

Site Forms

Map	(see attached 1.5000 plan)
------------	----------------------------

YOUR DETAILS	
Your Name (and organisation if applicable)	Mr Evan McBean
Your Address / Contact Details	Allerton Farm Cottages
	Cromarty
	IV11 8XU
Landowner's Name (if known / applicable)	As Above
Agent (if applicable)	Fraser Stewart RIBA RIAS Chartered Architect
Agent's Address / Contact Details (if applicable)	Lulworth, Brae of Kinkell, Dingwall
	IV7 8HZ

DETAILS OF SITE SUGGESTED	
Site Address	Part of field with the former United Free Manse to the NE boundary and to the south by the main road , the A832.
Site/Local Name (if different from above)	
Site Size (hectares)	2.1 HA
Grid Reference (if known)	
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing/affordable housing /community allotments
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	0.40 HA for community allotments. 10-15 house plots

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 can be accessed by the formation of a new junction off the A832. Foul drainage will utilise the existing sewer system. Surface water drainage will maximise the use of SUDs. Water supply will use existing infrastructure.

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 proposed site sits on the raised coastal platform as described by the Landscape Capacity Study. The site is currently farmland. The site is OUTSIDE the Designed Landscape of Cromarty House. The development brief for the site would focus on ensuring there was a scheme for advanced planting, and that the houses were well designed using a select palette of high quality materials. Quality of design and Placemaking are the key principles here. The site layout and individual building plots could take their form scale and arrangement from traditional estate building clusters and will sit within a part woodland setting</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 landowner is a local farmer who is keen to ensure there will be much needed provision for young local families to purchase affordable building plots, in an area where there is very limited supply. Further benefits to the community include an area of land allocated for allotments for use by Cromarty residents, plus greater access to the local countryside by the provision of a wider path network.</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>Where physically possible, provision will be made to increase pedestrian and cycling connectivity to the existing town and the wider Ross & Cromarty core paths plan The development brief for the site will encourage the provision of flexible space within proposed dwellings such that home working could be encouraged/facilitated. The overall impact is the promotion of less car useage.</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 has direct access to the main road into Cromarty, affording direct access to community /commercial facilities. With some upgrading of local pavements /footpaths it will be a short safe and easy access to use existing village facilities.</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 on a gentle north facing slope. It is feasible for the houses layout, siting and design to maximise the benefit of passive 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>Early consultation with the Highland Council conservation officer and Historic Scotland would be sought as to the optimum location for advanced structural planting to agree the new settlement boundary.</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>The site will PROVIDE additional public open space in the form of allotments. There may be further open space by the provision of woodland for the benefit of the community.</p>	<p>Additional public open space in the form of community allotments will be provided.</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>There is potential for enhancement of existing walking /cycling routes, plus there is potential for provision for new access routes into the village.</p>	<p>Provision for enhancement of existing cycle/walking routes</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>The site is adjacent to the main road out of /into Cromarty</p>	<p>We would provide paths as part of any design proposals, therefore encouraging a reduction in car journeys.</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>There will be an opportunity to simplify an existing junction.</p>	<p>The addition of new signage at an upgraded junction will be a positive benefit to local road safety.</p>
5	<p>Is there scope for road</p>	<p>Will development incorporate on-site traffic</p>	<p>Placemaking is at the core of our proposals</p>	<p>Good siting, layout and design</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	with an emphasis on the creation of quality Townscape. The proposed development will incorporate the principals of Designing Streets.	should inform road safety.
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?	There are low level power lines going across part of the site.	It may be visually preferable to bury the power lines- although this will be subject to feasibility and cost.
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?	Having been through historical records, there does not appear to have been any useage likely to cause contamination	
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?	The site is currently agricultural land.	The loss of agricultural land is offset by the opportunity to provide for an area of land for community allotments
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?	The site is adjacent to the existing settlement boundary in the current local plan.	Advanced structural landscaping/ tree planting will serve to integrate our proposed site into the existing wooded settlement boundary- creating a seamless boundary between the seamless and the new.
10	Will the site affect the distinctiveness and special qualities of the present landscape	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?	The site is referred to in the Landscape Character study for Cromarty. Development proposals for our site would give due cognisance to the study.	Our proposals would include for advance infrastructure in terms of tree planting

