

**Site Forms**

<b>YOUR DETAILS</b>	
<b>Your Name</b> (and organisation if applicable)	Per ALAN OGILVIE of GH Johnston Building Consultants Ltd - agent
<b>Your Address / Contact Details</b>	AGENT – see below
<b>Landowner’s Name</b> (if known / applicable)	Broadland Properties Ltd, Mr Cameron, (Balknakyle Farm), Mr A MacRae (Tore) and Mr A Mathieson (Tore Park Farm)
<b>Agent</b> (if applicable)	GH Johnston Building Consultants Ltd
<b>Agent’s Address / Contact Details</b> (if applicable)	Willow House
	Stoneyfield Business Park
	Inverness IV2 7PA

<b>DETAILS OF SITE SUGGESTED</b>	
<b>Site Address</b>	Tore North East Expansion
<b>Site/Local Name</b>	
<b>Site Size</b> (hectares)	66.0 ha.
<b>Grid Reference</b> (if known)	NH 6039 5277
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Expanded settlement comprising housing, employment (business, industry, agricultural sales and service), retail/commerce (shop, fuel station, public house, hotel, restaurant/café), community (primary school, community hall, recreation/ open space), infrastructure (public drainage, public transport).
<b>Proposed Non Housing Floorspace / Number of Housing Units</b>	Not applicable at this stage.
<b>Map</b>	Land outlined in red on the Ross and Cromarty East Local Plan extract and an Ordnance Survey base, as attached.

<b>If you wish to suggest a site that should <u>not</u> be built on, fill in this form</b>	
<b>REASONS WHY YOUR SITE SHOULD BE SAFEGUARDED FROM BUILDING</b>	
<b>How do the public enjoy the space</b> - e.g. used for dog walking, children’s play?	
<b>What makes the site more special</b> than other areas in the village/town?	
<b>Does the site have attractive or rare features</b> 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.*

<b>If you wish to suggest a site that should be built on, fill in this form</b>	
<b>REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION</b>	
<b>How can the site be serviced?</b> (give details of proposed access, foul drainage, surface water and water supply arrangements)	See Sketch Development Framework plan. <ul style="list-style-type: none"> <li>▪ Road access from the A832 east leg of the Tore Roundabout, as realigned, and remote foot/cycle path connections.</li> <li>▪ Foul drainage to Muir of Ord system and works with current capacity for 580 housing units equivalent.</li> <li>▪ Water supply from the local network and WTW with capacity for 2000+ housing units equivalent.</li> </ul>
<b>FORM CONTINUES BELOW</b>	

**REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION**

<p><b>What are the site's constraints and how can they be resolved or reduced?</b> (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>	<ul style="list-style-type: none"> <li>▪ Limited foul drainage capacity at present but Scottish Water is prepared to consider investment in the first time provision and connection to the Muir of Ord WWTW.</li> <li>▪ No part of the site is shown to be in the SEPA 1 in 200 year flood risk area.</li> <li>▪ No part of the site is Prime quality agricultural land.</li> <li>▪ There are areas of woodland on the land which are not protected by a TPO. Subject to a conditions survey, the woodland will largely be maintained to help integrate future development into the landscape and maintain the local amenity of the area.</li> <li>▪ Overhead power lines mounted on poles pass through the land. Appropriate setback or safeguarding distances would be required or the lines diverted off the land.</li> <li>▪ There are a few unscheduled and unlisted monuments/buildings indicated on the land in the Highland Environmental Record.</li> </ul>
<p><b>What benefits will result to the wider community from the site's development?</b> (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>	<ul style="list-style-type: none"> <li>▪ Residential development will require compliance with the Council's affordable housing policies and make contributions towards improved education facilities.</li> <li>▪ Local employment, retail/commercial facilities, community facilities, notably a new school, playing field and public hall, and new drainage infrastructure.</li> <li>▪ Areas of amenity woodland and other open spaces to be made available to the wider community for informal recreation purposes.</li> </ul>
<p><b>What impact will there be on travel patterns from the site's development?</b> (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 community has a smattering of existing community facilities such as the primary school and village hall but these are not well located to the village as a whole. Local bus services presently run close to the village on the A9, A832 and A835 roads. In addition to seeking to provide employment opportunities and new/improved community facilities, the development will include active and healthy travel initiatives.</p>
<p><b>Is the site well connected?</b> (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>As indicated above, local bus services presently run close to the village on the A9, A832 and A835 roads. There is scope to provide bus infrastructure and possibly a park-and-ride facility as part of the overall development.</p>
<p><b>Is the site energy efficient?</b> (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)</p>	<p>The land is generally on a south facing slope with a southerly aspect which will allow for passive solar gain from an energy efficient layout and siting and design of buildings.</p>
<p><b>What other negative impacts will the development have and how will they be resolved or offset?</b> (e.g. will the site's development increase any form of pollution or decrease public safety?)</p>	<p>None that we are aware of.</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) Not in terms of existing open space.</p> <p>b) Yes, open space for formal and informal recreation will be provided as an integral part of the development.</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>	<ul style="list-style-type: none"> <li>▪ A café, shop and petrol filling station lie close to the land. The existing primary school and village hall are within 400 m of the site but separated from it by the A9 Trunk road.</li> <li>▪ Land will be available for new community/commercial buildings and employment uses in the development, all within walking distance of proposed residential areas.</li> <li>▪ There will also be opportunities to create new walking/cycling routes through the site as well as footbridge over the A9 north linking the existing north east and north west parts of the village.</li> </ul>	
3	<p>Does the site provide an opportunity for you to provide a financial contribution towards encouraging more</p>	<p>For example, can a subsidy to a local bus route be provided?</p>	<p>Several bus services presently run along the roads through the Tore Roundabout. Consideration will also be given to taking at least one of these services into the site and to create <i>Safe Routes to School</i>.</p>	

