

INNER MORAY FIRTH • Linne Mhoireibh A-staigh

Call for Sites • Gairm airson Làraich



Where should future building
go and which areas should be
protected?

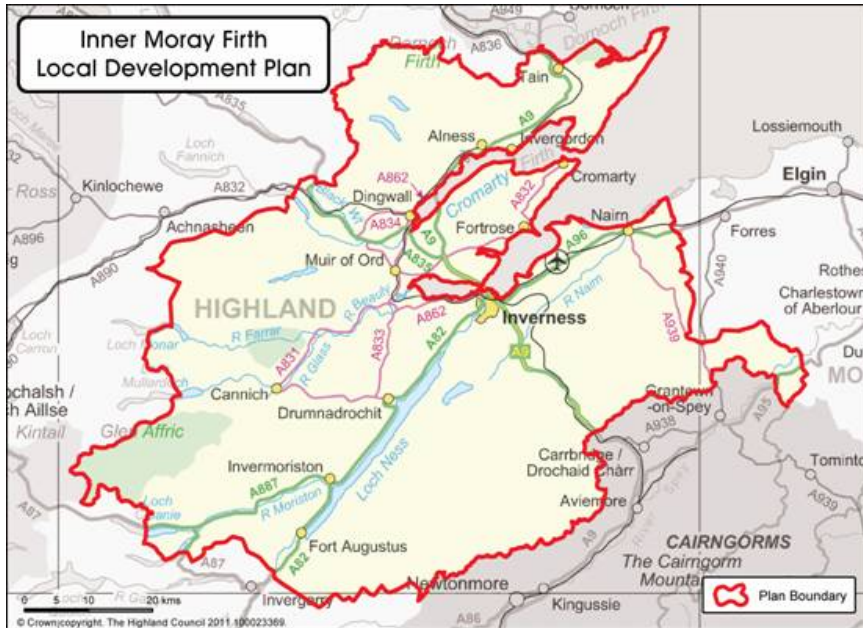


January 2011

Faoilleach 2011

Purpose

We are seeking your **suggestions on which land, in the next 10 years, should be built on and which areas should be protected across the Inner Moray Firth (as shown on the map below).**



Who Should Respond to the “Call for Sites”?

Anyone that in the next 10 years may wish to:

- promote a building project for any kind of development (we are particularly inviting larger scale proposals - e.g. 10 or more houses), and/or;
- safeguard an area of cherished public open space from building.

Easy Read Guide

This document is written for the general public. *Landowners, developers, agents and those interested in the complexities of the development process should also read the technical information on page 3 and further material available via the Council’s web-site www.highland.gov.uk.*

Why Is It Important to Make Suggestions?

This *Call for Sites* is the first step in producing a document called the Inner Moray Firth Local Development Plan (the *Plan*). This *Plan* and other Highland local development plans are important because they tell people where the Council is likely to support planning applications and where it is not. You may have already heard about the Highland wide Local Development Plan. This provides the “bigger picture” on development across Highland. The *Plan* will provide the local detail. These documents therefore affect the use and value of land and property. They are also a factor in public investment decisions - for example - new sewers, new schools and new bus routes will follow the location of new development.

How do I Submit My Suggestions?

Please write down your ideas and send them to us - do this by filling in the *Site Forms* for each parcel of land you have a suggestion for.

How do I Fill in the *Site Forms*?

We need as much information as possible to decide whether your suggestions should be included in the Council’s *Plan*. The better the reasons for the site’s inclusion then the more chance it will be included.

Please:

- use separate *Site Forms* for each site suggested;
- draw the boundary of the site you're suggesting on a map and attach this to the *Site Forms* (try and use a detailed Ordnance Survey base map if at all possible (these can be purchased from <http://maps.blackwell.co.uk/> or if your site is within or close to a large village or town then photocopy one of our existing local plan maps (available via: <http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/> and add your suggestion) although a hand drawn map will suffice);
- note we can't keep your suggestion confidential because this is a public process;
- note however we will redact (exclude or blackout) all private phone numbers, e-mail addresses and signatures from whatever you send in before it can be seen by others;
- provide full contact information so we can come back to you if we need to clarify anything.

When & Where Should I Submit my Suggestions?

Please send your completed *Site Forms* and maps to be received by 29th April 2011 to:

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

Or preferably by e-mail to:
imfldp@highland.gov.uk

What Happens After I've Submitted My Suggestions?

