

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.
	[REDACTED]

DETAILS OF SITE SUGGESTED	
Site Address	Part of Field adjacent to Cromarty Mains access, with mature woodland from the Cromarty House designed landscape adjoining the sites eastern boundary
Site/Local Name (if different from above)	
Site Size (hectares)	1.42Ha
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 either on or off site.
Proposed Non Housing Floorspace / Number of	Up to 10 house plots, plus 0.25HA community allotments

Housing Units (if known/applicable)	
Map	(please see attached 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 from the existing road which serves Cromarty Mains, which will require some upgrading. Foul drainage would be dealt with by a sewage treatment plant on site. Surface water disposal is by SUDs system.

FORM CONTINUES BELOW

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

<p>What are the site's constraints and how can they be resolved or reduced? (e.g. does the site flood, are there protected species present, will good farmland be lost, will the local landscape be affected, will valued trees be felled, are any other heritage features likely to be affected?)</p>	<p>The site is currently farmland, on the edge of the Designed Landscape for Cromarty House. Our overarching concept is that any potential development is preceded by advanced structural tree planting, thus effectively extending the mature woodland of Cromarty House. So, while there is a loss of some farmland, there is a gain in terms of the natural environment and provision of affordable plots/ homes for local families. The site is sloping, but we view that as an opportunity rather than a constraint. The slope and the views create the opportunity to create a real sense of place amongst an extended woodland.</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 whose family have been in the area, and farmed the land for many generations. He 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 very limited supply. In addition there will be benefits for the local community by the allocation of land for community allotments, and the potential for new green spaces and paths linking into the existing core paths.</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>There is an opportunity to link into the candidate core paths, thereby giving the potential to encourage cycle useage and walking. The size of building plot on offer, can encourage home working by allowing sufficient space to accommodate flexibility in design, thereby reducing the dependency on the car and the need to travel to a place of work.</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>There are nearby public transport routes. There has been recent residential development around Cromarty Mains farm. We consider our potential site is an extension of that principal.</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 aspect and individual plot siting can be used to optimise individual building plots ability for micro generation of solar thermal and electricity from Solar PV's. The site location near the top of a slope with uninterrupted forms to the SW and W could lend itself to the siting of a wind turbine. The site location on the edge of the mature woodland to Cromarty house, will have extensive structural planting, and potential for wood coppicing for bio mass use.</p>
<p>What other negative impacts will the development have and how will they be resolved or offset?</p>	<p>There is loss of farmland, but this is offset by the creation of an extended woodland, new publicly accessible habitats, extended path network potential land for community allotments and affordable building plots for local families.</p>

(e.g. will the site's development increase any form of pollution or decrease public safety?)

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 have no impact on existing useable public open space. The site WILL provide an OPPORTUNITY to create ADDITIONAL public open space</p>	<p>There is provision for greater public access. There is the potential for community allotments</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>The site is situated adjacent to a candidate core path - there is ample opportunity to create new routes linking existing path networks and extending it.</p>	<p>There is opportunity to increase the existing path network, and link into the existing.</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 near to an existing bus route. Our provision to increase and extend the local path network will make a valuable contribution towards encouraging more sustainable travel patterns</p>	<p>Our proposals will include for increasing and extending the local path network.</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>The site will involve the upgrading of the existing access road/path.</p>	<p>Roads outwith the site will benefit from upgrading</p>
5	<p>Is there scope for road</p>	<p>Will development incorporate on-site traffic</p>	<p>The site will incorporate the principle of</p>	<p>Roads within the proposed</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	Designing Streets.	development will encourage pedestrian and cyclist use.
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 no "bad neighbour" uses nearby to the proposed site.	We have been unable to access the Councils Physical constraints guidance, but we do not believe there are constraints on the site which cannot be overcome in a safe and sensitive manner.
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?	There are no known contamination issues on the site.	
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 will be located on existing land used for agriculture.	The loss of agricultural 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 not currently within the settlement boundary	The site is adjacent to residential development which has taken place at Cromarty Mains over a number of years. We see our site as being an extension of that boundary
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any	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	The site is currently the edge of a field, but the planning concept is to consider it as an extension to an existing mature woodland	Advanced structural planting will cover the site. The site layout and individual building plots will sit within a new tree planted setting. Therefore, views into the site from

