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IMFLDP Call for Sites  
Director of Planning & Development  
The Highland Council  
Glenurquhart Road  
INVERNESS  
IV3 5NX

Our Ref: AO/YM/1949

Date: 28 April, 2011

Dear Sir

**INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN CALL FOR SITES**  
**ROSEHAUGH ESTATE**

We refer to paragraph 28 of the Landward Area Chapter (6) of the Ross and Cromarty East Local Plan. A copy of the Written Statement Extract covering this paragraph is enclosed for reference.

We act on behalf of Broadland Properties Ltd, the owners of the Rosehaugh Estate, located to the west of Avoch. Over the last few years our clients have been actively engaged in a programme of restoring the many fine buildings on the Estate for residential use. In previous Local Plans the Planning Authority had accepted the principle of additional new housing as enabling development particularly as many of the traditional buildings are Listed and very costly to restore to their former glory.

As restoration works will continue over the next 5 years and beyond we write to request that the new Inner Moray Firth Local Development Plan continues to support the overall proposals for Rosehaugh. These include approximately 15 new houses in addition to a similar number of dwellings to be created through restoration and conversion of existing buildings.

We enclose a plan outlining in red the area in which the development activity is expected to be concentrated. We also enclose as the basis for preparing an overall Master Plan a Sketch Development Framework plan. This identifies the existing buildings under consideration and redevelopment and new opportunities together with key infrastructure works. This has been prepared following discussions with the Estate's forester and factor on future woodland management and the Designed Landscape. The intention is that these individuals, the clients and ourselves would be involved in future discussions with your officers to progress the Master Plan in due course. However, in the first instance it is important to continue to reflect the development potential in the Local Development Plan.

As we do not seek a change from the current Local Plan allocation we were advised by Mr Stott of your office that there is no requirement to submit a Call for Sites form to make a full bid justifying it or giving a "detailed explanation" of the merits of the site and environmental effects of development. However, if you require further information to help maintain the potential in the Development Plan please do not hesitate to contact us.

Yours faithfully



Alan Ogilvie MRTPI  
Planning Consultant  
G H Johnston Building Consultants Ltd

Encs

cc Ronnie Urquhart, County Properties Ltd, 56 George Street, Edinburgh EH2 2LR

## Chapter 6: Landward Area - Sgìre an Fhearainn

The Landward Area covers the largest geographical part of the Local Plan area; essentially all land outwith the main settlements, which are covered in Chapters 7 to 34.

### General

*The Council will apply General Policies BP1 to 4 throughout the Landward Area, as shown on the Proposals Map. Under Policies BP2, 3 and 4, a degree of restriction is applied depending upon the nature and severity of the development constraint, be it for servicing, amenity, nature conservation or public safety reasons. A high quality of design for new and extended buildings, in keeping with the character of traditional rural buildings, is expected. More specific guidance for the siting and design of new houses is indicated in the Development Plan Policy Guideline, which accompanies this Local Plan. Site and area specific policies, proposals and development opportunities are shown below.*

### Housing

1. *The Council will favour rehabilitation and re-use for residential purposes of vacant dwellings and other traditional buildings throughout the countryside, particularly where services are readily available, so long as the building survives to wall head level [G2].*
2. *The Council will favour new housing development in the Rural Development Areas of Achanalt, Grudie, Lochluichart, west of Edderton, Nigg, Seaboard, Portmahomack and Strathconon. Outwith identified groups or settlements in these areas, proposals may be acceptable where they help repopulate communities, strengthen services and reflect the character of development in the locality. Suitably designed proposals will be supported if they*
  - *are consistent with General and Housing Policies in the Structure Plan*
  - *are in accordance with the existing settlement pattern, especially in relation to sufficient separation between houses*
  - *account for drainage constraints or can otherwise be adequately serviced and do not involve undue public expenditure or infrastructure out of keeping with the rural character*
  - *avoid hazards, significant earthworks, prominent siting or conflict with natural and cultural heritage interests.*

*The Council will also monitor the numbers of housing completions and their impact on the local environment [H3].*

3. *Development may be acceptable within the defined boundaries of the small rural settlements listed as 4 to 30 in the table below. Suitably designed proposals will be supported if they*
  - *are consistent with General and Housing Policies in the Structure Plan*
  - *are consistent with the established settlement/development pattern*
  - *can be drained to the satisfaction of the drainage authority (GSP2) and where other servicing does not involve undue public expenditure or infrastructure out of keeping with the rural character*
  - *avoid hazards, significant earthworks, prominent siting or conflict with natural and cultural heritage interests.*

