

REFERENCE
AVCH2

SETTLEMENT

Avoch

AREA (HA)

0.73

SITE CAPACITY

8

SITE STATUS



Development between 2009 and 2012



LOCATION

West of Rosehaugh Crescent

BUILT			PROGRAMMING					
2000-2005	2006	2007	2008	2009	2010	2011	2012	2013+
0	0	0	0	0	0	0	8	0

CONSTRAINTS

- Ownership
- Physical
- Contamination
- Deficit Funding
- Marketability
- Infrastructure
- Landuse

PLANNING STATUS

- Draft Local Plan Site
- Adopted Local Plan Site
- Windfall Site
- Site with Extant Planning Permission

SITE TYPE

- Greenfield
- Brownfield

DEVELOPMENT STATUS

- Not Developed
- Under Construction / Partly Developed
- Complete

SITE EFFECTIVENESS

- Effective
- Constrained

Established Land Supply Since - 2007
Effective Land Supply Since - 2007



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FURTHER INFORMATION

This Housing Land Audit site comes from the adopted Ross and Cromarty East Local Plan.

REFERENCE
AVCH4

SETTLEMENT

Avoch

AREA (HA)

0.02

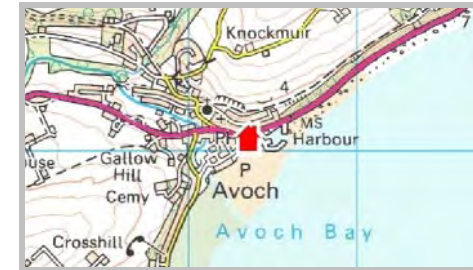
SITE CAPACITY

3

SITE STATUS



No development before 2013



LOCATION

Former filling station

BUILT			PROGRAMMING					
2000-2005	2006	2007	2008	2009	2010	2011	2012	2013+
0	0	0	0	0	0	0	0	3

<p>CONSTRAINTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Ownership <input type="checkbox"/> Physical <input checked="" type="checkbox"/> Contamination <input type="checkbox"/> Deficit Funding <input type="checkbox"/> Marketability <input type="checkbox"/> Infrastructure <input type="checkbox"/> Landuse 	<p>PLANNING STATUS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Draft Local Plan Site <input checked="" type="checkbox"/> Adopted Local Plan Site <input type="checkbox"/> Windfall Site <input checked="" type="checkbox"/> Site with Extant Planning Permission 	<p>SITE TYPE</p> <ul style="list-style-type: none"> <input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield
<p>SITE EFFECTIVENESS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Effective <input type="checkbox"/> Constrained 	<p>DEVELOPMENT STATUS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Not Developed <input type="checkbox"/> Under Construction / Partly Developed <input type="checkbox"/> Complete 	<p>Established Land Supply Since - 2007</p> <p>Effective Land Supply Since - 2007</p>



FURTHER INFORMATION

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Ward 10 - Black Isle

Avoch

REFERENCE
AVCH5

SETTLEMENT

Avoch

AREA (HA)

0.04

SITE CAPACITY

6

SITE STATUS



Development between 2009 and 2012



LOCATION

Station Hotel car park

BUILT			PROGRAMMING					
2000-2005	2006	2007	2008	2009	2010	2011	2012	2013+
0	0	0	0	0	0	6	0	0

<p>CONSTRAINTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Ownership <input type="checkbox"/> Physical <input type="checkbox"/> Contamination <input type="checkbox"/> Deficit Funding <input type="checkbox"/> Marketability <input type="checkbox"/> Infrastructure <input type="checkbox"/> Landuse 	<p>PLANNING STATUS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Draft Local Plan Site <input checked="" type="checkbox"/> Adopted Local Plan Site <input type="checkbox"/> Windfall Site <input checked="" type="checkbox"/> Site with Extant Planning Permission <p>DEVELOPMENT STATUS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Not Developed <input type="checkbox"/> Under Construction / Partly Developed <input type="checkbox"/> Complete 	<p>SITE TYPE</p> <ul style="list-style-type: none"> <input type="checkbox"/> Greenfield <input checked="" type="checkbox"/> Brownfield
<p>SITE EFFECTIVENESS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Effective <input type="checkbox"/> Constrained 	<p>Established Land Supply Since - 2007</p> <p>Effective Land Supply Since - 2007</p>	

FURTHER INFORMATION

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REFERENCE
AVCH6

SETTLEMENT

Avoch

AREA (HA)

