

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	COLIN MACKENZIE G H JOHNSTON BUILDING CONSULTANTS LTD
Your Address / Contact Details	
Landowner's Name (if known / applicable)	BRAHAN ESTATE
Agent (if applicable)	G H JOHNSTON BUILDING CONSULTANTS LTD
Agent's Address / Contact Details (if applicable)	WILLOW HOUSE STONEFIELD BUSINESS PARK INVERNESS IV2 7PA

DETAILS OF SITE SUGGESTED	
Site Address	LAND AT MARYBURGH
Site/Local Name (if different from above)	
Site Size (hectares)	30.0 ha. (6.0 ha. short-medium term; 24 ha. long term)
Grid Reference (if known)	NH53505570
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	housing, affordable housing, community facilities, playing fields, business
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	
Map	subject to comprehensive masterplan

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)	Access will be taken from the A 835(T) and the existing and proposed urban network serving Maryburgh upgraded/managed as appropriate Foul drainage will connect to the mains network Water supply will be served from the mains network Surface water drainage will be to SUDS on site
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 involves land adjoining Maryburgh to the west, part of which is allocated for development in the adopted Local Plan. The site is variable in its situation, topography and existing uses. In that regard 6.0 ha. to the north (part of which is allocated in the adopted Local Plan) is presented as suitable for short-medium term development; and 24.0 ha. to the south is presented as suitable for longer term development. The site lies within the Inventory of Gardens and Designed Landscapes, is traversed by major electricity transmission lines, embraces in part, land identified in the Local Plan as ancient and semi-natural woodland (although not presently in woodland) and involves an access to the A835. It overlooks the River Conon (SAC/SSSI) and onto prime agricultural land as identified in the Ross and Cromarty East Local Plan.</p> <p>A masterplan would require to be informed by a Landscape Capacity Study and a Landscape and Visual Impact, habitats and species survey, topographical survey and hydrological survey as required; and by Transport Assessment in respect of which feasibility investigations with Transport Scotland/The Highland Council are required. The wider impact of development would be subject to any Appropriate Assessment</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 proposal identifies a long-term supply of land for expansion of Maryburgh as part of the hub of urban settlements - Dingwall, Conon Bridge and Maryburgh - that function at the heart of a major sub-regional economic corridor. It is therefore a strategically important land holding. It provides an alternative means of opening up land identified for expansion but which is constrained; and would unlock the only land (beyond that presently allocated) for the long-term growth of Maryburgh and will enable this opportunity to be considered in the context of wider proposals by the Estate to develop its tourism, business, resource development and recreational potential. It will provide land for housing, affordable housing, open space, recreation, community facilities and economic development and in that regard will broaden market choice, choice in location and phasing. It presents an alternative connection for Maryburgh to the A835 with potential to improve the flow of traffic through Maryburgh and rationalise the existing trunk road access points to the Estate</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 located within an expanding hub of important local service centres and within a major economic corridor, accessible to services, employment and transport systems in the sub-region. In that context, and given that it represents expansion of the established urban structure, it is not likely to generate any significant change to the established patterns of travel; however it would present an opportunity to open up land for economic development in Maryburgh - not presently catered for - and with potential benefits for local employment and shorter travel distances locally</p>
<p>Is the site well connected? (e.g. will the average travel time to community and commercial facilities</p>	<p>The site is well connected in that it adjoins Maryburgh to the west; it is consistent with neighbouring residential uses and community amenities; and links to the established network</p>

<p>reduce or increase as a result of the site's development, is the proposed use compatible with existing / proposed surrounding uses?)</p>	<p>of infrastructure and utilities. It adjoins forestry/woodland to the west/north and farmland to the west. It links directly to the Core Path Network and wider access network that links Maryburgh to the wider Brahan Estate</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>Yes. The longer-term opportunity would occupy an expansive south facing slope and offers potential to maximise solar gain and related domestic or – subject to viability “district” applications. In regard to the latter, there is scope for small scale hydro-electricity generation within the Estate</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>n/a</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>No. The site does not involve existing open space</p> <p>Yes. The site will include a playing field and other recreational/open space provisions appropriate to the Council's Guidance</p>	<p>A masterplan will include land for a playing field and other recreational needs arising from the allocation of land and deriving from the existing community</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>Yes.; The proposal lies within 400m of the existing Maryburgh Primary School, community hall and playing field. It will incorporate provision for a playing field and has potential for a commercial/community facility serving the existing community - in particular the western reaches of Maryburgh that are presently more than 400m from local facilities. The proposal lies within the catchment of Conon Bridge Primary School</p>	<p>A masterplan will include land for a playing field and provision for commercial/community facilities</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>No. The proposal is an integrated expansion of an existing settlement</p>	<p>n/a</p>
4	<p>Will the site involve "off</p>	<p>Is the site likely to improve the local road</p>	<p>Yes. The proposal will involve a new access to</p>	<p>A masterplan will be based on a</p>

