

**Site Forms**

YOUR DETAILS	
<b>Your Name</b> (and organisation if applicable)	Alliance Planning
<b>Your Address / Contact Details</b>	4 <sup>th</sup> Floor, Allan House
	Bothwell Street, Glasgow, G2 6NL
	Tel: 0141 2482882
<b>Landowner's Name</b> (if known / applicable)	Church of Scotland General Trustees
<b>Agent</b> (if applicable)	
<b>Agent's Address / Contact Details</b> (if applicable)	

DETAILS OF SITE SUGGESTED	
<b>Site Address</b>	Land at Croy and Dalcross
<b>Site/Local Name</b> (if different from above)	See attached statement
<b>Site Size</b> (hectares)	See attached statement
<b>Grid Reference</b> (if known)	
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing
<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	
<b>Map</b>	Appendix to attached statement

<b>If you wish to suggest a site that should <u>not</u> be built on, fill in this form</b>	
REASONS WHY YOUR SITE SHOULD BE SAFEGUARDED FROM BUILDING	
<b>How do the public enjoy the space</b> - e.g. used for dog walking, children's play?	
<b>What makes the site more special</b> than other areas in the village/town?	
<b>Does the site have attractive or rare features</b> 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.*

<b>If you wish to suggest a site that should be built on, fill in this form</b>	
REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION	
<b>How can the site be serviced?</b> (give details of proposed access, foul drainage, surface water and water supply arrangements)	Information to follow
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>See attached statement</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>See attached statement</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>See attached statement</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>See attached statement</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>Yes</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>	<p>See attached statement</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	a) Will the site safeguard any existing open space within the area?  b) Will the site enable high quality open space to be provided within the area?	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?	No	To be confirmed
2	Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?	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?	Yes	
3	Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?	For example, can a subsidy to a local bus route be provided?	Unlikely to be of sufficient scale	
4	Will the site involve "off site" road improvements that will contribute to road safety?	Is the site likely to improve the local road network such as junctions or crossings?	Unlikely	
5	Is there scope for road	Will development incorporate on-site traffic	Yes	

	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: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>		
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	
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?	Unlikely, but will be confirmed	
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: <a href="http://scotland.gov.uk/Publications/2010/01/26135819/0">http://scotland.gov.uk/Publications/2010/01/26135819/0</a> ) 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  Yes	
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?	Part is and part isn't (see attached statement)	
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?	Not applicable	

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?	Does not affect any such areas	
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.	No	

		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?	Unlikely, but will be checked  As 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?	No	
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: <a href="http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx">http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx</a> )	No	
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	
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?	Unlikely, but will be checked	

	environment be protected from development?			
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?	To be checked	
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?	Unlikely	
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	
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	
28	Will the site have any impact upon local air quality?	Is the site near areas of employment or close to public transport? Such developments are less likely to result in additional traffic which may contribute to air pollution.	No	
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?	Unlikely	
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?	No	

	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?	Yes	
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	a) Will the site affect any core paths or right of way?  b) Will the site affect any other existing paths or outdoor access opportunities?  c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	a) Is a diversion of a core path or right of way required? Will there be any impact on the usability of a core path or right of way?  b) Will it affect an existing path in the Highland Path Record? Will it provide additional access opportunities or adversely affect access opportunities afforded by the Land Reform (Scotland) Act 2003?  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?	No  No  Yes	
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?	To be confirmed	
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?	To be confirmed	
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	

**HIGHLAND WIDE LOCAL DEVELOPMENT PLAN**

**EXPRESSION OF INTEREST STATEMENT**

**LAND AT CROY AND DALCROSS**

**ON BEHALF OF:                    THE CHURCH OF SCOTLAND**

**PREPARED BY:                    ALLIANCE PLANNING**

**DATE:                                OCTOBER 2010**

# Planning

## **CONTENTS**

- 1.0 PROPOSAL
- 2.0 LOCAL DEVELOPMENT PLAN PROGRESS
- 3.0 SITE APPRAISAL
- 3.0 DEVELOPMENT PRINCIPLES
- 4.0 CONCLUDING COMMENTS

## **APPENDICES**

Appendix A - Location Plan

## 1.0 PROPOSAL

1.1 The Church of Scotland General Trustees (hereafter the Church) own four parcels of land at Croy and Dalcross as identified on the attached Ordnance Survey Plan (Appendix A) and as described below.