*In line with General Housing Policy H, a strong presumption against development will also be maintained on land immediately outwith the defined settlement boundaries [G2].*

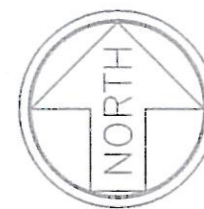
Ref.	Location	Capacity	Comments/Constraints
4.	Achterneed	7	Development potential limited by steep slope to the north and prime agricultural land elsewhere. Future opportunities rely on redevelopment and infill sites and should respect the Estate / 'farm town' township cluster character of the village around Achterneed Farm. Redevelopment opportunity for up to three dwellings adjacent to Rowan Croft access road,
5.	Alcaig	20	Imperfectly draining soils. The B9163 road allows good access. Suitable development land exists on backland and along southern edge of village. Identify site for play area. Developers /applicants should contribute on a pro rata basis per each new house to the provision of the play area and road improvements required in relation to the overall development. These should include visibility improvements

26.	<b>Rhicullen/ Newmore</b>	<b>8</b>	Development opportunities are restricted in advance of a satisfactory new drainage system. As further housing will help sustain the school, the Council will discuss with Scottish Water and SEPA the prospects for providing a first time public drainage system. In the meantime a presumption will be maintained against further development. Future development proposals should be confined to the eastern and western margins of the community and avoid the playing field and safeguarded woodland to the south.
27.	<b>Rockfield</b>	<b>2</b>	The steep coastal slope, tortuous access road and the need to safeguard the open spaces along the seafront limits further development to small scale infill housing.
28.	<b>Rosehaugh Estate</b>	<b>15</b>	<i>In addition to the remaining potential to convert existing buildings, scope exists for approximately 15 new houses. These should either be free-standing within extensive private grounds or closely integrated with existing buildings, but not laid out as a uniform low density development. Detailed siting must respect the immediate settings of listed buildings and avoid impinging on semi-natural woodland, other woodland of landscape or wildlife interest, or notable landscape vistas within the Estate, which are key components of the designated Garden and Designed Landscape. The Council will seek to enter into a Planning Agreement to:</i> (a) <i>restrict subsequent sub-division or further development of individual plots;</i> (b) <i>restrict new construction in accordance with an agreed Master Plan to binding commitments to the appropriately phased rehabilitation and conversion of existing buildings and the future management of the woodlands and other common areas;</i> (c) <i>cover appropriate phasing appropriate phasing of necessary infrastructure improvements;</i> (d) <i>retain in perpetuity the undeveloped character of the buffer land between the buildings on the estate and the village of Avoch; and</i> (e) <i>cover opportunities for public access and enjoyment of existing public access and enjoyment of appropriate walks.</i> <i>There is a presumption against further septic tank drainage and a connection to the Avoch public sewers is advised.</i>
29.	<b>Scotsburn</b>	<b>12</b>	The Scotsburn area has seen substantial housing development over the last decade and there are now significant servicing problems especially in relation to waste disposal. The majority of development has been contained to the southern side of the road, where the best views are to be found. Potential for further infill development is subject to satisfactory drainage arrangements (GSP2) and, where feasible, the use of shared access points. The allocation borders the Morangie Forest Special Protection Area (SPA) and the Scotsburn Wood Semi-Natural and Ancient Woodlands; due regard will be taken of these natural heritage considerations.
30.	<b>Windhill</b>	<b>7</b>	Growth is constrained by farmland, a redundant quarry and water courses. Vehicular circulation and access is poor. An amenity safeguard providing separation from A862 will be maintained. Environmental enhancement including undergrounding of overhead wires will be sought in conjunction with future development proposals. Developers will be required to carry out monitoring of archaeological remains. Opportunities for additional houses are as follows : - (a) Former Sawmill: Up to 3 houses, observing a 10m. setback from north-west and south-east site boundaries and the Black Burn. Developers will contribute to improvement of Windhill A862 south junction and access road. (b) Black Burn: 2 houses. Developer contribution to access road / south junction improvement. (c) Infill Site: 1 house. Developer contribution to improve north junction access with A862. (d) Former Steading: 1 house, redevelopment potential to create one house. Developer contribution to improve north junction of A862. (e) Old Sandpit: subject to satisfactory assessment and amelioration of contamination and ground conditions. Developer contribution to north junction access with A862.

