

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Donald Maclean
Your Address / Contact Details	Monte Vista
	Blairninich
	Strathpeffer
	IV14 9AB
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	Vacant scrub land/Woodland plantation. Bishop Kinkell, Conon Bridge
Site/Local Name (if different from above)	
Site Size (hectares)	0.77HA or thereby
Grid Reference (if known)	See OS plan: 255475E,853478N.
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	House site(s)
Proposed Non Housing Floorspace / Number of Housing Units (if applicable)	The site is large enough with the retained woodland to accommodate up to 2 house sites.

known/applicable)	
Map	See attached 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?	
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 is accessed off the existing Highfield /Bishop Kinkell Road Foul drainage will be by septic tank. Surface water drainage will be by soakaway. Water supply will use existing infrastructure.

FORM CONTINUES BELOW

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

<p>What are the site's constraints and how can they be resolved or reduced? (e.g. does the site flood, are there protected species present, will good farmland be lost, will the local landscape be affected, will valued trees be felled, are any other heritage features likely to be affected?)</p>	<p>The site is currently scrubland and a mature woodland plantation adjacent to farmland. There are overhead power lines which will have an impact on locating the building footprint</p> <p>The site layout and the building plot could take its form, scale and arrangement from traditional estate building clusters and will sit within a part woodland setting</p>
<p>What benefits will result to the wider community from the site's development? (e.g. will there be more or better jobs, will the land be put to a more productive use, will the development increase infrastructure capacity for others, will more affordable houses result, is there an unmet demand for the development?)</p>	<p>The land will be brought into productive use.</p> <p>The proposed development will go some way toward meeting local demand for such sites which are in limited supply.</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>The brief for the site will encourage the provision of flexible space within proposed dwelling(s) such that home working/running a business from home could be encouraged/facilitated.</p> <p>The overall impact is the promotion of less car useage.</p>
<p>Is the site well connected? (e.g. will the average travel time to community and commercial facilities reduce or increase as a result of the site's development, is the proposed use compatible with existing / proposed surrounding uses?)</p>	<p>The site has direct access to the main trunk road network.</p> <p>The proposed residential use is compatible with all the adjacent properties.</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>It is feasible for the house layout(s), siting and design to maximise the benefits of passive solar gain.</p>
<p>What other negative impacts will the development have and how will they be resolved or offset? (e.g. will the site's development increase any form of pollution or decrease public safety?)</p>	<p>Any negative impacts from development will be offset by the promotion of built forms which have a low carbon footprint, which are of a low energy design, and which promote biodiversity by the use of devices such as green roofs.</p>

STRATEGIC ENVIRONMENTAL ASSESSMENT FORM

Landowners, developers and/or agents wishing to suggest a site should fill in as much as possible of the following form. Strategic environmental assessment of local development plan sites is now a statutory requirement and considers the possible environmental effects of development proposals. We will check your answers and fill in any gaps.

No.	Issue	Detailed Explanation	Answer	Any Proposed Mitigation Measures (how will you reduce or offset the effects of your development?)
1	<p>a) Will the site safeguard any existing open space within the area?</p> <p>b) Will the site enable high quality open space to be provided within the area?</p>	<p>Will the site have any impact on useable public open space (such as parks, playing fields etc) or any opportunities to create additional public open space?</p>	<p>The site will safeguard the visual amenity of the mature woodland plantation which forms a portion of the site.</p>	<p>Further tree planting could be planted to add to the existing plantation, and or/screen any proposed development from the public road.</p>
2	<p>Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?</p>	<p>Is any part of the site within 400m straight line distance of any community/commercial building? or will development provide a community/commercial building within walking distance of existing residential areas? - Are there opportunities to create new walking/cycling routes or improve existing routes?</p>	<p>There is potential for enhancement of existing walking /cycling routes alongside the site frontage to the existing Highfield/Bishop Kinkell Road</p>	<p>Provision for enhancement of existing cycle/walking routes</p>
3	<p>Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?</p>	<p>For example, can a subsidy to a local bus route be provided?</p>	<p>The site is near to an existing bus route.</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 is already a junction and layby provided at the proposed site.</p>	<p>.</p>
5	<p>Is there scope for road</p>	<p>Will development incorporate on-site traffic</p>	<p>The site is too small to accommodate such</p>	<p>Good siting, layout and design</p>

