

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Highland Deephaven Ltd
Your Address / Contact Details	Highland Deephaven Industrial Park
	Evanton
	IV16 9XP
Landowner's Name (if known / applicable)	Highland Deephaven Ltd
Agent (if applicable)	Brindley Consulting
Agent's Address / Contact Details (if applicable)	26 Holm Park
	Inverness
	IV2 4XT

DETAILS OF SITE SUGGESTED	
Site Address	Highland Deephaven Industrial Park
Site/Local Name (if different from above)	
Site Size (hectares)	175 hectares
Grid Reference (if known)	NH625665
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Employment, business and industry, bulk external storage, and particularly users requiring marine and rail access.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	Not applicable
Map	Highland Deephaven ownership plan attached. Note that the existing jetty is not shown on this plan but is a Crown

	Estate lease and is part of the Industrial Park
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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)	Current road access is to A9 trunk road. Current jetty provides marine access to Cromarty Firth to 6 metre depth MLWS. Planning permission in place to extend jetty for 12 metre depth MLWS and 200 metre quay. Planning permission in place for rail access and sidings. Water and electricity supply to site require

	enhancement. Site not connected to a public drainage system.
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>There is some flooding risk from the Cromarty Firth and the Allt Graad river. Protective works may be required. Protected Species survey has been carried out and mitigation measures have been identified. Archaeological survey has not identified any special features. Landscape Impact Assessment has been carried out and no significant negative affects have been identified. There are no valued trees on the 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>Local employment opportunity will increase. Marine and rail infrastructure capacity will increase as will opportunity for modal shift. Vacant land will be developed.</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>As employment increases at the site provision can be made for dedicated public transport. Links to the local cycle network will be improved.</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>Yes. Good connections to the A9 road at Highland Deephaven and Skiach. Proposed connection to the north railway line and improved quay facilities will increase connectivity and opportunities for modal shift.</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>Yes.</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>Unlikely to be any increased pollution risks from the type of uses envisaged at the industrial park. Oil spill and other risk management will be in place to avoid pollution of the Cromarty Firth.</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>a) No impact on current public open space.</p> <p>b) No new public open space will be created</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>No community buildings are within 400 metres of the site and no new community buildings will be provided. There are opportunities to link to existing core paths and cycle routes.</p>	<p>Footpath and cycle links can be provided to the existing Evanton – Skiach cycleway route along the B817.</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>Current route 25 bus service between Inverness and Tain travels along the B817. There are no bus services stopping on the A9.</p>	<p>Consideration could be given to making available local bus facilities on site.</p>
4	<p>Will the site involve “off site” road improvements that will contribute to road safety?</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>Current A9 junction considered adequate for proposed jetty and rail access. Vehicular access is also available to Skiach via the Evanton Industrial Estate</p>	
5	<p>Is there scope for road</p>	<p>Will development incorporate on-site traffic</p>	<p>All roads within the ownership boundary are</p>	

	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	private and not part of the public road network. They will be designed to maximise road and pedestrian safety.	
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?	There are no bad neighbour uses near the site.	
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?	Site previously used as airfield with aircraft maintenance hangars. There is no evidence of ground contamination	
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?	a) The site has an existing use as an Industrial park. b) Any areas not currently active for business and industry, and capable of being cultivated, are used for agriculture.	
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 within the Evanton Settlement boundary on the Ross and Cromarty East Local Plan allocated for industrial use.	
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?	Landscape impact assessments have been carried out for the railway and jetty planning applications. No significant negative landscape effects have been identified and no mitigation measures have been suggested.	

