

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

Sites in the vicinity 11 Cabrich, Kirkhill



Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	Alistair MacIannan
Your Address / Contact Details	11 Cabrich
	Kirkhill
	IV5 7PH
Landowner's Name (if known / applicable)	Alistair MacIannan
Agent (if applicable)	
Agent's Address / Contact Details (if applicable)	

DETAILS OF SITE SUGGESTED	
Site Address	Sites in the vicinity of 11 Cabrich, Kirkhill.
Site/Local Name (if different from above)	Site 1,2, 3, 4, 5 and 6 Cabrich, Kirkhill
Site Size (hectares)	
Grid Reference (if known)	
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Proposed single residential dwelling on each site in the future.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	
Map	See attached.

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 sites 1, 2, 4 and 6 Cabrich, can be accessed from the current single track road known locally as the 'Back Road'. This road serves 6 dwellings at present as well as the croft land and buildings. Sites 3 and 5 can be accessed from the existing access serving number 11 Cabrich. Foul drainage for each site would be dealt with through a private Purification Plant and soakaway. This would not result in or add to significant environmental or health problems as the sites would only be for single dwellings and this type of sewerage system is how waste is dealt with

in the area. Surface water would be dealt with through adequate drainage, whilst water would be taken from the mains water supply.

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>SEPA Flood Maps indicate that the sites do not flood. In addition to this the sites have historically never had problems with flooding. Sites 1, 3 and 4 are currently areas of ground that have become overgrown over the past few years with thecroft building and ruin on Site 1 in a dilapidated state. The former dwellings on Site 3 and 4 are also in a dilapidated, ruinous state. Development of a single dwelling on each site would fit well within the landscape, where an unsightly former crofting building and ruin on site 1 and former dwellings on Site 3 and 4, would be sensitively redeveloped. Sites 1, 2 and 4 would be a natural continuation of the building line which follows the 'Back Road' and would be in accordance with the character of the overall area. Site 3 would be the redevelopment of a dwelling that has fallen into disrepair.</p> <p>The development of the sites would be in accordance with Policy 29 Sustainable Design of the Proposed Highland Wide Local Development Plan. Development would be compatible with public service provision, maximise energy efficiency, would not be affected by any physical constraints and would make use of former buildings in a state of disrepair. Development at the sites would also have little impact on the individual and community residential amenity. It is also not thought that other heritage/environmental features would be affected.</p> <p>Sites 2 and 5 are both sites where development would take place in a location where it has not occurred before. The development would fit in well with the pattern development has taken in Cabrich in recent years where it is anticipated that the sites are suitable for high quality, detached single dwellings on each site in keeping with character of the surrounding area. The sites do not flood, have acceptable slope for development (especially site 2 which is flat) and would not have any negative impact on natural conservation or built & cultural heritage of the area.</p> <p>Site 6 is proposed for the development of a dwelling house, and should be seen in the context of the adjacent dwelling. The development of the site would not compromise the setting of the area, as development, which has been accepted into the landscape, has already taken place in a similar location to the east of the site. Development would have little impact on the woods and as much as possible would be retained in order to sensitively integrate the development into the surrounding area. The aim would be to create a unique residential</p>