	sustainable travel patterns?			
4	Will the site involve “off site” road improvements that will contribute to road safety?	Is the site likely to improve the local road network such as junctions or crossings?	Discussions have been held with Transport Scotland (Malcolm Forsyth) to divert the A832 eastern leg of the roundabout to by pass the existing built up area of the village east of the A9 and create a direct link with the expansion area. See the Sketch Development Framework Plan.	
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: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>	Yes, it is understood that such measures are expected of most developments.	
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?	<ul style="list-style-type: none"> <li>▪ No “bad neighbour” uses</li> <li>▪ Overhead electricity lines pass through the site.</li> </ul>	
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.	
8	<p>a) Is the site on derelict, vacant or other land that has previously been used?</p> <p>b) Is the site on greenfield land?</p>	<p>a) Has the site been identified in Scottish Government’s Vacant and Derelict Land Survey (which can be found here: <a href="http://scotland.gov.uk/Publications/2010/01/26135819/0">http://scotland.gov.uk/Publications/2010/01/26135819/0</a> )or has the land got an existing use?</p> <p>b) Will the site be located on presently undeveloped land e.g. presently or capably used for agriculture, forestry or amenity purposes?</p>	<p>a) No</p> <p>b) Yes. It is rented out on short term grazing lets.</p>	

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.	
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?	<ul style="list-style-type: none"> <li>▪ The Landscape Capacity Assessment carried out in preparation of the Ross and Cromarty East Local Plan did not cover Tore.</li> <li>▪ Not in an NSA or SLA.</li> </ul>	Retain existing woodland and introduce new planting along the north-west and eastern boundaries to help integrate development into the landscape.
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?	Not in an area of Wild Land or remote coast.	
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?	There are a number of monuments/buildings indicated on the land but none of them are Scheduled or Listed.	
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	<p>a) Will the site affect any natural heritage 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>a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, 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>a) No</p> <p>b) No</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>a) Unknown at this stage. However, if allocated relevant studies will be carried out. It is unreasonable to expect land owners to go the expense of undertaking such surveys for the Call for Sites exercise. The seasonal nature of certain types of survey will also prevent some information from being gathered.</p> <p>b) Unknown</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>Scope to provide in the detailed development of the site.</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:  <a href="http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx">http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx</a>)</p>	<p>No</p>	

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 run-off plus groundwater impact on or off site? If so, will these affect priority habitats, especially blanket bog?	Unknown at this stage.	
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water environment be protected from development?	Will there be any culverting, diversion or channelling of existing watercourses?	There is a watercourse along the eastern boundary of the land. It is not expected that this will require culverting, diversion or channelling.	
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, under normal household and trade waste conditions.	
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?	There is a need to provide a suitable system for the whole village. However, there is insufficient critical mass from the current Local Plan land allocations for Scottish Water to make the necessary investment. Discussions have been held with Scottish Water's Development Plans Co-ordinator, <b>Hugh Fairbrother</b> , who is prepared to make the business case for investment provided the Council supports the larger scale allocation now sought. This investment would essentially be concentrated in providing sufficient capacity at the Muir of Ord WWTW and the connecting infrastructure. Development would also be required to contribute to this investment.	
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?	There are undulations which may require minor re-contouring etc.	

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?	Some shelter is provided by trees, but as a south facing slope it is sheltered by the land form and woodland further from the site. The developable land has a principal aspect between SW and SE.	
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.	Not currently near areas of employment but is close to 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?	Street lighting will be required but proposals for floodlighting in the development area are not known at this stage.	
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 connectivity 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. The intention is to leave most of the woodland, hedgerows and watercourses clear of built development.  b) Yes. The intention would also be to provide a connecting network of paths linking with the natural features and the existing built up areas. The potential for connections to the Core Path Network mostly in the woodlands surrounding Tore will also be explored as part of the development.	b) Additional tree planting and landscaping around the margins of the development area.
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. See 30 above. SSSI and LNR to the north west in Newton of Ferintosh woodlands.	
32	a) Will the site affect any	a) Is a diversion of a core path or right of way	a) No.	



	<p>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>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 identified in the core path plans?</p>	<p>b) No.</p> <p>c) Yes, as advised above. See also the Sketch Development Framework plan.</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?	Unknown at this stage what the movement of soil will be in relation to development. However, the site is not identified as Prime Quality Agricultural Land.	
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	

# LAND AT TORE



## SKETCH DEVELOPMENT FRAMEWORK



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