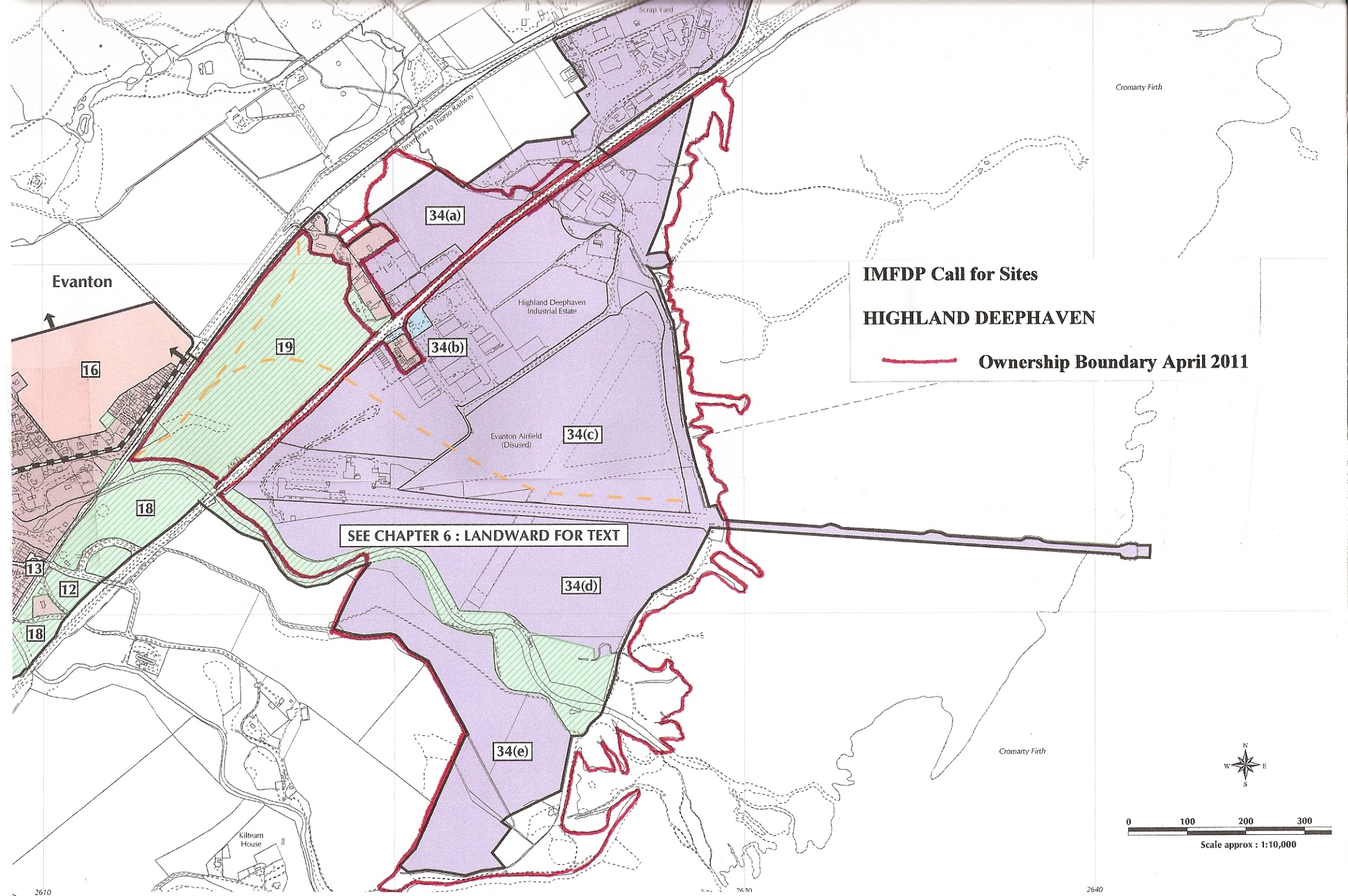
11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (These areas are identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside) and areas of Remote Coast identified by the Council, or an area of wildness identified in the draft Wild Land Supplementary Guidance?	The site is not within a wild land area.	
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.	a) The site is adjacent to the Cromarty Firth SSSI, SPA and Ramsar site. A protected species survey was carried out in 2009. Otters use the foreshore, wildfowl roost on the foreshore, and marine mammals use the firth. b) No	Mitigation measures are in place to avoid impacts during construction, particularly any pile driving, and to minimise impact on otter holts.

		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?	a) There are potential impacts on otter, bat, badger, dolphin and wildfowl. b) No	See 17 above
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?	Not at present but it has potential for solar renewable energy.	
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)	Part of the site is at risk of flooding from the sea and part from the Allt Graad river.	
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. All run off will continue to drain to ground via SUDS	
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?	The site is adjacent to the Cromarty Firth and the Allt Graad River. There are no proposals to culvert or divert watercourses. There will be no direct discharges to the sea	

	environment be protected from development?		from the site or the jetty.	
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?	Rail access will require raising the A9 road on embankment, and cutting through the field to the north of the road.	
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.	Yes it is affected by the 200 year flood risk area. A bund is in place above the High Water Mark. There is no shoreline management plan in place.	
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 the site is large enough to allow orientation of buildings to maximise aspect.	
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.	Additional road, rail and sea traffic is expected as the site develops with consequent additional traffic emissions affecting air quality.	
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?	Lighting will be required in areas where working takes place after dark.	
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?	a) Yes movement of people along the foreshore will have to be restricted. b) No there is no proposal to extend green habitats. Paths may need to be diverted to the outside of any security fence.	

	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?		
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?	No.	
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) and b) Pedestrian access to the foreshore of the Cromarty Firth will need to be restricted for security and safety reasons. Core paths and the wider access network will be affected.</p> <p>c) Footpath and cycle links can be provided to the existing Evanton – Skiach cycleway route along the B817.</p>	<p>a) and b) Foreshore pedestrian access shown as part of the wider access network on the Evanton core paths plan will need to be diverted outside the site's security fence. Core paths to Balconie point and Kiltearn Church may need to be diverted to allow marine access for a major industrial user.</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.	

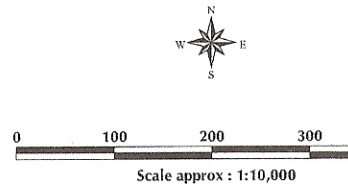
34	Will soil quality and capability of the site be adversely affected?	Will the site result in a loss of soil due to development or removal of good quality soil from the site? Is the site on land identified as Prime Quality Agricultural Land?	No.	
35	Is the site on peatland?	Is the site within or functionally 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.	



Evanton

IMFDP Call for Sites
HIGHLAND DEEPHAVEN
— Ownership Boundary April 2011

SEE CHAPTER 6 : LANDWARD FOR TEXT



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