We will:

- let you know we have received your suggestion and then compare and assess it against others and information we have collected (about the area's building needs and constraints to building);
- then produce the first draft of the *Plan* called a *Main Issues Report* which will contain options for sites to be built on or safeguarded from building - you can then see whether your ideas have been included or not;
- invite views on these site options;
- then decide which of the options to keep;
- invite objections to any of the sites the Council has decided to keep - you can object at this point if your site suggestion has not been included or kept;
- refer objections to an independent person (a Scottish Government appointed *Reporter*) for him/her to test the merits of the views of objectors and the Council about each contested site, and;
- produce the finished *Plan* including the changes recommended by the *Reporter*.

As you can see the current "*Call for Sites*" is only the start of a relatively long process. You will not get a final answer to your suggestion for 2-3 years.

Why Does it Take so Long to Decide Where to Build?

This is because the *Plan* is a statutory document. As such, it involves several chances for anyone with an interest in the environment around us to have their say whether for or against. Also to ensure

fairness, objections are heard and decided upon by a person independent of the Council and objectors.

What Should I do if I Want a Quicker Answer to My Building Suggestion?

You should consider lodging a planning application. However, large scale building proposals that don't have any support within the Council's existing *Plan* have less chance of obtaining planning permission. There is no Council fee to submit your suggestions on the *Plan* so responding to the "*Call for Sites*" is particularly suitable for those landowners looking at development potential in the longer term but who do not want to incur the cost and risk of a planning application.

Site Forms

Fill in and return one of the forms below for each site suggestion (remember to append a map for each and continue on separate sheet(s) if necessary). **The forms are available on the Council's web-site and can be e-mailed to anyone who requests them by phoning the number below.**

Queries

If you would like further information or have any other queries please contact Tim Stott on 01463 702265 or e-mail imfldp@highland.gov.uk

Further Information

The Council's web-site www.highland.gov.uk (search for "imfldp") will provide comprehensive information on the *Plan* throughout its progress.

This "*Call for Sites*" is the first step in the Council's production of a detailed local development plan for the Inner Moray Firth. The area covered by the Plan stretches from Tain round to Nairn and as far south as Fort Augustus and the Cairngorms National Park boundary. The western boundary encloses Garve and Strathconon.

For larger and more complex development proposals requiring the submission of more information, landowners, developers and/or agents may wish to copy and expand the forms which are available as Word or Excel templates on the Council's web-site.

It is proposed that the *Plan* will have a streamlined format and will therefore focus mainly on larger development proposals and areas to be safeguarded in the main towns and villages in the area. We welcome other site suggestions in other smaller places but these ideas may be redirected to our Area Offices so they can offer advice prior to the submission of any planning application.

Landowners, developers and/or agents do not need to suggest sites which are already allocated in an adopted local plan unless they wish to suggest a material change to the nature of that allocation - e.g. they wish to increase the site's capacity, amend the boundary, change the use or uses of the site or reduce listed developer requirements. The *Plan* will carry forward the principles and fill in the detail of the Highland wide Local Development Plan (as approved post Examination).

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	
Your Address / Contact Details	
Landowner's Name (if known / applicable)	George Cruikshank
Agent (if applicable)	Francis Jones M+J Home-works
Agent's Address / Contact Details (if applicable)	Ballavoulin Milton Drumnadrochit IV63 6UA

DETAILS OF SITE SUGGESTED	
Site Address	West End Garage, Milton, Drum.
Site/Local Name (if different from above)	
Site Size (hectares)	0.474 Ha
Grid Reference (if known)	NH498301
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	5 units
Map	See attached exist. and proposed maps

