



INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN SITE SUBMISSION FOR AULDEARN SETTLEMENT BOUNDARY EXPANSION, HIGHLAND

April 2011

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Site Forms

IMFLDP.110056.MEADOWSIDE

YOUR DETAILS	
Your Name (and organisation if applicable)	Mr John Bain MacKintosh
Your Address / Contact Details	Blackpark Farm
	Nairn
	Highlands
Landowner's Name (if known / applicable)	As above
Agent (if applicable)	CM Design Chartered Architect & Planning Consultants
Agent's Address / Contact Details (if applicable)	4 Bridge Street
	Nairn
	Highlands
	IV12 4EJ

DETAILS OF SITE SUGGESTED	
Site Address	Meadowside Auldearn
Site/Local Name (if different from above)	
Site Size (hectares)	0.89ha
Grid Reference (if known)	NH 928 552
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	Residential Housing Site
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	Approx 7 housing units
Map	Refer to CM Design Drawing:

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)	<p>Vehicular access to all proposed houses would be via independent/shared direct accesses of the Auldearn-Moyness Road.</p> <p>Pedestrian access would be via an extension to the public pavement along the northern side of the Auldearn-Moyness Road, as agreed under planning approval 08/00090/OUTNA.</p> <p>A public water supply and foul drainage is</p>

	<p>available close to the site and Scottish Water confirms that adequate capacity exists to supply the development (Refer to Document CMD001)</p> <p>Surface Water run-off will be return to the natural water cycle on each individual house site, via standard sub-surface soakaways. If required our client would be content to undertake percolation testing on site to demonstrate that the ground conditions are adequate.</p>
<p>FORM CONTINUES BELOW</p>	

<p>REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION</p>	
<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>The proposer has been the farmer of this land for a large number of years and has no record of either site being subject to Flood Risk. Nevertheless, should the Council deem it necessary, our client would be content to prepare a detailed Flood Risk Assessment to demonstrate this assertion.</p> <p>As the proposed site is farmed land, it is devoid of any protected species and, as such, no important habitat will be lost in developing this site. Whilst the site is currently utilised as part of the proposer wider agricultural business, its loss to the farm holding is not considered to detrimentally affect the productivity of the farm.</p> <p>Again, the site contains no mature trees and as shown on CM Design Drawing: IMFLDP.110056.MEADOWSIDE, it is our client intention to continue the existing planting strip along the rear (northern) boundary to screen both sites from the A96 Trunk Road.</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>The development of this parcel of ground for residential purposes, will increase the type and supply of housing sites available locally and it is our client intention to offer these sites as serviced self build plots, a market which accounts for 30% of all total house building across Scotland and one that suffers from a shortage of suitable of sites within Auldearn and wider Nairnshire.</p> <p>Additionally, the realisation of this site represents a 'rounding off' of this part of Auldearn and will bring the consented residential development at Meadowside (Council Ref. 08/00090/OUTNA refers) and the recently erected row of houses to the west of the site within the Auldearn Settlement envelope.</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>This proposal is on the eastern edge of the relatively small village of Auldearn and they adjoin the existing Auldearn Settlement envelope. Therefore the site is within easy walking distance of Auldearn Primary School/Village Centre 800metres), thus providing options for access to shops and services.</p> <p>In addition, the following bus services, 10, 305, 315 & 401 runs along the B9111, which is only 300 metres from both site and, as such, we would contend that this site is easily accessible to the existing public transport network.</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>No impact anticipated on average travel times and the use of the site for residential purposes would complement adjoining land uses.</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>The east-west linear form of the proposed site allows for energy efficient layouts in terms of benefitting from solar gain and the low density of unit proposed would allow each developer to install micro-renewables within each plot/housing unit.</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</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>The bid is for a relatively small residential development. However, each plot would have a sizable garden area and the bid includes the proposal for an enlarged tree planting strip to the north of the site.</p> <p>Auldearn is already well served for open space and, as such, our client does not believe the size of his proposal warrants additional public open space to be provided.</p>	<p>Continue the existing tree plantation along the northern extent of the bid site.</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>As noted above the site is only 800metres from the Primary school/village centre and it is our client intention to continue the public footway along the northern side of the Auldearn-Moyness Road to link the development to Auldearn's wider footpath/cycling network.</p>	<p>Extension of the public footpath along the northern side of the Auldearn-Moyness Road</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 bid sites are only 300metres from the existing following bus services, 10, 305, 315 & 401. Consequently, no financial contribution is considered necessary in this instance.</p>	
4	<p>Will the site involve "off site" road improvements</p>	<p>Is the site likely to improve the local road network such as junctions or crossings?</p>	<p>As part of the previous development along this road, the road network was</p>	<p>If considered necessary our client will consider further road safety</p>

