

**Inner Moray Firth Local Development Plan  
Call for Sites**

**North West Tomnacross Farm**



**Site Forms**

<b>YOUR DETAILS</b>	
<b>Your Name</b> (and organisation if applicable)	Mr & Mrs G Fraser
<b>Your Address / Contact Details</b>	Tomnacross Farm
	Kiltarlity
	IV4 7HW
<b>Landowner's Name</b> (if known / applicable)	Mr & Mrs G Fraser, Tomnacross Farm
<b>Agent</b> (if applicable)	
<b>Agent's Address / Contact Details</b> (if applicable)	

<b>DETAILS OF SITE SUGGESTED</b>	
<b>Site Address</b>	Site North-West of Tomnacross Farm, Kiltarlity
<b>Site/Local Name</b> (if different from above)	
<b>Site Size</b> (hectares)	
<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)	Potential future residential development.
<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	
<b>Map</b>	See attached.

<b>If you wish to suggest a site that should <u>not</u> be built on, fill in this form</b>	
<b>REASONS WHY YOUR SITE SHOULD BE SAFEGUARDED FROM BUILDING</b>	
<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>	
<b>REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION</b>	
<b>How can the site be serviced?</b> (give details of proposed access, foul drainage, surface water and water supply arrangements)	Site North-West of Tomnacross Farm, Kiltarlity can be accessed from Allarburn Drive. At this location Allarburn Drive is a straight and open road which would allow for clear visibility splays when accessing the site. Mains drainage and water are available in the surrounding area. An extension would be required to service the development of this site.
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 is generally flat and is free from flooding. SEPA's Flood Risk Map indicates that there is no flood risk associated with the site. The farmland has traditionally been used for the grazing of cattle and the cultivation of a moderate range of crops. No trees will be affected and those that run along the north and west boundaries of the site will be retained to integrate the potential development into its surroundings. No valued heritage features or protected species will be lost. The proposals for the development of this site would sit comfortably with the surrounding area and would be a natural extension of the village. Planning permission currently exists at Glebe Farm to the west of this site for the development of 24 dwellings (09/00007/FULIN). Development at North West Tomnacross Farm would compliment this development and would be a logical extension to the village of Kiltarlity.</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 at the site would help to achieve the Vision of the Highland Wide Local Development Plan by providing opportunities for homes which will look to increase the population of the Highland &amp; Islands, achieve a better balance of age ranges and also help address the problem of rural to urban migration.</p> <p>Development of the site would put to a more productive use part of Tomnacross Farm which would benefit the local and wider community of Kiltarlity through providing homes for families and consequently supporting an important and valued asset to Kiltarlity in the shape of the Primary School. Current forecasts suggest that the roll is steadily falling at Tomnacross Primary School, where the school is expected to be operating at just 50% capacity by 2020. Development at the site would adhere to current policies on affordable housing.</p> <p>The Inverness Local Plan 2006 states that opportunities arise either side of the main village street in close proximity to services and community facilities. This site is in an excellent position within the village being on the south side of the main village street and beside the Playing Field, public transport links and the Community Centre.</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>Access to public transport is close, within 150 metres, at the Community Centre with buses regularly linking Kiltarlity to Inverness, Beauly and Dingwall. Tomnacross Primary School is also within walking distance with a pedestrian footpath following the single track road to the west of the site. It has been noted that widening primary school access and better footpath links are need to the school. A proportion of this work could be carried out in conjunction with the future development of this site.</p>
<p><b>Is the site well connected?</b></p>	<p>It is not thought that average travel time to community and commercial facilities would</p>