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)	The site is currently a 'filling station' and 'workshop' and has access and egress from 2 points along the A831; The site currently has connection to the foul sewer, in the A831, via a 150mm dia drain; Surface water is currently to soakaways; Existing water supplies currently serve the garage and workshop. Scottish Water will verify additional supply following a successful application.
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>	<ol style="list-style-type: none"> 1. The site's primary constraint is its location close to the River Enrick which has been known to flood in the past. However a Report carried out by Jacobs Babbie in 2006 identified this particular site as not within the flood risk area; 2. The site is currently being used as a fuel filling station and MOT testing and vehicle repair facility. Contamination will therefore be a consideration. 3. Trees would not need to be felled and no known archaeological features are apparent.
<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>There is a growing demand in the Drumnadrochit area for housing both market value and 'affordable'. The site is within walking and cycling distance from all local amenities, including the Primary and Secondary schools. The current use of the site is inefficient and the facility, in its present state, is showing signs of deterioration. Considerable funds would need to be invested to give the existing facility a new 'lease of life' but the existing owner is not looking to this as an option. The site, as a 'going concern', has been marketed for more than 4 years without sale.</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>Walking and cycling from the site itself will increase as a result of any development, as the site is approximately 1 mile from the village centre.</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>As the site is within 1 mile of the village the 'average' travel time to community facilities should be largely unaffected. The proposed site is on the outskirts of the small village of Milton and can therefore be considered a part of Milton. Furthermore adjacent residential properties would render this site an ideal site for further residential use.</p>
<p>Is the site energy efficient? (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)</p>	<p>The site would provide enough area to allow houses to be orientated to take advantage of solar thermal and PV generation, along with the additional size needed for additional insulation to the walls. Furthermore the site is served by a 3-phase electricity supply making connection to the Grid to take advantage of available Feed-in Tariffs a greater possibility. The site would also be suitable for a 'district' type heating system using a pellet boiler.</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>It is not envisaged that this type of development would have any negative impact.</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 open space affected;</p> <p>b) No open space could be provided as part of the development.</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 site would only encourage walking and cycling due to its proximity to local facilities ie. the village centre. Furthermore the bus stop at the entrance to the village of Milton is approximately 300m from the site, encouraging the use of public transport for longer journeys.</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>It is unlikely within the current housing market, along with the size and nature of the proposed development, that this would be a realistic possibility.</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>Amendments to the local road network are not considered necessary</p>	
5	<p>Is there scope for road</p>	<p>Will development incorporate on-site traffic</p>	<p>The site is of such a small size as to naturally</p>	

	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: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	limit the speed of on-site traffic, therefore no 'calming measures' are considered to be necessary.	
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 existing 'bad neighbour' uses nearby	
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?	Due to the nature of the current use of the land 'contaminated land' issues exist and an initial appraisal and cost has been explored by the owner. Further exploration of this would however be required.	
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) the site is currently being used, as stated above. b) the site is not 'greenfield'.	
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 site is within the current settlement boundary.	
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any	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	It is envisaged that improvements to the site which would accompany any proposed development will enhance the landscape character of the area.	

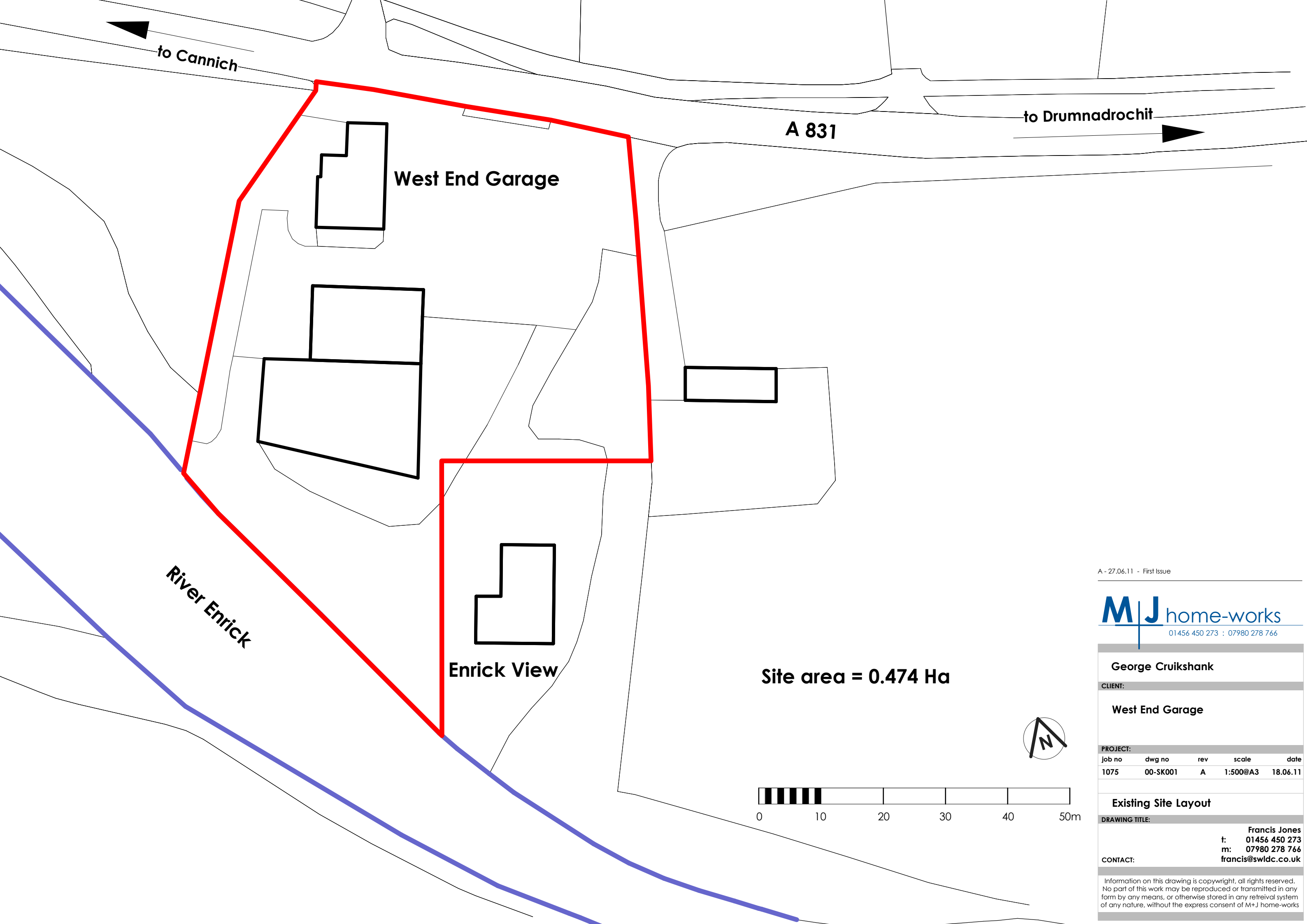
	landscape designation?	a National Scenic Area or Special Landscape Area, having regard to their special qualities?		
11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (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?	Areas with qualities of wildness would not be affected.	
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 importance to nature conservation? b) Will the site affect any	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	a) No b) No	

