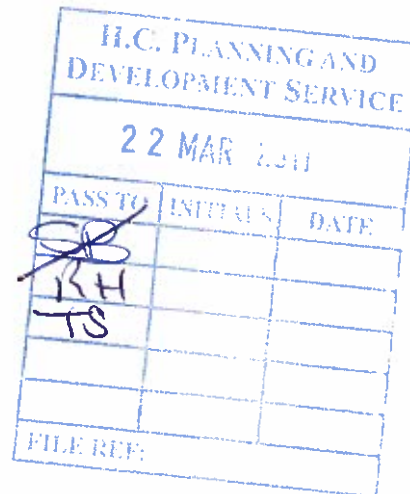




IMFLDP Call for Sites
Director of Planning and Development
Highland Council
Glenurquhart Road
Inverness
IV3 5NX

21 March 2011

Ref: gp434/281977



Dear Sir/Madam

Inner Moray Firth Local Development Plan – Call for Sites

Knight Frank LLP write on behalf of our client Mr Morrison to put forward land at Windhill, Muir of Ord for future residential development as part of the *Call for Sites* in relation to the Inner Moray Firth Local Development Plan.

It is vital for the new Local Development Plan to identify sufficient land for new development. This will help to support the role and function of settlements such as Muir of Ord by providing land for new housing which can help to maintain the local services, jobs and facilities to the benefit of the local community.

The settlement of Muir of Ord is conveniently located for access to Inverness and Dingwall and it is therefore popular with commuters as a place to live. The current Easter Ross & Cromarty Local Plan recognises that the settlement also supports a comprehensive range of local services and enjoys good recreation provision. The current Plan also recognises that a shortage of serviced land for housing and further industrial expansion threatens to limit the future prosperity of Muir of Ord. Our client's land to the south of the golf course in Muir of Ord (as shown on the attached plan) presents an opportunity for a sustainable expansion to the settlement which can help to meet demand for housing over the next 5-10 years.

Our client's land to the south of Muir of Ord provides an ideal opportunity for a compact peripheral expansion to the existing residential area in Muir of Ord which will deliver new housing, including the provision of affordable housing, to meet local need. The site is well contained between A862 road and Inverness to Dingwall railway line which will provide a robust and defensible long-term settlement boundary the site's development will round-off the settlement through the incorporation of appropriate landscaping features. The site can link in with the existing housing land allocation to the south of the Golf Course and can incorporate a landscape buffer maintain the setting of the settlement and prevent coalescence with Windhill to the south. There are no constraints relating to the site which would prevent it coming forward for development and it can therefore help to meet local demand for new housing over the lifetime of the new Local Development Plan. The site is also conveniently located to provide safe pedestrian links to local services such as the primary school and the industrial estate.

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Please therefore find enclosed a completed *Call for Sites* questionnaire for your consideration along with a Map showing the extent of my client's landownership to be considered for future housing development. I trust that this information is satisfactory to enable a proper consideration of this site as part of the *Call for Sites* process but should you require any further information please do not hesitate to contact me.

Yours faithfully

[REDACTED]

Gary Purves
Planner

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[REDACTED]

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Enc

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Mr J. Morrison
Your Address / Contact Details	c/o Agent
Landowner's Name (if known / applicable)	As above
Agent (if applicable)	Knight Frank LLP
Agent's Address / Contact Details (if applicable)	4 Albert Street
	Aberdeen
	AB125 1XQ

DETAILS OF SITE SUGGESTED	
Site Address	Land at Windhill, Muir of Ord
Site/Local Name (if different from above)	As above
Site Size (hectares)	10ha
Grid Reference (if known)	529 485
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)	Not applicable
Map	See attached

