

INNER MORAY FIRTH - Call for sites (Site Forms)

YOUR DETAILS	
Your Name (and organisation if applicable)	The Novar Estate
Your Address / Contact Details	C/O Agent
Landowner's Name (if known / applicable)	Mr R Munro Ferguson
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 at Culcairn, Evanton
Site/Local Name (if different from above)	
Site Size (hectares)	12.29ha (30.3acres)
Grid Reference (if known)	(E) 261141 (N) 866716
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing (including affordable and Live/Work), Commercial (1,000sqm), Infrastructure and Open Space.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	Proposed phased development of 119 dwellings (25% affordable), plus 40 combined live/work commercial units and commercial floorspace on a 1,000sqm site (floorspace 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 not 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 Station Road on the southern edge of the site. Scottish Water infrastructure (water supply and waste water) is adjacent to the site in the public highway and Scottish Water have confirmed that, whilst local mains reinforcement may be required, there is capacity for approximately 1,500 dwellings in the WWTW, and for approximately 2,000 dwellings in the WTW. Surface water drainage for individual dwellings will be dealt with by individual soakaways located within the gardens. Surface water from roads will be dealt with by two SUDs ponds located on site discharging to the adjacent burn to the west. Electricity and gas are also available in the public highway.

<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>SEPA have indicated that, whilst the site is not identified as being subject to flooding, a Stage 1 Flood Risk Assessment and, if necessary, a Stage 2 Flood Risk Assessment be carried out. It is thought that this is to assess the impact of surface water discharge on the adjacent burn, however, clarification is being sought and this information will be provided during the review process. Whilst the foul water network will need to be improved as part of the development, detailed Drainage Impact Assessment will need to be undertaken and improvements agreed once the detailed scheme has been prepared. Whilst there are no features of environmental importance identified on site, there are features in the vicinity and detailed mitigation proposals will need to be agreed for the construction period, at planning application stage. An ecological walkover survey will be carried out to establish the presence of badgers and other protected species with further investigations carried out if appropriate, this information will be submitted at a later stage of plan preparation. We note the need for a Transport Statement to be prepared in consultation with Trans</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 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. Employment opportunities will also result from the business space, and live/work units, proposed as part of the development. Allotments are also proposed which will be available to occupiers of the scheme, and people locally.</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>Evanton is well served by bus services connecting with the wider Inner Moray Firth (service number 25 & 25x) offering hourly, or half hourly, weekday services with less regular services at the weekend. The nearest bus stop is within 400m of the site, however, it is possible that the service is extended in to the site through time and as development progresses. AIness Railway Station is 4 miles away providing services to Inverness and further afield. There is land safeguarded for the potential re-opening of the station at Evanton. There are good footpath links existing, and proposed, with both Culcairn, and Evanton and the National Cycle Route adjacent to the site. With employment opportunities proposed as part of the development, and located very nearby, a Co-op and Primary School in the settlement, we would hope to see a more sustainable pattern of development emerging as a result of development.</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 foot, and cycle, connections to community, commercial and recreational facilities, and good proximity to well served bus stops, we would hope to see a reduction in the 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>A draft masterplan has been prepared by Neil Sutherland Architects and Urban Animation for Novar Estate, with sustainability as a key part of the process. The site allows for the layout to maximise the potential for passive solar gain, and use the existing built form of Evanton to shield the houses from the prevailing wind. Landscaping within and around the site, will further enhance this screening from the prevailing wind. Locally sourced materials are likely to be used in the construction of individual houses. It is possible that, following further investigation, a Biomass Boiler may form part of the development.</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>We would not expect there to be any significant negative impacts as a result of development on this site.</p>

Fig. 5.19 The complete scheme in diagrammatic form



5.99 Figure 5.19 shows the complete scheme in diagrammatic form. It highlights the key facets of the scheme:

- A legible and permeable layout;
- Mixed use (housing, commercial, leisure);
- Mixed density housing;
- A hierarchy of streets (including Home Zones);
- Green space and other open space (including the square);
- Footpath links to adjacent residential areas;
- Community facilities (eg. bowling green and allotments);
- Sustainability, eg. the use of SUDS.

