

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)	Ross Estates Company (The Balnagown Estate)
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 North and East of Highland Park Retirement Village, Barbaraville
Site/Local Name (if different from above)	
Site Size (hectares)	21.38ha (52.83acres).
Grid Reference (if known)	NH7472NE
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Erection of 100 houses and formation of roundabout onto the B817. Associated amenity areas, roads, footpaths and cycleways.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	100 dwellings (including affordable, % to be agreed)
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	
<p>How can the site be serviced? (give details of proposed access, foul drainage, surface water and water supply arrangements)</p>	<p>Access from new roundabout on B871. Connections available in the public highway, however, improvements may be required to the WWTW to accommodate full development (gravity feed for most of development, pumping may be required for parts). Surface water drainage for individual dwellings and roads will be to detention basin proposed on site to manage flow equivalent to greenfield runoff. Water supply from the mains located in the public highway, improvements may need to be agreed to increase capacity.</p>
<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>Two areas of soft clay have been identified on site, however, these have been taken in to account in the layout, and no development is proposed in these locations. No listed buildings or scheduled ancient monuments located on or adjacent to the site, some minor archaeological features in the area but unlikely to be affected by development.</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 development of this site for housing, will meet local housing need and demand, and support services in the area. 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.</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 close proximity (50m) to the bus stop, shop (50m) and village hall (580m) would hopefully result in a general decrease in the use of the private car for day to day activities and travelling to work.</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>As set out above, with good connections to community, commercial and recreational facilities we would hope to see a general reduction in overall travel times. We would not expect there to be any conflict between existing surrounding uses, and the proposed use of the site for housing.</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>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.</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>During the planning application process (08/00253/OUTSU) there are no technical issues preventing the grant of planning permission, other than liaison with Network Rail regarding the level crossing, and subsequent discussion with Transport Scotland pending the outcome of those. These discussions are progressing and the Council is being informed of progress. The applicants Transport Assessment has nevertheless identified no detriment to the function of junctions or the surrounding road network as a result of this development.</p>

