

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Nicam Developments Ltd.
Your Address / Contact Details	c/o
	agent
Landowner's Name (if known / applicable)	Grigor Hannan
Agent (if applicable)	William Reynolds
Agent's Address / Contact Details (if applicable)	Reynolds Architecture Ltd.
	1 Tulloch Street
	Dingwall IV15 9SU

DETAILS OF SITE SUGGESTED	
Site Address	Carn Mor, Culbokie
Site/Local Name (if different from above)	Field to south of Carn Mor, Culbokie
Site Size (hectares)	5.1ha
Grid Reference (if known)	600585
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Mixed housing incorporating private plots, affordable plots, sheltered housing area and recreational space.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	30 private units 10 affordable units including 4 sheltered housing units
Map	(please attach a map of the site ideally on an Ordnance Survey base)

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?	
Does the site have attractive or rare features such as mature trees, historical significance or protected wildlife?	

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)	Vehicle access as indicated from Carn Mor. Foul drainage connected to existing sewer system on Carn Mor. Surface water disposed of in SUDS pond on site. Public water supply taken from Carn Mor.
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>The site is not prone to flooding. It is already partially included in the Ross & Cromarty East Local Plan and represents a logical extension to the south of the village of Culbokie. Vehicle access, public sewer and water are already available on Carn Mor. The field is currently used for agriculture, but does not represent a significant loss of farmland. There will be no adverse impact on trees or other important landscape features.</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 additional houses proposed will further reinforce the community of Culbokie and support local amenities such as the school, park and shops. It will furthermore diversify the mix of residents with the inclusion of affordable housing and sheltered housing.</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>The site is adjacent to a bus route and proposes an additional bus stop to the B9169 at the periphery of the site. Culbokie is in the main a commuter town for Ross-shire and the Inverness area, there is ample opportunity however for travel by foot and bicycle to the local amenities.</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>The site is within walking distance of local amenities. The development of the site is consistent with recent developments to Carn Mor and Balnatua.</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>There is sufficient space within the plot arrangement on site to ensure sensible (energy efficient) orientation of housing and the opportunity for the incorporation of energy saving / renewable energy sources for individual buildings.</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>The road layout and connecting road to the site whilst increasing local traffic will have no significant impact on public safety with good visibility splays and speed limits in place. Connection to a public sewer with sufficient treatment capacity will ensure no adverse environmental impact.</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?	The proposal creates additional public recreational space within its boundary. There is no reduction in useable public external space. The site arrangement allows for significant screening to minimise the impact of development on the nearest properties to the north.	
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 site is in close proximity to the Culbokie Inn, local shop and post office and adjacent play space. The site includes for the provision of a bus lay-by and multiple paths and walkways.	
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?	The development includes for the provision of a bus stop off the B9169	
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?	The development includes for the provision of maintaining the visibility splay from Carn Mor onto the B9169	
5	Is there scope for road	Will development incorporate on-site traffic	The development will have a fully adopted	

	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	street lighting scheme and provision for traffic calming. The road layout has been designed as a cul de sac in order to prevent creating a circuit road.	
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?	The site is not close to any 'bad neighbours'.	
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?	There are no contaminated land issues with the 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?	The site is not designated as derelict land. The site is partially included within the Ross & Cromarty East Local Plan. The remainder of the site is 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?	The site is partially within the settlement boundary allocated for housing.	Significant landscaping and planting will reduce the impact of the development and soften the visual impact when entering the village from the south.
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any	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	The site is located to the east of the B9169 and does not therefore affect views enjoyed to the north and west across the Cromarty Firth. The site has no 'special' designation.	

