

John P Clark Ltd

Kinnahaird farm

Contin

Strathpeffer

Ross-shire

IV14 9EB

7th April 2011

Dear Mr Stott

Please find enclosed, copies of the Inner Moray Firth Call for Site developments we are proposing for our farm business.

Within these proposals we have tried to highlight the wide diversification and linkage we propose to make for both communities of Contin and Jamestown.

Although I have tried to highlight these issues within the confines of the answers required, I feel we would all be better served if we could arrange a meeting to review and emphasise the cohesiveness of all the important areas that need further discussion, including:

- A) our on-going wish to bring renewable energies to the valley incorporating wind and hydro capture in co-operation with Energy For All to serve both communities as well as our farm business
- B) environmental and recreational creations and upgrades to allow safer access in walking/cycling/riding paths between villages with new access paths to the Blackwater River and Lower Conon Valley from both villages

Kinnahaird Farm is uniquely placed to play an important role in making Contin and Jamestown a more cohesive community. By working together with the Planning Department, the Community Councils as well as all the agricultural resources John P Clark can bring in the form of SNH, SAC, SEPA, The Forestry Commission and Conon Fisheries Board involvement, etc., we can all contribute to making the area a better place to live, work and visit.

I welcome your response and if you have some time to lend to this very important issue for us (as a local employer and farm business), perhaps you can contact me [REDACTED] or email [REDACTED] with a suitable time to meet. For your information, I am back at Kinnahaird on the 27th April for 6 days. Otherwise, I will make provision to meet you when convenient for you.

Yours with kind regards

[REDACTED]

Sheena Clark

John P Clark Ltd

ENC5

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	John P Clark Ltd
Your Address / Contact Details	Kinnahaird Farm, Contin
	Strathpeffer
	Ross-shire IV14 9EB
Landowner's Name (if known / applicable)	Mrs Dorothy Clark
Agent (if applicable)	N/A
Agent's Address / Contact Details (if applicable)	N/A

DETAILS OF SITE SUGGESTED	
Site Address	Kinnahaird Farm, Contin, Strathpeffer, Ross-shire IV14 9EB
Site/Local Name (if different from above)	Jamestown development
Site Size (hectares)	5.1 Hectares
Grid Reference (if known)	
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing, affordable housing, retained public open space for walking and cycle paths
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	
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?	
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)	The proposed access for the site will come off the A835 main trunk road linking Easter & Wester Ross as well as the B834 road linking Dingwall to Ullapool. As far as we are aware, Scottish Water has upgraded the foul water drainage in the Contin area in 2004 and is currently upgrading the mains water pipeline to Garve that will support the development and services to this 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>This site is currently defined as good quality agricultural farmland. If developed, the site will have a significant range of economic, environmental and social benefits. These benefits would not only be focussed on Jamestown but also the Highlands more generally. It will contain an affordable housing element to help address unmet local housing need with more access to the countryside by creating walking/cycling/bridle routes. None of the other mentioned constraints applies to this site.</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>This site will have a significant range of economic, environmental and social benefits. These benefits would not only be focussed on Jamestown but also the Highlands more generally. It will contain an affordable housing element to help address unmet local housing need. The farm business of John P Clark is also planning, in association with the local community, walking and cycle paths linking Jamestown to the Blackwater River, the Lower Conon valley and Contin. Other initiatives include fishing and wild salmon spawning paths walls. The site, if developed, would form an extension to the village of Jamestown and ensure safer routes into the village from the west.</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>This site will positively impact the local community with more people engaged in active and healthy travel (walk/cycle/bridle). Being adjacent to the Easter & Wester Ross bus routes will allow more people to use public transportation 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>The site is extremely well served by a number of bus services including services to Inverness, Strathpeffer and Dingwall. There are approximately 15 services per day.</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>It is our aim that the development would be designed and constructed on the basis of sustainable development principles. Specific energy efficiency will include passive solar , multiple heat source systems, off grid energy generation and benign insulation.</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 are not aware of any negative impacts this development will have.</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>The site will have no impact on any current useable space. It will create safer access to the village</p> <p>This site will enable high quality open public spaces that include walks/cycle paths</p>	<p>This site will have a significant range of economic, environmental and social benefits. These benefits would not only be focussed on Jamestown but also the Highlands more generally. It will contain an affordable housing element to help address unmet local housing need. The farm business of John P Clark is also planning, in association with the local community, a river walk alongside the Blackwater River, walk/cycle/bridle paths linking Jamestown to Contin and the Lower Conon Valley together with fishing and wild salmon spawning initiatives. The site, if developed, would form an extension to the village of Jamestown and complete its natural boundary to the west</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>This development will improve existing access into the village of Jamestown and there are numerous opportunities for walking/cycling routes to improve links between Jamestown to Contin and the lower Conon Valley</p>	

