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

H.C. PLANNING AND DEVELOPMENT SERVICE		
17 JUN 2011		
PASS TO	INITIALS	DATE
RH		
MM		

our Ref: KSB/AGD/AM
DCC/1

our Ref:

Date: 16 June 2011

Dear Sirs

**THE DOWAGER COUNTESS CAWDOR
INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN
CALL FOR SITES SUBMISSION**

We refer to the Highland Council's call for sites in connection with the Inner Moray Firth Local Development Plan.

We enclose herewith a call for sites form and associated plan in respect of land owned by our above client in the Carse of Ardersier area. This land is put forward for development on the basis that it provides a medium to long term expansion area for the proposed development of the former McDermotts fabrication yard at Whiteness for which Planning Permission has been granted. We have included the full extent of our client's ownership adjacent to the Whiteness yard, but equally our client would be supportive of part or parts of the area identified being considered in the context of the Inner Moray Firth Local Development Plan.

We trust that you will find the above and enclosed in order, but should you have any queries, please do not hesitate to contact us.

Yours faithfully

**K S BOWLTS
for BOWLTS**

Email: ken@bowlts.com

enc

property consultants

forestry services

architectural services

survey services



INVESTOR IN PEOPLE



Regulated by RICS

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	The Dowager Countess Cawdor
Your Address / Contact Details	Cawdor Castle
	Nairn
	IV12 5RD
Landowner's Name (if known / applicable)	The Dowager Countess Cawdor
Agent (if applicable)	Bowlts Chartered Surveyors
Agent's Address / Contact Details (if applicable)	Barnhill,
	Pluscarden,
	By Elgin
	IV30 8TZ

DETAILS OF SITE SUGGESTED	
Site Address	Land at Lower Carse, Ardersier
Site/Local Name (if different from above)	
Site Size (hectares)	Up to approximately 79.27 ha
Grid Reference (if known)	280805, 857283
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing/Mixed Use
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	Unknown
Map	Plan attached dated 27 th May 2011 re: 1390-GIS-01A

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)	Site can be serviced via anticipated infrastructure to be installed as part of proposed development at Whiteness and any necessary upgrading required.
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 known development constraints have been identified at this time. Such matters will be addressed in greater detail as appropriate at a later date.</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 has potential to allow for the strategic medium to long term expansion of the proposed development at Whiteness.</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 will afford opportunities for the use of public transport as part of the wider development envisaged at Whiteness.</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>Whilst in a rural location the site is within commuting distance of both Nairn and Inverness but may also offer opportunities for business use on-site.</p> <p>The site will become a much more sustainable site in the anticipated event of the development of the adjoining Whiteness site.</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>Yes, it is likely that the site could incorporate energy efficient initiatives.</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>No known negative impacts have been identified at this time. However, such matters will be addressed in greater detail as appropriate at a later date. In any event, it is anticipated that any negative impacts subsequently identified can be satisfactorily mitigated.</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>a) No – The proposed site is not a public space at present.</p> <p>b) Yes – the size of the proposed site will provide opportunities for the creation of significant areas of both formal and informal public open spaces.</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? - Are there opportunities to create new walking/cycling routes or improve existing routes?</p>	<p>The site will provide opportunities for the creation of new walking/cycling routes in association with proposed development at Whiteness.</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>Yes, it may do in the longer term in association with the adjoining Whiteness development.</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>Yes, in association with improvements provided by the adjoining Whiteness development.</p>	

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	Yes	
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, the site will provide for a logical and sustainable expansion of the proposed development at Whitniss.	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?	No – not aware of any previous uses of the site which could lead to contamination issues. However, such matters will be addressed in greater detail at a later stage and mitigation applied, as appropriate.	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?	a) No b) Yes partly commercial woodland and partly agricultural land.	
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?	No	