	site" road improvements that will contribute to road safety?	network such as junctions or crossings?	the A857 west of Maryburgh and the potential to rationalise existing access points to the Estate from the trunk road; and create a new link into Maryburgh	Transport Assessment and integrated a new trunk road junction that is presently the subject of feasibility investigations with Transport Scotland. It will integrate and connect the site with the existing allocation of land for expansion and the wider settlement as appropriate
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 principles of "Designing Streets" will be integral to the proposal	A masterplan will incorporate the layout and design principles in "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?	The site does not involve "bad neighbour" uses. It involves - and would take account of - the following Physical Constraints (Highland-wide Local Development Plan [Policy 10]) : 132 kv electricity transmission lines; trunk road (A857(T))	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. The wider site does not affect contaminated land	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?	No. The site does not affect derelict or vacant land Yes. The site comprises land previously afforested and presently in agricultural use	n/a

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 (north) is part located within land allocated in the adopted Local Plan. The site adjoins the settlement boundary as identified in the Local Plan	n/a
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any landscape designation?	Does the site conform with the Landscape Capacity Assessment (if available)? Will the site result in the removal of valued landscape features or negatively affect any key views? Is it located within or would otherwise affect a National Scenic Area or Special Landscape Area, having regard to their special qualities?	The site is not within a National Scenic Area and not within Special Landscape Area. The Ross and Cromarty East Landscape Capacity Assessment does not refer	A masterplan would be informed by a Landscape Capacity Study and a Landscape and Visual Impact Assessment
11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (These areas are identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside) and areas of Remote Coast identified by the Council, or an area of wildness identified in the draft Wild Land Supplementary Guidance?	No. The site does not involve 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. The site does not affect a Conservation Area	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. The site does not affect a Listed Building or its setting	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"?	Yes. The site lies within a site identified within the Inventory of Gardens and Designed Landscapes. However, it involves land which is clear-felled or with no discernable loss of any features of "Gardens and Designed Landscapes" interest	A masterplan will be subject as necessary to a Landscape Capacity Study and Landscape and Visual Impact Assessment as necessary
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. The HER presently records no archaeological interest within the proposed site	A masterplan would be informed by an Archaeological Assessment, appropriate survey and mitigation

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. The site does not affect any Scheduled Ancient Monument	n/a
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>The site overlooks the River Conon that is identified as an SAC/SSSI</p> <p>The site (north) involves land identified in the adopted Local Plan as ancient and semi-natural woodland. However, this is commercial forest, felled and harvested. Regenerating woodland would be held to the edges of the site (north) to provide a context for development. Existing adjoining ancient and semi-natural woodland will be safeguarded from development</p>	It is the Council's prerogative to in respect of the River Conon and its designation as an SAC
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>	The Estate supports a range of protected habitats and species. Whilst the site appears unlikely to adversely affect either, development would be subject to full survey	<p>A masterplan would be informed habitats and species survey and appropriate mitigation built-in to a comprehensive layout as necessary</p> <p>n/a</p>
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?	The site will be capable of domestic renewable energy technology; it could be capable of connecting to any district system. The Estate is presently investigating the	n/a

