

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Mark Richard Hornby
Your Address / Contact Details	The Studio
	9 heights of woodside,
	Westhill
	Inverness
Landowner's Name (if known / applicable)	Hatfield Farms <u>Farley estate</u>
Agent (if applicable)	MRH Architectural Design & Planning
Agent's Address / Contact Details (if applicable)	As above
	01463 794410
	07760195141
	info@mrhdesign.co.uk

DETAILS OF SITE SUGGESTED	
Site Address	<u>Rulich ,Beaulynh510471</u>
Site/Local Name (if different from above)	
Site Size (hectares)	<u>7.69</u>
Grid Reference (if known)	<u>NH 510471</u>
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	<u>Private housing ,affordable housing, public open space</u>
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	<u>28 house plots and 10 affordable housing plots/units</u>
Map	(please attach a map of the site ideally on an Ordnance Survey base)

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

Landowners, developers and/or agents wishing to suggest a site should fill in the following form and as much as possible of the strategic environmental assessment form (at the end of this document) which assesses the environmental effects of possible development sites.

If you wish to suggest a site that should be built on, fill in this form	
REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION	
How can the site be serviced? (give details of proposed access, foul drainage, surface water and water supply arrangements)	<u>Access taken from existing public road from Beauly private drainage in the form of a private drainage system, it may be possible to upgrade public mains. Surface water will be dealt with a designed suds system with final discharge in existing watercourse system</u>
FORM CONTINUES BELOW	

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

<p>What are the site's constraints and how can they be resolved or 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><u>As part of the estate plan this is due for felling opening up the development parcel ,hydro electric will be placing main line underground through the north most point of the development side so road ,full environmental impact will be available for this site looking at species, land etc that may be affected</u></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, <u>is and is</u> there an unmet demand for the development?)</p>	<p><u>Homes will allow for the demand in housing in this area ,due to its close proximity to both Beaulieu and muir of ord ,its numbers are still small enough o migrate into its built environment and based on numbers provide will give a open country feel... Affordable homes will also be provided helping with demand</u></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><u>The estate current has public walk ways through its estate this could allow for better access and better understanding to this area, public transport would need to be looked at in regards current routes</u></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><u>The time to Beaulieu and muir of ord is minimal which has a mixed zone of shops and outlets including a train station giving broader connections</u></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><u>The site will be energy efficient it is the clients intension to provide a hydro scheme to the proposed site to give reduced electricity costs the proposed development ,its layout will be designed to be efficient in its siting ,layout and design...</u></p>
<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?)</p>	<p><u>With the fact that new homes bring more energy usage the mix of renewable may offset some of the new builds impact new landscaping would be planned though the site and the fact that the land is only been opened due to new hydro lines if a plus the fact that by doing this the tall pylons will be taken down helps the visual amenity for the full area.</u></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>	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?	<u>There shall be an opportunities to provide better open space in this area with better access to current walk and cycles ways</u>	
2	Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?	<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?</p> <p>- Are there opportunities to create new walking/cycling routes or improve existing routes?</p>	<u>All existing but will enable better use and opening of current walk cycle ways</u> <u>Not within 400m but within close, walking distance to Beauuly and muir of ord...</u>	
3	Does the site provide an opportunity for you to provide a financial contribution towards encouraging towards encouraging more sustainable travel patterns?	For example, can a subsidy to a local bus route be provided?	<u>Unsure on current travel plans but client would be happy to discuss options depending on numbers on site...</u>	
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?	<u>Yes localised to entrance to current proposals</u>	

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	<u>Yes speed bumps ,traffic calming and will encourage good rural design principles</u>	
6	Is the site near any existing "bad neighbour" uses?	Will the site be negatively affected by any neighbouring use? (bad 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?	<u>No bad neighbours, the site is of a sloped topographic but this will work in the designs favour giving a mixed more open plan layout...</u>	
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?	<u>No contaminated lad issues</u>	
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?	<u>No</u> <u>Current use is estate forestry and is being cleared due to underground hydro and in line with current management plans</u>	
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?	<u>It joins the current Ruilick settlement zone So would be a natural extension of this area</u>	

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?	<u>No we will be able to enhance and migrate proposals due to size of site... The number proposed is the top end my client wishes to migrate the homes within there environment ,this is not mass housing</u>	
11	Will the site affect any areas with qualities of wildness? (that <u>That</u> 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?	<u>No</u>	
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	<u>No</u>	
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?	<u>No</u>	
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"?	<u>No</u>	
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?	<u>No</u>	

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?	<u>No</u>	
17	<p>a) Will the site affect any natural heritage designation or area identified for its importance to nature conservation?</p> <p>b) Will the site affect any other important habitat for the natural heritage?</p>	<p>a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?</p> <p>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?</p>	<p><u>No</u></p> <p><u>No</u></p>	
18	<p>a) Will the site affect any protected species?</p> <p>b) Will the site affect any other important species for the natural heritage?</p>	<p>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)</p> <p>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?</p>	<p><u>No ,a full assessment for the full area is been undertaken as part of the hydro line placement and will be made available in due course,</u></p>	

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?	<u>Yes looking at a mix of proposals ,hydro ,solar ,wind in aim to contribute to low running costs</u>
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)	<u>no</u>
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?	<u>The ground levels will be realigned for cost effective and symiphicthec placemen t</u>
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?	<u>Water courses run just outwith the development site but remain in control of current client...</u>
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?	<u>unsure</u>
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?	<u>Unsure on local connection and cost involved ,we can deal with foul and surface within current site boundaries</u>
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?	<u>Yes</u>