	that will contribute to road safety?		substantially upgraded and, apart from the aforementioned public footpath extension, no further improvements proposed.	improvements with the Council TEC Services.
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	As each housing unit will be served by an individual or shared access point and the Meadowside Steading Development includes traffic calming measures, no further measures are considered necessary.	If considered necessary our client will consider further road safety improvements with the Council TEC Services.
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?	The site is bound by residential properties, open farmland or amenity woodlands, none of which are considered to be 'bad neighbour developments'.	
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?	The proposer is unaware of any previous land issues which could have resulted in contamination of the site.	If considered necessary our client will undertake appropriate study to demonstrate the site is suitable for the proposed end use.
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?	The site would be classified as low quality 'Greenfield' 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?	The site lays immediately outwith Auldearn settlement boundary along with a linear row of recently constructed houses and it is not allocated in the current Nairnshire Local Plan for any specific use.	

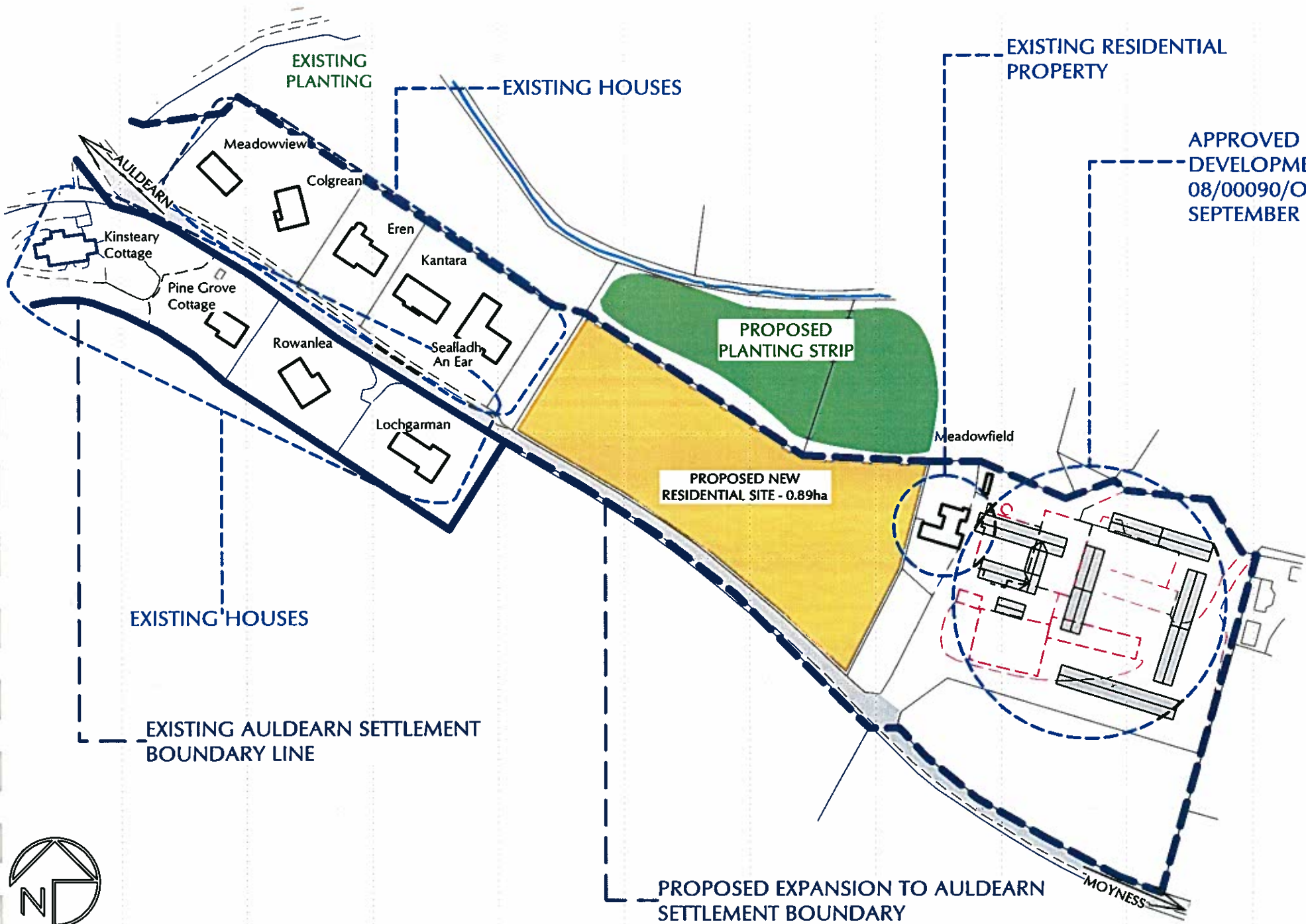
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any landscape designation?	Does the site conform with the Landscape Capacity Assessment (if available)? Will the site result in the removal of valued landscape features or negatively affect 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?	The site is considered low grade agricultural land, and is not included in any local, national or international environmental designations.	
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?	The site is considered low grade agricultural land, and is not included in any local, national or international environmental designations.	
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	a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site?	The site is considered low grade agricultural land, and is not included in any local, national or international	

