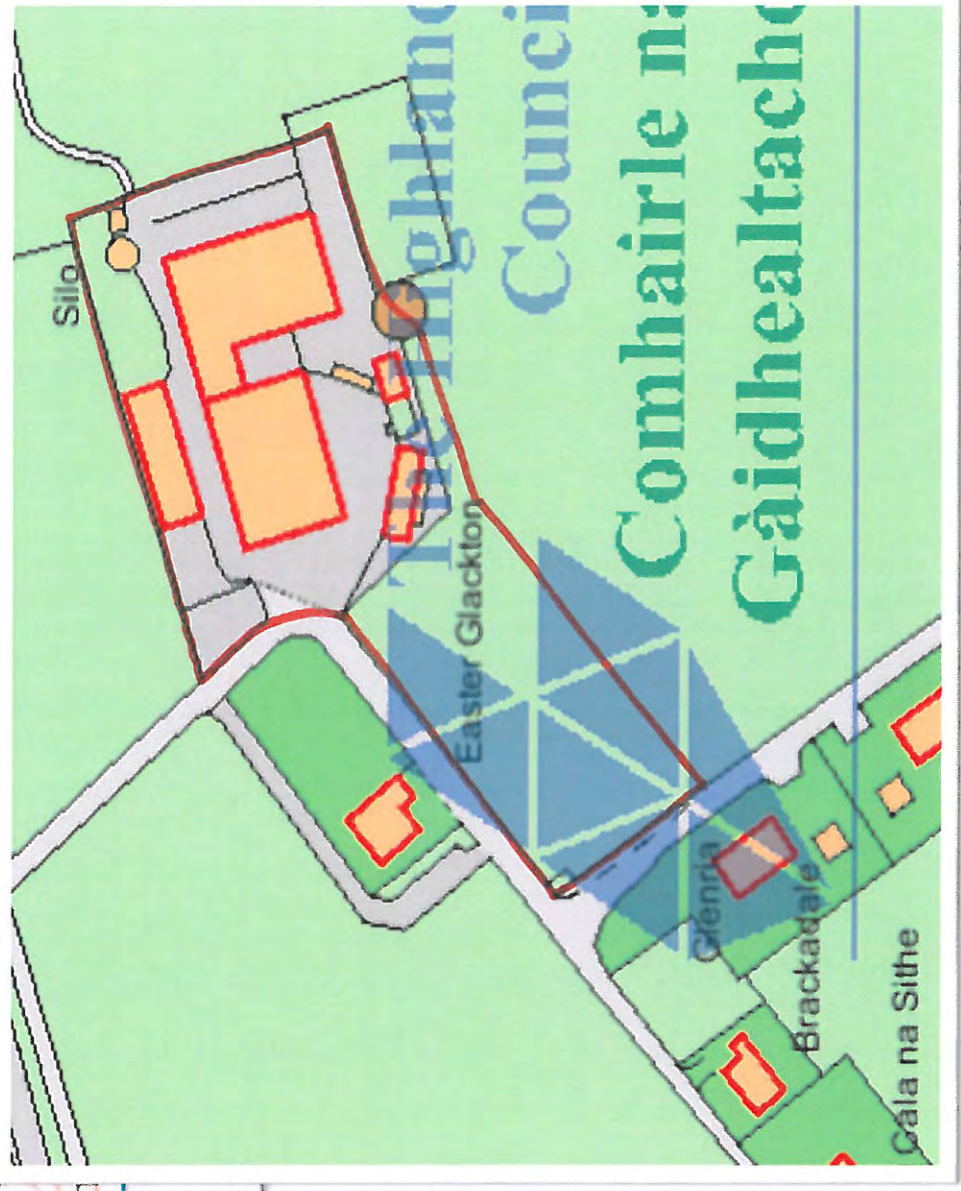


CALL FOR SITES SUBMISSION 29th APRIL 2011

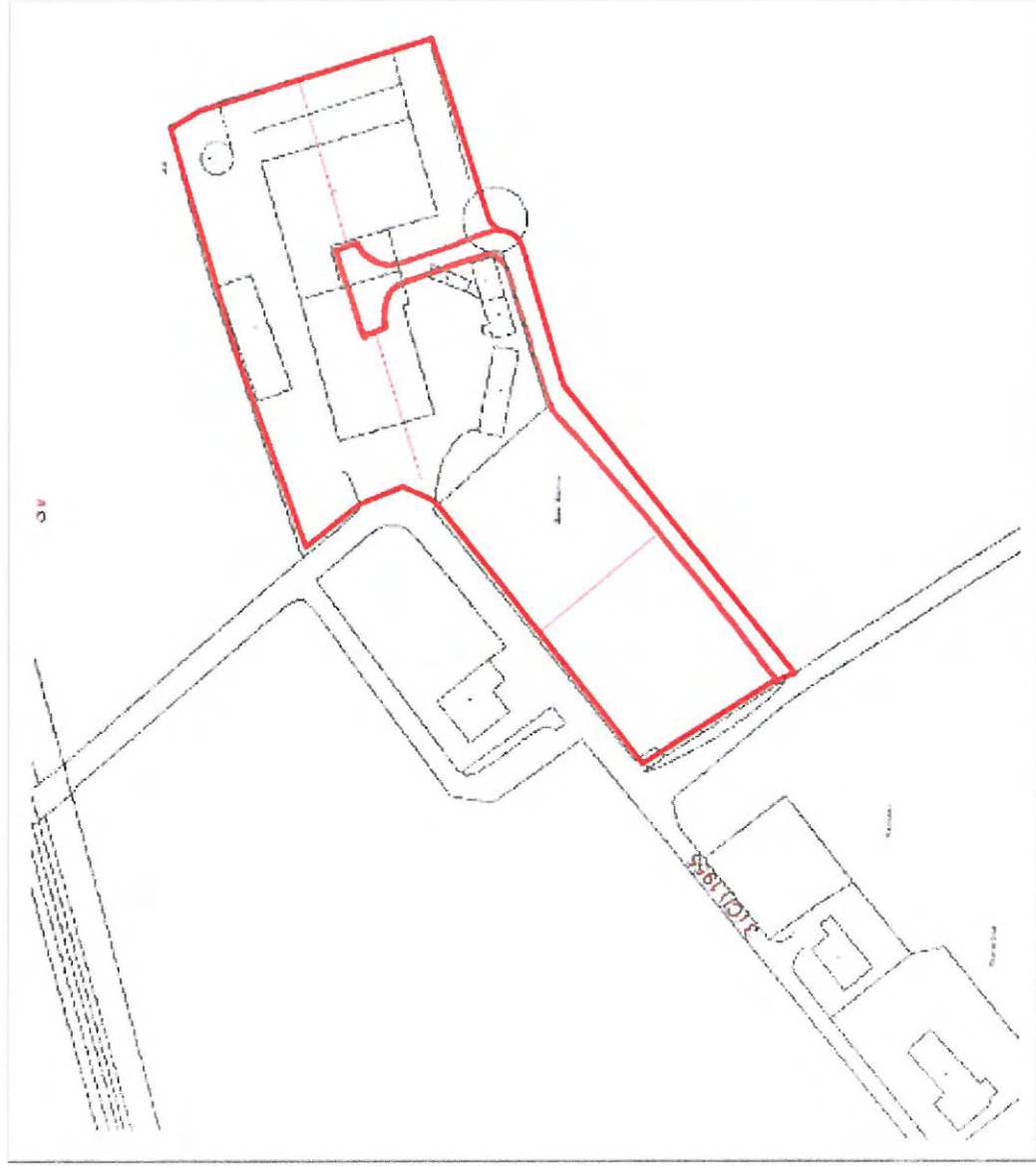
PROPOSED HOUSING AT EASTER GLACKTON, GOLLANFIELD, INVERNESS IV2 7UR

MR J K MACLENNAN

INNER MORAY FIRTH DEVELOPMENT PLAN: EASTER GLACKTON, GOLLANFIELD, INVERNESS IV2 7UR: PROPOSED HOUSING DESIGNATION



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Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Kenneth Shand
Your Address / Contact Details	Green Neuk Birnie Elgin IV30 8SW
Landowner's Name (if known / applicable)	J K MacIannan
Agent (if applicable)	N/A
Agent's Address / Contact Details (if applicable)	N/A

DETAILS OF SITE SUGGESTED	
Site Address	Easter Glackton, Gollanfield, Inverness IV2 7UR
Site/Local Name (if different from above)	N/A
Site Size (hectares)	0.92ha
Grid Reference (if known)	282300,853400
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing (8 no. Self-Build Plots)
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	N/A
Map	See attached plan.

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?	N/A
What makes the site more special than other areas in the village/town?	N/A
Does the site have attractive or rare features 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.