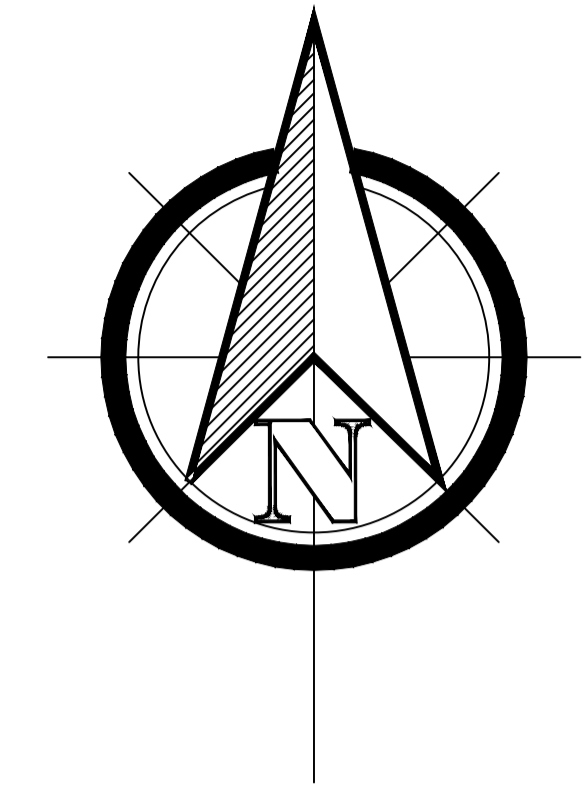
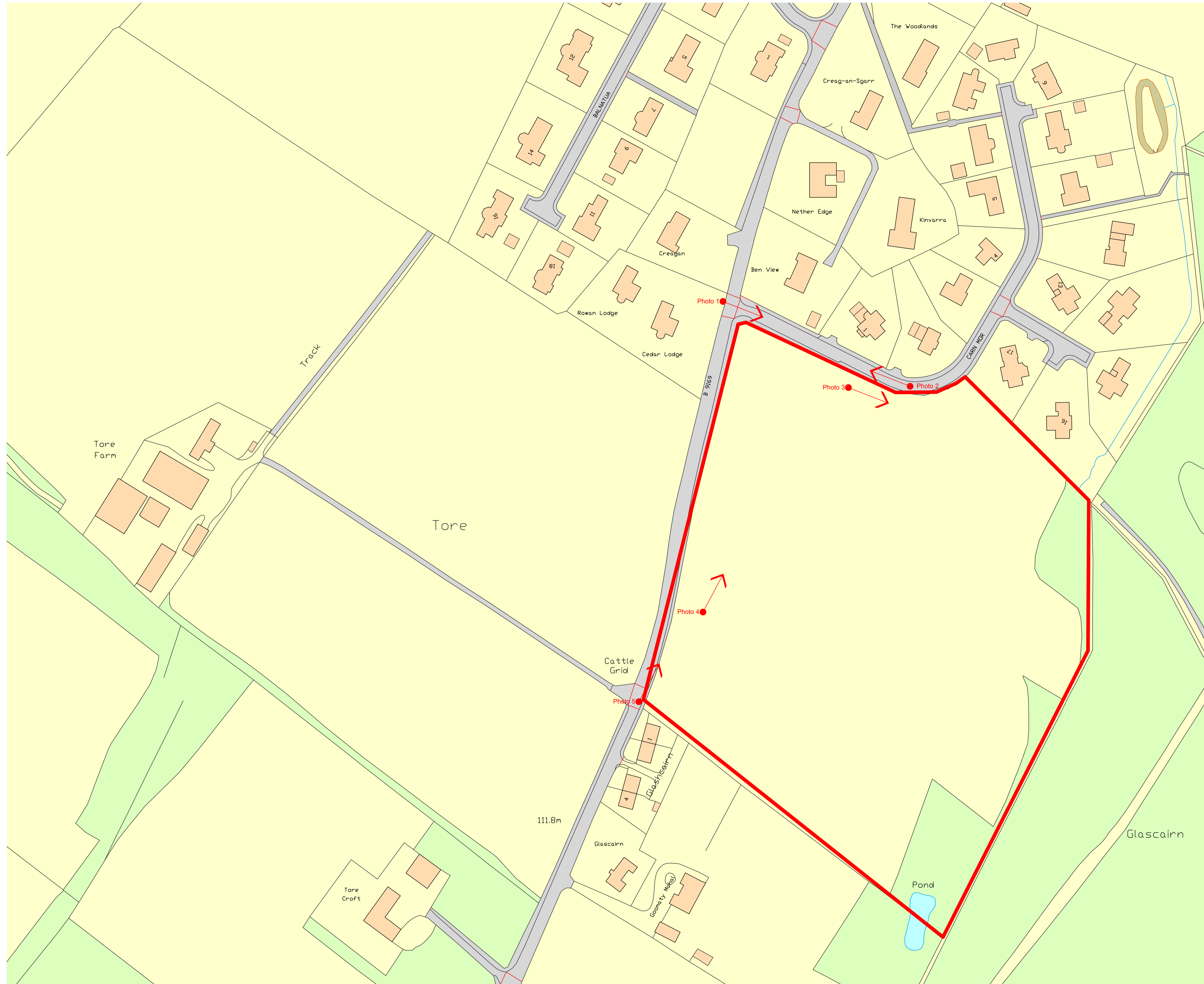
	landscape designation?	a National Scenic Area or Special Landscape Area, having regard to their special qualities?		
11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (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 impact on 'Wild Land'.	
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	The site is not a conservation area.	
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?	There are no listed buildings within the vicinity of the site.	
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"?	N/a	
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?	N/a	
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?	N/a	
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	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	N/a	

