

Site Forms

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	Field in part bounded to the North West by The Paye, and to the south east by the mature woodland curtilage of Cromarty House
Site/Local Name (if different from above)	
Site Size (hectares)	2.0HA
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	0.40 HA for community allotments. 10-15 house plots

known/applicable)	
Map	Ref attached site 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?	
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 existing junction with The Paye with the A832. Works to upgrade the junction and /or upgrading part of The Paye, while retaining its character may also be carried out. An alternative access is also indicated on the plan. Foul drainage will utilise the existing sewer system. Surface water drainage and run offs will make use of SUDS. The existing town water supply should

suffice.

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 identified in the Landscape Capacity Study as a site with LANDSCAPE CAPACITY FOR HOUSING which requires NO advance intervention. The site is currently farmland on the edge of the Cromarty conservation area. The site is within the Designed landscape for Cromarty House.</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 that young local families will benefit by having an opportunity to purchase affordable building plots in an area where there is a very limited supply. In addition, there will be benefits for the local community by the allocation of land for community allotments, and other benefits in the form of increasing the amount of footpaths in the area- thus providing greater public access.</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 usage, by encouraging residents to partake in active travel by using new, safe, accessible paths.</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 extremely well connected to the existing facilities of Cromarty. Due to the site's location we propose extending the existing settlement boundary to include our site - which is consistent with the findings of the Easter Ross Landscape Capacity Study.</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>There is opportunity within the development brief/design codes which will be prepared for the site to ensure that, within the context of appropriate townscape in this location, the site layout and individual plot design will optimise the use of passive solar gain. The use of bio mass may be relevant if a suitable planting regime can be agreed as part of the enhancements of the existing Designed Landscape.</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 Historic Scotland would be sought, as to the best location for development within the context of the existing defined Designed Landscape. Our proposal in bringing a site forward in this location would be to agree advance planting, to enhance the existing woodland. We would also preserve the amenity, openness and views from The Gaelic chapel and The Paye by extending the existing woodland rather than developing the</p>

open ground immediately adjacent to The Paye.

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 land set aside for community allotments. Additionally there will be the opportunity to create greater managed public access to the Designed Landscape and an opportunity for new Woodland</p>	<p>. Close consultation with Historic Scotland and the conservation team will ensure that a development brief/design code will safeguard not only the Designed Landscape, but also the open land characteristics aspect from the The Paye</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 an opportunity to greatly increase managed public access to large tracts of land within walking distances of the existing town. Additionally there is an opportunity to add to the core paths of the draft Ross & Cromarty Core paths plan.</p>	<p>Footpaths, running with the existing contours, creating a light touch on the Designed landscape.</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/bus route 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 plus enhancement and improvement of The Paye access road.</p>	<p>The Paye would be sympathetically upgraded for the benefit of all. An alternative access route NOT impacting on The Paye is also indicated.</p>

5	Is there scope for road safety measures as part of the development of the site?	Will development incorporate on-site traffic calming measures (e.g. speed bumps) or street lighting? Will it incorporate the principles of Designing Streets available via: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	Placemaking is at the core of our proposals with an emphasis on the creation of a quality townscape within an extended woodland setting. Traffic calming measures are achieved by a number of means including careful siting of buildings, 90 degree bends, and strategic placement of trees to create pinch points. The principal of Designing Streets is integral to our proposals..	Our overarching concept is to promote extending and adding to the existing woodland, and therefore placing development in a new woodland setting, whereby traffic calming is not an "add on" but an integral part of the townscape and streetscape..
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.	The power lines could be routed underground (subject to cost /feasibility etc.) Thus getting rid of an existing negative feature of the landscape.
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, and increased public access via new paths linking into the existing paths network.
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.	With advanced planting and sensitive landscape design, our intention is to create a seamless boundary between the existing and new – thus affording a natural extension to the existing settlement boundary.

