

INNER MORAY FIRTH - Call for sites (Site Forms)

YOUR DETAILS	
Your Name (and organisation if applicable)	The Firm of Mackay, Robertson & Fraser
Your Address / Contact Details	C/O Agent
Landowner's Name (if known / applicable)	The Firm of Mackay, Robertson & Fraser
Agent (if applicable)	Strutt & Parker LLP
Agent's Address / Contact Details (if applicable)	John Wright 28 Melville Street Edinburgh EH3 7HA

DETAILS OF SITE SUGGESTED	
Site Address	Land at Blair of Tarradale Farm, Tore Road
Site/Local Name (if different from above)	Lochan Corr
Site Size (hectares)	6.34ha (15.66acres) outlined red, 13.77ha (34acres) developable outlined blue.
Grid Reference (if known)	NH 532497
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing (all tenures, % affordable to be agreed), Infrastructure and Open Space in Phase 1. Mix of uses to be determined for Phase 2, this is likely to include a community parkland area around Loch Gun Toin.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	Phase 1 - 120 units (including affordable housing), 2.5ha landscape/openspace, 1.72ha infrastructure. Phase 2 mix of uses to be confirmed.
Map	(please attach a map of the site ideally on an Ordnance Survey base)

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?	N/A
What makes the site more special than other areas in the village/town?	N/A
Does the site have attractive or rare features such as mature trees, historical significance or protected wildlife?	N/A

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)	Access from the north via a new priority T-junction from A832 Black Isle Road. Scottish Water have confirmed that at present there is sufficient capacity within both the water, and foul water, systems to accommodate Phase 1 (this will need updated at the time of application). Surface water drainage will be dealt with by SUDs (with 2 levels of treatment) located within the sites.
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?)	No identified constraints on site. Further investigations are required to identify potential for nearby historic land uses to have affected Phase 1 need to be carried out.
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?)	The development of this site for housing, will meet local housing need and demand in a sustainable location well located in relation to services and facilities. There will be local jobs created during construction and likely be benefits to local businesses in supplying materials and labour. Affordable housing is proposed for phase 1, with developer contributions enhancing local provision of community facilities in the area.
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?)	Transport Impact Assessment (for phase 1) identifies Bus Stop within 500m, and Railway Station within 570m of the site. According to the 2001 Census there is a reliance on the private car for travel to work, however, significant levels of car sharing occurs with high levels of people travelling to work by foot, bus, or by bicycle/motorcycle (30%). The level of travel by train and bus is expected to increase following completion of the development.
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?)	With good connections (for both sites) to the centre of Muir of Ord, and being in close proximity to the Primary School, we would expect that overall average travel times to commercial and community facilities would decline. We would not expect there to be any conflict between existing surrounding uses, and the proposed use of the site for housing.
Is the site energy efficient? (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)	With a generally south facing aspect, the ability to maximise the south facing elevations and passive solar gain will be taken in to account in the detailed site layout and design. All other, proven energy efficient features will be considered at the time of detailed site planning, including ground source heat and the use of locally sourced materials.
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?)	Whilst there are no protected species identified on-site, there is evidence of them in the vicinity of the site. Mitigation proposals have been identified to minimise the impact of the development, both during and post construction to ensure no disturbance and, where possible, enhancement of their habitat as a result of the development.

INNER MORAY FIRTH - Call for sites (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	a) Will the site safeguard any existing open space within the area? b) Will the site enable high quality open space to be provided within the area?	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?	a) Phase 1 will not impact on any current public open space provision, but will make additional provision as part of the development. Phase 2 will maintain and enhance the currently identified amenity area, increasing accessibility to this area by the public. b) Yes.	
2	Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?	Is any part of the site within 400m straight line distance of any community/commercial building? or will development provide a community/commercial building within walking distance of existing residential areas? - Are there opportunities to create new walking/cycling routes or improve existing routes?	Yes, the development will encourage active travel. Phase 1 is within 500m of the bus stop and 570m of a train station with good footpath/cycle links to encourage travel to these by foot. Phase 2 will be slightly further, however, will still have attractive routes for pedestrians and cyclists to access the bus/train station and shops and services. It is possible that Phase 2 is a mixed use development incorporating possibly food retail (depending on scale).	
3	Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?	For example, can a subsidy to a local bus route be provided?	Whilst developer contributions will be negotiated at the time of application, it is entirely likely that provision can be made towards enhanced public transport provision in the area.	
4	Will the site involve "off site" road improvements that will contribute to	Is the site likely to improve the local road network such as junctions or crossings?	The Transport Impact Assessment (for Phase 1) has not identified the need for any off site road improvements. Phase 2 has yet to be assessed.	
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	The internal road layout for Phase 1 has been designed in line with the principles of Designing Streets. The detail for Phase 2 will be agreed at the time of application.	
6	Is the site near any existing "bad neighbour" uses?	Will the site be negatively affected by any neighbouring use? (bad neighbour uses include those that affect residential property by way of fumes, vibration, noise, artificial lighting etc). Is the site affected by any of the Physical Constraints identified in the Council's Physical Constraints: Supplementary Guidance?	No, the surrounding uses are either residential, recreational or amenity land and there will be no negative impact.	
7	Are there any contaminated land issues affecting the site?	Are you aware if the site has been previously used for industrial or any other uses likely to cause contamination?	No contamination on Phase 1, however, a desk study has indicated that off site contamination requires further investigation. No known contamination on Phase 2.	
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?	a) No. b) Yes.	
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?	Phase 1 yes, allocated for residential in the adopted Ross & Cromarty East Local Plan. Phase 2 no, currently outwith settlement boundary, but allocation sought for future development.	
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 is flat and level and not prominent in the landscape. It is generally well screened from long range views from the north and north east, being slightly more open to views from the east. Any built development will be viewed against the backdrop of existing built development.	

