

**Site Forms**

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

<b>DETAILS OF SITE SUGGESTED</b>	
<b>Site Address</b>	Househill Mains Farm, Nairn
<b>Site/Local Name</b> (if different from above)	
<b>Site Size</b> (hectares)	89.4 ha farm with 41 ha. indicated for development
<b>Grid Reference</b> (if known)	NH 8929 5537
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Housing, employment, community (including cemetery extension), retail, tourism & open space.
<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	Not applicable at this stage.
<b>Map</b>	A map of the land outlined in red on an Ordnance Survey base 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?	
<b>What makes the site more special</b> than other areas in the village/town?	
<b>Does the site have attractive or rare features</b> 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.*

<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)	See Sketch Development Framework plan. <ul style="list-style-type: none"> <li>▪ Access from the A939 Nairn to Granttown road and Granny Barbour's Road.</li> <li>▪ Foul drainage to Nairn system and works with capacity for 1000 housing units equivalent.</li> <li>▪ Water supply from the local network and Inverness Loch Ashie WTW with capacity for 2000 housing units equivalent.</li> </ul>
<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><b>See Site Constraints plan.</b></p> <ul style="list-style-type: none"> <li>▪ The lower area of the farm lies within the River Nairn flood plain and the SEPA 1 in 200 year flood risk area. This limits farming practices and hence affects the quality of the farm land and farm viability. The allocation of this land for built development is not requested and it is expected to remain in agricultural use for the foreseeable future. However, it could be made available to help meet the wider open space requirements for the expansion of Nairn, subject to the higher ground on the farm being allocated for built development.</li> <li>▪ Most of the farm is Grade 3 agricultural land.</li> <li>▪ A number of low and high voltage power lines pass through the land. The setback or safeguarding distances for these are indicated on the Site Constraints plan. However, it is expected that the low voltage power lines will be diverted away from developable land.</li> <li>▪ An area of excessive slope separates the lower from the higher ground to the north east of the farm house.</li> <li>▪ There are four archaeological sites on the lower ground and as development of this land is generally not promoted these should not be affected.</li> </ul>
<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>	<ul style="list-style-type: none"> <li>▪ Allocation of land east of the farm steading for expansion of the established retail/tourism/business uses there will help to encourage further employment opportunities.</li> <li>▪ The Council has approached the owners about extending the cemetery across their land opposite the Grigorhill industrial estate.</li> <li>▪ It is expected that the allocation of most of the high ground for expansion of the town in this area will require additional community facilities, for which an area is also indicated.</li> <li>▪ If the higher ground is allocated for development, areas of the lower ground would be made available to help meet the wider open space requirements for the expansion of Nairn, as indicated in the A96 Corridor Framework Plan. This includes expansion of the footpath network with potential connections across the River Nairn and parallel to but separate from the A939 road. Part of the wetter area below the existing farm house also has potential to be planted up and pro-actively managed as a wetland area to encourage wildlife.</li> <li>▪ Residential development will require compliance with the Council's affordable housing policies and make contributions towards improved education facilities.</li> </ul>
<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 /</p>	<p><b>See Site Accessibility plan.</b></p> <ul style="list-style-type: none"> <li>▪ Parts of the land are located closer to Nairn town centre, existing community facilities, employment opportunities and proposed Sainsbury supermarket than the proposed</li> </ul>

<p>cycle) or go by public transport as a result of the site's development rather than travel by private car?)</p>	<p>expansion areas. There is also potential to develop a network of paths connecting to the existing network to the north and west.</p> <ul style="list-style-type: none"> <li>▪ While no local bus service presently runs close to the site, residential development could help provide sufficient critical mass to make the provision of such a service along the A939 Grantown road more viable.</li> </ul>
<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><b>See Site Accessibility plan.</b></p> <ul style="list-style-type: none"> <li>▪ As indicated above, parts of the land are located closer to Nairn town centre and existing community facilities than most of the proposed expansion areas of Nairn South and Delnies.</li> <li>▪ Much of the land promoted for development at Househill is also more conveniently located to the Grigorhill and Balmakeith Industrial Estates and the proposed Sainsbury supermarket than the proposed expansion areas.</li> </ul>
<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 developable land has an open south and south easterly aspect which will allow for passive solar gain from an energy efficient layout and siting and design of buildings.</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>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. The lower ground east of the River Nairn which is identified as an opportunity to create additional open space as part of planned expansion of the town in the A96 Corridor Framework Plan will be not be made available by the owners if their higher ground is not allocated for development in the IMFLDP.</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"> <li>▪ Yes – Househill Farm Shop and Café, a woodcraft retailer and floor coverings retailer in the converted farm steading.</li> <li>▪ Not within 400 m of other existing or proposed community/ commercial building, but neither is most of the Nairn South or any of the Sandown or Delnies land.</li> <li>▪ The allocation of sites to allow for the provision of additional community and commercial buildings is sought as part of the development.</li> </ul>	<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</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>	

