



**INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN SITE SUBMISSION
FOR EXPANSION TO CLEPHANTON COMMUNITY, CROY, HIGHLAND
FOR KILRAVOCK CASTLE CHRISTIAN TRUST**

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INV 113

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	KILRAVOCK CASTLE CHRISTIAN TRUST
Your Address / Contact Details	c/o: Mrs Sylvia Denton
	Ealasaith
	Highlands
	IV2 7PJ
Landowner's Name (if known / applicable)	As above
Agent (if applicable)	CM Design Chartered Architect & Planning Consultants
Agent's Address / Contact Details (if applicable)	4 Bridge Street
	Nairn
	Highlands
	IV12 4EJ

DETAILS OF SITE SUGGESTED	
Site Address	Clephanton Fields, Croy
Site/Local Name (if different from above)	
Site Size (hectares)	<p>Residential Sites:</p> <p>RES SITE 1 - 2.2ha. RES SITE 2 - 1.75ha. RES SITE 3 - 0.74ha. RES SITE 4 - 2.98ha. RES SITE 5 - 5.12ha. RES SITE 6 - 5.26ha. RES SITE 7 - 4.95ha. RES SITE 8 - 3.51ha. Total Residential: 26.51ha</p> <p>Opportunity Site: OPP SITE - 1.21ha</p> <p>Community Facilities:</p>

	CF Site - 069ha.
Grid Reference (if known)	NH 816 505
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	<p>Residential Sites:</p> <p>RES SITE 1 RES SITE 2 RES SITE 3 RES SITE 4 RES SITE 5 RES SITE 6 RES SITE 7 RES SITE 8</p> <p>The Residential Sites have been identified for phasing, under Priority 1, 2 & 3. It is envisaged that Priority 1 sites would be developed within the first 5 years, Priority 2 Sites within 10 years and Priority 3 sites within 3 years of the adoption of the plan.</p> <p>Opportunity Site: OPP SITE</p> <p>Community Facilities: CF Site</p>
	Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)
Map	Refer to CM Design Drawing: 110074.IMFLDP.CLEPHANTON

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)	<p>The existing houses at Clephanton are built around a central cross roads, on the B9091 Inverness - Nairn public road and the B9090 A96 - Cawdor public road and it is envisaged these B classified roads, albeit upgraded, will provide the main vehicular connections to all the proposed sites (As shown on CM Design Drawing: 110074.IMFLDP.CLEPHANTON)</p> <p>Clephanton is current served via a Scottish Water adopted Septic Tank with an outfall to the River Nairn. This tank has spare capacity for only 10 additional units. Therefore, as part of this Bid the</p>

	<p>foul drainage network would be upgraded to accommodate the existing properties and proposed level of growth.</p> <p>As per the current Building Standards regulations Surface Water will be return to the natural water cycle on each individual house/commercial site, via standard sub-surface soakaways. If required our client would be content to undertake percolation testing on site to demonstrate that the ground conditions are adequate.</p> <p>Scottish Water has confirmed (Document CMD001) that the public water supply at Clephanton has adequate capacity to serve the proposed level of development.</p>
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>In terms of Flood Risk, SEPA Flood Map shows the majority of the sites outwith the 1 in 200 year indicative flood areas. Part of the OPP Site is noted at being at risk from flooding. However, as our client considers this site to be suitable for a low intensity recreational/amenity use, the requirement for a FRA is negated.</p> <p>Little or no woodland will be lost in realising this development and, as such, the development would have a minor impact on protected species.</p> <p>The designation of this land will result in the loss of agricultural land around Clephanton. Nevertheless, there is adequate more productive land in close proximity and therefore the designation of these sites will have no commercial impact on the farming value.</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 development of the residential sites will increase the number, type and supply of units available locally, including the provision of additional affordable housings units as per the Council policies.</p> <p>Access and infrastructure improvements will take place as a result of this development, refer to CM Design Drawing: 110074.IMFLDP.CLEPHANTON.</p> <p>New Community Facilities, including; open space provision, retail and recreational facilities will be provided as part of the development.</p> <p>Should it be considered necessary, our client would be content to provide 'Business Land' as part of the development. However, they believe that the main employment centres at Nairn and Inverness will serve this development.</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>The site is only 8Km from the principal town of Nairn and only 2Km from the A96 Trunk Road as such, it is realistic to conclude that the owners/occupiers of the proposed houses would utilise various forms of transport to access shops and services within Nairn and surrounding areas.</p> <p>Additionally, the increase in residential properties at Clephanton and the anticipated Planning Gain contributions would subside new public transport facilities at Clephanton.</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>All sites are adjacent to B Classified public road (to be upgraded as part of the bid) and are easily connectable to the A96 Trunk Road, Inverness and Nairn.</p> <p>The bid site is also in relatively close proximity to Inverness Airport, thereby allowing easy access to this important transport hub.</p>
<p>Is the site energy efficient?</p>	<p>None currently proposed, but these issues will be addressed as part of a Master Planning stage at a later date.</p>

