

# 1. INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN: ALTERNATIVE SITES AND USES CONSULTATION

## 1.1.

How to use this Online Local Development Plan

To find your settlement quickly and see what Alternative Sites and Uses are in this consultation, either click on these links or the + next to " 6 Preferred Alternative Sites and Uses " or " 7 Non Preferred Alternative Sites and Uses"
To find your address use the Address Search , to Search the document for words or phrases use Search Plan and to search using the Mapping use Map Search
On the map if you wish to know what a coloured or hatched area relates to in the consultation, please click on the white arrow and click the area, the system will then show you what is related to this - e.g. the site details or chapter 9 SEA information
For detailed help on how to use this online local development plan please click the Help Icon at the top right of each page or see this pdf for full instructions
We have provided diagrams and information to help you understand How to Make a Comment in 2 How to use this website and make comments on this consultation
Do not Add or Make a Comment on this Chapter 1 and remember that if you do not press a button the site for around 9 minutes the site will timeout, this link provides more important information
To see items that are related eg a map of the site or the SEA of the site, please click on Related Items where it appears - this will allow you to view both the map and the text at the same time

Key Information for users - Please read

## 1.2.

Between April and July 2012 the Council carried out a consultation on the first stage of the Inner Moray Firth Local Development Plan, known as Main Issues Report. The Main Issues Report gave details of sites that were considered to be suitable and unsuitable for future development. During the consultation the Council received comments from around 900 individuals, groups and organisations. Some people who made comments promoted sites that had not previously been considered through the Call for Sites process (which preceded the Main Issues Report) or through previous Development Plans. Other people proposed alternative land uses on certain sites that had been included in the Main Issues Report. In addition comments were received suggesting further changes to the Hinterland around Towns boundary; likewise to the Special Landscape Area (SLA)

boundaries as well as suggesting entirely new SLAs.

### 1.3.

The Council has assessed these alternative sites and land uses in the same way that sites were assessed prior to the publication of the Main Issues Report. We have considered the potential future land uses for each of these sites and are now asking for people's views on these. Comments submitted will be considered alongside others submitted during the Main Issues Report and will help us to prepare the next stage of the Plan, known as the Proposed Plan. The comments received will help us to decide whether any of these alternative sites or land uses are suitable and should therefore be identified as additional or alternative sites to those included in the Main Issues Report.

When considering these alternative sites and land uses, reference should be made to the Main Issues Report

The consultation includes suggestions relating to the following settlements; Alness, Beaully, Cawdor, Conon Bridge, Contin, Cromarty, Dingwall, Drumnadrochit, Evanton, Fortrose, Invergordon, Inverness, Muir of Ord, Munlochy, Nairn, North Kessock, Seaboard Villages, Strathpeffer, Tain, Tore. The consultation also considers the suggested changes to the Hinterland around Towns and Special Landscape Areas.

To ensure that significant environmental effects of the Inner Moray Firth Local Development Plan are considered from the outset, The Highland Council have undertaken a Strategic Environmental Assessment of the Inner Moray Firth Local Development Plan to help make decisions on the content of the Plan. As part of this process an Environmental Report was published alongside the Main Issues Report in April 2012 which considered the strategic environmental effects of the vision and spatial strategy, proposed policy approaches and site allocations. As further policy approaches and site allocations have been suggested to the Council, it has been necessary to produce an addendum to this Environmental Report to consider any reasonable alternatives which had not previously been considered. These are contained in Chapters 8 to 10 of this consultation document.

Please note that you can also make expressions of opinion on this Environmental Report Addendum using this Online Local Development Plan Website.

### 1.4.

Please note we are asking for comments to be made only through this website. An addendum to the Environmental Report is also available on the website which summarises environmental information relevant to the alternative sites and land uses.

The consultation will run from 16th May to midnight on 30th June 2013 during which time comments can be made. All comments must be submitted by this date in order to be considered.

### 1.5.

If you have any problems or issues using the online local development plans system, please contact the Development Plans Team in Planning and Development on 01349 886608

## 3. Suggested new or removing existing Special Landscape Areas (SLA)

### 3.1.

New SLAs were suggested after consultation of the Inner Moray Firth Local Development Plan Main Issues Report. These suggestions are all Non Preferred. The consultation on the SLAs through the Inner Moray Firth Local Development Plan Main Issues Report was on tweaking boundaries of existing SLAs to ensure they enclosed areas of similar landscape and/or to ensure that the boundary did not inadvertently sever a landscape feature.

### 3.2.

The consultation was not on identifying new SLAs or which SLAs should be removed.

### 3.3.

The original methodology used for SLAs selection/identification was challenged through Highland wide Local Development Plan (HwLDP) Examination and the Reporter supported the current SLAs subject to the Council considering any boundary amendments through the Area Local Development Plans. It would be a significant piece of work to re-evaluate SLA's across Highland and possibly identify new criteria and scoring for their identification. This is unnecessary given our confidence in SLAs and the conclusions of the HwLDP Examination on this issue.

### 3.4.

The suggested new SLAs are as follows:

- 1 Redcastle, Kilcoy and Coulmore areas
- 2 To cover Tarbat Ness (because of the views from this area)
- 3 at Stratharussdale/ Alness River complex (as a recreational space, convenient amenity area, adjacent to tourist route)
- 4 Munlochy Bay,
- 5 Beaulieu estuary (due to its natural beauty)
- 6 area between Inverness and Fort George (or to Nairn)
- 7 the entire Highland area to be designated
- 8 seeks area from the Raigmore roundabout to Milton of Culloden (or to Ardersier)
- 9 the Drynachan, Lochindorb and Dava Moors SLA should be removed

## 4. Contraction or extension of existing Special Landscape Areas (SLA)

4.1.

Extensions/contractions were suggested after consultation of the Inner Moray Firth Local Development Plan Main Issues Report

4.2.

These suggestions have been made to extend/contract the SLAs and there are some site specific explanations as to why these suggestions have been preferred/not preferred however it is helpful to first explain the methodology for how these extensions/contractions have been considered.

4.3.

The methodology for how the proposed extensions and contractions have been considered.

- When considering proposed extensions to the SLAs (Special Landscape Areas) it is important to consider whether the SLA boundary needs tweaked to better reflect the landform so that it does not inadvertently sever a landscape feature.
- It is also important to consider how the proposed extensions compare with landscapes within the existing SLA to establish whether the proposed extension would enclose an area of similar landscape. This means considering how these landscapes are described and the qualities that are attributed to them within the SLA citations, and then comparing this to the landscape within the proposed extension. It also means referring to the Landscape Character Assessment to see how these proposed areas compare in terms of their Landscape Character Types to those within the SLA boundary (the Landscape Character Assessment being a standard system for identifying, describing, classifying and mapping the variety of landscapes which helps explain what makes landscapes different from each other).
- Looking at reasons beyond these as a basis for changing the SLA boundaries could undermine the criteria used to identify them, and would suggest that a complete review revisiting the identification of SLAs across Highland is necessary. This would also involve revision of the citations. The original methodology used for SLA selection/identification was challenged through HwLDP Examination and the Reporter supported the current SLAs subject to the Council considering any boundary amendments through the Area Local Development Plans. It would be a significant piece of work to re-evaluate SLA's across Highland and possibly identify new criteria and scoring for their identification. This is unnecessary given our confidence in SLAs and the conclusions of the HwLDP Examination of this issue.



## 4.4. SLA EXT 1 Suggested extensions to Loch Ness and Duntelchaig SLA

### 4.4.1.

SLA NS1 Non Preferred amendment to north western extent to include Culnakirk, Glen Convinth, and Clunes

- The citation for this SLA mentions the special qualities of the contrasting intimate plateau (the Duntelchaig and Ashie area) as being, "An undulating moorland plateau of rocky knolls flanked by small-scale woods and forests, patches of pastures and sporadic farmsteads, and interspersed with a sequence of tranquil lochs, that creates an intimate mix of landscape elements of changing visual interest."
- The Abriachan/Glen Convinth/ Culnakirk area has some elements of this description. However unlike the Duntelchaig/Ashie area the Abriachan/Glen Convinth/Culnakirk area does not have the larger loch component to its landscape (only some smaller lochs), and the areas of woodland are in larger blocks and they do not contain much semi natural or ancient and long established woodland which is in contrast to the prevalence of the smaller patches of higher amenity value woodland in the Duntelchaig/Ashie area.
- Also unlike the Duntelchaig/Ashie area the Abriachan/Glen Convinth/Culnakirk area does not display quite the same intimate mix of landscape elements and changing visual interest as the area of Duntelchaig and Ashie.
- The Abriachan/Glen Convinth/Culnakirk area is within a different Landscape Character Type with different characteristics and qualities to the area of Duntelchaig and Ashie to which it is being compared.
- Although the Abriachan/Glen Convinth/ Culnakirk area has some similarities to the Duntelchaig/Ashie area it is not similar enough in its character or quality to merit its inclusion within the SLA.

### 4.4.2.

SLA NS2 Non Preferred amendment to include Stratherrick, including Loch Mhor, the Pass of Inverfarigaig, and Killin

- The citation for this SLA mentions the special qualities of the contrasting intimate plateau (the Duntelchaig and Ashie area) as being, "An undulating moorland plateau of rocky knolls flanked by small-scale woods and forests, patches of pastures and sporadic farmsteads, and interspersed with a sequence of tranquil lochs, that creates an intimate mix of landscape elements of changing visual interest."
- The Stratherrick area has some elements of this description. However in the Stratherrick area the areas of woodland are mostly in larger blocks and the area does not contain as

much semi natural or ancient and long established woodland in contrast to the prevalence of smaller patches of higher amenity value woodland in the Duntelchaig/Ashie area

- Also unlike the Duntelchaig/Ashie area the Stratherrick area does not display quite the same intimate mix of landscape elements and changing visual interest as the area of Duntelchaig and Ashie.
- The Stratherrick area is within a different Landscape Character Type with different characteristics and qualities to the area of Duntelchaig and Ashie.
- The Stratherrick area has some similarities to the Duntelchaig/Ashie area but it is not similar enough in its character or quality to merit its inclusion within the SLA.

#### 4.4.3.

SLA NS3 Non Preferred amendment to support inclusion of area between Loch Ness and Inverness to include Dores and Clachnaharry.

- The citation for this SLA identifies in its overview that this SLA is “the vast linear feature of Loch Ness” and “moorland ridges and a contrasting remote interior plateau of upland lochs, small woods and rocky knolls.”
- This proposed extension would take in very different landscapes and Landscape Character Types from those within the SLA and is not supported.
- The proposed extension is not similar in its character or quality and therefore should not be included within the SLA.

## 4.5. SLA EXT 2 Suggested extension/contraction to Drynachan, Lochindorb and Dava Moors SLA

### 4.5.1.

SLA NS4 Non Preferred amendment to include east of Moy

- The citation for this SLA identifies in its overview that the “Key characteristics are the homogeneity of this area, its sense of spaciousness, wide views and sparse human settlement” and “comprises high rolling moorland”.
- Therefore the boundary following the hilltops here is a logical positioning of the boundary rather than extending it to include the more diverse and settled landscape of Moy.
- This proposal would take in a very different landscape from those within the SLA and therefore is not supported.

### 4.5.2.

SLA NS5 Preferred amendment to reduce the SLA on its southern boundary

- The boundary on the southern extent of this SLA needs to be amended to accord with the Cairngorm National Park Authority boundary as far as Creag Liath to the east acknowledging that this also means it will better accord with the line of the hilltops here.
- If a more substantial reduction in the southern extent to the SLA is sought this is resisted. Many of the landscape characteristics and special qualities of the SLA as mentioned within its citation are very much in evident within this southern area of open uplands.

## 4.6. SLA EXT 3 Suggested extensions to Sutors of Cromarty, Rosemarkie and Fort George SLA

### 4.6.1.

SLA NS6 Non preferred amendment to include Avoch

- This SLA is defined by the edge of the coastal strip (the Hard Coastal Shore Landscape Character type) and the only landward areas that are identified within the SLA boundary are at the tip of headlands and promontories (Fort George, Fortrose and at the Sutors). The proposed extension would extend the SLA boundary to include landward areas that are not at the tip of headlands or promontories and would fundamentally change the characteristics of this SLA.
- To extend the boundary to take in the hillside between Fortrose and Avoch would also take the SLA into different Landscape Character Types, ones which are not present within the current SLA boundary.
- This proposal would take in a very different landscape from that within the SLA and therefore is not supported.

### 4.6.2.

SLA NS7 Non preferred amendment to include Munloch Bay

- This SLA is defined by the edge of the coastal strip (the Hard Coastal Shore Landscape Character type) and the only landward areas that are identified within the SLA boundary are at the tip of headlands and promontories (Fort George, Fortrose and at the Sutors). The proposed extension would extend the SLA boundary to include landward areas that are not on the tip of headlands or promontories and would fundamentally change the characteristics of the SLA.
- To extend the boundary to take in Munloch Bay would also take the SLA into different Landscape Character Types, ones which are not present within the current SLA boundary.
- This proposal would take in a very different landscape from that within the SLA and therefore is not supported.

### 4.6.3.

SLA NS8 Non preferred amendment to include the Davidston area

- This SLA is defined by the edge of the coastal strip (the Hard Coastal Shore Landscape Character type) and the only landward areas that are identified within the SLA boundary are

at the tip of headlands and promontories (Fort George, Fortrose and at the Sutors). The proposed extension would extend the SLA boundary to include landward areas that are not on the tip of headlands or promontories and would fundamentally change the characteristics of the SLA.

- To extend the boundary to take in the hillside at Davidston would take the SLA into different Landscape Character Types, ones which are not present within the current SLA boundary.
- This proposal would take in a different landscape from that designated within the SLA and therefore is not supported.

## 5. Hinterland

### 5.1.

The Main Issues Report consultation considered the geographic extent of the existing, Highland-wide Local Development Plan, hinterland around towns boundary. The Council's Preferred Approach was to retain the existing Hinterland boundary as previously defined through the respective Inverness, Ross and Cromarty East and Nairnshire Local Plans.

### 5.2.

Comments have been received on both the Council's Preferred and Alternative Approach. Additionally comment has been received on further proposed boundary alterations. Of these 4 separate suggestions are indicated below with an initial appraisal and view on the merits or otherwise of the suggested approach.

### 5.3. HINT NS1 Non Preferred Suggested Contraction – North of Kildary, Easter Ross

#### 5.3.1.

- Comment received relating to this suggested boundary contraction consider that there is a lack of development pressure in the area and the reduction of the hinterland boundary would provide wider choice and affordability of individual new houses.
- The Council do not support this approach as there is continued pressure for commuter based housing development in the hinterland around the larger settlements within Highland. The Council's Housing in the Countryside and Siting and Design Supplementary Guidance sets out the opportunities for development in hinterland areas, both providing opportunities for business related housing, brownfield redevelopment and proposals relating to existing housing groups. The Council considers that this current approach to this area continues to be appropriate.

## 5.4. HINT NS2 Non Preferred Suggested Expansion – Tain to Portmahomack/Rockfield

### 5.4.1.

- Comment relates to a suggested expansion of the hinterland boundary at the north of the Fearn Peninsula stretching from the existing hinterland boundary west to include Portmahomack and Rockfield. Indicates that recent sporadic housing development is despoiling the local area.
- The Council consider that the area should remain outwith the hinterland as this offers a wider range of opportunities for housing and economic development in an area where depopulation has been an issue. In terms of impact on landscape the Council's Housing in the Countryside and Siting and Design Supplementary Guidance provides advice on where development proposals should be sited. Proposals will be considered against the criteria set out in the guidance including the impact of development on the landscape and the existing character of an area.

## 5.5. HINT NS3 Non-Preferred Suggested Expansion – South of Dalmagarry to Slochd A9(T)

### 5.5.1.

- Comment seeks expansion of the hinterland boundary to extend 2km either side of the A9(T) as far south as the Slochd. Concern was expressed about sporadic development impacting on infrastructure and the landscape around Tomatin, considers development should be concentrated in Tomatin itself.
- The Council identifies Tomatin as a main settlement within the Inner Moray Firth and consider that the settlement should form the main focus for development in the area. It is also considered that extent of the hinterland boundary should remain as existing, allowing for rural development opportunities for housing and economic development. The potential for development in these areas would continue to be guided the Council's Development in the Wider Countryside policy alongside the Council's Housing in the Countryside and Siting and Design Guidance which require that proposals are considered against landscape impact and also availability of infrastructure and services in an area.

## 5.6. HINT NS4 Non Preferred Suggested further contraction to MIR Suggested Contraction South of Dores to Farr

### 5.6.1.

- Comment seeks further contraction of the hinterland to exclude Croft Croy to allow further development opportunities whilst protecting the existing housing cluster and landscape and directing development to correct locations.
- The Council consider that the retention of the hinterland boundary, and application of the Housing in the Countryside (Hinterland areas) policy, is a more appropriate mechanism, in this location, for providing policy guidance on the potential development opportunities in relation to existing housing groups.

## 6. Preferred Alternative Sites and Uses

### 6.1.

This section contains details and initial assessment of alternative sites and land uses which the Council consider, at this stage, have potential to be identified in the next stage of the Plan. Each Site has related items which provide links to the environmental assessment and also to the map showing the site.

### 6.2. Site: ALNESS NS107, Dalmore Distillery

#### 6.2.1.

- Description: Suggested change to extend the settlement boundary to include Dalmore Distillery to south of Alness
- Proposed Use: Industry
- Existing Use: Industry/Green Space
- Pros: Safeguards land for expansion of distillery; potential for employment generating uses; consolidation of existing use
- Cons: Potential adverse impact upon Cromarty Firth SPA, Ramsar and SSSI; potential impact upon archaeological interests; potential adverse visual impact

## 6.3. Site: ALNESS NS108, Land north of Teaninich Distillery

### 6.3.1.

- Description: Land north and east of Teaninich Distillery for new distillery/expansion of existing distillery
- Proposed Use: Industry
- Existing Use: Industry/ Green Space
- Pros: Safeguards land for new distillery/expansion of existing distillery; potential for employment generating uses; consolidation of existing use; within existing industrial estate
- Cons: Potential flood risk issues; proximity of residential properties; loss of open space; potential adverse landscape impact

## 6.4. Site: ALNESS NS131, Avern Way

### 6.4.1.

- Description: Vacant greenfield site at Avern Way proposed for completion of business site
- Proposed Use: Business
- Existing Use: Greenfield  
Pros: Safeguards land for completion of business site; employment generating use; serviced sites;
- Cons: Potential flood risk issues; potential adverse landscape impact; impact upon mature trees

## 6.5. Site: ALNESS NS132, Alness Point Business Park

### 6.5.1.

- Description: Land at Alness Point Business Park for completion of business park
- Proposed Use: Business
- Existing Use: Greenfield/Business
- Pros: Safeguards land for completion of high quality business site; potential for employment generating uses; serviced sites
- Cons: Coastal flood risk; distance from Alness town centre



## 6. Site: BEAULY NS133, House of Beauly

### 6.6.1.

- Description: Site of vacant former retail/tourism unit remaining a business/tourism site
- Proposed Use: Business/Tourism
- Existing Use: Brownfield
- Pros: Safeguard site for business or tourism use; retention of site for employment generating uses; proximity to public transport opportunities
- Cons: Potential viability of reuse/redevelopment of the site

### 6.7.1. 6.7. Site: CAWDOR NS1, Cawdor Village Centre

- Description: Cawdor village centre site with 3 commercial units and further land is proposed for mixed uses: business and residential
- Proposed Use: Mixed Use: business and residential
- Existing Use: Business
- Pros: Partially developed; existing access; within SDA, landowner interest, residential use may have less impact on conservation area
- Cons: Potential impact on woodland

## 6.8. Site: CROMARTY NS58, Land South of the Manse

### 6.8.1.

- Description: Land south of the Manse, suggested change from proposed Community use to Housing
- Proposed Use: Housing
- Existing Use: Greenfield
- Pros: Improves housing land supply/choice, may reduce the length of access required before development/improve viability, allotment allocation at Bayview Terrace may prove sufficient or alternative space may be found elsewhere
- Cons: Sensitive in terms of landscape impact, outwith settlement boundary, removes potential for allotments here, housing needs to ensure sufficient set back from trees, not landowner suggestion so availability unclear, prime agricultural land

## 6.9. Site: FORTROSE NS129, Ness Gap site

### 6.9.1.

- Description: Ness gap site, suggested change of use from housing to mixed use community/commerce
- Proposed Use: Community/Commerce
- Existing Use: Greenfield
  
- Pros: Opportunity for relocated expanded food store (subject to proving no detrimental impact on town centre), edge of centre location, provides flexibility for future, could improve parking situation in town centre, within easy walking distance of much of Fortrose, close to public transport connections
  
- Cons: Loss of a potential primary school site

## 6.10. Site: INVERNESS NS19A, Land adjacent to Drumossie Hotel (East)

### 6.10.1.

- Description: Land adjacent to Drumossie Hotel (East) proposed for tourism uses
- Proposed Use: Tourism
- Existing Use: Greenfield
- Pros: Good access to A9, Attractive outlook, Proximity to similar use, commercial visibility
- Cons: Visual prominence from the A9, Distance from commercial centres, Extends the urban form further south

## 6.11. Site: INVERNESS NS3, Former quarry, Clachnaharry

### 6.11.1.

- Description: Former quarry site at Clachnaharry Road proposed for housing
- Proposed Use: Housing
  
- Existing Use: Brownfield - Vacant
  
- Pros: Brownfield, long term vacant, Natural infill site
  
- Cons: Road access, Impact on mature woodland, set back required from quarry face, trees and road contribution

## 6.12. Site: MUIR OF ORD NS130, Glen Ord Distillery

### 6.12.1.

- Description: Existing vacant building and greenfield land at Ord Distillery for distillery expansion
- Proposed Use: Industrial
- Existing Use: Brownfield
- Pros: Safeguards land for expansion of distillery; potential for employment generating uses; consolidation of existing use
- Cons: Potential for more traffic accessing the site.

