

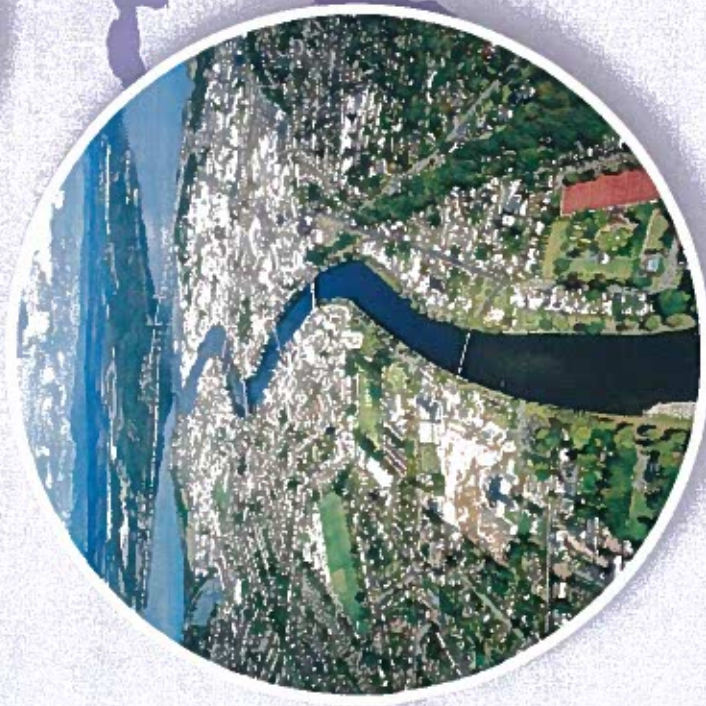
INNER MORAY FIRTH • Linne Mhoireibh A-staigh

Call for Sites • Gairm airson Làraich



Where should future building
go and which areas should be

protected?

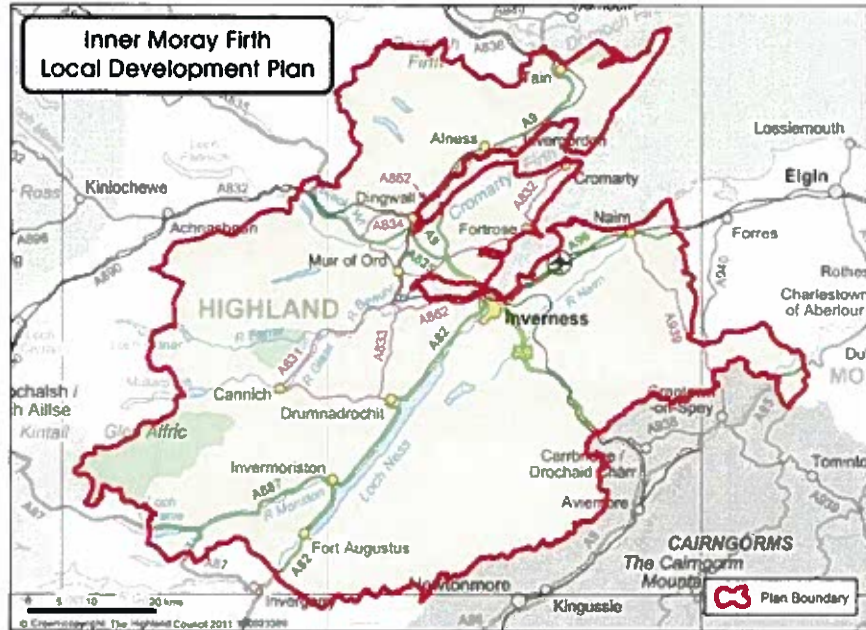


January 2011

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 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. 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;

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	JAMES M CAMERON
Your Address / Contact Details	BALNAKYLE FARM MUNLOCHY ROSS-SHIRE IV8-8PF
Landowner's Name (if known / applicable)	AS ABOVE
Agent (if applicable)	/
Agent's Address / Contact Details (if applicable)	/