(e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)	
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?)	Increase in residential properties around the existing houses, increase loadings on the foul drainage system.

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>The bid sites are surrounded by mature woodlands which provide adequate recreational space and these areas will be protected as part of the Bid.</p> <p>The submitted Masterplan (CM Design Drawing: 110074.IMFLDP.CLEPHANTON) includes the provision of new open spaces/amenity areas within the proposed residential sites. Currently these areas are shown for indicative purposes only and they will be advanced as part of a formal Masterplanning exercise.</p>	<p>New Open Spaces/Amenity Areas to be formed within each residential 'communities'.</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 Masterplan includes areas for new Community Facilities and these will form the centre hub the development of Clephanton and all surrounding bid sites will be within 400m of this area.</p>	<p>New Community facilities to be developed as part of the bid.</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>The size of the bid would necessitate financial contributions, to subsidise public transport provision.</p> <p>The bid sites are surrounded by mature woodlands which provide adequate recreational space and these areas will be protected as part of the Bid.</p>	<p>Financial contributions, to subsidise public transport provision.</p>

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?	Both the B9091 Inverness - Nairn public road and the B9090 A96 - Cawdor public road will be upgraded to current standards in and around Clephanton to accommodate the additional development. Major improvements will be made to the existing B9091 and B9090 cross roads to improve visibility, thus increasing road safety.	Road and Junction improvements to be undertaken.
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: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	Road safety measures to include introducing a reduced speed limit, pavements, street lighting and traffic calming measures along the B9091 and B9090.	Road safety and Junction improvements to be undertaken.
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 part of the bid site is considered to be 'bad neighbour developments'.	
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?	The proposer is unaware of any previous land issues which could have resulted in contamination of either site.	If considered necessary at this stage, our client will commission appropriate study to demonstrate the site is suitable for the proposed end use.
8	a) Is the site on derelict, vacant or other land that has previously been used? b) Is the site on	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	The bid site would be classified as 'Greenfield' land.	

	greenfield land?	undeveloped land e.g. presently or capably used for agriculture, forestry or amenity purposes?		
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?	Clephanton is noted as a Settlement within the current adopted Inverness Local Plan. The proposed Bid will extend this designation.	
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.	If considered necessary at this stage, our client will commission appropriate study to demonstrate the site will not affect the distinctiveness and special qualities of the present landscape character 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 - all land is currently in hand and managed agricultural lands.	
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. The nearest group of Listed Buildings are Kilravock Castle. Which is sited over 1Km away.	
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	<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>	No.	If considered necessary at this stage, our client will commission appropriate study to demonstrate the site will not affect any protected species.
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?	None currently proposed. However, client is not adverse to these requirements, and believes this could be further developed through a detailed Master Planning exercise.	

