary at Miller Road.</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>It would be expected that as part of planning permission being granted developer contributions, would be sought however these will be discussed at the time of application.</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>It is unlikely that a development of this scale will require 'off site' road improvements.</p>	
5	<p>Is there scope for road</p>	<p>Will development incorporate on-site traffic</p>	<p>Given the small scale of the development it is</p>	

	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	unlikely that there will be a need/scope for on site safety measures.	
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 surrounding uses are solely residential.	
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?	As it is a greenfield site there are no issues that we are aware of.	
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?	a) No b) Yes. The land is a bare greenfield site. It currently has no other purpose and would be considered unsuitable for agriculture due to size and location.	
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?	Yes, the site lies within the Cromarty settlement boundary and is identified as potential housing site in the Ross & Cromarty East Local Plan	
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	It is unlikely that such a small scale of development will have an adverse effect on the character of the area. It is not located within any landscape designated areas.	

		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 is located within the Cromarty settlement boundary and is not considered '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?	Although the site is within a conservation area the small scale of development will be unlikely to affect the character of the area.	
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"?	There is a GDL directly to the south of the site, however there is a large boundary wall and therefore it is unlikely to be impacted upon by the proposed development.	
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?	There are known no archaeological features on site, however the Local Plan states that an archaeological assessment will be 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?	There are no SAMs within the site, although there are SAMs to the west, east and south. It is unlikely that the proposed development would have a adverse effect on their setting.	
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	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	a) The site itself is not covered by any designation and the proposed development is unlikely to affect the nearby SAC or SSSI. b) No surveys have been carried out to identify such features, however should they be required then it would be proposed that they are carried out prior to submitting a	

