

# Inner Moray Firth Local Plan Call for Sites

29th April 2011

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Planning & Development Consultants

## Balblair – Nairn South



## Background details

Landowner

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Nairn

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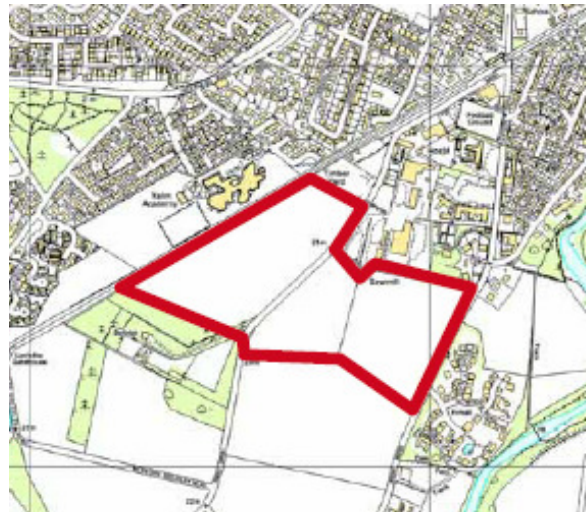
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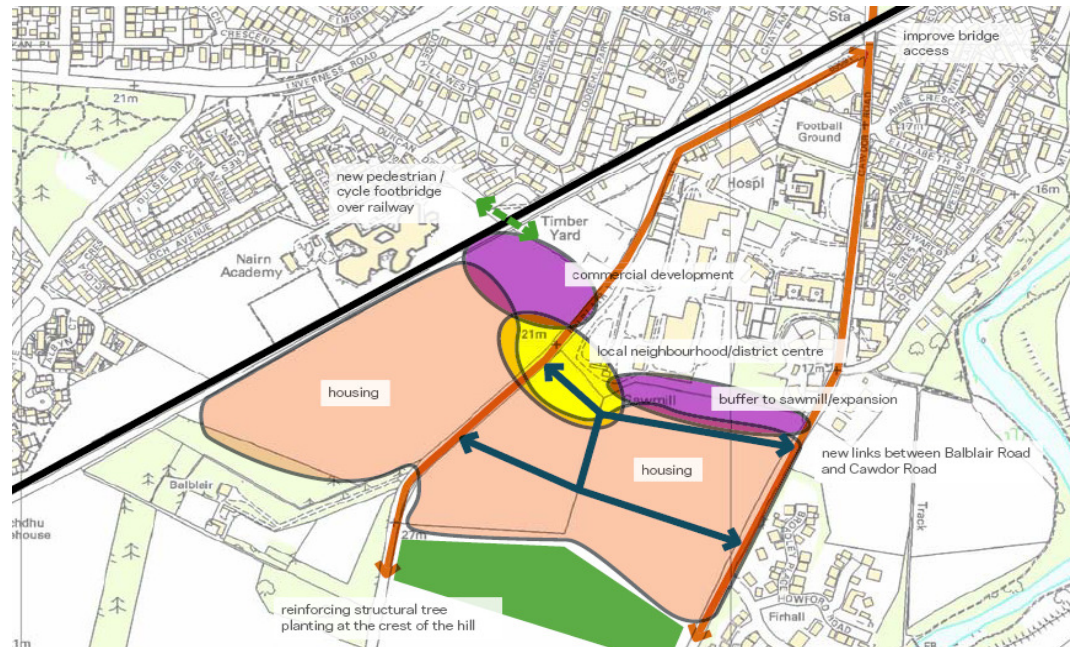
Site boundary/ownership  
*(note that site goes beyond  
ownership boundary)*





## Details of Site Suggested

Site Address	Land at Balblair, Cawdor Road/Balblair Road, Nairn
Site name	Nairn South (part)
Site Size	c. 23 hectares
Grid Reference	NH875554
Proposed Uses	Mixed use family housing (including affordable housing) and commercial development including community uses, open space and play provision, footbridge over railway, local access improvements and employment opportunities including expansion land for sawmill.
Proposed units/floorspace	250 – 300 units based on medium to low floorspace density development



## Technical considerations

**What are the site's constraints and how can they be resolved or reduced?**

The site will be accessed from Balblair Road and Cawdor Road. The rail bridge (Cawdor Road) will be improved by the provision of traffic signals).

Pedestrian access and cycle routes will be provided throughout the site. Pedestrian bridge will be provided over the railway.

Foul drainage will be taken to the existing foul works to the east of Nairn

Water supply will require agreement and potential upgrades to be made by Scottish Water. There is mains provision within the area at present.

No local designations, no known ecological or archaeological constraints.

Site not liable to flooding.

Water supply and access considerations to be assessed in more detail at appropriate stage once principle of pattern of development and quantum of development established.



