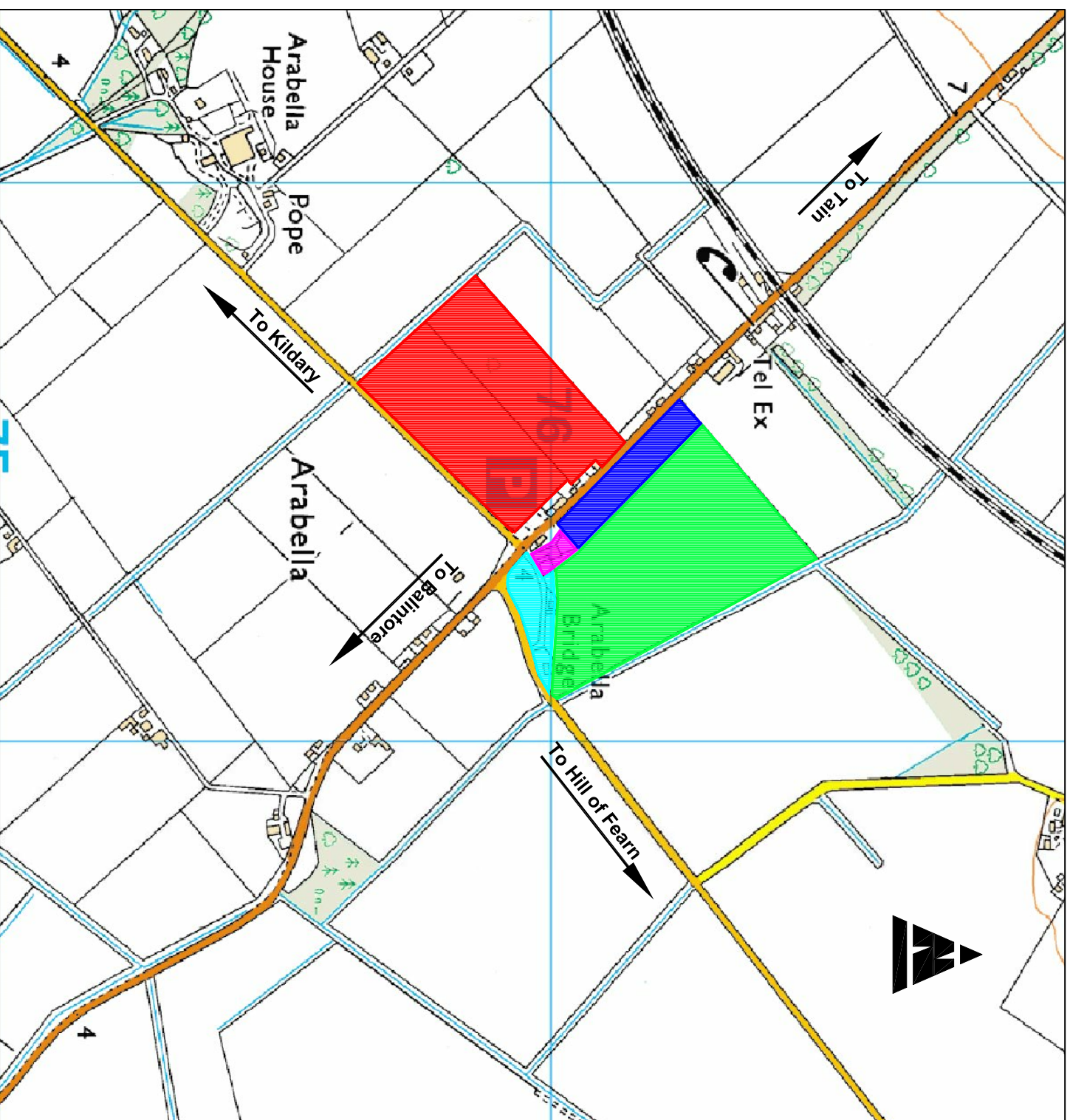


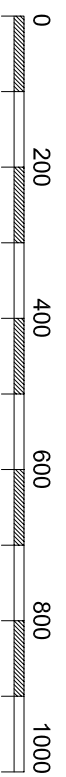
Gunn MacPhee & Associates Ltd

Civil, Water & Environmental Consulting Engineers



LAYOUT PLAN

SCALE 1:10,000



Land for Potential Future Development Arabella, By Tain, Easter Ross National Grid Reference NH 806,759