## 6.13. Site: MUIR OF ORD NS22, SW Muir of Ord

### 6.13.1.

- Description: Greenfield land south of Corrie Road proposed for housing
- Proposed Use: Housing
- Existing Use: Greenfield
- Pros: Potential to round off western expansion of settlement; limited impact due to woodland to the west; close to public transport and settlement centre.
- Cons: Distance from Primary School

## 6.14. Site: NAIRN NS4, Househill

### 6.14.1.

- Description: Greenfield/existing housing site at Househill proposed for further housing
- Proposed Use: Extension to SDA Boundary
- Existing Use: Some existing housing
- Pros: Adjacent to existing housing; may form more logical SDA boundary
- Cons: Impact on woodland

## 6.15. Site: NORTH KESSOCK NS122, Land at Bellfield

### 6.15.1.

- Description: Land at Bellfield, suggestion change to reflect planning permission which includes commercial and community uses
- Proposed Use: Mixed uses: housing, commercial and community use
- Existing Use: Greenfield
- Pros: Mixed use sites encouraged by Scottish Planning Policy, brings vitality and integrates facilities with new housing, residential amenity will still be protected, reflects the planning permission
- Cons: None as long as residential amenity is protected

## 6.16. Site: STRATHPEFFER NS2, Kinellan Mid

### 6.16.1.

- Description: Greenfield site on southern edge of the settlement proposed for housing
- Proposed Use: Housing
- Existing Use: Greenfield
- Pros: Allocated in Ross and Cromarty East Local Plan; opportunity to expand settlement; close to primary school and community centre
- Cons: affect on setting of listed building; relatively distant from village centre; landscape and visual impact; potential negative impact on protected species (Slavonian Grebe)

## 6.17. Site: TAIN NS23, Glenmorangie

### 6.17.1.

- Description: Greenfield land adjacent to distillery proposed for expansion of distillery

- Proposed Use: Industrial
- Existing Use: Industrial and Greenfield
- Pros: Safeguards land for expansion of distillery; potential for employment generating uses; consolidation of existing use
- Cons: outwith existing Settlement Development Area; potential impact on European Designated Sites; improved access required.

## 6.18. Site: TAIN NS28, Kirksheaf

### 6.18.1.

- Description: Greenfield site at Kirksheaf, suggested change from proposed Community use to Housing
- Proposed Use: Housing
- Existing Use: Greenfield
- Pros: Close to town centre; some of the site is covered by a planning permission for housing; close proximity to railway station.
- Cons: Improved access required; cemetery safeguard required; potential impact on setting of some listed buildings.

## 6.19. Site: TORE NS128, Grain Mill extension

### 6.19.1.

- Description: Land to south of Tore Grain Mill suggested for future expansion
- Proposed Use: Industrial
- Existing Use: Greenfield
- Pros: Not prime agricultural land, allows scope for expansion of business, possible economic benefit
- Cons: Outwith settlement boundary, landscape, visual and amenity impact needs to be mitigated by significant landscaping and tree planting, possible access issue

## 7. Non Preferred Alternative Sites and Uses

### 7.1.

This section contains details and initial assessment of alternative sites and land uses which the Council do not consider, at this stage, to be suitable for identification in the next stage of the Plan. Each Site has related items which provide links to the environmental assessment and also to the map showing the site.

### 7.2. Site: BEAULY NS25, Wellhouse (north of Beauly)

#### 7.2.1.

- Description: Agricultural site with existing access suggested for mixed uses
- Proposed Use: Mixed use - business/industry/residential institution
- Existing Use: Greenfield
- Pros: flat developable land; opportunity for employment generating uses; potential for longer term development
- Cons: distance from village centre; potential road side tree loss; loss of good agricultural land; physically detached from settlement

### 7.3. Site: CONON BRIDGE NS11, NW Conon Bridge

#### 7.3.1.

- Description: Greenfield site North of Windsor Place suggested for housing
- Proposed Use: Housing
- Existing Use: Greenfield
- Pros: round off settlement; connection available to water and waste water network.
- Cons: prime agricultural land; connectivity to Conon Islands SAC; outwith SDA.

## 7.4. Site: CONON BRIDGE NS12, West Conon Bridge

### 7.4.1.

- Land at Junction of School Road and A835 suggested for industrial uses
- Proposed Use: Industrial
- Existing Use: Greenfield
- Pros: provision of further employment land.
- Cons: not compatible with adjacent housing uses; impact on gateway to Conon Bridge; poor access.

## 7.5. Site: CONON BRIDGE NS56, Land comprising Drouthy Duck and surrounding land to west

### 7.5.1.

- Description: Land comprising Drouthy Duck and surrounding land to west, with a suggested change of use from just business to include residential as well
- Proposed Use: Business, Residential
- Existing Use: Brownfield
- Pros: provides choice in the market; infill opportunity; opportunity to safeguard existing
- Cons: potential flood risk; potential impact on listed buildings

## 7.6. Site: CONTIN NS111, Land north of Contin 7.6.1.

- Description: Land at Torridon at north end of settlement, suggested extension to include this land within settlement boundary

- Proposed Use: Housing
- Existing Use: Greenfield
- Pros: Limited visual impact; not prime farm land; no flood risk issues
- Cons: Impact upon trees protected by Tree Preservation Order and designated as Ancient and Semi-natural woodland; distant from village centre; narrow road access

## 7.7. Site: CROMARTY NS59, Land south of Manse

### 7.7.1.

- Description: Land south of Manse, suggested change from proposed Community use to Housing
- Proposed Use: Housing
- Existing Use: Greenfield
- Pros: Potentially suitable for longer term growth after advance landscaping/planting, can pedestrian linkage be provided through the escarpment?
- Cons: Sensitive in terms of landscape impact, outwith settlement boundary, connectivity with town (outwith easy walkable distance to facilities using Denny Road), not landowner suggested so availability unclear, prime agricultural land, disconnected from village if developed before land immediately south of Manse

## 7.8. Site: DINGWALL NS15, SE of Craig Road

### 7.8.1.

- Description: Greenfield site south of A862 suggested for mixed uses
- Proposed Use: Mixed Use (undefined)
- Existing Use: Greenfield
- Pros: Opportunity for provision of employment generating uses.
- Cons: Potential risk of flooding; impact on the setting of settlement;



## 7.9. Site: DINGWALL NS20, East of Dingwall

### 7.9.1.

- Description: Land East of Eastend Wood suggested for housing
- Proposed Use: Housing
- Existing Use: Greenfield
- Pros: offers choice to the market
- Cons: Poor Access, outwith settlement envelope - sets precedent for further expansion eastward; distant from town centre

## 7.10. Site: DRUMNADROCHIT NS14, Blairbeg, South of Kilmore Road

### 7.10.1.

- Description: Woodland site at Kilmore Road, Blairbeg, suggested for housing
- Proposed Use: Housing
- Existing Use: Greenfield
- Pros: Close to village centre and its facilities, Potential offer of woodland ownership transfer
- Cons: Loss of woodland and its natural heritage habitat value, Limited visibility at related trunk road junction, Limited Kilmore Road capacity and no footways

## 7.11. Site: EVANTON NS113, Land east of MU2

### 7.11.1.

- Description: Land North East of Drummond Farm, suggested for housing
- Proposed Use: Housing
- Existing Use: Greenfield
- Pros: no flood risk issues; comparatively close to village centre and primary school
- Cons: loss of prime farmland; negative landscape and visual impact; drainage network improvements required

## 7.12. Site: FORTROSE NS47, Land north of Caravan Park

### 7.12.1.

- Description: Land north of Caravan Park, suggested change from proposed use as a housing site to tourist related uses
- Proposed Use: Tourism related uses
- Existing Use: Greenfield
- Pros: Opportunity for tourism development, possible economic benefit, attractive site with seaward views
- Cons: Access issue, sensitive site for landscape impact, outwith settlement boundary, negative impact on Rosemarkie and Fortrose distinct identities, prime agricultural land, not within easy walkable distance of village facilities, possible odour nuisance

## 7.13. Site: INVERGORDON NS18, House of Rosskeen

### 7.13.1.

- Description: Greenfield site with woodland at House of Roskeen, suggested for housing
- Proposed Use: Housing
- Existing Use: Greenfield
- Pros: limited visual impact; no flood risk issues; reuse of vacant buildings
- Cons: area of significant archaeological interest; impact on ancient woodland; beyond existing defensible settlement boundary; preference for consolidation of settlement prior to expansion

## 7.14. Site: INVERNESS NS19B, Land adjacent to Drummosie Hotel (West)

### 7.14.1.

- Description: Land adjacent to Drummosie Hotel (west) suggested for mixed uses
- Proposed Use: Mixed Use
- Existing Use: Greenfield
- Pros: Good access to A9, Attractive outlook, Proximity to similar use, commercial visibility
- Cons: Visual prominence from the A9, Distance from commercial centres, Extends the urban from further south

## 7.15. Site: INVERNESS NS37, Simpsons Garden Centre

### 7.15.1.

- Description: Land at Garden Centre, suggested expansion development
- Proposed Use: Mixed Use - business/retail/tourism
- Existing Use: Greenfield
- Pros: Not useable public open space, commercial visibility
- Cons: Part of A9 buffer, loss of badger foraging, visual prominence from A9 and the wider area

## 7.16. Site: INVERNESS NS41, Birchwood, Inshes

### 7.16.1.

- Description: 9 acre woodland site at Beechwood, Inshes, suggested for housing
- Proposed Use: Housing
- Existing Use: Greenfield
- Pros: Agricultural use limited due to proximity to housing.
- Cons: Long established non-plantation woodland, additional housing sites are not required

## 7.17. Site: MUIR OF ORD NS46, Tomich House

### 7.17.1.

- Description: Greenfield site at Tomich House, suggested inclusion of site for residential development with some low density live-work units
- Proposed Use: Housing
- Existing Use: Greenfield
- Pros: Potential to provide live/work style accommodation; provides choice to the market.
- Cons: Distant from settlement centre; potential impact on setting of listed building

## 7.18. Site: MUNLOCHY NS121, Land north east of B1

### 7.18.1.

- Description: Land at northeastern end of Munloch, suggested extension of existing business allocation to include triangle of ground to north east
- Proposed Use: Business/tourism related uses
- Existing Use: Greenfield
- Pros: Opportunity for tourism related development, possible economic benefit, provides staggered junction
- Cons: Sensitive site for landscape impact, outwith settlement boundary, possibly does not fully address junction issue, sufficient business opportunity within B1, prime agricultural land

## 7.19. Site: SEABOARD VILLAGES NS91, Cadboll Farm

### 7.19.1.

- Description: Greenfield land at Cadboll Farm, suggested change from proposed use as Housing to Mixed Use: Housing/Industrial Storage
- Proposed Use: Housing/Industrial Storage
- Existing Use: Greenfield
- Pros: Provides choice to market; potential employment generating use
- Cons: Distant from local facilities; encourages ribbon development into countryside; coalescence with existing housing groups; mix of proposed industrial storage use and housing not compatible

## 7.20. Site: STRATHPEFFER NS16, North of former railway station

### 7.20.1.

- Description: Greenfield site located north of railway station suggested for business use
- Proposed Use: Business
- Existing Use: Greenfield
- Pros: employment generating use; community and landowner support; lack of employment sites elsewhere in the village
- Cons: adverse impact on historic environment; impact upon mature trees; impact upon approach to Strathpeffer; significant structural planting would be required to limit visual impact

## 7.21. Site: TAIN NS71, Land to south of A9

### 7.21.1.

- Description: Land to south of A9, suggested new site for potential use as business land
- Proposed Use: Business
- Existing Use: Greenfield
- Pros: provide further land for employment generating use
- Cons: outwith A9 bypass; distant from centre of settlement; poor access

## 7.22. Site: TORE NS127, Ryfield

### 7.22.1.

- Description: Land at fruit farm at Ryfield, suggested for mixed use allocation
- Proposed Use: Mixed Use: housing, retail and community
- Existing Use: Greenfield
- Pros: Good in landscape/visual terms (with appropriate tree planting), not prime agricultural land, logical extension after MU1
- Cons: Outwith settlement boundary, no housing land supply requirement, possible Historic Environment Record impact, probable woodland removal to integrate effectively with MU1 (but compensatory planting could be acceptable), substantial investment for services.

## 8.10. Next Steps

### 8.10.1.

Following consideration of the consultation on the new sites the Inner Moray Firth Local Development Plan – Proposed Plan, will be prepared. The publication of this is programmed for Autumn 2013. This will be accompanied by a Revised Environmental Report which will

- incorporate the findings of this Environmental Report Addendum;
- update the assessments previously carried out for sites which are to be included in the Proposed Plan, where appropriate; and





# Inner Moray Firth Local Development Plan Alternative Sites and uses Consultation

## SLA Expansion Sites

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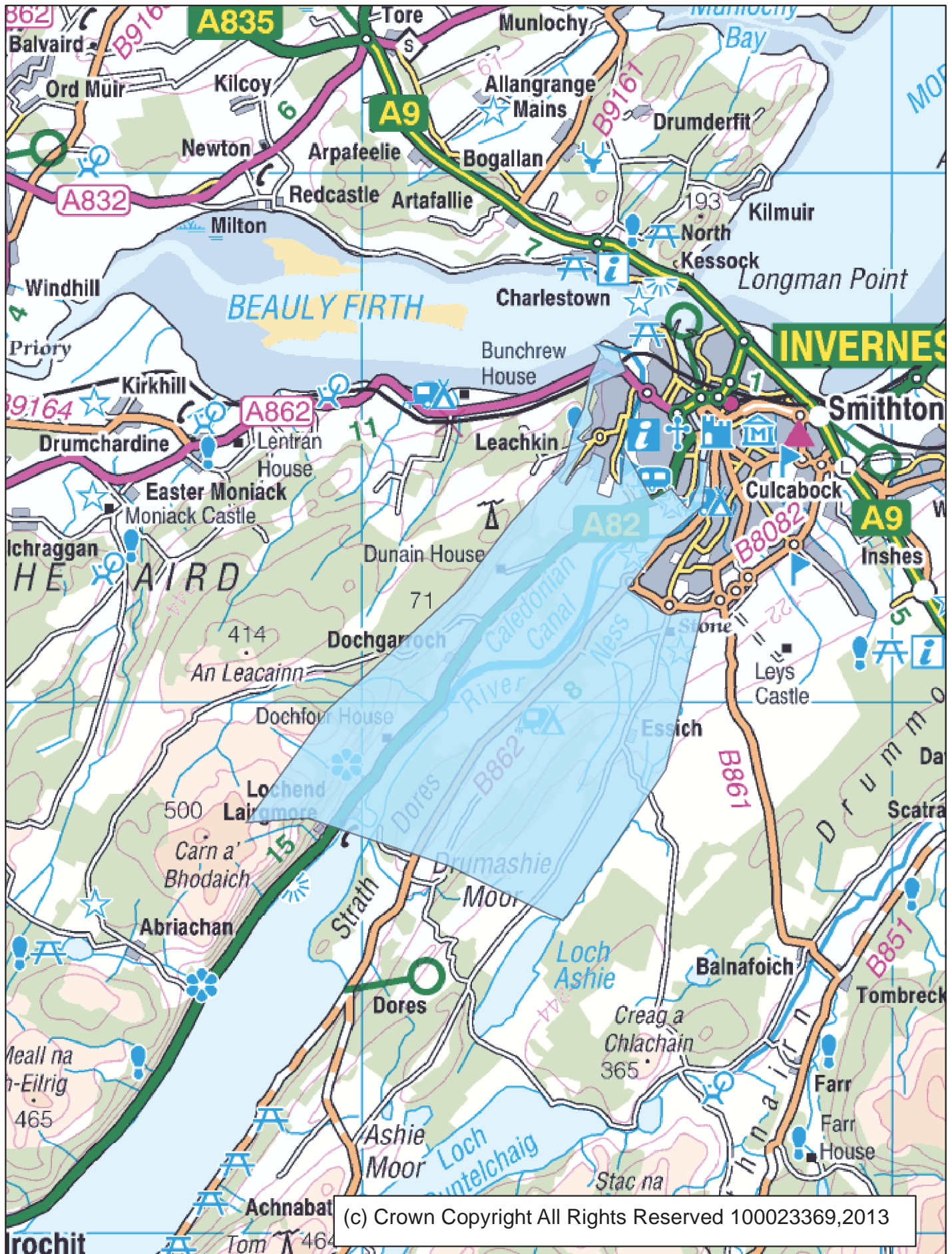




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SLA Expansion Sites

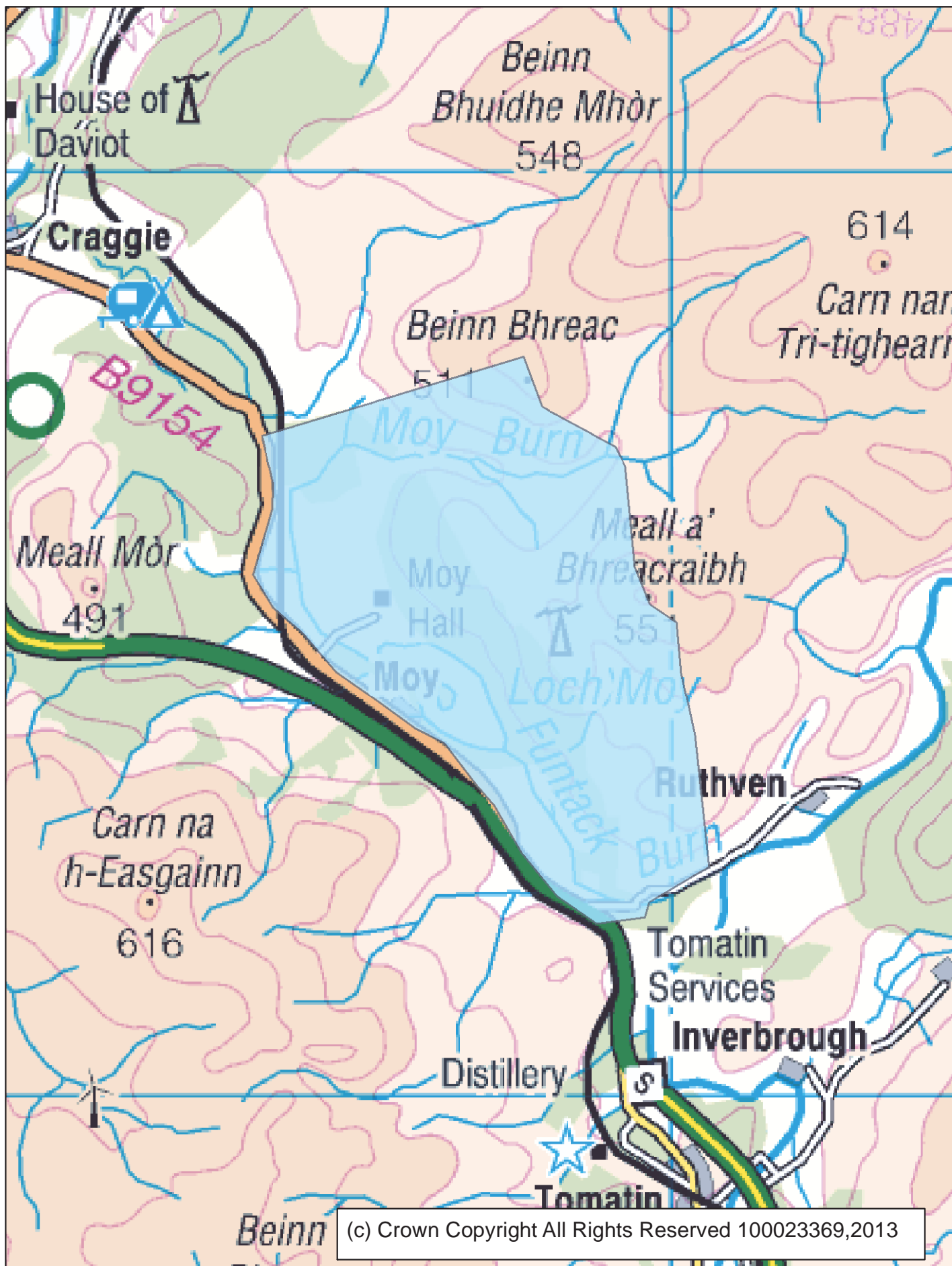
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SLA Expansion Sites