	landscape designation?	a National Scenic Area or Special Landscape Area, having regard to their special qualities?		the north and south will in time view it as an extension of the existing 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 currently classified as wildness.	
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 outwith the conservation area.	
13	Will the site impact on any listed building and/or its setting?	Is there a listed building or a part of the setting "area" of a listed building within the site?	The site has no listed buildings nearby	
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 adjacent to, but outside of the Cromarty House Designed Landscape setting.	The overarching concept is for the proposed site to be considered as an extension to the existing mature woodland setting. We would achieve this by promoting advanced structural tree planting.
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 does not contain any features identified in the HER.	As part of any works, we would agree for archaeological investigations to be part of any development process.
16	Will the site impact on any Scheduled (Ancient) Monument and/or its setting?	Is there any SAM within the site boundary or will a SAM be affected?	There are no SAM's recorded nearby.	
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?	The site is not inside any protected area that we are aware of. However we are adjacent to mature woodland- the boundary of the Cromarty House Designed Landscape.	We would consult with SNH to assist in any bio diversity plan and strategy to be drawn up. Our proposals would include for advanced structural planting with tree species sympathetic to the

	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?		existing woodland, resulting in a medium to long term enhancement of the existing woodland.
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 proposed site would affect any listed species.	We will undertake any necessary survey of habitat and would promote biodiversity in the advanced structural planting which is central to any development proposal for this particular site.
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 of insufficient size in itself to promote any particular renewable energy source, although a wind turbine may be feasible	We would actively promote the installation of micro renewables to each building plot. We consider there is better scope to make a difference this way.
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)	The site is not at risk of flooding	
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?	Our proposal would work with the existing slope of the land.	Any cut or fill on the site has to be dealt with within the site boundaries. We will promote the use of permeable road/path/ driveway

	will soil and drainage issues be addressed?			surfaces (where TEC's will permit!) thus reducing surface water run off.
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 is no visible watercourse on the 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 to each building 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?	Further investigation into the sewerage system for the Cromarty Mains farm development will determine whether there is sufficient capacity for our proposed site. If not, a mini sewerage system will be proposed with the use of reedbeds if relevant	
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?	We will work with the existing contours – if necessary individual plots will have to be of a split level design to minimise cut and fill	Subject to detailed study- Split level designs will be introduced to minimise significant cut and fill
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	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 layout of the building plots will optimise solar thermal and solar pv's. The site is of insufficient size to warrant several wind turbines/ biomass or chp.	Where currently there is none, there will be on site opportunity for micro generation of power.
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	The site has public transport nearby, and is a kilometre or so from potential areas of employment such as Cromarty.	

		may contribute to air pollution.		
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 actively discourage street lighting due to its location away from the town.	
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.The site will redefine the existing agricultural land use by introducing structural planting, with building plots interspersed between. b.Public amenity will increase. There is the opportunity for the creation of new habitats	Structural landscaping and the creation of new habitats will add to and enhance the existing mature woodland.
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 community allotments , new woodland, paths and accessible greenspace 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 existing mature woodland, and the creation of 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	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	a. There are no diversions to footpaths required. b. There will be additional access opportunities c. New paths will be created.	The loss of agricultural land, is offset by the opportunity to expand on and improve the provision of the local path network, by creating new routes and linking up with existing ones.

