

IMFLDP
Call for Sites
Director of Planning and Development
Glenurquhart Road
INVERNESS
IV3 5NX

Our Ref : CL/JS 2155

Your Ref :

Date : 28 April 2011

Dear Sirs

**CASTLE LEOD MAINTENANCE TRUSTEES
INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN
SUBMISSION**

Please find enclosed a site form for a site in our clients' ownership, which we wish to be considered as part of the Inner Moray Firth Local Development Plan process.

In the meantime we trust you find the above and enclosed to be in order, but should you require any further information, please do not hesitate to get in touch.

Yours faithfully

**CHARLOTTE LANE BSc (Hons) MLE
for BOWLTS
Direct Line: 01343 610808
Email: charlotte@bowlts.com**

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Site Forms

| | |
|--|-----------------------------|
| | on an Ordnance Survey base) |
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| YOUR DETAILS | |
| Your Name (and organisation if applicable) | Charlotte Lane, Bowlts Chartered Surveyors |
| Your Address / Contact Details | Barnhill |
| | Pluscarden |
| | Elgin |
| | IV30 8TZ |
| Landowner's Name (if known / applicable) | The Castle Leod Maintenance Trustees |
| Agent (if applicable) | Craig Forster, Bowlts Chartered Surveyors |
| Agent's Address / Contact Details (if applicable) | As above |
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| DETAILS OF SITE SUGGESTED | |
| Site Address | Cromartie Estate, Strathpeffer, Ross-shire |
| Site/Local Name (if different from above) | The Nutwood Field |
| Site Size (hectares) | 2.99 |
| Grid Reference (if known) | NH 482 586 |
| Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space) | Housing, incorporating an element of affordable housing |
| Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable) | Maximum of forty housing units |
| Map | (please attach a map of the site ideally |

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| 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.

| | |
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| 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 proposals include construction of a new access from the main road to the Nutwood field through an adjacent field, as shown on the attached plan. The site would be connected to the mains water and sewage supplies which currently service the adjacent settlement of Strathpeffer. |

FORM CONTINUES BELOW

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

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| <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 land is classed as grade 4(2) on the Macaulay Land Capability for Agriculture plan and as such, is not high quality agricultural land. The field is currently kept in permanent pasture and let out on a seasonal grazing licence and therefore, no land will be lost from a secure agricultural tenancy by the development of this field. The site does not flood, being on a hill and there are no trees present within the site.</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 site borders the scenic village of Strathpeffer; a popular location with limited housing available. The village is currently dominated by large, high-value houses. Development of this site would provide a more diverse range of housing to suit different budgets and requirements. This is much needed in a settlement where house prices are generally very high.</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>Residents of the new development would be within easy walking distance of Strathpeffer village. The site is also just 5 miles from Dingwall. There is a public bus service which operates from both Strathpeffer and Dingwall to take people into Inverness.</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 would be connected directly into the main A834 road, which leads via Dingwall to the A9 or via Strathpeffer to the A835 to Ullapool.</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 allows for fairly large house plots, which would provide ample space to accommodate any renewable energy schemes or allow for energy efficient layouts in the design of the houses. The houses could be orientated to take advantage of solar gain within the site.</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>The existing access to the site is very narrow but, as mentioned above, the proposals include creating a new access to the main A834 road as shown on the attached plan.</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 proposed site is not presently utilised by the public on a regular basis, despite its close proximity to Strathpeffer village. However, the low density of housing proposed would allow for incorporation of public open spaces between the houses and the potential for opening up the woodland behind the site for use by dog walkers or cyclists.</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 are no commercial buildings within 400m of the site. However, the village of Strathpeffer is within easy walking distance of the proposed housing and contains a number of employment opportunities in the numerous local businesses. In addition, there is a local bus service running from Strathpeffer, as mentioned above.</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>There is ample opportunity for improvement to the local bus service between Strathpeffer, Dingwall and Inverness.</p> | <p>A number of additional residents in Strathpeffer would provide added justification for upgrading the bus service, thus allowing a greater number of people to make use of it on a regular basis.</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>Although the A834 Strathpeffer-Dingwall road can be busy, there is excellent visibility in both directions from the proposed junction between the access route and the main road.</p> | <p>Installing adequate signage either side of the junction would make road users aware of the presence of the site access and increase road safety.</p> |