DETAILS OF SITE SUGGESTED	
Site Address	LAND WEST RYEFIELD FARM TORE
Site/Local Name (if different from above)	
Site Size (hectares)	16.88 HA
Grid Reference (if known)	NOT KNOWN.
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	HOUSING / AFFORDABLE HOUSING / RETAIL / COMMUNITY
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	150 Houses +
Map	(please attach a map of the site ideally on an Ordnance Survey base)

* See Map 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?	
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)	This Site has excellent access to the A9 trunk road system via Tore round-a-bout. As this would be a major development I believe foul drainage could be achieved by being piped to either Kessock or Muir of Ord water treatment plants.

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>At Present the Site does not flood, there are no valued trees within the boundaries of the area proposed and no other heritage features are likely to be affected. The area is poor quality farmland due to having stoney and sandy areas which do not crop to average levels.</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>I believe the development will increase infrastructure capacity for others ie - roads, water and waste water, within the area I believe there should be an area used for affordable housing and due to town being so close to Inverness + Dingwall I believe there is an unmet demand for housing in this 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>I believe that with the site having excellent access to the trunk road network and only being 10 minutes from Inverness + Dingwall public transport demand would increase and take cars off the road due to this development for commuters.</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>I believe there is room within the masterplan for this site to have community + commercial facilities which would be of benefit to the existing community and to the wider area.</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>I believe it is important that in this day and age all developments are as energy efficient as possible and I don't see why this development can't be as energy efficient as any other.</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>I believe the main benefit of this site is its close links to Inverness and Dingwall, with the help of public transport I believe cars will be taken off the roads which will decrease pollution and help 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?	The Site will not have any impact on any public open space and I believe there is room for a park or play area to be built within the site	
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?	The Site is next to an existing community and could well provide community/commercial buildings within walking distance of existing residential areas.	
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?	Subject to the size of the development and the number of houses planning permission was granted for a set term subsidy is certainly something that would be considered.	
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?	I believe that may need to be the case with junctions ect.	
5	Is there scope for road	Will development incorporate on-site traffic	yes	

	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	Safety measures would be a very important part of the planning of the development.	
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.	
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.	
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?	NO. The site is presently used for Agriculture but is not prime 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.	