**What benefits will result to the wider community from the site's development?**

Enhanced landscape structure and setting of the town and provision of a strong landscaped edge

Provision of enhanced employment opportunities from existing and new businesses

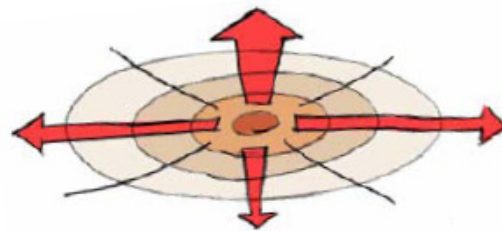
Provision of a new community and mixed uses.

Provides of open space and recreation facilities.

Encouragement of walking And cycling.

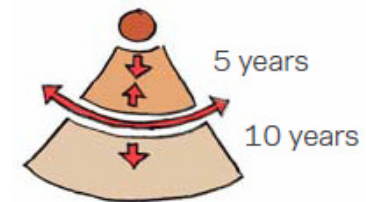
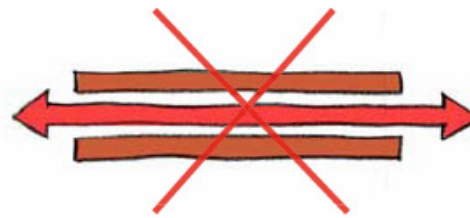
Encouragement of sustainable forms and patterns of development including a mixture of family housing g including affordable housing.

Provision of strong and direct pedestrian links to existing community facilities.

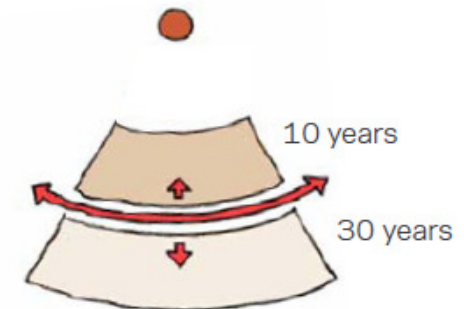


Organic, concentric growth based on a walking town.....

..... rather than linear development driven by the car



.... major infrastructure tailored to a deliverable development timeframe



**What impact will there be on travel patterns from the site's development?**

Limited impact on existing travel patterns and capacity of existing road network.

Local traffic improvements at railway bridge to include traffic signals and a pedestrian phase for improved safety.

Potential to improve safety and control of movements of heavy goods vehicles and to improve access/circulation to the sawmill.

Potential to provide a link between Cawdor Road and Balblair Road consistent with aspiration existing of local plan.

Potential to encourage greater number and proportion of trips by foot/cycle to existing community facilities and school. Promotion of compact walking/cycling environmental and a sustainable mix of uses within the site.

**Is the site well connected?**

The site lies directly adjacent to the existing urban area and deals with the interface in a positive manner. The site has direct access to Balblair Road.

The average travel time to community and commercial facilities will be less than more peripheral sites and less than sites without the potential for direct pedestrian links. The proposed uses are compatible with existing surrounding uses.

**Is the site energy efficient?**

The development will be energy efficient and encompass sustainable forms and patterns of building including local recycling facilities and micro renewable energy schemes.

**What other negative impacts will the development have and how will they be resolved or offset?**

The main impact of the development will be on infrastructure capacity and landscape and visual impact. The development will be contained within the existing landform and will include strategic/structure planting to reinforce the existing landscape framework and provide a strong physical edge to the settlement and be a positive enchantment to the landscape setting of the town.



## Key features

New pedestrian/cycle bridge over railway to connect Nairn South to School and South Nairn to West Nairn

Planted landform to bridge ramp forming buffer to sawmill land

Tree buffer to railway

Neighbourhood centre with community facilities and small business space

Mixed-tenure urban fringe dwellings in a garden suburb setting

Buffer zone to sawmill and expansion space

Space for allotments

Significant proportion of green amenity space

Residential streets are home zones with priority for pedestrians

New structure planting to reinforce landscape character and define the setting for development



## 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><b>a) The site will provide additional formal and informal public open space.</b></p> <p><b>b) Yes, the site will include high quality public open space and a strong landscape framework to contain the development within the existing landform and landscape features.</b></p>	<p><b>a and b)The site will have a positive impact on the provision of open space and strong landscape features and enhance the landscape setting and entrance to the town.</b></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><b>The site will promote a compact walking suburb of the settlement and be connected directly to existing social and community facilities. The site lies contiguous with the existing urban area and is not physically separated.</b></p> <p><b>New connections will be provided for walking and cycling direct to community facilities and the town in general.</b></p>	<p><b>The site will provide enhanced connectivity to the existing community facilities and provide a compact built form and a mix of uses to promote a sustainable local community.</b></p>



