

INNER MORAY FIRTH - Call for sites (Site Forms)

YOUR DETAILS	
Your Name (and organisation if applicable)	Ross Estates Company (The Balnagown Estate)
Your Address / Contact Details	C/O Agent
Landowner's Name (if known / applicable)	Boccardo
Agent (if applicable)	Strutt & Parker LLP
Agent's Address / Contact Details (if applicable)	John Wright 28 Melville Street Edinburgh EH3 7HA

DETAILS OF SITE SUGGESTED	
Site Address	Land to the north east of Hartfield, Tain
Site/Local Name (if different from above)	
Site Size (hectares)	4.39ha (10.85acres).
Grid Reference (if known)	E 277576 N 881221
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing (including affordable), Infrastructure and Open Space.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	Numbers to be confirmed
Map	(please attach a map of the site ideally on an 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?	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)	Access from Hartfield Road. Scottish Water to be consulted on availability of infrastructure and capacity of WWTW and WTW in the area. Links are understood to be available adjacent to the site. Surface water drainage will be dealt with by SUDs, however, investigations required to establish precise location/form of these.
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?)	No identified constraints on site. The land is classified as Grade 3(1) by the Macaulay Land Institute. Whilst the development of this land will result in the loss of grade 1 agricultural land, all of the land around Tain is of high quality and its loss will be offset by meeting housing need and demand in the area and delivering the HWLDP Strategy and the resultant economic and social benefits of development.
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?)	The development of this site for housing, will meet local housing need and demand in a sustainable location well located in relation to services and facilities. There will be local jobs created during construction and likely be benefits to local businesses and tradesmen in supplying materials and labour. Affordable housing is proposed as part of the scheme, with developer contributions enhancing local provision of education and access in the area.
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?)	The close proximity (100m) to the bus stop at Arthurville Court, school (400m) and shops etc (900m) would hopefully result in a general decrease in the use of the private car. New retail provision proposed on the edge of the settlement, may reduce these distances. Footpath links to the centre of Tain will also result in a net reduction in travel distances by private car.
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?)	As set out above, with good connections to community and recreational facilities we would hope to see a reduction in the travel times, and with bus stops in close proximity to the site, we would be optimistic that a high proportion of the peak hour travel movements would be by public transport. We would not expect there to be any conflict between existing surrounding uses, and the proposed use of the site for housing.
Is the site energy efficient? (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)	All proven energy efficient features will be considered at the time of detailed site planning, including ground source heat and the use of locally sourced materials and high levels of insulation.
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?)	No other negative impacts expected as a result of development.

INNER MORAY FIRTH - Call for sites (Strategic Environmental Assessment Form)

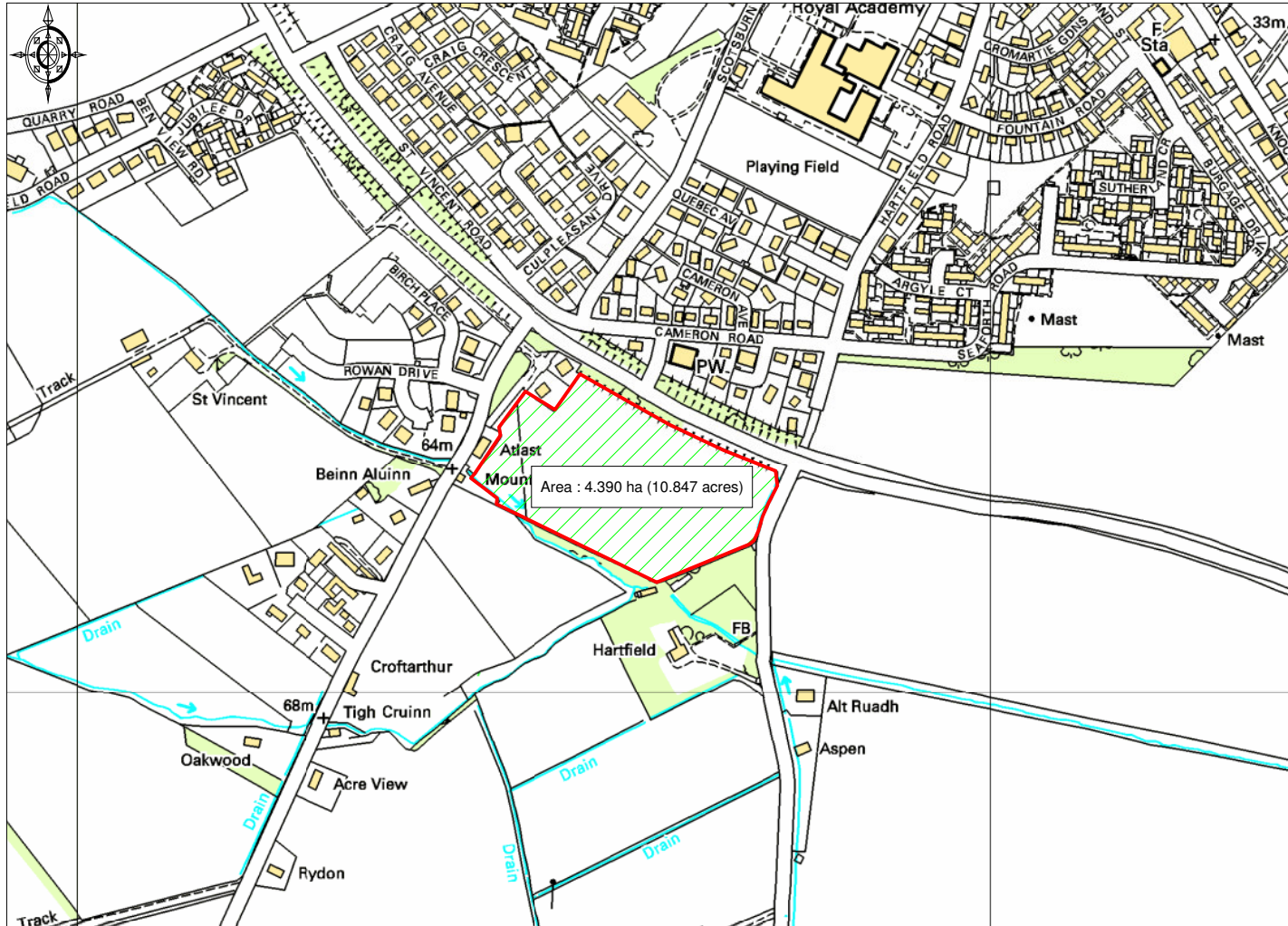
Landowners, developers and/or agents wishing to suggest a site should fill in as much as possible of the following form. Strategic environmental assessment of local development plan sites is now a statutory requirement and considers the possible environmental effects of development proposals. We will 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	a) Will the site safeguard any existing open space within the area? b) Will the site enable high quality open space to be provided within the area?	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?	a) No. b) Yes.	
2	Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?	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?	Yes, the development will encourage active travel. Linkages will be provided to existing public footpaths and the core path network to make it more attractive for people to choose an alternative to the private car. The site is within 400m of the primary school and secondary school as well as approximately 900m from shops and facilities. Proposed retail developments in the area may improve this.	
3	Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?	For example, can a subsidy to a local bus route be provided?	Developer contributions will be negotiated and agreed during the application stage, however, it is likely that a contribution towards the provision of a bus stop on the A9 adjacent to the site.	Possible public transport improvements to be agreed at application stage.
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?	Improvements to the footpaths, road junctions etc will be agreed following a Transport Assessment and through discussion with TEC Services either prior to allocation, or during the application stage.	
5	Is there scope for road safety measures as part of the development of the site?	Will development incorporate on-site traffic calming measures (e.g. speed bumps) or street lighting? Will it incorporate the principles of Designing Streets available via: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	The internal road layout will be designed in line with 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 surrounding uses are either residential, recreational or amenity land and there will be no negative impact.	
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 contamination on site.	
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) Yes.	
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. Not allocated for any particular purpose.	
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?	No development of this site would not detrimentally affect the distinctiveness and qualities of the present landscape character. The site is generally flat and level and not prominent in the landscape. There is a general fall from west to east and any long range views from the south/east would be against the backdrop of existing built form and mature landscaping.	

