

A3 ORIGINAL

Rev.	Date	Description
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Job Title. PROPOSED RESIDENTIAL AND CARE DEVELOPMENT, NAIRN.	Dwg No.
Drawing Title. SITE LAYOUT (PHASE 2)	Date. JAN 06
	Scale. 1:1000

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**Site Forms**

<b>YOUR DETAILS</b>	
<b>Your Name</b> (and organisation if applicable)	William MacLeod
<b>Your Address / Contact Details</b>	Vane Court Farm, Smarden Road
	Biddenden, Kent, TN27 8JT
<b>Landowner's Name</b> (if known / applicable)	William MacLeod
<b>Agent</b> (if applicable)	None
<b>Agent's Address/ Contact Details</b> (if applicable)	none

<b>DETAILS OF SITE SUGGESTED</b>	
<b>Site Address</b>	Fort Reay, Sandown Farm Lane, Nairn, IV12 5NE
<b>Site/Local Name</b> (if different from above)	As above
<b>Site Size</b> (hectares)	6.2 acres
<b>Grid Reference</b> (if known)	NH8655 NH8656
<b>Proposed Use</b> (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Mixed housing. Initial proposal includes 24 affordable housing units (blocks numbered 14 – 18), 10 units for the elderly (4-13), 19 detached residential houses (1-3 & 19-35)
<b>Proposed Non Housing Floorspace / Number of Housing Units</b> (if known/applicable)	53 properties are included in the current plan. The tallest being 2 storey houses and affordable housing apartments.
<b>Map</b>	Map and provisional plan are 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)	The site is within the restricted speed area of Nairn and borders, on two sides, the Sandown Lands proposed development site. Access is to the South, via the A96. Foul water will be removed to the sewage treatment plant at Alton Burn, which is nearby. Surface water will be removed through the Alton Burn which passes through the land at the Eastern edge of the plot. Services are already on site.
<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>The proposed plan is intended to work around the trees of value, of which there are a limited number. The majority of the trees are scrub, self-seeded and of little interest. A complete forestry report was prepared by Donald Rodger Associates in February 2007. There is a 'landmark' line of Scots Pine which would be retained and a number of individual specimens which would also be retained. The site requires drainage work, which could be easily vented into the Alton Burn.</p>
<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>	<p>The attached plan implies the addition of 53 mixed houses for the community of Nairn, however, these plans were drawn up when the economy was somewhat more buoyant. Executive housing on the western fringe of Nairn appeared to be a sensible proposal. With the limited amount of credit currently available, it may be considered more appealing to replace these plans with an affordable housing scheme, allowing for greater density, and overall less impact on the site utilising the paddock only and leaving the woodland untouched. The total number supportable, according to a council planning officer, would be in excess of 60 units.</p>
<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 / cycle) or go by public transport as a result of the site's development rather than travel by private car?)</p>	<p>It is considered that the site's development on any scale would warrant the inclusion of a new bus stop for local access. As the site has access into Nairn through the less busy Altonburn Road, safe bicycle and pedestrian access into the heart of Nairn would be immediately available.</p>
<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>The site borders the Sandown Lands Development area and lies to the Western edge of Nairn. It is therefore assumed that the local plan anticipates development on a significant scale in the immediate vicinity. For those living at the site, they will enjoy easy access into Nairn, 15 minute transfer time to Inverness Airport and 27 minutes into Inverness town centre</p>
<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>Modern building techniques and design would be incorporated throughout to ensure the site is as energy efficient as possible, at the time of construction.</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>The site is likely to attract additional traffic to the A96, particularly at the junction with Sandown Farm Lane. Currently, the congestion experienced within Nairn is extensive at 'rush hour' and it is anticipated that by building to the West of Nairn, the impact on the town centre will be minimised as the majority of householders will be likely to go West to Inverness, avoiding the town centre.</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 plansites 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>No. The site is private land at present and not available for public use.</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>	<p>Those choosing to live on the site will be able to access Nairn town centre along the Altonburn Road, which enters Nairn through the Western residential area of the town. This route has light traffic and is suitable for both cyclists and pedestrians.</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>The developer would consider a contribution towards the construction of a bus stop to facilitate bus travel.</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>The developer will engage in dialogue regarding an improvement to the junction between Sandown Farm Lane and the A96.</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: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>	Yes. As all access onto the site will be planned in advance, it will be specifically designed to reduce the impact of the car and allow for a safe environment, particularly for children who may live there.	
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: <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?	No. The site is greenfield at present and is a mixture of an unused paddock and an area of generally low quality woodland. The developer would expect to retain any trees of value – notably the line of Scots Pine at the Southern edge and would also plant trees extensively, once development is complete.	
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?	I'm unsure. The site borders the Sandown Lands Development site and lies within the 40mph restricted speed limit zone.	
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	No. The site slopes away from the road to the Alton Burn and the retention of as many trees as possible, particularly on the borders of the site, will mask much of the development from external view.	

		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 WildLand? (These areas are identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside) and areas of RemoteCoast 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?  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	No.	



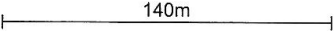
	for the natural heritage?	being of nature conservation importance e.g. Ancient, Semi-Natural or Long-Established Woodland Inventory sites, priority BAP habitats, habitats included on the Scottish Biodiversity List, non-designated habitats listed in Annex 1 of EC Habitats Directive?		
18	a) Will the site 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?	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?	Yes. It is vital that any new development incorporates the latest building techniques to ensure the most energy efficient design possible. In addition, any new and sustainable technologies will be incorporated in the final design.	
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> )	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	

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 Alton Burn runs through the Eastern edge of the plot.	The Alton Burn is a modest stream which runs through the Eastern edge of the site. Excess surface water will be removed along this route. If deemed necessary, dredging work will be undertaken to ensure it is capable of handling an increase in flow.
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?	There are no plans for this.	
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?	Yes. The site is within 200 yards of the Alton Burn sewage treatment site.	
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.	None	
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?	Yes. Through the retention of the trees to the western and southern borders, the site will be sheltered from the prevailing wind. In addition, the site will have good exposure to the south for the potential incorporation of PV into all roof space.	
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.	None.	
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?	None	



30	<p>a) Will it the site affect the present green network of the area?</p> <p>b) Will the site provide opportunities to enhance the present green network of the area?</p>	<p>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?</p> <p>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?</p>	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. The site is a short walk from the Nairn foreshore.	
32	<p>a) Will the site affect any core paths or right of way?</p> <p>b) Will the site affect any other existing paths or outdoor access opportunities?</p> <p>c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?</p>	<p>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?</p> <p>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?</p> <p>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?</p>	<p>No.</p> <p>No.</p> <p>No need as there is no public right of way across the land at present.</p>	

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. The site is of little conservation value at present.	
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 PrimeQualityAgriculturalLand?	No. The site is currently unused and lies fallow.	
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.	

 <b>LAND REGISTER OF SCOTLAND</b>	Officer's ID / Date	TITLE NUMBER
	3070 1/8/2005	<b>NRN276</b>
 <b>ORDNANCE SURVEY NATIONAL GRID REFERENCE</b>		
	<b>NH8655 NH8656</b>	
		<b>Survey Scale</b> 1/2500

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