2.14

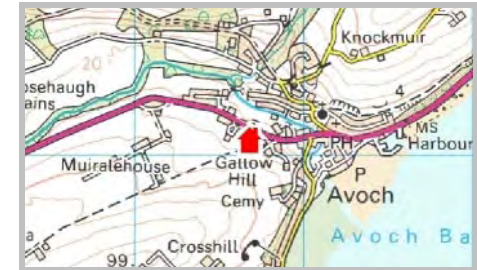
SITE CAPACITY

30

SITE STATUS



Development between 2009 and 2012



LOCATION

Memorial Field

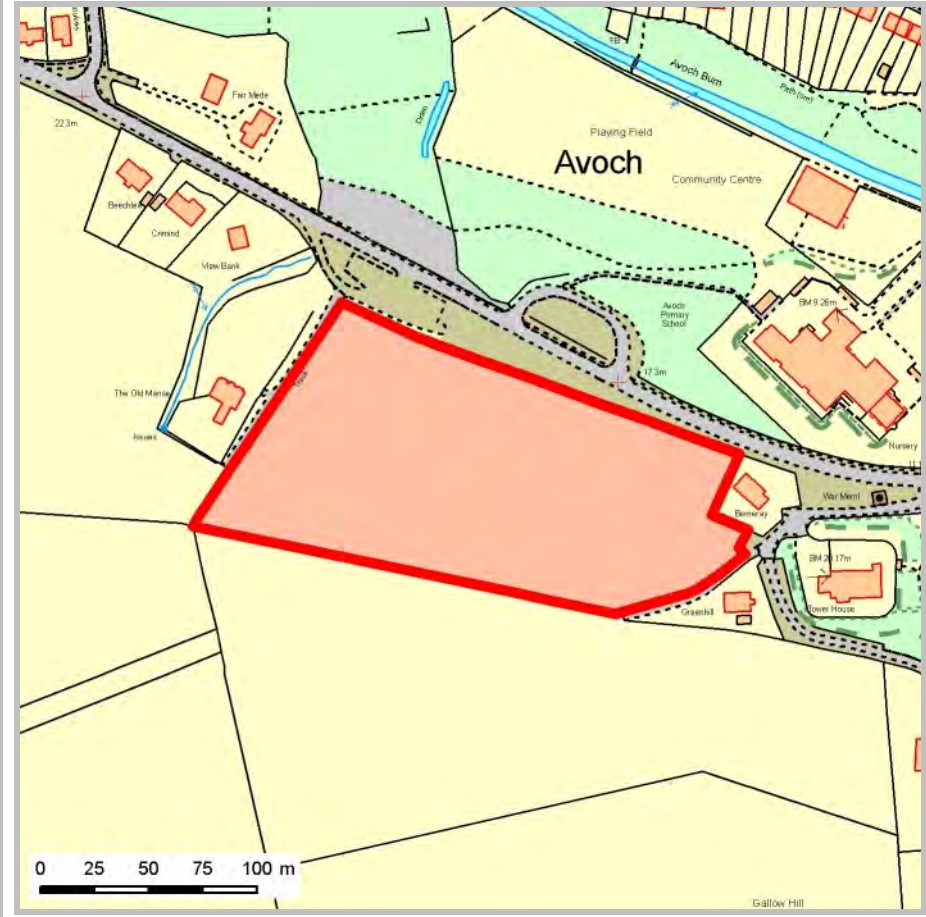
BUILT			PROGRAMMING					
2000-2005	2006	2007	2008	2009	2010	2011	2012	2013+
0	0	0	0	10	10	10	0	0

<p>CONSTRAINTS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ownership <input checked="" type="checkbox"/> Physical <input type="checkbox"/> Contamination <input type="checkbox"/> Deficit Funding <input type="checkbox"/> Marketability <input type="checkbox"/> Infrastructure <input type="checkbox"/> Landuse <p>SITE EFFECTIVENESS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Effective <input type="checkbox"/> Constrained 	<p>PLANNING STATUS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Draft Local Plan Site <input checked="" type="checkbox"/> Adopted Local Plan Site <input type="checkbox"/> Windfall Site <input type="checkbox"/> Site with Extant Planning Permission <p>DEVELOPMENT STATUS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Not Developed <input type="checkbox"/> Under Construction / Partly Developed <input type="checkbox"/> Complete <p>Established Land Supply Since - 2007</p> <p>Effective Land Supply Since - 2007</p>	<p>SITE TYPE</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield
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FURTHER INFORMATION

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REFERENCE
AVCH7

SETTLEMENT

Avoch

AREA (HA)