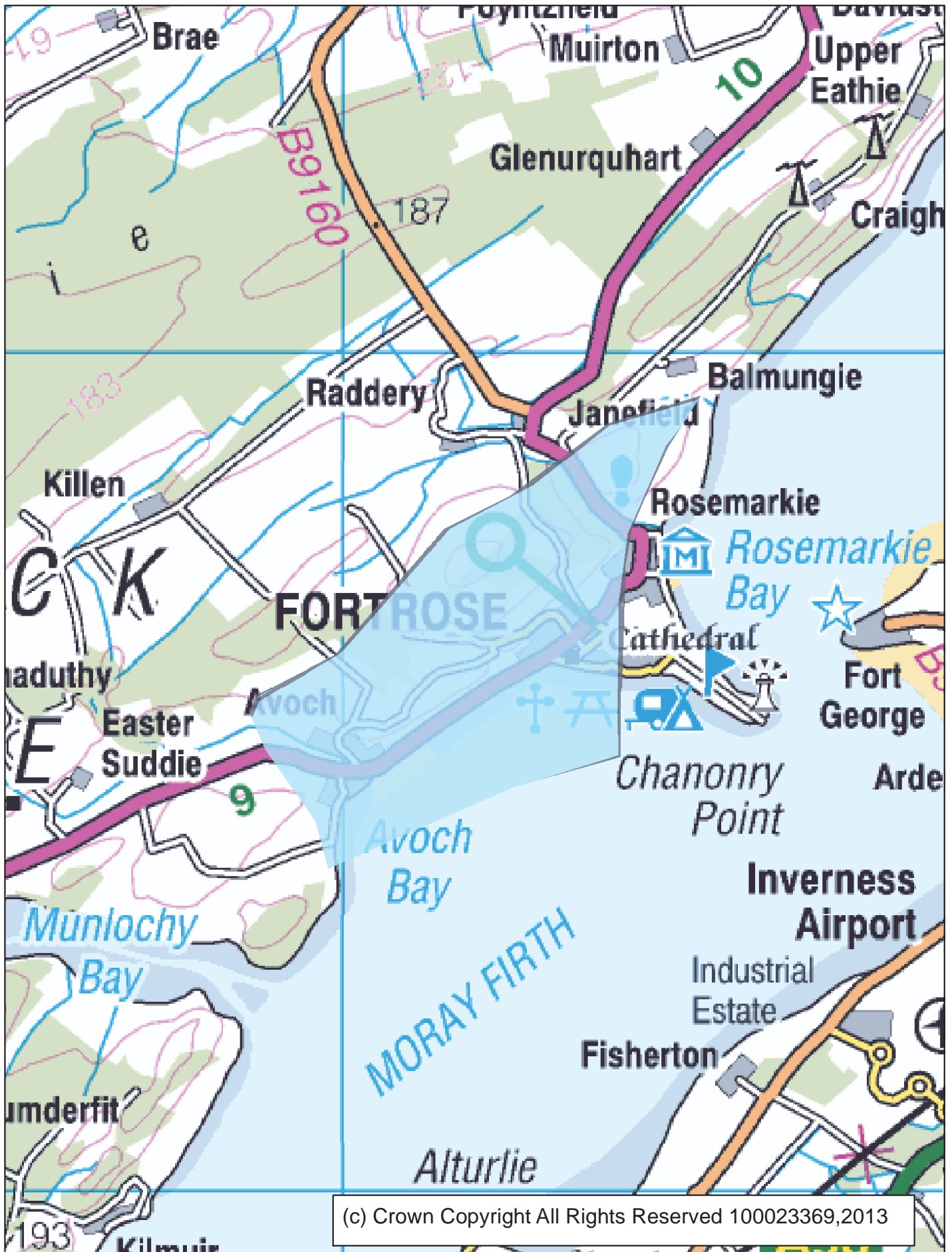
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SLA Expansion Sites

Site Reference SLA NS6

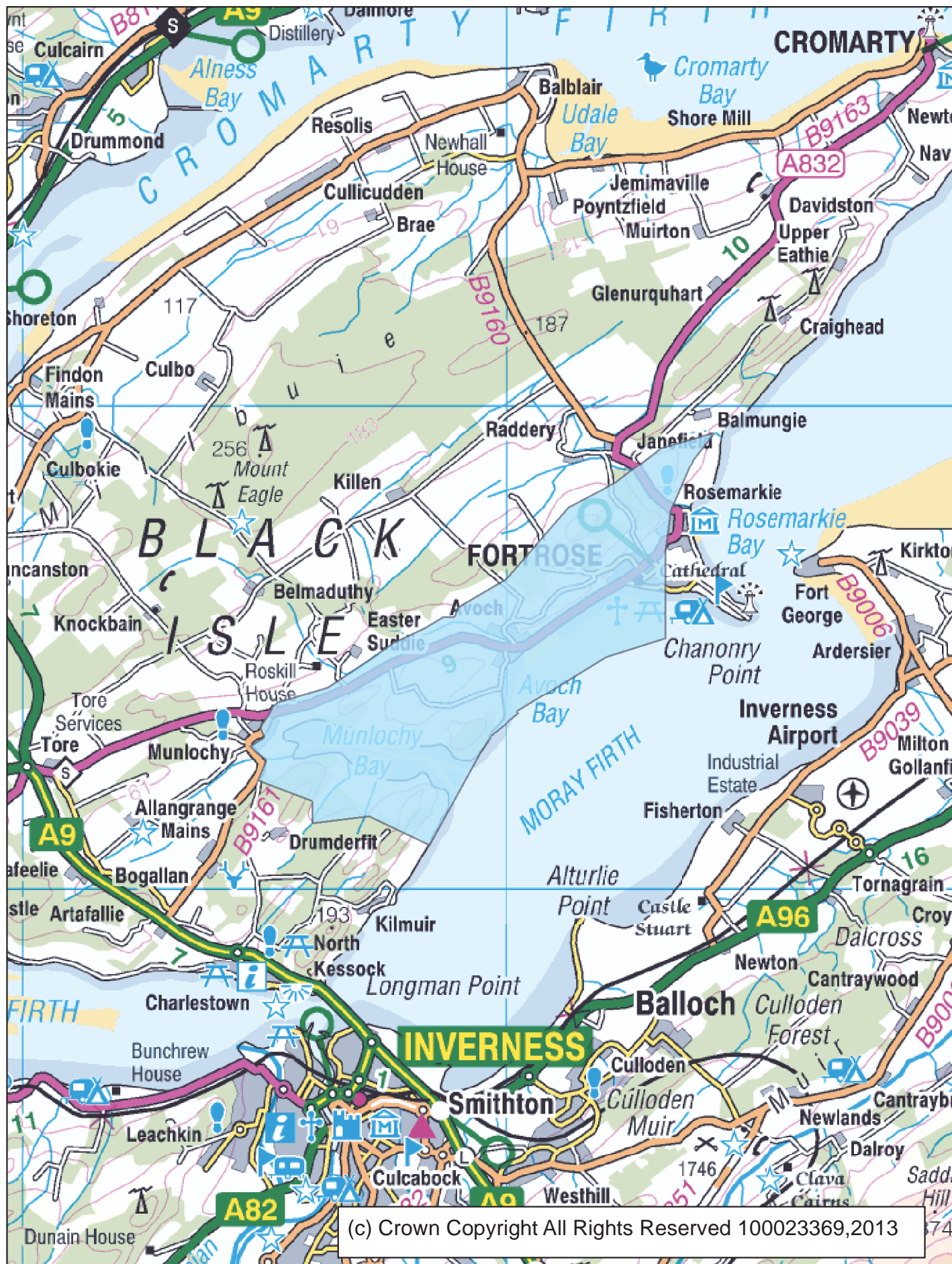




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## SLA Expansion Sites

Site Reference SLA NS7



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SLA Expansion Sites

Site Reference SLA NS8

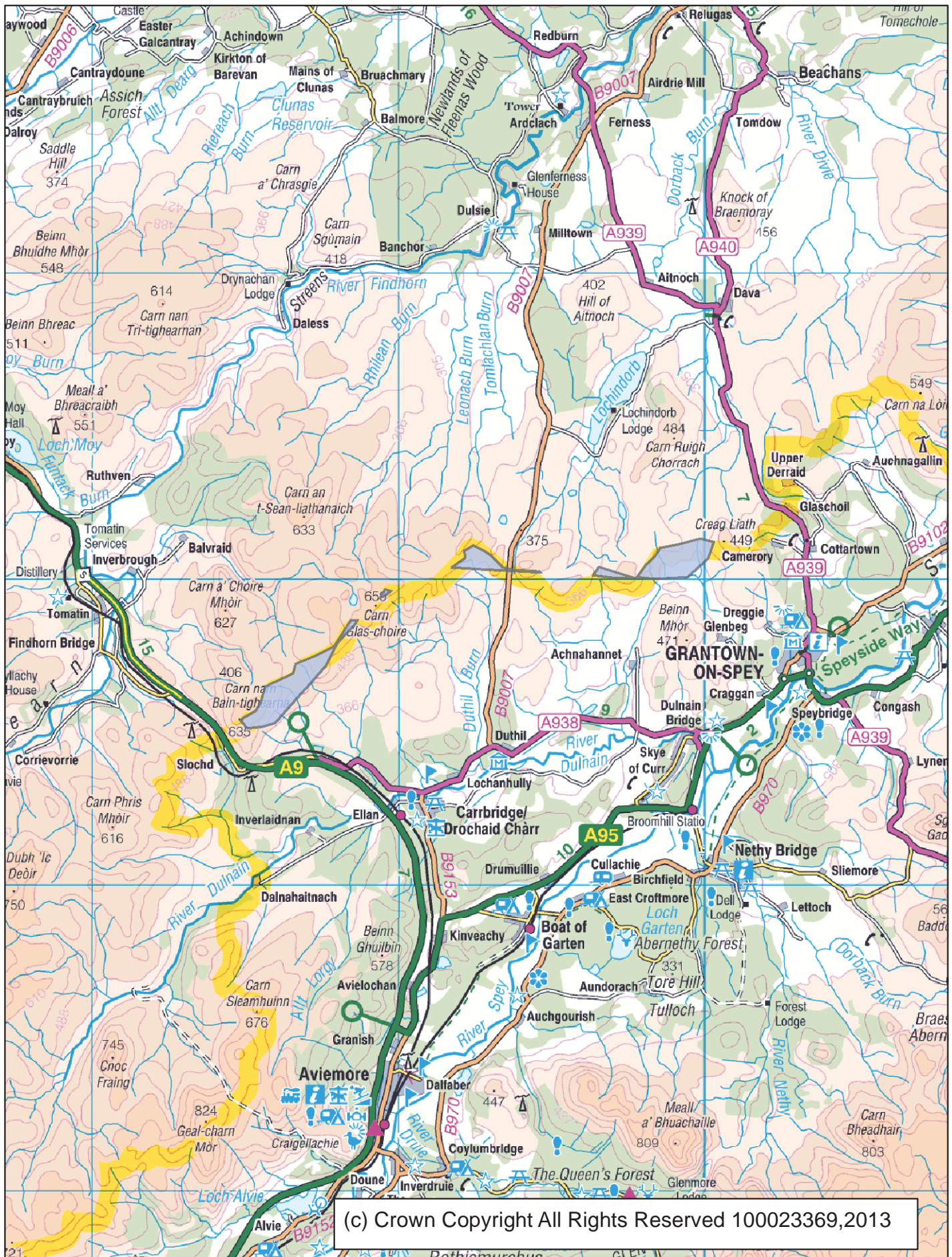




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## SLA Contraction Sites

Site Reference SLA NS5



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## Hinterland Contraction Sites

Site Reference HINT NS1

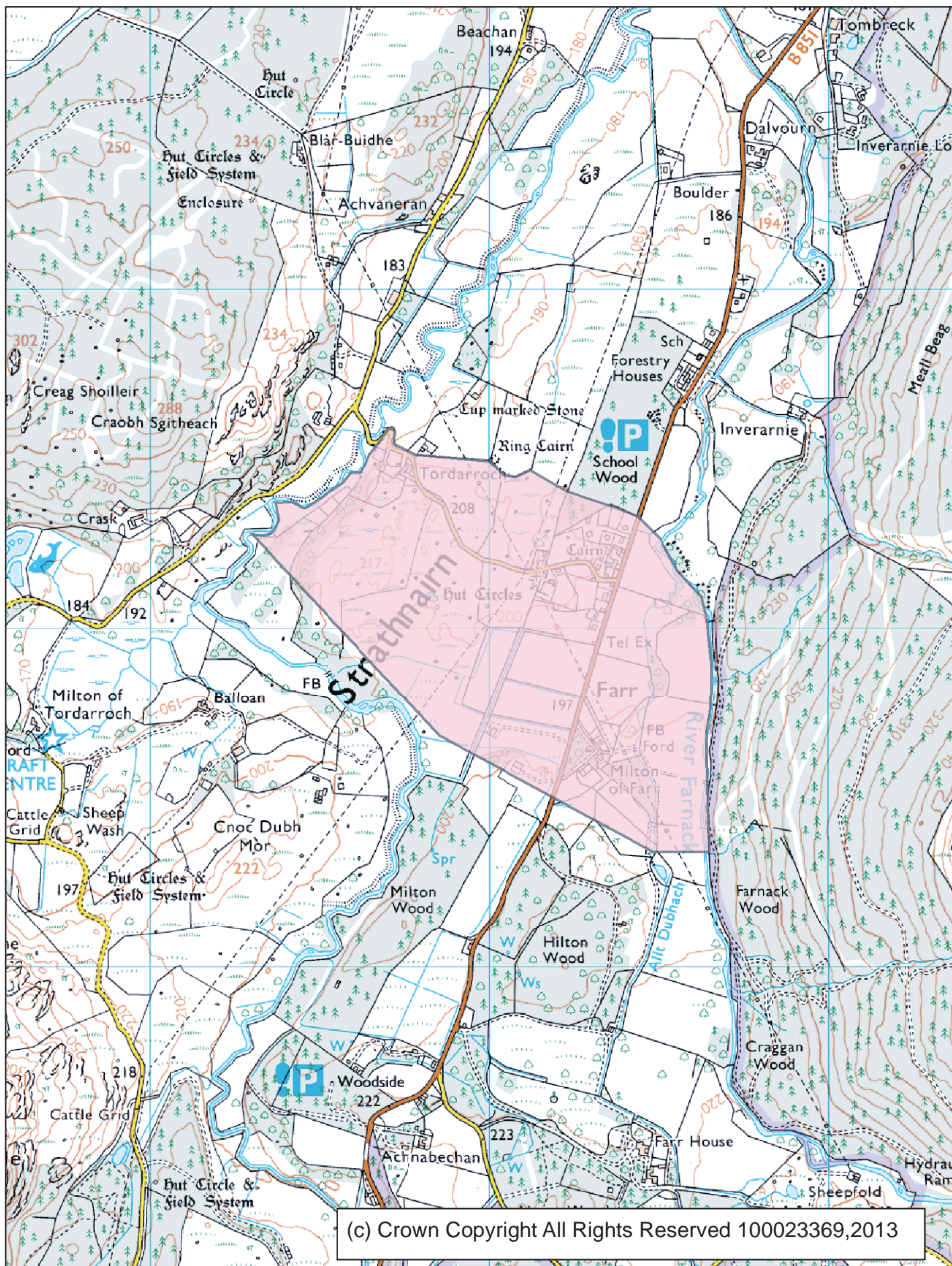




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## Hinterland Contraction Sites

Site Reference HINT NS4





# Inner Moray Firth Local Development Plan Alternative Sites and uses Consultation

## Hinterland Expansion Sites

Site Reference HINT NS2







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## Preferred Sites

Site Reference **ALNESS NS107**



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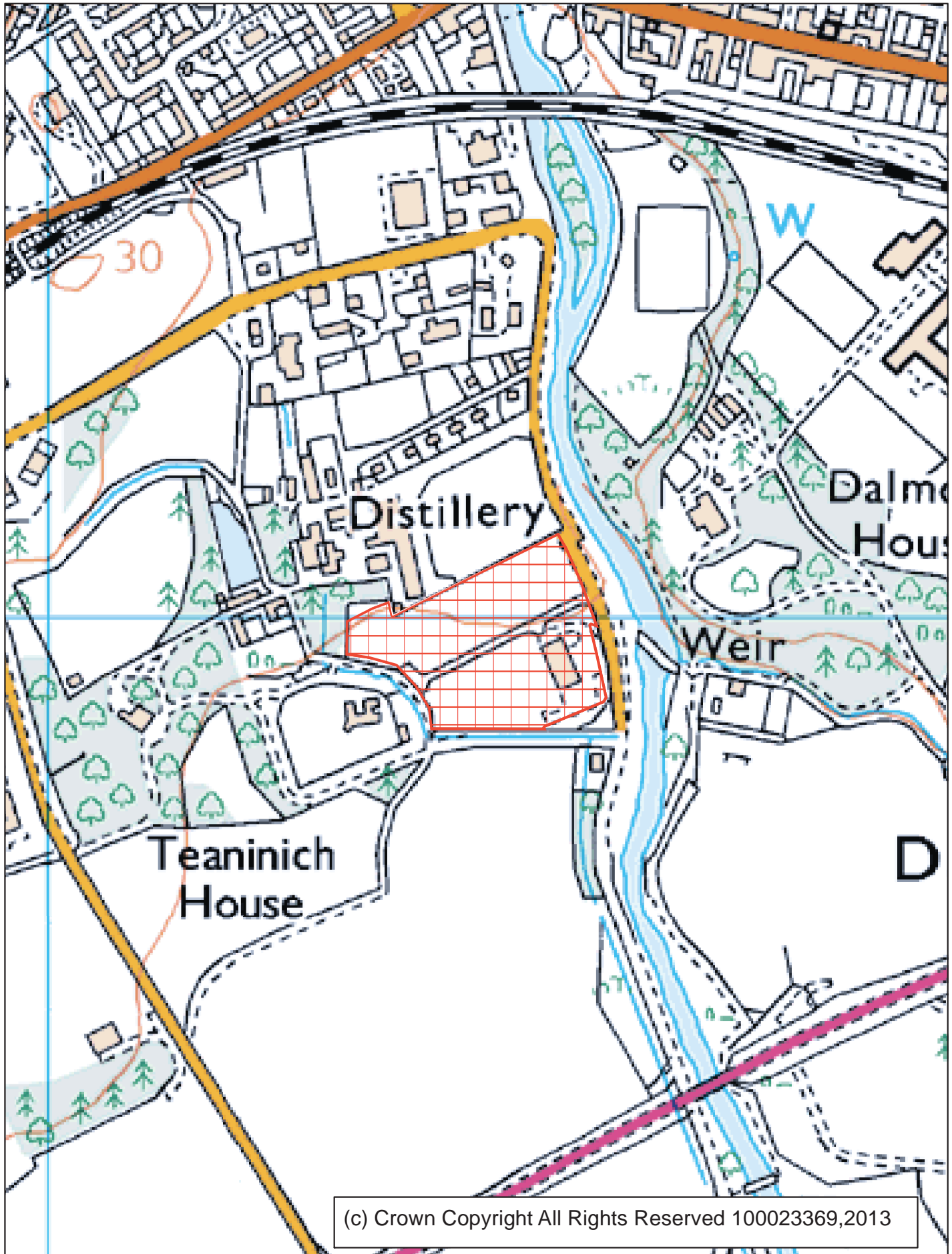
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Preferred Sites

Site Reference ALNESS NS131





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Preferred Sites

Site Reference ALNESS NS132



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Preferred Sites

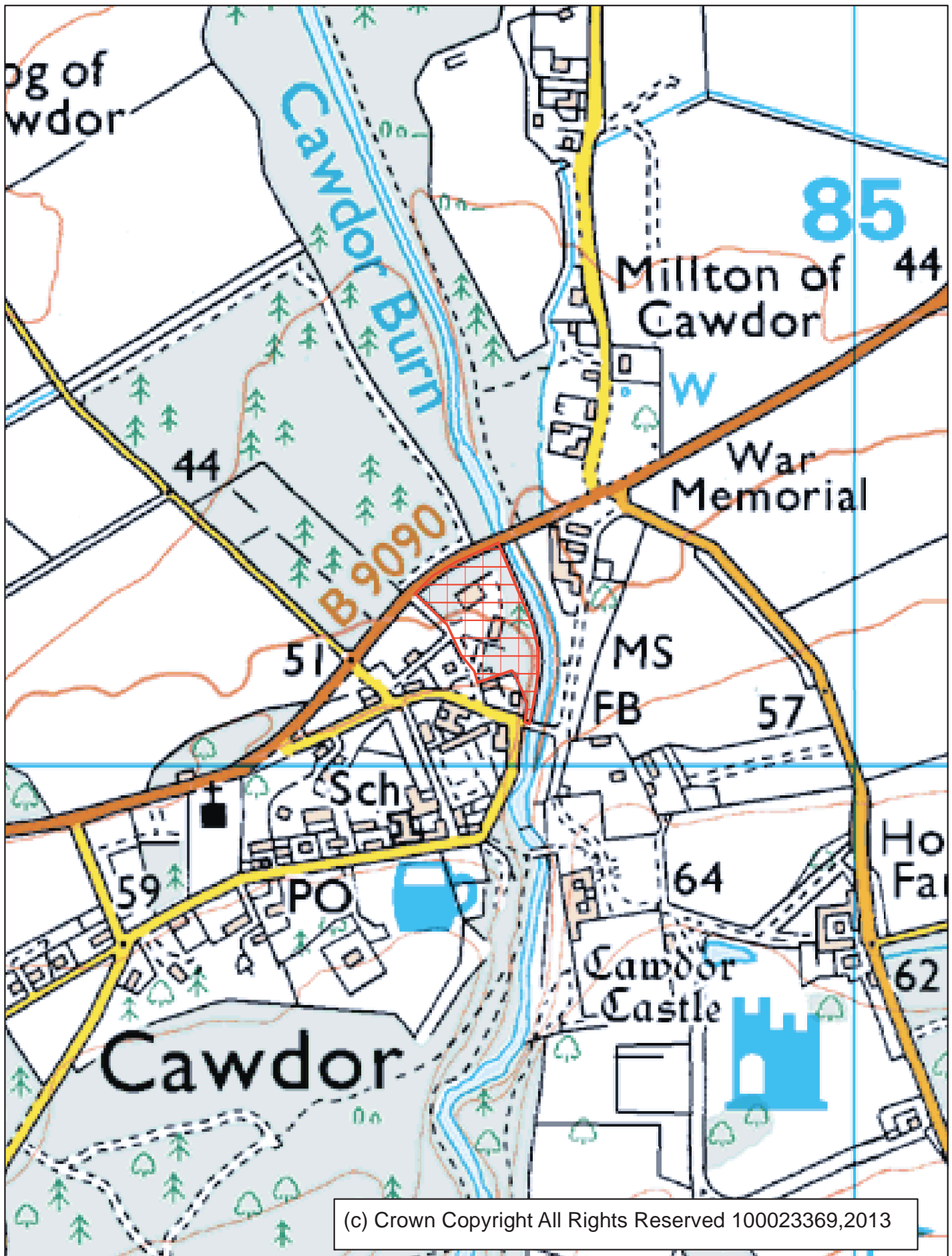
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Site Reference CAWDOR NS1