	other important habitat for the natural heritage?	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?		
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?	No district heating or other renewable proposed. Individual houses will be encouraged to use renewable.	
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 flood risk.	
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?	There will be level changes typically associated with housing developments. These will not however be significant. Drainage from land will be dealt with by SUDS / ponds.	
22	Is there a watercourse, loch or sea within or	Will there be any culverting, diversion or channelling of existing watercourses?	Existing watercourses will not be affected.	

	adjacent to the site? If yes, how will the water 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?	The site is located in a publicly serviced area. There will therefore be collections for recycling consistent with policy for the existing village.	
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?	A public sewage connection exists within easy reach of the site.	
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?	There will be no significant remodelling to the site's current topography.	
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.	N/a	
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 will be sheltered from prevailing SW winds by landscaped belt to the sw boundary. There will be the opportunity for individual buildings to be orientated to make best use of solar gain.	
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.	The site is not expected to have adverse impact on air quality, benefitting from an open aspect.	
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?	Street lighting design will follow the principals of minimising upwards light pollution.	
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,	No impact on tree belts / hedgerows.	

	b) Will the site provide opportunities to enhance the present green network of the area?	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?	The site incorporates multiple landscaped areas and path ways creating continuous habitat and wild life routes.	
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?	The site is located in The Black Isle where opportunity for interaction with the natural environment abound.	
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?	The site does not affect any right of way. No The site opens a pathway into woodland to the north east adjacent to Carn Mor.	
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,	No adverse impact.	

		areas with natural processes, rock exposures for study?)		
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?	The site is partially zoned in the Area Local Plan. It is not designated as prime agricultural land.	
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.	



FOR DISCUSSION

revisions		
<p>reynolds architecture ltd. 1 tulloch street, dingwall, IV15 5JY tel. 01349 867766 fax. 01349 867769 www.reynolds-architecture.com</p>		
<p>Proposed housing development at Tore Farm, Culbokie for Nicam Developments Ltd.</p>		
<p>drawing description Location plan as existing</p>		
<p>drawing number 2011 009 005</p>		<p>revision</p>
<p>scale NTS</p>	<p>date 03/03/11</p>	<p>drawn WJR</p>
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Photograph 1 – site access point