4.2

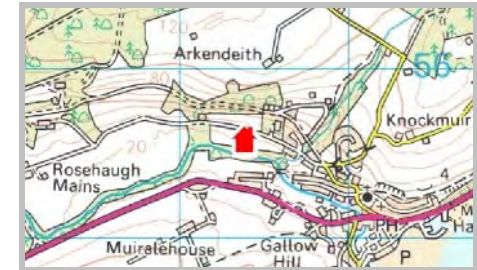
SITE CAPACITY

20

SITE STATUS



Development between 2009 and 2012



LOCATION

Rosehaugh East Drive

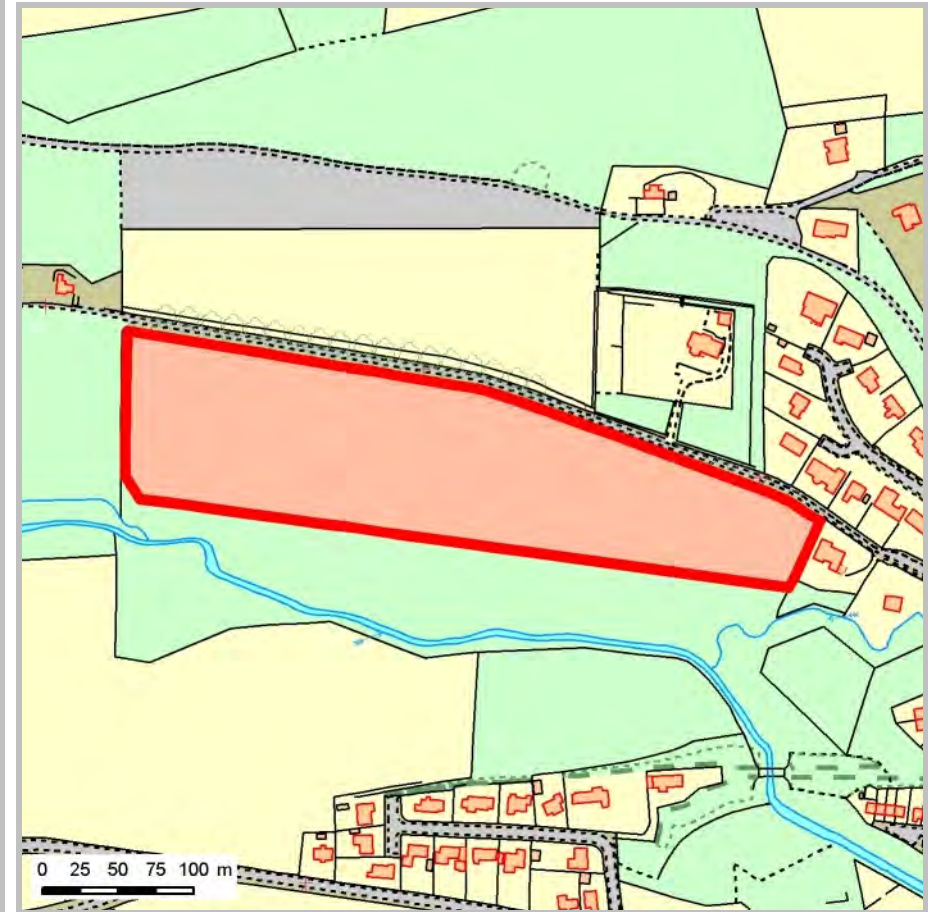
BUILT			PROGRAMMING					
2000-2005	2006	2007	2008	2009	2010	2011	2012	2013+
0	0	0	0	0	2	4	4	10

<p>CONSTRAINTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Ownership <input checked="" type="checkbox"/> Physical <input type="checkbox"/> Contamination <input type="checkbox"/> Deficit Funding <input type="checkbox"/> Marketability <input checked="" type="checkbox"/> Infrastructure <input type="checkbox"/> Landuse 	<p>PLANNING STATUS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Draft Local Plan Site <input checked="" type="checkbox"/> Adopted Local Plan Site <input type="checkbox"/> Windfall Site <input checked="" type="checkbox"/> Site with Extant Planning Permission 	<p>SITE TYPE</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Greenfield <input type="checkbox"/> Brownfield
<p>SITE EFFECTIVENESS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Effective <input type="checkbox"/> Constrained 	<p>DEVELOPMENT STATUS</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Not Developed <input type="checkbox"/> Under Construction / Partly Developed <input type="checkbox"/> Complete 	<p>Established Land Supply Since - 2007</p> <p>Effective Land Supply Since - 2007</p>



FURTHER INFORMATION

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REFERENCE
AVCH8

SETTLEMENT

Avoch

AREA (HA)

0.67

SITE CAPACITY

8

SITE STATUS



Development in 2008



LOCATION

South West of Ormonde Terrace

BUILT			PROGRAMMING					
2000-2005	2006	2007	2008	2009	2010	2011	2012	2013+
0	0	0	3	1	2	1	1	0

CONSTRAINTS

- Ownership
- Physical
- Contamination
- Deficit Funding
- Marketability
- Infrastructure
- Landuse

PLANNING STATUS

- Draft Local Plan Site
- Adopted Local Plan Site
- Windfall Site
- Site with Extant Planning Permission

