

Message

**From:** david@highlandplanning.co.uk  
**Sent:** 28 April 2011 16:51  
**To:** Tim Stott  
**Subject:** RE: Call for sites - Cantray  
-----Original Message-----  
**From:** "Tim Stott" [Tim.Stott@highland.gov.uk]  
**Date:** 28/04/2011 14:40  
**To:** david@highlandplanning.co.uk  
**Subject:** RE: Call for sites - Cantray

Dave - please re-submit in a Microsoft Office format e.g. Word or Excel - forms available via Council's web-site

Yours sincerely

Tim Stott  
Principal Planner  
Highland Council Planning & Development Service  
[tim.stott@highland.gov.uk](mailto:tim.stott@highland.gov.uk) tel. 01463-702265 fax. 01463-702298  
'the opinions expressed herein are given without prejudice to any decision or action of The Highland Council'  
Please take our customer survey by clicking on this link  
<https://www.surveymonkey.com/s/QCMC9GD>

-----Original Message-----  
**From:** david@highlandplanning.co.uk [mailto:david@highlandplanning.co.uk]  
**Sent:** 28 April 2011 14:23  
**To:** Tim Stott  
**Subject:** Call for sites

Dear Tim

**Land at Cantray, Inverness**  
**Mrs J. Fraser**

Attached is a letter I submitted regarding a potential Local plan housing site back in September 2008.

Could you be so good as to confirm this is still in your system and will be dealt with as part of the Call for Sites procedure.

Or, would you require it to be lodged in the submission format currently in use ?

Obviously, time is tight with tomorrow's deadline looming, so if you could let me know asap, I'd be grateful.

Many thanks

Dave Macdonald

**Highland Planning**  
**Quebec Bridge**  
**Tain**  
**IV19 1NG**  
**01862 892209**  
**07778 194976**

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Director of Planning and Development  
Highland Council  
Glenurquart Road  
Inverness

18 September 2008

Dear Sir

**Land at Cantray, Inverness**

I have been asked by my client, Mrs J Fraser, Cantraybraich Lodge. Little Cantray, Inverness and owner of the area of land (shown red on the attached plans), to discuss with you its consideration for residential use as part of your Housing in the Countryside Policies and Development Plan reviews, particularly in light of the guidance contained within the recently reviewed SPP3 Planning for Housing, and also bearing in mind of course your own Housing Land Audit obligations.

The land extends to just over 3Ha and occupies sloping grazing/scrub land southwards of and adjacent to the B9091. Given the presence of readily available services and good vehicular access, and having made some allowance for the overhead power line, it is suggested the site lends itself as an appropriate location for a modest residential development. It is envisaged this could comprise up to eight detached houses on generous plots, each set discreetly into the landscape. The broader national planning policy objectives of SPP3 would be met and the development could generate an available and useable contribution to the Council's Housing Land Audit.

As you know, the purpose of SPP3 is to identify and deliver new land for housing across a range of sites, and I would remind you of the documented view of the Scottish Government that the countryside will be expected to play its part in meeting the anticipated demand for housing in both the short and long term.

Up until now the site has been the subject of the highly restrictive Hinterland Policy and it is suggested that its allocation for housing, or at least a re-allocation with a designation broadly similar to your more generous and current 'Policy Application in the Wider Rural Area', as contained within your 2006 Housing in the Countryside Development Plan Policy Guidelines, would be a reasonable request and one wholeheartedly falling within the spirit of SPP3.

Your attention is drawn to the Planning Committee meeting in August 2004 when an

application to erect a house at the nearby Fernbank was considered. The Local Member, Mr Balfour, in supporting the proposal, confirmed his opinion that the existing houses in the vicinity constituted a settlement. The application was approved accordingly and now serves as a precedent for further development.

