



SITE PLAN SCALE 1/500

STREETSCAPE OF AFFORDABLE UNITS SCALE 1/200

Verify all dimensions and levels.  
Do not scale from this drawing. This drawing is for information only. It is not to be used for construction without the consultant's approval and the specification. Any discrepancies to be referred to the Architect.

Drawn	Checked
AS SHOWN	JUN 08
Scale	A
07/24-100	
Drng No	Rev
SITE PLAN PROPOSED	

**Leslie R Hutt**  
Chartered Architect

**Client**  
NEOAREATH LTD

**Project**  
PROPOSED HOUSING  
DISTILLERY WOODS  
OLD MILL ROAD, TOMATIN

3 Year Plan  
12 051  
172 451-23556  
172 451-23114  
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Verify all dimensions and levels.  
Do not scale from this drawing. This drawing is to be used in conjunction with the site plan and elevations. Any discrepancies should be referred to the Architect.



Rev	Date

**Client**  
NEACREATH LTD

**Project**  
PROPOSED HOUSING  
DISTILLERY WOODS  
OLD MILL ROAD TOMATIN

**Detail**  
SITE PLAN EXISTING

Drw No	Rev
0/24/001	

Scale	Date
1/750	JUN 08

Drawn	Checked

**Leslie R Huft**  
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**Site Forms**

<b>YOUR DETAILS</b>	
<b>Your Name</b> (and organisation if applicable)	George Macleod
<b>Your Address / Contact Details</b>	28 Drummond Road
	Inverness
	IV24NF
<b>Landowner's Name</b> (if known / applicable)	George Macleod
<b>Agent</b> (if applicable)	Les Hutt Architects
<b>Agent's Address / Contact Details</b> (if applicable)	3 View Place
	Inverness
	IV2 4SA

<b>DETAILS OF SITE SUGGESTED</b>	
<b>Site Address</b>	Distillery Wood
<b>Site/Local Name</b> (if different from above)	Distillery Wood
<b>Site Size</b> (hectares)	Total site 68 hectres This element uses 5 hectares of the total area
<b>Grid Reference</b> (if known)	
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Mixed development low costs affordable housing and housing
<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	none
<b>Map</b>	Attached

<b>If you wish to suggest a site that should <u>not</u> be built on, fill in this form</b>	
<b>REASONS WHY YOUR SITE SHOULD BE SAFEGUARDED FROM BUILDING</b>	
<b>How do the public enjoy the space</b> - e.g. used for dog walking, children's play?	n/a
<b>What makes the site more special</b> than other areas in the village/town?	n/a
<b>Does the site have attractive or rare features</b> 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.*

<b>If you wish to suggest a site that should be built on, fill in this form</b>	
<b>REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION</b>	
<b>How can the site be serviced?</b> (give details of proposed access, foul drainage, surface water and water supply arrangements)	This site is ideal for this development as it was recommended for approval by HC Planning Ref 08/00547/FULIN . There is a severe lack of affordable houses in Tomatin area and this was supported during this previous application by HC Housing Department also. By providing a mix this allowed a high percentage of affordable houses 10 to 6 normal on this area which is the old disused water buildings for Tomatin Village
<b>FORM CONTINUES BELOW</b>	

**REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION**

<p><b>What are the site's constraints and how can they be resolved or reduced?</b> (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 is no flood risk and the drainage scheme was designed by Fairhursts and accepted by both HC and SEPA. The area is open ground with no habitat issues</p>
<p><b>What benefits will result to the wider community from the site's development?</b> (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>This will provide 10 affordable houses in an area of great need and where there is high percentage of tied houses in terms estates and distillery and the need for local people to get into their own houses.</p>
<p><b>What impact will there be on travel patterns from the site's development?</b> (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>This is within ½ mile of the school in Tomatin and the village centre and being adjacent to the remainder of the 68 Hectares of Distillery Wood affords walks which were planned in the original scheme.</p>
<p><b>Is the site well connected?</b> (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 is in Tomatin which is close to the A9 truck road and ideal access to Inverness in 20 minutes by Car</p>
<p><b>Is the site energy efficient?</b> (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)</p>	<p>The site design was to maximise the southern aspect so solar panels can be used on all hosues. High levels insulation and up to date heat retention methods will be adopted throughout the scheme.</p>
<p><b>What other negative impacts will the development have and how will they be resolved or offset?</b> (e.g. will the site's development increase any form of pollution or decrease public safety?)</p>	<p>There will be a upgrade of the existing access from Old Mill Road into the site as agreed with HC Roads Engineers at the time and the impact on Old Mill road is minimal</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?	Yes as this is adjoining Distillery Wood a with its walks and path network and by improving the access this affords better access to the wider woodland area	By creation of woodland parking and core paths networks
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?	This is adjoining Tomatin village and close to the School, Community Centre and the Village Shop/Inn	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?	BY subsidising the affordable houses this will be the developer contribution to this	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?	Yes the entrance to the Wood from Old Mill Road will be upgraded to HC standards to enable clear and unrestricted access to the site	Road upgrades
5	Is there scope for road	Will development incorporate on-site traffic	The new road will have single width with	In road design