	safety measures as part of the development of the site?	calming measures (e.g. speed bumps) or street lighting? Will it incorporate the principles of Designing Streets available via: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	measures.	should inform road safety.
6	Is the site near any existing "bad neighbour" uses?	Will the site be negatively affected by any neighbouring use? (bad neighbour uses include those that affect residential property by way of fumes, vibration, noise, artificial lighting etc). Is the site affected by any of the Physical Constraints identified in the Council's Physical Constraints: Supplementary Guidance?	There are low level power lines going across part of the site.	It may be visually preferable to bury the power lines- although this will be subject to feasibility and cost.
7	Are there any contaminated land issues affecting the site?	Are you aware if the site has been previously used for industrial or any other uses likely to cause contamination?	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 not on any known government directory. The site has had planning consent granted for a house in the past. Planning permission was granted for a 1.5 storey house in 1989, the permission has been allowed to lapse.	The proposed site is on scrub land with a woodland plantation, and has got a lapsed consent for development.
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.	By careful use of new tree planting, a house on this site could be invisible/screened from the road, and it could be viewed as an extension to the existing woodland plantation.
10	Will the site affect the distinctiveness and special qualities of the present landscape	Does the site conform with the Landscape Capacity Assessment (if available)? Will the site result in the removal of valued landscape features or negatively affect any key views?	There will be no loss to the existing landscape features, and there are no views which would be impacted on.	Our proposals would include for tree planting to enhance the existing woodland plantation. Further enhancement of the existing

	character or affect any landscape designation?	Is it located within or would otherwise affect a National Scenic Area or Special Landscape Area, having regard to their special qualities?		landscape and the promotion of greater bio diversity could be by the use of green roofs.
11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (These areas are identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside) and areas of Remote Coast identified by the Council, or an area of wildness identified in the draft Wild Land Supplementary Guidance?	The site is not associated with any Wild Land.	
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	The site has NO effect on a 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?	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?	The site is not in the HER.	
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?	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.	If considered important, we could consult with SNH to assist in any bio diversity plan and strategy to be drawn up. Any design proposals for the site will promote a low carbon footprint and the enhancement of bio diversity.

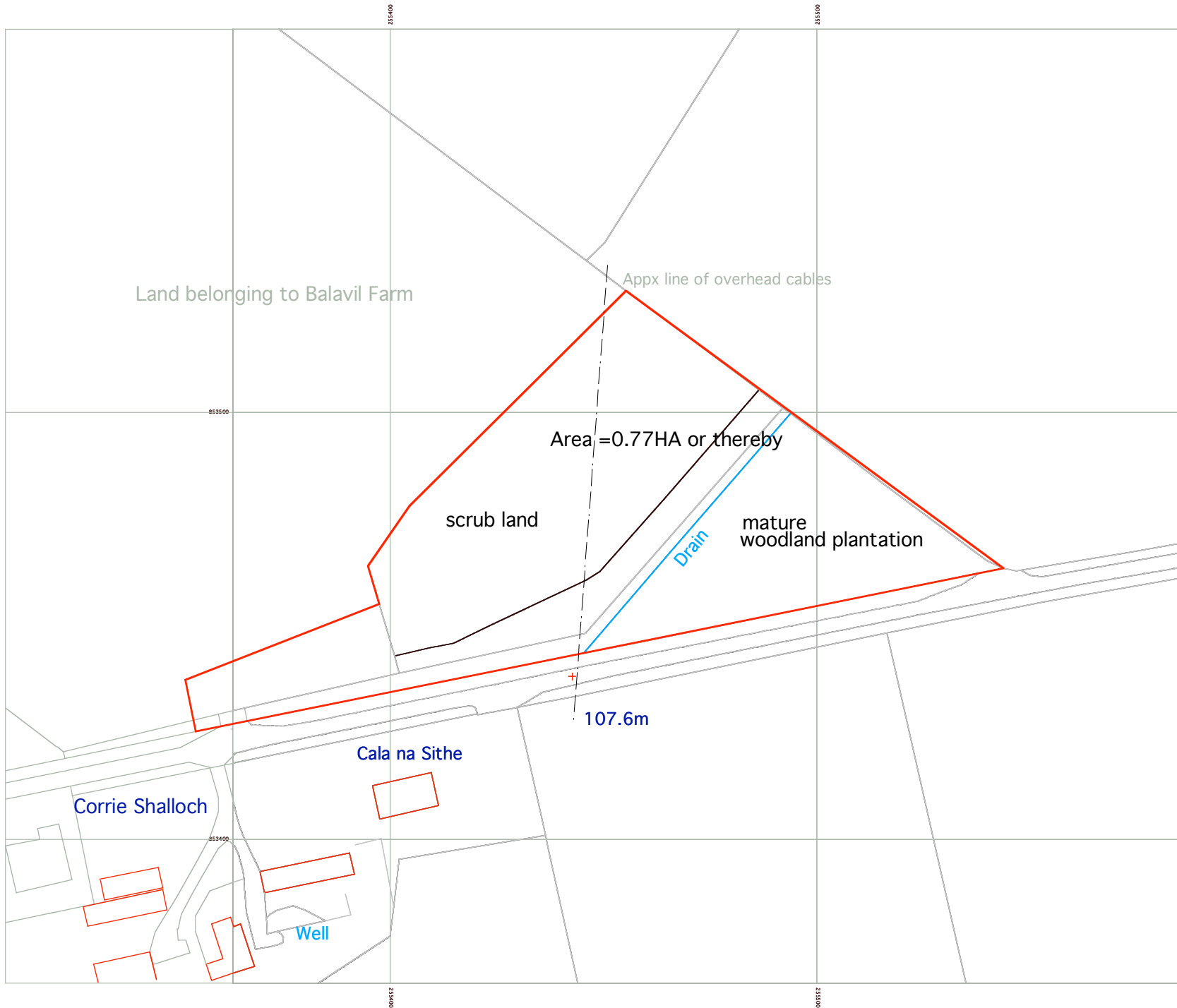
	b) Will the site affect any other important habitat for the natural heritage?	b) Is any part of the site within or likely to affect non-statutory features identified as being of nature conservation importance e.g. Ancient, Semi-Natural or Long-Established Woodland Inventory sites, priority BAP habitats, habitats included on the Scottish Biodiversity List, non-designated habitats listed in Annex 1 of EC Habitats Directive?		
18	a) Will the site affect any protected species? b) Will the site affect any other important species for the natural heritage?	a) Will the site affect any European Protected Species, Badgers and species (birds, animals and plants) protected under the Wildlife and Countryside Act 1981 as amended. If such a species may be present on or near the site, a survey should be carried out to inform this assessment (for which a licence from SNH may be required) b) Will the site affect species listed in the UK and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive?	We are not aware that the site would affect any listed species, but are mindful that as part of any planning process, a relevant survey may have to be commissioned.	In advance of any development proposals we would consult with SNH , and take appropriate action as advised.
19	Is the site proposed to provide any form of renewable energy?	For example, will the site provide or be capable of providing a district heating system, solar panels of a wind turbine?	The site is not of sufficient size/capacity to justify a district heating system or wind turbine. Solar Thermal panels and Solar PV will be integral to the design.	The use of solar thermal and solar pv's will minimise the impact on external energy sources.
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 400 feet above sea level, 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	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 soakaway and permeable groundcover materials will minimise run offs.	By good design, drainage run off can be minimised.

