



INVERNESS CANOE CLUB CLUB CURACH INBHIR NIS

Paddling around the Highlands of Scotland...

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

25th April 2011

Dear Sir/Madam,

INNER MORAY FIRTH DEVELOPMENT PLAN CALL FOR SITES SITE AT DOCHGARROCH

I write with regard to the current phase in the production of the new development plan for the Inner Moray Firth Area as publicised on the Highland Council website, namely the 'Call for Sites'.

Please find attached a completed call for sites form along with a plan showing the site near Dochgarroch Locks that Inverness Canoe Club (ICC) is interested in.

I hope that the information provided in the form is sufficient at present but should you require additional information or clarification then please do not hesitate to contact me.

Yours sincerely

Lucas Chapman
Inverness Canoe Club

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Lucas Chapman, Inverness Canoe Club (ICC)
Your Address / Contact Details	12 A Harrowden Road
	Inverness
	IV3 5QN
Landowner's Name (if known / applicable)	British Waterways Scotland
Agent (if applicable)	n/a
Agent's Address / Contact Details (if applicable)	n/a

DETAILS OF SITE SUGGESTED	
Site Address	Site to west of Dochgarroch locks
Site/Local Name (if different from above)	Former site of 'Locks Cottage'
Site Size (hectares)	Unknown
Grid Reference (if known)	
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Use as a canoe club meeting/storage base (including boat storage facility for canoes and kayaks, meeting room, changing rooms etc.) for Inverness Canoe Club (ICC).
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	To be confirmed
Map	3D site plan attached; site shown in grey.

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)	Due to ICC resources being limited, it has not been possible to carry out detailed advanced survey of the site and surrounding. There are residential and non-residential properties close (within 50m) of the site for the proposed development and it is expected that most services will be close by. It is unknown whether or not the site is close to a waste water main, but it is understood that a public water supply exists. The site is accessible from the public road via a short un-metalled track. There is currently no surface water drainage infrastructure on site.

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>Due to ICC resources being limited, it has not been possible to carry out detailed advanced survey of the site and surrounding, but there are no known constraints to the development of the site for the proposed purpose. The site is adjacent to the Caledonian Canal, but the proposed development will not impact on the canal. The proposed use is consistent with the nearby uses (mooring berths for yachts and boats, holiday and residential accommodation, recreation (cycling/walking/boating) and the site is sufficiently large to allow for some complimentary landscaping. There may be potential for flood risk given the proximity of the canal/Loch Dochfour, however given the proposed use is for canoe storage and is not residential, we would hope that this would not be a problem. We do not proposed to remove an significant established trees. We understand that the cottage next to the lock gate is listed, however we do not believe our proposal would impact adversely on this building; we intend to erect a sensitively designed building which respects its setting and is compatible with those traditionally-design buildings adjacent. The canal is also a SAM, however we do not believe that our project will have an adverse impact on its setting, nor will it impinge on any of the SAM designation.</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, is there an unmet demand for the development?)</p>	<p>The site is, on the whole, vacant with as small section used by the owner for the storage of materials. The proposed use as a club house/training centre/changing/storage facility for ICC represents a more productive use of the site with benefits for the clubs 300 plus membership and possibly other clubs and those on the Great Glen Canoe Trail. Certainly, our proposals will improve the general amenity of the area and clean up a brownfield site. The nearby post office shop and restaurant may benefit from increased trade from cub members.</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>As the site is not well served by public transport, a modest increase in vehicular traffic to Dochgarroch is likely following development of the site. It is possible some users of the proposed clubhouse will choose to cycle along the canal from Inverness to Dochgarroch. There will also be benefits in terms of reduced traffic around alternative locations for the ICC clubhouse where traffic pressure may be greater. We also hope to provide facilities for canoe/kayak users of the canal and the new Great Glen Canoe Trail.</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>ICC organises trips and has members from across the Highlands and the site at Dochgarroch is centrally located in this context. The club often uses Loch Dochfour, Loch Ness and River ness for club and personal trips and having the club boats and kit located here will mean easy access to these locations. It is anticipated that the proposed use of the site as a clubhouse will compliment rather than conflict with surrounding land uses.</p>
<p>Is the site energy efficient? (e.g. will the site allow for energy efficient siting, layout, building design</p>	<p>Due to ICC resources being limited, it has not been possible to carry out detailed advanced survey of the site and surrounding. However, the site is sufficiently large to allow design to</p>

and local renewable energy source connection?)	optimise energy efficiency, solar gain and the use of renewable technologies should this be practical.
<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>It is anticipated that the proposed development will enhance the area, both visually and economically, rather than have any negative impacts on the surrounding environment. A vacant, under-used site will be developed and used for a more productive purpose. There may be a requirement for individual, off-line waste water treatment system to treat waste water from kitchen, toilets and possibly showers. Where possible, we intend to use grey water recycling.</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	
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?	No - although we can encourage members to access the site via the Caledonian Canal towpath and provide suitable storage for bikes.	
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?	No	
5	Is there scope for road	Will development incorporate on-site traffic	No	

