

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Richard Heggie Associate, TPS Planning
Your Address / Contact Details	CBC House, 24 Canning Street, Edinburgh EH3 8EG
Landowner's Name (if known / applicable)	Mr W Munro
Agent (if applicable)	TPS Planning
Agent's Address / Contact Details (if applicable)	CBC House, 24 Canning Street, Edinburgh EH3 8EG

DETAILS OF SITE SUGGESTED	
Site Address	Land at Kindeace Estate, Invergordon
Site/Local Name (if different from above)	
Site Size (hectares)	To be confirmed.
Grid Reference (if known)	

Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	The site offers opportunities for rural diversification and regeneration, with a number of potential uses. These may include reinstatement of vacant traditional buildings, new woodland, wind turbines, visitor accommodation etc. The Local Development Plan should promote appropriate rural diversification and regeneration at Kindeace, within the terms of a master plan guiding the layout of new uses, landscape framework, access provision and phasing etc.
Proposed Non Housing Floorspace / Number of Housing Units (if known/ applicable)	Subject to detailed proposals.
Map	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?	

<p>Does the site have attractive or rare features such as mature trees, historical significance or protected wildlife?</p>	
---	--

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.

<p>If you wish to suggest a site that should be built on, fill in this form</p>	
<p>REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION</p>	
<p>How can the site be serviced? (give details of proposed access, foul drainage, surface water and water supply arrangements)</p>	<p>It is understood that all services and drainage are available locally. Any upgrading required can be undertaken as necessary.</p>
<p>FORM CONTINUES BELOW</p>	

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>There are no significant constraints, subject to appropriate responses to protection of environmental quality, local amenity, protection of a TPO and access arrangements.</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>Improvement of woodland and habitat and regeneration of traditional buildings. Contribution to increased local employment through relevant commercial or tourism related elements of the proposals. Improved access and countryside paths.</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>No significant traffic or travel impacts are envisaged since the intensity of use is expected to be fairly low.</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>This is a rural site which has good connections to the A9. Although bus services are a fair distance on foot, they are available at the A9.</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 generally slopes gently towards the south, facing the Cromarty Firth and is therefore ideal for passive solar gains. Opportunities for small scale wind generation are being investigated and might provide electricity for on site use and to feed into the national grid. Energy efficient buildings appropriate to the rural setting are envisaged.</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>No significant impacts envisaged beyond typical low intensity rural development.</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>It is likely that regeneration and development would improve the quality of open space, countryside, habitat, biodiversity and access paths. New woodland is likely to be provided.</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>Access to the countryside would be an important factor in any tourism related development. New paths would improve access to the countryside.</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>Given the proposed uses, this is considered unlikely.</p>	

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.	
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	None appear necessary, subject to site access and parking meeting typical Council Roads Dept requirements.	
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?	None known.	
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?	There are a few ruined houses on the site which offer opportunities for reinstatement. The site is low grade agricultural land with no prospect of active farming use.	

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?	Not applicable	
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 landscape character can be protected and enhanced through the proposals, with the addition of further woodland and management of public access.	
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. Older woodland and TPO areas will be protected.	
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 impacts envisaged or known.	
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 impacts envisaged but further study may be appropriate.	

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 impacts envisaged or known.	
17	<p>a) Will the site affect any natural heritage designation or area identified for its importance to nature conservation?</p> <p>b) Will the site affect any other important habitat for the natural heritage?</p>	<p>a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?</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>	None known.	
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>	The limited amount of development within the site is unlikely to result in significant impacts. Any specific impacts can be identified through appropriate species and habitat surveys to the satisfaction of the Council and SNH.	