	<p>environment within a mature landscape framework. The dwelling would be contained within the landscape setting and would cause minimal impact on the surrounding area.</p> <p>Development at the sites 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 & Islands, achieve a better balance of age ranges and also help address the problem of rural to urban migration.</p> <p>Development of the sites 1, 3 and 4 would also be in accordance with Policy 36 Housing in the Countryside where development of the sites would involve the reuse of traditional buildings and redevelopment of sites that are derelict and in a state of disrepair. The development of rural brownfield sites is supported by national policy where the opportunity to remove buildings which are an eyesore and will achieve a net environmental benefit is encouraged. Particular support is given in the Draft Supplementary Guidance Document Housing in the Countryside. Presumption is given to sites where the former uses have ceased to be required for their original purpose and the land has been significantly degraded by former activity to the point where they can no longer be used productively without significant investment and remediation. This is the case at Sites 1, 3 and 4 Cabrich.</p> <p>Furthermore the document sets out where development of single dwellings would be acceptable within Housing Groups, of which Cabrich is. Development at the sites would be an acceptable small-scale rounding-off; it would reflect and respect the character, cohesiveness, spacing and amenity of the existing group and would not constitute ribbon development along a public road. The development of a single dwelling on each site would not result in an inappropriate intrusion into a previously undeveloped field or overwhelm the landscape setting or negatively impact on mature trees which are important to the character, setting, amenity and containment of the housing group and surrounding landscape. The single dwelling on each of the sites would also not conflict with adjacent land uses and the development of a dwelling at the sites would not expand the housing group by more than 100% of the number of houses existing in the group. Thus it is thought that the potential development of a single dwelling at the sites would be appropriate.</p> <p>The development of the sites would adhere to Policy 48 Safeguarding Inbye/Apportioned Croftland. The proposal for the development of a single dwelling at each of the sites would accord with the siting and design guidance and they would not be sited on valued agricultural croft land or impede the use of the remaining croft land by virtue of their location. This is because part of the Site 1 is currently a dilapidated croft building that can no longer be used due to its state of disrepair and the other part of the Site 1 and also Sites 3 and 4 are</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>dilapidated former dwellings. The sites are distinctly separate and fenced off from the croftland. Sites 2, 5 and 6 are located on sites that would also not impede the use of the remaining croft land.</p> <p>Development at the sites would enhance the landscape characteristics of the area. The sites, 1, 3 and 4 are currently in a state of disrepair, thus resulting in a loss of landscape quality. Sensitive development at the sites would remove this eyesore and fit in with the character of the surrounding area.</p>	
<p>The sites are proposed to be for single dwellings and therefore it is not thought that the potential development would have an impact on the transport network in the surrounding area.</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>It is not thought that average travel time to community and commercial facilities would change following the proposed developments for the reason stated above. The proposed use is compatible with the existing surrounding uses. The area is predominantly scattered single dwellings in a country/crofting setting. The development of a single dwelling at each of the sites would be a continuation of this.</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 sites would allow for energy efficient siting and development would look to employ the most energy efficient building and design in keeping with the local character. Sites 1, 2 and 3 are relatively flat and are slightly south facing which would allow for a more efficient use of energy, which is an aim of the Highland Wide Local Development Plan. Sites 4, 5 and 6 are West facing which would also allow for efficient use of energy. Development has taken place to the South of Cabrich over recent years. The houses developed here are in a frost pocket and are not in an energy efficient location. This is in contrast to the potential development of the sites proposed within this document.</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>It is thought that these sites can be sensitively developed in a way that will not detrimentally impact on the surrounding areas and will generally not have any negative impacts. Reviewing the reasons given previously, it is thought that the development of a single dwelling on each site would be acceptable and in keeping with the character of the surrounding area. Each site should be assessed on its own merits and not as a single overall development. It is thought that the dwellings will be phased and developed over the lifetime of the plan.</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>

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 N/A	
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?	N/A	
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: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	N/A	
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?	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?	N/A	
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 sites have not been identified in the SVDLS previously. The sites are made up of derelict croft buildings and remains of former dwellings.	The redevelopment of the sites will be a positive use of former dwellings and croft building and will be sensitively constructed to fit within the character of the surrounding area.
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 sites are currently within the Hinterland area of the Highland Wide Local Development Plan. Within the Inverness Local Plan the sites are also within the Hinterland and are designated as being covered by Background Policy B1 which favours development subject to detailed site factors.	
10	Will the site affect the	Does the site conform with the Landscape	Development at the sites will not affect the	

	distinctiveness and special qualities of the present landscape character or affect any landscape designation?	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?	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	a) Will the site affect any natural heritage designation or area identified for its	a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?	No