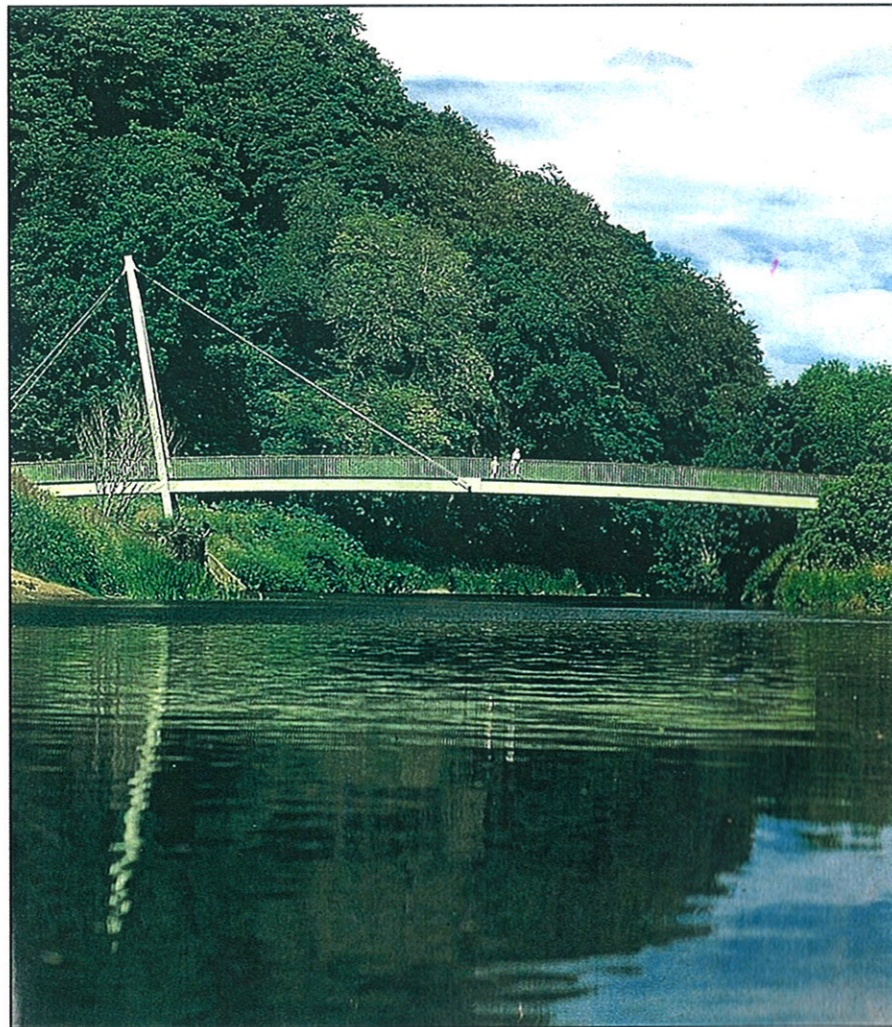
Key:

-  Buildings
-  Square
-  Greenspace
-  Existing tracks
-  Station Road/Fyrish Crescent/Novar Crescent
-  Primary road
-  Secondary road
-  Homezone/shared surface
-  Paths

