

Kirsty McCreath

From: Yvonne [Yvonne@ghjohnston.co.uk]
Sent: 03 May 2011 11:56
To: imfldp
Cc: Angus McNicol
Subject: 1413 - Call for Sites - Cawdor Estate

Dear Sir/Madam

Please find attached Call for Sites submission on behalf of Cawdor Estate in respect of land at Cawdor Estate.

*Thanks,
Yvonne*

*Yvonne Macdonald
Planning Administrator*

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Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	COLIN MACKENZIE G H JOHNSTON BUILDING CONSULTANTS LTD
Your Address / Contact Details	see below
Landowner's Name (if known / applicable)	THE TRUSTEES OF CAWDOR SCOTTISH DISCRETIONARY TRUST
Agent (if applicable)	G H JOHNSTON BUILDING
Agent's Address / Contact Details (if applicable)	CONSULTANTS LTD
	WILLOW HOUSE
	STONEFIELD BUSINESS PARK
	INVERNESS IV2 7PA

DETAILS OF SITE SUGGESTED	
Site Address	LAND AT CAWDOR, NAIRNSHIRE
Site/Local Name (if different from above)	
Site Size (hectares)	50.0 ha. (25.0 ha. proposed development footprint)
Grid Reference (if known)	NH 8450 5100
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Expansion of Cawdor/whole sustainable community
Proposed Non Housing Floorspace / Number of Housing Units (if	Subject to masterplan

known/applicable)	
Map	attached

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)	Access to the public road network via the B9090 Foul drainage to mains Water supply from mains network Surface water by SUDS to site
FORM CONTINUES BELOW	

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

What are the site's constraints and how can they be resolved or	The development footprint comprises Cawdor village and some 25 ha. of land to the north,
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<p>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>east and west. It is not <i>constrained</i> by any undue physical, infrastructure or heritage factors; rather these are considered to be opportunities in creating a sustainable community with greater self-containment, local jobs, services and a choice of housing and affordable housing and which respects the character and unique identity of the Outstanding Conservation Area, the association with Cawdor Castle, Cawdor Woods and TPO; the opportunity to integrate the B9090 as the main village thoroughfare, a new commercial hub at the natural centre, and a setting compatible with the landscape character and which avoids areas with a 1 in 200 year flood risk</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>A masterplan - proceeded by public engagement - will provide for phasing development at a rate and scale that respects the functioning of the place, its character and the viability of development. The allocation in the development plan of the whole development footprint (as is proposed in the Highland-wide Local Development Plan) should be made in the Inner Moray Firth Local development Plan to enable development to reflect the identity and character, local employment and services to be brought forward with other development, comprehensive infrastructure planning and investment, critical mass to support facilities and transport, and a commitment to community involvement. Development will be based on a design concept that will integrate traditional vernacular and contemporary architecture, a village green at the commercial focus, other employment generating "nodes" and a choice in housing and affordable housing; set in a green context and opportunities for recreational access</p>
<p>What impact will there be on travel patterns from the site's development? (e.g. will more or less people engage in active and healthy travel (walk / cycle) or go by public transport as a result of the site's development rather than travel by private car?)</p>	<p>The proposal involves expansion of an existing settlement/local service and tourist centre that is located within a strategic development corridor. The purpose is to create a sustainable community with greater self-containment in relation to local jobs and services, and critical mass deriving from that will be expected to sustain enhanced public transport. Given the proximity of main sources of strategic employment, notably Inverness Airport Business Park and services located equidistant at Inverness and Nairn, there is the prospect that in the context of a major urban development framework for the Inner Moray Firth sub-region, that Cawdor will make a positive and unique contribution</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>As above. Development will be compatible with the low-density nature of housing in the locality and its fit with the landform/landscape. It would represent an extension to the village in a compatible form consistent with the objectives of the adopted Local Plan</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. The site obtains shelter from the south and east by woodland and landform; though is open to the north, east and west. The topography renders the bulk of the masterplan open to an east-south-west aspect and therefore capable of maximising energy efficiency from solar and ground sources</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?)	n/a