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?	<b>Yes in addition to facilities for direct pedestrian access and cycling on site.</b>	<b>Proposed cycle routes and pedestrian facilities include a pedestrian footbridge to the school and special needs unit across the railway line.</b>
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?	<b>Local off site road improvements include providing traffic signals and a pavement and pedestrian phase under the rail bridge to the north of the site on Cawdor Road.</b>	<b>Local access improvements and off site road works will improve existing constraints.</b>
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>	<b>The principles of designing streets will be a fundamental part of the development framework and masterplan for the site.</b>	
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?	<b>The site lies adjacent to an existing commercial use and the boundary will be enhanced to provide a better interface and edge to the settlement that exists at present. A buffer of appropriate uses (commercial/community and open space as well as landscaping will be incorporated to the design.</b>	<b>There will be a positive impact of the development and a better defined urban edge providing for expansion of the sawmill and delivery of commercial and community uses as well as housing.</b>

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?	<b>Not applicable – green field land</b>	<b>Not relevant</b>
8	a) Is the site on derelict, vacant or other land that has previously been used?  b) Is the site on greenfield land?	a) Has the site been identified in Scottish Government's Vacant and Derelict Land Survey (which can be found here: <a href="http://scotland.gov.uk/Publications/2010/01/26135819/0">http://scotland.gov.uk/Publications/2010/01/26135819/0</a> ) or has the land got an existing use?  b) Will the site be located on presently undeveloped land e.g. presently or capably used for agriculture, forestry or amenity purposes?	<b>a) No.</b>  <b>b) Yes, but does not form an entire agricultural holding and has been identified as a potential site for expansion of the settlement by Highland Council already.</b>	<b>a) Not relevant.</b>  <b>b) Some impact in terms of the loss of agricultural land.</b>
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?	<b>No, but lies directly adjacent to it. Site has been identified as area for future growth.</b>	
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?	<b>Yes. The capacity of the landscape has been a central part of the development of the masterplan for the site in providing strong urban edge and a well contained development within the existing structure of the landscape and topography.</b>	<b>Structure landscape planting and appropriate edge treatment will create a strong framework for development and will enhance the existing urban edge.</b>

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?	<b>No</b>	<b>Not relevant</b>
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	<b>No</b>	<b>Not relevant</b>
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?	<b>No</b>	<b>Not relevant</b>
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"?	<b>No</b>	<b>Not relevant</b>
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?	<b>No</b>	<b>Not relevant</b>



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?	<b>No</b>	<b>Not relevant</b>
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?	<b>No</b>	<b>Not relevant</b>
	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. 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?	<b>No</b>	<b>Not relevant</b>
18	a) Will the site affect any protected species?	a) Will the site affect any European Protected Species, Badgers and species (birds, animals and plants) protected under the Wildlife and Countryside Act 1981 as amended. If such a species may be present on or near the site, a survey should be carried out to inform this assessment (for which a licence from SNH may be required)	<b>No</b>	<b>Not relevant</b>

	b) Will the site affect any other important species for the natural heritage?	b) Will the site affect species listed in the UK and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive?	<b>No</b>	<b>Not relevant</b>
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?	<b>No</b>	<b>Not relevant</b>
20	Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge?	Are you aware of any part of the site being within the 1 in 200 year flood risk contour as identified by SEPA? (which can be found here: <a href="http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx">http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx</a> )	<b>No</b>	<b>Not relevant</b>
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?	<b>No</b>	<b>Not relevant</b>
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?	<b>No</b>	<b>Not relevant</b>

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?	<b>Yes, on site recycling facilities will be provided.</b>	<b>Sustainable waste management plan to be part of masterplan proposals</b>
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?	<b>Yes but further detailed design work will be required to assess capacity.</b>	<b>Further detailed design required.</b>
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?	<b>No</b>	<b>Not relevant</b>
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.	<b>No</b>	<b>Not relevant</b>
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?	<b>The layout and topography will help shelter the development within the existing landform</b>	<b>Additional planting will help contain and shelter the development</b>
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.	<b>There will be direct pedestrian access and cycling facilities. Impacts on air quality are likely to be minimal.</b>	<b>Good design and promotion of sustainable forms of travel will minimise impacts on air quality.</b>



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?	<b>There will be minimal impacts on light levels.</b>	<b>Good design will minimise impacts on air quality.</b>
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?	<b>a) No</b>	<b>a) Not relevant</b>
	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>b) yes, additional public spaces and informal areas will be provided throughout the development.</b>	<b>b) The open space strategy and landscape framework should be fundamental component of the design process.</b>
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?	<b>Yes</b>	<b>Should be an integral part of the design process.</b>
32	a) Will the site affect any core paths or right of way?	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>a) No</b>	<b>b) Not relevant</b>
	b) Will the site affect any core paths or right of way?	b) Will the site affect any core paths or right of way?		

	b) Will the site affect any other existing paths or outdoor access opportunities?	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?	<b>b) No</b>	<b>b) Not relevant</b>
	c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	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?	<b>c) Yes, new links will be created to the surrounding area</b>	<b>c) Positive impact of development of the site</b>
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?)	<b>No</b>	<b>Not relevant</b>
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?	<b>No</b>	<b>Not relevant</b>

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?	<b>No</b>	<b>Not relevant</b>
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?	<b>No</b>	<b>Not relevant</b>