- Parcel 1 is situated immediately south of the Category B listed Cawdor and Croy and Dalcross Manse and is located outside of the currently defined settlement boundary as identified in the adopted Inverness Local Plan. It comprises a single field of 0.46 hectares (1.13 acres) with direct frontage on to the B9006. Based upon a gross to net ratio of 75%:25%, the site has the capacity for circa 8 to 9 dwellings at a density of 25 dwellings per hectare (or 10 dwellings per acre). Although the site is not currently identified as a housing site, it probably can be considered as a site that might secure planning permission for housing 'within' or 'rounding-off' an existing housing group, at least in part, in terms of the Council's Interim Supplementary Guidance: Housing in the Countryside.
- Parcel 2 is situated immediately north of the Manse and is again outside of the defined settlement boundary. It comprises a single field of 0.71 hectares (1.75 acres) with direct road frontage. It has capacity for circa 13 dwellings. Parcel 2 could also offer the opportunity, in part, to create a strong landscape and defensible boundary to the village.
- Parcel 3 is a small triangular area of land immediately south of the Category B listed Croy and Dalcross Church, which is also a scheduled ancient monument along with its grounds and cemetery. It is also outside of the existing settlement boundary and comprises a small open grassed area of 0.07 hectares (0.17 acres) that is partly screened from the road (B9006) by a line of mature conifers. As with Parcel 1 it is arguable that the development of this site for housing would be acceptable as rounding-off. It has capacity for between 1 and 2 dwellings.
- Parcel 4 is 2.54 hectares (6.27 acres) and comprises a single large field that fronts the B9006. It gently rises up from the road and is bordered on all sides by a low stone dyke. The site is within the defined settlement boundary and is already shown as a housing site in the Inverness Local Plan for 15 dwellings. Access is shown from the

B9006 with a proposal for a new road to connect with Heath Park. It is considered to have a capacity for up to 48 dwellings based upon an industry standard gross to net split and density.

- 1.2 We propose that Parcel 4 remains identified in the Local Development Plan and would request that Parcels 1, 2 and 3 are added as further sites appropriate for housing. It is considered that the sites should either be considered as forming part of a northern expansion of the village or as housing allocations in their own right. We would further suggest that the settlement boundary of Croy is extended to encompass Parcels 1, 2 and 3.

## 2.0 LOCAL DEVELOPMENT PLAN PROGRESS

- 2.1 We are aware that The Highland Wide Local Development Plan (hereafter HWLDP) Main Issues Report has already been the subject of consultation and that the Proposed Plan will be published shortly for consultation. A Draft Vision and Spatial Strategy document that will form part of the Proposed Plan has already been approved as a material consideration on 26<sup>th</sup> May 2010 by the Planning, Environment and Development Committee.
- 2.2 We are aware that the intention is that the HWLDP will deal with strategic allocations whereas the Council intends to produce a series of area specific plans that will deal with local allocations. Croy will be covered by the Inner Moray Firth Local Development Plan (IMLDP), which will be the subject of a separate consultation exercise and a call for sites for this Plan will begin from December 2010 onwards.
- 2.3 This statement is, therefore, being submitted with two purposes in mind. Firstly, to explain how the proposals would fit into the strategic HWLDP and also why the sites should nonetheless be included as allocations in the IMLDP.
- 2.4 The expansion of Croy has been an aspiration of the Council's for some years and was included as an idea in the Inverness Local Plan. This Plan identified what is referred to as Croy South West as a preferred expansion area, a site that is currently being promoted by Scotia Homes for circa 200 dwellings.
- 2.5 The Plan also identifies other constraints that should influence further development in this area comprising:
- *"the B9091 "bypass" defines the village limits to the south. Growth in this direction would dislocate the community;*

- *high pressure gas pipeline and waste water treatment works present significant buffers to the north. Development should be set back from these utilities;*
- *land to the east where an additional access to the B9091 would be necessary together with pedestrian links. This land is higher, less sheltered and with a more pronounced slope; and further from the shop/school.”*

- 2.6 The identification of Croy as a growth settlement was first put forward in the A96 Growth Corridor Development Framework (2007). This identifies the village as falling within the Central Development Corridor and as one of the contributors to delivering 1,955 residential units to 2041. The Framework does not specify where any development should go at Croy, but simply states that appropriate sites will be brought forward through statutory development plans.
- 2.7 There are, however, certain indications as to where development would be appropriate at Croy based upon landscape capacity and constraints in the A96 Corridor Landscape Assessment (October 2004). This states that there would appear to be the opportunity to extend the village to the *“north and west on flatter ground utilising the existing forest to structure new planting within the development.”* (Paragraph 5.2.3 page 36).
- 2.8 The growth of the smaller settlements in the A96 corridor, including Croy, was the subject of a specific question in the Main Issues Report where people were asked their views on the approach that should be adopted. Following what appeared to be overwhelming support for the expansion of the village, this is now included as a preferred option in The Vision and Spatial Strategy document, which goes on to state the details for this will be set out in the Proposed Plan. Importantly, this document does not identify where this growth should go, although it is understood that work is tending to concentrate on Croy South West because this site has been known about for some time and consistently promoted. Conversely, land north of Croy does not seem to have been put forward for consideration during the various consultations on the HWLDP or the earlier Inverness Local Plan.

### 3.0 SITE APPRIASAL

3.1 As we are proposing that the sites are identified as housing allocations then the key issue is whether or not they are 'effective'.