	character or affect any landscape designation?	Is it located within or would otherwise affect a National Scenic Area or Special Landscape 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?	The site is not associated with any 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?	The site is outside the Conservation area.	High quality design and townscape are at the heart of our proposals to bring this site forward.
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	See 15. Below.
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"?	The site is outside of, and separated from the Cromarty House designed Landscape boundary by the A832 Road.	New structural landscaping could enhance the existing mature woodland associated with the designed Landscape
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?	The site is not in the HER. The United Free Manse adjacent to part of the site is .Ref MHG 2190	Our landscape design proposals would ensure that the setting of the manse is enhanced by structural planting to the existing boundary & appropriate spacing of new houses/plots from the existing manse.
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.	
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?	The site is not inside any protected area that we are aware of.	We would consult with SNH to assist in any bio diversity plan and strategy to be drawn up.

	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?	We are not aware that the site would affect any listed species, but are mindful that as part of any planning process, a relevant survey may have to be commissioned.	In advance of any development proposals we would consult with SNH , and take appropriate action as advised.
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?	The site is not of sufficient capacity to justify a district heating system. Solar panels will be integral to the design.	
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 is the raised coastal plain therefore it has a very limited flood event risk.
21	Will development of the site result in the need for changes in land form and level? If yes, how	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?	Careful design of a SUDs and useage of permeable groundcover materials will minimise run offs.	By good design, drainage run off can be minimised.

	will soil and drainage issues be addressed?			
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?	There are no visible watercourses on 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?	Each plot builder will have to produce, or comply with a pre agreed waste management plan during construction. Post construction, as well as the required recycling storage, we will promote the use of composters and wormeries to each plot.	
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 exiting town sewage system is nearby	
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?	Our approach is to work with the existing landforms insofar as we are then still able to comply with TEC's standards.	Any excess cut/fill will be dealt with on site with the structural landscaping.
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.	The site is remote from the shoreline	
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 individual plot layouts will optimise solar gain to maximise on site energy efficiency.	All micro renewables will be investigated as we aim towards a low carbon development.
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 adjacent to a bus route. The promotion of a new or direct extended paths into the town, will involve less reliance on car journeys.	The promotion of extending and linking into the localised path network will result in reduced reliance on the car, for short localised journeys.

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?	We would discourage streetlights, but TECS may have other ideas! There will be NO floodlighting,	
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?	a) No b)Public amenity will be improved by the provision of public allotments which, in turn will enhance the biodiversity of the area	The overarching ambition is to ensure that habitats are enhanced and bio diversity is encouraged, Extending the path networks and provision of allotments in lieu of agricultural land will create their own rich new habitats.
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. The provision of trees, new allotments, new and extended paths and accessible green space will greatly increase opportunity for the community to come into contact with natural environments,	The loss of agricultural land is offset by the enhancement and further protection of mature trees, and the creation of new allotments and greater public access.
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	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	a) there are no diversions to footpaths required. b)There will be additional access opportunities c)There is opportunity for the creation of new paths within and beyond the site.	The loss of agricultural land is offset by the opportunity to expand on and improve the provision of the local paths network, by creating new routes and linking up with existing ones.