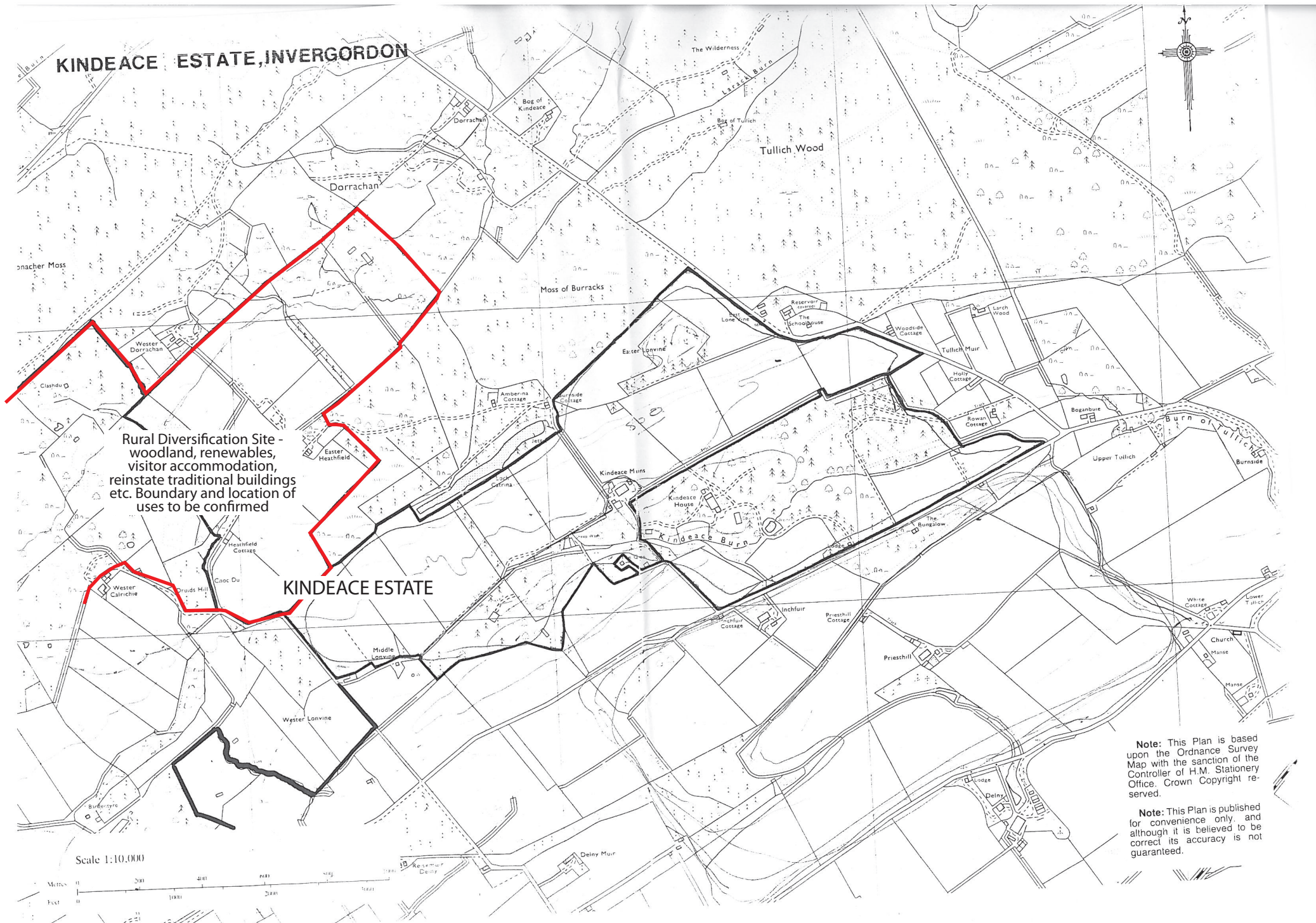
19	Is the site proposed to provide any form of renewable energy?	For example, will the site provide or be capable of providing a district heating system, solar panels or a wind turbine?	Renewable energy options may be incorporated into the development as appropriate. IN particular, there is an opportunity to clarify the viability of small scale wind generation. Energy efficient buildings suitable for a rural context would be proposed.	
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 significant change anticipated.	
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. SUDS will be provided as required, to lead surface water to a suitable outfall.	
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?	Not applicable	
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?	Unlikely and probably not appropriate in this rural context.	

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 change 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?	The site has generally south facing aspect. Parts of the site are well screened from the prevailing wind by existing woodland and topography. Other parts of the site may have potential for small scale wind turbines.	
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, lighting can be designed to meet any relevant Council policies.	
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 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 effect on green network – enhanced habitat, biodiversity and paths / access likely to result from development.	

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, there will be abundant opportunities for access to countryside and diverse habitat.	
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 impacts known.</p> <p>b. No.</p> <p>c. Yes, new paths can be provided as appropriate.</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.	
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.	

KINDEACE ESTATE, INVERGORDON



Rural Diversification Site - woodland, renewables, visitor accommodation, reinstate traditional buildings etc. Boundary and location of uses to be confirmed

KINDEACE ESTATE

Note: This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved.

Note: This Plan is published for convenience only, and although it is believed to be correct its accuracy is not guaranteed.

Scale 1:10,000

