

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	ALAN OGILVIE GH Johnston Building Consultants Ltd
Your Address / Contact Details	Agent – see below
Landowner's Name (if known / applicable)	Mr Hamish Leslie Melville, Lochluichart Estate Highland LLP
Agent (if applicable)	GH Johnston Building Consultants Ltd
Agent's Address / Contact Details (if applicable)	Willow House
	Stoneyfield Business Park
	Inverness
	IV2 7PA

DETAILS OF SITE SUGGESTED	
Site Address	Chapelton Farm East, Muir of Ord
Site/Local Name (if different from above)	
Site Size (hectares)	1.4 ha.
Grid Reference (if known)	NH 5264 5093
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing, including affordable.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	Up to 20 dwellings.
Map	Land outlined in red on the Ross and Cromarty East Local Plan extract and an Ordnance Survey base, as attached.

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)	See Sketch Development Framework plan. <ul style="list-style-type: none"> ▪ Road access from the A862, Beauly to Dingwall road. ▪ Foul drainage to Muir of Ord system and works with capacity for 580 housing units equivalent. ▪ Water supply from the local network and WTW with capacity for 2000+ housing units equivalent.
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>	<ul style="list-style-type: none"> ▪ No part of the site is shown to be in a SEPA 1 in 200 year flood risk area. ▪ No part of the site is Prime quality agricultural land. ▪ This some woodland on the southern and eastern margins which is not protected by a TPO. However, adequate holdback distances will be maintained from individual trees once a conditions survey is undertaken in due course. ▪ The Highland Environmental Record indicates the site of an old building in the south east area of the site but there is no obvious trace of it.
<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>	<ul style="list-style-type: none"> ▪ Residential development will require compliance with the Council's affordable housing policies and make contributions towards improved education facilities. ▪ In the development of the site to the west side of the A862 a considerable amount of amenity woodland will be made available to the wider community for informal recreation purposes.
<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 land is located within 1 km of the railway station, village centre and key existing community facilities such as the library to the south. The primary school is 1.1 km away. A local bus service presently runs along the A862 road adjacent to the site.</p>
<p>Is the site well connected? (e.g. will the average travel time to community and commercial facilities reduce or increase as a result of the site's development, is the proposed use compatible with existing / proposed surrounding uses?)</p>	<p>The site is closer to existing community and commercial facilities than some of the areas already developed on the edge of Muir of Ord. It lies to the east of an existing residential area.</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>The site has a west and south westerly aspect which will allow for passive solar gain from an energy efficient layout and siting and design of buildings.</p>
<p>What other negative impacts will the development have and how will they be resolved or offset? (e.g. will the site's development increase any form of pollution or decrease public safety?)</p>	<p>None 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) No.</p> <p>b) Yes, if land is allocated for 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>	<p>The Ord Arms Hotel lies adjacent to the south of the site.</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>A bus service presently runs along the A862 road on the west side of the site. In view of recent experience with planning applications elsewhere in Highland, financial contributions towards encouraging its use by future residents as well as towards <i>Safer Routes to School</i> measures are expected. The site is also well placed to accommodate a bus lay-by on the frontage to encourage more sustainable travel.</p>	
4	<p>Will the site involve "off site" road improvements</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>Not envisaged but TECS will advise accordingly.</p>	

	that will contribute to road safety?			
5	Is there scope for road safety measures as part of the development of the site?	Will development incorporate on-site traffic calming measures (e.g. speed bumps) or street lighting? Will it incorporate the principles of Designing Streets available via: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	Yes, it is understood that such measures are expected of most developments.	Remote path connections to the existing path network.
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 "bad neighbour" uses.	
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	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, as it is a part of an existing working estate farm but only for grazing purposes.	
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 but when considered at the 2005 Ross and Cromarty East Local Plan Inquiry it was agreed that a future review of the plan would consider whether it should be included.	
10	Will the site affect the distinctiveness and special qualities of the	Does the site conform with the Landscape Capacity Assessment (if available)? Will the site result in the removal of valued landscape	<ul style="list-style-type: none"> ▪ A Landscape Capacity Assessment was carried out in preparation of the Ross and Cromarty East Local Plan. The site 	Retain existing woodland and introduce new planting along the west and east boundaries to help