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.	<u>no</u>	
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?	<u>yes</u>	
28	Will the site have any impact upon local air quality?	Is the site near areas of employment or close to public transport public transport? Such developments are less likely to result in additional traffic which may contribute to air pollution.	<u>Close to Beaully and muir of ord</u> <u>Unsure on current public transport routes</u>	
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?	<u>Yes lighting may be required ,</u>	
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?	<u>Yes</u> <u>yes</u>	

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?	<u>yes</u>	
32	<p>a) Will the site affect any core paths or right of way?</p> <p>b) Will the site affect any other existing paths or outdoor access opportunities?</p> <p>c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?</p>	<p>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?</p> <p>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?</p> <p>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?</p>	<p><u>NO</u></p> <p><u>Yes</u></p> <p><u>Yes</u></p>	
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?)	<u>Unsure</u>	

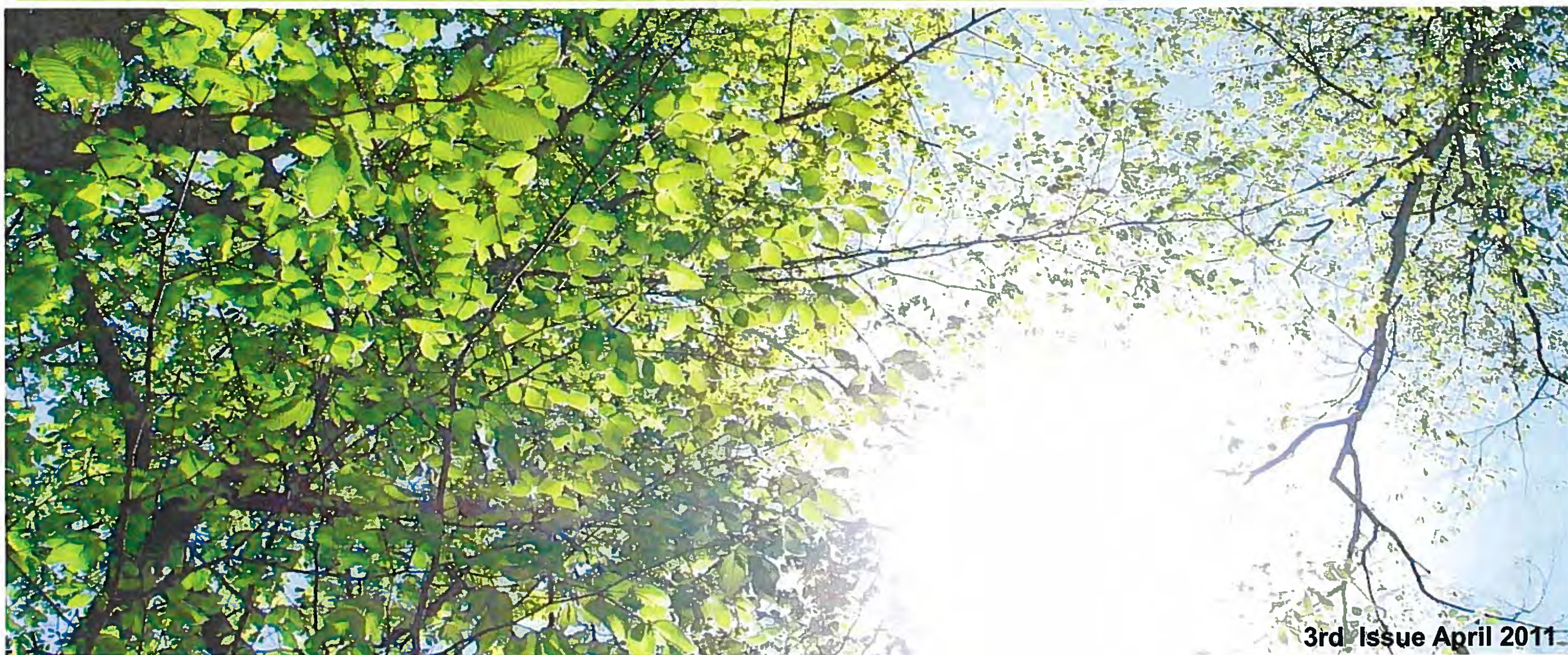
34	Will soil quality and capability of the site be adversely affected?	Will the site result in a loss of soil due to development or removal of good quality soil from the site? Is the site on land identified as Prime Quality Agricultural Land?	<u>No</u>	
35	Is the site on peatland?	Is the site within 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?	<u>No</u>	
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?	<u>No</u>	