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| 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 proposed development will incorporate any onsite traffic calming measures which are deemed necessary by the principles of designing streets. | |
| 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? | None. The neighbouring uses are residential, forestry and agricultural and no negative effects are anticipated from any of these. | |
| 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? | Not aware of any 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 land is currently kept in permanent pasture and let out on a seasonal grazing licence. Although it is a greenfield site, the land is of relatively poor agricultural value, being classed as grade 4(2) on the Macaulay Land Capability for Agriculture plan. Therefore, whilst it is capable of agricultural production, there is only limited potential for cropping and it is generally only useful as permanent pasture. | |
| 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 outwith the settlement boundary of Strathpeffer but is allocated for 15 houses under the Ross and Cromartie East Local Plan. | Whilst the site is currently only allocated for 15 houses, we believe that there is scope for a greater number without losing the generous separation, good design and quality finishes to ensure the new houses are in-keeping with the character of the existing Strathpeffer properties adjacent. |

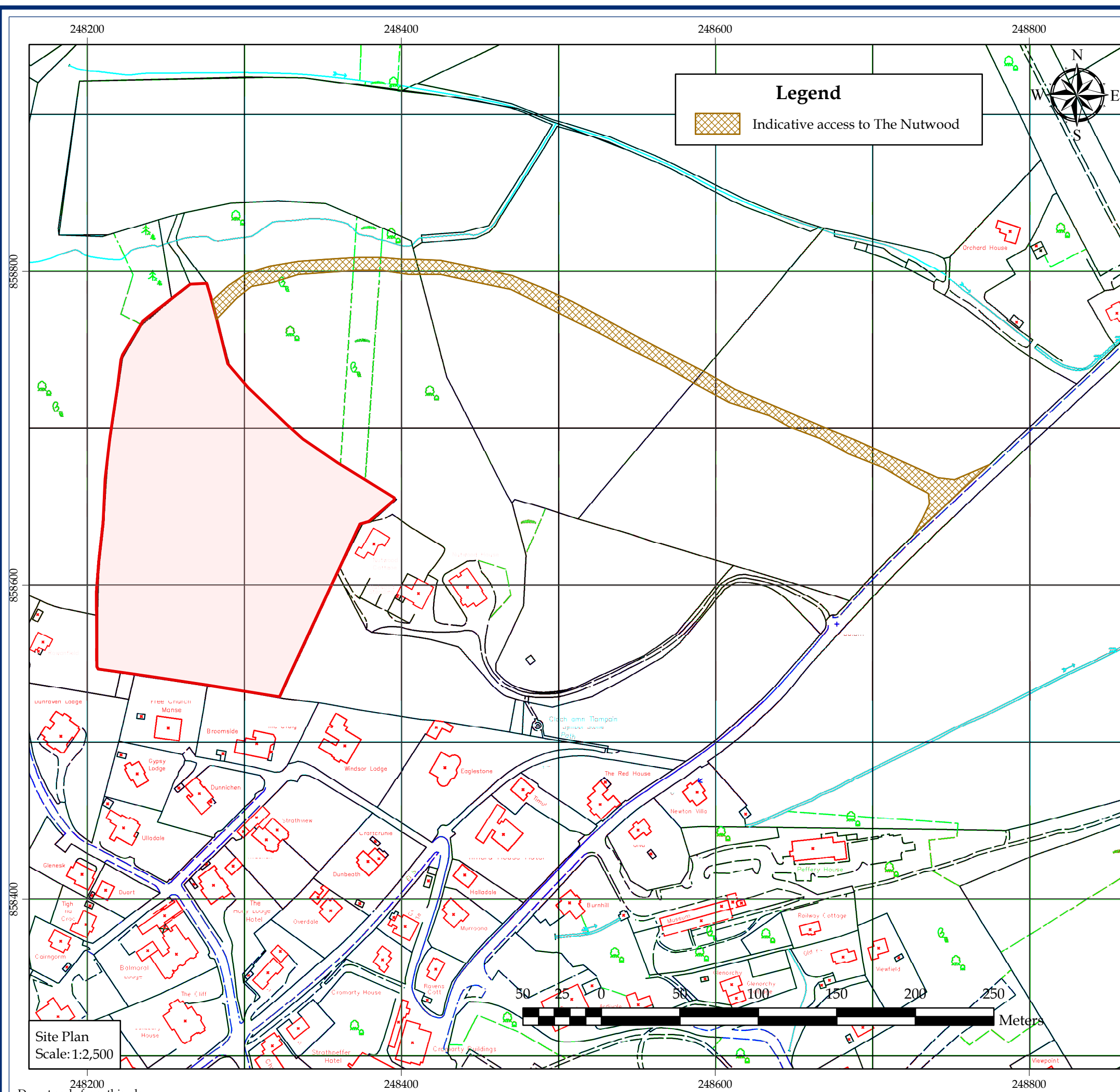
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| 10 | Will the site affect the distinctiveness and special qualities of the present landscape character or affect any landscape designation? | Does the site conform with the Landscape Capacity Assessment (if available)? Will the site result in the 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? | There are no landscape designations in place on the site itself although it is bordered by Ancient woodland on two sides. Development will have no impact on the skyline due to the topography and the site is well screened by the surrounding ancient 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 land is currently kept in permanent pasture and grazed. It is not in its natural state and development will have no impact on any areas of 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? | 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. Provided the proposed new access route is taken, the Eaglestone scheduled monument will be avoided and there will be no impact on it as a result of the development | |
| 17 | a) Will the site affect any natural heritage | a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, | The site is bordered on two sides by ancient woodland and some of the margins of the | |