	encouraging more sustainable travel patterns?			
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?	These will be for TECS to identify and advise on.	
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: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>	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?	<ul style="list-style-type: none"> <li>▪ Yes, the Grigorhill industrial estate and sawmill.</li> <li>▪ Overhead electricity lines - high and low voltage.</li> </ul>	Buffer with appropriate non-residential uses such as cemetery extension, community facilities, open space and ‘cleaner’ employment uses compatible with residential development.
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	<p>a) Is the site on derelict, vacant or other land that has previously been used?</p> <p>b) Is the site on greenfield land?</p>	<p>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?</p> <p>b) Will the site be located on presently undeveloped land e.g. presently or capably used for agriculture, forestry or amenity purposes?</p>	<p>a) No</p> <p>b) Yes, as it is an existing working farm.</p>	
9	Is the site within the current settlement	Is the site within any identified settlement boundary in the Local Plan? Is it allocated for	No.	

	boundary?	any uses?		
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?	<ul style="list-style-type: none"> <li>▪ To our knowledge no Landscape Capacity Assessment has been carried out for Nairn.</li> <li>▪ Not in an NSA or SLA</li> </ul>	
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?	Yes, four archaeological sites, but not SAMs. These are located on the lower part of the farm land which is not being promoted for built development and would not be affected.	
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	a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR,	a) No	

	<p>designation or area identified for its importance to nature conservation?</p> <p>b) Will the site affect any other important habitat for the natural heritage?</p>	<p>Ramsar) or Local Nature Conservation Site?</p> <p>b) Is any part of the site within or likely to affect non-statutory features identified as being of nature conservation importance e.g. Ancient, Semi-Natural or Long-Established Woodland Inventory sites, priority BAP habitats, habitats included on the Scottish Biodiversity List, non-designated habitats listed in Annex 1 of EC Habitats Directive?</p>	<p>b) No</p>	
18	<p>a) Will the site affect any protected species?</p> <p>b) Will the site affect any other important species for the natural heritage?</p>	<p>a) Will the site affect any European Protected Species, Badgers and species (birds, animals and plants) protected under the Wildlife and Countryside Act 1981 as amended. If such a species may be present on or near the site, a survey should be carried out to inform this assessment (for which a licence from SNH may be required)</p> <p>b) Will the site affect species listed in the UK and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive?</p>	<p>a) Unknown at this stage. However, unlikely on higher open farm land away from the River Nairn.</p> <p>b) Unknown</p>	
19	<p>Is the site proposed to provide any form of renewable energy?</p>	<p>For example, will the site provide or be capable of providing a district heating system, solar panels or a wind turbine?</p>	<p>Scope to provide in the detailed development of the site.</p>	
20	<p>Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge?</p>	<p>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>)</p>	<p>Yes. See Site Constraints plan.</p>	
21	<p>Will development of the site result in the need</p>	<p>Will there be any change in rate, quantity, quality of run-off plus groundwater impact</p>	<p>Unknown at this stage.</p>	

	for changes in land form and level? If yes, how will soil and drainage issues be addressed?	on or off site? If so, will these affect priority habitats, especially blanket bog?		
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water environment be protected from development?	Will there be any culverting, diversion or channelling of existing watercourses?	Yes, the River Nairn and smaller water courses. Culverting, diversion or channelling of these is unlikely as they are off site. Development will also be set well back from the river and on higher ground.	
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 and trade 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 cannot be determined until the full extent of uses, number of dwellings and layout plans have been prepared 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 relatively flat 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, but most of it has a principal aspect between SW and SE to allow best use of the site in terms of energy efficiency.	
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	No. It is relatively close to areas of employment.	