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?	This site is on the current bus route and therefore, any housing that is created will be able to travel publicly from it.	
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?	Yes – in particular, traffic movement from Contin into Jamestown off the A835. A new junction off the A835 will improve safety and contribute to safer travel in and out of the village.	
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	Yes – there will be traffic calming measures including speed bumps and street lighting. The site will incorporate 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 – this site is not near any existing "bad neighbour" uses. The site is not affected by any of the Council's Physical Constraints: Supplementary Guidance	
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?	This site has not ever been used for industrial uses or any other causes likely to have caused contamination	
8	a) Is the site on derelict, vacant or other land that has previously been used? b) Is the site on	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	No the site is not on derelict or vacant land. This site is on land primarily used for	

	greenfield land?	undeveloped land e.g. presently or capably used for agriculture, forestry or amenity purposes?	agricultural purposes	
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, if developed, would form an extension to the village of Jamestown and complete its natural boundary to the south	
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, if developed, would form a southern extension to the village of Jamestown.	
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?	The site will not affect any area of 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?	No – the site will not affect 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?	No- the site will not impact any listed building and /or its setting	
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 – the site is not inside the outer boundary of an inventory "entry" nor will affect the setting of an "entry"	
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 - There are no HER sites within the site boundary	
16	Will the site impact on	Is there any SAM within the site boundary or	No –the site will not impact any Scheduled	

	any Scheduled (Ancient) Monument and/or its setting?	will a SAM be affected?	(Ancient) Monument and /or its setting	
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>	<p>No – the site will not affected the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site.</p> <p>No – the site will not affect any of the mentioned natural heritage sites or Directives</p>	
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>	<p>No – the site will not affect any European Protected Species, Badgers and species (birds, animals and plants) protected under the Wildlife and Countryside Act 1981</p> <p>No – the site will not affect species listed in the UK and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive</p>	
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?	The site could be capable of providing renewable energy	
20	Is any part of the site at risk from fluvial or coastal flooding as	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	No – this site is not at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge	

	shown on SEPA's flood map or from local knowledge?	here: http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx		
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 – the site, if developed, will not need changes in land form and level	
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 - there are no watercourses, lochs or sea within or adjacent to the site	
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?	As far as we are aware, Jamestown waste currently runs under the proposed development and therefore able to handle all waste management sustainably	
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?	As far as we are aware, Jamestown waste and sewage currently runs under the proposed development. The site can be connected to the water and sewerage system	
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?	Yes - the site (including access) can be developed without significant re-contouring. The land surrounding the site belongs to John P Clark Ltd. Access is available.	
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 -the site will not be affected by coastal erosion or natural coastal processes	
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?	John P Clark is in discussion with Energy For All and looking at best uses of the site in terms of energy efficiency for the development as well as the community.	

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 - The site is adjacent to public transport routes and will have no impact in adding traffic volumes.	
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?	Yes – we believe the site will require street lighting. There are no proposals for floodlighting on the site.	
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?	No –the site will have no impact on the movement of species e.g. woodland, hedgerows, field margins, watercourses, coastlines, tree belts, green space The site will improve the movement of people with proposals to develop walking paths, cycle paths, bridle paths and river walks currently being discusses by John P Clark to the Jamestown and Contin Community Councils	
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 site has the potential to link the village of Jamestown to Contin and the Blackwater River through proposed walk, cycle and bridle paths currently being discussed between John P Clark and Jamestown & Contin Community Councils	
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?	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?	The site, if developed, will have a positive impact on current paths. No right of way is affected. The site will provide additional access opportunities (see above)	

	c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	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 farm business of John P Clark is currently planning, in association with the local community a river walk alongside the Blackwater River, walk/cycle and bridle paths linking Jamestown to Contin together with fishing and wild salmon spawning initiatives. The site, if developed, would form an extension to the village of Jamestown and complete its natural boundary to the south	
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 – we are not aware that the site lies within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	
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 – the site, if developed, will not result in loss of soil quality or capability. Yes – the site is on land identified as Prime Quality 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 – the site is not on peatland.	
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 – the site will have no effect on the viability of a crofting unit.	

CONTIN SITE
NH/46209/55613



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JAMESTOWN SITE
NH/47610/56283



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IACS MAP FOR JOHN P CLARK LTD
KINNATHARD FARM
CONTIN STRATHFERK

0 0.25 0.5 Miles

0 0.375 0.75 Kilometres

Land Parcel Boundary

In order to comply with Ordnance Survey licence conditions this IACS Land Parcel map can only be used by you or your agent for official dealings with the Scottish Government. If you wish to use this map for any other purpose you are required to enter separate licensing arrangements with Ordnance Survey.