Owner & Occupier
Mr & Mrs M Ross
Sunorra
17 Arabella
Nigg Station
By Tain
IV19 1QH

Agent
Gunn MacPhee & Associates Ltd
Civil, Water & Environmental Consulting Engineers
Ross-shire Business Centre
1 Castle Street
Dingwall
IV15 9HU

Tel : 01862 863226
email : michael.ross@btconnect.com

Tel : 01349 866700
email : colimmacphee@gunmmacphee.co.uk

- Phase No 1 - Current Housing Development, 1.10 ha or Thereby.
8No Plot - Near Completion (2008 - 2011).
- Phase No 2 - Redevelopment of Farm Steadings, 0.29Ha or Thereby.
6No Housing Units with 2 - 3 Bedroom.
Immediate Term 2011 to 2015.
- Phase No 3 - Housing Development along Public Road, 1.78Ha or Thereby.
8No Houses 4-5 Bedrooms.
Short Term 2015 - 2020.
- Future Housing Development Proposal, 11.10Ha or Thereby.
Mid Term 2020 - 2025.
- Long Term Housing Development Proposal, 10.57Ha or Thereby.
Long Term 2025 onwards.

LOCAL PLAN CONSULTATION & FUTURE PLANNING DEVELOPMENT
PROPOSED ARABELLA HOUSING SITES

Introduction

Detailed in the following text and illustrated on the attached layout plan, is land at Arabella, Nigg Station in Easter Ross, which is suitable for the provision of future housing development. The owners Mr & Mrs Ross through their business, Sunorra Properties, have recently developed an area to the south of their property (Planning Reference – 08/00429/FULSU – 19th November 2008).



Given this success Mr & Mrs Ross would like the Highland Council to give consideration to allocating adjacent additional areas in the local plan for potential future housing development.



Location Plan & Aerial Photograph of Arabella



Typical Photographs of the Arabella Landscape

Land Ownership

All land proposed for future development is owned and occupied by Mr & Mrs M Ross. There are no legal difficulties with this land such as tenants, crofting rights or ransom strips.

Mr & Mrs M Ross
Sunorra
17 Arabella
Nigg Station
By Tain
IV19 1QH



Existing Land Use

The existing land has been used for arable farming and sheep / cattle grazing.

Site Geography & Geology

The geography of the Nigg Valley is very flat with low relief. The site geology general comprises of dry light brown topsoil overlying a bed of stiff grey to blue clayey matrix with a mix of yellow to red fine sand. All land is well drainage. There are no anticipated difficulties expect with this ground conditions

Archaeology

There is no known archaeology within the development area proposed or in the immediate vicinity.

Flood Risk

The Scottish Environment Protection Agency "Flood Map" (see link below) has been consulted and no flood issues are highlighted. All water and drainage channels are maintained on a regular basis by the Nigg Valley Drainage Group and no difficulties are anticipated.

http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx

Ecology

The Scottish Natural Heritage SNHi site has been consulted and there are no known ecology sites (SSSI, SAC or RAMSAR etc.) within or in the immediate vicinity of the development areas proposed.

http://gateway.snh.gov.uk/portal/page?_pageid=53,910284,53_920288&_dad=portal&_schema=PORTAL

Contaminated Land

The land has historically been used as a rural farming with no industry or manufacturing. There is an existing filling station site immediately to the south east of the proposed phases 2 & 3 but this has been redundant for almost 20 years, is located out with the proposed sites and likely to pose a negligible risk. The site geology (clay) is likely to provide an impermeable barrier and prohibit any movement of any potential contaminants on the site.