DEVELOPMENT APPRAISAL

Braes of Beauly & Rullick

HATFIELD FARM
DEVELOPMENTS



3rd Issue April 2011

HATFIELD FARM ESTATE

M.R.H.
ARCHITECTURAL
DESIGN &
PLANNING

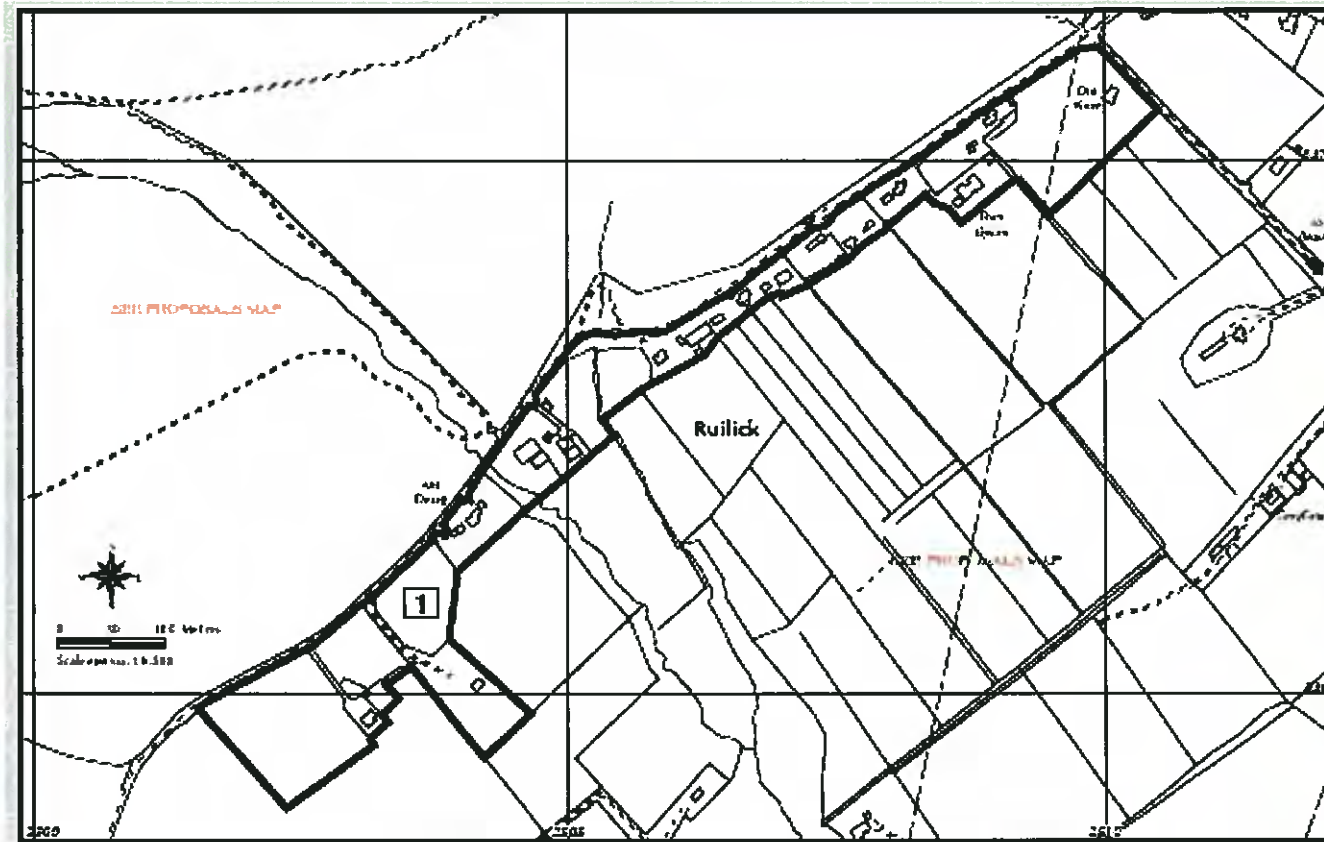


Arial Estate Photo

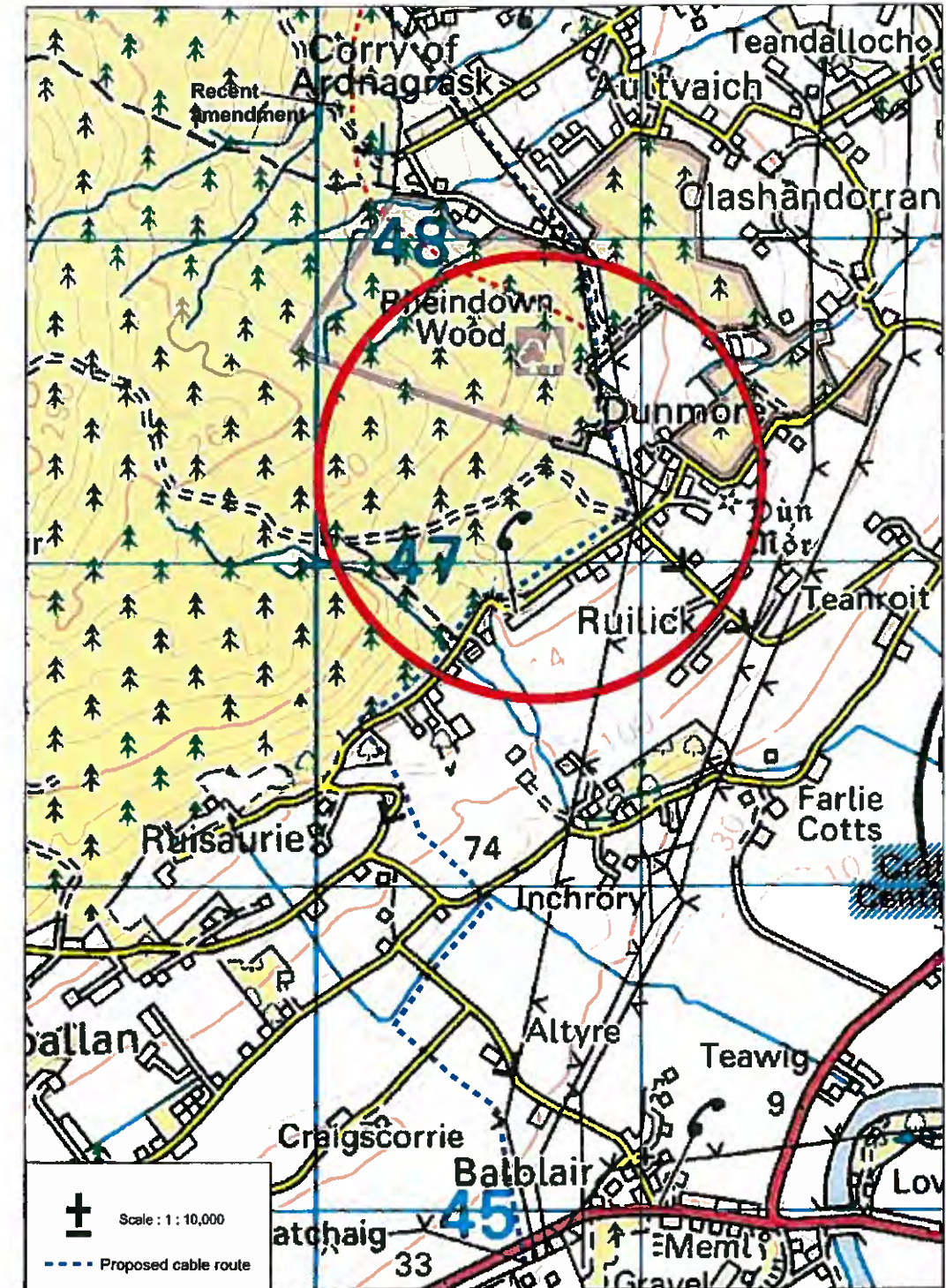
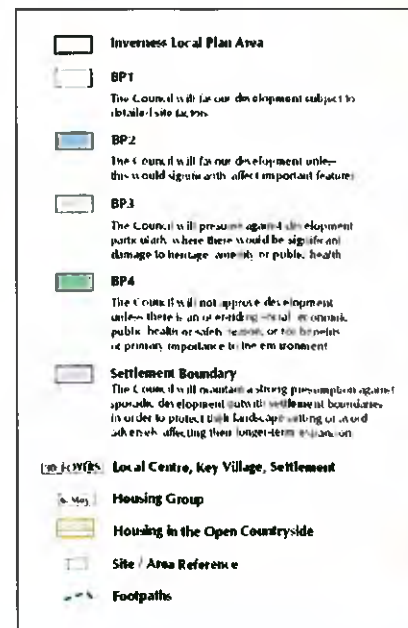
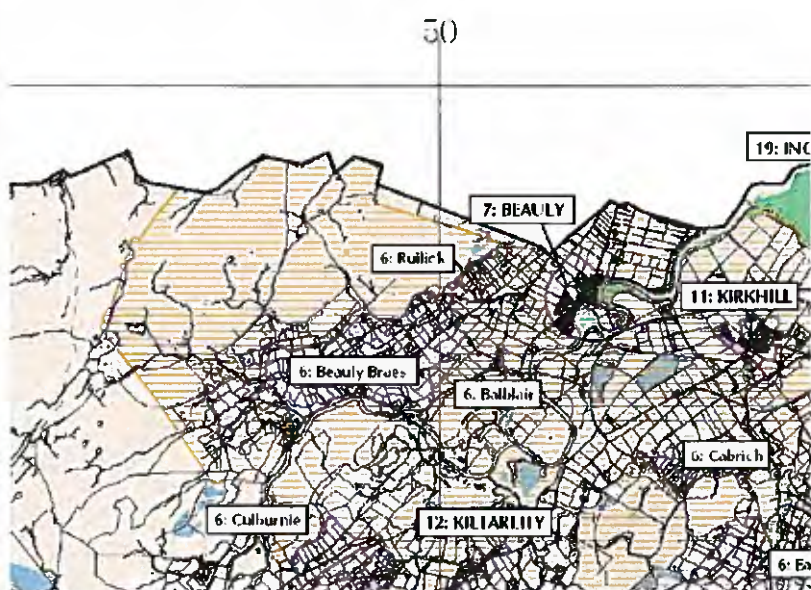