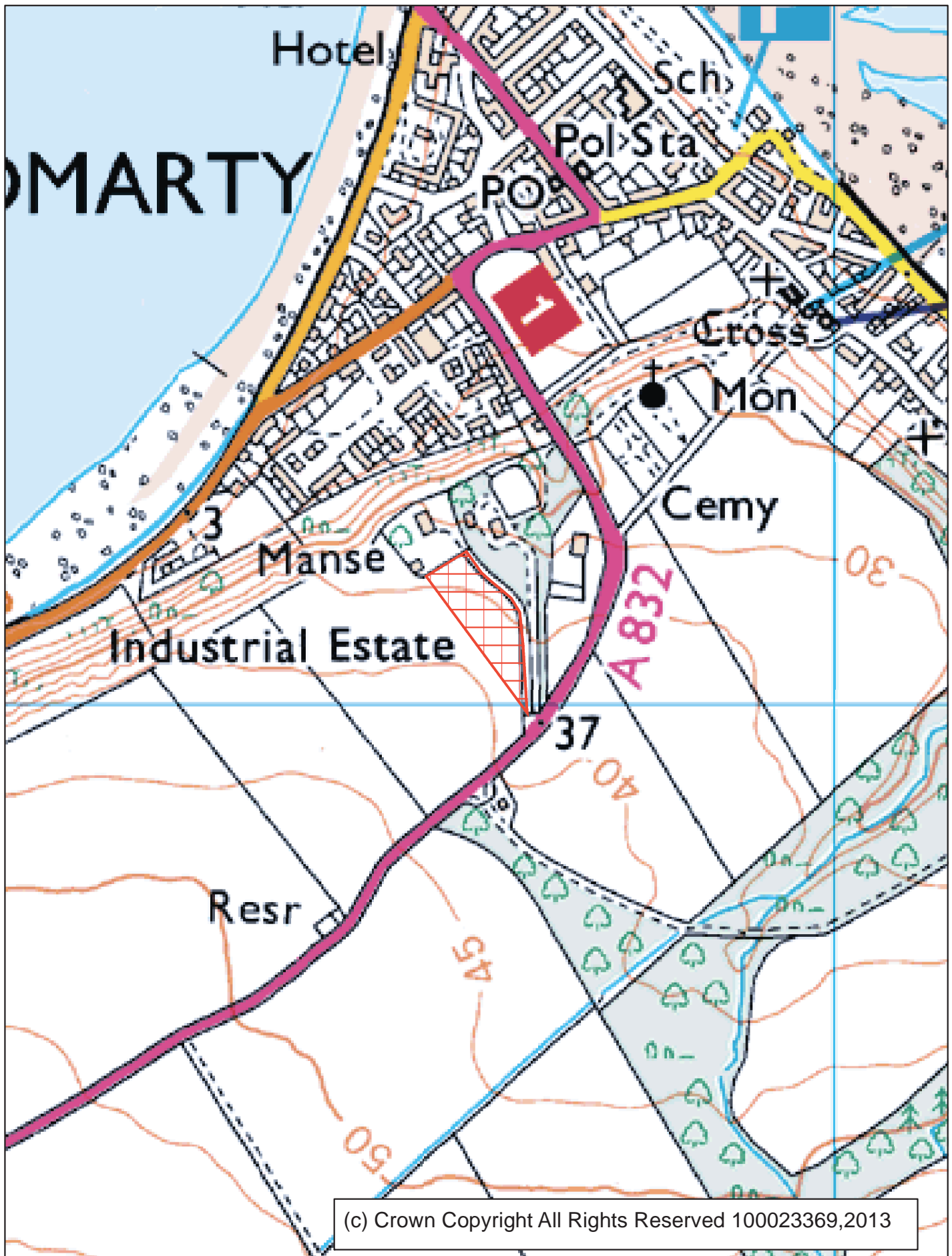




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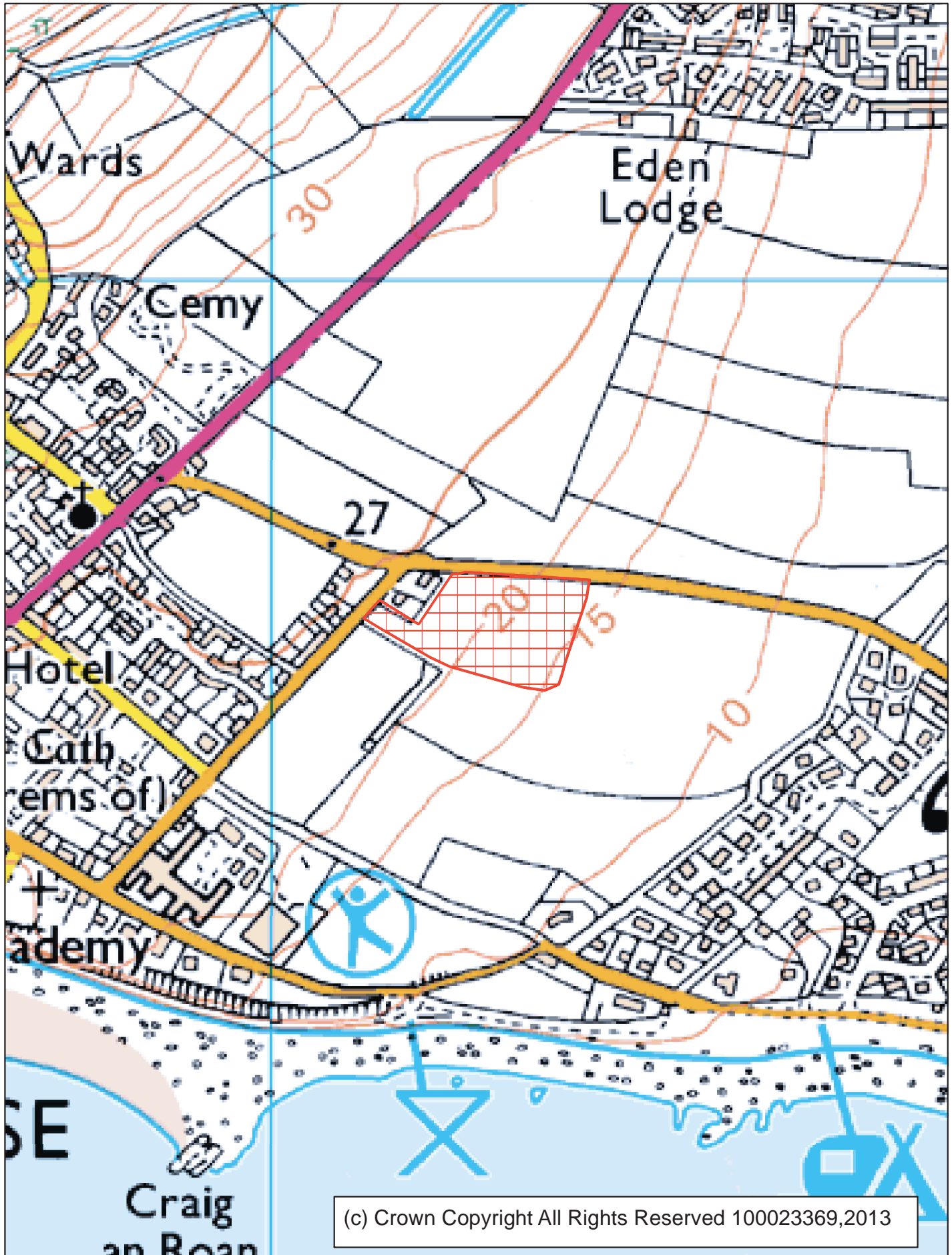
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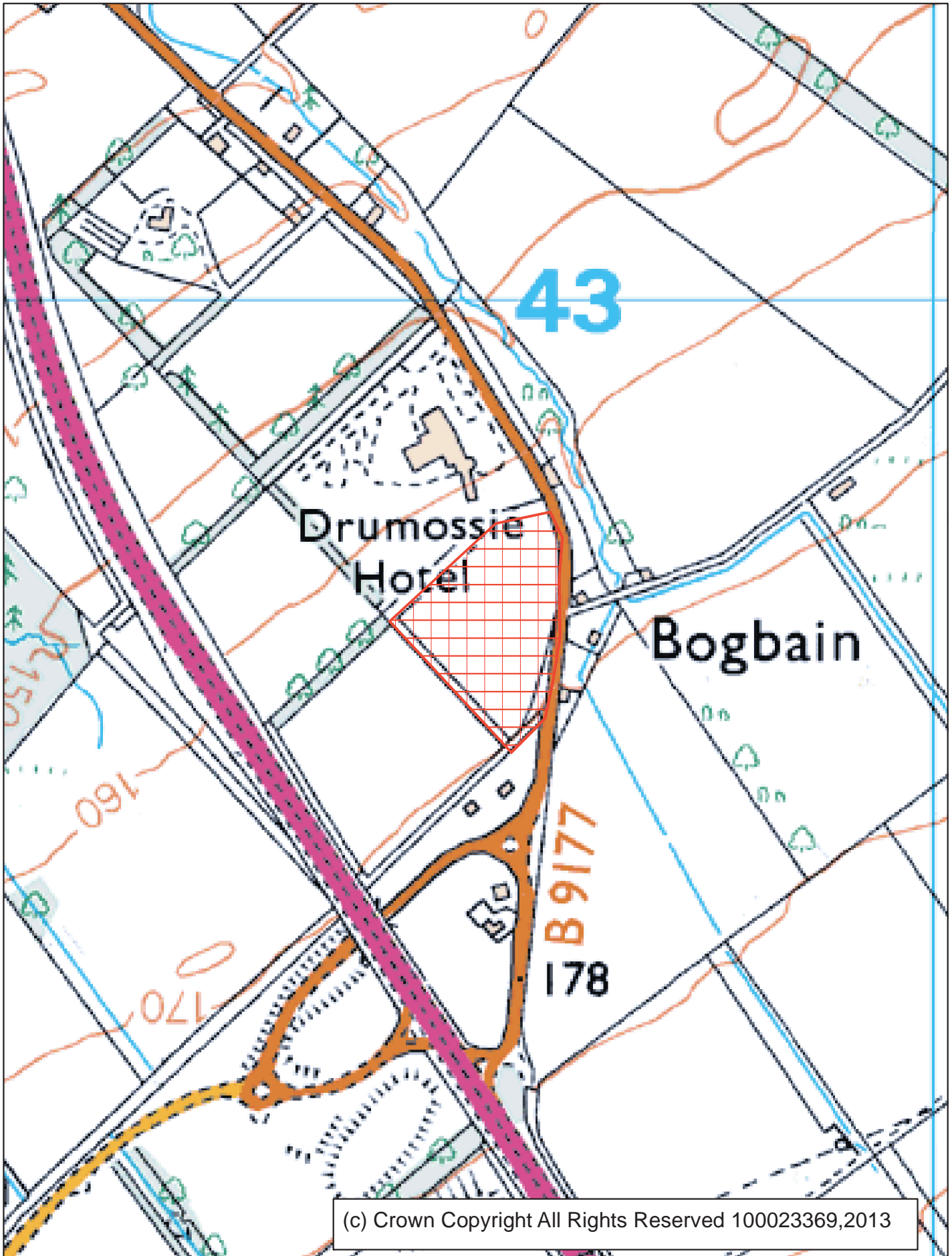
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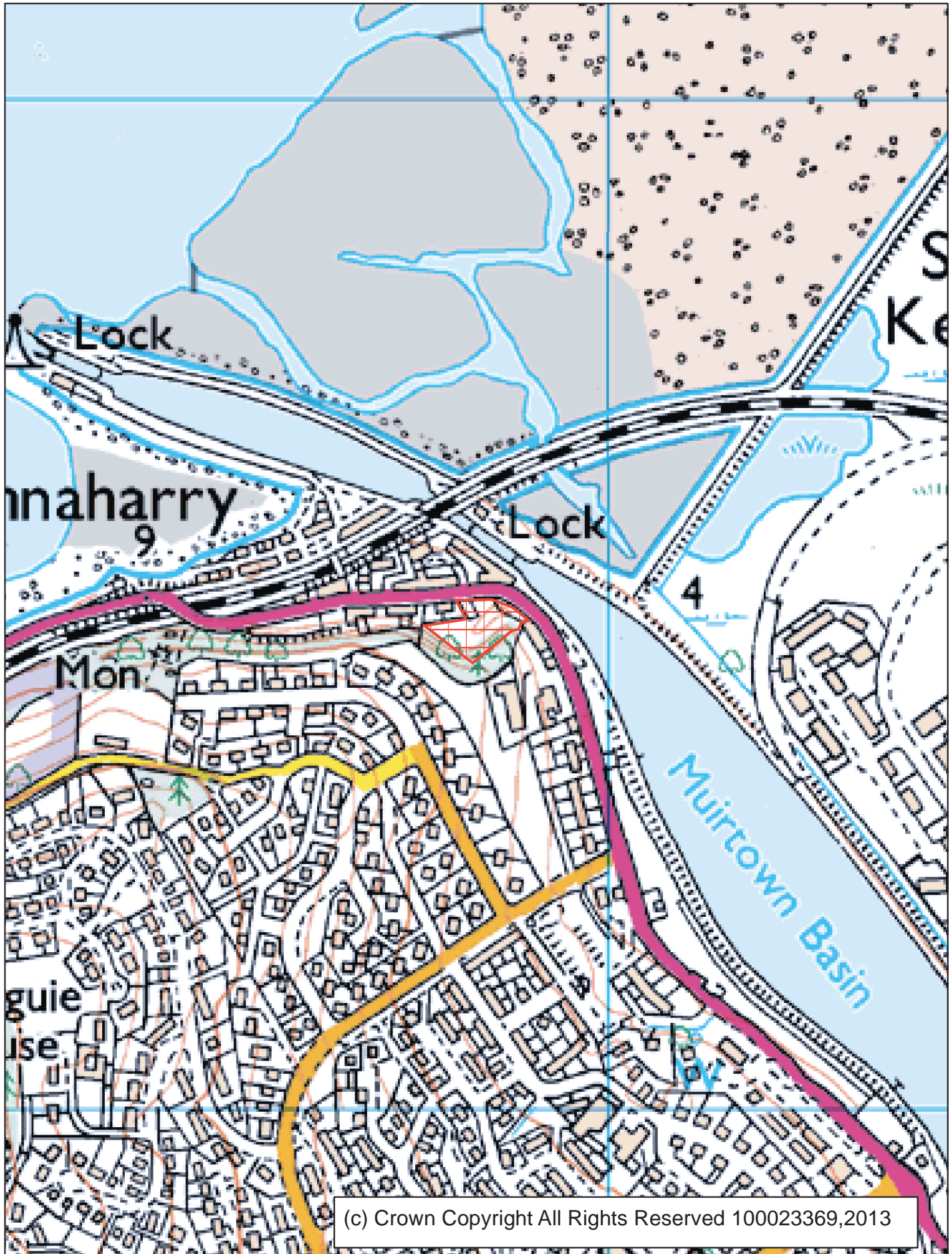
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Site Reference INVERNESS NS3