	other important habitat for the natural heritage?	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?		
18	a) Will the site affect any protected species? b) Will the site affect any other important species for the natural heritage?	a) Will the site affect any European Protected Species, Badgers and species (birds, animals and plants) protected under the Wildlife and Countryside Act 1981 as amended. If such a species may be present on or near the site, a survey should be carried out to inform this assessment (for which a licence from SNH may be required) b) Will the site affect species listed in the UK and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive?	a) No b) No	
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?	Possible site for a district heating scheme, using biomass, along with solar thermal panels and solar PV panels.	
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)	No	
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 land form and level changes are anticipated.	
22	Is there a watercourse, loch or sea within or	Will there be any culverting, diversion or channelling of existing watercourses?	Yes, River Enrick adjacent to the site. protection should be afforded by Planning	

	adjacent to the site? If yes, how will the water environment be protected from development?		Condition.	
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?	Household waste will need to be collected in the normal way, along with recyclable waste. There is no anticipated opportunity for on-site waste management.	
24	Can the site be connected to the public water and sewerage system?	Can the site be connected at reasonable cost? If not, what alternative is proposed?	Public water and sewerage already exist on site and extension of these should be easily achievable.	
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?	The site is sheltered from the prevailing wind and has a SE aspect.	
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	a) Will it 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,	a) No	

	b) Will the site provide opportunities to enhance the present green network of the area?	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 move where at present there is an obstacle?	b) 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?	Yes, due to the site' proximity to local greenspace , its networks and the general green environment	
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?	a) No b) No c) No	
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,	No	

		areas with natural processes, rock exposures for study?)		
34	Will soil quality and capability of the site be adversely affected?	Will the site result in a loss of soil due to development or removal of good quality soil from the site? Is the site on land identified as Prime Quality Agricultural Land?	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	



A - 27.06.11 - First Issue



George Cruikshank

CLIENT:

West End Garage

PROJECT:

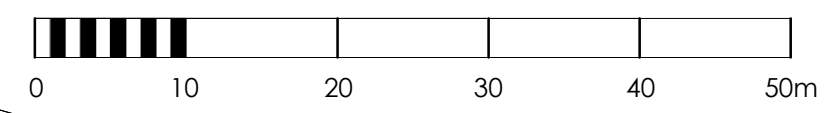
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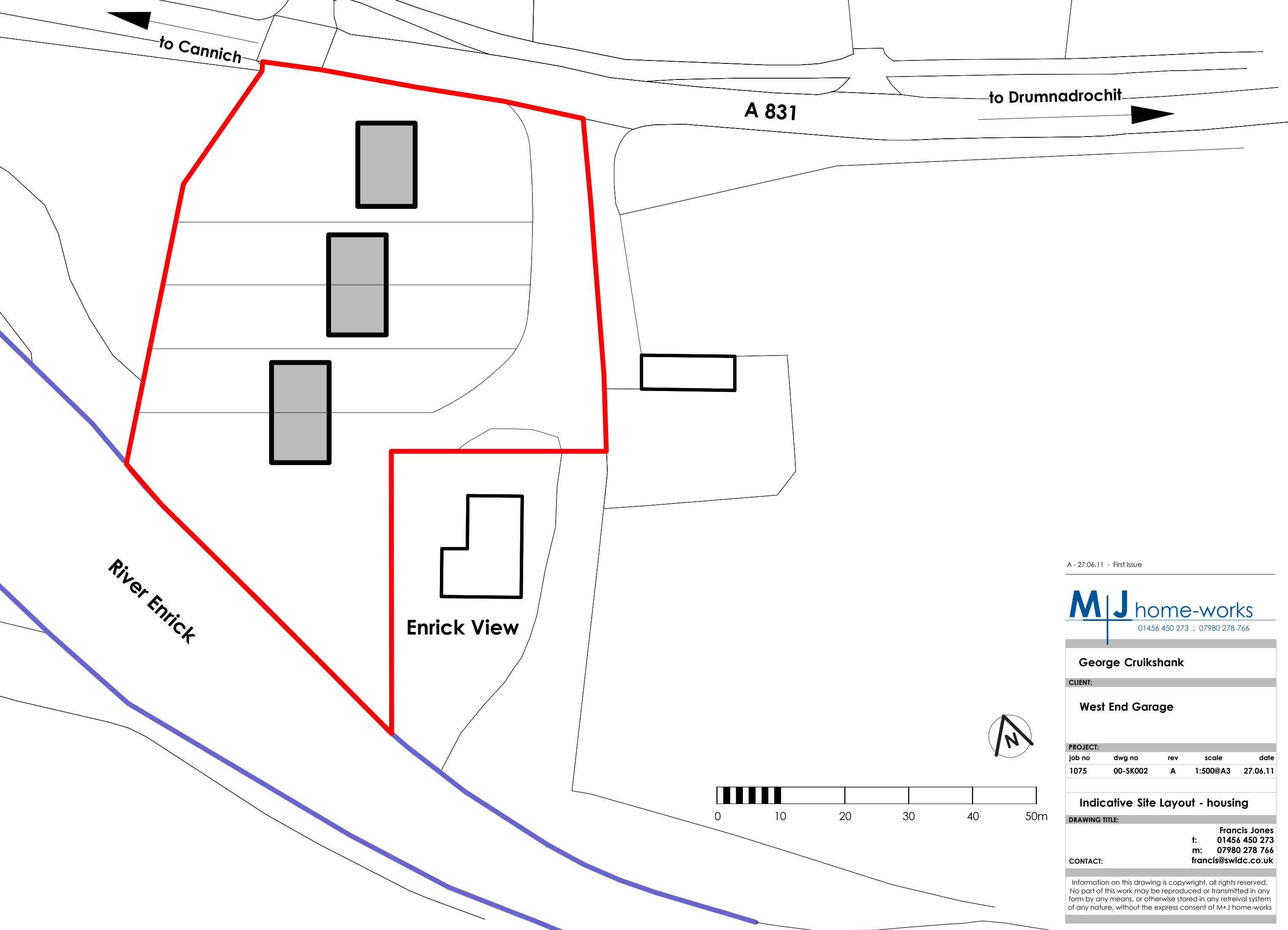
Existing Site Layout

DRAWING TITLE:

CONTACT: Francis Jones
 t: 01456 450 273
 m: 07980 278 766
 francis@swldc.co.uk

Site area = 0.474 Ha





A - 27.06.11 - First Issue



George Cruikshank

CLIENT:

West End Garage

PROJECT:

job no	dwg no	rev	scale	date
1075	00-SK002	A	1:500@A3	27.06.11

Indicative Site Layout - housing

DRAWING TITLE:

CONTACT: Francis Jones
t: 01456 450 273
m: 07980 278 766
francis@swldc.co.uk

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