HATFIELD FARM .DEVELOPMENTS

RUILICK



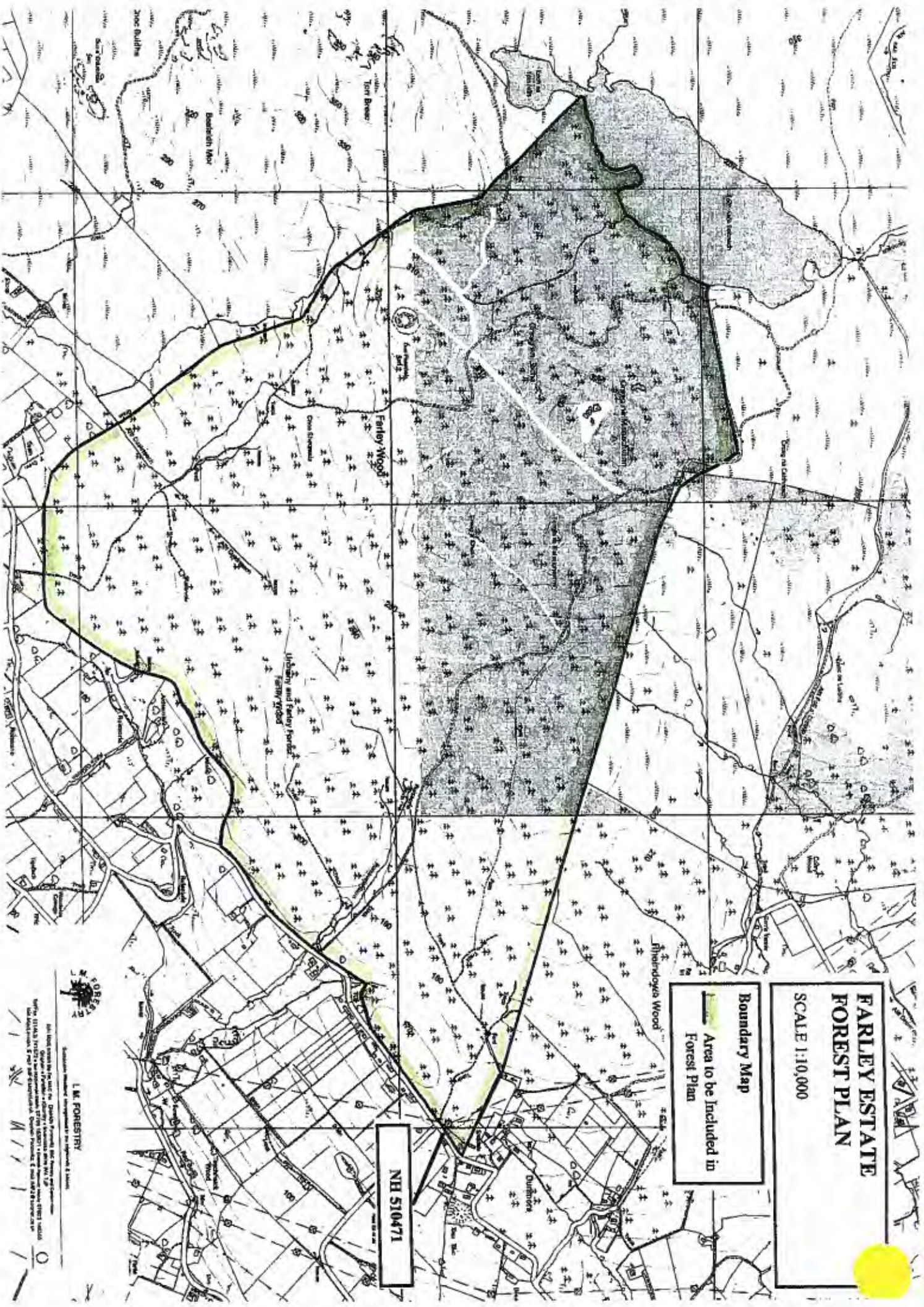
LOCAL PLAN EXTRACT



LOCATION PLAN

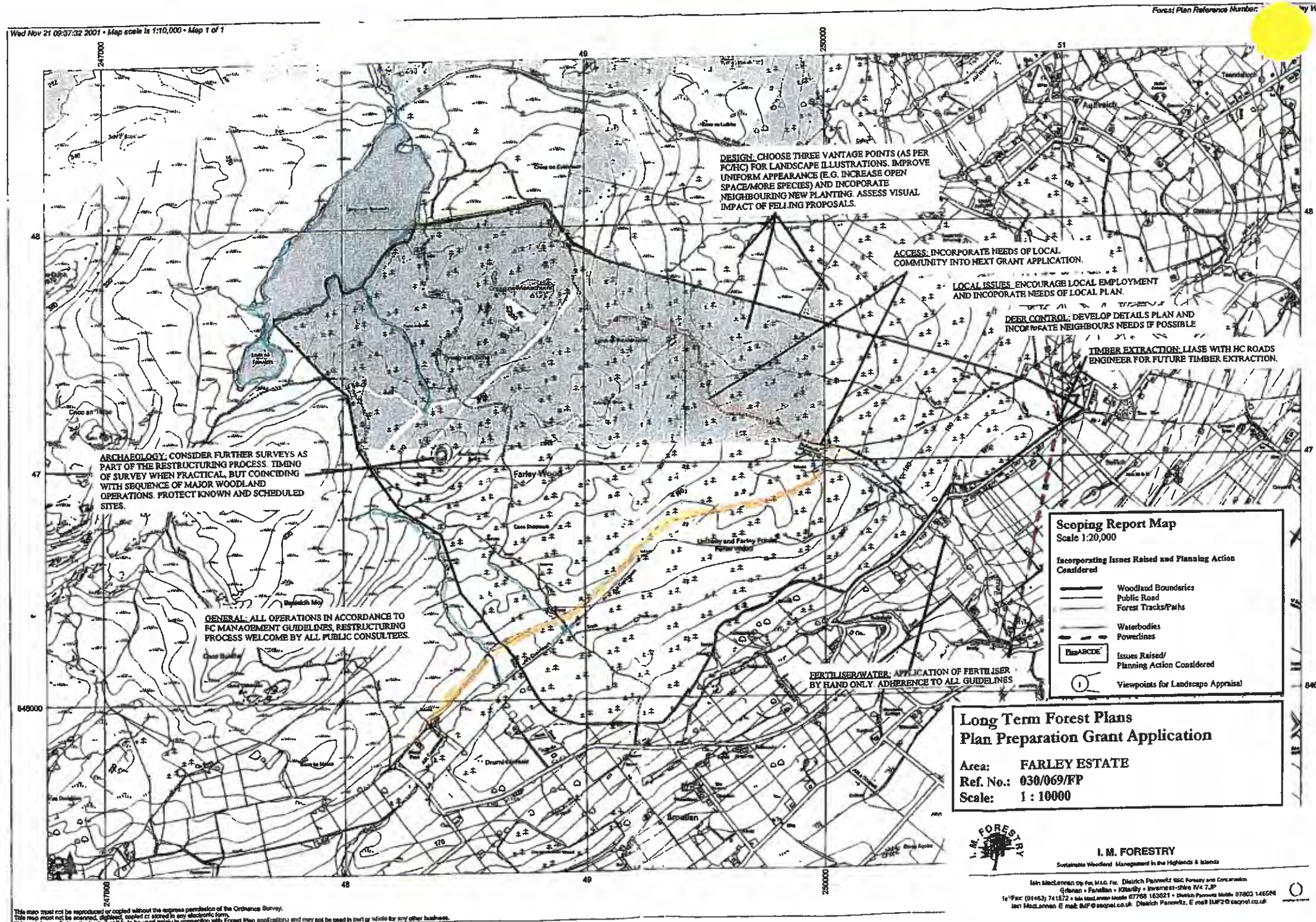