		may contribute to air pollution.		
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 will be required but there are unlikely to be proposals for floodlighting in the development area.	
30	a) Will it the site affect the present green network of the area?  b) Will the site provide opportunities to enhance the present green network of the area?	a) Will the site affect features that currently provide for the movement of species and/or people e.g. woodland, hedgerows, field margins, watercourses, coastlines, tree belts, greenspace?  b) Will connectively of natural features or open space and paths used for public amenity be improved? Will existing fragmentation of habitats and open spaces be improved? Will species be enabled to move where at present there is an obstacle?	a) No. The intention is to leave as much woodland, hedgerows, field margins, watercourses and tree belts untouched by development.  b) Yes. The intention would also be to provide a network of paths linking with the natural features and the River Nairn. The creation of an expanded and managed wetland area on the lower ground is one such example.	b) Additional 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. The River Nairn corridor is an important natural environment and the development of remote (off-road) path links with it should be a feature.	
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	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	a) No.  b) As advised above, if the development of the higher ground is included in the LDP going hand in hand with this will be the opportunity to extend the network of paths around Nairn.  c) Yes, as advised above. See also the Sketch Development Framework plan.	

	path network beyond the site?	realise priorities identified in the Council's outdoor access strategy or aspirational paths identified in the core path plans?		
33	Will the site have an impact on the geodiversity of the area?	Are you aware if the site lies within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site? (or other site with geodiversity value e.g. distinctive landforms, areas with natural processes, rock exposures for study?)	No	
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?	Yes	
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	