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)	<p>Access can be taken from the existing A862 main road.</p> <p>There is capacity in the existing public sewer to dispose of foul drainage.</p> <p>SUDS ponds can be provided within the development to dispose of surface water.</p> <p>There is capacity in the existing public water supply to serve the development.</p>
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>There are not considered to be any constraints that would act as an impediment to the development of this 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 development of this site will increase the supply of housing in the settlement, with the provision of affordable housing to meet local needs.</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 conveniently located for accessing sustainable modes of transport such as the local bus service and it is also within walking distance of places of work in the nearby industrial estate.</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 well connected to the existing settlement as is within walking distance to local services such as the local school, shops, and the industrial estate. The development of this site for housing would also be compatible with the surrounding land uses as it is adjacent to existing houses and is well contained between the main road and the railway line and thus will not spill out into the wider countryside.</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>Development on the site can be laid-out to maximise solar gain and other energy efficient measures.</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>There are not considered to be any negative impacts associated with the development of this site.</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>	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 site is currently in private ownership as is therefore not currently useable public open space. The development of the site will incorporate adequate areas of public open space within the housing areas for local residents to enjoy.	Provision of public open space (e.g. kids play-areas, playing fields) and areas of landscaping within the development of the site.
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 distance of several community and commercial buildings (e.g. the adjacent industrial estate).	There is the potential to create and/or enhance walking and cycling routes along the A862 leading into the centre of the settlement.
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?	Yes.	The development of this site could provide contributions towards improvements to the local bus service.
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.	The development can contribute towards providing off-site road improvements such as footpaths along the A862 and a potential crossing to the industrial estate.

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.	The development will encourage on-site traffic calming measures and will be designed in accordance with Designing Streets.
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.	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.	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. Yes.	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.	N/A
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	No.	N/A

		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.	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.	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.	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.	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.	N/A
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.	N/A
17	a) Will the site affect any natural heritage designation or area identified for its importance to nature conservation?	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.	N/A
	b) Will the site affect any other important habitat	b) Is any part of the site within or likely to affect non-statutory features identified as	No.	N/A

	for the natural heritage?	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?	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.	N/A
	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.	N/A
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?	It will be possible to incorporate renewable energy features (e.g. solar panels, domestic wind turbines, CHP heating) within the housing development of this site.	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	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.	N/A
22	Is there a watercourse, loch or sea within or	Will there be any culverting, diversion or channelling of existing watercourses?	The Black Burn runs near to the site but this would not be affected by the proposed	N/A

	adjacent to the site? If yes, how will the water environment be protected from development?		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?	Unknown.	
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.	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?	No, there will be no significant alterations required to the landform. Yes, the site can be developed without significant re-contouring.	N/A
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.	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?	The site has moderate shelter from prevailing wind.	The development of the site can be laid-out to minimise the effect of the prevailing winds.
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 is very near to both areas of employment and public transport (bus and rail) therefore the development of this site will be significantly better in terms of reducing additional traffic which contributes to air pollution.	The internal layout of the site will be developed with an emphasis on pedestrian connectivity to the nearby industrial estate and the public transport services in the settlement.
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 development is likely to require street lighting but not at a level greater than alternative locations around the settlement.
30	a) Will it the site affect	a) Will the site affect features that currently	Yes.	The internal layout of the site will

	<p>the present green network of the area?</p> <p>b) Will the site provide opportunities to enhance the present green network of the area?</p>	<p>provide for the movement of species and/or people e.g. woodland, hedgerows, field margins, watercourses, coastlines, tree belts, greenspace?</p> <p>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?</p>	<p>Yes.</p>	<p>also be developed with an emphasis on providing a green network to encourage wildlife.</p> <p>See above.</p>
31	<p>Will the site provide opportunities for people to come into contact with and appreciate nature/natural environments?</p>	<p>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?</p>	<p>The site is within close proximity to areas of woodland and public open space and the development would encourage recreation. The site is also in close proximity to the Golf Course.</p>	<p>N/A</p>
32	<p>a) Will the site affect any core paths or right of way?</p> <p>b) Will the site affect any other existing paths or outdoor access opportunities?</p> <p>c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?</p>	<p>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?</p> <p>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?</p> <p>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?</p>	<p>No.</p> <p>No.</p>	<p>N/A</p> <p>N/A</p>
33	<p>Will the site have an impact on the</p>	<p>Are you aware if the site lies within or adjacent to an un-notified Geological</p>	<p>No.</p>	<p>N/A</p>

	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 land is not identified as Prime Quality Agricultural Land.	N/A
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.	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.	N/A

