

3

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	INVERGORDON COMMUNITY COUNCIL
Your Address / Contact Details	GILMOREHILL
	NORTHFIELD.
	INVERGORDON
	IVIS OLF
Landowner's Name (if known / applicable)	WM. MUNRO
Agent (if applicable)	
Agent's Address / Contact Details (if applicable)	JOHN MUNRO CONSTRUCTION
	RIVER DRIVE
	ALNESS

DETAILS OF SITE SUGGESTED	
Site Address	3. HIGH STREET
Site/Local Name (if different from above)	
Site Size (hectares)	0.1
Grid Reference (if known)	
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	BUSINESS / TOURISM.
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 <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)	
FORM CONTINUES BELOW	

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

<p><b>What are the site's constraints and how can they be resolved or reduced?</b>          (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><b>What benefits will result to the wider community from the site's development?</b>          (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>DERELECT SITE WHICH COULD BENEFIT FROM RE-DEVELOPEMENT. EASY ACCESS FOR CRUISE LINE PASSENGERS.</p>
<p><b>What impact will there be on travel patterns from the site's development?</b>          (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><b>Is the site well connected?</b>          (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><b>Is the site energy efficient?</b>          (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)</p>	
<p><b>What other negative impacts will the development have and how will they be resolved or offset?</b>          (e.g. will the site's development increase any form of pollution or decrease public safety?)</p>	

From: ICC Chair  
Valerie Pugh  
Invergowrie  
Invergowrie

## Inner Moray Firth Development Plan

### Call for Sites

#### Change to Settlement Boundary [ Invergowrie ]

- Extend West from Linear Park along shoreline as far as Belleport.
- North from Belleport up to A9.
- Eastwards along A9 passing Rosskeen Free Church and Tomich Junction.
- Continue on A9 to approximately house called 'Broomhill' then Southwards to link up with Cromarty Firth Industrial Park
- North of Saltburn Village as far as the railway line.

#### Reasons for extension of boundary:-

- Economic benefit.
- Housing development
- Amenity – whole of shore line to the West. Extend existing boating club facilities.
- Site for Supermarket
- Site for an Educational facility
- Zone areas for Special Use
- We would support 'clean' industry in Invergowrie.

#### Invergowrie Map [ Numbers refer to existing Local Plan ]

- **1** – Former Garden Centre, Megs etc. - Zone for Special Uses
- **3** - Former ATS - Zone for Business / Tourism
- **4** - The old Bone Mill - Zone for Retail / Redevelop as Housing.
- **7** – Tennis Courts – Zone as Amenity
- **11** – Former Coal Yard – Sheltered Housing / Flats

- **14** – Castle Avenue Industrial Estate - Land in front of Fire Station – Leave for Bonfire
- **16 & 20** – Cromlet – Educational Facility / medium sized Retail Outlet / Housing. Potential contaminated land.
- **19** – Former Victoria Garage – Zone for Housing.
- **22** – Railway Siding - Amenity / Car Park. A railway footbridge and disabled access is vital to the redevelopment of this area.
- **24** – Invergordon Mains – Zoned for Housing. Possibly Education
- **25** – Tank Farm – Special Uses [ Contaminated Site ]
- **26** – Open Spaces & Amenity Areas – Zone for **protection**. Linear Park and Shore Line, Natal Garden, Playing fields / areas.

Create a lay-by on South side of B817 adjacent to Linear park picnic area. We support improvements to Linear Park such as Information Points and additional seating but would like to remove the suggestion of a Sculpture Trail.

- **29** - Select Housing Expansion on Small Plots – Along Western edge of Golf Course.
- **30** – Old Rosskeen Church – Zone for Museum / Heritage Centre / Tourism. Extend Cemetery.
- **31** – North of Invergordon, adjacent to Tomich Road on the left– Possible Educational facility.
- **32** – North of Invergordon, adjacent to Tomich Road on the right – possible Supermarket.
- **33** - North of 32 – keep as Agriculture
- **34** - North of 31 - keep as Agriculture.
- **35** - North of Saltburn Village up to Railway Line – zone for Housing.
- **36** - Invergordon Boat Club – extend Marina Facilities.

### **Rural Settlement – Housing in the Countryside**

- Newmore, Kindeace, Mossfield, Rosskeen, Achnagarron, Collemore, Badachonacher.
- In these areas we would support individual house plots with their own septic / treatment tanks, own access, landscaping, and screening.
- We would like to encourage new families into the area to support especially Newmore Primary School.
- We would NOT support largescale housing development in these areas.
- If developers were allowed to build they should be aware that they should contribute to a pot of money to improve Tomich Junction.
- We would like to protect the Amenity Area of Newmore School Football Pitch, car park and adjacent woodland.
- We may consider extending the Boundary Settlement for Newmore but at present there is no mains sewage in this area.