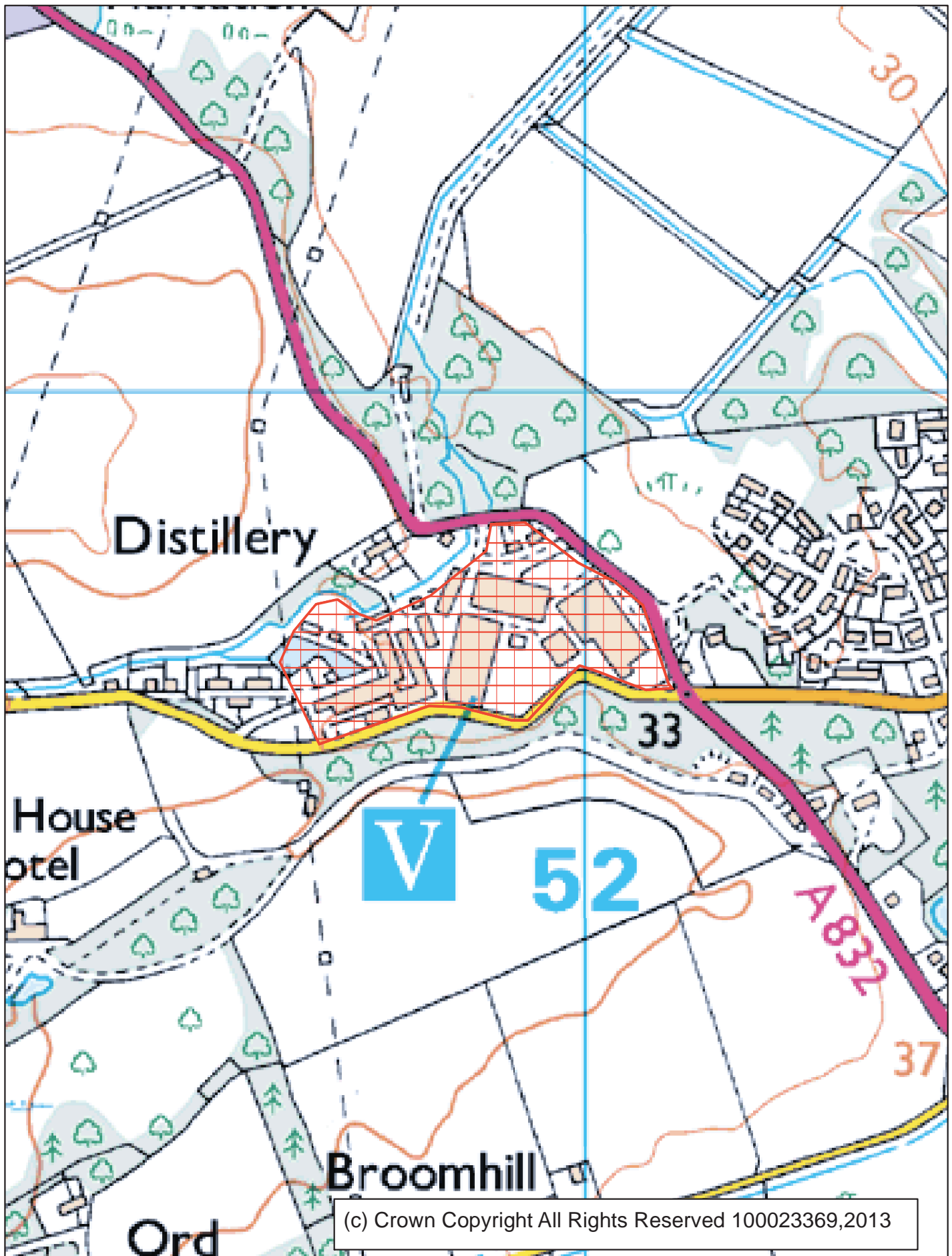




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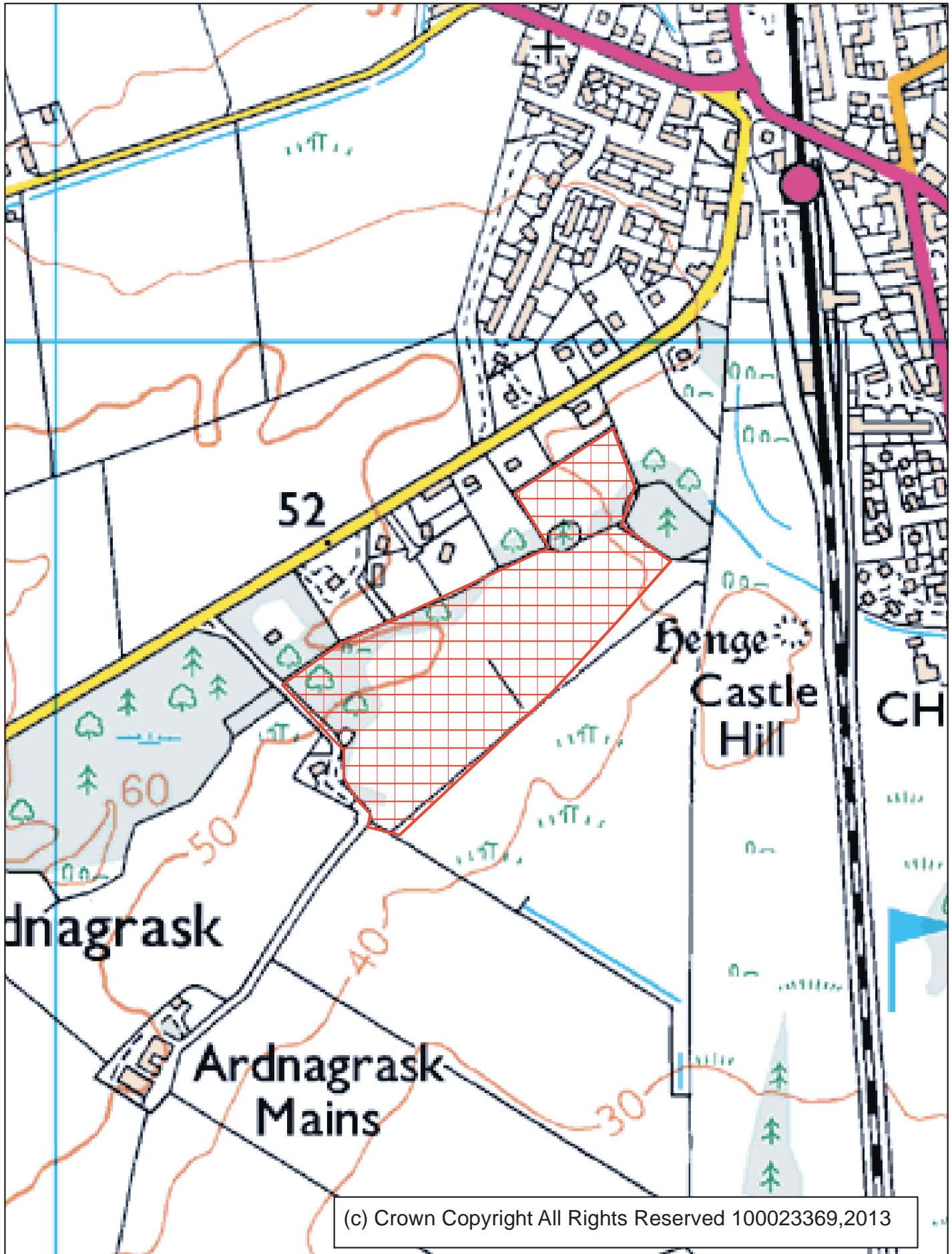
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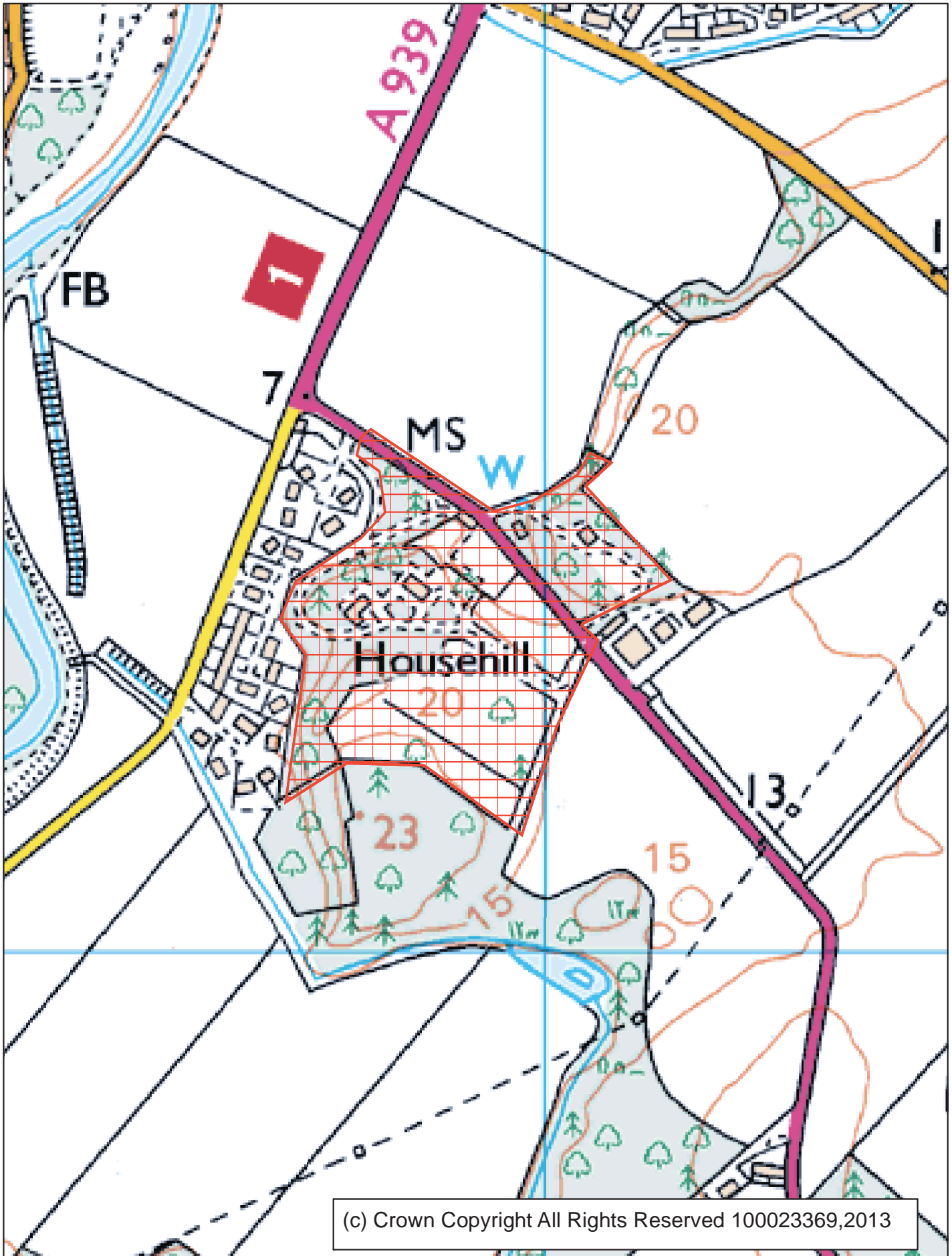
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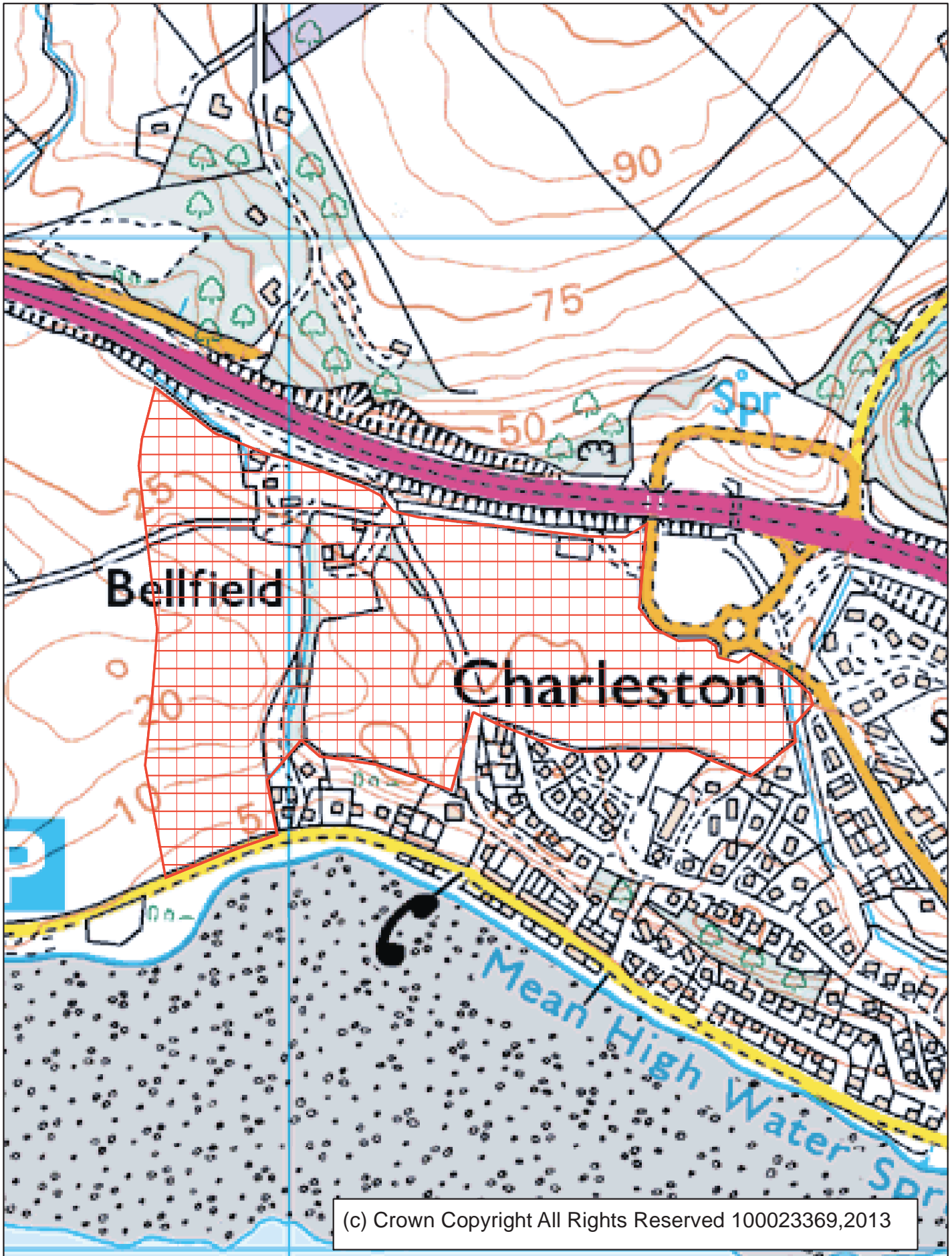
Site Reference NAIRN NS4



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Site Reference NORTH KESSOCK NS122

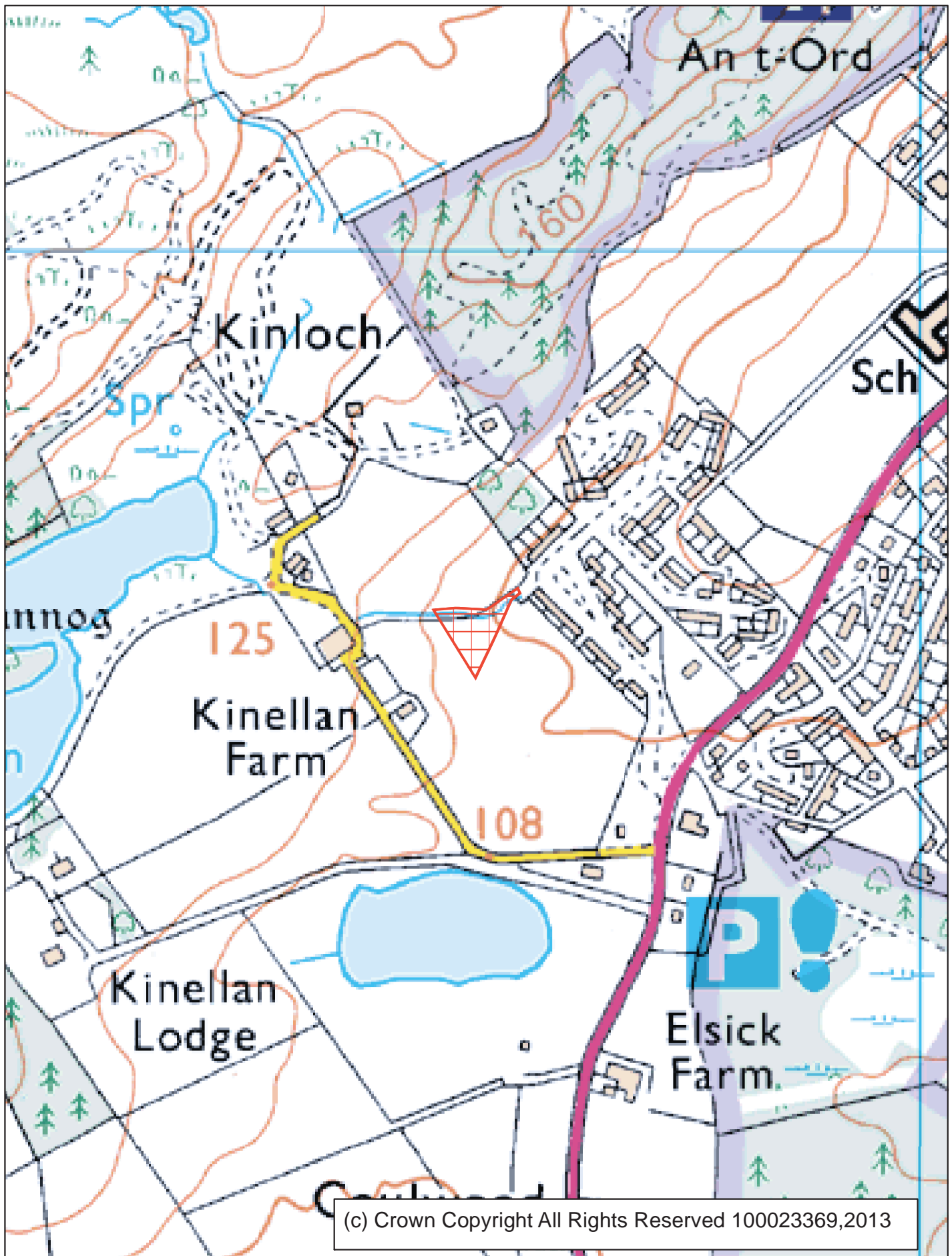




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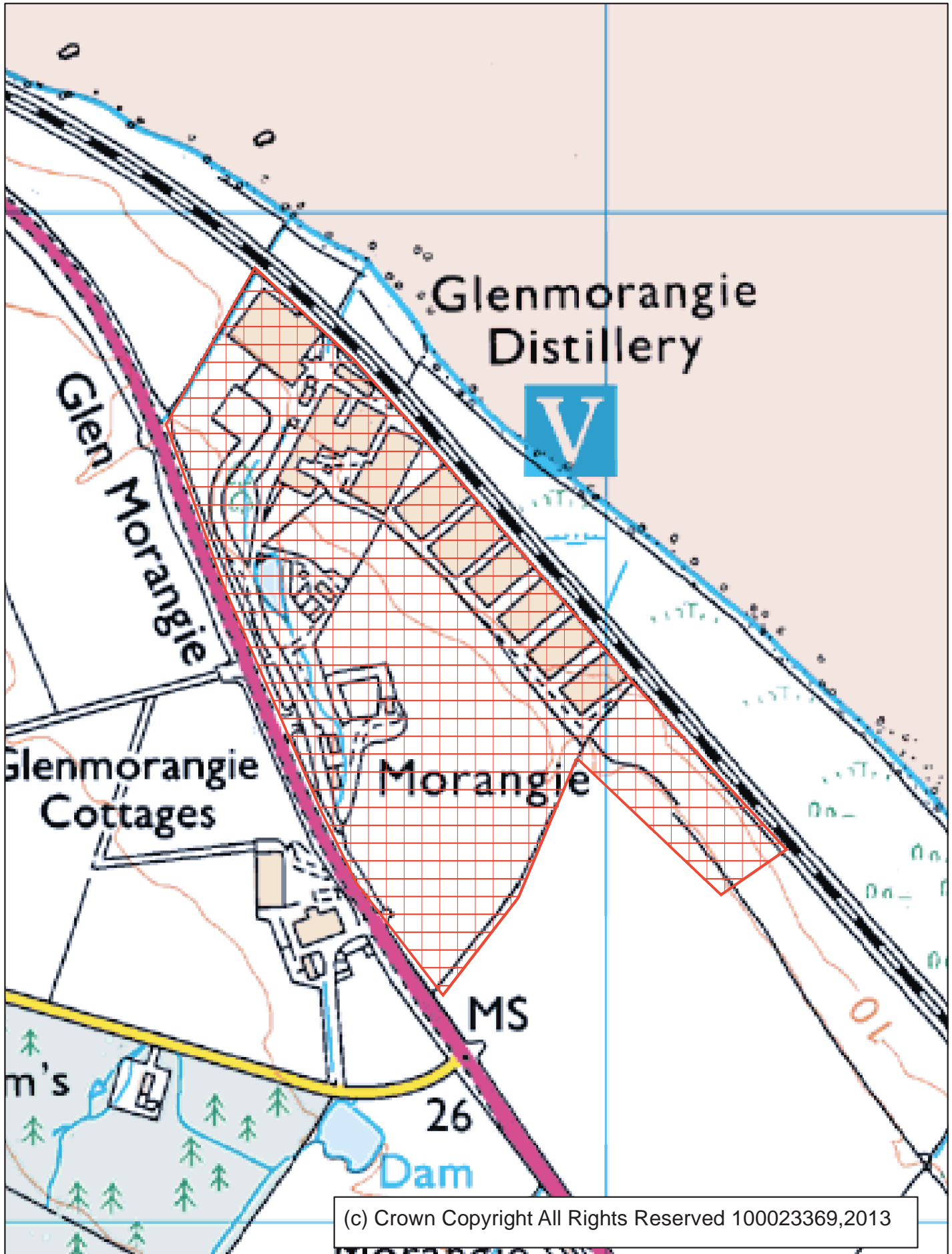
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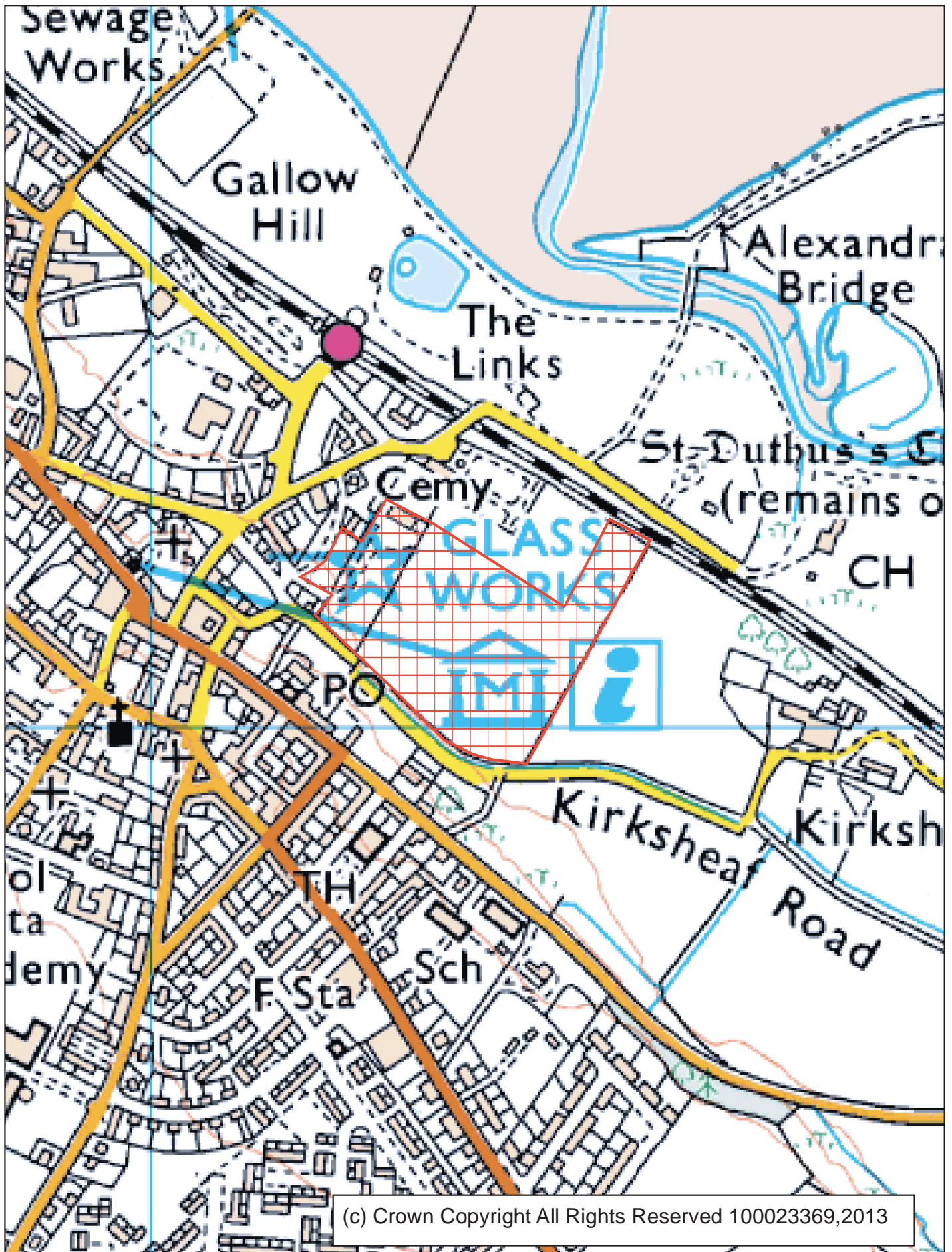
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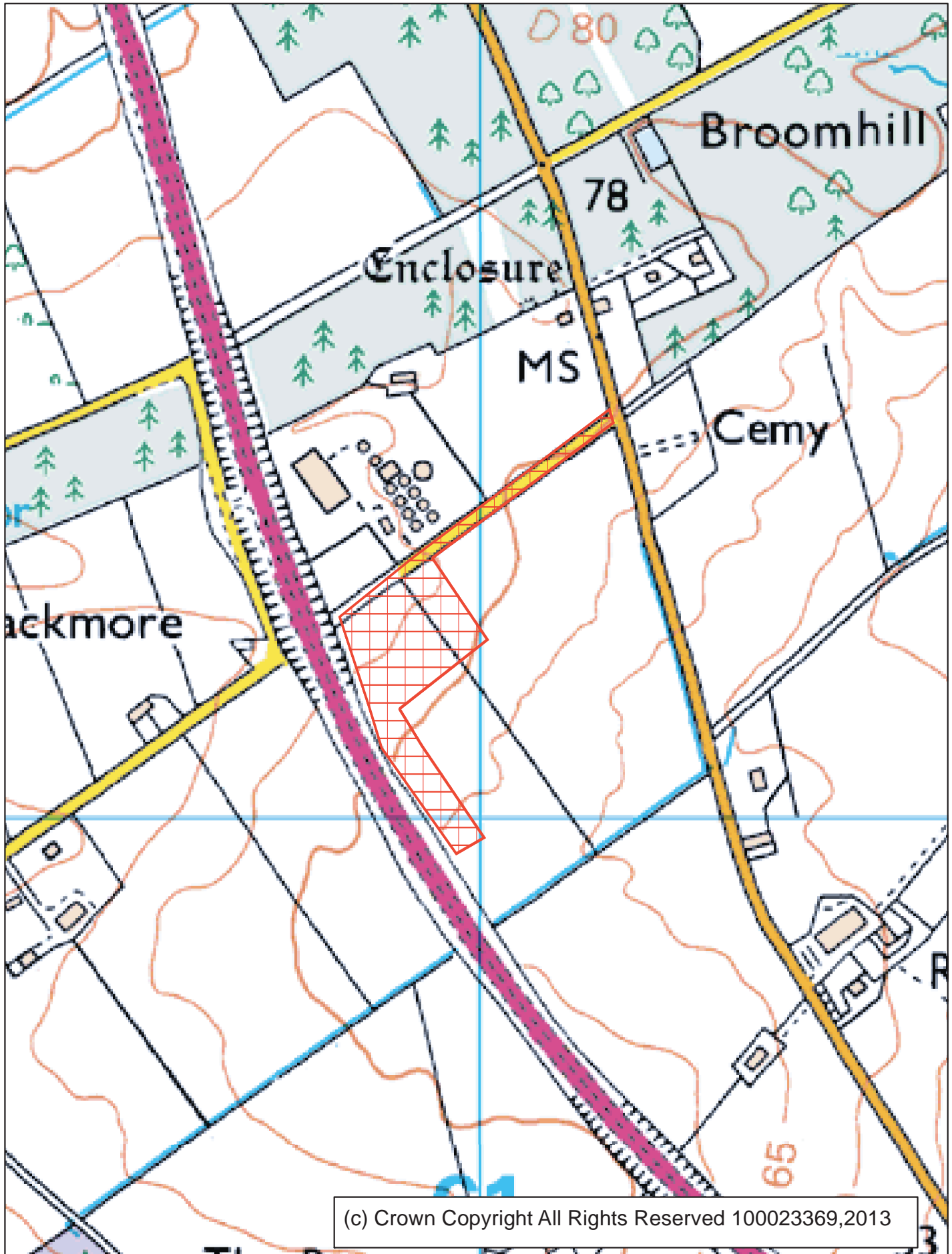
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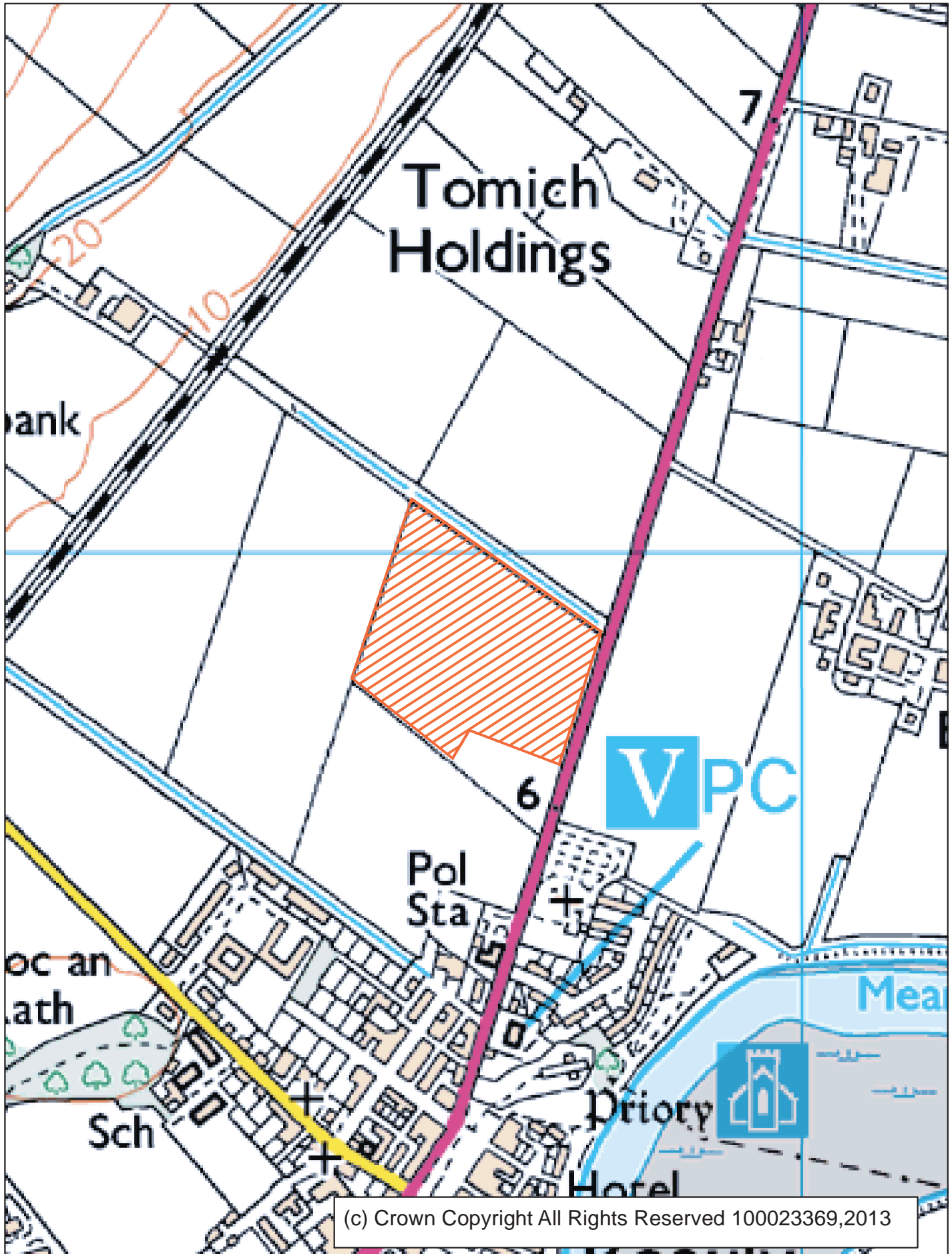
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Non Preferred Sites