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

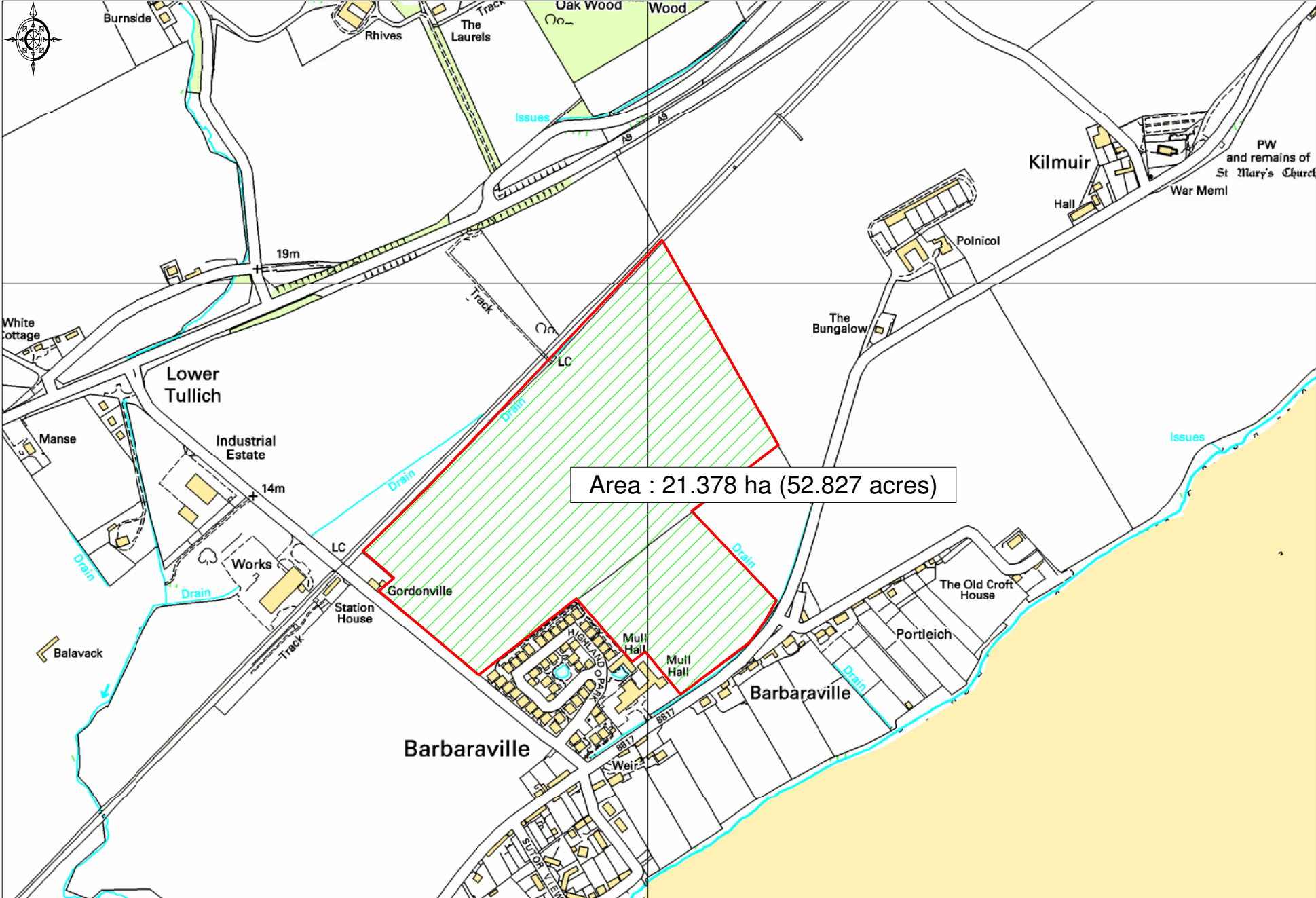
Landowners, developers and/or agents wishing to suggest a site should fill in as much as possible of the following form. Strategic environmental assessment of local development plan sites is now a statutory requirement and considers the possible environmental effects of development proposals. We will 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, the development will not safeguard open space, however will provide more useable open space and cycleways within and around the development. b) Yes, useable open space and cycleways will be provided as part of the development.	Open space provided as part of the development.
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 as the development is either within, or just over 400m from community/commercial buildings, employment opportunities and public transport.	
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 as part of the planning application process.	Developer contributions to be negotiated 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?	Other than the installation of a roundabout on the B817, no offsite improvements currently identified by the Council in response to the planning application consultation.	Works may be required to the level crossing, however, these are the subject of discussion with the relevant parties.
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 has been designed in line with the principles of Designing Streets. A new roundabout will be put in place on the B817 to enhance road safety in the locality.	
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. A generous setback from the railway has been incorporated in the illustrative layout submitted with the application, this will be planted to provide noise mitigation and shelter from the prevailing wind.	
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.	The provision of housing to meet local needs and demands in the area, coupled with the economic benefits both during and post construction will offset the loss of productive land.
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?	Yes, allocated for residential development in the Ross & Cromarty East Local Plan 2006. The current application increases the density slightly, however, still represents low density development.	
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. The site is generally flat and level and not prominent in the landscape. Any long range views would be mitigated by the buffer sheltering the development from noise from the railway, and prevailing wind.	Shelter planting to shield from long range views, prevailign wind, and noise from the railway.
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 present on site, this is not an issue which has raised during the application process.	
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?	No.	
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 will be made for communal recycling within the site.
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 available adjacent to the site. Whilst pumping for part of the site may be required, this is unlikely to be an excessive additional cost. Improvements to the WWTW and WTW may need to be agreed with Scottish Water, however, this will be assessed at Full Application stage.	Pumping may be required to feed in to the WWTW - details to be agreed with Scottish Water.
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 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?	The prevailing wind has been taken in to account in the illustrative layout and the location and form of the landscaping to mitigate noise from the adjacent railway to also provide shelter from the prevailing wind.	
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, and enhancement is expected through the landscaping proposed, and the detention basins (for surface water) which can provide an environmental enhancement.	
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 a rural development site, there will be ample opportunities in the area for people to come in to contact with and appreciate nature both within the site and through the wider public access network.	
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. B) Yes. C) Yes, through the provision of footpaths and cycleways within the development, these will also be available to the wider community and will link in with the existing footpath network in the area.	Links provided through the site.
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 classified as Grade 3(1) of the Macaulay Land Classification (comprising prime quality agricultural land) it is currently allocated for development in the Local Plan and therefore its loss has already been assessed as not being detrimental to the overall supply in the area, and necessary to meet housing needs and demands in this part of the Highlands. There will be no resultant loss of soil.	Loss of productive land offset by other benefits.
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 Barbaraville, Highland



Area : 21.378 ha (52.827 acres)



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