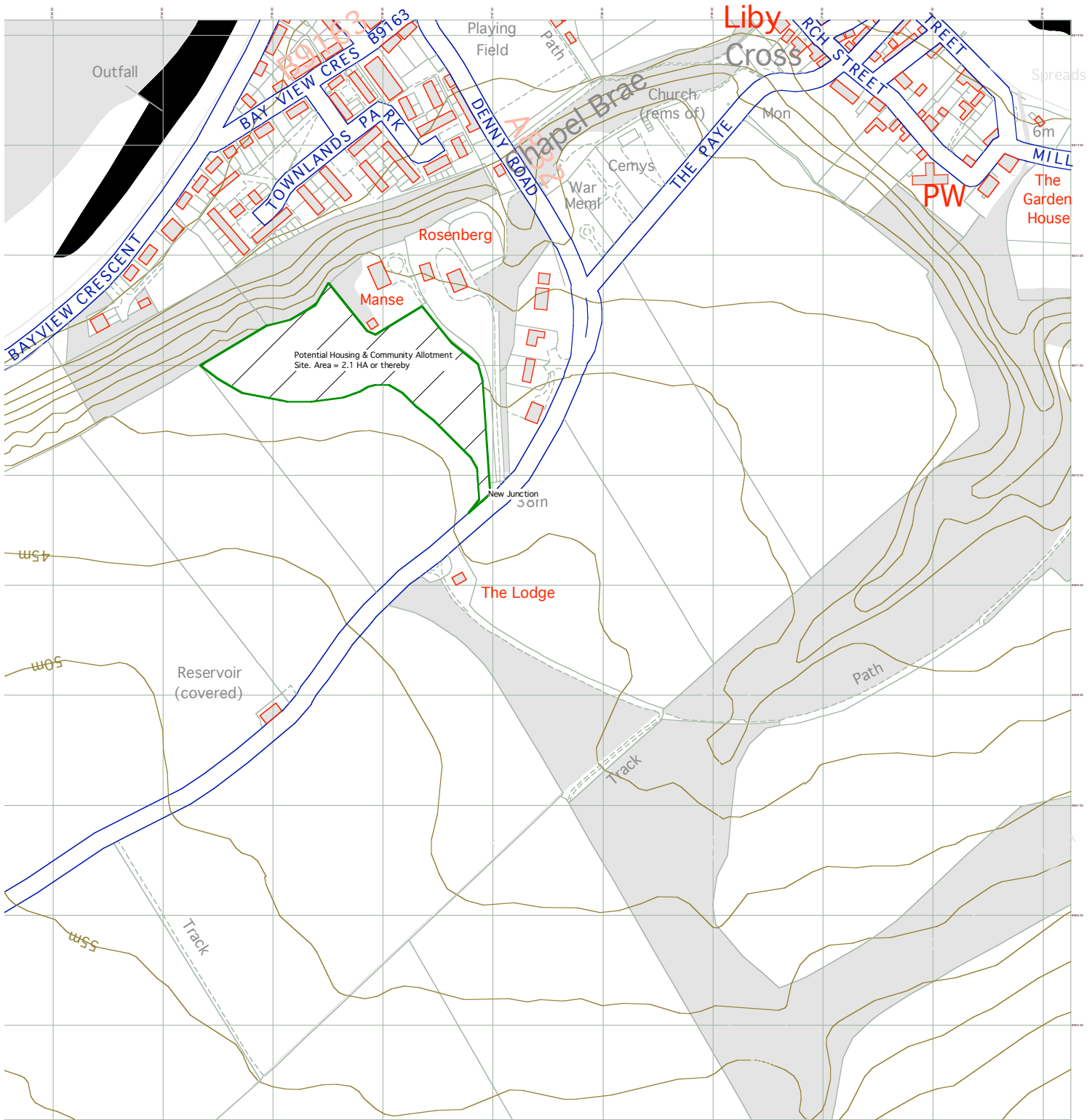
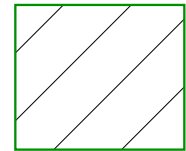
	the site?	outdoor access strategy or aspirational paths identified in the core path plans?		
33	Will the site have an impact on the geodiversity of the area?	Are you aware if the site lies within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site? (or other site with geodiversity value e.g. distinctive landforms, areas with natural processes, rock exposures for study?)	We are unaware of any impact the site may have on geodiversity.	We would make the site available for interested parties to ensure it has no geo diversity impact.
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?	There will be loss of agricultural land.	The loss of agricultural land will be offset by the provision of affordable building plots/housing, community allotments, structural planting, increase of the footpath network, public accessibility and greater bio diversity and habitat creation.
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?	There are no records of peatland in the locality	
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?	There is no affect on crofting land.	

INNER MORAY FIRTH CALL FOR SITES - April 2011.

Site to the south & west of the Manse, Cromarty

KEY:

Potential site for
Housing & Community
allotments.
Area = 2.1 HA or thereby



Scale 1:5000.



OS Licence No 100047474

@ Fraser Stewart Chartered Architect
Per Mr E McBean
Drawing 0709/01