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)	In terms of Flood Risk, SEPA Flood Map shows the majority of the sites outwith the 1 in 200 year indicative flood areas. Part of the OPP Site is noted at being at risk from flooding. However, as our client considers this site to be suitable for a low intensity recreational/amenity use, the requirement for a FRA is negated.	If considered necessary our client will undertake appropriate study to demonstrate the site is suitable for the proposed end use.
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?	The bid site lays on existing waste management networks and the development would be served by the existing kerbside recycling facilities operated by the Council.	
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?	A public water supply is available and Scottish Water confirms that adequate capacity exists to supply this site (Refer to Document CMD001). Clephanton is current served via a Scottish Water adopted Septic Tank with an outfall to the River Nairn. This tank has spare capacity for only 10 additional units. Therefore, as part of this Bid the foul drainage network would be upgraded to	The foul drainage network would be upgraded to accommodate the existing properties and proposed level of growth.

			accommodate the existing properties and proposed level of growth.	
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?	Clephanton is neighboured by mature woodlands which would act as a natural shelter belt around the proposed new properties.	
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?	New street lighting and new residential/commercial properties will introduce additional external lighting into the area. The provision of which will be carefully designed and managed to ensure minimum light pollution.	
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	a) No. b) The bid sites are surrounded by mature woodlands which provide adequate recreational opportunities. New formal recreational areas/amenity areas and landscaping strips to be formed, which will link the various woodlands.	

		move where at present there is an obstacle?		
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?	As the Site is within a rural setting, it will allow future occupants of the houses the opportunity to view the existing local wildlife.	
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 opportunities within the site and linking to the path network beyond the site?	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 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?	No impact on existing footpaths/core path routes.	
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?	No.	
35	Is the site on peatland?	Is the site within or functionally connected to	No.	

		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?		
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.	



Document CMD001 – Scottish Water Asset Capacity Search

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Asset Capacity Finder - Results

The following results indicate the assets most likely to service the proposed postcode or coordinates you provided.

Water Treatment Works	INVERNESS LOCH ASHIE WTW
Available Capacity (Housing Unit Equivalents)	2000
Sewage Treatment Works	CLEPHANTON ST
Available Capacity (Housing Unit Equivalents)	less than 10

Some reasons why no information may be returned

- The location requested may span more than a single catchment area
 - The location requested may be outwith a current catchment area
 - A works may be temporarily out of service or under maintenance
- For more information, contact the Customer Connections Team on 0845 601 8855 (Mon-Fri 0900-1700)