(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?)	change following the proposed development. Community and commercial facilities are both available within walking distance and public transport links are in close proximity to the site also. The proposed residential use is compatible with the existing surrounding uses. The area is predominantly residential dwellings with community facilities nearby. The development of residential units at this site would be a continuation of this and would be a sensible, logical expansion of Kiltarlity. .
<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?)	The potential development of the site will be to a very high standard of design, layout and landscaping with the housing to be orientated so that the most energy efficient design can be accomplished, thus in keeping with a main aim of the Highland Wide Local Development Plan. The design of the housing will be in keeping with the local character and follow Design Principles set out in the Inverness Local Plan.
<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?)	It is not thought that the development will have any lasting negative impacts. The positive impacts of the development will outweigh any negative impact following the loss of a small area of farmland. Reviewing the reasons given previously, it is thought that the development of residential units at this site would be acceptable and positive for the village of Kiltarlity.

## 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  Yes	
2	Will the site encourage	Is any part of the site within 400m straight	Yes	

	and enable provision for active travel (walking, cycling and public transport use)?	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?		
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?	N/A	
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?	N/A	
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	
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	a) Has the site been identified in Scottish Government's Vacant and Derelict Land	No	

	has previously been used?  b) Is the site on greenfield 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?	Yes. The site is currently agricultural land.	It is thought that the site would be better served for housing that can help to support the community facilities and local school. The positive aspects of development would outweigh the loss of a small part of the farmland.
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?	The site is currently within the Hinterland area of the Highland Wide Local Development Plan. Within the Inverness Local Plan the site is also within the Hinterland and is designated as being covered by Background Policy B1 which favours development subject to detailed site factors.	
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?	Development at this site will not affect the distinctiveness and special qualities of the present landscape or affect any landscape designation.	
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	<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>	No	
18	a) Will the site affect any protected species?	a) Will the site affect any European Protected Species, Badgers and species (birds, animals and plants) protected under the Wildlife and Countryside Act 1981 as amended. If such a species may be present on or near the site, a	No	

	b) Will the site affect any other important species for the natural heritage?	survey should be carried out to inform this assessment (for which a licence from SNH may be required)  b) Will the site affect species listed in the UK and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive?		
19	Is the site proposed to provide any form of renewable energy?	For example, will the site provide or be capable of providing a district heating system, solar panels or a wind turbine?	The development of a dwelling on this site would look to include the use of solar panels on each dwelling as a part source of energy.	
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 environment be protected from development?	Will there be any culverting, diversion or channelling of existing watercourses?	No	
23	Will the site offer opportunities for sustainable waste management?	Will the waste produced by the site be minimised and processed close to source in a sustainable way?	As per the majority of the village at present.	
24	Can the site be connected to the public water and sewerage	Can the site be connected at reasonable cost? If not, what alternative is proposed?	The site will be connected to the public water and sewerage system at reasonable cost.	