3.2 A new Planning Advice Note (PAN) on Affordable Housing and Housing Land Audits (2/2010) was published in August 2010. This contains the same seven requirements for an 'effective' site as previously found in SPP3 Annex A:

- *"ownership: the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal;*
- *physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply;*
- *contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;*
- *deficit funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;*
- *marketability: the site, or a relevant part of it, can be developed in the period under consideration;*
- *infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development; and*
- *land use: housing is the sole preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option.."*

- 3.3 **Ownership** – The sites are owned by the Church and available for development.
- 3.4 **Physical** - There are no slope, aspect or ground stability issues with the sites. Access can be taken in all cases from the B9006 and junction spacing and visibility would meet with Council standards.
- 3.5 There are no flood risk issues with the sites, but from researching the local area we are aware that surface water flows into local watercourses could be an issue. Therefore, a flood risk assessment might be required for Parcels 1, 2 and 4, although not for Parcel 3 as this is too small to warrant such a detailed response.
- 3.6 **Contamination** - The sites are not identified as being contaminated. A full site investigation will, however, be undertaken in putting a scheme together for the three larger sites.
- 3.7 **Deficit funding** – The site can be developed without the involvement of the public purse and could help provide the wider funding required in delivering strategic development in this area.
- 3.8 **Marketability** – It is considered that there would be a market for new housing in this area, both open-market and social. Previous housing schemes at Croy have sold well according to Scotia Homes (the most recent housebuilder active here) and the indications are that despite current market conditions, there remains a strong desire from people to live in this locality given its links to Inverness Airport and Inverness city.
- 3.9 **Infrastructure** - There are no known infrastructure constraints. It is understood that waste water drainage might be an issue, but that this is likely to be overcome by improvements envisaged by the A96 corridor development framework. It is also known that there is a high pressure gas main to the north of Croy, but we do not think that any of the sites are affected by this. Further study is to be undertaken in due course to ensure the availability and capacity of all utilities.

#### **Other Site Specific Issues**

- 3.10 **Landscape/Ecology** - A detailed landscape and visual impact assessment and ecological study will be undertaken in due course.
- 3.11 In the meantime, it is likely that development could be accommodated within the sites with minimal visual impact and appropriate landscaping.



3.12 The sites contain no protected species as far as we are aware from initial investigations.

3.13 **Archaeology/Historic Buildings** – We are not aware of any archaeological remains on the sites, but in view of the position of Parcels 1, 2 and 3 in relation to listed buildings, and a schedule ancient monument (Parcels 2 and 3), it is intended to do a full desk-top archaeological study as the scheme for these sites progresses. It is nonetheless considered that sensitive schemes for Parcels 1, 2 and 3 could be developed that will respect and protect the settings of the listed buildings.

#### 4.0 DEVELOPMENT PRINCIPLES

4.1 The aim is to develop the sites with modern and sustainable residential developments that would suit the sites and be in-keeping with the local context and vernacular. Detailed layouts for each site will be developed in due course, although prior to undertaking this expensive exercise, and appointing architects, the Church would first appreciate being advised as to whether the release of these sites will be supported either in isolation or as part of a northern expansion of the village.

#### 5.0 CONCLUDING COMMENTS

5.1 The Church own four parcels of land at Croy and Dalcross and consider that all four are suitable for housing. Parcel 4 is already allocated as such in the Inverness Local Plan. It is considered that the sites should either be considered as forming part of a northern expansion of the village, or as housing allocations in their own right. We would further suggest that the settlement boundary of Croy is extended to encompass Parcels 1, 2 and 3.

5.2 It is considered that the sites can contribute the following approximate number of new dwellings.

- Parcel 1        8 to 9
- Parcel 2        13
- Parcel 3        1 to 2
- Parcel 4        48

5.3 We are aware that the HWLDP is mainly considering strategic allocations, but our reading of the available information suggests that there are opportunities to extend Croy to the north either as an alternative or additional to Croy South

---

West. Where information is available, it suggests to us that an expansion to the north might be just as effective and should be considered as part of work in connection with preparing the Proposed Plan. None of the constraints that are set out in the Inverness Local Plan would appear to prevent land to the north of Croy being considered. Although there are clearly issues to address, such as built heritage, it is considered that an appropriate development could be designed that would protect the settings of those listed buildings situated here and that of the schedule ancient monument. Furthermore, Parcel 2 could offer the opportunity, in part, to create a strong landscape and defensible boundary to the village.

- 5.4 As an alternative to the above, we understand that the Council intends to produce a series of area specific plans that will deal with local allocations and that Croy will be covered by the Inner Moray Firth Local Development Plan (IMLDP). If it is too late for the sites to be considered as a strategic release then we would ask that they been considered as appropriate and acceptable local allocations that are 'effective' on the basis of how this term has been expressed historically in Government planning guidance.

APPENDIX A