31. ***In the Heritage/ Natural Zone, suitably designed new houses may be acceptable if they***
- ***are consistent with General and Housing Policies in the Structure Plan***
  - ***are broadly located within the existing limits of the settlement***






# LAND AT ROSEHAUGH ESTATE, AVOCH

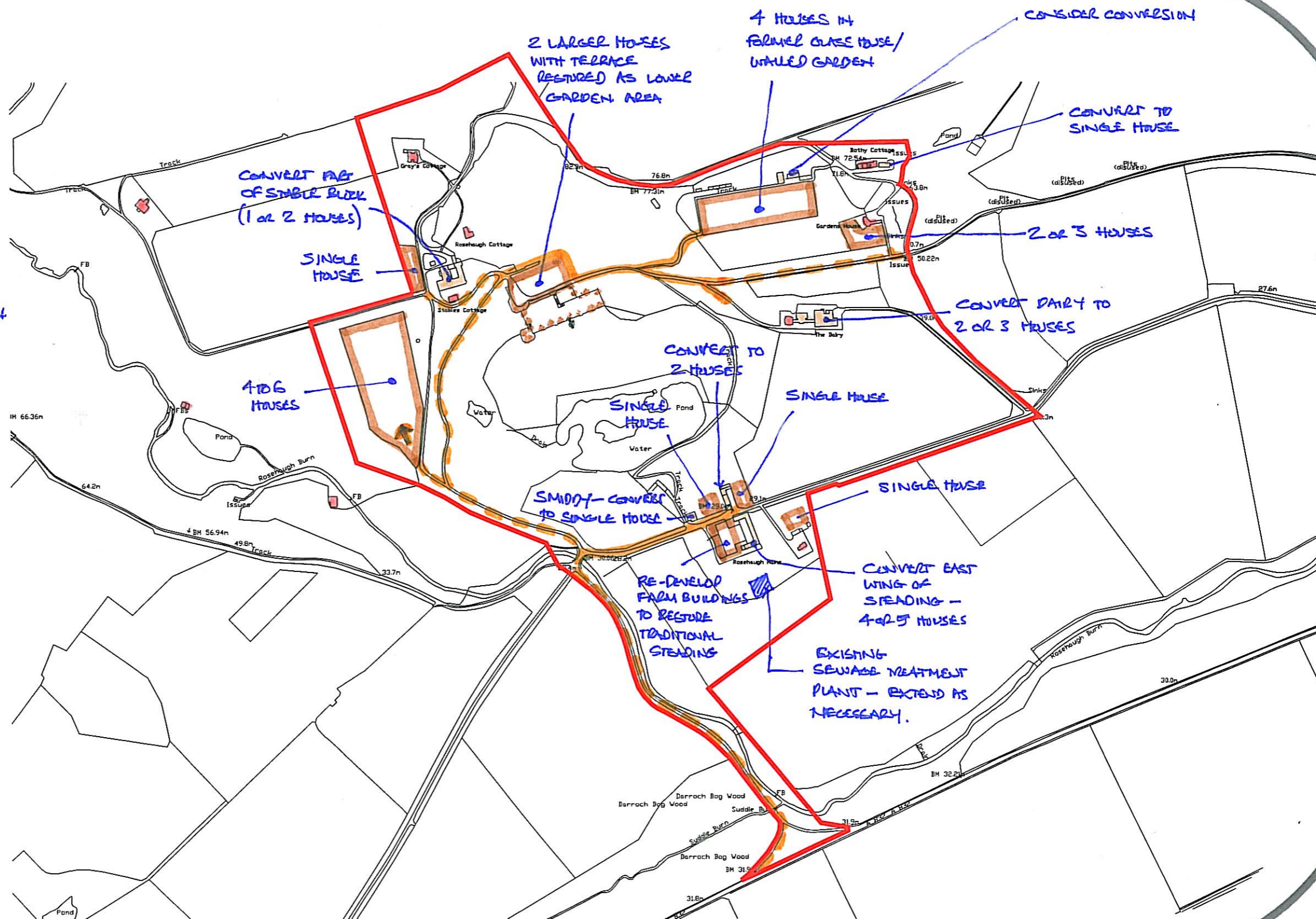
## SKETCH DEVELOPMENT FRAMEWORK



G. H. JOHNSTON BUILDING CONSULTANTS LTD

### KEY

-  EXISTING HOUSES
-  BUILDINGS FOR POTENTIAL CONVERSION TO RESIDENTIAL
-  POTENTIAL AREAS FOR NEW BUILDING
-  MINOR UPGRADE OF EXISTING ROAD
-  MORE SIGNIFICANT ROAD UPGRADE



# LAND AT ROSEHAUGH ESTATE, AVOCH

## SITE PLAN



G. H. JOHNSTON BUILDING CONSULTANTS LTD

ROSEHAUGH ESTATE