	present landscape character or affect any landscape designation?	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?	falls into the Muir of Ord Town landscape character area. However, the potential of the site was not examined in detail a part of the Landscape Capacity Assessment <ul style="list-style-type: none"> ▪ Not in an NSA or SLA. 	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?	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	a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?	a) No	

	conservation? b) Will the site affect any other important habitat for the natural heritage?	b) Is any part of the site within or likely to affect non-statutory features identified as being of nature conservation importance e.g. Ancient, Semi-Natural or Long-Established Woodland Inventory sites, priority BAP habitats, habitats included on the Scottish Biodiversity List, non-designated habitats listed in Annex 1 of EC Habitats Directive?	b) No	
18	a) Will the site affect any protected species? b) Will the site affect any other important species for the natural heritage?	a) Will the site affect any European Protected Species, Badgers and species (birds, animals and plants) protected under the Wildlife and Countryside Act 1981 as amended. If such a species may be present on or near the site, a survey should be carried out to inform this assessment (for which a licence from SNH may be required) b) Will the site affect species listed in the UK and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive?	a) 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. b) Unknown	
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?	Scope to provide in the detailed development of the site.	
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	
21	Will development of the site result in the need for changes in land form and level? If yes, how will soil and drainage	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?	Yes, changes in land form and level are most likely given the current rounded knolls on the site. At present it is too early to say how related soil and drainage issues will be addressed.	

	issues be addressed?			
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?	Yes, under normal household 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?	Capacity is known to exist but details of specific connection requirements cannot be determined until a layout plan has been prepared and the number of dwellings determined following allocation of land in the LDP.	
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?	Yes, changes in land form and level are most likely given the current rounded knolls on the site. However, there is level access from the main road to the west.	
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?	It is sheltered by trees on the land to the north west. The developable land has a principal aspect between west and south west.	
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 near areas of employment but is close to public transport.	
29	Will the site have an impact on light pollution	Is it likely that the Council policy likely will require street lighting at this location? Are	Street lighting will be required but there are unlikely to be proposals for floodlighting in	

	levels?	there proposals for floodlighting on the site?	the development area.	
30	<p>a) Will it the site affect 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>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?</p> <p>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?</p>	<p>a) No. The intention is to leave the woodland and hedgerows clear of built development.</p> <p>b) Yes open space will be provided in the development. The intention would also be to provide a path link to the south.</p>	<p>b) Additional tree planting and landscaping around the margins of the development area.</p>
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, to the woodland to the north west across the A862 road.	
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>a) No.</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?	No and 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	

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	ALAN OGILVIE GH Johnston Building Consultants Ltd
Your Address / Contact Details	Agent – see below
Landowner’s Name (if known / applicable)	Mr Hamish Leslie Melville, Lochluichart Estate Highland LLP
Agent (if applicable)	GH Johnston Building Consultants Ltd
Agent’s Address / Contact Details (if applicable)	Willow House
	Stoneyfield Business Park
	Inverness
	IV2 7PA

DETAILS OF SITE SUGGESTED	
Site Address	Chapelton Farm West, Muir of Ord
Site/Local Name (if different from above)	
Site Size (hectares)	9.0 ha., not all for development
Grid Reference (if known)	NH 5236 5107
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing in woodland setting.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	Not applicable at this stage.
Map	Land outlined in red on the Ross and Cromarty East Local Plan extract and an Ordnance Survey base, as attached.