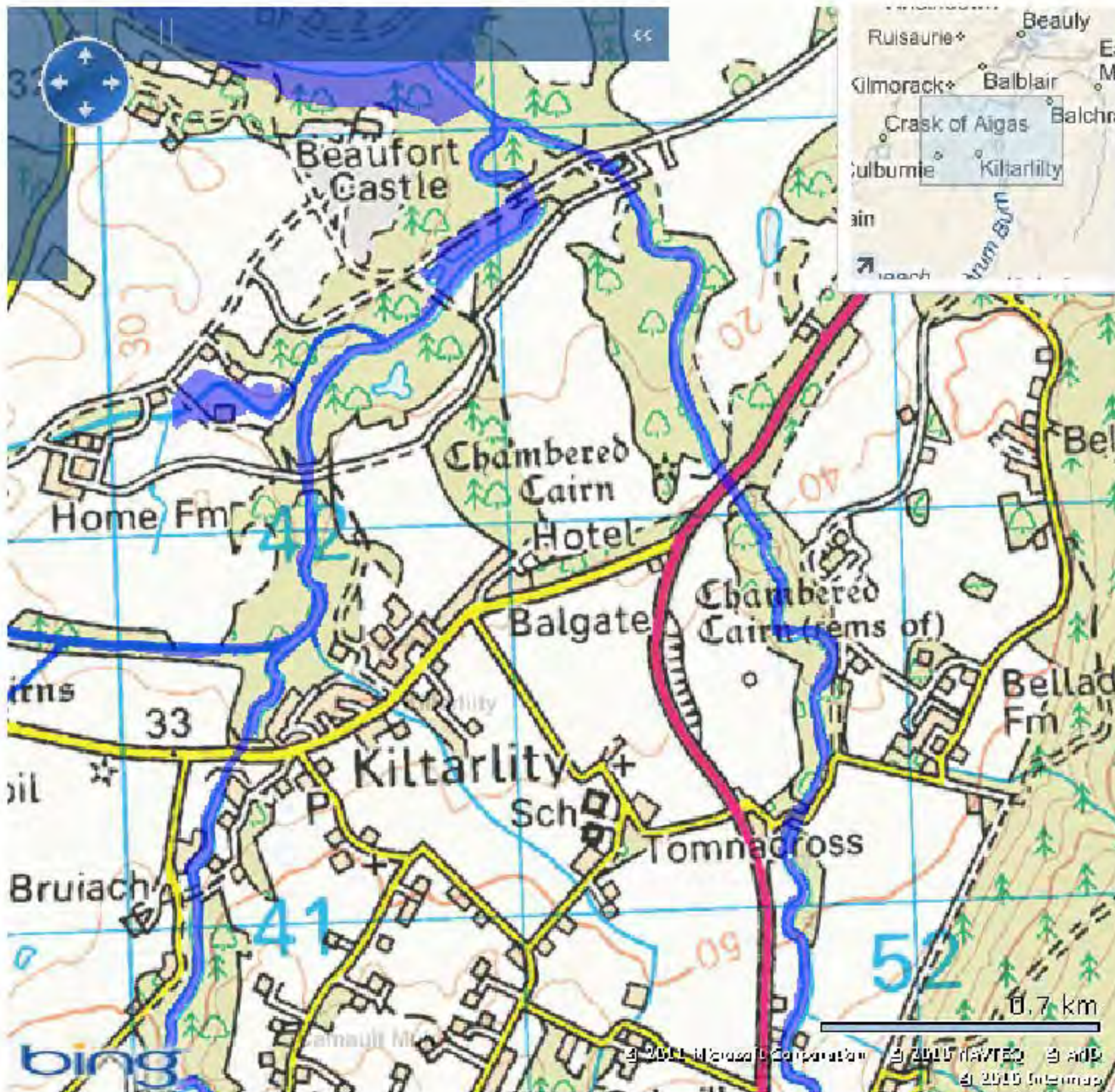
	system?			
25	Will the site require alteration to the local landform?	Can the site (including access) be developed without significant re-contouring etc.? Will access tracks and parking areas have significant cut and fill?	The site can be developed without significant re-contouring and will not require alteration to the local landform.	
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. The site is very close to public transport links which are situated at the community centre.	
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, street lighting already lines the Allarburn Drive.	
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 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?	No  No	
31	Will the site provide opportunities for people to come into contact with and appreciate	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	No	

	nature/natural environments?	networks? Are there proposals which will increase opportunities to come into contact with nature/natural environments?		
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>	No	
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?	There may be a loss of soil due to development of the site. However it is thought that the positive aspects of development at this site would outweigh any potential negative impacts.	
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	No	

		required?		
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	

### Site North West Tomnacross Farm





**Legend**

**INDICATIVE FLOOD MAP**

- Areas at risk of flooding from rivers
- Areas at risk of flooding from the sea
- Areas at risk of flooding from both rivers and the sea

**FLOOD DEFENCES**

- Defence scheme ref no. and location
- 44**
- Embankment
- Wall
- Culvert
- Floodgate
- Storage area
- Pump
- Channel Improvement
- Area benefiting from flood defence relative to the scheme's standard of protection