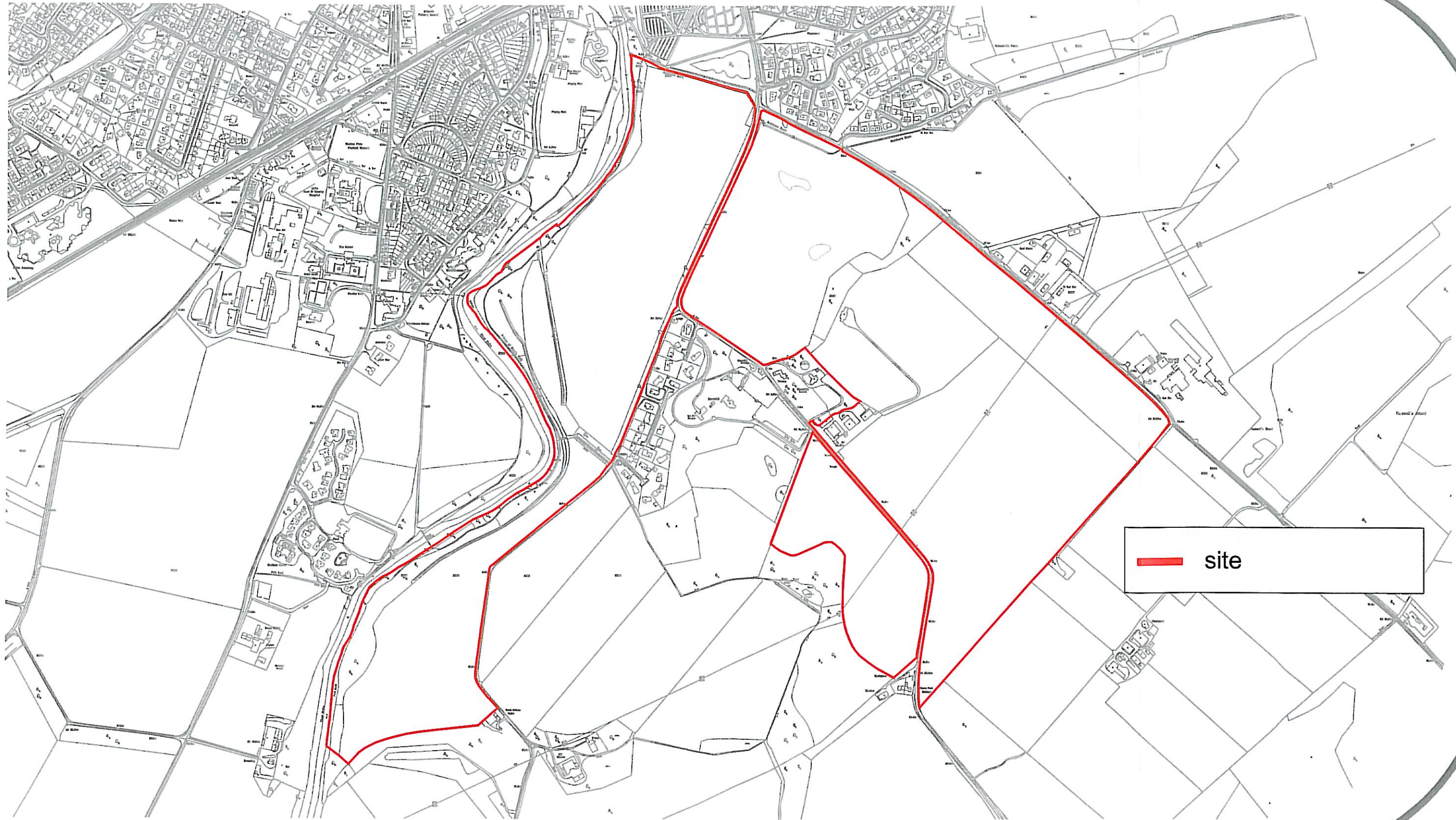


# LAND AT HOUSEHILL FARM, NAIRN

## SITE PLAN



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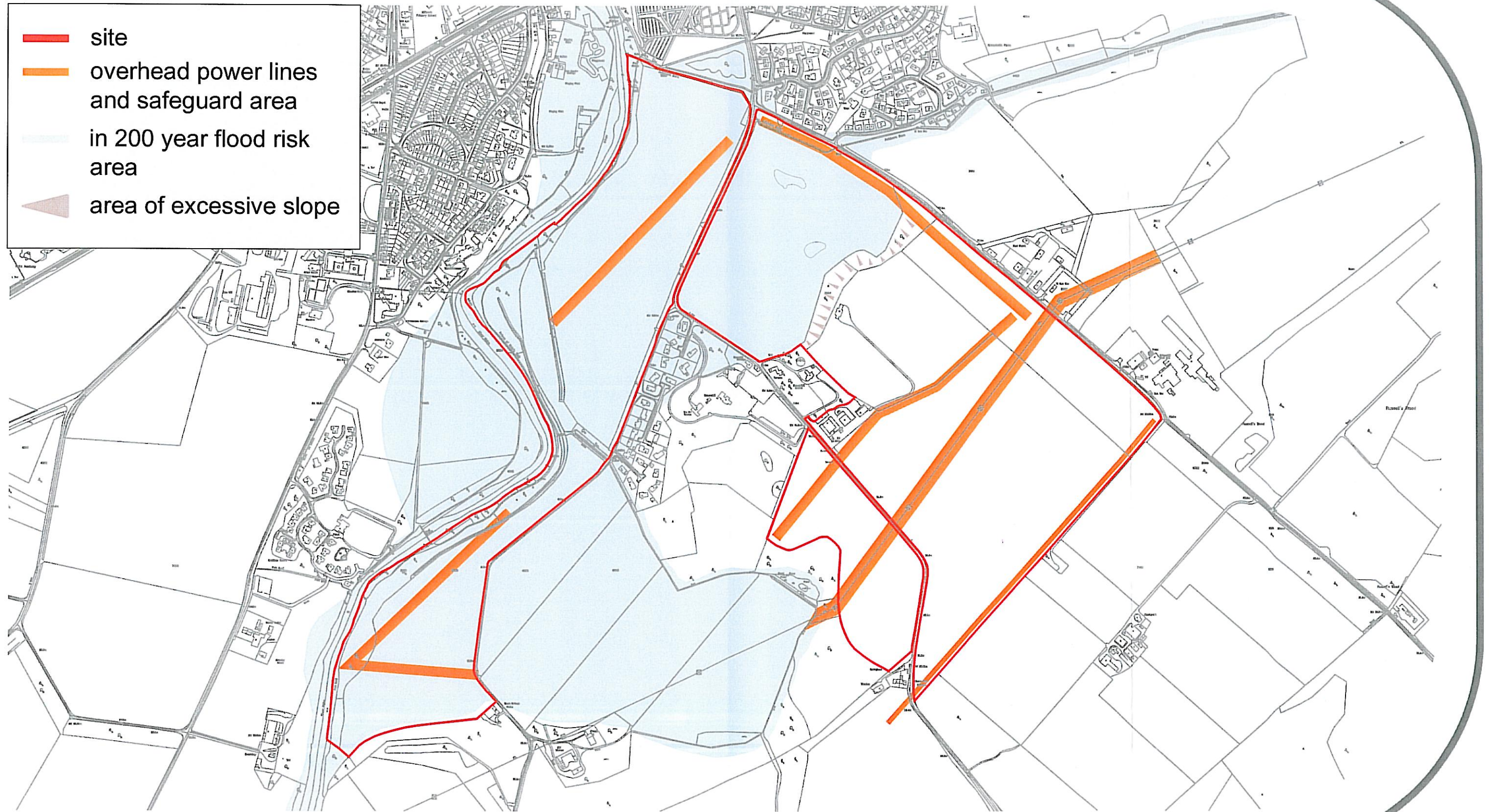