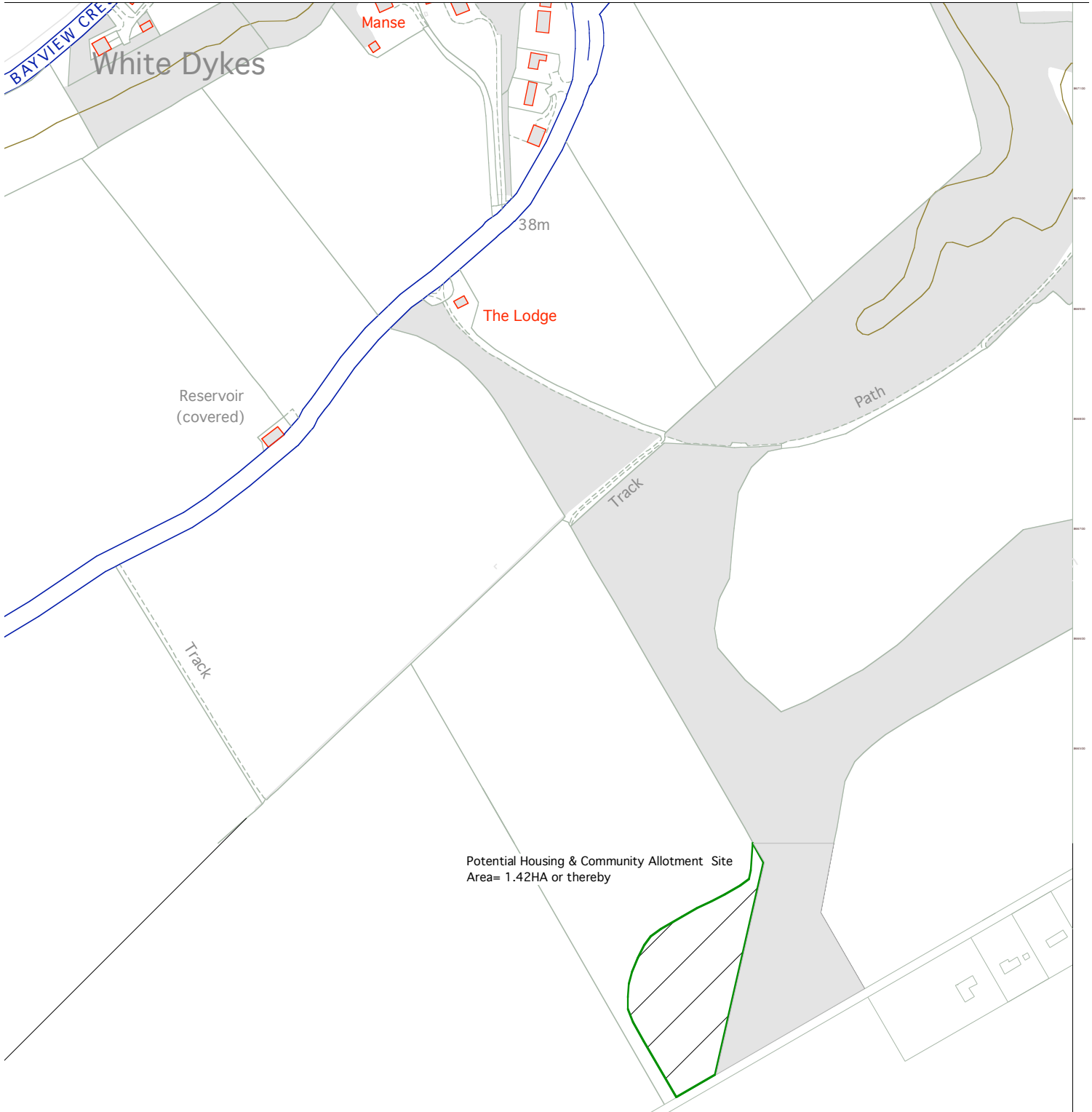
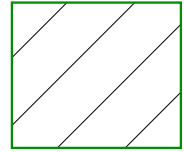
	path network beyond the site?	realise priorities identified in the Council's outdoor access strategy or aspirational paths identified in the core path plans?		
33	Will the site have an impact on the geodiversity of the area?	Are you aware if the site lies within or adjacent to an un-notified Geological 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 not aware that the site will have any impact on geo diversity	
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, 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 is no known 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?	The site does not affect any crofting land	

INNER MORAY FIRTH CALL FOR SITES- APRIL 2011

Site to the west of Cromarty Mains Farm

KEY:

Potential site for
Housing & Community
allotments.
Area = 1.42 HA or thereby



OS Licence 1000047474
Scale 1:5000



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Per Mr E McBean
Drawing 0709/05