RUILICK

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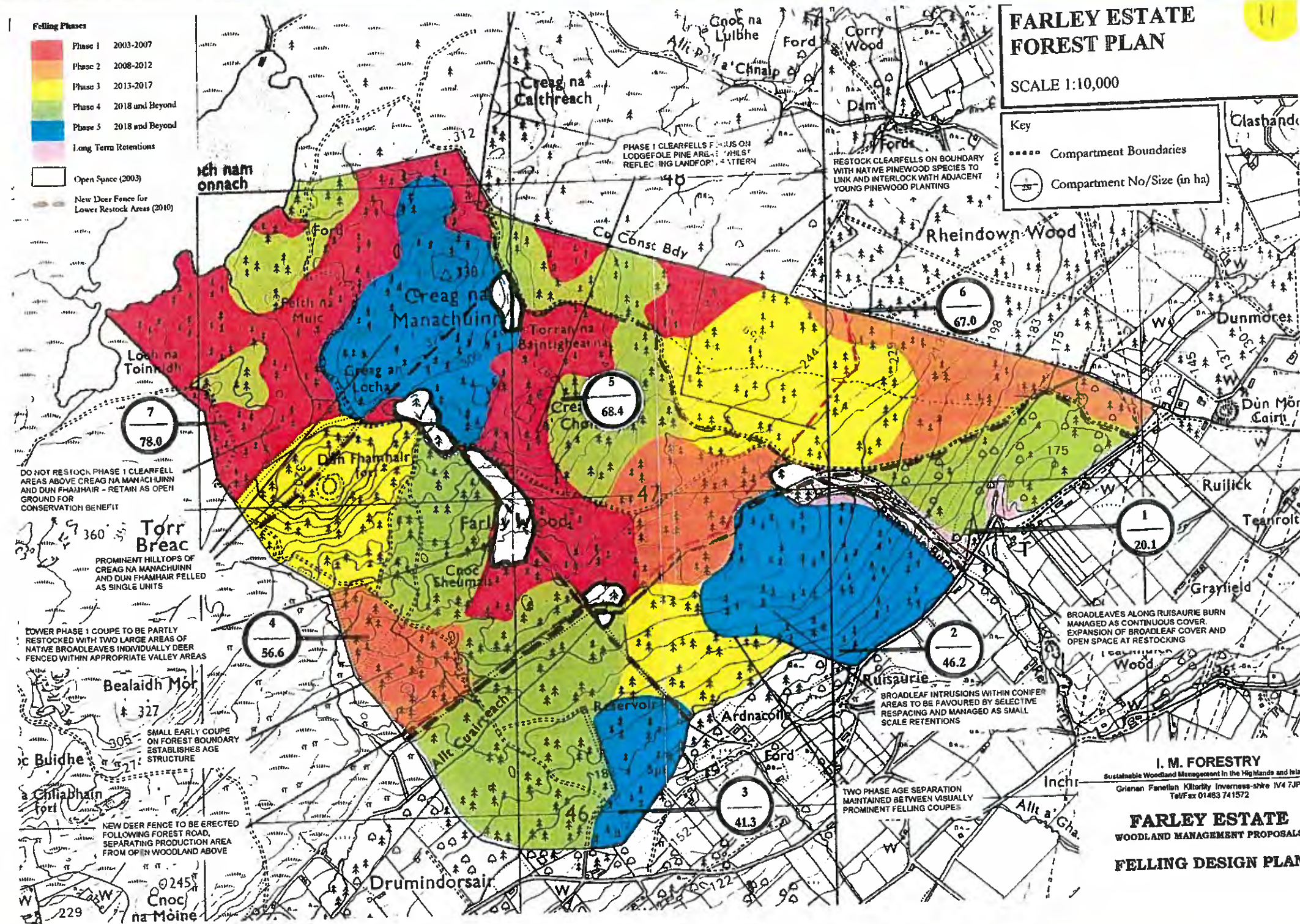
FARLEY ESTATE FOREST PLAN

