

Director of Planning and Development  
IMFLDP  
Call for Sites  
Glenurquhart Road  
INVERNESS  
IV3 5NX

Our Ref : HT/LM 2734

Your Ref :

Date : 28 April 2011

Dear Sir

**THE SEAFIELD FARMS TRUST  
INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN –  
CALL FOR SITES**

Please find enclosed a site form for our clients' site, which they wish to be considered as part of the Inner Moray Firth Local Development Plan, located at Seafield of Raigmore, Inverness.

We have discussed the sites with Malcolm Macleod, prior to submitting the form and understand that you may wish to have a meeting with our clients to discuss this further, as it is obviously a piece of land which is important in the redevelopment to the east of Inverness. We would be happy to attend such a meeting with our clients and therefore please do not hesitate to get in touch once you are at the stage of discussing this matter further.

In the meantime, we trust you will find the above and enclosed to be in order and should you require any further information, please do not hesitate to get in touch.

Yours faithfully

**MISS H THOMSON MA Hons MRICS  
for BOWLTS  
Direct Line: 01343 610807  
Email: helen@bowlts.com**

enc

**Site Forms**

YOUR DETAILS	
<b>Your Name</b> (and organisation if applicable)	The Seafield Farms Trust
<b>Your Address / Contact Details</b>	Per Messrs Bowlts Chartered Surveyors Barnhill, Pluscarden, By Elgin , Moray, IV30 8TZ
	Email: <a href="mailto:helen@bowlts.com">helen@bowlts.com</a>
	Tel: 01343 890400
<b>Landowner's Name</b> (if known / applicable)	The Seafield Farms Trust
<b>Agent</b> (if applicable)	Bowlts Chartered Surveyors
<b>Agent's Address / Contact Details</b> (if applicable)	Bowlts Chartered Surveyors Barnhill, Pluscarden, By Elgin , Moray, IV30 8TZ
	Email: <a href="mailto:helen@bowlts.com">helen@bowlts.com</a>
	Tel: 01343 890400

DETAILS OF SITE SUGGESTED	
<b>Site Address</b>	Land between Ashton Farm and Stratton, Seafield of Raigmore, Inverness
<b>Site/Local Name</b> (if different from above)	
<b>Site Size</b> (hectares)	14.27
<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>	(please attach a map of the site ideally on an Ordnance Survey base)

<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?	N/A
<b>What makes the site more special</b> than other areas in the village/town?	N/A
<b>Does the site have attractive or rare features</b> such as mature trees, historical significance or protected wildlife?	N/A

*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)	Mains services

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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>The site has no known development constraints.</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>The land is of limited value for modern agricultural purposes. Development of the site would be a more productive and aesthetically pleasing use of the land as the site would be landscaped.</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>The site is in close proximity and within walking distance to the A96, Resaurie and the Inverness Retail and Buisiness Park. This will facilitate individuals walk to a bus route, minimising use of private cars where possible.</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>The site is extremely well connected with the A96 in close proximity to the site. The proposed</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>It is envisaged that the plot size for each unit will be of a size suitable to allow for the design of each unit to incorporate energy efficient features.</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>None have been identified.</p>

STRATEGIC ENVIRONMENTAL ASSESSMENT FORM

*Landowners, developers and/or agents wishing to suggest a site should fill in as much as possible of the following form. Strategic environmental assessment of local development plan sites is now a statutory requirement and considers the possible environmental effects of development proposals. We will check your answers and fill in any gaps.*

No.	Issue	Detailed Explanation	Answer	Any Proposed Mitigation Measures (how will you reduce or offset the effects of your development?)
1	<p>a) Will the site safeguard any existing open space within the area?</p> <p>b) Will the site enable high quality open space to be provided within the area?</p>	<p>Will the site have any impact on useable public open space (such as parks, playing fields etc) or any opportunities to create additional public open space?</p>	<p>a) No – The proposed site is not a public space at present as it is used for agricultural purposes, however the plot sizes proposed will allow for open spaces between the houses.</p> <p>b)N/A</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>The site adjoins the retail area to the south of Inverness and therefore commuting could easily be by bicycle or public transport.</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>N/A</p>	
4	<p>Will the site involve “off site” road improvements that will contribute to road safety?</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>Yes</p>	<p>Dependant on the scale of the development permitted. It is envisaged that the development would be incorporated into the A96</p>

				redevelopment works.
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: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>	Yes	The development if of a suitable scale could incorporate traffic calming measures within its road system, as required under the principles of designing streets.
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 neighbouring uses are primarily agricultural and retail no negative effects are anticipated from this.	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 – none that we are aware of.	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: <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?	a) No  b) Yes it is agricultural land at present	
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?	No	N/A
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any	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	No	The site will have no impact on any landscape designations. The development will have no impact on the skyline and is well screened.