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)	See Sketch Development Framework plan. <ul style="list-style-type: none"> ▪ Road access from the A862, Beauly to Dingwall road and remote foot/cycle path connections from housing development to the south. ▪ Foul drainage to Muir of Ord system and works with capacity for 580 housing units equivalent. ▪ Water supply from the local network and WTW with capacity for 2000+ housing units equivalent.
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>	<ul style="list-style-type: none"> ▪ No part of the site is shown to be in the SEPA 1 in 200 year flood risk area. ▪ No part of the site is Prime quality agricultural land. ▪ There are large areas of woodland which are not protected by a TPO. However, it appears to have Semi-Natural and Ancient Woodland designation. 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. ▪ A single low voltage power line passes through the southern part of the land. The setback or safeguarding distance is indicated on the Site Constraints plan. ▪ There are no sites indicated on the land in the Highland Environmental Record. However, a listed building and its curtilage lies immediately to the south east.
<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>	<ul style="list-style-type: none"> ▪ Residential development will require compliance with the Council's affordable housing policies and make contributions towards improved education facilities. ▪ As part of the site development a considerable area of amenity woodland will be made available to the wider community for informal recreation purposes.
<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 land is located within 1.2 km of the railway station, village centre and key existing community facilities such as the primary school, library and village hall. There is also potential to develop a network of paths connecting to the existing network to the south. A local bus service presently runs along the A862 road adjacent to the site. These all offer opportunities for active and healthy travel.</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 indicated above, opportunities exist to connect to the railway station, bus service and existing community facilities as well as through remote path connections to the adjacent residential areas to the south.</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>The northern part of the developable land has a southerly aspect which will allow for passive solar gain from an energy efficient layout and siting and design of buildings.</p>
<p>What other negative impacts will the development have and how will they be resolved or offset? (e.g. will the site's development increase any form of pollution or decrease public safety?)</p>	<p>None 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, if land is allocated for development. Much of the land along the south side is heavily wooded and together with small enclaves of open land offer opportunities for informal recreation and wider public access to the countryside.</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"> ▪ The Ord Arms Hotel is within 400 m of the site. ▪ There are opportunities to create new walking/cycling routes through the site and to connect to and improve existing routes. 	
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>A bus service presently runs along the A862 road on the east side of the site. In view of recent experience with planning applications elsewhere in Highland, financial contributions towards encouraging its use by future residents as well as towards <i>Safer Routes to School</i> measures are expected. The site is also well placed to accommodate the necessary infrastructure such as the cycle path extension and a bus lay-by to encourage</p>	

			more sustainable travel.	
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?	Not envisaged but TECS will advise accordingly.	
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, it is understood that such measures are expected of most developments.	Remote path connections to the existing path network.
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"> ▪ No “bad neighbour” uses ▪ A low voltage overhead electricity line passes through the site. 	
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: http://scotland.gov.uk/Publications/2010/01/26135819/0)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 let out on a 364 day grazing let.</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	Does the site conform with the Landscape	<ul style="list-style-type: none"> ▪ A Landscape Capacity Assessment was 	Retain existing woodland and

	distinctiveness and special qualities of the present landscape character or affect any landscape designation?	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?	carried out in preparation of the Ross and Cromarty East Local Plan. The site falls into a “crofting” landscape character area. However, the potential of the site was not examined in detail a part of the Landscape Capacity Assessment <ul style="list-style-type: none"> ▪ Not in an NSA or SLA. 	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?	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	a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?	a) No	

	<p>identified for its importance to nature conservation?</p> <p>b) Will the site affect any other important habitat for the natural heritage?</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>b) The south western half of the site is indicated in the Ross and Cromarty East Local Plan Analysis Map as an Ancient, Semi-Natural or Long-Established Woodland Inventory site.</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: http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx)</p>	<p>No</p>	
21	<p>Will development of the site result in the need for changes in land form</p>	<p>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</p>	<p>Unknown at this stage.</p>	

	and level? If yes, how will soil and drainage issues be addressed?	habitats, especially blanket bog?		
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?	Unknown at this stage but unlikely.	
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 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?	Capacity is known to exist but details of specific connection requirements cannot be determined until a layout plan is prepared indicating the number of dwellings, following allocation of land in the LDP.	
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?	Most of it is sheltered by trees and where open the north west boundary will be planted up. The developable land does not have a principal aspect between SW and SE on account of the woodland. However, on the higher ground to the north east this aspect can be achieved.	
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	Not near areas of employment but is close to public transport.	

		may contribute to air pollution.		
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 there are unlikely to be proposals for floodlighting in the development area.	
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. The intention is to leave the woodland, hedgerows and watercourses clear of built development. b) Yes. The intention would also be to provide a network of paths linking with the natural features and the existing built up area to the south. The potential for connections to the Core Path Network through the site 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.	
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	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	a) No. b) No. c) Yes, as advised above. See also the Sketch Development Framework plan.	