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 masterplan will examine the whole footprint - the existing village and the expansion area - for its potential to retain existing spaces and create new spaces consistent with a layout that would reconfigure open space provision in the context of the Council's Guidance</p>	<p>A masterplan will provide new and enhanced open spaces consistent with retaining the quality of green-spaces, their accessibility and the character, identity and functioning of the village</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>Yes. The footprint is within 400m of - and will be integrated with - a primary school, a shop, hall, park, bowling green, 9-hole golf, bus stops</p>	<p>The masterplan will be built-out around Cawdor Primary School which will be sustained as a community focus at its heart; will integrate existing services and facilities and will create a new commercial focus at the natural village centre within 0.5 km of its edges; and that will integrate direct routes as part of a network of streets and spaces</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>No, given that market factors and critical mass together with employer-based green transport initiatives may take precedence</p>	<p>n/a</p>
4	<p>Will the site involve "off site" road improvements</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>Yes. The B9090 will be reconfigured as the main line of movement east-west and north-</p>	<p>A masterplan will incorporate reconfiguration of the B9090 as the</p>

	that will contribute to road safety?		south and will be “calmed” with identified crossing points designed to connect the main desire lines	main village thoroughfare with provision for integrating the existing village, public safety, traffic management all consistent with the character and identity
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	As above	A masterplan will incorporate the principles of “Designing Streets” insofar as this is consistent with the functioning of the place, its character and identity. It will specifically avoid retro-fitting where it is possible to design-in safety features
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. The site does not involve “bad neighbour” uses. The site does not involve any identified Physical Constraints (Highland-wide Local Development Plan [Policy 10])	n/a
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?	No. The site does not involve any contaminated land	n/a
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?	No. The site does not affect derelict land Yes. The site comprises part agricultural land/part former nursery	n/a
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?	Yes. Part of the development footprint embraces land within the settlement and is allocated for development in the adopted	n/a

			Local Plan. Otherwise, the site is located adjacent to the settlement edge	
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?	No. The masterplan will not involve any distinctive or special landscape characteristics (notwithstanding a localised TPO). It is not within any area designated for its landscape character ie. NSA or any other Special Landscape Area) and it is not the subject of any capacity assessment. However, the masterplan is located at the transition of forest edge and intensive farming zones as identified in the Landscape Character Assessment will not involve any ????	A masterplan will create a setting comprising a forward planting/land management programme consistent with the landscape character and the functioning of the settlement
11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (These areas are identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside) and areas of Remote Coast identified by the Council, or an area of wildness identified in the draft Wild Land Supplementary Guidance?	No. The site does not involve wild land	n/a
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	Yes. A masterplan will impact on an Outstanding Conservation Area	A masterplan will reflect the Conservation Area and its character and will proceed on the basis that the quality of environment to be created will be worthy of similar designation
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?	Yes. The masterplan will embrace the existing village in which there are numerous listed Buildings and features of interest; it will affect their setting	A masterplan is to be based on a design concept which fully recognises and integrates development - in terms of its shape and structure, design of buildings and spaces, main lines of movement and setting - with the character of the existing village and strengthens its identity
14	Will the site affect a site	Is any part of the site inside the outer	No. The site does not comprise part of the	n/a

	identified in the Inventory of Gardens and Designed Landscapes?	boundary of an Inventory “entry” or will the site affect the setting of an “entry”?	Inventory of Gardens and Designed Landscapes. However, the setting of Cawdor Castle is so designated	
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?	Yes. The HER record indicates the preliminary archaeological survey undertaken and a small number of recorded sites of interest	A masterplan is informed by a preliminary archaeological assessment
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. The site will not impact on any Scheduled (Ancient) Monument and/or its setting? However, the masterplan promotes development in a village near Cawdor Castle a Category A Listed Building and Scheduled Ancient Monument	A masterplan will consider the sense of place deriving from its association with Cawdor Castle and consider the scope to adapt views of it as part of the detailed layout of the development footprint, movement channels and open space and the setting/approaches
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. 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?	No. The site does not affect any natural heritage (nature conservation) designation. However, it is located on the edge of Cawdor Woods SSSI/SAC that presents an important local recreational/flora resource	A masterplan will include a Recreational Management Plan for Cawdor which takes into account the Cawdor Woods SAC/SSSI
18	a) Will the site affect any protected species?	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	No. It is possible that the site is part of a wider environment that provides a habitat for protected species, but it is unlikely they will be affected	A masterplan will be subject to Habitats and Species Survey as required