SITE TYPE

- Greenfield
- Brownfield

DEVELOPMENT STATUS

- Not Developed
- Under Construction / Partly Developed
- Complete

SITE EFFECTIVENESS

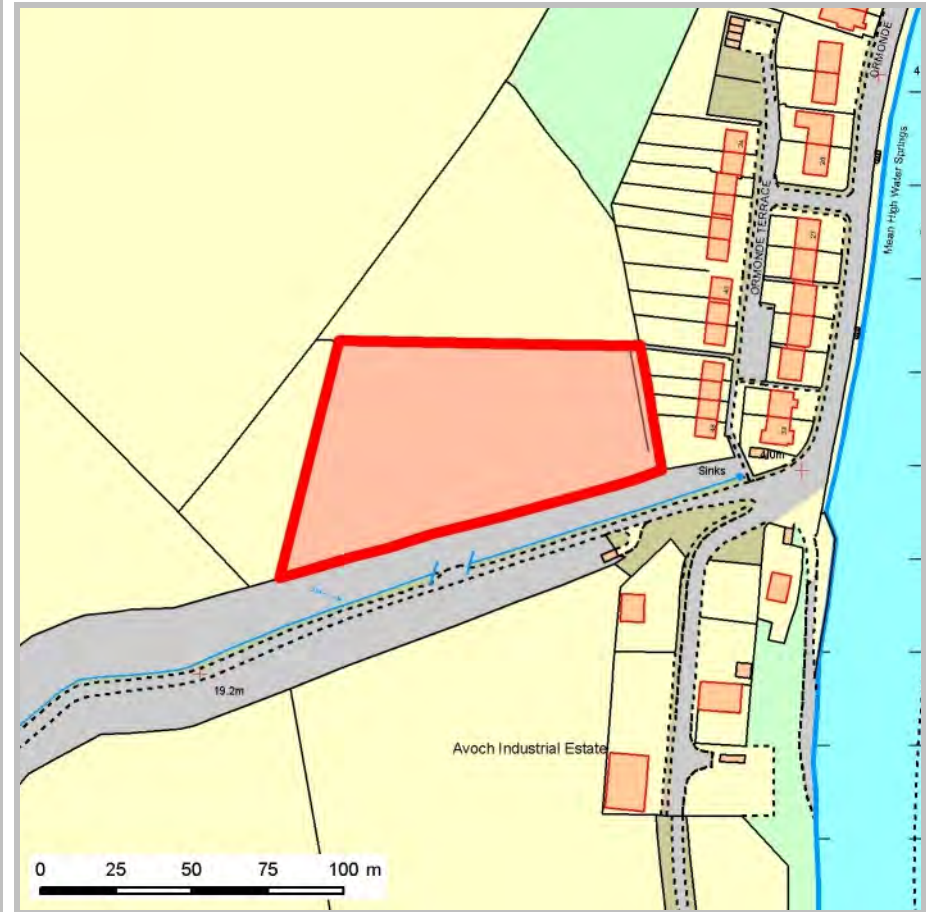
- Effective
- Constrained

Established Land Supply Since - 2007
Effective Land Supply Since - 2007



FURTHER INFORMATION

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REFERENCE
AVCH9

SETTLEMENT

Avoch

AREA (HA)

2.1

SITE CAPACITY

30

SITE STATUS



Development between 2009 and 2012



LOCATION

Knockmuir East

BUILT			PROGRAMMING					
2000-2005	2006	2007	2008	2009	2010	2011	2012	2013+
0	0	0	0	0	0	0	5	25

CONSTRAINTS

- Ownership
- Physical
- Contamination
- Deficit Funding
- Marketability
- Infrastructure
- Landuse

PLANNING STATUS

- Draft Local Plan Site
- Adopted Local Plan Site
- Windfall Site
- Site with Extant Planning Permission