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 Area, having regard to their special qualities?	The site has been identified with Landscape Capacity for Housing in the HC/SNH commissioned Landscape Capacity Study. The site is NOT prominent in views from the A832. The site is enclosed to the east and south by mature woodland. It is a gently sloping site, and would constitute a new second tier of development above the historic core of the village	Substantial areas of structural planting would be introduced to give the development a wooded setting to form a transition between the historic village core and the countryside. The open field aspect immediately to the southeast of The Paye would be retained to preserve the setting of the Gaelic Chapel. The introduction of substantial structural planting is an enhancement and addition to the Cromarty House Designed Landscape which to the south and east of our site, constitutes mature woodland.
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 most likely access route to the site (The Paye) is in a conservation area. The site is OUTSIDE it., and the site access could, subject to TECs be outside it also..	The open aspect enjoyed by the Gaelic Chapel in the Conservation area would be protected, by proposing development to the southern and eastern edge of the field which is also furthest from the conservation area boundary and The Paye
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?	Cromarty House and the East Church are outside the site, and screened from it by dense mature woodland	Further structural tree planting to the site, will reduce any impact on the settings of the listed buildings referred to
14	Will the site affect a site identified in the	Is any part of the site inside the outer boundary of an Inventory "entry" or will the	The site is inside the outer boundary of a Designed Landscape.	As already referred to, substantial areas of structural planting would be

	Inventory of Gardens and Designed Landscapes?	site affect the setting of an “entry”?		introduced to the northern and eastern edges of the existing mature woodland which forms part of 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?	We are on the periphery of sites referred to in the HER	Archaeological investigations would form an integral part of the development process in this location.
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 importance to nature conservation? b) Will the site affect any other important habitat for the natural heritage?	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 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?	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.
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)	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.

	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?		
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.	Solar panels and other appropriate micro renewables will form part of the development brief/ design code.
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 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?	Careful design of a SUDs and usage of permeable groundcover materials will minimise run offs.	By good design, drainage run off can be minimised.
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	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 re cycling storage, we will promote the use of composters and wormeries to each plot.	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 re cycling storage, we will promote the use of composters and wormeries to each plot
24	Can the site be connected to the public	Can the site be connected at reasonable cost? If not, what alternative is proposed?	Yes. The existing town sewage system is nearby	

	water and sewerage system?			
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. The site has extensive shelter belts to the SE and SW, and is therefore likely to be unproductive for wind power.	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. Under Lifetime Homes Spaces Standards all dwellings will have a space suitable for homeworking.	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) Some existing site features such as field boundaries may be affected. b) Public amenity will be improved by the provision of public allotments which, in turn will enhance the bio diversity of the area	Features such as tree belts, woodland field margins will be maintained and enhanced. The public realm and green spaces will be designed to promote bio diversity, and to support existing flora and fauna. New paths for public amenity will improve access for all.
31	Will the site provide	Is the site close to (within 1.5km) an	Yes. The provision of trees, new allotments,	The loss of agricultural land is offset

	opportunities for people to come into contact with and appreciate nature/natural environments?	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?	new and extended paths and accessible green space will greatly increase opportunity for the community to come into contact with natural environments,	by the enhancement and further protection of mature trees, and the creation of new allotments and greater public access.
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>a) there are no diversions to footpaths required.</p> <p>b) There will be additional access opportunities</p> <p>c) There is opportunity for the creation of new paths within and beyond the site.</p>	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.
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.