Site Reference BEAULY NS25

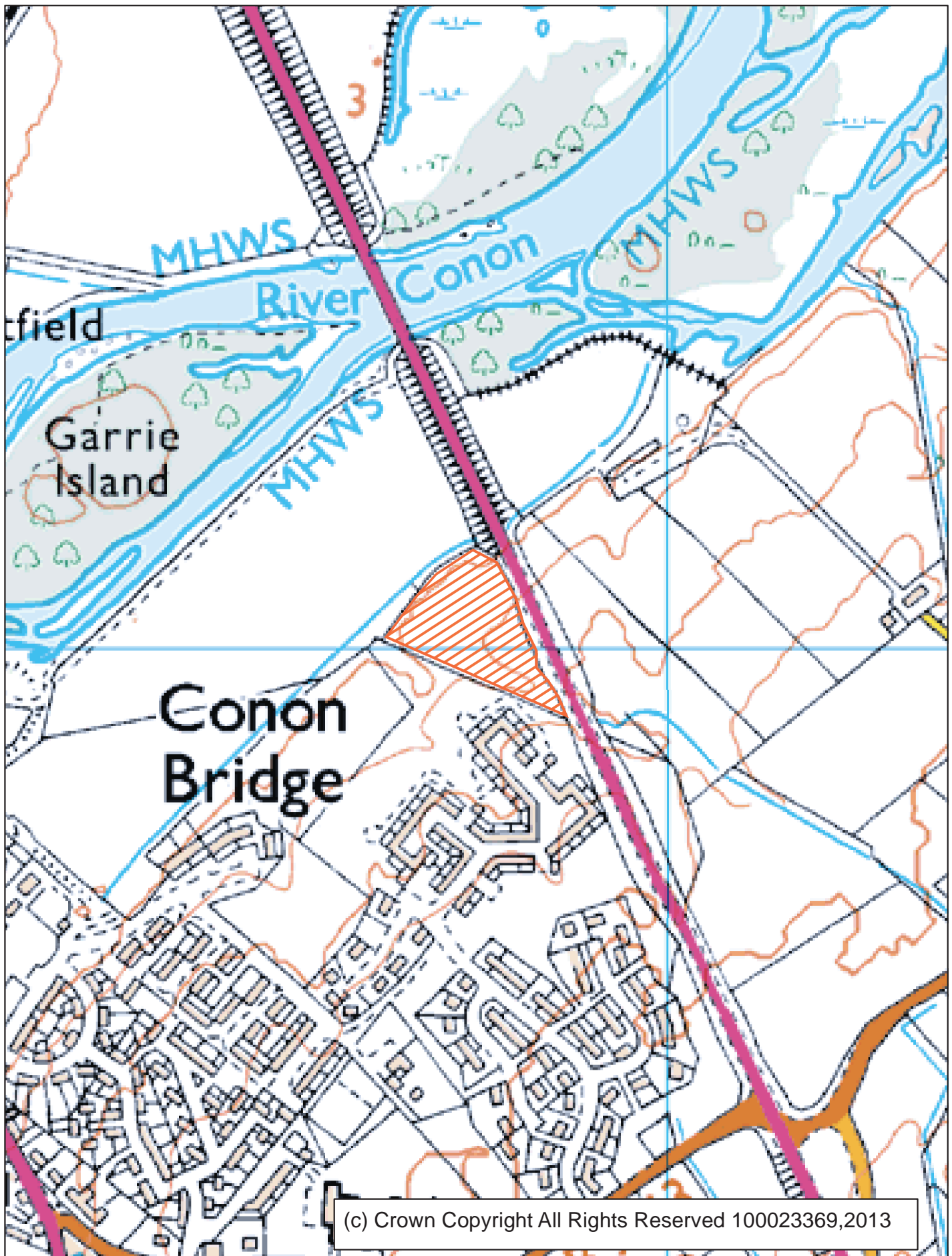




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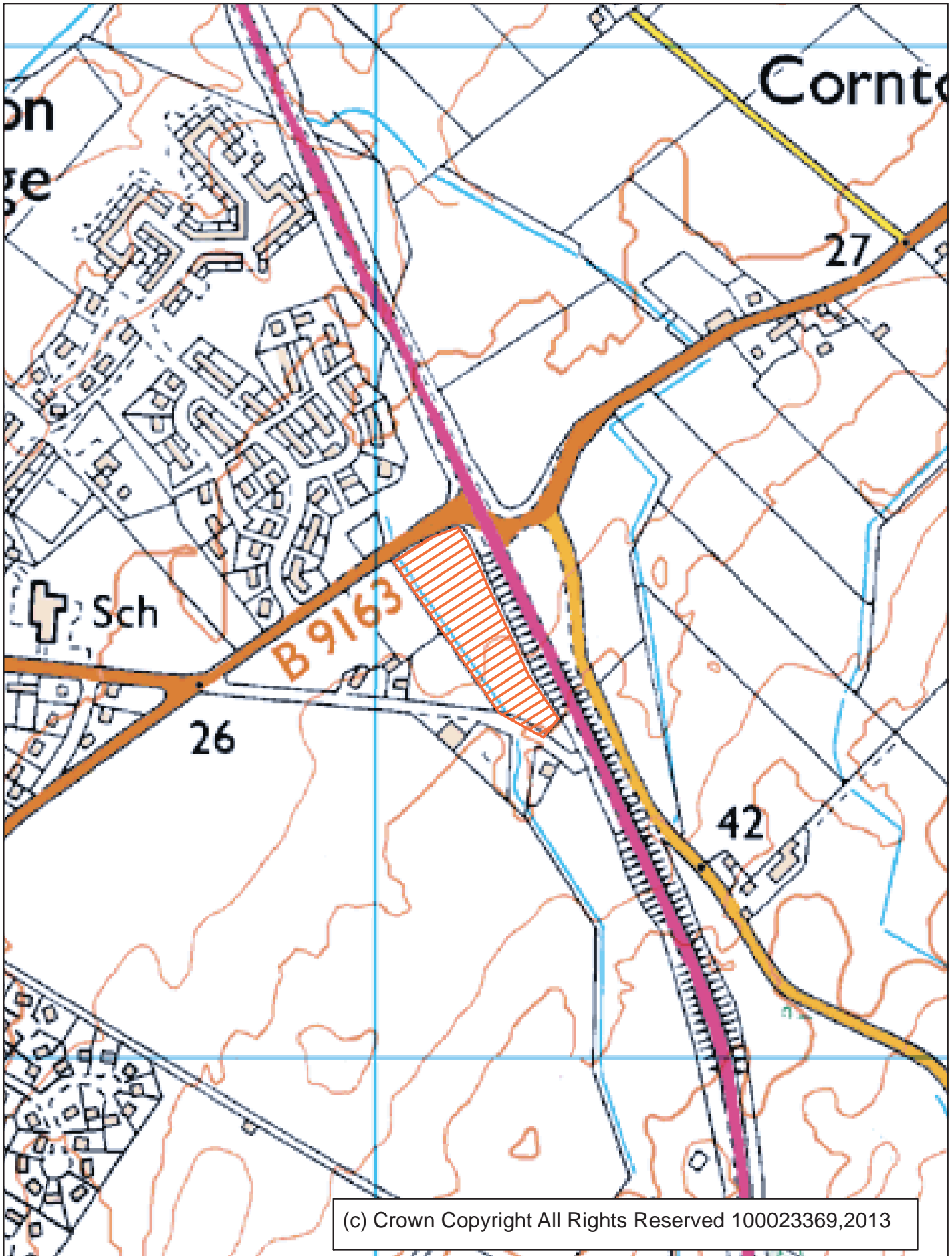
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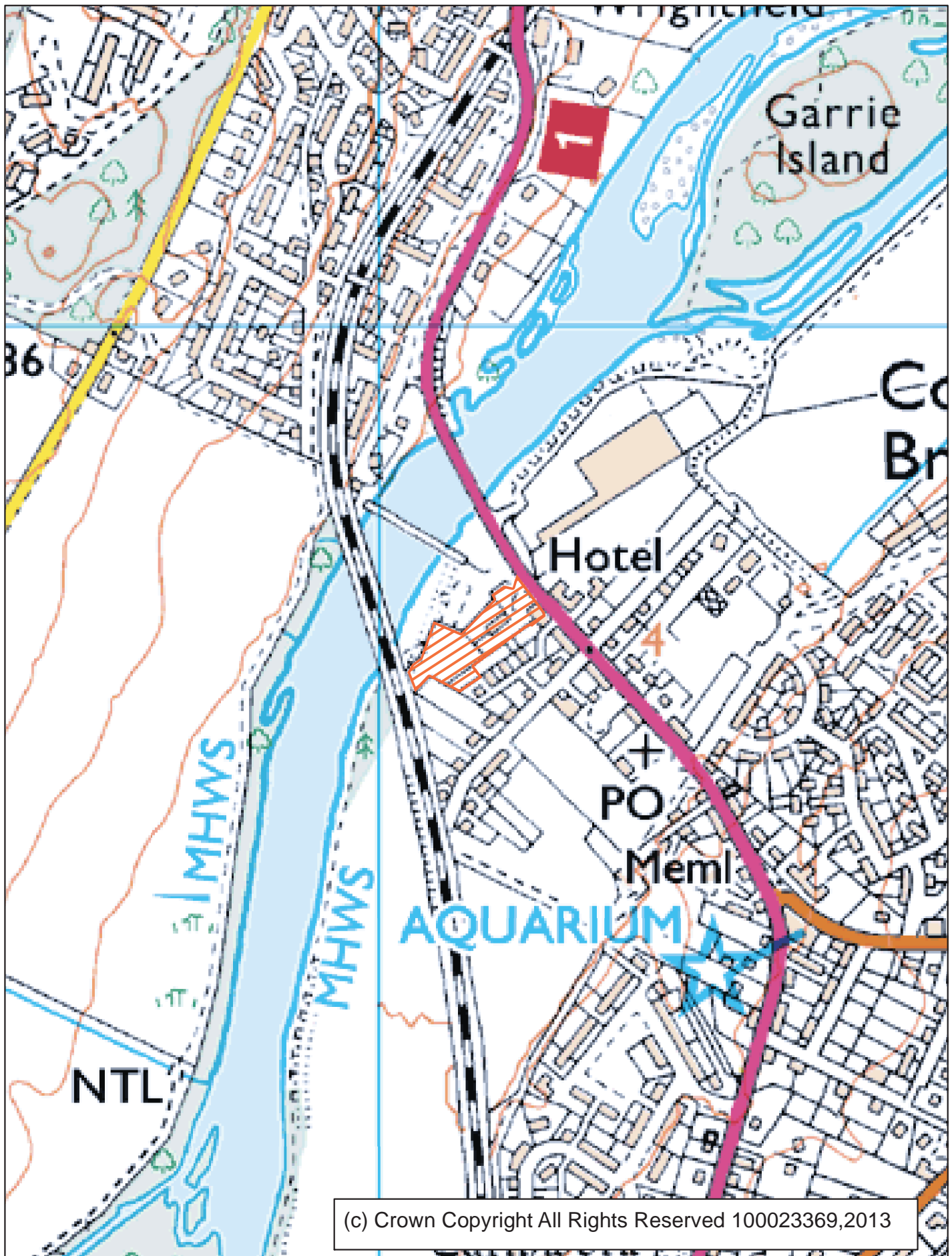
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Site Reference CONON BRIDGE NS56