SITE TYPE

- Greenfield
- Brownfield

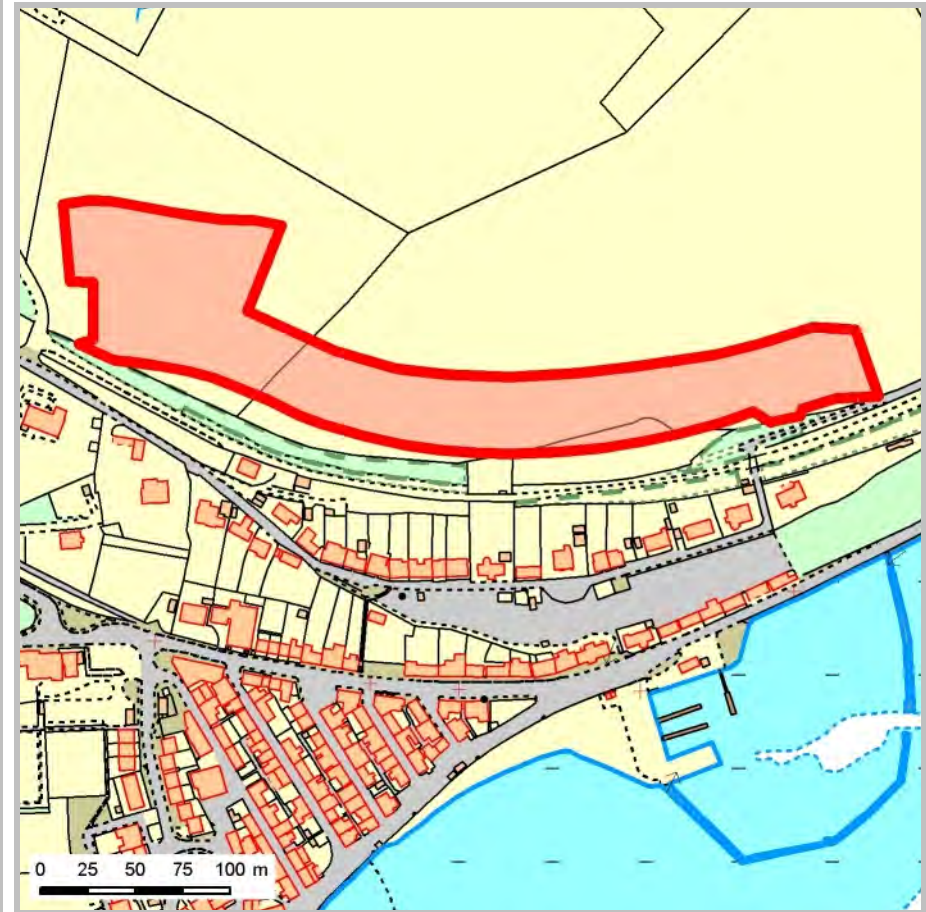
DEVELOPMENT STATUS

- Not Developed
- Under Construction / Partly Developed
- Complete

SITE EFFECTIVENESS

- Effective
- Constrained

Established Land Supply Since - 2007
Effective Land Supply Since - 2007



0 25 50 75 100 m

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FURTHER INFORMATION

This Housing Land Audit site comes from the adopted Ross and Cromarty East Local Plan.



ROSS & CROMARTY EAST LOCAL PLAN
ADOPTED PLAN - FEBRUARY 2007

INSET 9 : AVOCH
INSET 17 : FORTROSE
INSET 18 : ROSEMARKIE

PLANNING & DEVELOPMENT SERVICE

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All OS base maps are the most up-to-date available to The Highland Council at the time of the production of this Local Plan.
In some instances they may not reflect exactly what is on the ground and have not been altered in any way by The Council.
Information provided by other agencies for use in determining some of the mapped Background Policy (BP) features, is also the most up-to-date available to The Highland Council at the time of the production of this Local Plan.

SETTLEMENT POLICIES

- Settlement Boundary
- Town/Village Centre
- Housing
- Business
- Industry
- Special Uses
- Expansion
- Amenity
- Site/Area Reference