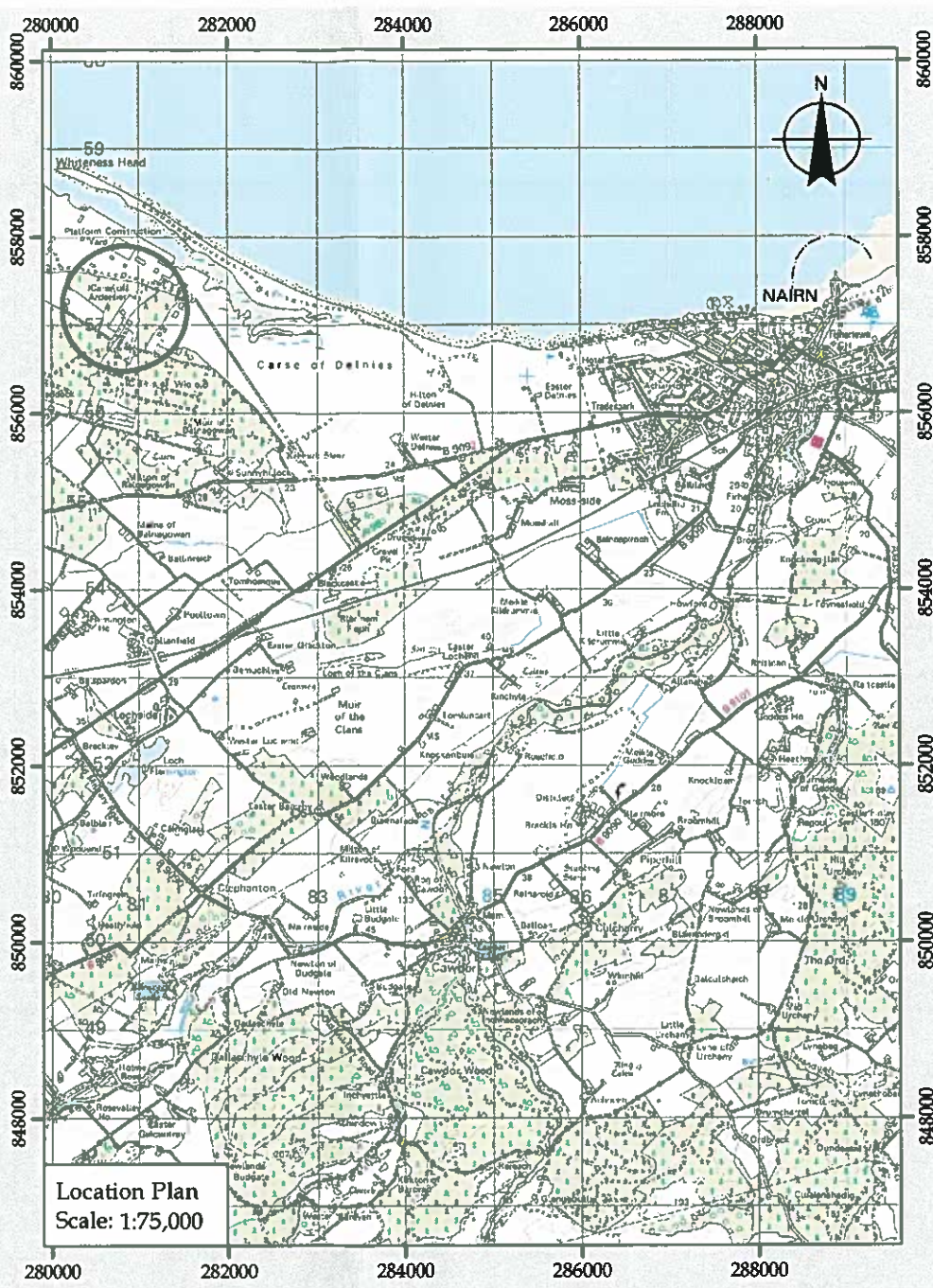
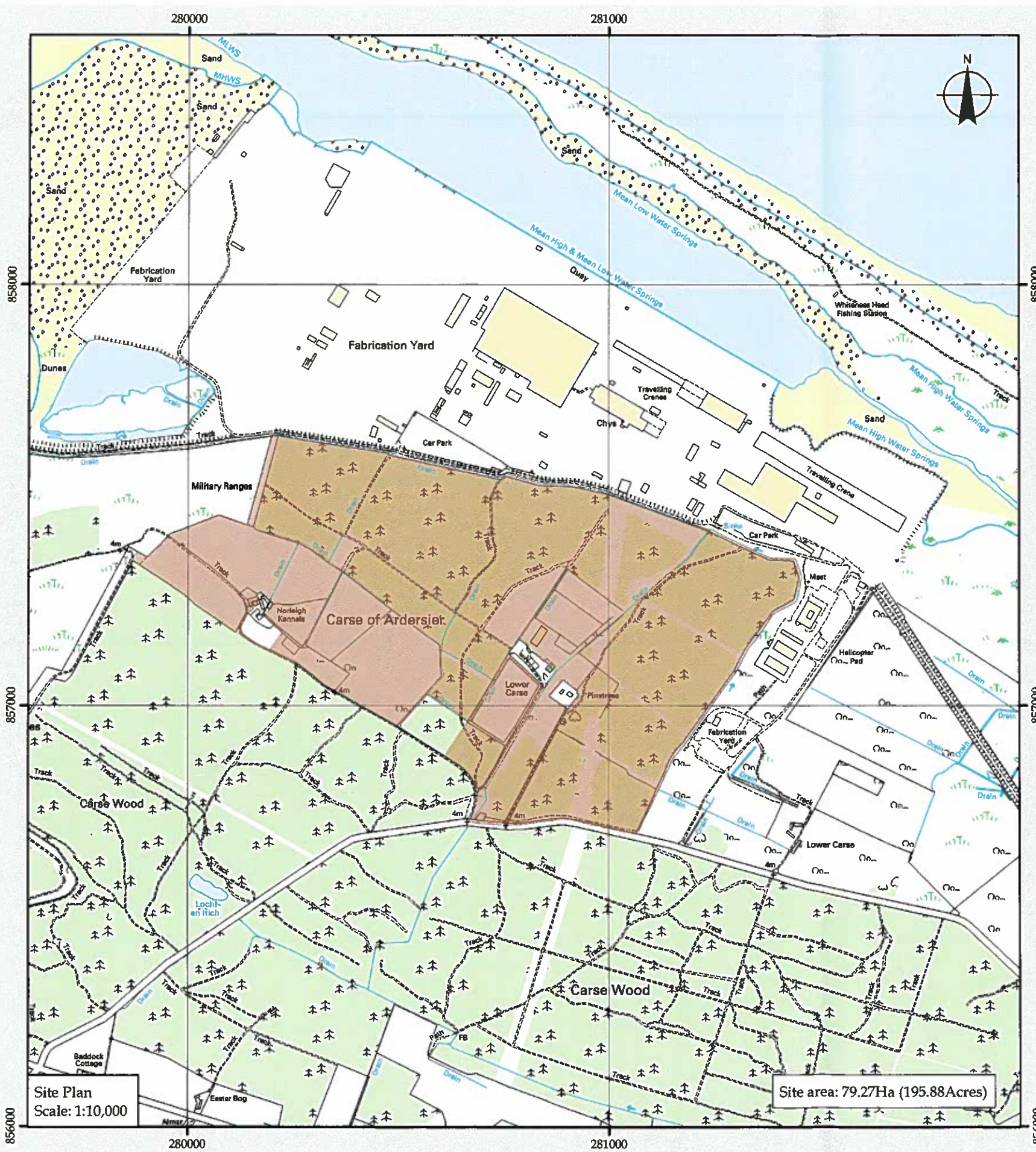
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any landscape designation?	Does the site conform with the Landscape Capacity Assessment (if available)? Will the site result in the removal of valued landscape features or negatively affect 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	The site will not directly impact on any landscape designations.
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?	The site will not affect any wild land.	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?	No	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?	No	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"?	No	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?	No, there are no known archaeological interests. However, such matters will be addressed in greater detail at a later stage and any archaeological interests subsequently identified will be protected, as appropriate.	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?	No	N/A