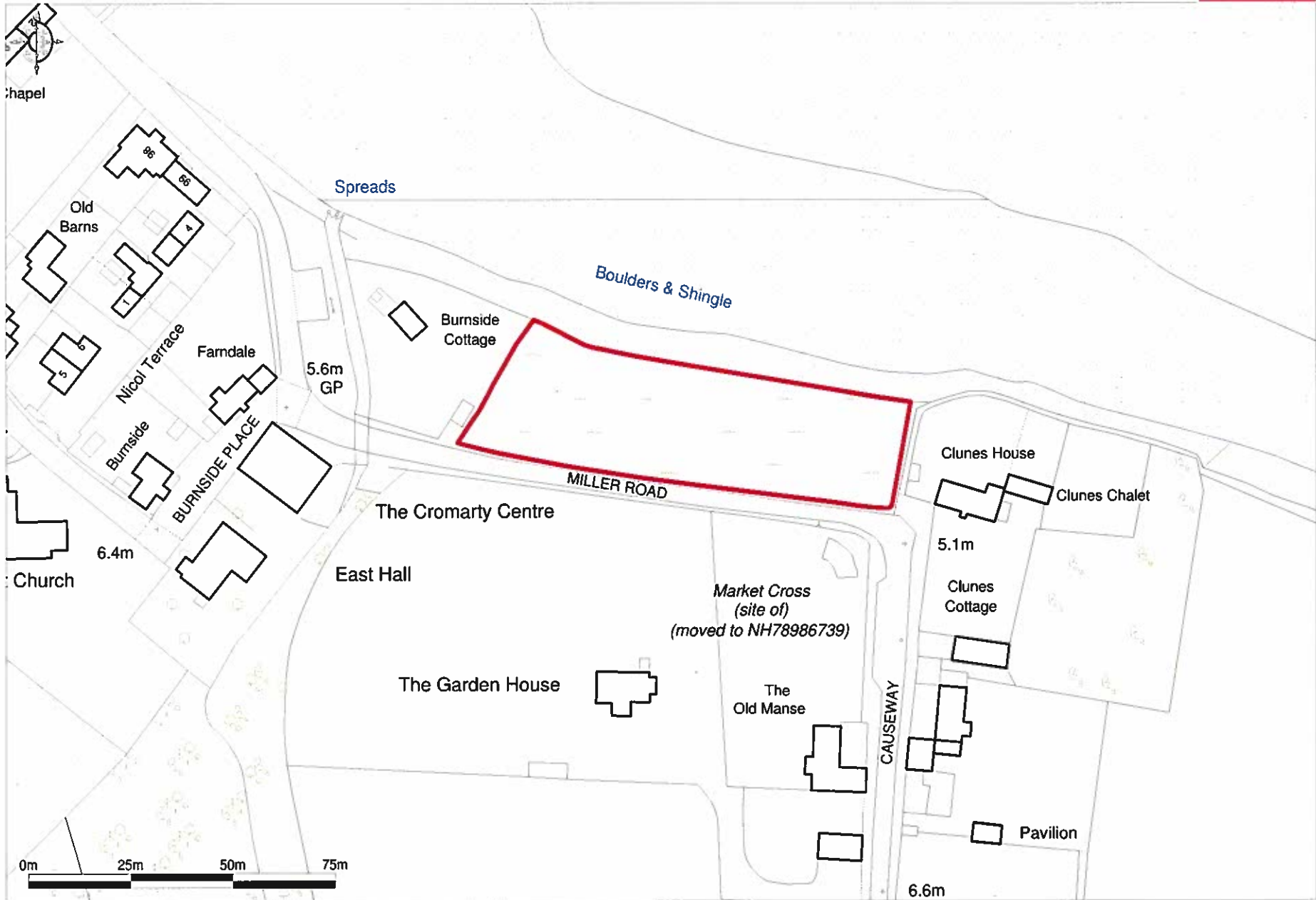
	other important habitat for the natural heritage?	affect non-statutory features identified as being of nature conservation importance e.g. Ancient, Semi-Natural or Long-Established Woodland Inventory sites, priority BAP habitats, habitats included on the Scottish Biodiversity List, non-designated habitats listed in Annex 1 of EC Habitats Directive?	planning application at a later date to identify if any mitigation measures are required.	
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?	a) + b) No ecological surveys have been carried out. If it becomes apparent, based on the advice from the Council and SNH, that these are required then it would be proposed that they are carried out prior to submitting a planning application at a later date identify to if any mitigation measures are required.	
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?	There are no firm proposals other than seeking the retention of the allocation, however, such features can be considered at the design stage.	
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)	A small part of the northern section of the site is shown to possibly be subject to coastal flooding as identified in the 1 in 200 year flood map.	
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?	It is unlikely that the land will require any significant changes to make it developable.	
22	Is there a watercourse,	Will there be any culverting, diversion or	The site sits adjacent to the sea, however it is	

	loch or sea within or adjacent to the site? If yes, how will the water environment be protected from development?	channelling of existing watercourses?	not expected that the site will have an adverse impact on this.	
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?	Again we are simply seeking the retention of the allocation and specific design features relating to waste management can be addressed at the design stage.	
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?	It is understood that mains services are located adjacent to the site.	
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?	No alterations are likely to be required, the site is relatively flat and suitable for development.	
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 and 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.	It is unlikely that a development of this scale would have an unacceptable adverse effect on the local air quality.	
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?	It is unlikely that a development of this scale would have an unacceptable adverse effect on light pollution.	
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	a) The site is currently open greenspace, therefore this would be lost. However, the loss of a relatively small site would be minimal	