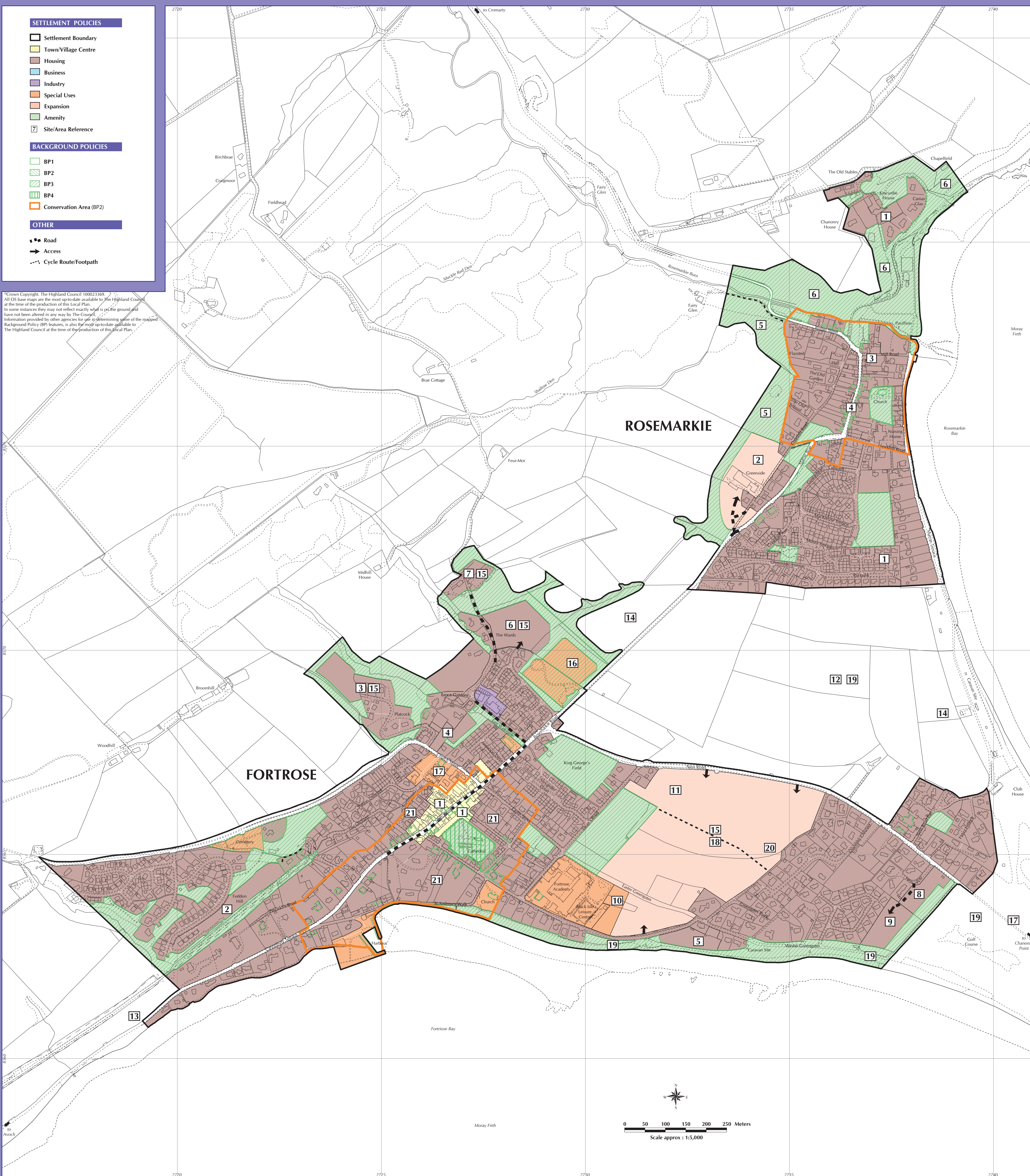
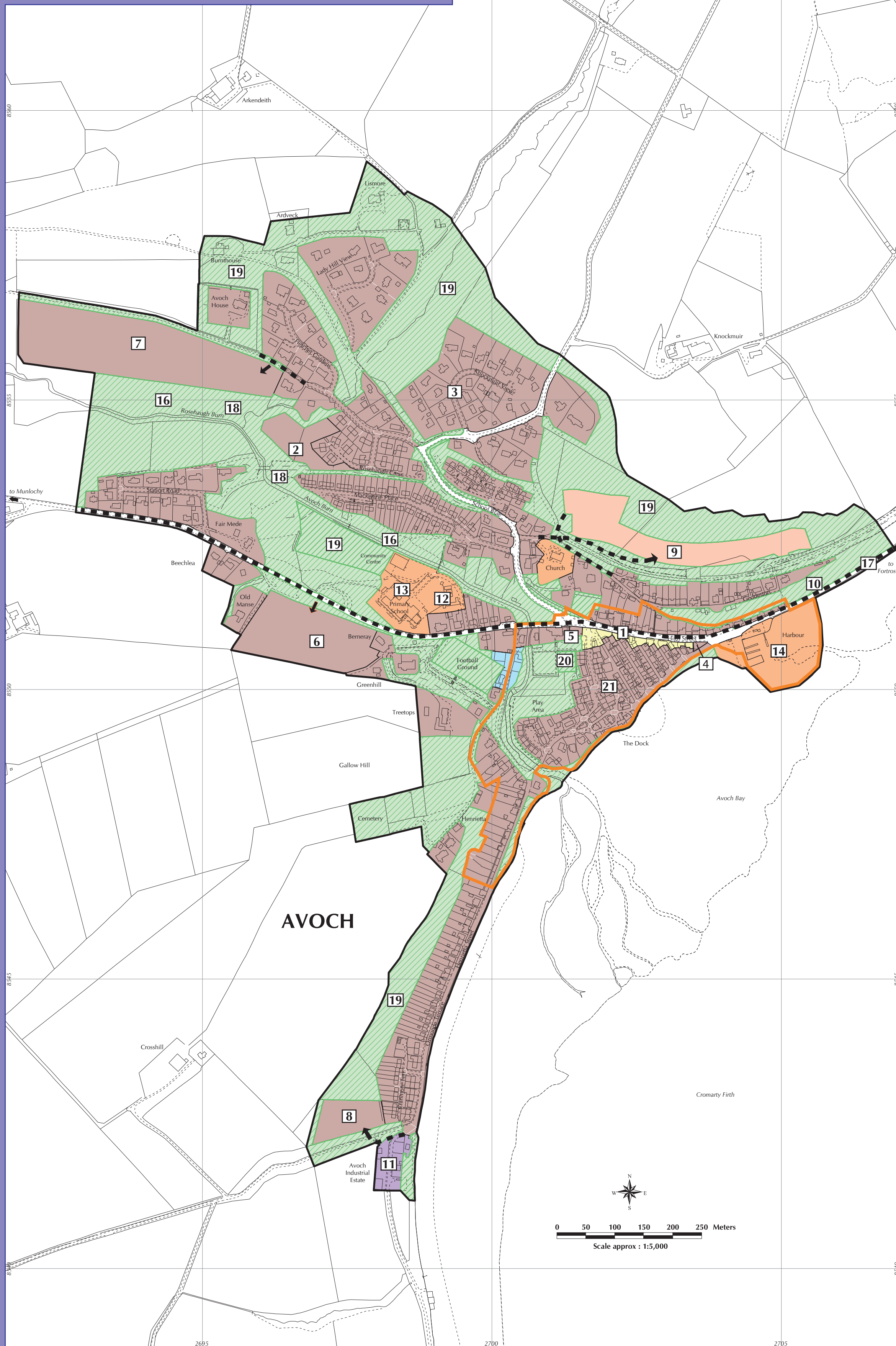
BACKGROUND POLICIES