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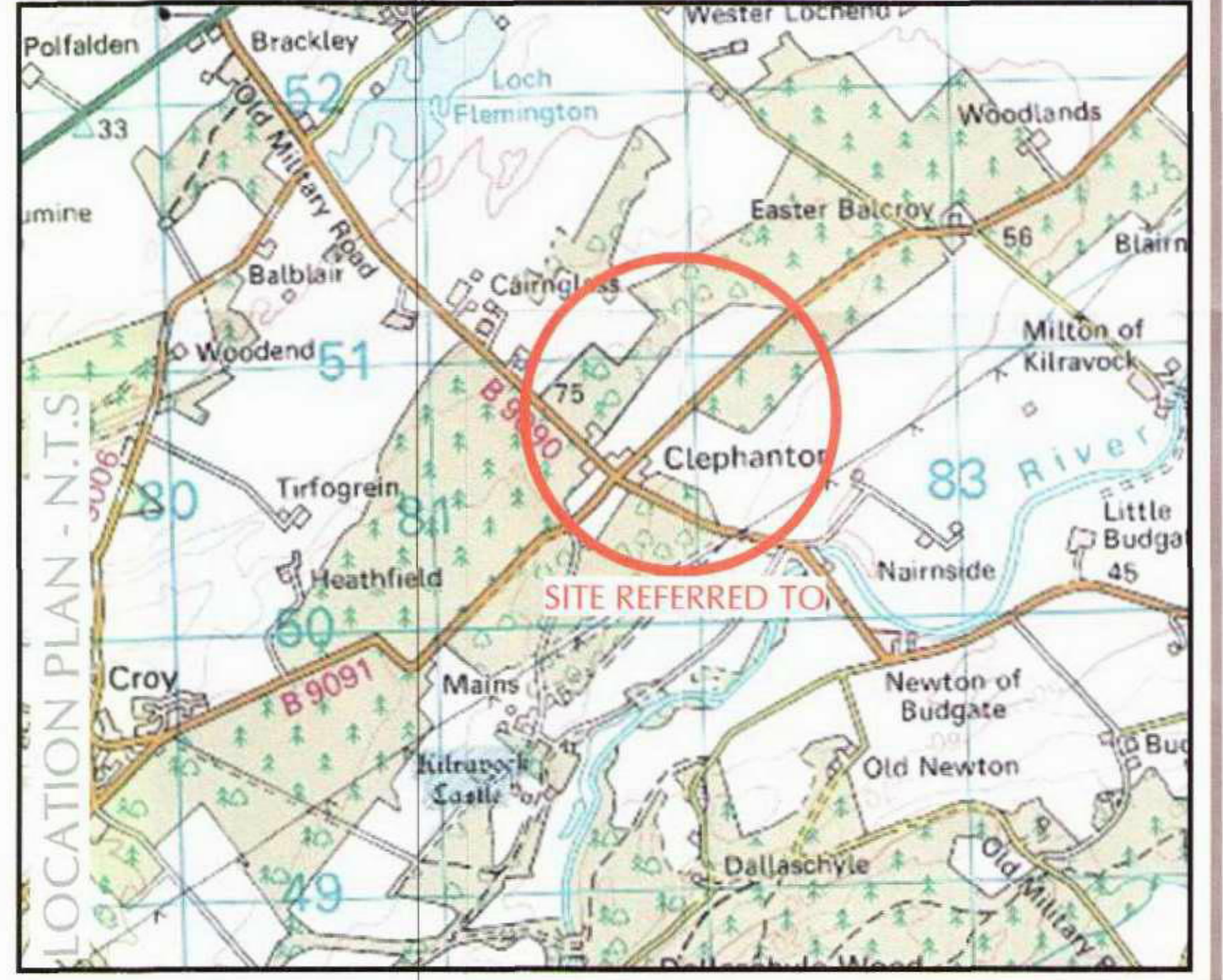
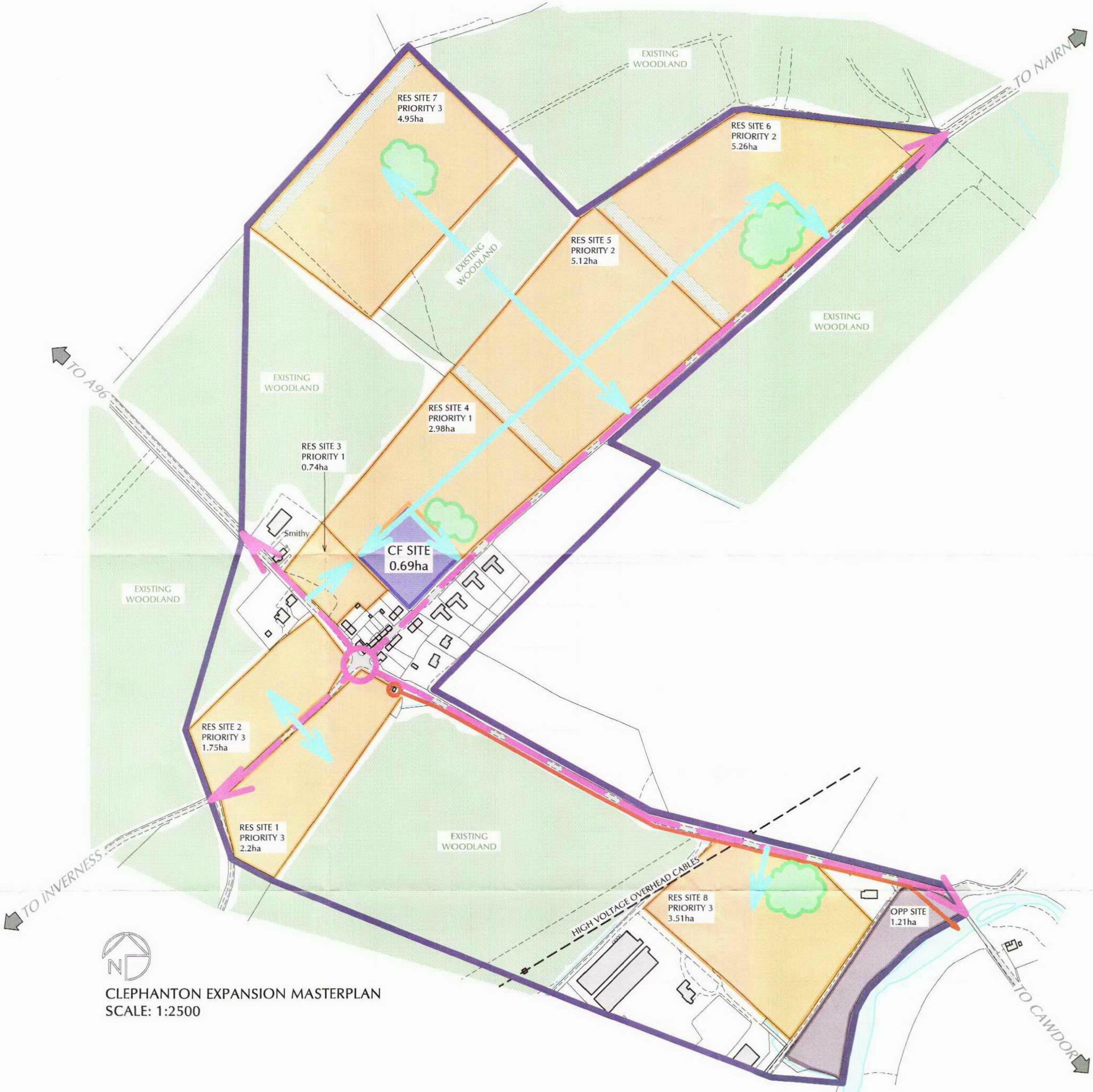
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DRAWING LEGEND	
	PROPOSED RESIDENTIAL DESIGNATION INCL. PRIORITY DEVELOPMENT OPTION
	PROPOSED COMMUNITY FACILITIES DESIGNATION
	PROPOSED AMENITY AREA
	PROPOSED OPPORTUNITIES SITE DESIGNATION
	EXISTING WOODLAND
	PROPOSED STRUCTURAL PLANTING
	PUBLIC ROAD IMPROVEMENTS SCHEME
	PRIORITY JUNCTION IMPROVEMENTS SCHEME
	MAIN VEHICULAR ACCESS POINTS INTO SITES
	EXISTING SCOTTISH WATER FOUL DRAINAGE PIPEWORK IMPROVEMENTS SCHEME
	EXISTING SCOTTISH WATER FOUL SEPTIC TANK IMPROVEMENTS SCHEME
	PROPOSED CLEPHANTON SETTLEMENT BOUNDARY



CLEPHANTON EXPANSION MASTERPLAN
SCALE: 1:2500

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Client: **KILRAVOK CASTLE CHRISTIAN TRUST**

Project: **INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN SITE SUBMISSION FOR CLEPHANTON, INVERNESS, HIGHLAND**

Drawing: **CLEPHANTON MASTERPLAN**

Date: _____ Revisions: _____ Rev. No: _____

Drawn By: M.J.HILTON MRTPI Date: APRIL 2011 Checked By: Mr Craig Mackay Date: APRIL 2011

Drawin: **110074.IMFLDP.CLEPHANTON.01**

All plans are based upon the Ordnance Survey Map with the exception of the Controller H.M. Stationery Office. Licence Number: 100020449