

INNER MORAY FIRTH • Linne Mhoireibh A-staigh

Call for Sites • Gairm airson Làraich



Where should future building
go and which areas should be
protected?

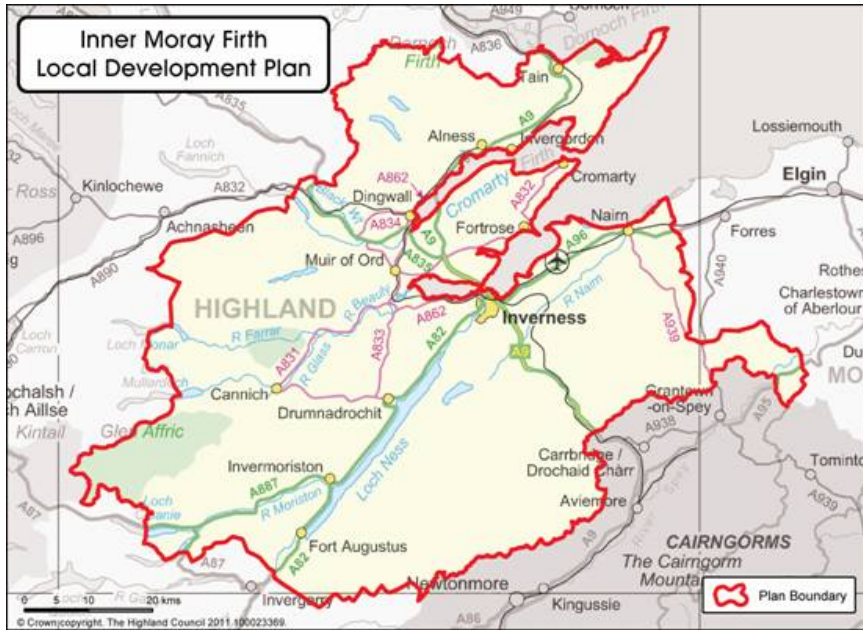


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Faoilleach 2011

Purpose

We are seeking your **suggestions on which land, in the next 10 years, should be built on and which areas should be protected across the Inner Moray Firth (as shown on the map below).**



Who Should Respond to the “Call for Sites”?

Anyone that in the next 10 years may wish to:

- promote a building project for any kind of development (we are particularly inviting larger scale proposals - e.g. 10 or more houses), and/or;
- safeguard an area of cherished public open space from building.

Easy Read Guide

This document is written for the general public. *Landowners, developers, agents and those interested in the complexities of the development process should also read the technical information on page 3 and further material available via the Council’s web-site www.highland.gov.uk.*

Why Is It Important to Make Suggestions?

This *Call for Sites* is the first step in producing a document called the Inner Moray Firth Local Development Plan (the *Plan*). This *Plan* and other Highland local development plans are important because they tell people where the Council is likely to support planning applications and where it is not. You may have already heard about the Highland wide Local Development Plan. This provides the “bigger picture” on development across Highland. The *Plan* will provide the local detail. These documents therefore affect the use and value of land and property. They are also a factor in public investment decisions - for example - new sewers, new schools and new bus routes will follow the location of new development.

How do I Submit My Suggestions?

Please write down your ideas and send them to us - do this by filling in the *Site Forms* for each parcel of land you have a suggestion for.

How do I Fill in the *Site Forms*?

We need as much information as possible to decide whether your suggestions should be included in the Council’s *Plan*. The better the reasons for the site’s inclusion then the more chance it will be included.

Please:

- use separate *Site Forms* for each site suggested;
- draw the boundary of the site you're suggesting on a map and attach this to the *Site Forms* (try and use a detailed Ordnance Survey base map if at all possible (these can be purchased from <http://maps.blackwell.co.uk/> or if your site is within or close to a large village or town then photocopy one of our existing local plan maps (available via: <http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/> and add your suggestion) although a hand drawn map will suffice);
- note we can't keep your suggestion confidential because this is a public process;
- note however we will redact (exclude or blackout) all private phone numbers, e-mail addresses and signatures from whatever you send in before it can be seen by others;
- provide full contact information so we can come back to you if we need to clarify anything.

When & Where Should I Submit my Suggestions?

Please send your completed *Site Forms* and maps to be received by 29th April 2011 to:

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

Or preferably by e-mail to:
imfldp@highland.gov.uk

What Happens After I've Submitted My Suggestions?

We will:

- let you know we have received your suggestion and then compare and assess it against others and information we have collected (about the area's building needs and constraints to building);
- then produce the first draft of the *Plan* called a *Main Issues Report* which will contain options for sites to be built on or safeguarded from building - you can then see whether your ideas have been included or not;
- invite views on these site options;
- then decide which of the options to keep;
- invite objections to any of the sites the Council has decided to keep - you can object at this point if your site suggestion has not been included or kept;
- refer objections to an independent person (a Scottish Government appointed *Reporter*) for him/her to test the merits of the views of objectors and the Council about each contested site, and;
- produce the finished *Plan* including the changes recommended by the *Reporter*.