- BP1
- BP2
- BP3
- BP4
- Conservation Area (BP2)

OTHER

- Road
- Access
- Cycle Route/Footpath

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In some instances they may not reflect exactly what is on the ground and have not been altered in any way by The Council.
Information provided by other agencies for use in determining some of the mapped Background Policy (BP) features, is also the most up-to-date available to The Highland Council at the time of the production of this Local Plan.



IMFLDP Call for Sites

Director of Planning and Development

Glenurquhart Road

Inverness IV3 5NX

Dear Sir

I am writing of behalf of Avoch and Killen Community Council to add comments and suggestions of a more general nature which do not easily fit into the Call for sites for for the Inner Moray Development Plan Consultation.

1 Housing development along the East Drive of the Rosehaugh estate .

The Community Council believe that housing development in this area would be unacceptable as it would change the character of this part of the estate and its relationship with the village. The estate is a wonderful asset rich in biodiversity , in scenic woodland values and historic significance. The close proximity of the estate to the village and the homes of residents , the accessible gradients and sheltered aspect and lack of traffic make this a favourite walking and cycling area for residents of all ages and for visitors and tourists.

2. Housing development in Rosehaugh Estate generally

In addition to the area of the Estate referred to above , there are also other areas of the Estate which are regularly used by residents and visitors for recreation and are an important asset for the village, as well as having important landscape and nature conservation attributes. Should the Estate be minded to consider further sites for housing expansion, and should housing expansion be deemed to be appropriate (see point 6 below), we would prefer such expansion to be on land that is not currently valued for recreation, landscape or nature conservation.

3. Housing development on the high ground overlooking the village.

We request that no further housing development is allowed on the high ground overlooking the village to the north and east as this will have a significant impact on the character of the village and how it sits in its landscape

4. Housing development proposed at Knockmuir East.

We request that no housing development takes place on the ground immediately above the church car park and the railway line leading to Fortrose as this will have a significant impact on traffic on School Brae and an impact on the church, graveyard and core path which are valued spaces and

walking routes in and through the village. It will also have a detrimental impact on the setting of the Avoch Conservation Area.

5. The village Centre

The village is blessed with attractive green spaces at its centre which are a valued asset for formal and informal recreation and in addition establish the rural character of the village, notably its football field, bowling green, play park and surrounding green space. These areas should be protected.

5

6. Housing development in general.

The Community Council has concerns that rapid expansion of the village has already taken place over recent years and planning permission already exists for significant numbers of houses. We have concerns about the impact this will have on the character of the village, on traffic levels both within the village and beyond onto the A832 and A9, on quality of life and on services. We are also concerned generally about the sustainability of encouraging further expansion when there are such limited economic opportunities in the village and that a high proportion of any new householders will inevitably be commuting to work and travelling to services. We recognise however that the Highland Council may be able to demonstrate a social need for further housing, for example sheltered or affordable housing. Should this be the case, the Community Council believe that the most appropriate area for expansion lies to the west of the village and the south of the main road. Care would need to be taken to ensure that this housing would integrate with the village centre with good walking cycling routes and that this does not lead to ribbon development. This area is of course of value as agricultural ground and this would need to be taken into account.

7. Commercial development.

The Community Council would favour appropriate development which increased employment opportunities and the commercial viability of the community. This could be modest expansion of the Industrial estate or shops in the centre of the village

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Avoch and Killen Community Council
Your Address / Contact Details	Dr Angus A McWilliam
	Lochaber
	Braehead
	Avoch
Landowner's Name (if known / applicable)	
Agent (if applicable)	
Agent's Address / Contact Details (if applicable)	

DETAILS OF SITE SUGGESTED	
Site Address	Rosehaugh Low drive
Site/Local Name (if different from above)	
Site Size (hectares)	4.2
Grid Reference (if known)	
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	We request that further encroachment of housing into Rosehaugh estate should not take place, in particular the parts used for public recreation
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	
Map	Adjacent to Avch7