HATFIELD FARM DEVELOPMENTS



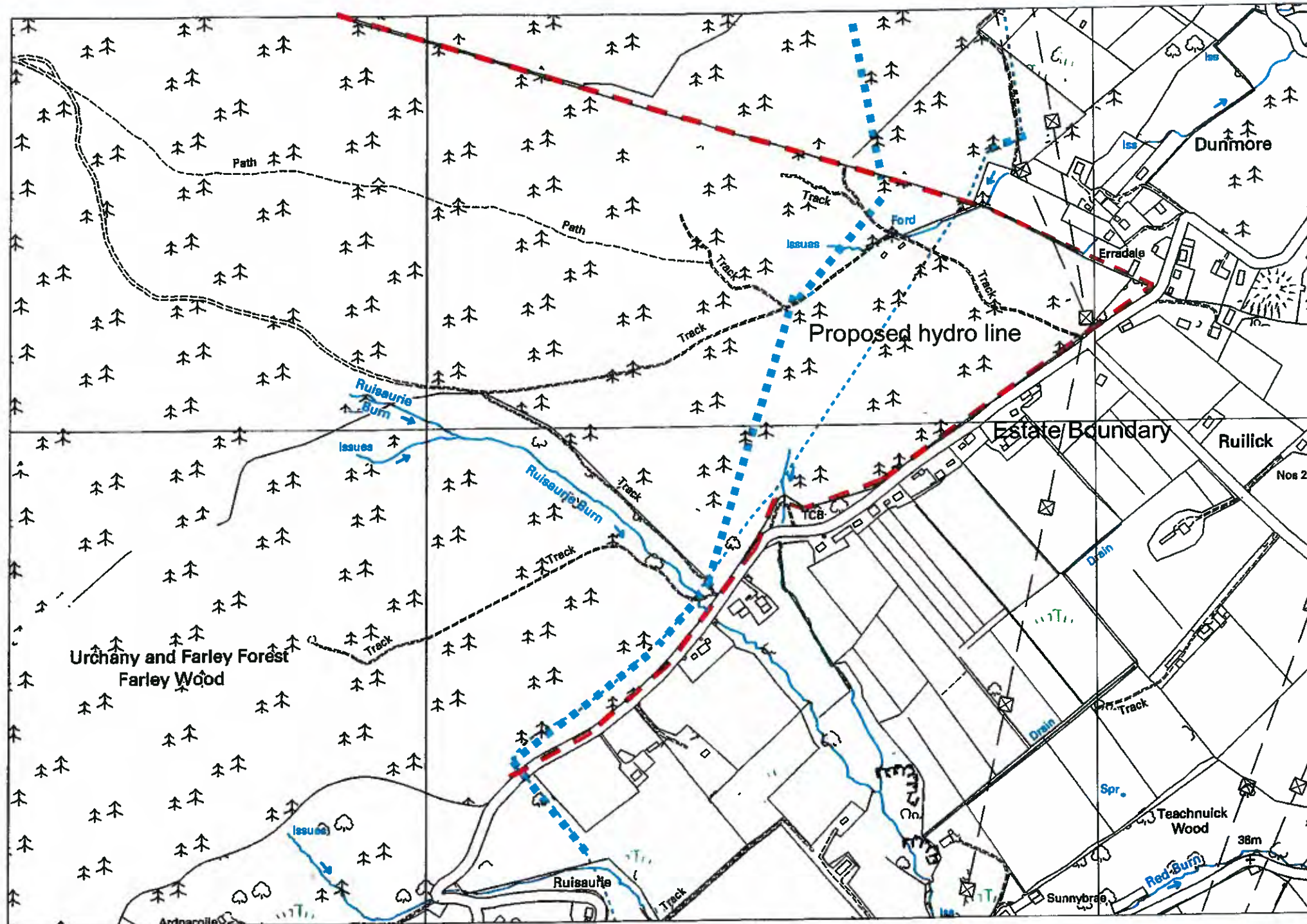
FARLEY ESTATE SCOPING REPORT PLAN

RUILICK



FARLEY ESTATE FOREST PHASE PLAN

RUILICK



NEW HYDRO LINE LOCATION

RUILICK



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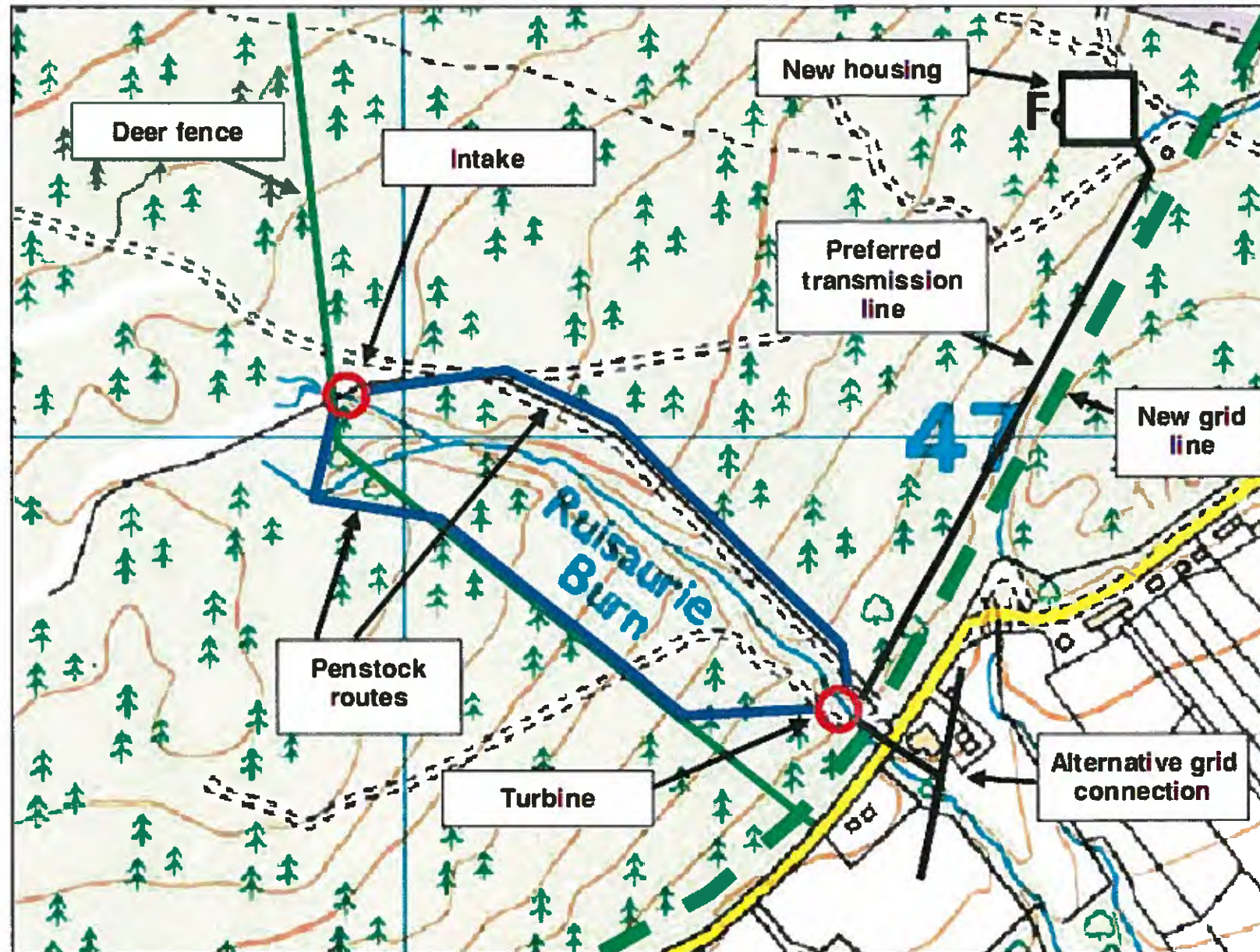


Figure 1. Map showing Ruisaurie Burn and main features of proposed hydro scheme. The intake and turbine houses are indicated by red circles, with the eastern and western penstock routes in blue. Two alternative grid connection options are shown in black: the preferred route north-east to the new buildings, and a closer connection to an 11kV, single-phase line to the south-east. The planned National Grid underground cable is indicated in green dashes, while the solid green line is the planned deer fence.

Ruisaurie Burn Micro Hydro options



RUILICK



RUILICK



FARLEY ESTATE ENTRANCE ROAD

FARLEY ESTATE MAIN ENTRANCE

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DESIGN &
PLANNING



RUILICK

DEPOSIT DRAFT ALLOCATION APRIL 2006

Statement

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Location: Ruilick

Capacity: 3

STATEMENT TO THE HIGHLAND COUNCIL

Hatfield farms currently manage estate grounds of mixed usage extending to some 6000 acres. The Ruilick forest area contributes to 1200 acres of this total. Current boundaries of the Ruilick development area had provided expansion under the current local plan of up to 3 private dwellings. This number was reached some time ago and as such any further development in the area is now subject to Housing in the Countryside Policies.

Hatfield farms are looking to the future and wish put forward a large parcel of land to the North East of Ruilick for future inclusion in the Inverness Local Plan. The proposed area requires additional clear felling on top of scheduled estate felling . Hydro-Electric are negotiating for placement of an underground electric line to pass through this area. The proposed site therefore lends itself well to development opportunity. The plans show the draft line run through the estate these will all be below ground ,and all roads will be upgraded for there installation

Whilst this area is of mixed topography, its location would provide a well integrated zone for housing in regards to space planning and would fulfil the need for additional housing through building plots and low cost housing. There appears to be great pressure for housing in the countryside in the Highlands and whilst undoubtedly there needs to be protection against overdevelopment in the form of policies, this proposal would give the opportunity for development expansion within an existing housing structure, therefore helping to fulfil a housing need with limited impact to the countryside.

We proposed 2 Large building plots to the North End of the development parcel ,16 plots to the West of the access road which would also include suds and drainage system for some of the site ,And a further 22 plots of mixed usage both development and low cost ,this area would also cater for some suds systems and amenity space for this increased housing zone

The proposed site would have direct access onto an adopted road of good standard and mains water already exists in the area as does mains electric. In regards to drainage, we understand that the proposed development would require its own sewage treatment plant for the foul and an approved and adequately sized suds system for surface water. ,due to client owning this area we have plenty of space and option to implement this development

As part of the wider picture The client has been investigating green options within the estate and options for micro hydro to help power any proposed housing approval.

We hope that the information provided is satisfactory and helpful to the consideration of the outlined proposal within the new Local Plan.