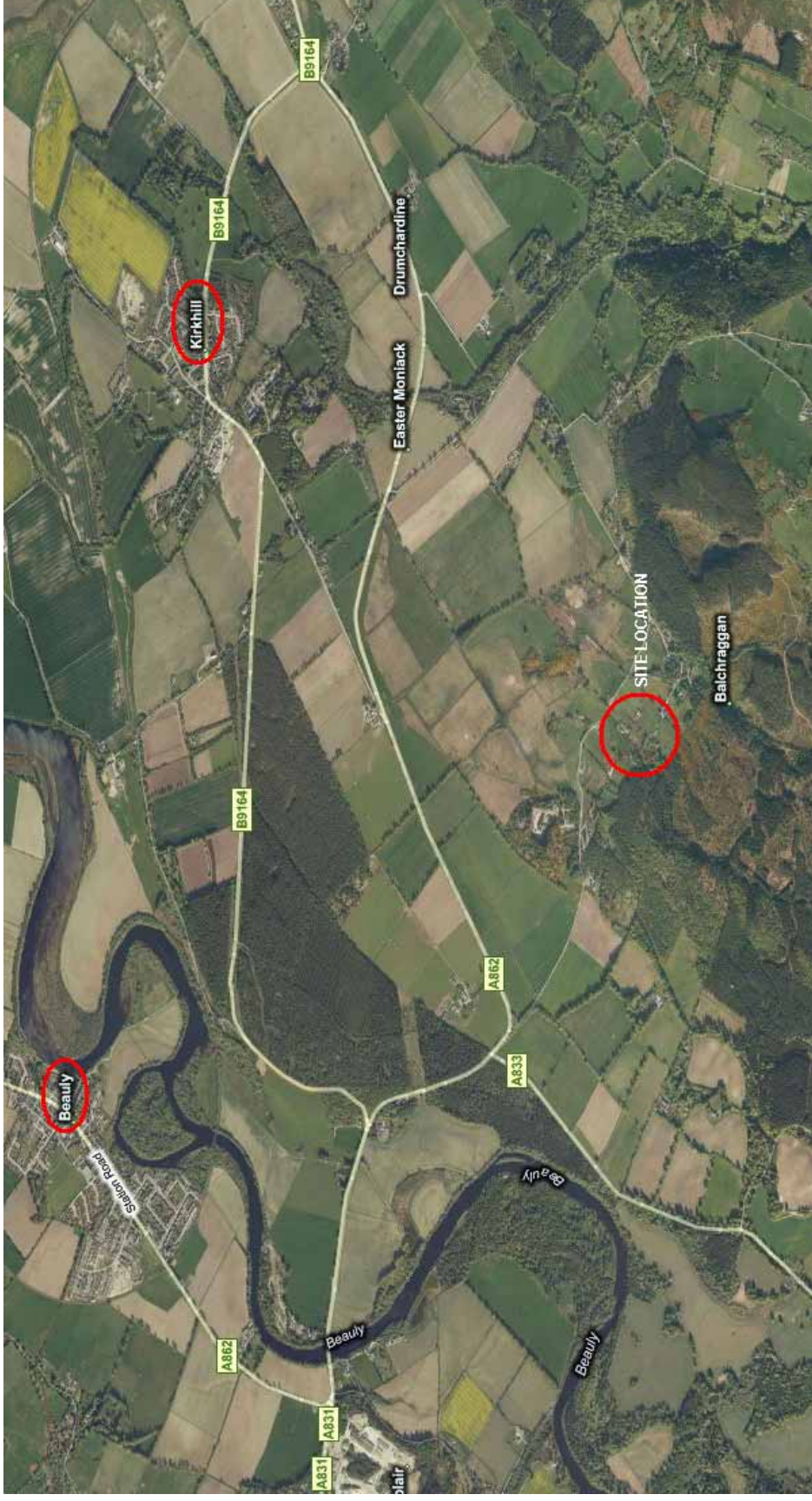
	<p>importance to nature conservation?</p> <p>b) Will the site affect any other important habitat for the natural heritage?</p>	<p>b) Is any part of the site within or likely to affect non-statutory features identified as being of nature conservation importance e.g. Ancient, Semi-Natural or Long-Established 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>		
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	
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 of a wind turbine?</p>	The development of a dwelling on each of the sites would look to include the use of solar panels as a source of some energy.	
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>	No	
21	<p>Will development of the site result in the need for changes in land form and level? If yes, how</p>	<p>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?</p>	No	

	will soil and drainage issues be addressed?				
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?	N/A		
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?	The sites will be connected to the public water system; however they would have private sewerage systems. This is because access to the public sewerage system is difficult in this area and dwellings make appropriate connections to their own private systems.		
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		
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		