	landscape designation?	a National Scenic Area or Special Landscape Area, having regard to their special qualities?		
11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (These areas are identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside) and areas of Remote Coast identified by the Council, or an area of wildness identified in the draft Wild Land Supplementary Guidance?	The site will not affect any 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?	No	N/A
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	N/A
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	N/A
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	N/A
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	N/A
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	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	a) No  b) No	N/A

	other important habitat for the natural heritage?	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?		
18	a) Will the site affect any protected species?  b) Will the site affect any other important species for the natural heritage?	a) Will the site affect any European Protected Species, Badgers and species (birds, animals and plants) protected under the Wildlife and Countryside Act 1981 as amended. If such a species may be present on or near the site, a survey should be carried out to inform this assessment (for which a licence from SNH may be required)  b) Will the site affect species listed in the UK and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive?	a) No – No evidence of any protected species at time of inspection.  b) No – No evidence of any important species at time of inspection	
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	The nature of the site does not allow for any renewable energy production on a medium to large scale. There may be opportunities for renewable energy production at a domestic scale, especially as plot sizes will be large.
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> )	Yes	A very small area to the north of the site is included within the 1 in 200 year flood plan prepared by SEPA. It is proposed that this area form part of the open space amenity land for the residents in the development.
21	Will development of the site result in the need for changes in land form and level? If yes, how will soil and drainage	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	Minimal ground works will be required. Our proposal would be to keep all soil on the site for landscaping purposes where possible.