Public Roads & Site Access

All proposed sites can be accessed directly from the public road (B9175) which is of a sufficient standard (5.5m wide c/w footpaths & street lighting) to support housing development. No difficulties in respect of visibility, safety or traffic movement are anticipated.

Public Roads & Site Access (continued)

The increase in vehicles movements for the proposed developments is negligible and unlikely to have any measureable impact on the existing distribution or trunk road systems. The village at the moment has a public transport system (local bus) and is within easy commuting distance to Tain for wider provision of bus and rail systems.

Water Supply

The public water supply is located within the public road (B9175). A new 90mm HPPE water main was installed 10 to 15 years ago and no issues in respect of the supply are anticipated.

Surface Water Drainage

There are surface water drainage systems within the existing public roads. There is also sufficiently located and well maintained water course that can be utilised in conjunction with an appropriately designed SUDS system to service the sites.

Foul Drainage System

There is a 150mm VC foul sewer system located with the public road (B9175). The wastewater treatment plant severing the existing community was replaced / upgraded within the past 5 years and no issues in respect of the foul drainage are anticipated.

Gunn MacPhee & Associates Ltd
Civil, Water & Environmental Consulting Engineers

Telecom

Services are available immediately on or adjacent to the sites.

Electrical Supply

Services are available immediately on or adjacent to the sites.

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Civil, Water & Environmental Consulting Engineers
Ross-shire Business Centre
1 Castle Street
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IV15 9HU

Tel: 01349 866700
Fax: 01349 866999

www.gunmacphee.co.uk

P235/C.MacP/16/02/11

DRAFT

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Sunrora Properties (Mr & Mrs M Ross)
Your Address / Contact Details	Sunrora, 17 Nigg station, Arabella BY Tain IV19 1QH
	[REDACTED]
Landowner's Name (if known / applicable)	Mr & Mrs M Ross
Agent (if applicable)	Gunn MacPhee & Associates Ltd
Agent's Address / Contact Details (if applicable)	Ross-shire Business Centre
	1 Castle Street
	Dingwall, IV15 9HU (01349) 866700

DETAILS OF SITE SUGGESTED	
Site Address	17 Nigg Station, Arabella by Tain
Site/Local Name (if different from above)	
Site Size (hectares)	See enclosed detailed report & map
Grid Reference (if known)	NH 806, 759
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Private housing with potential for some affordable.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	See enclosed detailed report & map
Map	See enclosed detailed report & map

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?	Not applicable
What makes the site more special than other areas in the village/town?	Not Applicable
Does the site have attractive or rare features such as mature trees, historical significance or protected wildlife?	Not applicable

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)	Please see detailed site report enclosed, part of the site has been recently developed to provide 8no houses and the remainder of the site would be a natural extension of this and complete the site.
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>	
<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>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>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>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>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>	

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?	Not applicable Yes	
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?	Public transport on boudary of the site	
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?	Site possibliy too small, for this to be a consideration	
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?	No, currently good infrastructure serves area	
5	Is there scope for road	Will development incorporate on-site traffic	Yes	

	safety measures as part of the development of the site?	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		
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	
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?	No Partially	
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?	Partially	
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	

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?	a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?	No	
	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.	No	

		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?		
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?	No No	
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?	Flat open site, so some opportunities may exist	
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 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	Will there be any culverting, diversion or channelling of existing watercourses?	No	

	environment be protected from development?			
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	
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	
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, Flat site	
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, inland site	
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?	Yes, open site	
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	
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, existing street lighting adjacent to site	
30	a) Will it the site affect 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?	No	

	b) Will the site provide opportunities to enhance the present green network of the area?	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?	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, Nigg Bay & bird reserve a couple of miles from the site.	
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?	No No 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?	No, part of the site existing farmyard	
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	