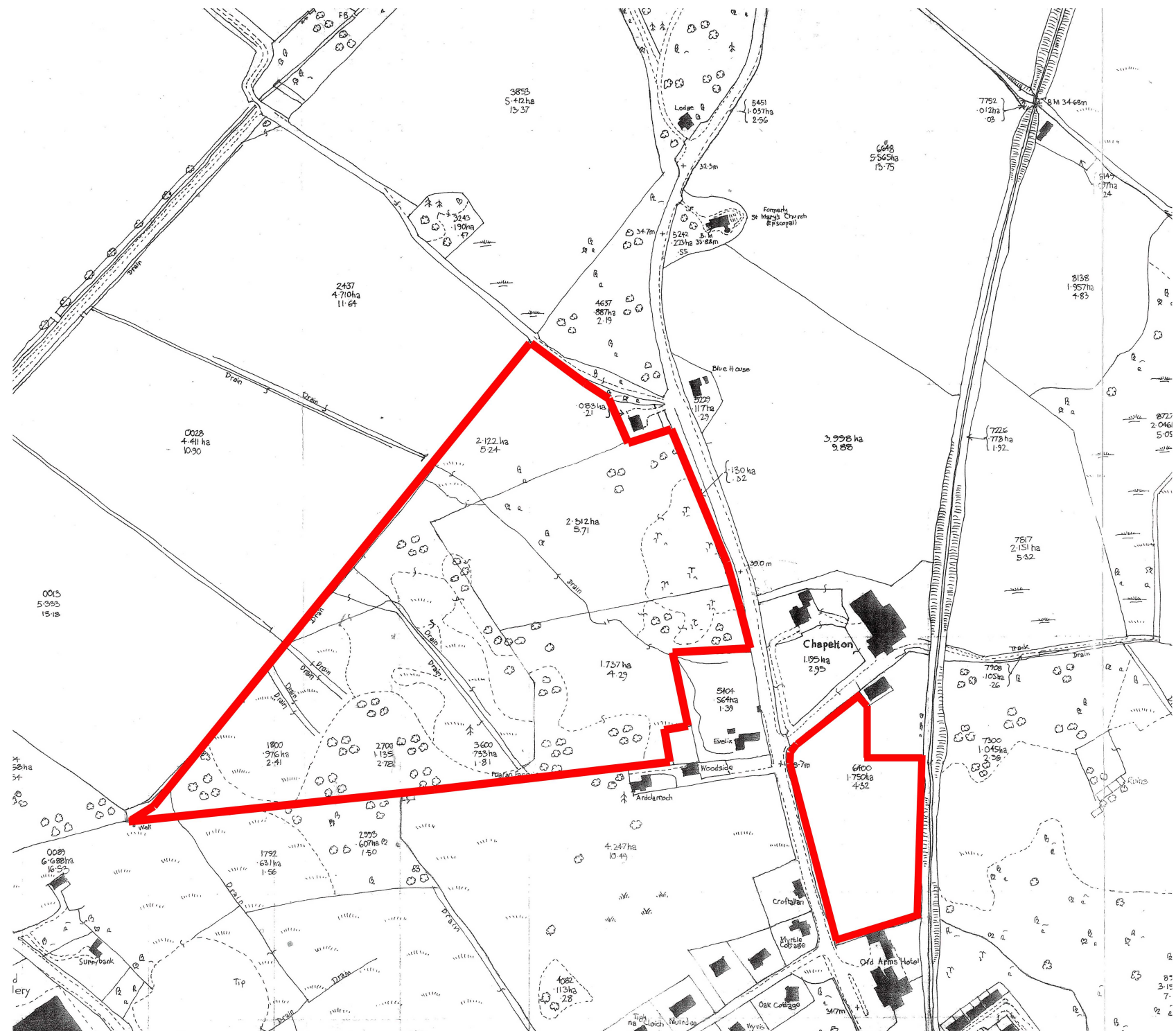
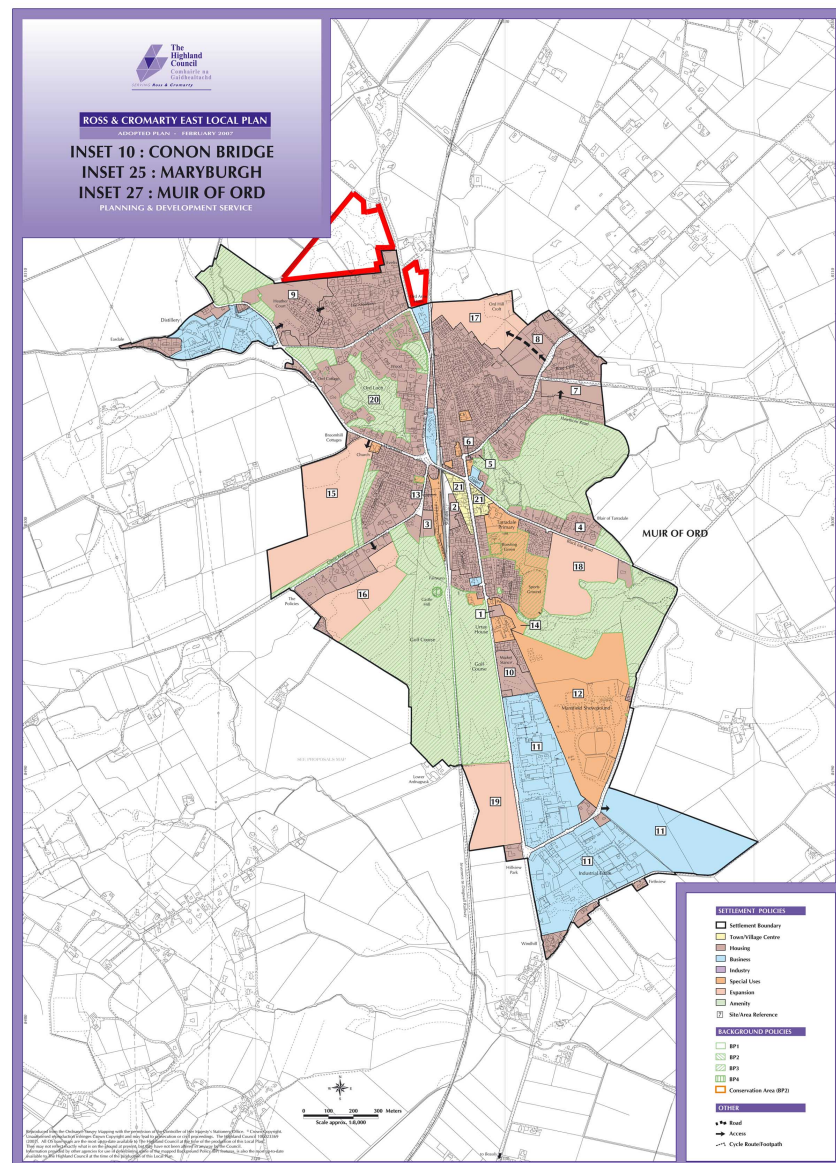
	site and linking to the path network beyond the site?	wider range of users? Will the site help to realise priorities identified in the Council's outdoor access strategy or aspirational paths identified in the core path plans?		
33	Will the site have an impact on the geodiversity of the area?	Are you 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 CHAPLETON FARM, MUIR OF ORD

SITE PLAN



G. H. JOHNSTON BUILDING CONSULTANTS LTD



LAND AT CHAPELTON FARM, MUIR OF ORD

SKETCH DEVELOPMENT FRAMEWORK



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-  existing woodland areas retained
-  open space / amenity land
-  areas of additional planting
-  potential housing phases
-  access road
-  remote paths

Chapelton West

- phase 1 = 1 - 15 houses
- phase 2 = 8 - 10 houses
- phase 3 = 7 house
- phase 4 = 8 house

Chapelton East

- phase 1 = 15 houses
(affordable)
- phase 2 = 5 houses