

Kirsty McCreath

From: Yvonne [Yvonne@ghjohnston.co.uk]
Sent: 28 April 2011 14:42
To: imfldp
Subject: 2034 - Call for Sites - Newmill, Auldearn

Dear Sir/Madam

Please find attached the Call for Sites submission on behalf of Mr & Mrs G Nicolson in respect of land at Newmill, Auldearn.

*Thanks,
Yvonne*

*Yvonne Macdonald
Planning Administrator*

*G H Johnston Building Consultants Ltd
Willow House
Stoneyfield Business Park
Inverness
IV2 7PA
Tel: (01463) 237229
Fax: (01463) 243258
Email: yvonne@ghjohnston.co.uk
Registration No: 155154
Incorporated in Scotland*

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Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	ALAN OGILVIE GH Johnston Building Consultants Ltd
Your Address / Contact Details	Agent – see below
Landowner's Name (if known / applicable)	M Tulloch
Agent (if applicable)	GH Johnston Building Consultants Ltd
Agent's Address / Contact Details (if applicable)	Willow House
	Stoneyfield Business Park
	Inverness
	IV2 7PA

DETAILS OF SITE SUGGESTED	
Site Address	Newmill, Auldearn
Site/Local Name (if different from above)	
Site Size (hectares)	3.25 ha.
Grid Reference (if known)	NH 9157 5462
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing including affordable (25%) & open space.
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	10 house plots
Map	A map of the land outlined in red on an Ordnance Survey base 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)	See Sketch Development Framework plan. <ul style="list-style-type: none"> ▪ Access from the B9101 Auldearn to Geddes road and the Auldearn to Lethen C road. ▪ Foul drainage to be pumped to the Auldearn system which has capacity. ▪ Water supply from the local network and Inverness Loch Ashie WTW with capacity for 2000 housing units equivalent.
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>	<ul style="list-style-type: none"> ▪ Some of the site is indicated on the SEPA map as being at risk of flooding from the Auldearn Burn. A more detailed Flood Risk Assessment would be required. ▪ The development areas lie at the margins of Grade 3 agricultural land. ▪ A high pressure gas main runs along the northern edge of the site and has a consultation distance of 155 metres. ▪ Areas of woodland lie adjacent to the southern boundary. Development will require to be set back appropriate distances from the trees.
<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>	<ul style="list-style-type: none"> ▪ Identify the whole of Newmill as a settlement with capacity for more development. ▪ Residential development will require compliance with the Council's affordable housing policies. ▪ Meet the demand for low density housing development in a rural community. ▪ Potential connection of existing and proposed development to a public drainage system.
<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>	<ul style="list-style-type: none"> ▪ The centre of Auldearn with its range of community and commercial facilities, and local bus service, is located approximately 1 km from the site. ▪ A remote footpath connection to Auldearn village exists through the tree belt to the east of the Lethen road. The intention would also be to provide remote paths connecting to this and the existing settlement to encourage walking and cycling.
<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>	<ul style="list-style-type: none"> ▪ As indicated above, a remote footpath connection to Auldearn village exists through the tree belt to the east of the Lethen road. ▪ The B9101 and Lethen roads are the main vehicular accesses. ▪ Access is provided to Nairn via the Newmill road and Granny Barbour's Road, which are popular with cyclists and walkers.
<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 has a mostly northern aspect but siting buildings further from the trees will allow for passive solar gain.</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>None that we are aware of.</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) Not in terms of existing open space.</p> <p>b) Yes, if land is allocated for development and will include a play area that could serve the wider settlement.</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>	<ul style="list-style-type: none"> ▪ Not within 400 m of existing or proposed community/ commercial buildings. ▪ There are opportunities to create new walking/cycling routes or improve existing routes. 	<p>Create new walking/cycling routes and improve and/or connect to existing routes. See Sketch Development Framework plan.</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>In view of recent experience with planning applications elsewhere in Highland, this is expected.</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>These will be for TECS to identify and advise on.</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, it is understood that such measures are expected of most developments.	Remote path connections to the existing path network.
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?	Within the consultation distance of a high pressure gas main.	Set buildings back at least 10 metres from the pipeline.
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?	a) No b) Yes, as it is part of but on the margins of an existing working farm business unit – Househill Mains, Nairn.	
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	<ul style="list-style-type: none"> ▪ To our knowledge no Landscape Capacity Assessment has been carried out for Nairn. ▪ Not in an NSA or SLA 	

		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?	Not in an area of Wild Land or remote coast.	
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 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	a) No b) No	

	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? 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) Unknown at this stage. b) Unknown	
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?	Scope to provide in the detailed development of the site.	
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)	Yes as it is close to the Auldearn Burn.	Undertake a Flood Risk Assessment.
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?	Unknown at this stage.	
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?	Yes, the Auldearn Burn and tributary stream. Culverting, diversion or channelling of these is not proposed.	Development will be set back from these.

	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?	Yes, under normal household waste conditions.	
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?	Capacity is known to exist but details of specific connection requirements will be clarified with Scottish Water following allocation of land in the LDP.	
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?	The land being promoted for development is gently sloping and unlikely to require significant re-contouring etc.	
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?	Generally not sheltered from the prevailing wind.	
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?	Street lighting may be required but not floodlighting.	
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?	a) No. The intention is to leave these features untouched by development.	

	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?	b) Yes. The intention would also be to provide paths linking to the south and east with the natural features beyond.	b) Open space, tree planting and landscaping around the margins of the development area.
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. See 30 above.	
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) Yes, as advised above. See also the Sketch Development Framework plan.	
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	

		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?	The site is on the margins of land identified as Prime Quality 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	

LAND AT NEWMILL, AULDEARN

SKETCH DEVELOPMENT FRAMEWORK



G. H. JOHNSTON BUILDING CONSULTANTS LTD



LAND AT NEWMILL, AULDEARN

SITE PLAN



G. H. JOHNSTON BUILDING CONSULTANTS LTD