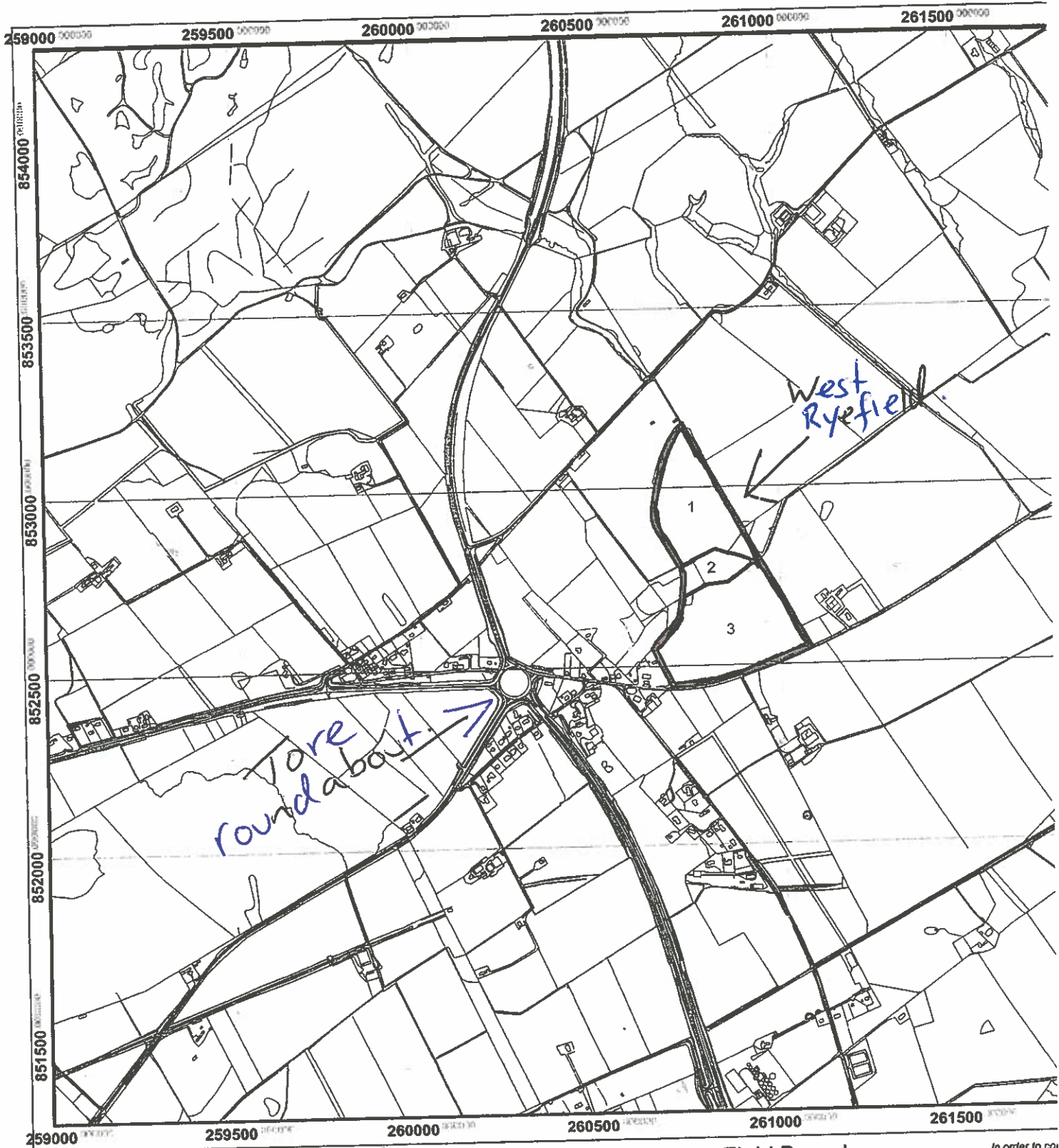
11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (These areas are identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside) and areas of Remote 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 importance to nature conservation?	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	
	b) Will the site affect any other important habitat for the natural heritage?	b) Is any part of the site within or likely to affect non-statutory features identified as being of nature conservation importance e.g.	NO	

		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?	NO	
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?	NO 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?	District heating system or solar panels could form part of the development.	
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?	I Do not believe so.	
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water	Will there be any culverting, diversion or channelling of existing watercourses?	yes, Culvert or Channelling could be used for water course.	

	environment be protected from development?		Buffer Zone ect.	
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?	Depends on Scale 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?	Depending on Scale of development I believe it can be.	
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?	Some reContouring would be required.	
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?	I believe So.	
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?	I believe Street lighting would be required.	
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.	

	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?	This may be Possible	
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	a) Will the site affect any core paths or right of way? b) Will the site affect any other existing paths or outdoor access opportunities? c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	a) Is a diversion of a core path or right of way required? Will there be any impact on the usability of a core path or right of way? b) Will it affect an existing path in the Highland Path Record? Will it provide additional access opportunities or adversely affect access opportunities afforded by the Land Reform (Scotland) Act 2003? c) Will new paths be created within and beyond the site? Will any existing paths be improved e.g. to increase accessibility to a wider range of users? Will the site help to realise priorities identified in the Council's outdoor access strategy or aspirational paths identified in the core path plans?	NO. NO. It may be Possible for Paths to be Created.	
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?	The site is not Prime agricultural land.	
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.	



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More
roundabout →

West
Ryefield →

Blue Field Boundary

Scale 1:15,000



1 cm equals 150 Metres
1 cm equals 164 Yards
1 inch equals 417 Yards

0 0.1 0.2 Miles

0 0.4 0.8 Kilometres

H.C. PLANNING AND
DEVELOPMENT SERVICE

14 FEB 2011

PASS TO	INITIALS	DATE
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can only be u.
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