

## INNER MORAY FIRTH - Call for sites (Site Forms)

<b>YOUR DETAILS</b>	
Your Name (and organisation if applicable)	The Burton Property Trust
Your Address / Contact Details	C/O Agent
Landowner's Name (if known / applicable)	The Burton Property Trust
Agent (if applicable)	Strutt & Parker LLP
Agent's Address / Contact Details (if applicable)	John Wright 28 Melville Street Edinburgh EH3 7HA

<b>DETAILS OF SITE SUGGESTED</b>	
Site Address	Land adjacent to Milton Quarry, Milton of Redcastle
Site/Local Name (if different from above)	
Site Size (hectares)	1.58ha (3.09acres)
Grid Reference (if known)	NGR: NH5849SW
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Residential
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	Low density development of 5 or 6 detached dwellings.
Map	(please attach a map of the site ideally on an Ordnance Survey base)

<b>If you wish to suggest a site that should <u>not</u> be built on, fill in this form</b>	
<b>REASONS WHY YOUR SITE SHOULD BE SAFEGUARDED FROM BUILDING</b>	
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 via existing roads (improvements to be agreed with TEC Services - expected to be passing places), foul water via private treatment to soakaways located on site, surface water to soakaways on site, and water supply from the mains supply running north-south through the site.
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?)	The access roads can be improved to facilitate this level of development, improvements are possible within the adopted public verge, which we understand extends to the fence posts/wall, or 3mtrs from the edge of the road, whichever distance is least. The site is not identified as being subject to flooding, nor are there any identified features of archaeological or architectural interest on or immediately adjacent to the site. The land is not identified as being prime quality agricultural land, and trees adjacent to the site will not be affected by the development.
What benefits will result to the wider community from the site's development? (e.g. will there be more or better jobs, will the land be put to a more productive use, will the development increase infrastructure capacity for others, will more affordable houses result, is there an unmet demand for the development?)	The development of this site for low density housing is likely to generate business for local housebuilders, suppliers of materials, and tradesmen in the area. It will also help to meet demand for self build housing plots in this area.
What impact will there be on travel patterns from the site's development? (e.g. will more or less people engage in active and healthy travel (walk / cycle) or go by public transport as a result of the site's development rather than travel by private car?)	Whilst there is little in the way of public transport serving the settlement, Milton of Redcastle is in close proximity to the train station at Muir of Ord, and a short drive to Inverness. It is likely that purchasers of the plots may be working from home, and therefore whilst there is likely to be an increase in car based travel as a result of this development, we would not expect this to be significant.
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?)	There is likely to be a minor increase in the average travel time to community and commercial facilities as a result of this development, however, as the development is only for 5/6 dwellings, we would not expect this to be significant.
Is the site energy efficient? (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)	The site will be energy efficient. The south facing aspect lends itself to maximising passive solar gain, and the shelter belt on the western boundary will shield development from the prevailing wind. All other, 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.
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?)	N/A

**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) The proposed development will not result in the loss of any currently identified public open space provision. b) The site will provide private amenity ground for each dwelling, it is not considered that there is a need for enhanced public open space in the settlement as there is significant areas of open countryside surrounding the settlement.	
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?	The development is close to the wider access network and therefore, there is potential for occupiers of the houses to cycle to Muir of Ord for shopping etc. The development is more than 400m of a community/commercial building.	There would be potential to create a shoreline route to Tarradale House linking in with Candidate Core Path 632.09, however this would be on land outwith the promoters control and may require assistance from the Council to implement.
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?	Whilst developer contributions will be negotiated at the time of application, it is entirely likely that provision can be made towards enhanced public transport provision in the area.	
4	Will the site involve "off site" road improvements that will contribute	Is the site likely to improve the local road network such as junctions or crossings?	Improvements to the local road network (passing places within the adopted highway) will be subject to discussion with TEC Services at the time of application.	Passing places can be provided if required within the public highway.
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: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>	As above.	
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, previous use has been agriculture.	
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: <a href="http://scotland.gov.uk/Publications/2010/01/26135819/0">http://scotland.gov.uk/Publications/2010/01/26135819/0</a> ) or has the land got an existing use? b) Will the site be located on presently undeveloped land e.g. presently or capably used for agriculture, forestry or amenity purposes?	a) No. b) Yes.	
9	Is the site within the current settlement boundary?	Is the site within any identified settlement boundary in the Local Plan? Is it allocated for any uses?	Yes, the site lies within the settlement boundary for Milton-Redcastle. The settlement is identified as having the general capacity to accommodate up to 6 dwellings (1 of which has been built). As the remainder of the settlement would either impact on the setting of listed buildings, or be on land identified as being of archaeological significance, this land should be specifically identified for a residential development of 5/6 dwellings for clarity, and the avoidance of doubt.	
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?	The site falls gently from north west to south east with rising landscape to the north, mature woodland to the west and east and development will be seen either against the backdrop of rising landscape or woodland. The development will not be ridgeline, nor will it be visible in long range views from public vantage points.	