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>	<p>a) No.</p> <p>b) No.</p>	N/A
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>a) No evidence of any protected species at the present time but all necessary surveys and mitigation measures would be implemented as part of any future development of the site.</p> <p>b) Not known at the present time, but will be the subject of future detailed assessment as appropriate.</p>	
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?	Yes	There may be opportunities for renewable energy initiatives on a domestic scale.
20	Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local	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	Yes - a small part of the site is identified as being at risk.	The development of the area could be planned to mitigate long term flood risks.

	knowledge?	maps/view the map.aspx)		
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?	Not known at the present time, but will be the subject of future detailed assessment, as appropriate.	
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?	Yes – but no major watercourses.	N/A
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 site may offer opportunities for sustainable waste management depending on scale and nature of development.	
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?	Yes	
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 – the site is relatively flat so little alteration will be required to the land form.	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.	No	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?	Yes	It is envisaged that any development would be incorporated into the existing woodland thus providing a degree of shelter.
28	Will the site have any impact upon local air	Is the site near areas of employment or close to public transport? Such developments are	No – depending on public transport provision associated with wider Whiteness	

	quality?	less likely to result in additional traffic which may contribute to air pollution.	development	
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?	Yes	The site will comply with lighting obligations as required by the Highland Council. The site will have no additional street scale lighting other than that required by the council.
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?	a) Potentially yes. b) It is envisaged that any development would incorporate an access management plan.	The overall site is dominated by commercial woodland but it is envisaged that development could be incorporated into the woodland setting, thus retaining as much possible as part of any development proposals.
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?	Yes	The site would afford residents a variety of opportunities for recreation in the countryside and is in close proximity to many such opportunities.
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?	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?	a) No - There are no core paths through the site. b) No it will not affect an existing path in the Highland Path Record. c) It would be anticipated any development on the site would be subject to the preparation of an access management plan.	

	c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	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?		
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	N/A
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	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?	No	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?	No	N/A



Site Plan
Scale: 1:10,000

Site area: 79.27Ha (195.88Acres)

Location Plan
Scale: 1:75,000

Name:		
Client:		
The Dowager Countess Cawdor		
BOWLES		
Chartered Surveyors		
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Title:		
Inner Moray Firth Local Development Plan Whiteness, Ardersier		
Drawn:	Scales:	Date:
CEC	As noted	27th May 2011
Chk'd:	Dwg No.:	
AGD	1390 - GIS- 01A	
File: Q:\Client\Data\CA\NORVA\GIS\PROJECTS\Planning\1390_Whiteness_InnerMorayFirth_A3_REVA.mxd This plan is based upon the Ordnance Survey map with the name(s) of the Contributor of 1:50,000 (OS) © Crown Copyright 1999. All rights reserved. OS 100017613		