	safety measures as part of the development of the site?	calming measures (e.g. speed bumps) or street lighting? Will it incorporate the principles of Designing Streets available via: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>	passing areas to ensure traffic speeds are restricted and safety is paramount in the road designs which were approved by HC Roads Engineers	
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	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	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: <a href="http://scotland.gov.uk/Publications/2010/01/26135819/0">http://scotland.gov.uk/Publications/2010/01/26135819/0</a> ) 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 site was the original now redundant water works buildings where water for the village was treated and filtered and this site was bought by us.  Part of the land is open ground around the old water works and areas that were previously felled.	n/a  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?	We believe it is within the settlement boundary as discussed at previous application and is a natural extension of the village within the relevant guidelines.	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	By altering the land levels the housing will all be set into the slopes thereby the upper roof ridges will be well below the upper levels of the woodland so not at all affecting the views.	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?	No	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	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	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	No  No	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?	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)	No	n/a
	b) Will the site affect any other important species for the natural heritage?	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?	No	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 or a wind turbine?	All houses will be fitted with Solar Panels	n/a
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: <a href="http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx">http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx</a> )	No	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?	This has been addressed in the site investigations and surveys carried out by Fairhursts Engineers on our behalf and accepted by HC Planning	As stated by design
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?	No	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?	All will be collected by HC refuse system	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?	Yes	n/a
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?	As per question 21	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?	We have ensured the layout best protects the houses for the weather in the area and all are southern facing.	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.	No	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?	No	n/a
30	a) Will it the site affect 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?	No	n/a

	b) Will the site provide opportunities to enhance the present green network of the area?	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?	Yes we proposed an extensive new paths network in the remainder of the woodland to support the scheme	New paths network and parking provided for woodland
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 as stated above	N/a
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?	We are in this development creating core paths  No  Yes as stated by the creation of core paths in the adjacent woodland	n/a  n/a
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	No	n/a

		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?	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

**LANDSCAPE IMPACT, SUPPORT FOR THE COMMUNITY  
& PLANNING POLICY COMPLIANCE**

**Supporting Comment by Applicant, Neacreath Ltd**

Comment is submitted further to a meeting on 27 November 2008 between the case officer Jim Harbison and the applicant's Architect Less Hutt and Town Planner Roy Stirrat.

It was agreed that further applicant comment would be submitted on the site's integration within the village, visual impact and planning policy compliance.

Integration within the Village of Tomatin

The site lies just outwith the local plan settlement boundary on land recently cleared of commercial forestry. Housing here, however, would integrate closely with established housing on Old Mill Road and would be in close proximity to the new primary school. The site, therefore, represents a natural extension of the village. It is not further than other housing in Tomatin from the village centre, at the junction of Old Mill Road and the main road through the village.

Site development for housing including a significant affordable component would bolster the community. It is, indeed, a principal motive of the applicant as there is a recognised need for low cost housing in Tomatin. Site development is not constrained by site servicing constraints or other site specific issues.

Proposed housing takes careful account of the sloping nature of the site and integrates two levels of houses, carefully and appropriately designed, with tree and shrub planting to augment that existing. It is now also proposed that all the houses will adopt dark coloured roof and wall materials to further lessen visual impact and aid landscape integration.

Landscape Integration

The village is visually diverse, with the presence of sloping ground and mature conifer trees much in evidence. Development on the east side of the village through-road, including the village hall, is generally of reduced depth and more open to view. The west side, however, is more complex.