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.	
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	No.	
13	Will the site impact on any listed building and/or its setting?	Is there a listed building or a part of the setting "area" of a listed building within the site?	No.	
14	Will the site affect a site identified in the Inventory of Gardens and Designed Landscapes?	Is any part of the site inside the outer boundary of an Inventory "entry" or will the site affect the setting of an "entry"?	No.	
15	Will the site affect any locally important archaeological sites identified in the Historic Environment Record?	Does the site contain any features identified in the HER? If yes, will the site affect the feature?	No.	
16	Will the site impact on any Scheduled (Ancient) Monument and/or its setting?	Is there any SAM within the site boundary or will a SAM be affected?	No.	
17	a) Will the site affect any natural heritage designation or area identified for its importance to nature conservation? b) Will the site affect any other important habitat for the natural heritage?	a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site? 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?	A) No. 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?	There are no known protected species on site.	
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?	All workable features will be considered in the detailed proposal, in particular ground source heat.	
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 risk of flooding.	
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?	No.	
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?	Watercourse on southern boundary of the site, however as site falls away from the watercourse, it is not expected that development would impact on its quality. A mitigation scheme can be submitted at planning application stage if required.	
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?	Provision will be made within the detailed layout for public recycling and refuse collection which will be processed within the Inner Moray Firth area.	Provision to be made within the detailed site layout.

24	Can the site be connected to the public water and sewerage system?	Can the site be connected at reasonable cost? If not, what alternative is proposed?	Yes, connections are understood to be available adjacent to the site. Confirmation will be sought at a later date.	
25	Will the site require alteration to the local landform?	Can the site (including access) be developed without significant recontouring etc.? Will access tracks and parking areas have significant cut and fill?	No alteration required.	
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?	Whilst the principal aspect is to the north, the site will be screened from the prevailing wind by existing landform. The potential for passive solar gain will be considered in arriving at the detailed site layout, however, the general grain of development would provide for this.	
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 significant additional impact.	
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?	No significant additional impact.	
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?	a) No. b) Yes.	
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, being an edge of settlement site, there will be ample opportunities in the area for people to come in to contact with and appreciate nature.	
32	a) Will the site affect any core paths or right of way? b) Will the site affect any other existing paths or outdoor access opportunities? c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	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 Highland Path Record? Will it provide additional access opportunities or adversely affect access opportunities afforded by the Land Reform (Scotland) Act 2003? 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?	A) No, however, this may well be enhanced through improvements to footpaths in the area and their extension through the site. B) Yes, the extension of the core path network through the site, will enhance access opportunities. C) Yes, linkages through the site will be accommodated in the detailed site design.	
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?	Whilst the site is grade 1 agricultural land, so is all of the land around Tain, its loss will be offset by meeting housing need and demand in the area and assisting to deliver the HWLDP Strategy. No resultant loss of soil.	
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.	

Tain, Land at Hartfield



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