			potential for small scale hydro-electricity generation	
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 does not affect recorded flood risk. It overlooks the River Conon and will be held back from the flood plain of the river consistent	n/a
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?	The site is unlikely to present any significant implications for changes in land form or level beyond reasonable site works, subject to full and comprehensive site survey	A masterplan will be based on a full and detailed site survey and consideration of any changes in level arising in that context
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 site (north) adjoins the Ussie burn and (south) overlooks the River Conon. Development (on land allocated in the adopted Local Plan) will be held back from the margins of the burn; and any allocation of land for development in the longer term would be held back from the River Conon. Any implications for either watercourse will be the subject of detailed investigations and any appropriate mitigation	A masterplan will be founded on a full and detailed site survey incorporating hydrological survey of the watercourses, an understanding of their capacities, appropriate set back of development and a comprehensive SUDS strategy
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?	As per the existing urban area	n/a
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?	The site can be connected to the public water supply and mains drainage	
25	Will the site require alteration to the local	Can the site (including access) be developed without significant re-contouring etc.? Will	The site presents no implications for any significant change in landform	n/a

	landform?	access tracks and parking areas have significant cut and fill?		
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 presents no impact on coastal features	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?	The site is of variable character. The short-medium term development opportunity (north) occupies a north facing slope and is sheltered by the landform and woodland; the longer term opportunity (south) is an expansive south-east facing slope with open aspect and well placed to optimise the potential for solar gain	A masterplan will incorporate a layout, orientation and design of buildings that is able to maximise energy efficiency
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 would function with an established and expanding hub of important local service centres; and would represent an urban expansion of Maryburgh. In strategic terms it would therefore be part of a settlement structure that functions within a major economic corridor, accessible to services, employment and transport systems in the sub-region. In that context, it is not likely to generate any significant change to the established patterns of movement. In addition it presents a longer term opportunity to open up land for economic development in Maryburgh, not presently catered for and with potential benefits for local employment and shorter travel distances	A masterplan will make provision to extend and integrate public transport services incorporate community recreation and other facilities and provide for local employment
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?	The site represents an extension to an established urban settlement and will therefore be expected to serviced by street-lighting	Street-lighting will be to a standard consistent with the Council's guidance and light pollution levels
30	a) Will it the site affect	a) Will the site affect features that currently	The site will involve land presently	A masterplan will integrate

	<p>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>provide for the movement of species and/or people e.g. woodland, hedgerows, field margins, watercourses, coastlines, tree belts, greenspace?</p> <p>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?</p>	<p>comprising in part regenerating woodland and agricultural fields. However, in the context of the range of habitats contained within the Brahan Estate it is unlikely to adversely affect the continuity of habitats; indeed the proposal presents scope to conjoin and create habitats through additional green corridors deriving from a comprehensive landscape plan</p>	<p>development within its setting, with adjoining land uses and will incorporate a structure of planting that will enhance bio-diversity, the range of habitats, recreational access and opportunities, and seek an acceptable fit of development in the landscape</p>
31	<p>Will the site provide opportunities for people to come into contact with and appreciate nature/natural environments?</p>	<p>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?</p>	<p>Yes. The site is located within 1.5 km of the major recreational opportunities and public amenities located on the Brahan Estate including river and loch environs, forest walks, equestrian facilities, Red Kite viewing</p>	<p>As 32 below</p>
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 identified in the core path plans?</p>	<p>No. The site will not affect any existing Right of Way</p> <p>The site will incorporate Candidate Core Paths that extend west from Maryburgh (631.01/631.10). A longer term allocation would straddle the "links on roads/footpaths" via Dunglass Road</p> <p>Yes. The site will include links to the existing Core Path Network</p>	<p>A masterplan will integrate public routes including the core path network that feeds into the Brahan Estate and the exceptional public recreation opportunities and amenities</p>
33	<p>Will the site have an impact on the</p>	<p>Are you aware if the site lies within or adjacent to an un-notified Geological</p>	<p>No. The site does not affect geological/geo-diversity interest</p>	<p>n/a</p>

	geodiversity of the area?	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?)		
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. The site - longer term - could adjoin prime agricultural land as indicated on the Ross and Cromarty East Local Plan. There are unlikely to be implications for the loss of soil quality or the removal of soil other in the course of reasonable site works	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. The site does not affect peat land	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. The site does not affect croft land or common grazings	n/a

LAND AT BRAHAN ESTATE, ROSS-SHIRE

SITE PLAN



G. H. JOHNSTON BUILDING CONSULTANTS LTD