As you can see the current "*Call for Sites*" is only the start of a relatively long process. You will not get a final answer to your suggestion for 2-3 years.

Why Does it Take so Long to Decide Where to Build?

This is because the *Plan* is a statutory document. As such, it involves several chances for anyone with an interest in the environment around us to have their say whether for or against. Also to ensure

fairness, objections are heard and decided upon by a person independent of the Council and objectors.

What Should I do if I Want a Quicker Answer to My Building Suggestion?

You should consider lodging a planning application. However, large scale building proposals that don't have any support within the Council's existing *Plan* have less chance of obtaining planning permission. There is no Council fee to submit your suggestions on the *Plan* so responding to the "*Call for Sites*" is particularly suitable for those landowners looking at development potential in the longer term but who do not want to incur the cost and risk of a planning application.

Site Forms

Fill in and return one of the forms below for each site suggestion (remember to append a map for each and continue on separate sheet(s) if necessary). **The forms are available on the Council's web-site and can be e-mailed to anyone who requests them by phoning the number below.**

Queries

If you would like further information or have any other queries please contact Tim Stott on 01463 702265 or e-mail imfldp@highland.gov.uk

Further Information

The Council's web-site www.highland.gov.uk (search for "imfldp") will provide comprehensive information on the *Plan* throughout its progress.

This "*Call for Sites*" is the first step in the Council's production of a detailed local development plan for the Inner Moray Firth. The area covered by the Plan stretches from Tain round to Nairn and as far south as Fort Augustus and the Cairngorms National Park boundary. The western boundary encloses Garve and Strathconon.

For larger and more complex development proposals requiring the submission of more information, landowners, developers and/or agents may wish to copy and expand the forms which are available as Word or Excel templates on the Council's web-site.

It is proposed that the *Plan* will have a streamlined format and will therefore focus mainly on larger development proposals and areas to be safeguarded in the main towns and villages in the area. We welcome other site suggestions in other smaller places but these ideas may be redirected to our Area Offices so they can offer advice prior to the submission of any planning application.

Landowners, developers and/or agents do not need to suggest sites which are already allocated in an adopted local plan unless they wish to suggest a material change to the nature of that allocation - e.g. they wish to increase the site's capacity, amend the boundary, change the use or uses of the site or reduce listed developer requirements. The *Plan* will carry forward the principles and fill in the detail of the Highland wide Local Development Plan (as approved post Examination).

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Hilda Hesling
Your Address / Contact Details	Old Schoolhouse
	Abriachan
	Inverness
	IV3 8LB
Landowner's Name (if known / applicable)	As above
Agent (if applicable)	
Agent's Address / Contact Details (if applicable)	

DETAILS OF SITE SUGGESTED	
Site Address	Old School
Site/Local Name (if different from above)	Abriachan
Site Size (hectares)	0.2
Grid Reference (if known)	
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Conversion of old school to 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)
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If you wish to suggest a site that should not 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)	The old school is on the public road. As these plans are at a very early stage no details of servicing arrangements have been formulated

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>No</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>Two relatively small housing units could be created</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>I would like to think so, but no guarantees!</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>This is a quiet residential area, much valued for its views and community spirit</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>I would only undertake this if it can be done in a sustainable way</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>I do not believe so</p>

STRATEGIC ENVIRONMENTAL ASSESSMENT FORM

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

No.	Issue	Detailed Explanation	Answer	Any Proposed Mitigation Measures (how will you reduce or offset the effects of your development?)
1	<p>a) Will the site safeguard any existing open space within the area?</p> <p>b) Will the site enable high quality open space to be provided within the area?</p>	<p>Will the site have any impact on useable public open space (such as parks, playing fields etc) or any opportunities to create additional public open space?</p>	<p>No, insufficient area</p>	
2	<p>Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?</p>	<p>Is any part of the site within 400m straight line distance of any community/commercial building? or will development provide a community/commercial building within walking distance of existing residential areas?</p> <p>- Are there opportunities to create new walking/cycling routes or improve existing routes?</p>	<p>The site is within 200 metres of Abriachan Hall.</p> <p>There are wonderful walking and cycling trails here, many created by the Abriachan Forest Trust</p>	
3	<p>Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?</p>	<p>For example, can a subsidy to a local bus route be provided?</p>	<p>I don't think so!</p> <p>The A 82 is 1.2 miles distant, but down a steep hill!</p>	
4	<p>Will the site involve "off site" road improvements that will contribute to road safety?</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>No, the site is on the public road</p>	
5	<p>Is there scope for road safety measures as part of the development of the site?</p>	<p>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</p>	<p>Not applicable</p>	
6	<p>Is the site near any existing "bad neighbour" uses?</p>	<p>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?</p>	<p>No</p> <p>7</p>	