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| | <p>designation or area identified for its importance to nature conservation?</p> <p>b) Will the site affect any other important habitat for the natural heritage?</p> | <p>Ramsar) or Local Nature Conservation Site?</p> <p>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?</p> | <p>site are shown as being a potential native woodland network expansion area.</p> | |
| 18 | <p>a) Will the site affect any protected species?</p> <p>b) Will the site affect any other important species for the natural heritage?</p> | <p>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)</p> <p>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?</p> | <p>No protected species are known to inhabit the site.</p> | |
| 19 | <p>Is the site proposed to provide any form of renewable energy?</p> | <p>For example, will the site provide or be capable of providing a district heating system, solar panels or a wind turbine?</p> | <p>The site would be capable of providing a district heating scheme or solar heating if these were considered economic or appropriate for the development</p> | |
| 20 | <p>Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge?</p> | <p>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)</p> | <p>No.</p> | |
| 21 | <p>Will development of the</p> | <p>Will there be any change in rate, quantity,</p> | <p>No change in levels will be required. All</p> | <p>Our proposal would be to keep all</p> |

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| | site result in the need for changes in land form and level? If yes, how will soil and drainage issues be addressed? | quality of run-off plus groundwater impact on or off site? If so, will these affect priority habitats, especially blanket bog? | surface water runoff will be dealt with under SUDS guidance. | soil on the site for landscaping purposes wherever possible. |
| 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? | No. There is a small burn running past the northern-most corner of the field but this is outwith the boundaries of the proposed development. Therefore, development of the proposed site is not anticipated to have any impact on the burn. | |
| 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? | The site's relatively close proximity to Inverness would support sustainable waste management. In addition, the sizeable plots proposed will allow for composting to be carried out at a domestic scale. | It is proposed that waste during construction would be minimised by retaining all soil within the site for landscaping purposes. |
| 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 properties at Strathpeffer are believed to be connected to a mains water supply and drainage network. Therefore, it is anticipated that the proposed housing development be connected to both mains water and drainage. | |
| 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. The majority of the site is relatively flat and will therefore not require any significant alterations to the landform. Access can be taken across a neighbouring field which again, will not require any significant alterations to be made | |
| 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. The site is not within close proximity of the coast. | |
| 27 | Is the site sheltered from the prevailing wind and does it have a principal aspect between SW and | Will development make best use of the site in terms of energy efficiency? | Yes. The site is sheltered from prevailing wind by the ancient woodland around the northern and eastern boundaries. The site is relatively flat and open which will allow for | |