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?	Residents and visitors enjoy cycling and walking along the Low drive which is the main route out of the village into the estate and beyond. The lack of traffic makes it safe for young children on bikes , young families with push chairs and the elderly. The site is part of the attraction which Avoch has for the tourist .The drive is part of the Core Path Network. The field to the south of the drive AVCH7 already has planning permission for housing. We understand that the ground above the drive to the west of Avoch house is also being considered for housing development and we would find this unacceptable as we consider the estate would then be overdeveloped . Such an encroachment of housing would completely change the character of this part of the estate, having an impact beyond the area proposed for housing as it would also affect views, noise levels and traffic levels. The Estate currently provides part of the rural landscape setting of Avoch which is enjoyed by residents and visitors..
What makes the site more special than other areas in the village/town?	The estate is a wonderful asset rich in biodiversity in scenic woodland values and historic significance. The close proximity of such an asset to the homes of residents, the accessible gradients and sheltered aspect makes this a favourite and special place. Housing development here extending the built up area into the farmland and woodland would compromise the quality of Rosehaugh and the rich variety of landscape and biodiversity values it makes accessible
Does the site have attractive or rare features such as mature	The drive itself is lined on either side with mature trees, an avenue which is part of the historic landscape. . The open fields and their edges are rich

trees, historical significance or protected wildlife?	in wild flowers and nesting birds.
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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.

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Avoch and Killen Community Council
Your Address / Contact Details	Dr Angus A McWilliam
	Lochaber
	Braehead
	Avoch
Landowner's Name (if known / applicable)	
Agent (if applicable)	
Agent's Address / Contact Details (if applicable)	

DETAILS OF SITE SUGGESTED	
Site Address	Knockmuir east
Site/Local Name (if different from above)	
Site Size (hectares)	2.1
Grid Reference (if known)	
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	<p>We request that the high ground to the north and east of Avoch which overlooks the village should not be built on as this will have a significant impact on the character of village and how it sits in the landscape . It will also impact adversely on the setting of the Avoch Conservation Area.</p> <p>Development will also impact adversely on the Core Path (the old railway) below the siteAccess to the site will detrimentally impact on traffic levels and safety of Schoolbrae.</p>

Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	
Map	Avch9

If you wish to suggest a site that should not be built on, fill in this form

REASONS WHY YOUR SITE SHOULD BE SAFEGUARDED FROM BUILDING

How do the public enjoy the space - e.g. used for dog walking, children's play?	<p>This site is valued by residents and visitors as it defines the settlement and is a key part of its landscape setting . Such skyline development would visually alter the whole appearance of the village to its detriment . Secondly the site borders the Avoch-Fortrose railway track core path a safe route for pedestrians and cyclists between the villages and for children going to school . the development of housing would compromise the quality of this safe attractive and very accessible asset</p> <p>The Community Council is already in discussion with the Council with regard to our concerns about the traffic levels and speeds on School Brae and this proposed development would further increase these problems. Braehead and Schoolbrae are important walking routes to the primary school (Safer Routes to School) and any development here would further increase the risk for children and make it more likely that parents will drive them to school.</p> <p>We have recently had discussions with the Council's Conservation Architect regarding how best the Conservation Area could be maintained and enhanced and her view was that this proposal would detract from the Avoch Conservation Area as it</p>
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	forms part of the setting.
What makes the site more special than other areas in the village/town?	<p>Avoch sits in its landscape clustered round and overlooking its harbour and bay with the fields and woodland rising above it. Building on this site would visually damage the integrity of the village</p> <p>The core path which leads resident and visitors out of the village beginning at the church with its historic building and graveyard passing through mature protected woodland with views over the Moray Firth is an asset for tourism, for health and recreation and a safe route to school</p> <p>This development would compromise these values .</p> <p>Access to the site off Schoolbrae would severely increase the hazards at that junction Construction work would result in Loss of prime agricultural land, which should be protected to increase Scotland's self reliance on food. Drainage -hillside is stable at present, but disturbance could aggravate erosion.</p>
Does the site have attractive or rare features such as mature trees, historical significance or protected wildlife?	<p>The historic church and graveyard are adjacent. Mature trees and wildlife corridor Safer route to school Core path</p>

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Avoch and Killen Community Council
Your Address / Contact Details	Dr Angus A McWilliam
	Lochaber
	Braehead
	Avoch
Landowner's Name (if known / applicable)	Avoch amenities . Broadlands
Agent (if applicable)	
Agent's Address / Contact Details (if applicable)	

DETAILS OF SITE SUGGESTED	
Site Address	Village Centre greenspace
Site/Local Name (if different from above)	
Site Size (hectares)	3
Grid Reference (if known)	
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	We believe that the areas of greenspace e.g. football pitch, playpark bowling green and the adjacent riverbank and informal football pitch provide formal and informal recreations space which is valued by the residents and is an essential part of the character of the village and should remain as recreational space free from housing and commercial development
Proposed Non Housing Floorspace / Number of Housing Units (if	

known/applicable)	
Map	designated as Avoch 20 in village development plan

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?	Formal and informal recreation for football bowls, dog walking, walking childrens play and example
What makes the site more special than other areas in the village/town?	Its central location Its safe and shelterd aspect, the presence of the river and in spring the flowering cherries
Does the site have attractive or rare features such as mature trees, historical significance or protected wildlife?	Riverbank vegetation and nesting wildfowl magnificent flowering cherries

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.