11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (These areas are identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside) and areas of Remote Coast identified by the Council, or an area of wildness identified in the draft Wild Land Supplementary Guidance?	No.	
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	No.	
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.	
14	Will the site affect a site identified in the Inventory of Gardens and Designed Landscapes?	Is any part of the site inside the outer boundary of an Inventory "entry" or will the site affect the setting of an "entry"?	No.	
15	Will the site affect any locally important archaeological sites identified in the Historic Environment Record?	Does the site contain any features identified in the HER? If yes, will the site affect the feature?	No.	
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?	A) No. B) No.	
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?	Whilst there are no protected species identified on-site, there is evidence of them in the vicinity of the site (badgers, bats and great crested newts). Mitigation proposals have been identified to minimise the impact of the development, both during and post construction to ensure no disturbance and, where possible, enhancement of their habitat as a result of the development.	Appropriately sized mesh will be erected along the southern and eastern boundaries to prevent newts migrating on to the site during construction. Appropriate levels of treatment via the SUDs scheme will be incorporated to ensure no impact on water quality post development. Bat boxes will be incorporated in some buildings to provide additional habitat on 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 of a wind turbine?	All workable features will be considered in the detailed proposal, in particular ground source heat.	
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 risk of flooding.	
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 runoff plus groundwater impact on or off site? If so, will these affect priority habitats, especially blanket bog?	No.	
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?	Yes, pond adjacent to Phase 1, SUDs will be incorporated in the scheme with two levels of treatment. No culverting proposed as part of the development.	
23	Will the site offer opportunities for sustainable waste management?	Will the waste produced by the site be minimised and processed close to source in a sustainable way?	Provision will be made within the detailed layout for public recycling and refuse collection which will be processed within the Inner Moray Firth area.	

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, connections are available adjacent to the site. Whilst pumping (for Phase 1) may be required, this is unlikely to be an excessive additional cost.	
25	Will the site require alteration to the local landform?	Can the site (including access) be developed without significant re-contouring etc.? Will access tracks and parking areas have significant cut and fill?	No alteration required.	
26	Will the site affect or be affected by coastal erosion or natural coastal processes?	This will be noted on any relevant shoreline management plan.	No.	
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?	Whilst the principal aspect of Phase 1 is southerly, the prevailing wind will be taken in to account in layout and design of the houses with energy efficient features included in the detailed design.	
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.	No significant additional impact. Good connections to public transport and local employment opportunities.	
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?	No significant additional impact. Through use of sensitive lighting for public spaces, light pollution can be minimised.	
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) Yes.	
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, Phase 1 will be bounded to the south and east by amenity land and the wider countryside. Phase 2 will also be adjacent to amenity area, with footpaths and links to the settlement to the west provided through it.	
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 the site?	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 outdoor access strategy or aspirational paths identified in the core path plans?	A) No, however, this may well be enhanced and extended through the site. B) No, however, as above, these may be extended through the site as part of the development. C) Yes.	
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?)	No.	
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?	Not prime quality agricultural land. No resultant loss of soil.	
35	Is the site on peatland?	Is the site within or functionally connected to an area of peatland? Would the allocation involve the disturbance of peat? If yes, how would impacts on peatland be avoided or minimised? Would any tree felling be required?	No.	
36	Will the site have any affect on the viability of a crofting unit?	Does the site represent a significant loss of good quality inbye crofting land or common grazing land?	No.	

lochan corr

LOCATION AND SITE DESCRIPTION

LOCATION

Blair of Tarradale Farm of which this application site forms part off, is currently operated as part of the family's wider agricultural holdings and lies on both the North and South side of the A832 Black Isle Road, at national grid reference **NH532497** located on the Eastern edge of the village of Muir-of-Ord.

The application site occupies the full extent of the Southern portion of the farm. Coloured red with the northern area shown coloured blue.