# LAND AT HOUSEHILL FARM, NAIRN

## SITE CONSTRAINTS



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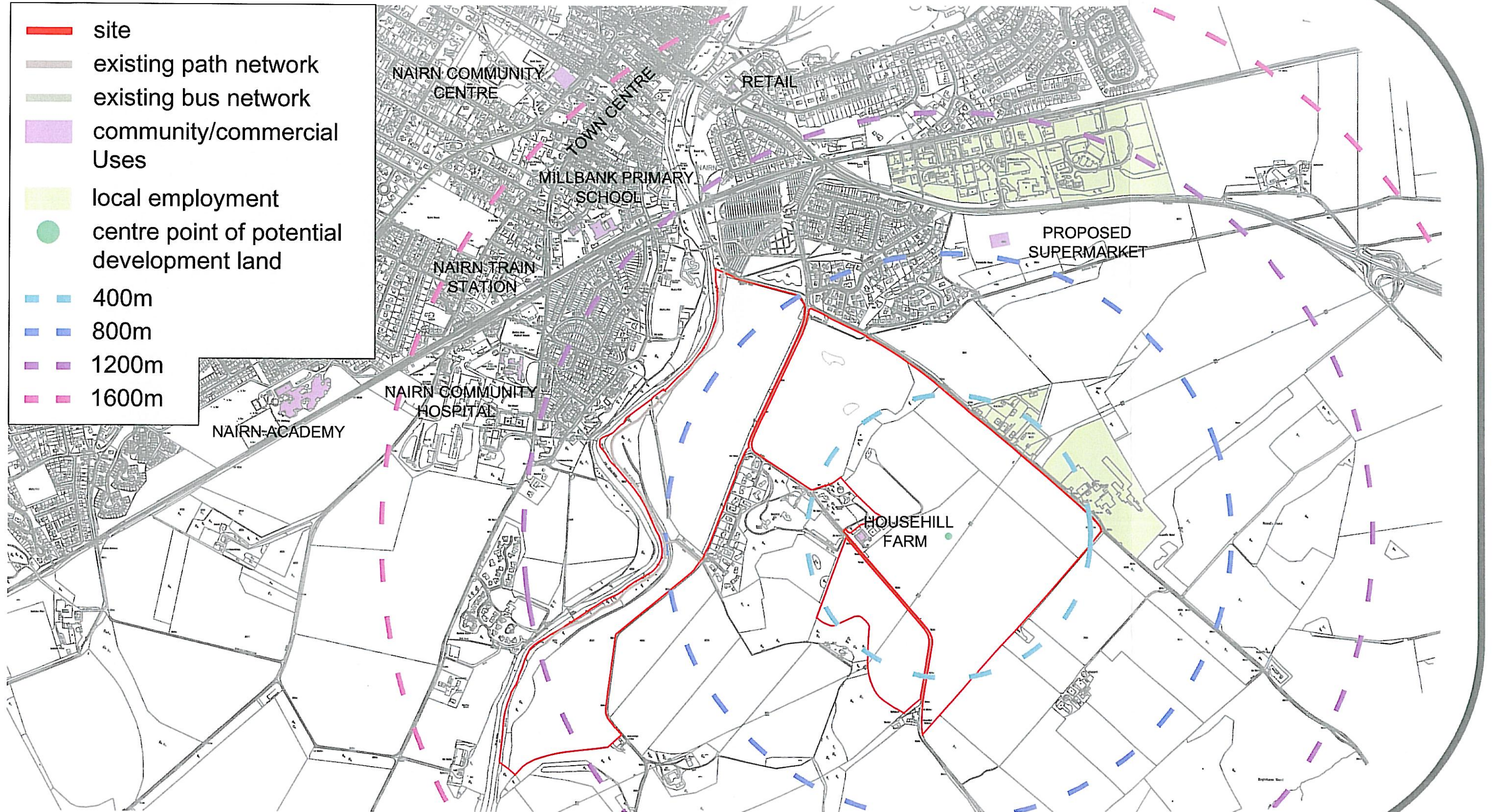


# LAND AT HOUSEHILL FARM, NAIRN

## SITE ACCESSIBILITY



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# LAND AT HOUSEHILL FARM, NAIRN

## SKETCH DEVELOPMENT FRAMEWORK



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