	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: http://www.scotland.gov.uk/Publications/2010/03/22120652/0		
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, not to our knowledge. However, due to ICC resources being limited, it has not been possible to carry out detailed advanced survey of the site and surrounding. We do, however, understand that the site used to be occupied by a cottage which has been demolished. Therefore, historic uses are likely to be residential in the main.	
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?	The site constitutes brownfield land. Its original use was, as we understand it, residential use when it was occupied by a cottage. More recently, the site has been used for the storage of boat pontoons and two shipping containers.	
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?	Yes, the Dochgarroch Settlement Boundary, falling within a mixed use/leisure allocation.	
10	Will the site affect the distinctiveness and	Does the site conform with the Landscape Capacity Assessment (if available)? Will the	No	

	special qualities of the present landscape character or affect any landscape designation?	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?		
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?	Not that we are aware of. However, if it is, we are confident that a suitably-designed facility would be compatible with such a designation.	
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. The closest listed building lies a reasonable distance away and we are confident that a suitably-designed facility would be compatible with such a designation.	
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 – the site is adjacent to the north bank of the Caledonian Canal but will not impact on the SAM itself.	
17	a) Will the site affect any	a) Is any part of the site inside or likely to	No, not to our knowledge. However, due to	

	<p>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>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>ICC resources being limited, it has not been possible to carry out detailed advanced survey of the site and surrounding.</p> <p>No, not to our knowledge. However, due to ICC resources being limited, it has not been possible to carry out detailed advanced survey of the site and surrounding.</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>No, not to our knowledge. WE do not believe the trees onsite would be suitable for bats or red squirrels and there are no signs of badgers or otters within the general site area. However, due to ICC resources being limited, it has not been possible to carry out detailed advanced survey of the site and surrounding.</p> <p>No, not to our knowledge. However, due to ICC resources being limited, it has not been possible to carry out detailed advanced survey of the site and surrounding.</p>	
19	<p>Is the site proposed to provide any form of renewable energy?</p>	<p>For example, will the site provide or be capable of providing a district heating system, solar panels or a wind turbine?</p>	<p>No, not to our knowledge. However, due to ICC resources being limited, it has not been possible to carry out detailed advanced survey of the site and surrounding.</p>	
20	<p>Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge?</p>	<p>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)</p>	<p>No. However, it is possible the flood risk will have to be considered due to the proximity of the site to the Caledonian Canal/Loch Dochfour. We would suggest that the non-residential water-based use of the facility would raise few issues in terms of flood risk.</p>	

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, not to our knowledge. However, due to ICC resources being limited, it has not been possible to carry out detailed advanced survey of the site and surrounding.	
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?	The site is adjacent to the north bank of the Caledonian Canal but is separated from the water by a road/track and bank; it is not anticipated that the development will impact on the water environment. If no mains waste water is present, an offline waste water treatment system may be required.	
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?	We are keen to assess potential for grey water recycling is possible. General recycling will be possible, but nothing else is planned given the small scale of the proposal.	
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?	Existing residential and non-residential development is located close by, and it is hoped that the public sewerage and water systems are close by. If no mains waste water system is present an offline waste water treatment system may be required.	
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?	Yes – the site is largely open with a fringe of scrub/young trees. Principal elevation would likely face south-east.	
28	Will the site have any	Is the site near areas of employment or close	No	

	impact upon local air quality?	to public transport? Such developments are less likely to result in additional traffic which may contribute to air pollution.		
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? 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 No	
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?	The use of the site as a clubhouse for ICC will encourage and facilitate greater use of the outdoor environment offered in the Dochgarroch/Loch Ness area.	
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	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	No No No	

	opportunities within the site and linking to the path network beyond the site?	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?		
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, not to our knowledge. However, due to ICC resources being limited, it has not been possible to carry out detailed advanced survey of the site and surrounding.	
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, not to our knowledge. However, due to ICC resources being limited, it has not been possible to carry out detailed advanced survey of the site.	
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	