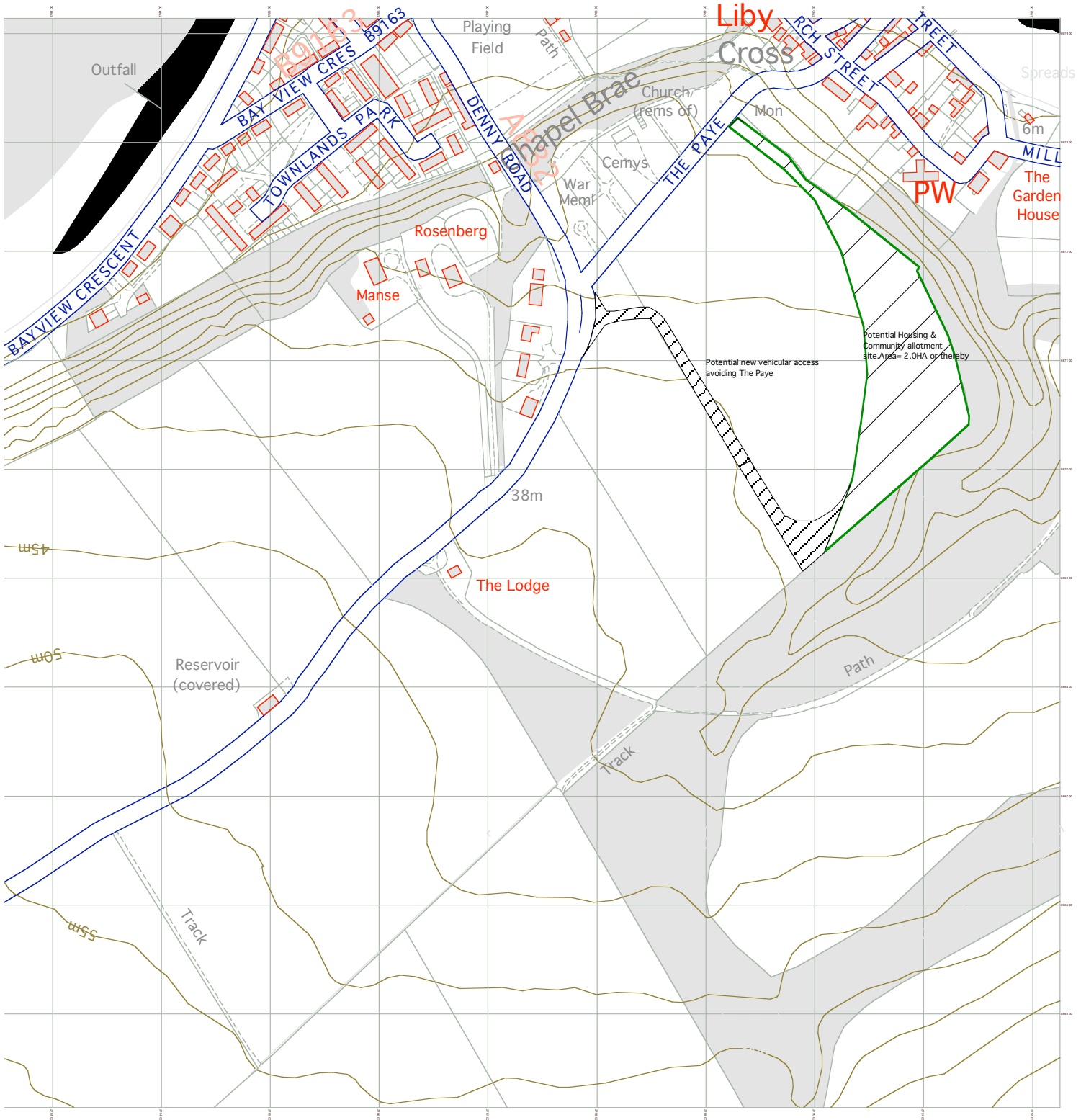
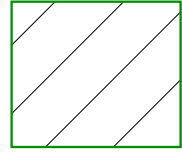
35	Is the site on peatland?	Is the site within or functionally connected to an area of peatland? Would the allocation involve the disturbance of peat? If yes, how would impacts on peatland be avoided or minimised? Would any tree felling be required?	There are no records of peatland in the locality	
36	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 adjacent to The Paye. Cromarty

KEY:

Potential site for
Housing & Community
allotments.
Area = 2.0HA or thereby



Scale 1:5000.



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Per Mr E McBean
Drawing 0709/02