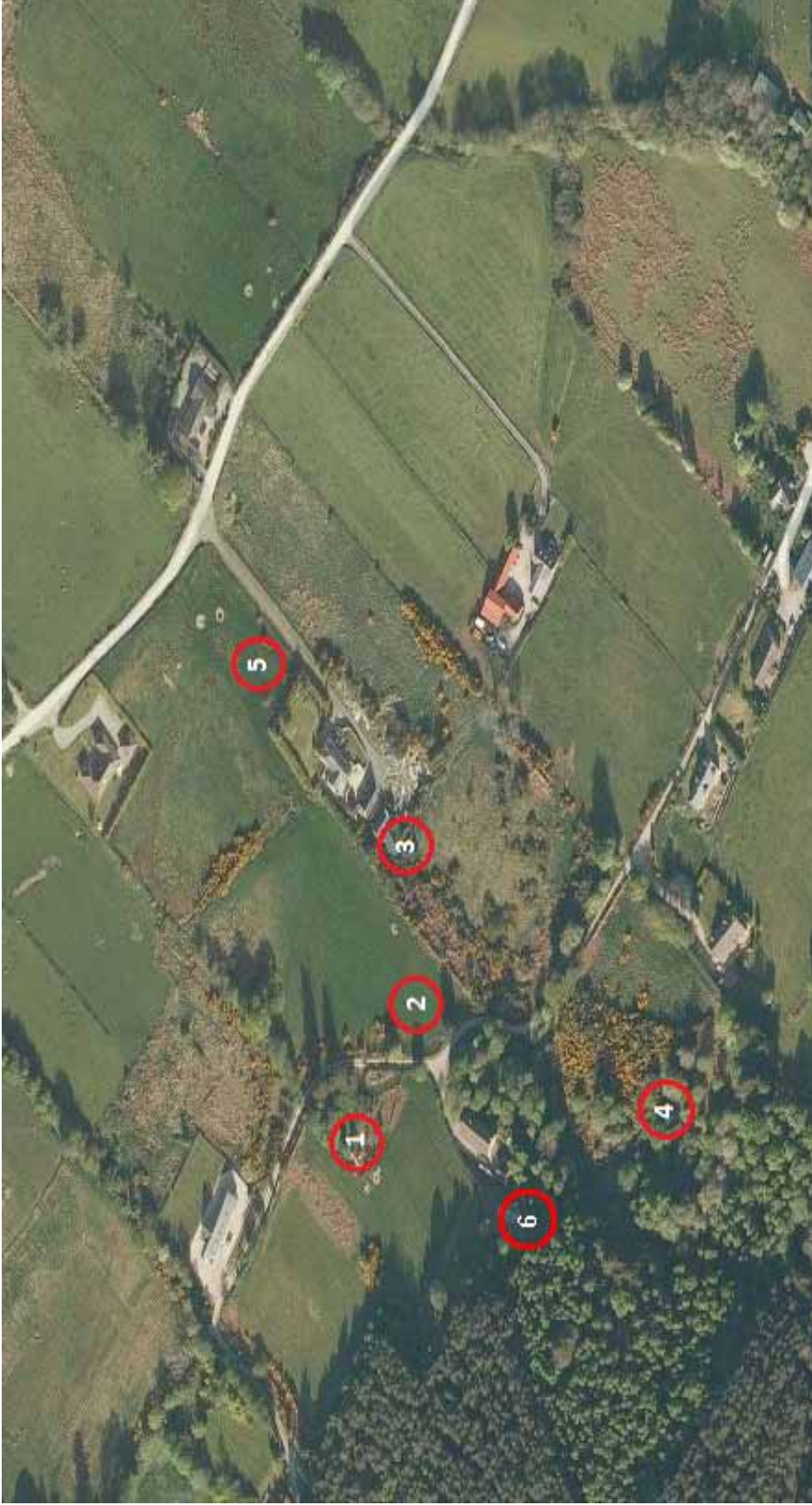
29	Will the site have an impact on light pollution levels?	Is it likely that the Council policy likely will require street lighting at this location? Are there proposals for floodlighting on the site?	No	
30	<p>a) Will it the site affect the present green network of the area?</p> <p>b) Will the site provide opportunities to enhance the present green network of the area?</p>	<p>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?</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>	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?	No	
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</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</p>	No	

	the site?	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	
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 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, the sites will make use of derelict and redundant croft building and ruins of former dwellings. Sites 2 and 5 will make use of crofting land , however this will not affect the viability of the crofting unit.	

Sites in the vicinity 11 Cabrich: Location Map



Sites in the vicinity 11 Cabrich: Site Map



Sites in the vicinity 11 Cabrich: Indicative Site Boundaries







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
- Embankment
- Wall
- Culvert
- Floodgate
- Storage area
- Pump
- Channel
- Improvement
- Area benefiting from flood defence relative to the scheme's standard of protection