Having examined the housing arrangement in the general vicinity, I tend to agree with the settlement assertion and consider the land owned by my client as suitable for residential use, not only on the grounds of precedent but also the fact development thereon would not introduce any form of undue pressure on an area of attractive countryside. In fact development here, due to the difference in level from the road, would be unseen by road users and, with proper use of new planting in association with existing, be capable of total absorption into the landscape. It is fully anticipated the houses would be constructed to a high specification and reflect a design befitting their rural location and would be as sustainable as modern technology will allow in terms of materials, energy self-production and demand. The development would be compatible with Structure Plan Policy G2 in so far as it would be wholly sustainable in terms of infrastructure and wider community resources.

Clearly, we are at a very early stage in terms of examining the full potential of this site in terms of layout, but I would hope its historical Development Plan allocation would not be allowed to unnecessarily pre-judge the site's future use and, accordingly, would be grateful if you would be so good as to give fair consideration to the principle of development as suggested, with a view to having it incorporated as a draft proposal in the next Development Plan.

Should you require any further general or site-specific information to help your deliberations, please do not hesitate to contact me.

Yours Faithfully

Dave Macdonald

*Attachment : Location Plan*

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	
Your Address / Contact Details	
Landowner's Name (if known / applicable)	MRS. J. FRAXER
Agent (if applicable)	HIGHLAND PLANNING
Agent's Address / Contact Details (if applicable)	DAVE MACDONALD TIGHNA GRINE QUEER BRIDGE TAIN IVYING

DETAILS OF SITE SUGGESTED	
Site Address	LITTLE CAMBRAY, CULLEN
Site/Local Name (if different from above)	
Site Size (hectares)	3.26
Grid Reference (if known)	NH76934584
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	HOUSING
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	
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)	DIRECT ACCESS TO LOCAL ADOPTED ROAD OFF B9091

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 A Pylon LINE CROSSING PART OF IT BUT A HOUSING LAYOUT CAN BE DESIGNED TO TAKE ACCOUNT. ALTERNATIVELY, THE LINE CAN BE BURIED</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>DEVELOPMENT OF THIS SITE WILL TURN AN UNUSED FIELD WHICH IS NOT PART OF AN AGRIC. HOLDING INTO A USEFUL DEVELOPMENT AREA THUS CONTRIBUTING TO THE HOUSING STOCK OF HIGHWYND</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>THERE WILL BE NO IMPACT UPON TRAFFIC USING THE ROAD AT PRESENT PUBLIC TRANSPORT AVAILABLE ON THIS ROUTE</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 DEVELOPMENT WILL PRESENT A LOGICAL PHYSICAL EXTENSION OF THE EXISTING BUILDING PATTERNS AT LITTLE CARRAY</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 - THIS IS A SOUTH FACING SITE</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. THE SITE IS EFFECTIVELY SCREENED FROM THE PUBLIC ROAD</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 IMPACT ON EXISTING OPEN SPACE AMPLIFIED OPPORTUNITY FOR OPEN SPACE WITHIN ANY LAYOUT	PROVISION OF OPEN SPACE
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, READY ACCESS TO PUBLIC FOOTPATHS IN GULLDEN WOOD IMPROVES EXIST WALKER ACCESS NETWORK	
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?	NO	
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?	DOUBLE VISIBILITY IMPROVEMENTS TO EXISTING ROAD JUNCTION	
5	Is there scope for road	Will development incorporate on-site traffic		



	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>	DESIGN STANDARDS CAN BE MET	
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?	NO	
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?	N  YES - USED AGRIC. LAND	
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	
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	



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	
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?	NO	
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 of 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?	NO	

	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?	NO	
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?	PUBLIC WATER PRIVATE DRAINAGE	
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	
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?	SHIELDED FROM PREVAILING WINDS SITE EFFICIENT	
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?	NO	
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	OPPORTUNITY FOR NEW TREE PLANTING



	<p>b) Will the site provide opportunities to enhance the present green network of the area?</p>	<p>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?</p>	<p>NO</p>	
31	<p>Will the site provide opportunities for people to come into contact with and appreciate nature/natural environments?</p>	<p>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?</p>	<p>YES - PROXIMITY TO FOURPATHS NATURE</p>	
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>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>NO</p> <p>NO</p>	
33	<p>c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?</p> <p>Will the site have an impact on the geodiversity of the area?</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>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?)</p>	<p>NO</p>	





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
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
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