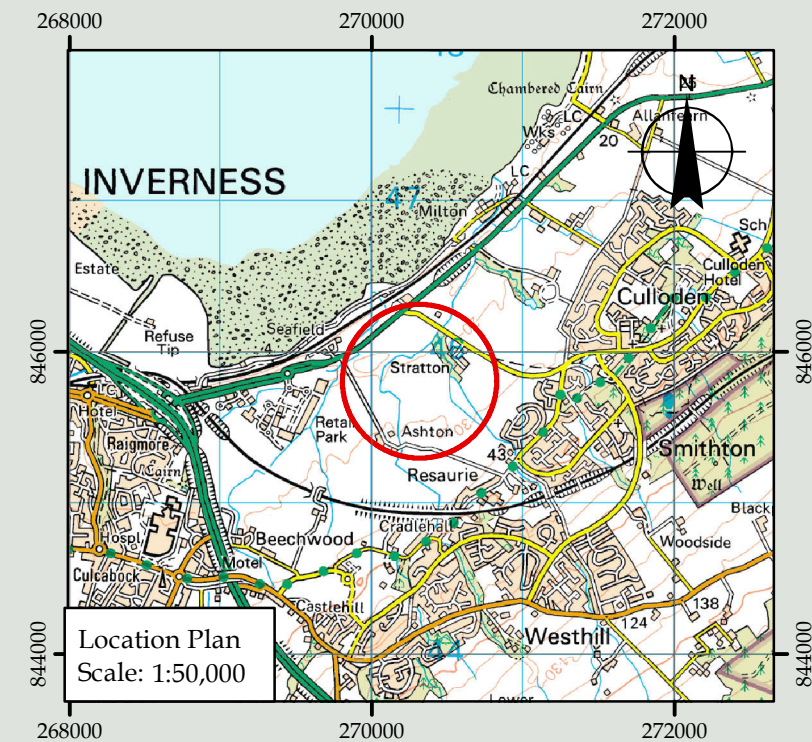
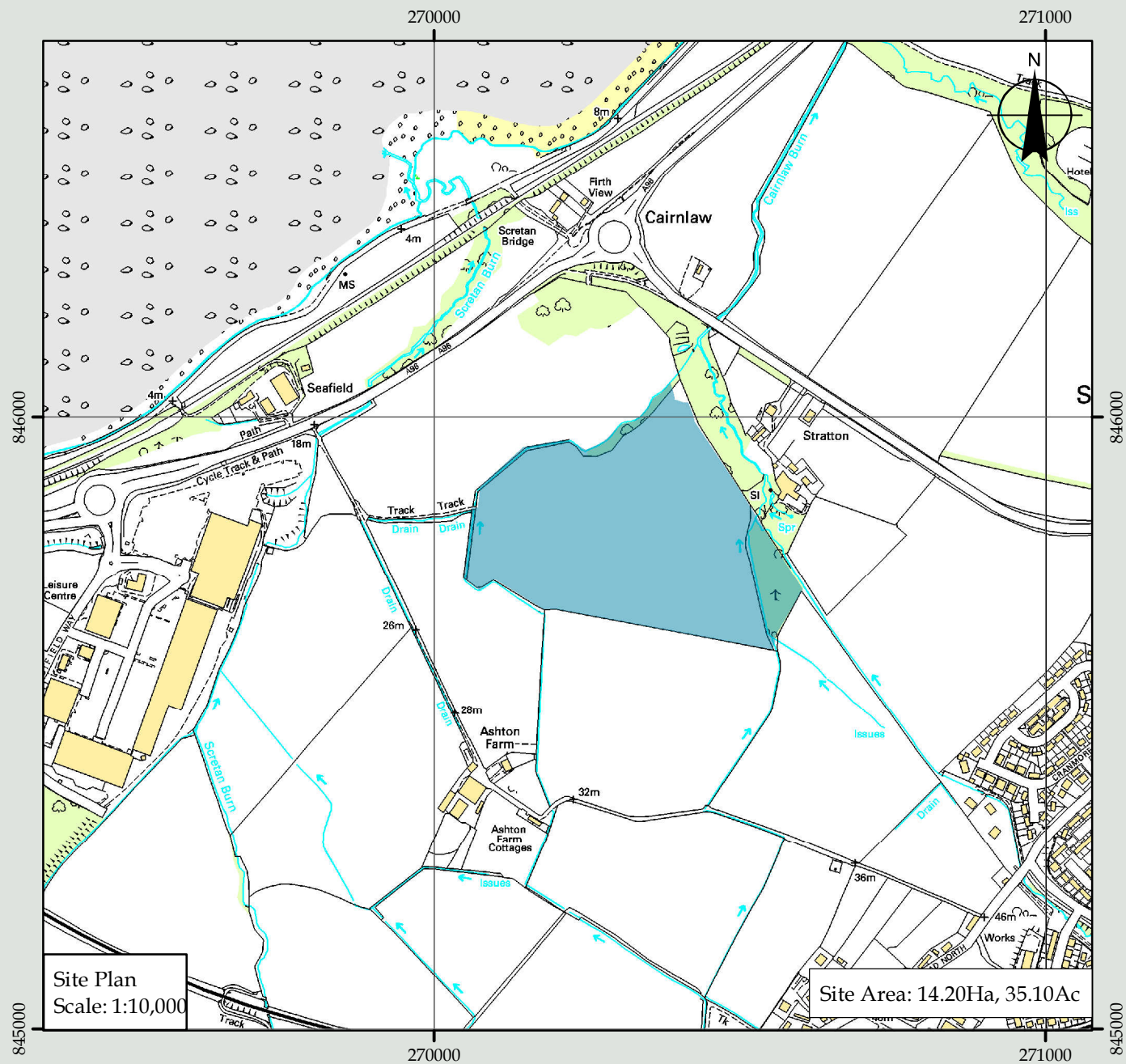
	issues be addressed?			
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water environment be protected from development?	Will there be any culverting, diversion or channelling of existing watercourses?	No	N/A
23	Will the site offer opportunities for sustainable waste management?	Will the waste produced by the site be minimised and processed close to source in a sustainable way?	Yes	It is proposed that waste during construction is minimised by keeping all soil on site for landscaping purposes. The plot sizes envisaged will allow provision for composting at a domestic scale. The close proximity to Inverness would support sustainable waste management.
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?	Water Yes Sewerage – Public Sewer	The mains water is located nearby.  Sewerage will be dealt with mains provision.
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 is relatively flat so little alteration will be required to the 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	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?	The site is well sheltered to the north by the land form as it sits in a dip set to the south of the A96. The site is gently undulating and therefore some parts have a south facing aspect and others do not.	
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	No	The number of households proposed would not lead to a significant increase in traffic. The close




		may contribute to air pollution.		proximity of the site to Inverness means residents could cycle or use public transport, or if they choose drive. It would be a short commute to Inverness.
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?	Potentially	The site will comply with lighting obligations as required by the Highland Council. The site will have no additional outdoor lighting other than that required by the council.
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	It is a medium sized site of mixed density housing so there should still be a green network between the houses.
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	By encouraging people to live in a semi rural area it will promote contact with natural environments
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?	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	No - There are no core paths through the site and the site does not give access to any areas where people are likely to wish to gain access under the Land Reform (Scotland) Act 2003.  No new paths will be created beyond the site, however the rural nature of the proposal allows for residents to enjoy many	

	c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	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?	walks along rural roads.	
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	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?	No	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	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	N/A





Rev:			
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Title: Inner Moray Firth Local Development Plan Land at Seafield of Raigmore			
Drawn:	CEC	Scale:	As noted
Chkd:	HT	Drg No.	2734 - GIS - 01A
Date: 22nd April 2011			
File: Q:\ClientData\MAC40\GIS\GISPROJECTS\2734_SeafieldRaigmore_InnerMorayFirth\Proposal_A3_REVA.mxd			
<small>This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. © Crown Copyright reserved. OS Licence No. 100017943</small>			