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Site Reference CONTIN NS111





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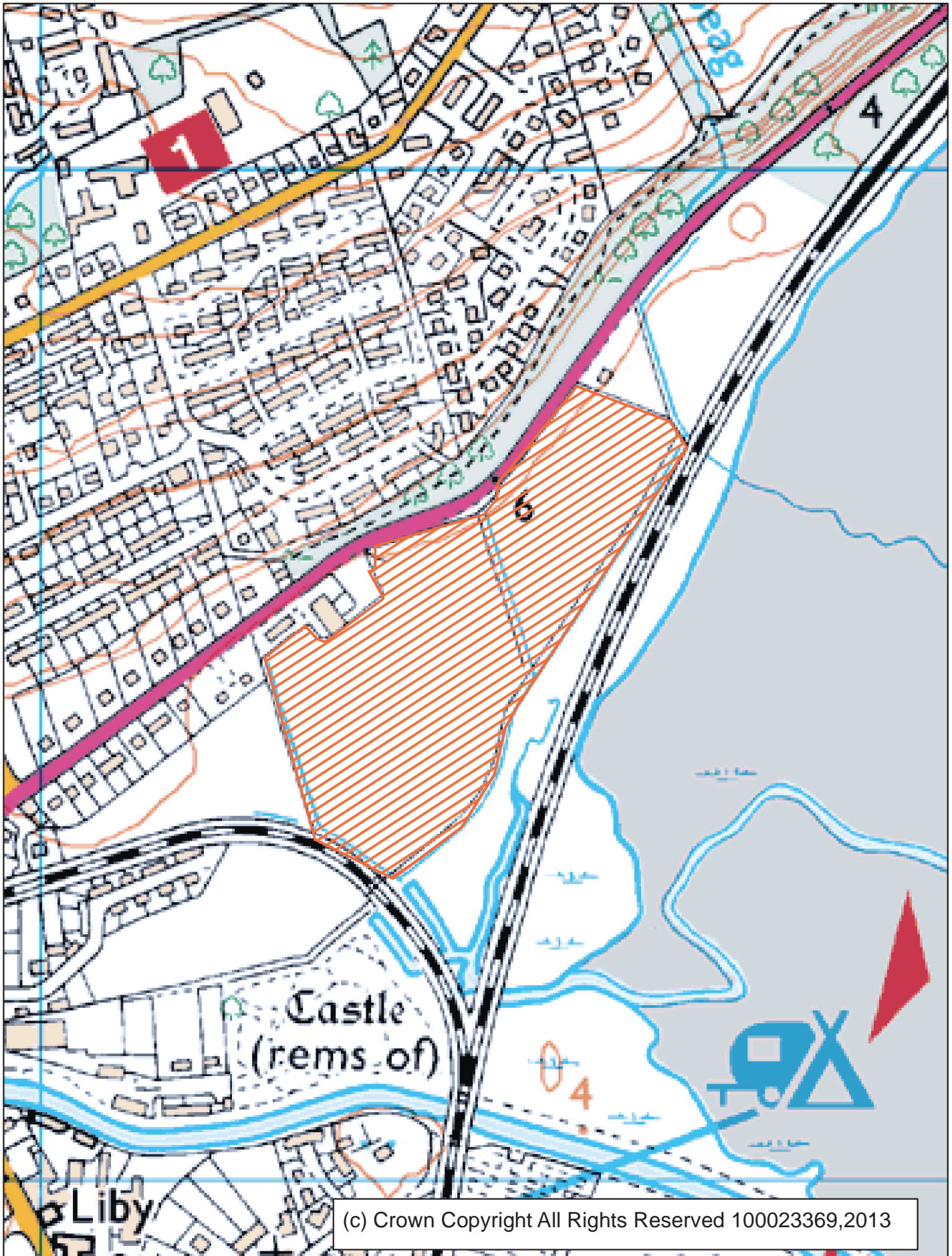
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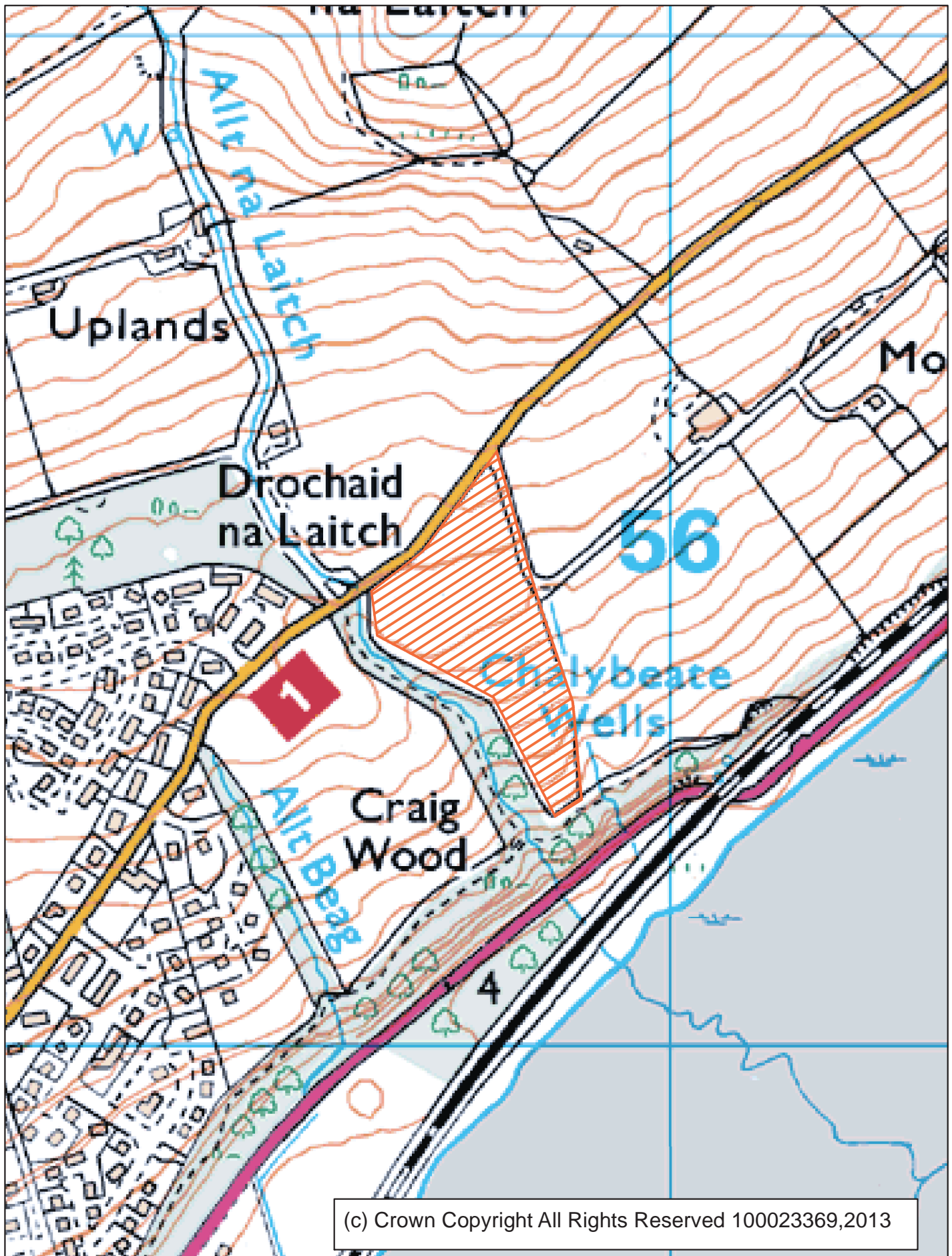
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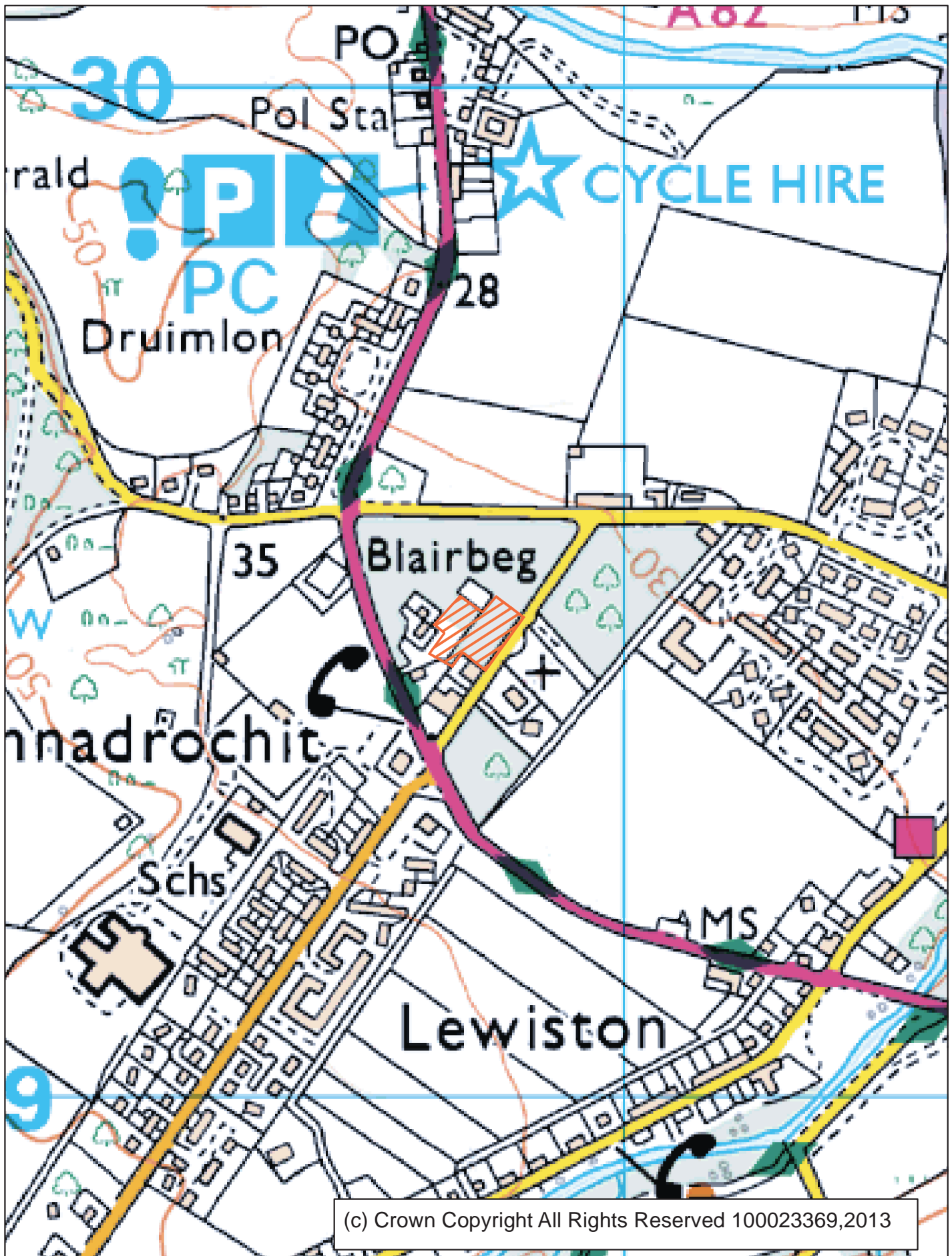
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Site Reference DRUMNADROCHIT NS14

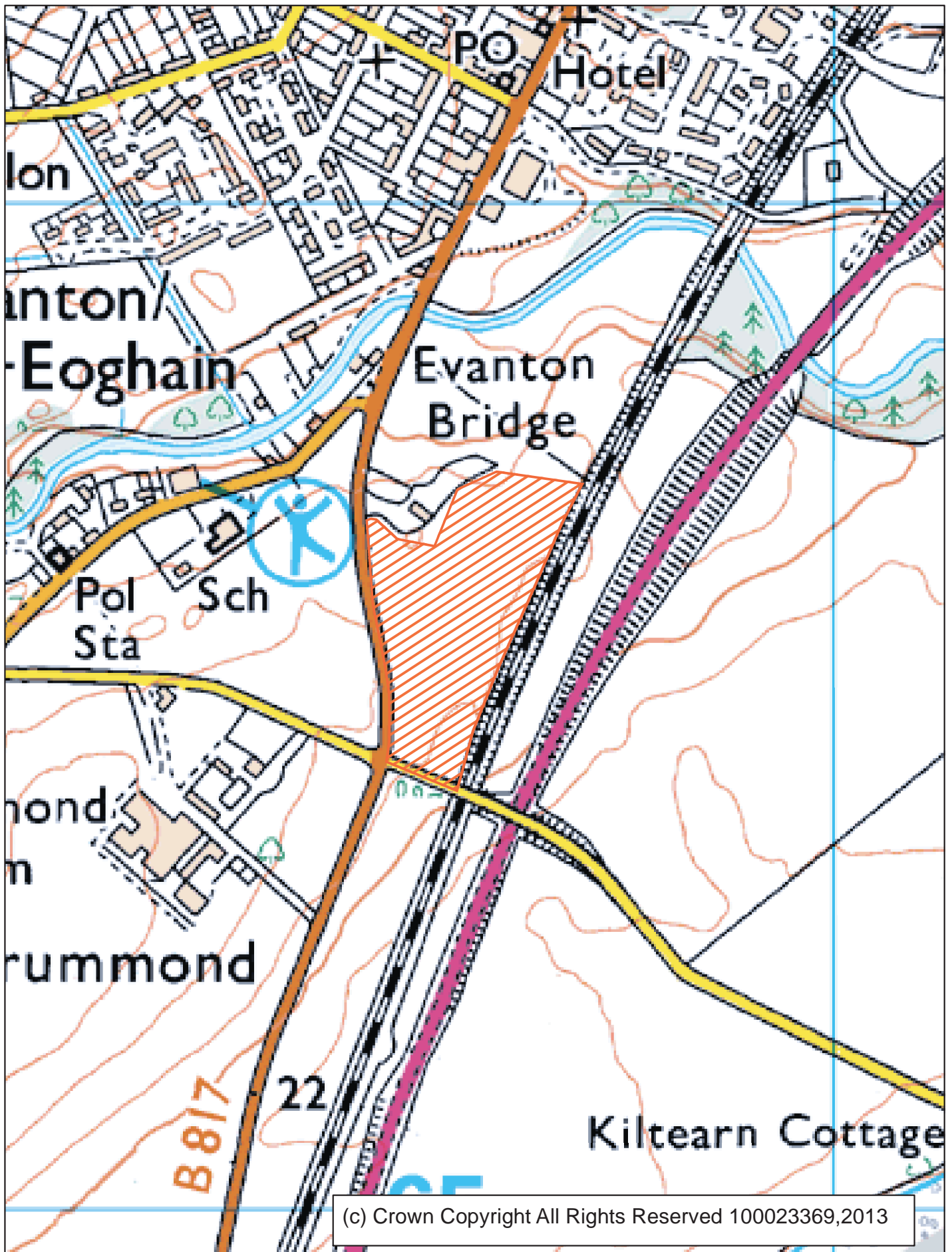




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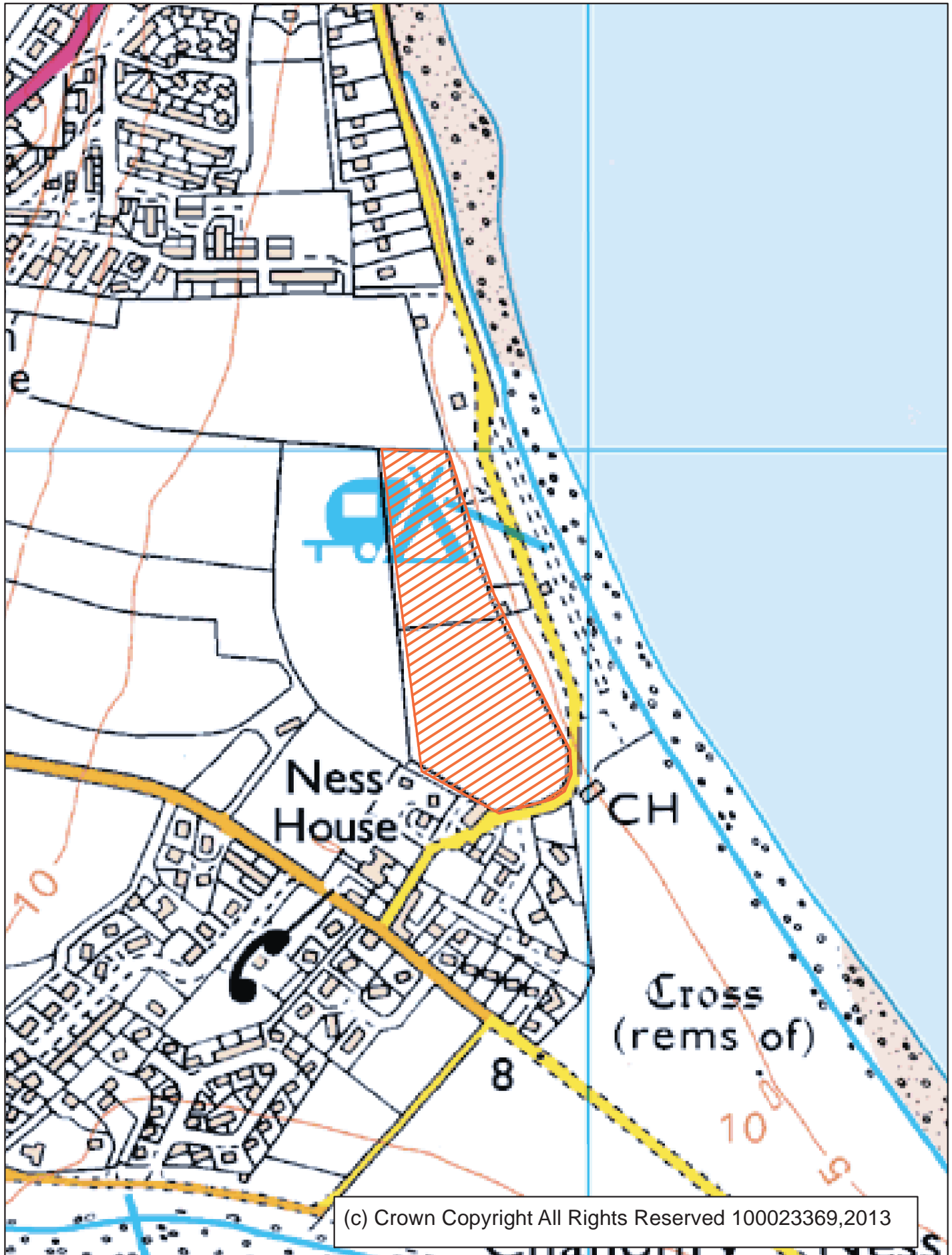
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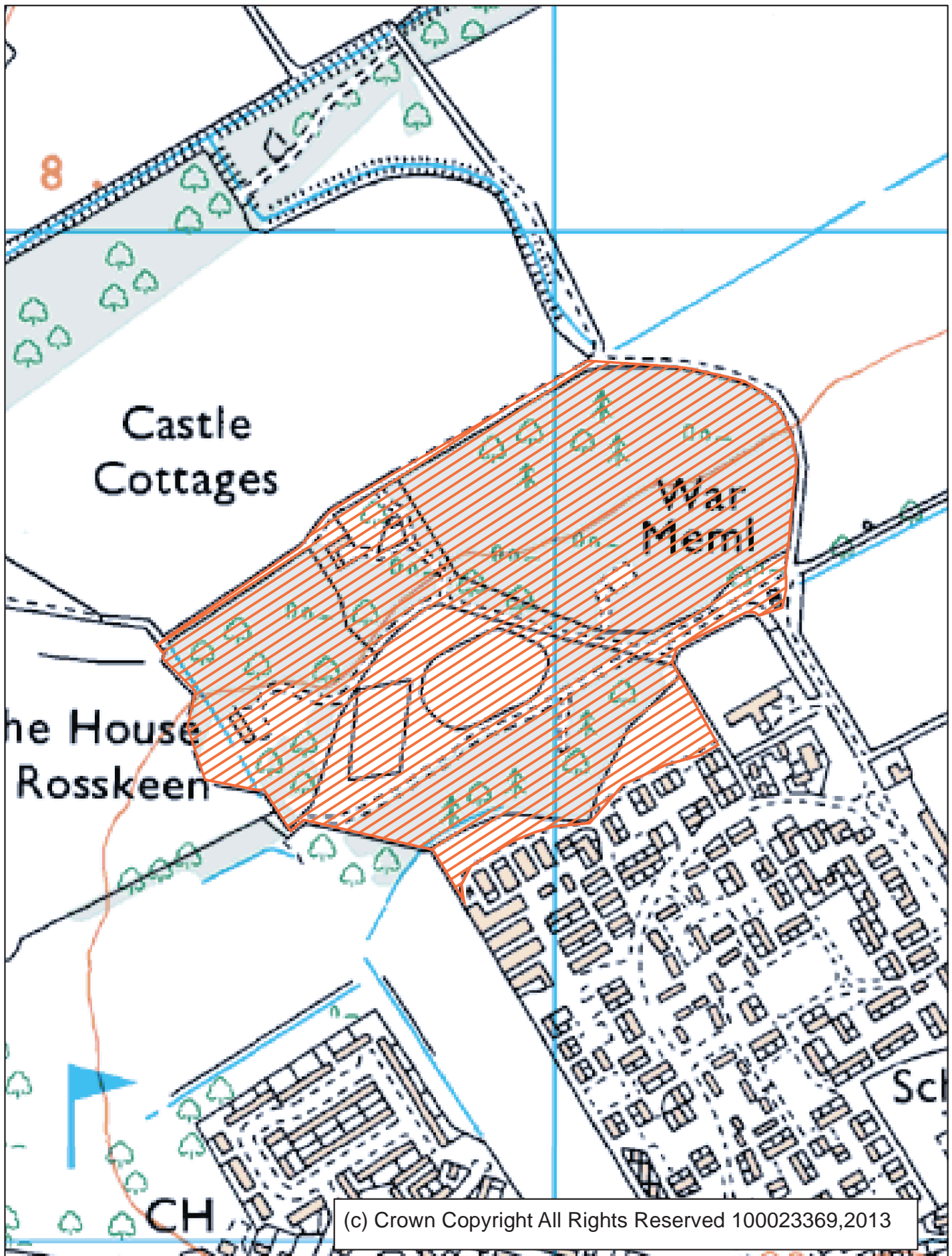
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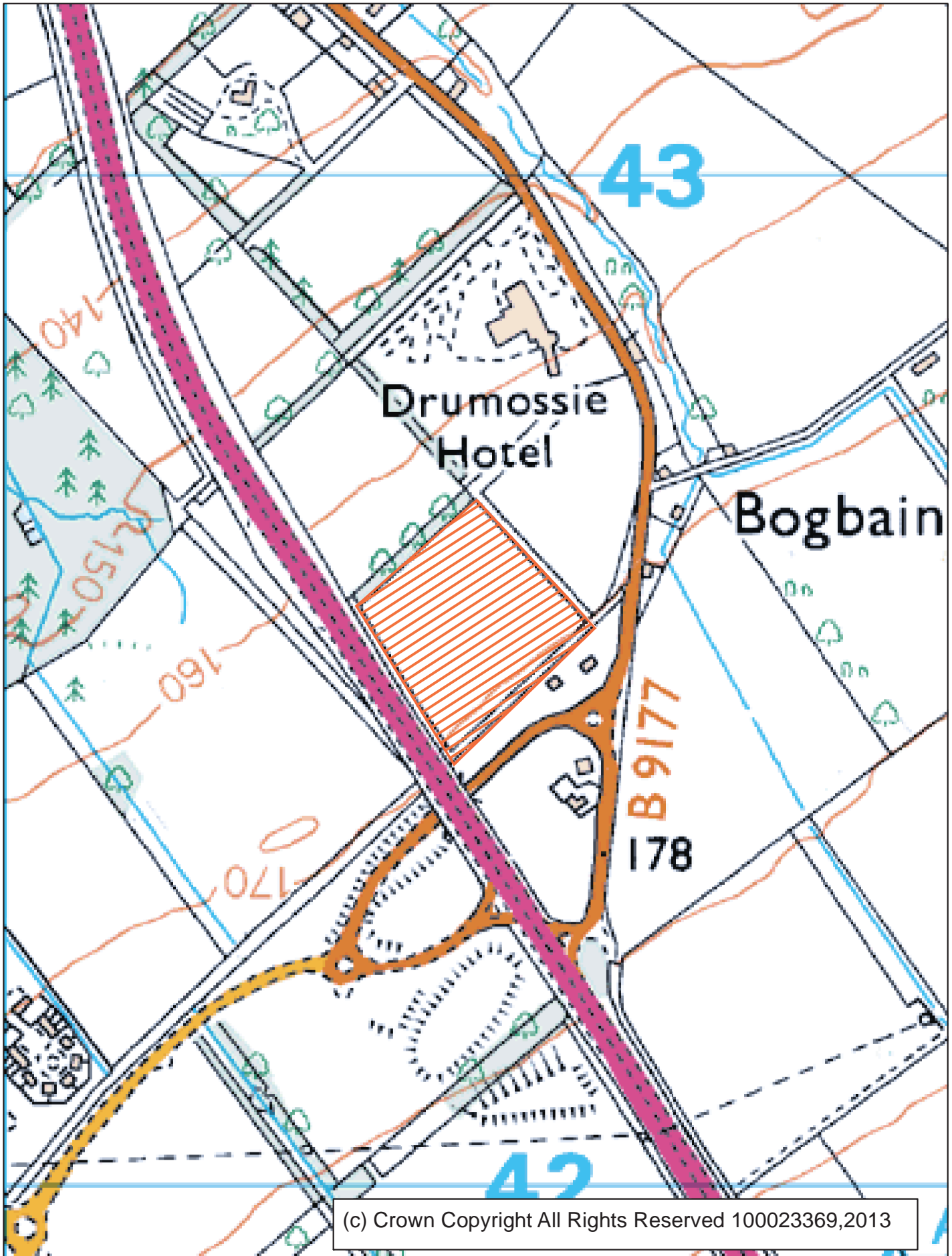
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Site Reference INVERNESS NS19B