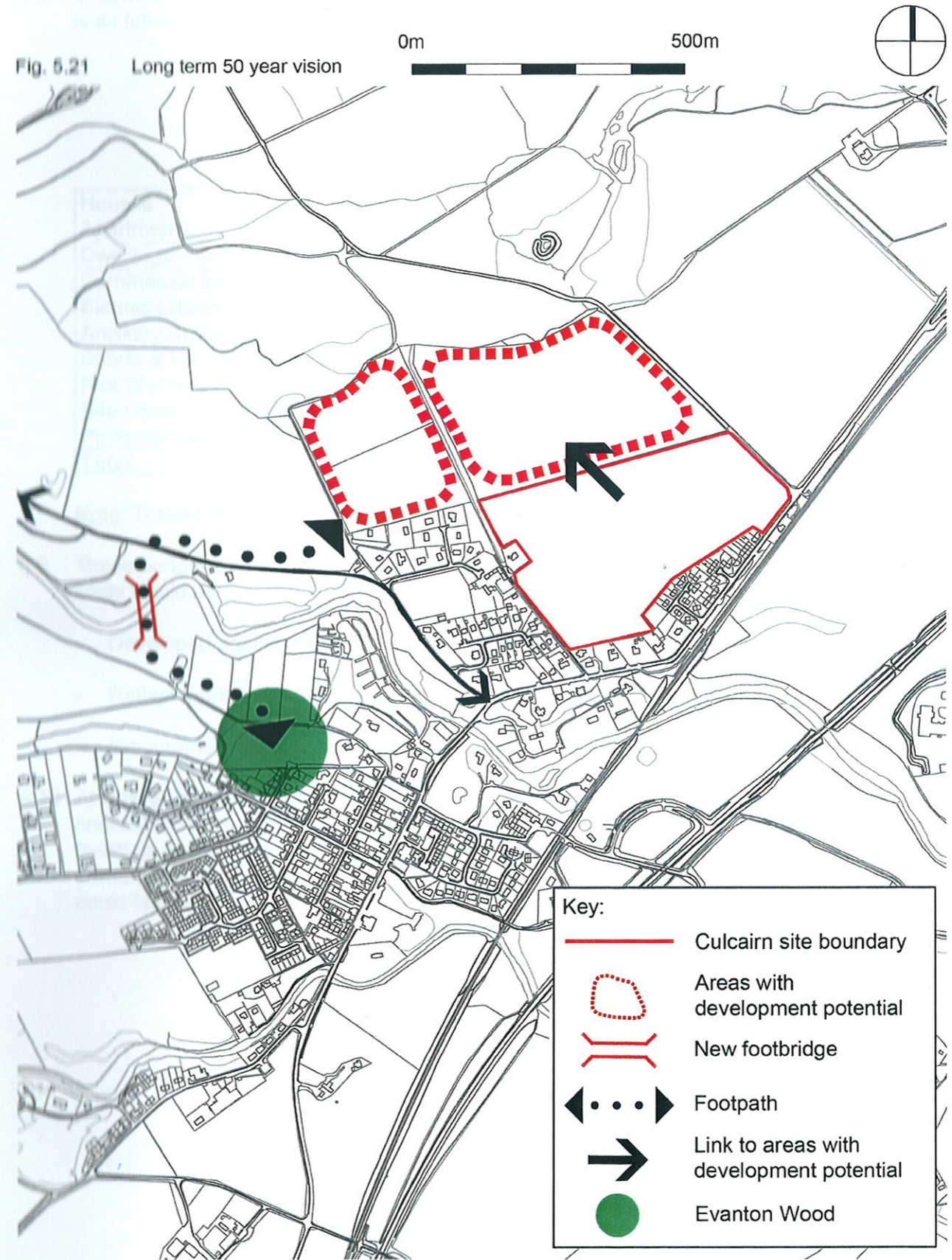
Long Term Development Opportunities

5.102 The layout provides substantial scope for further organic expansion to the North and West of the site over the longer term. Such an expansion could link into the existing Evanton settlement pattern through straightforward connections to the existing roads and paths on the East side of the River Glass. Ideally, such an extension would be designed and built using the same sustainable principles used at Culcairn.

5.103 In the long term (over the next 50 years), Figure 5.21 shows that there is considerable scope for expansion. The new development area on the East side of the River Glass could be linked to the West side and a network of paths by an exciting footbridge such as the bridge in Durham shown in the photograph below. The path across the bridge would link into the original planned village through Evanton Wood.