11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (These areas are identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside) and areas of Remote Coast identified by the Council, or an area of wildness identified in the draft Wild Land Supplementary Guidance?	No.	
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	No.	
13	Will the site impact on any listed building and/or its setting?	Is there a listed building or a part of the setting "area" of a listed building within the site?	No.	
14	Will the site affect a site identified in the Inventory of Gardens and Designed Landscapes?	Is any part of the site inside the outer boundary of an Inventory "entry" or will the site affect the setting of an "entry"?	No.	
15	Will the site affect any locally important archaeological sites identified in the Historic Environment Record?	Does the site contain any features identified in the HER? If yes, will the site affect the feature?	No.	
16	Will the site impact on any Scheduled (Ancient) Monument and/or its setting?	Is there any SAM within the site boundary or will a SAM be affected?	No.	
17	a) Will the site affect any natural heritage designation or area identified for its importance to nature conservation? b) Will the site affect any other important habitat for the natural heritage?	a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site? b) Is any part of the site within or likely to affect non-statutory features identified as being of nature conservation importance e.g. Ancient, Semi-Natural or Long-Established Woodland Inventory sites, priority BAP habitats, habitats included on the Scottish Biodiversity List, non-designated habitats listed in Annex 1 of EC Habitats Directive?	A) No. B) No.	
18	a) Will the site affect any protected species? b) Will the site affect any other important species for the natural heritage?	a) Will the site affect any European Protected Species, Badgers and species (birds, animals and plants) protected under the Wildlife and Countryside Act 1981 as amended. If such a species may be present on or near the site, a survey should be carried out to inform this assessment (for which a licence from SNH may be required) b) Will the site affect species listed in the UK and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive?	There are no known protected species on-site.	
19	Is the site proposed to provide any form of renewable energy?	For example, will the site provide or be capable of providing a district heating system, solar panels or a wind turbine?	All workable features will be considered in the detailed proposal, in particular ground source heat.	
20	Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge?	Are you aware of any part of the site being within the 1 in 200 year flood risk contour as identified by SEPA? (which can be found here: <a href="http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx">http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx</a> )	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 runoff 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.	Recycling provision will be made in the detailed layout.

24	Can the site be connected to the public water and sewerage system?	Can the site be connected at reasonable cost? If not, what alternative is proposed?	Public water supply available adjacent to the site. There is no mains foul water provision in the area. Either an single Private Treatment Plant will be provided, or individual treatment plants for each dwelling. This will be subject to discussion with SEPA at application stage.	Private treatment to be used for foul water drainage.
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?	Whilst the principal aspect of Phase 1 is southerly, the prevailing wind will be taken in to account in layout and design of the houses with energy efficient features included in the detailed design.	
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, however, it is likely that some of the occupiers of the dwellings will work from home (at least part of the time).	Provision to be made in the detailed design for home working.
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.	
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) No.	
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, the development is in close proximity to the shoreline and adjacent woodland providing enhanced opportunities for contact with nature/natural environments.	
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) No. C) No.	
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?	Not prime quality agricultural land. No resultant loss of soil.	
35	Is the site on peatland?	Is the site within or functionally connected to an area of peatland? Would the allocation involve the disturbance of peat? If yes, how would impacts on peatland be avoided or minimised? Would any tree felling be required?	No.	
36	Will the site have any affect on the viability of a crofting unit?	Does the site represent a significant loss of good quality inbye crofting land or common grazing land?	No.	

5 April 2011

# Burton Property Trust - Milton of Redcastle - Call for Sites



Site

**STRUTT & PARKER**

Original Size A4



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