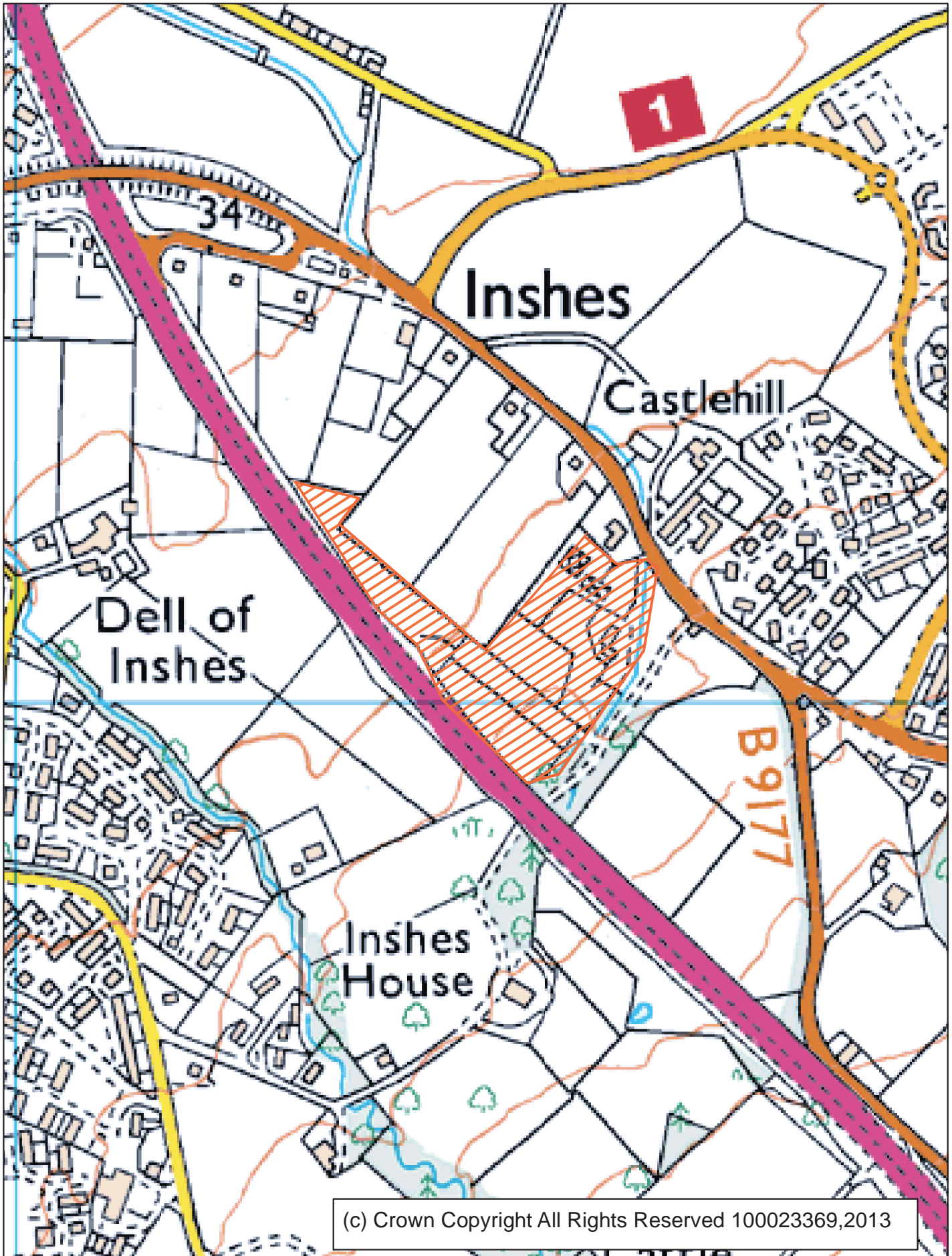




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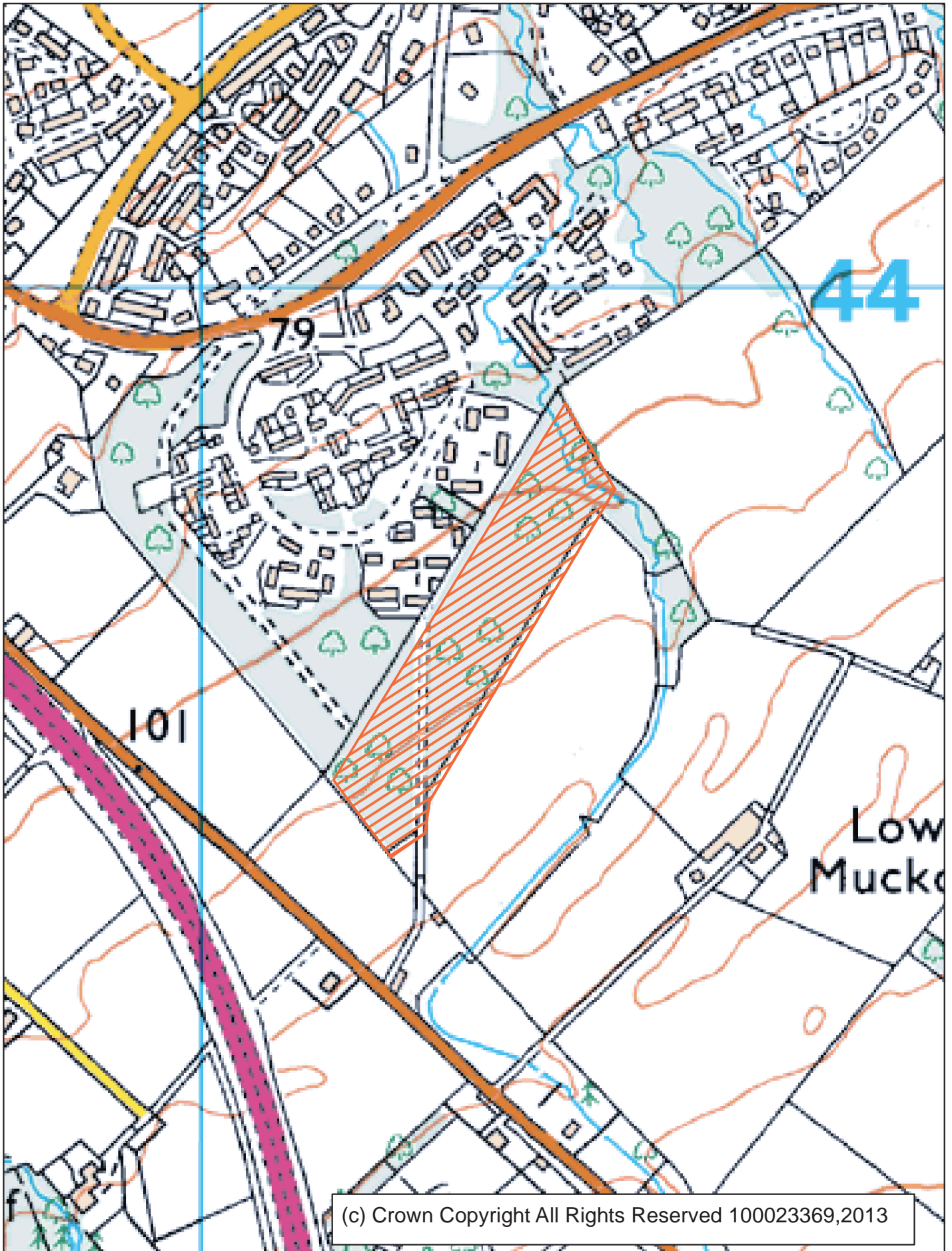
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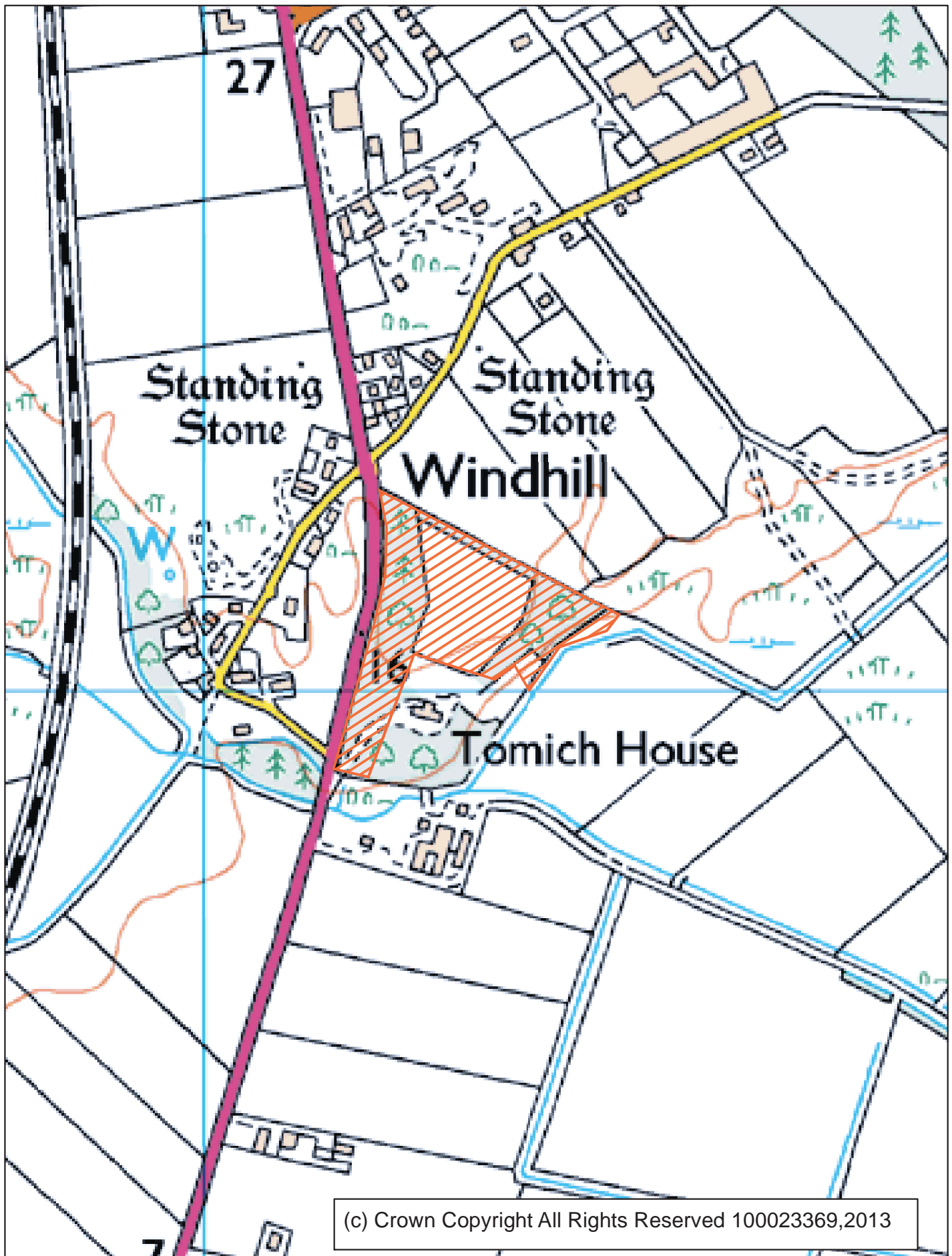
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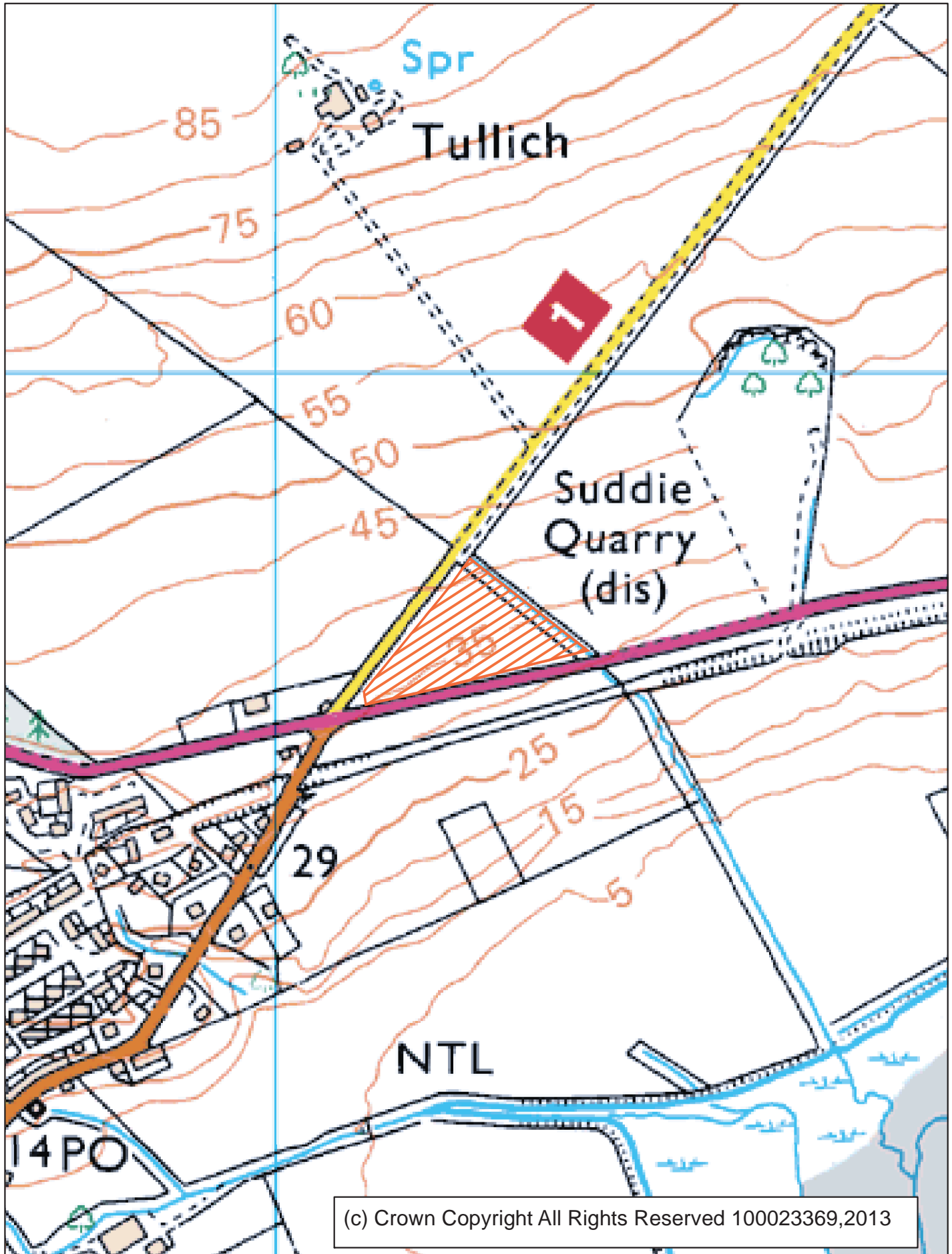
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Site Reference MUNLOCHY NS121



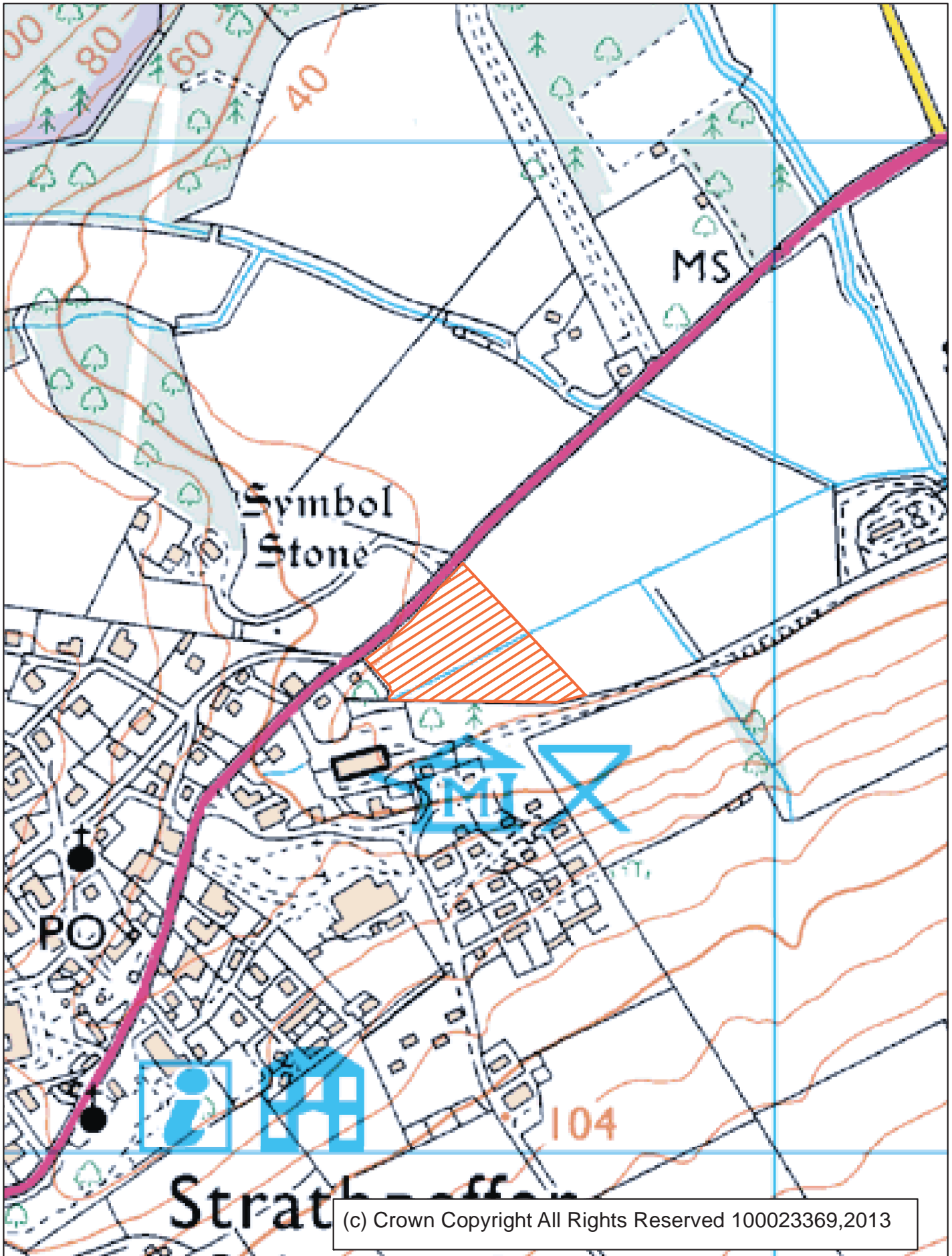




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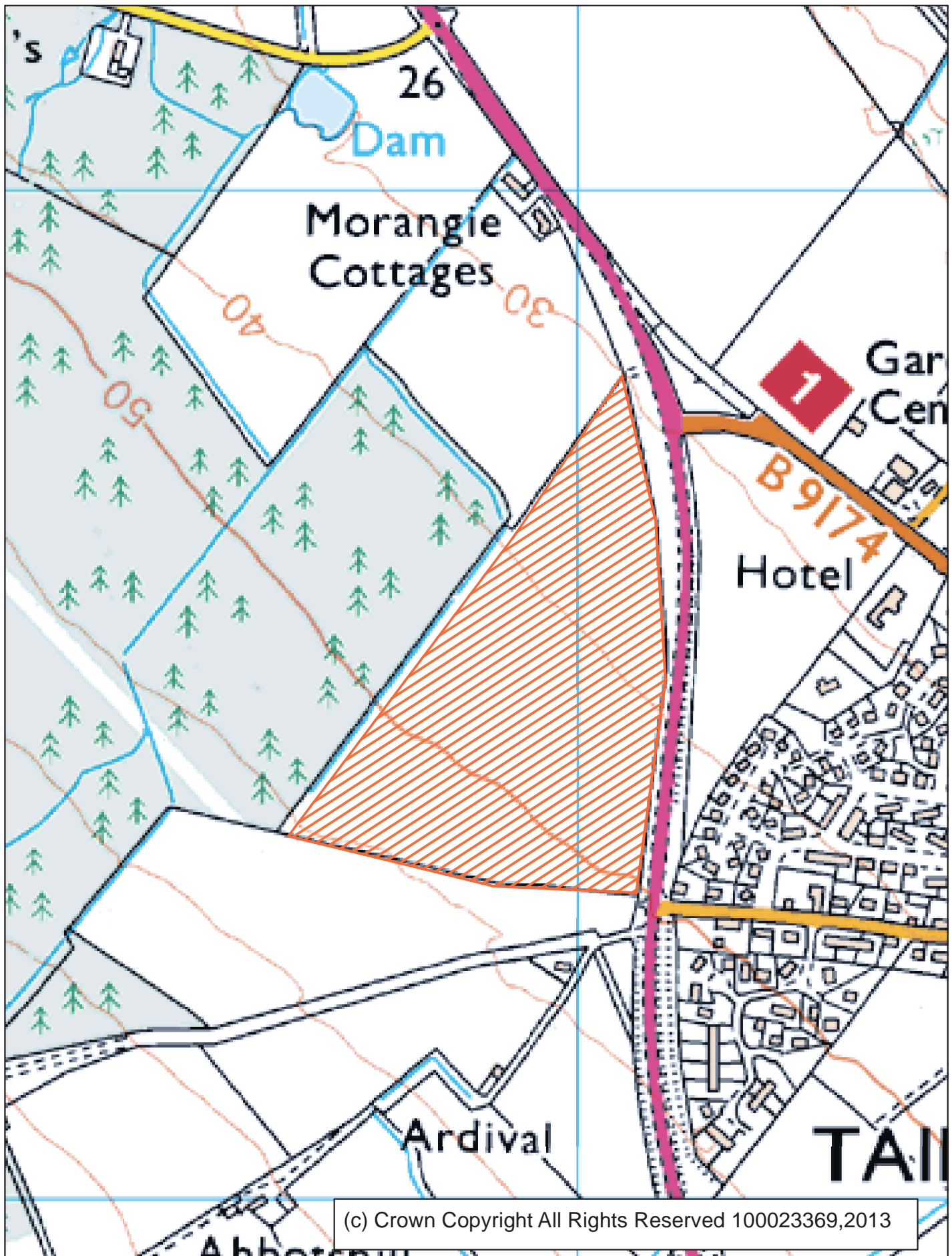
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Site Reference TAIN NS71



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Site Reference TORE NS127

