

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

Our Ref : HT/LMO 2652

Your Ref :

Date : 28 April 2011

Dear Sirs

**TYCOPE LTD
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

**MISS H THOMSON MA Hons MRICS
For BOWLTS
Direct Line: 01343 610807
Email: helen@bowlts.com**

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Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Tycope Ltd
Your Address / Contact Details	Per Messrs Bowlts Chartered Surveyors
	Barnhill, Pluscarden, By Elgin , Moray, IV30 8TZ
	Email: helen@bowlts.com
	Tel: 01343 890400
Landowner's Name (if known / applicable)	Tycope Ltd
Agent (if applicable)	Bowlts Chartered Surveyors
Agent's Address / Contact Details (if applicable)	Bowlts Chartered Surveyors
	Barnhill, Pluscarden, By Elgin , Moray, IV30 8TZ
	Email: helen@bowlts.com
	Tel: 01343 890400

DETAILS OF SITE SUGGESTED	
Site Address	Land at the fishing hut, River Blackwater, Contin
Site/Local Name (if different from above)	
Site Size (hectares)	0.59
Grid Reference (if known)	
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	Maximum 4 units

Map	(please attach a map of the site ideally on an Ordnance Survey base)
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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?	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)	Mains water supply is in close proximity to the site. Sewerage will be dealt with by septic tank and soakaway systems. Access will be directly onto the A835 road leading from the A9 North of Inverness to Ullapool. Visibility is good.

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 does lie within the in 200 year flood map produced by SEPA. However, the proposed area is level with adjacent housing and our client would be prepared to carry out surveys of levels to prove that this is the case.</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 proposed site will utilise an existing piece of derelict land behind the fishing hut for the River Blackwater. This will continue the existing settlement pattern of the area.</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 site is approximately 6.7 miles south west of Dingwall, and lies on the A835. The A835 is the main road leading to Ullapool and provides good public transport links to Inverness and the West.</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 lies just off the A835 , which is the main road leading to Ullapool and provides good public transport links to Inverness and the West.</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 envisaged that the plot size for each unit will be of a good size and would therefore offer scope for the design of each unit to incorporate energy efficient features.</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>None have been identified.</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>a) No – The proposed site is not a public space at present as it is open spacer around the fishing hut and car parking area for the River Blackwater. The plot sizes proposed will allow for open spaces between the houses.</p> <p>b) N/A</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 only 6.7 miles south west of Dingwall and therefore commuting could easily be by bicycle or public transport. The site lies just off the A835, which is the main road leading to Ullapool and provides good public transport links to Inverness and the West.</p> <p>The rural nature of the site allows for walking and cycling along the rural roads in the area.</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>N/A</p>	
4	<p>Will the site involve “off site” road improvements that will contribute to</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>No</p>	<p>There are no required improvements which have been identified.</p>

	road safety?			
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	Yes	The development if of a suitable scale could incorporate traffic calming measures within its road system, as required under 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?	No, the neighbouring uses are residential and amenity land and no negative effects are anticipated from these.	N/A
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 – none that we are aware of.	N/A
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) No, it forms fishing hut, parking and amenity land at present.	
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?	No	However it does adjoin the village and extends the existing settlement pattern at Contin.
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?	No	The site will have no impact on any landscape designations. The development will have no impact on the skyline and is well