	issues be addressed?			
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water environment be protected from development?	Will there be any culverting, diversion or channelling of existing watercourses?	The existing ditch/drain which runs through part of the site will not be affected by any proposed development. There is already a crossover in place from the existing access.	
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 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 a composters and wormery.	
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?	A private septic tank is proposed for the foul 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?	The site can be developed with little or NO impact on the contours.	
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?	Proposed house(s) will be designed in such a way as to optimise solar gain to maximise site energy efficiency, and to maintain a low carbon footprint.	All micro renewables will be investigated as we aim towards a low carbon 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.	The site is adjacent to a bus route.	The site is of a size as to allow a new dwelling to incorporate sufficient space within it to allow a home office/homeworking therefore minimising additional traffic.
29	Will the site have an	Is it likely that the Council policy likely will	There will be NO streetlighting or	

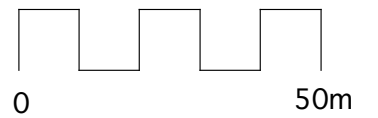
	impact on light pollution levels?	require street lighting at this location? Are there proposals for floodlighting on the site?	floodlighting	
30	<p>a) Will it the site affect the present green network of the area?</p> <p>b) Will the site provide opportunities to enhance the present green network of the area?</p>	<p>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?</p> <p>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?</p>	<p>a) The woodland is to remain as at present, - the field margins are to remain. - the watercourse/ditch is to remain</p> <p>b) The site is considered of insufficient size as to affect public access amenity.</p>	Adding to the existing woodland plantation and further screen planting using indigenous species will improve and expand habitats
31	Will the site provide opportunities for people to come into contact with and appreciate nature/natural environments?	Is the site close to (within 1.5km) an opportunity to come into contact with nature/natural environments e.g. Local Nature Reserves, local greenspace, green networks? Are there proposals which will increase opportunities to come into contact with nature/natural environments?	Yes. The provision of more trees, will increase opportunity for the community to come into contact with natural environments,	The loss of low value scrub land is offset by the enhancement and further protection of the mature trees plantation.
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</p>	We consider the site is of insufficient size as to warrant public access, therefore no footpaths are affected and no additional outdoor access opportunities are afforded.	The loss of scrub land is offset by the enhancement and further protection of the mature trees plantation.

		identified in the core path plans?		
33	Will the site have an impact on the geodiversity of the area?	Are you aware if the site lies within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site? (or other site with geodiversity value e.g. distinctive landforms, areas with natural processes, rock exposures for study?)	We are unaware of any impact the site may have on geodiversity.	We would make the site available for interested parties to ensure it has no geo diversity impact.
34	Will soil quality and capability of the site be adversely affected?	Will the site result in a loss of soil due to development or removal of good quality soil from the site? Is the site on land identified as Prime Quality Agricultural Land?	There will be loss of scrub land.	The loss of scrub land will be offset, by 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 :
SCRUB LAND ADJACENT
TO BALAVIL FARM
(Off the Highfield/
Bishop Kinkell road)**



Scale 1:1250



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Per Mr D Maclean