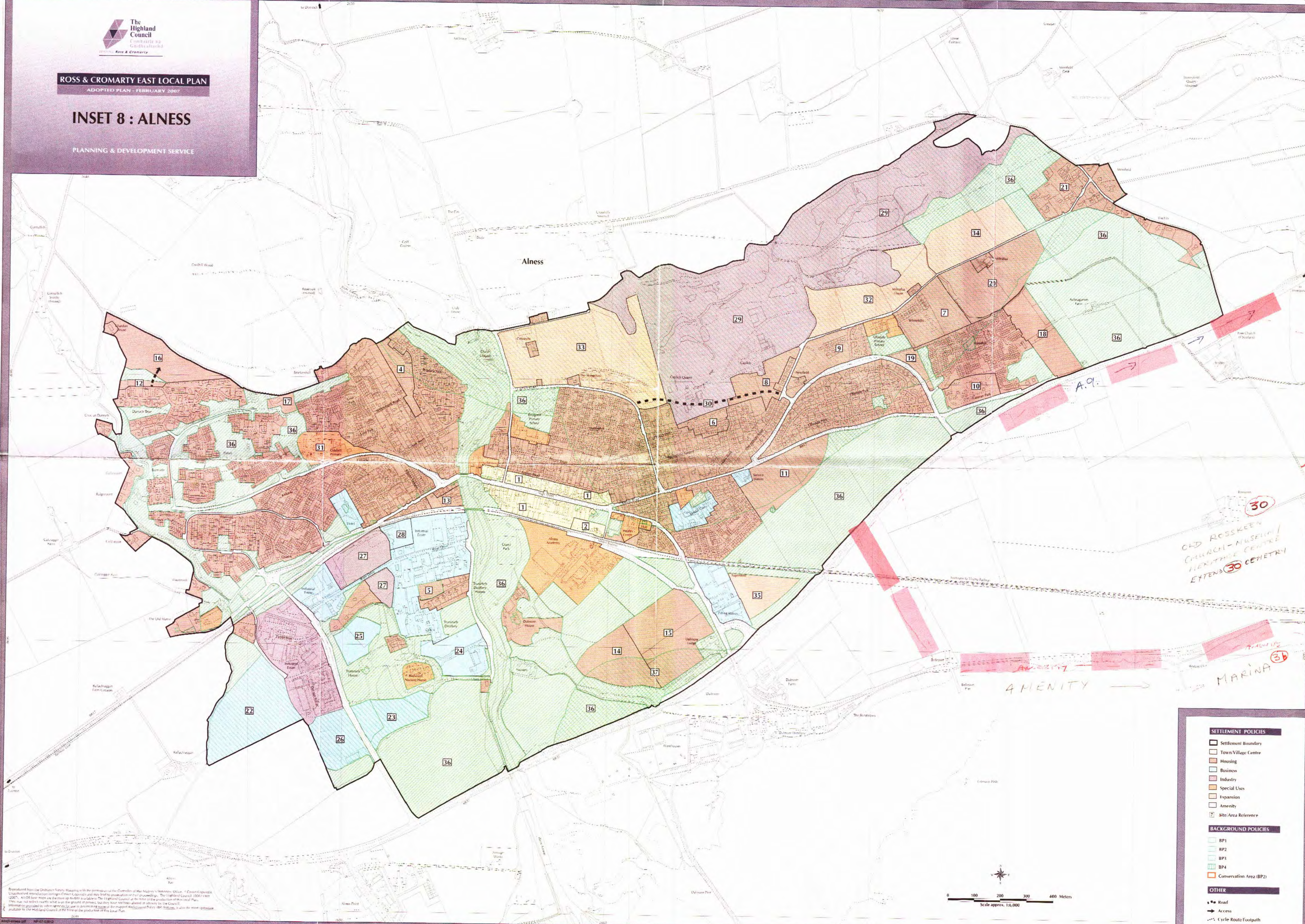


# ROSS & CROMARTY EAST LOCAL PLAN

ADOPTED PLAN - FEBRUARY 2007

## INSET 8 : ALNESS

PLANNING & DEVELOPMENT SERVICE



OLD ROSSKEEN CHURCH - MUSEUM / HERITAGE CENTRE EXTENDS 30 CEMETERY

AMENITY → MARINA 36

### SETTLEMENT POLICIES

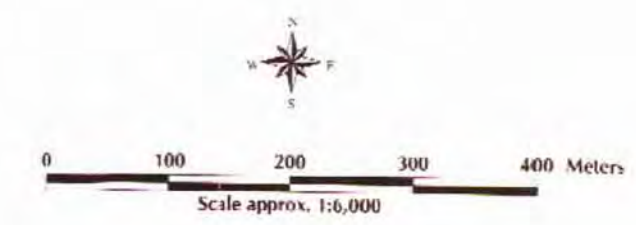
- Settlement Boundary
- Town/Village Centre
- Housing
- Business
- Industry
- Special Uses
- Expansion
- Amenity
- Site/Area Reference

### BACKGROUND POLICIES

- BP1
- BP2
- BP3
- BP4
- Conservation Area (BP2)

### OTHER

- Road
- Access
- Cycle Route/Footpath



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