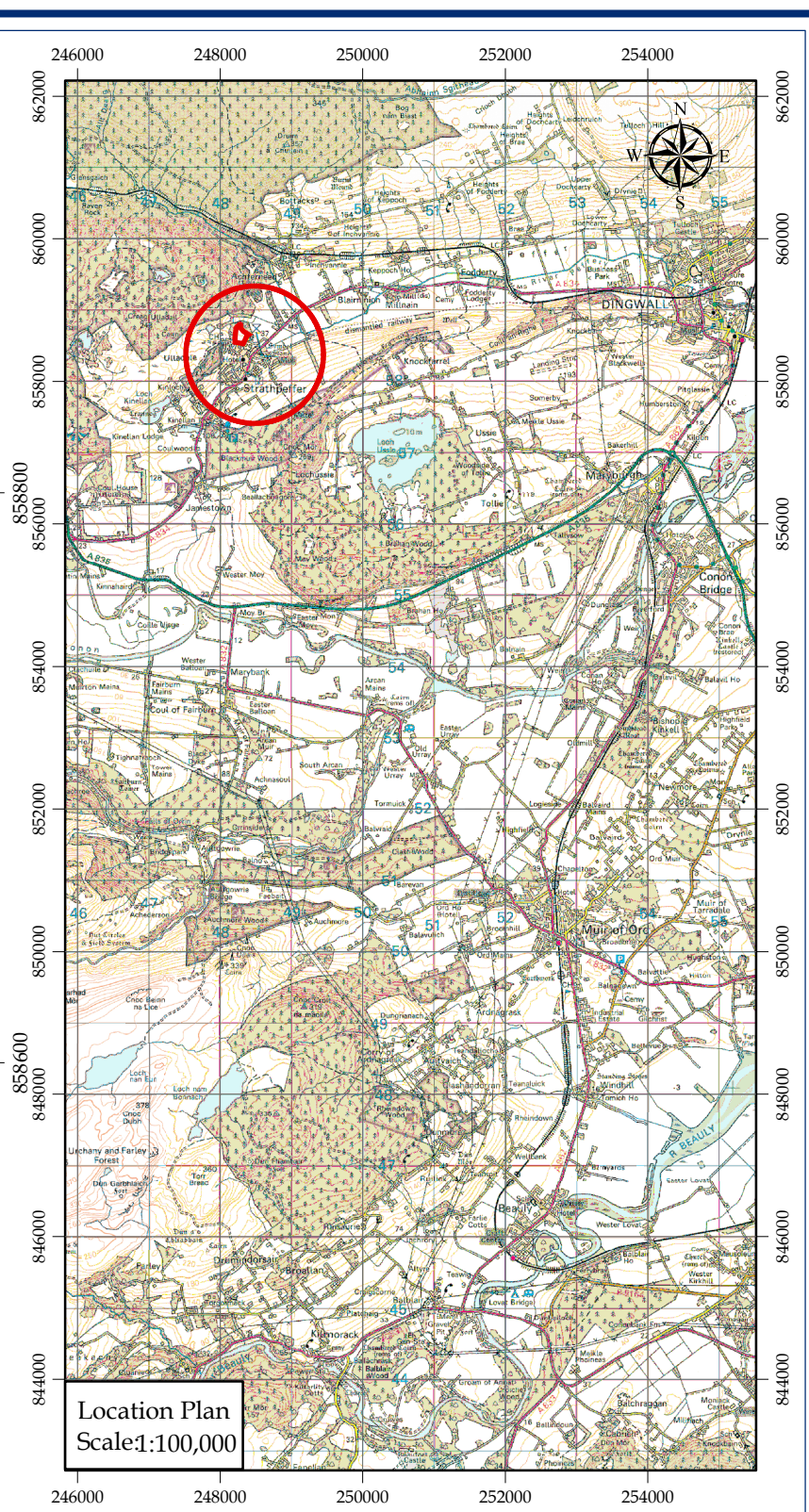
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| | SE? | | passive solar layouts to be incorporated into the design of the houses | |
| 28 | Will the site have any impact upon local air quality? | Is the site near areas of employment or close to public transport? Such developments are less likely to result in additional traffic which may contribute to air pollution. | The site borders Strathpeffer and is within 5 miles of Dingwall. Therefore, residents of the new development could either walk, cycle or use public transport to get to work or, if they chose to drive, it would be a short commute to Dingwall, therefore minimising the impact on local air quality. | There is a local bus service to Inverness which would allow residents to travel to Inverness using public transport |
| 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? | Low-level street lighting will be accommodated if required and no floodlighting is proposed within the scheme. | |
| 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? | No. There are no hedgerows or field margins within the site. The ancient woodland surrounding the edges of the site would facilitate movement of species around the site. | The low density of housing will allow a green network to remain or be enhanced in the spaces between houses. |
| 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? | The neighbouring ancient woodland will provide an excellent opportunity for dog walking and other woodland activities for residents. In addition, the Gardens and designed landscape of Castle Leod and the Forestry Commission woodlands are within relatively close proximity of the site and could be accessed through the ancient woodland to provide substantial additional amenity benefits | By promoting housing in rural areas, residents will be encouraged to come into contact with the natural environment. |
| 32 | a) Will the site affect any core paths or right of way? | 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? | A/b) No, there are no core paths through the site and the site does not give access to any areas where people are currently likely to | |

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| | <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>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>wish to gain access under the Land Reform (Scotland) Act 2003.</p> <p>c) The development will incorporate a network of roads and paths between houses which will allow access to be taken through the site. In addition, the nearby Forestry Commission woodland will be able to be accessed through the site</p> | |
| 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? | No | |
| 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, there are no crofting units on the site | |



Site Plan
Scale: 1:2,500

248200 248400 248600 248800
Do not scale from this plan



Location Plan
Scale: 1:100,000

858400 858600 858800 862000

246000 248000 250000 252000 254000

BOWLTS

chartered surveyors
Barnhill, Pluscarden,
by Elgin, Moray, IV30 8TZ
Tel: (01343) 890400, Fax (01343) 890222

Cromarty Estate
The Nutwood
Site and Location Plan

also at Seafield of Raigmore, Inverness, IV1 2PA
Tel: (01463) 235753, Fax (01463) 235838

Date: 24 January 2008
Ref: 2154/mra
Scale: as noted
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File: Q:\ClientData\CRO056\GIS\GISPROJECTS\Nutwood_site_location_mxd

This plan is based upon the Ordnance Survey map with the sanction of the Controller of H.M. Stationery Office.
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