The village south of the bridge over the Allt Neacreath river includes Local Plan housing development Sites 4 & 5 south of Hazelbank, on high ground visually open to the south but tree screened from the village centre to the north. North of the bridge mature conifer trees screen overall views, and provide only a brief view of the proposal site.

At village level the proposal site is not obvious being largely screened by mature trees along the banks of the Allt Neacreath. When developed the site and its low visually muted housing will remain discrete with little impact by day or night. If street lighting could be low level, or even not present in conformity with Sites 4 & 5 where residents have chosen not to utilise installed road cabling, then visual impact could be even further reduced.

The proposal site is also not open to view from Sites 4 & 5, although they sit at a similar level, due to ground topography and the presence of screening mature conifer trees; this is likely to remain the situation even when housing here and on the proposal site are completed.

The proposal site is not seen at all when approaching Tomatin from the south. Nor is it seen when approaching from the A9 direction from the north, although Sites 4 & 5 are slightly apparent. But when approaching primary school access road junction the presence of the major larch tree belt which wraps round the school almost totally screens the proposal site.

The main view of Tomatin is from the A9 and the railway but even from these two elevated vantage points the proposal site is almost completely hidden. The southern end of the village is open to view, but the village centre and the proposal site are screened by tall trees. When viewed in either direction from the A9, usually from a vehicle travelling at speeds of 40 -70mph, there is only a fleeting view of the southern end of the village; and even this view is partly blocked by the presence of the railway bridge structure. From the railway line, again, the village view is mainly of the southern end with the centre and the proposal site screened from view by the mature trees.

### Planning Policies

The Tomatin settlement boundary in the Inverness Local Plan (adopted March 2006) denotes an extremely widely dispersed community which takes in a range of scattered diverse land uses, including the village centre located furthest from the A9.

The proposed site's location, however, is closely related to the village centre. It is not an isolated site possibly open for consideration in terms of Local Plan Background Policies. Policy BP2 permits development unless this would be likely to have significant adverse effects and, if so, would still be permitted if these are outweighed by social or economic benefits; and Policy BP3 presumes against development particularly where there would be significant damage to heritage, amenity of public health.

It is apparent, however, that the proposal has important social and economic benefits to the community of Tomatin, and that site development will have extremely limited impact on the landscape heritage of the village and its immediately surrounding area.

The site's location just outwith the settlement boundary therefore should not preclude positive consideration of the proposal. The Local Plan policy presumption against is not a total prohibition but seeks to protect against sporadic development in order to protect a settlement's landscape setting or avoid adversely affecting their longer term expansion.

As has been demonstrated site development will only have a slight visual impact and the landscape setting of Tomatin will not be affected. It is also unlikely that further land will be brought forward at some future date for housing development on former forestry land on higher ground above the proposal site as climate, visual exposure and precedent militate against.

There is thus Local Plan policy support for current consideration of the proposal.

It is also apparent that the proposal conforms with Structure Plan strategic planning Policy G1 by demonstrating compliance with the Design for Sustainability criteria of Policy G2. Site development :

- Is compatible with existing service provision (water and sewerage, drainage, roads, schools, electricity)
- is accessible by public transport (local bus), cycling and walking, as well as car
- maximises energy efficiency in terms of location (close to the village centre), layout (cohesive, double sided road development) and design (southern orientation)

- is not affected by significant risk from natural hazards
- makes part use of a brownfield site (derelict existing buildings of a former water supply service)
- has limited impact on individual (there is no existing house adjacent or nearby) and community residential impact (utilisation of Old Mill Road for site traffic will be of limited additional impact and lesser in number than that generated by existing properties)
- has very limited resource impact on landscape and scenery, and the local freshwater system
- demonstrates sensitive siting and high quality design
- promotes community vitality (by supporting existing services and facilities, and in recognition that the economic viability of the village shop may be in question)
- accommodates a range of sectors of the community by providing a housing scheme of attraction to socially varied occupiers
- contributes to the economic and social development of the community of Tomatin

### Conclusion

The immediate response of the local planning authority was to regard the application as a departure from the development plan.

It is submitted, however, that there are many related aspects of the proposal that require positive consideration and many grounds for supporting the proposal in conformity with development plan policies.

02 December 2008  
Stirrat Planning Consultancy



RIDGE MAXIMUM HEIGHT

WATERWORKS BUILDING  
BEHIND TREE LINE

ZOOMED IN VIEW FROM RAIGBEG BESIDE VAIDUCT