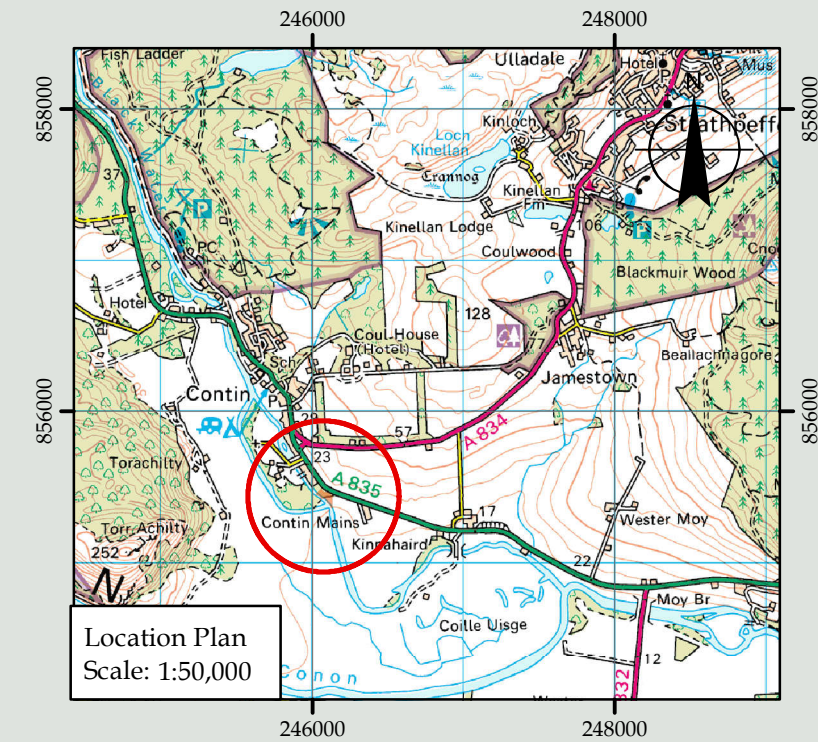
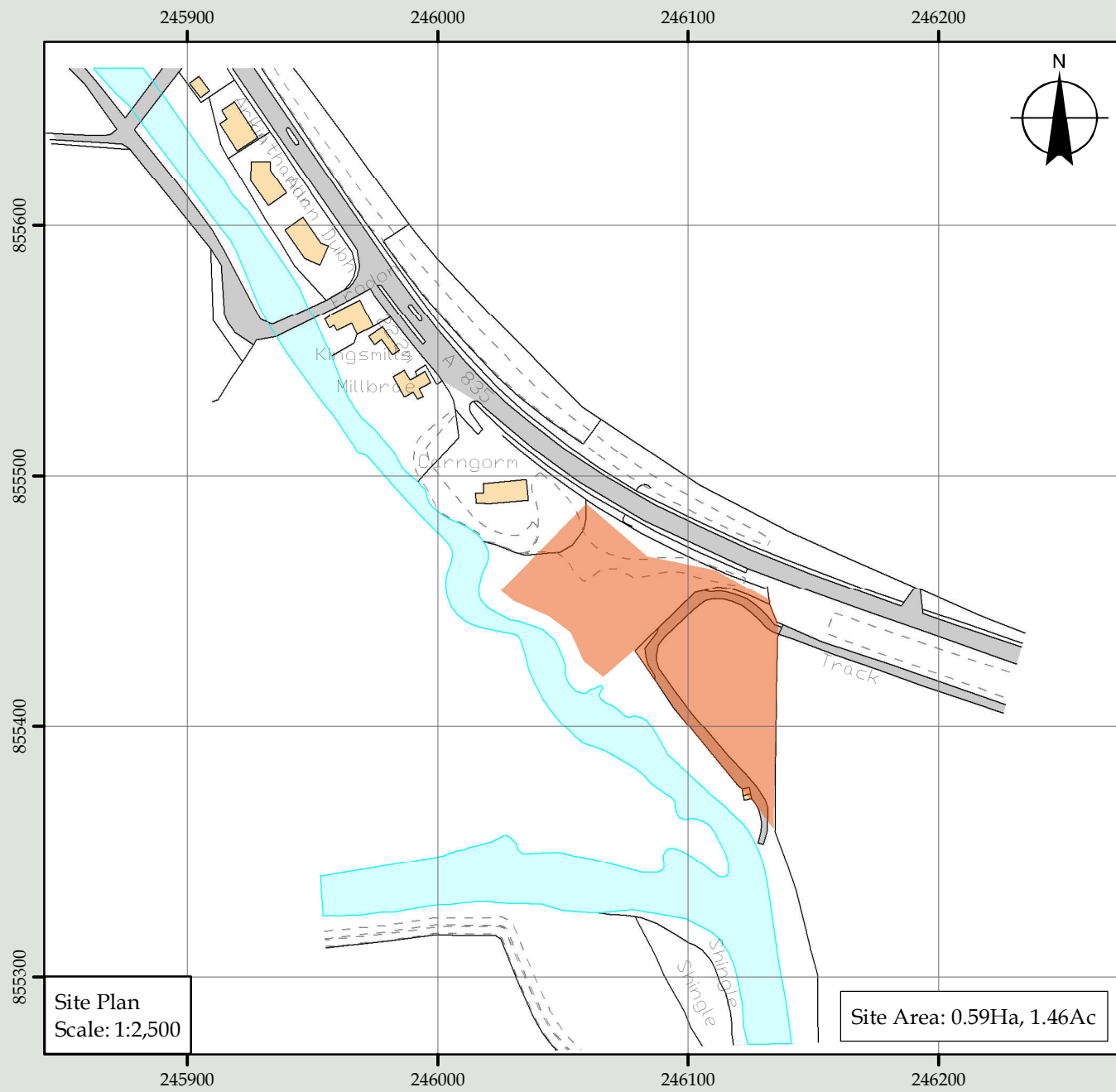
	character or affect any landscape designation?	Is it located within or would otherwise affect a National Scenic Area or Special Landscape Area, having regard to their special qualities?		screened.
11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	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 will not affect any wild land	N/A
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	No	N/A
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	N/A
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	N/A
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	N/A
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	N/A
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?	A) No	N/A