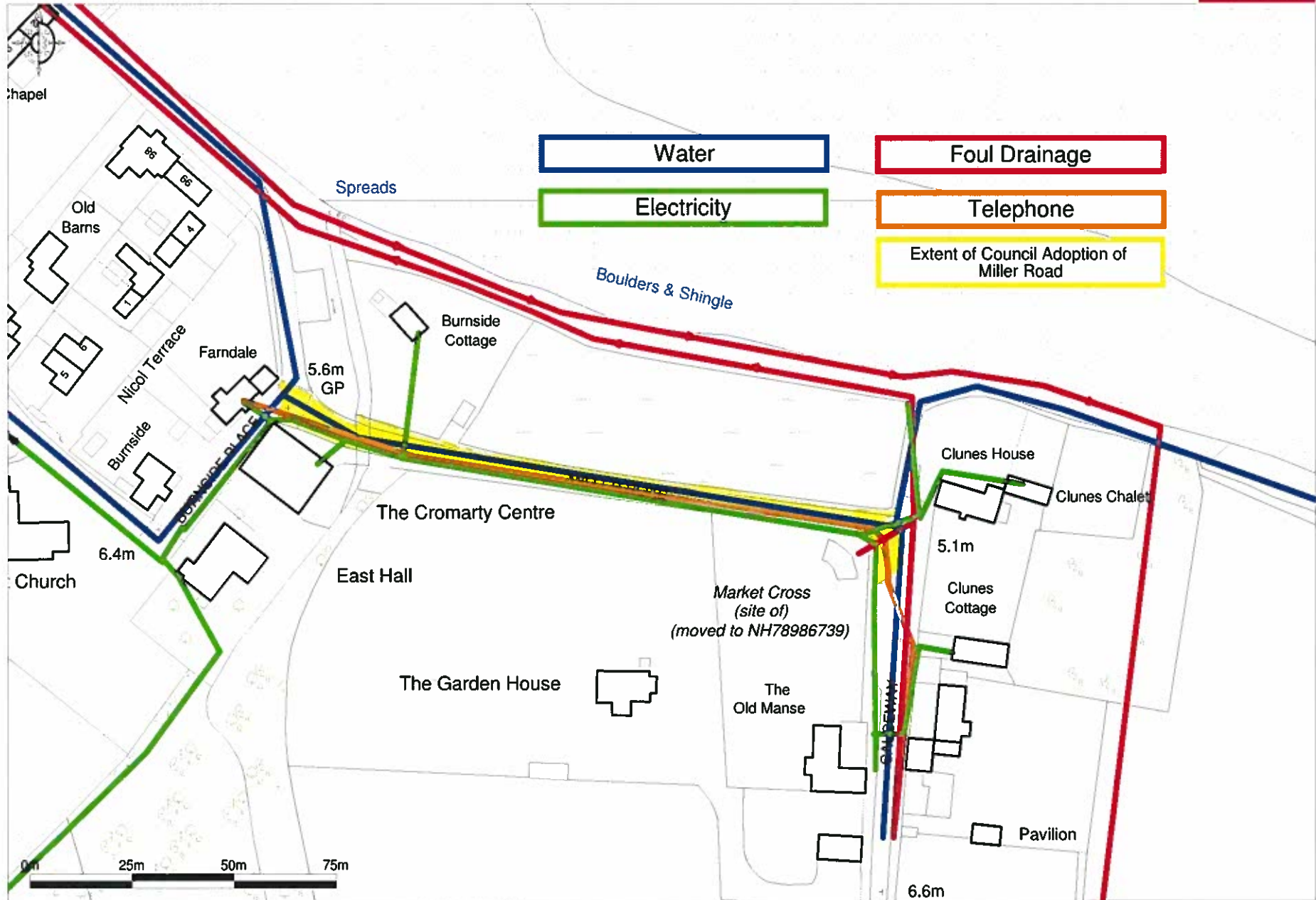
	b) Will the site provide opportunities to enhance the present green network of the area?	margins, watercourses, coastlines, tree belts, greenspace? b) Will connectivity of natural features or open space and paths used for public amenity be improved? Will existing fragmentation of habitats and open spaces be improved? Will species be enabled to move where at present there is an obstacle?	loss in comparison to the wider countryside. b) Miller Road has no footpath as existing, therefore, there may be opportunity to include a path/pavement along the southern boundary of the site.	
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, occupants of the site will have access to a coastal environment as well as the nearby inland countryside environments.	
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 paths go through the site therefore no diversions are required. There are existing paths to the east of the site. b) Not that we are aware of. c) There is the possibility for a new path/pavement to be created along the southern boundary at Miller Road.	
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	It is unlikely that the site will have an impact on the geo-diversity of the area.	

		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?	Cromarty is identified as having land capable of producing a wide range of crops (grade 2), however, the site is not suitable in terms of size or location for agricultural purposes.	
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, and there are no trees that would require felling.	
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.	

Daffodil Field, Miller Road Cromarty



Services Plan - Daffodil Field, Cromarty



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