Photograph 2 – existing drainage connection points



Photograph 3 – site as existing



Photograph 4 – site as existing

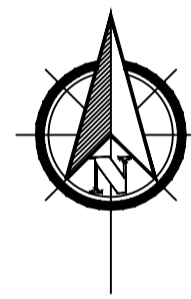
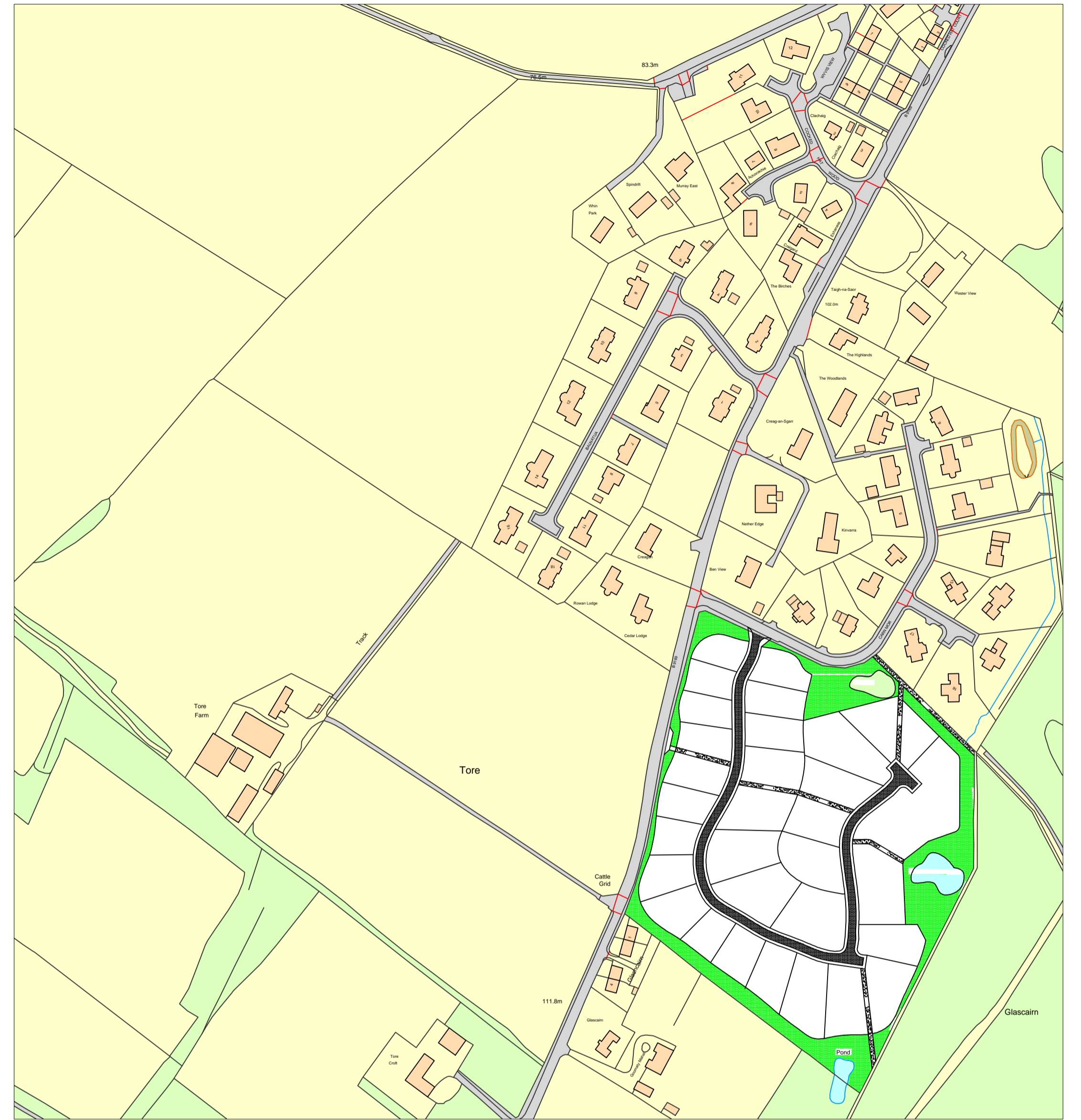


Photograph 5 – site from B9169





SCALE 1:1000



SCALE 1:2500

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revisions		
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<p>Housing Development at Tore Farm, Culbokie for Nicam Developments Ltd</p>		
drawing description		
Site layout		
drawing number		revision
2011 009-000		
scale	date	drawn
1:1000 & 12500	17/02/2011	GIR
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