	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?	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?	A) No – No evidence of any protected species at time of inspection. B) No – No evidence of any important species at time of inspection	
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?	On a domestic scale.	The nature of the site does not allow for any renewable energy production on a medium to large scale. There may be opportunities for renewable energy production on a domestic scale, especially as plot sizes will be large.
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)	Yes	The site does lie within the in 200 year flood map produced by SEPA. However, the proposed area is level with the adjacent housing and our client would be prepared to carry out surveys of levels to prove that this is the case.
21	Will development of the site result in the need for changes in land form	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	No	Minimal ground works will be required. Our proposal would be to keep all soil on the site for

	and level? If yes, how will soil and drainage issues be addressed?	habitats, especially blanket bog?		landscaping purposes where 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	N/A
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?	Yes	It is proposed that waste during construction is minimised by keeping all soil on site for landscaping purposes. The plot sizes envisaged will allow provision for composting at a domestic scale. The close proximity to Inverness would support sustainable waste management.
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?	Water Yes Sewerage –via mains sewer or alternatively private septic tanks and soakaways.	The mains water is located nearby. Sewerage will be dealt with via mains sewer or alternatively private septic tanks and soakaways.
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 site is relatively flat so little alteration will be required to the land form.	N/A
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	N/A
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?	Yes, the site has a mainly southerly aspect and is well sheltered to the north by the land form.	

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	The number of households proposed would not lead to a significant increase in traffic. The close proximity of the site to Dingwall means residents could cycle or use public transport, or if they choose drive. It would be a short commute to Dingwall.
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?	Potentially	The site will comply with lighting obligations as required by the Highland Council. The site will have no additional out door lighting other than that required by the council.
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	It is a relatively small site of low density housing so there should still be a green network between the 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?	Yes	By encouraging people to live in rural areas it will encourage people to come into contact with natural environments
32	a) Will the site affect any core paths or right of way? b) Will the site affect any	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	No - There are no core paths through the site and the site does not give access to any areas where people are likely to wish to gain access under the Land Reform (Scotland) Act 2003.	

	<p>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>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>No new paths will be created beyond the site, however the rural nature of the proposal allows for residents to enjoy many walks along rural roads</p> <p>Although no core path run through the site there is a network of candidate core paths, wider access networks and links on roads / pavements in close proximity.</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	N/A
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	N/A
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	N/A
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	N/A



Rev:			
Client:	Tycope Limited		
		Barnhill, Pluscarden, by Elgin, Moray IV30 8TZ Tel: (01343) 890400 :: Fax: (01343) 890222 Also at Seafield of Raigmore, Inverness IV1 2PA Tel: (01463) 235753 :: Fax: (01463) 235838 email: mail@bowlts.com :: www.bowlts.com	
chartered surveyors			
Title: Inner Moray Firth Development Plan Land at River Blackwater			
Drawn:	CEC	Scale:	As noted
Chkd:	HT	Date:	19th April 2011
		Drg No.	2652 - GIS - 01A
File: Q:\ClientData\TYC36\GIS\GISPROJECTS\Planning\2652_Tycope_InnerMorayFirthProposal_A3_REVA.mxd This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. © Crown Copyright reserved. OS Licence No. 100017943			