	b) Will the site affect any other important species for the natural heritage?	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?		
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?	Yes (see 27 below). The scope for any application of a “district” system would be determined in light of technological developments or related feasibility investigation	A masterplan could respond to any emerging renewable energy opportunities subject to viability
20	Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA’s flood map or from local knowledge?	Are you aware of any part of the site being within the 1 in 200 year flood risk contour as identified by SEPA? (which can be found here: http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx)	No. The site presents no implications for flooding	A masterplan is informed by a Flood Risk Assessment acknowledged by SEPA; land susceptible to flood is not included within the evolving development footprint and will be used or managed according to its potential for recreation, landscape renewal and habitat creation
21	Will development of the site result in the need for changes in landform 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 presents no significant implications for changes in land form or level; indeed the architectural expression/grain of development will adapt any natural changes in level to create interest and character	A masterplan will be founded on a detailed site investigation and an understanding of the natural topography and ground profile
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?	The site presents no implications for watercourses in respect of channelling or diversion. Any requirement for crossing the field drain that runs east-west at the northern edge of the site will be considered as a detailed layout materialises; a pedestrian/cycle crossing of the Cawdor burn is proposed to give continuity to circulation	A masterplan will provide a detailed framework for circulation and movement; it will retain the alignment of existing water courses

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 per existing settlement	n/a
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. The masterplan will connect to the existing mains water supply; and to the mains foul drainage network	A masterplan will relate the phasing of development to the capacity and distribution networks of the utilities systems and their treatment
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?	No. The site presents no significant impact on the existing land form	n/a
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 presents no impact on coastal features	n/a
27	Is the site sheltered from the prevailing wind and does it have a principal aspect between SW and SE?	Will development make best use of the site in terms of energy efficiency?	Yes. The site obtains shelter from the south and east by woodland and landform; though is open to the north, east and west. The topography renders the bulk of the masterplan open to an east-south-west aspect and therefore capable of maximising energy efficiency from solar and ground sources	A masterplan will ensure that the existing grain and orientation of development will be reflected and that buildings are positioned/designed to enable domestic energy applications
28	Will the site have any impact upon local air quality?	Is the site near areas of employment or close to public transport? Such developments are less likely to result in additional traffic which may contribute to air pollution.	The proposal involves expansion of an existing settlement/local service and tourist centre that is located within a strategic development corridor. The purpose is to create a sustainable community with greater self-containment in relation to local jobs and services, and critical mass deriving from that will be expected to sustain enhanced public transport. Given the proximity of main sources of strategic employment, notably Inverness Airport Business Park and services located equidistant at Inverness and Nairn,	A masterplan will provide a framework for a sustainable community that will seek to ensure a critical mass at each phase, having regard to the potential to support jobs and services, and public transport

			there is the prospect that in the context of a major urban development framework for the Inner Moray Firth sub-region, that Cawdor will make a positive contribution	
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?	No. The site will have no impact on light pollution levels	n/a
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 is located within the green network that comprises the setting for strategic development within the A96 corridor. The scope of a masterplan will embrace woodland, trees, watercourse and field margins; these features will be safeguarded and reinforced as part of a green framework and that will strengthen and reinforce these features rather than fragment them or affect their continuity	A masterplan site will be based on a Landscape Character Assessment, Tree Survey and Habitats and Species Survey as necessary and will incorporate a green framework that will provide a basis for connecting such features, other open space (to be provided in accordance with the Council's Guidance) and amenities and a framework for public access. The masterplan will therefore significantly enhance the setting for development and public access to it
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 is within 1.5 km of Cawdor Woods, Cawdor Castle and the wider green network that comprises the setting for strategic development within the A96 corridor	A masterplan will incorporate the existing access network serving the village and its surroundings and will incorporate a network of connecting routes including the strategic recreational routes proposed for the corridor that pass through the village
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	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	The masterplan will integrate the core path network and wider access network in full. It will present no interruption to any Right of Way and will connect the village to the proposed strategic recreational routes in the A96 corridor	As 31 above

	opportunities? c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	affect access opportunities afforded by the Land Reform (Scotland) Act 2003? c) Will new paths be created within and beyond the site? Will any existing paths be improved e.g. to increase accessibility to a wider range of users? Will the site help to realise priorities identified in the Council's outdoor access strategy or aspirational paths identified in the core path plans?		
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. The site will not involve any impact on geo-diversity	n/a
34	Will soil quality and capability of the site be adversely affected?	Will the site result in a loss of soil due to development or removal of good quality soil from the site? Is the site on land identified as Prime Quality Agricultural Land?	The masterplan involves prime agricultural land in part only. This presents no policy factor given that a masterplan is being taken forward as part of a settlement strategy	n/a
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 does not affect peat land	n/a
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 land does not form part of a croft unit	n/a

LAND AT CAWDOR ESTATE

SITE PLAN



G. H. JOHNSTON BUILDING CONSULTANTS LTD