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 site comprises a number of Agricultural buildings and silos associated with the farm at Easter Glackton. It is proposed to use the existing road network to the farmhouse and then to extend this to service the proposed housing plots. There is existing mains electricity, water and private drainage to the buildings. SUDS and appropriate drainage solution for the plots would be proposed.
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>There are no constraints which would present difficulties in developing this site for housing on the scale proposed. Those constraints that may present themselves during the course of any future planning application can be resolved; particularly given the landholding under the landowner's ownership.</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 represents an opportunity to redevelop a number of farm buildings which vary in scale and condition. This brownfield site represents a more sustainable opportunity to build on an established and well serviced site and importantly will ensure that the full range of housing opportunities exist within the Inner Moray Firth Area. Self-Build plots in this location will give a wider range of opportunities for well located, sustainable rural housing within reach of major employers. It is important to have these opportunities in smaller sustainable groupings away from those already approved major residential designations along the A96. A change in vehicle types will result and trip generation will be altered. Given its current use as a working farm and equestrian facility the overall change will be negligible. Its location is however excellent being in close proximity to the A96 where there is a main bus route, and Inverness Airport. Should a rail halt be developed in conjunction with the Airport then this will further enhance the sites accessibility to public transport.</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>There are a number of residential properties in the vicinity and the site's proximity, as stated previously to employment opportunities is good. Nearby Inverness and Nairn offer a variety of community and commercial facilities as do a number of the smaller surrounding villages e.g. Croy with Primary Schooling and local shop.</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>The site layout and orientation of buildings at Easter Glackton can be done in such a manner to make the most of Passive Solar Gain. In addition the building envelope and renewable technologies employed in the construction and day to day running will reduce the levels of Co2 emissions, as currently demanded by Building Regulations. It is worth noting that the self-build plot option for many people allows them to build in far more 'green' technology solutions than perhaps the standard 'off the peg' housing solution can. Technology and efficiencies of photo voltaic and solar thermal installations together with their wider use is bringing down unit price. Air Source and Ground Source Heat Pumps are becoming more common place in build projects also. The sites location, adjacent to the farm may also lead to some more innovative forms of energy production above and beyond those likely to be utilised.</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>The site layout and orientation of buildings at Easter Glackton can be done in such a manner to make the most of Passive Solar Gain. In addition the building envelope and renewable technologies employed in the construction and day to day running will reduce the levels of Co2 emissions, as currently demanded by Building Regulations. It is worth noting that the self-build plot option for many people allows them to build in far more 'green' technology solutions than perhaps the standard 'off the peg' housing solution can. Technology and efficiencies of photo voltaic and solar thermal installations together with their wider use is bringing down unit price. Air Source and Ground Source Heat Pumps are becoming more common place in build projects also. The sites location, adjacent to the farm may also lead to some more innovative forms of energy production above and beyond those likely to be utilised.</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?)

There are a small number of existing properties along this public road and the addition of this relatively small number of plots over the local plan period represents a sympathetic expansion to this existing group. It is anticipated that these properties will have a positive impact and as previously stated help offer a wider range of housing options within the Inner Moray Firth Plan Area.

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?	Brownfield Redevelopment. If required communal open space could be provided although the generous nature of the average plot size (approx 0.25acres) probably negates this requirement.	N/A Assessment to be undertaken of requirement.
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?	There is potential to create/enhance existing cycling/walking routes.	Assessment to be undertaken of requirement.
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?	Given scale and nature of proposal this is not considered necessary.	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	N/A
5	Is there scope for road	Will development incorporate on-site traffic	N/A	N/A

		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?	Replacement / relocation of the existing use.	N/A	
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?	Phase 1 Study will be undertaken should the site be allocated.	If suspected contamination found then remedial strategy can be determined and put in place prior to any development commencing.	
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?	Majority of the site is Brownfield with existing agricultural buildings.	N/A	
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?	N/A	N/A	
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	N/A	N/A	

		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?	N/A	N/A
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	N/A	N/A
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?	N/A	N/A
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"?	N/A	N/A
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?	N/A	N/A
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?	N/A	N/A
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	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	N/A	N/A

	for the natural heritage?	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?		
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?	N/A N/A	N/A N/A
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?	Micro-Generation can be provided on a plot per plot basis.	Micro-Generation can be provided on a plot per plot basis.
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)	N/A	N/A
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?	N/A	N/A
22	Is there a watercourse, loch or sea within or adjacent to the site? If	Will there be any culverting, diversion or channelling of existing watercourses?	N/A	N/A

	yes, how will the water 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?	Plots are large enough to support on-site composting and houses likely to incorporate multi-fuel/wood burning stoves for incineration of waste paper products. Household recycling on an individual basis.	Plots are large enough to support on-site composting and houses likely to incorporate multi-fuel/wood burning stoves for incineration of waste paper products. Household recycling on an individual basis.
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 as per existing arrangements (redevelopment of brownfield). Plot sizes are large enough to accommodate a variety of drainage solutions (septic tank & soakaway; mound or similar)	Public water as per existing arrangements (redevelopment of brownfield). Plot sizes are large enough to accommodate a variety of drainage solutions (septic tank & soakaway; mound or similar)
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?	N/A	N/A
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.	N/A	N/A
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?	N/A	N/A
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.	N/A	N/A
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?	Street lighting not proposed and low level minimal pollution lighting can be incorporated if required.	Low level minimal pollution lighting can be incorporated if required.
30	a) Will it the site affect	a) Will the site affect features that currently	N/A	N/A

	<p>the present green network of the area?</p> <p>b) Will the site provide opportunities to enhance the present green network of the area?</p>	<p>provide for the movement of species and/or people e.g. woodland, hedgerows, field margins, watercourses, coastlines, tree belts, greenspace?</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>Individual gardens will create a network for additional species.</p>	<p>Individual gardens will create a network for additional species.</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>	Yes	Yes
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>	N/A	N/A
33	<p>Will the site have an impact on the</p>	<p>Are you aware if the site lies within or adjacent to an un-notified Geological</p>	N/A	N/A

	geodiversity of the area?	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?)		
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?	N/A	N/A
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?	N/A	N/A
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?	N/A	N/A