Photograph 5.17: 61m span Maidan Castle footbridge at Durham (designed by Ove Arup + Partners)



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, however, it will not result in the loss of any public open space, and significant useable areas will be provided as a result of development. B) Yes, the Draft Masterplan identifies an area for allotments, a village square, a bowling green, tennis courts, areas of parkland as well as enhanced links to existing public open space.	Significant areas of useable open space, green corridors etc will be 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, commercial buildings are proposed in the 1st phase which will be within 400m of residential dwellings. Enhancements to links to the wider settlement are proposed.	
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 towards enhanced footpath provision in the area at application stage, but it is likely that through time the bus will be rerouted through the site.	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?	Unclear at this stage, however a Transport Statement will be prepared in consultation with Transport Scotland to assess the need for off site improvements.	A Transport Statement will be prepared in consultation with Transport Scotland to assess the need for off site improvements.
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 draft internal road layout has been 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.	The provision of housing, employment opportunities and public open space, offset the loss of productive agricultural 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 a mixed use development (with an indicative 85 houses) in the Ross & Cromarty East Local Plan (Ref 16). This results in a very low density of development, which is not considered appropriate use of greenfield land. The Draft Masterplan demonstrates how a higher number of dwellings (up to 119 units) can be accommodated on site, whilst still delivering the other elements required of the allocation (commercial units, live/work units, amenity areas, landscaping, footpaths/cycleways etc) in an appropriate manner. Whilst the Draft Masterplan may be subject to change, the general principles should be reflected in the Inner Moray Firth LDP by a revised allocation carried forward from the Local Plan at an increased density. There is also further land available to the north and north west of the site, shown dashed on the attached plan, which would be available for development, should there be a need for it.	
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 gently sloping and not prominent in the landscape. Any long range views from the south would be against the backdrop of wooded hills and the foreground of housing, railway and roads. It has also historically been identified as an area with development potential.	

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. There is a Historic Garden/Designed Landscape to the east, however, the character of this is unlikely to be affected by development of this site.	
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) Not directly, however, mitigation will need to be agreed at application stage to avoid any impact on the Cromarty Firth during construction. B) No, however walkover survey proposed to establish this.	Mitigation to be agreed at application stage, and a Walkover Survey in the near future.
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) Walkover survey proposed to establish this. b) No.	Walkover survey to be carried out in the near future.
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 proposals submitted at application stage, in particular ground source heat and possible Biomass Boiler.	
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 identified risk of flooding from rivers of the sea. However, discussion will be held with SEPA about the need for a flood risk assessment.	
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?	Yes, however mitigation will be proposed to avoid any detrimental impact to adjacent SSSI, Ramsar Site and SPA at the Cromarty Firth.	Mitigation to be agreed at application stage.
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 has been made within the draft layout for public recycling and refuse collection which will be processed within the Inner Moray Firth area.	Provision made on site for communal recycling facilities.
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 improvements will be required to the sewage infrastructure, these will be subject to a Drainage Impact Assessment in consultation with Scottish Water at a later date.	Drainage Impact Assessment to be carried out with Scottish Water once detailed proposals have been agreed and submitted for Planning Permission.
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 significant 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 broadly to the south/south east, the prevailing wind has been taken in to account in the draft layout and draft design of the houses with energy efficient features included in the detailed design and the potential to maximise passive solar gain provided for in the draft layout.	
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 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 connectivity of natural features or open space and paths used for public amenity be improved? Will existing fragmentation of habitats and open spaces be improved? Will species be enabled to move where at present there is an obstacle?	a) No. b) Yes, enhancement proposed to extend the green network through the site, and 2 suds ponds will enhance biodiversity in the area generally.	Green network to be extended through the site, and 2 SUDs ponds on site will be designed to enhance biodiversity in the area generally.
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 edge of settlement development site, there will be ample opportunities adjacent to, and within, the site 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. B) Yes, improvements proposed as part of the development will improve existing footpath provision in the area. C) Yes.	
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 prime quality agricultural land, its loss will be offset by the social and economic gains for the settlement as it is one of the few unconstrained sites in the area. There will be no significant loss of soil.	Loss of productive agricultural land will be offset by other benefits such as meeting housing need and demand in a sustainable location, local economic benefits during and post construction etc.
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.	