	<p>identified for its importance to nature conservation?</p> <p>b) Will the site affect any other important habitat for the natural heritage?</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>environmental designations.</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>The site is part of worked agricultural land and is therefore devoid of any habitat for protected species.</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>None proposed – would be for each self build developer to consider/install their own micro-renewables.</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: http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx)</p>	<p>Our client has no records of the site being subject to flood risk.</p>	<p>If considered necessary our client will undertake appropriate study to demonstrate the site is suitable for the proposed end use.</p>
21	<p>Will development of the site result in the need for changes in land form</p>	<p>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</p>	<p>No.</p>	

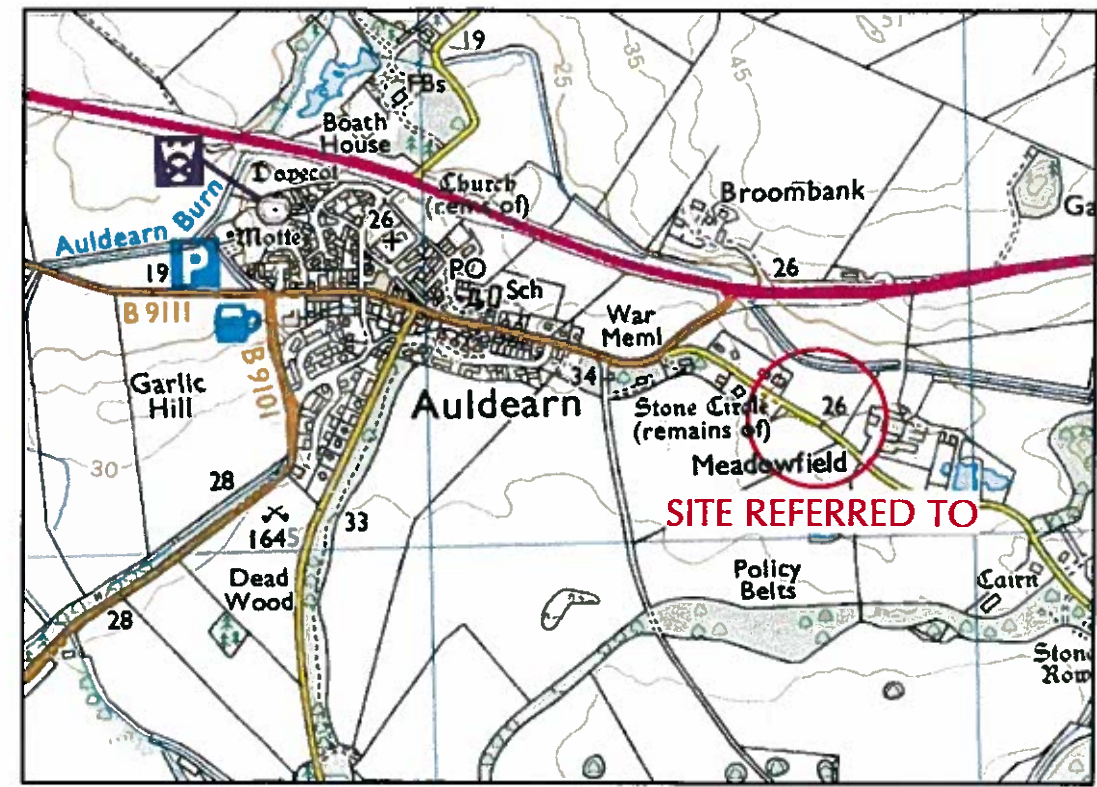
	and level? If yes, how will soil and drainage issues be addressed?	habitats, especially blanket bog?		
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water environment be protected from development?	Will there be any culverting, diversion or channelling of existing watercourses?	To the north of the Site beyond the proposed planting strip lies a small burn. The proposal involves no disturbance of this burn.	
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?	The bid site lays on existing waste management networks and the development would be served by the existing kerbside recycling facilities operated by the Council.	
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, see comments above and Document CMD001.	
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.	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?	The east-west linear form of development proposed allows for south facing properties and the proposal includes a tree shelter belt to along its northern extent.	
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	Is it likely that the Council policy likely will	Street lighting along the proposed footway	

	impact on light pollution levels?	require street lighting at this location? Are there proposals for floodlighting on the site?	may be required, if so, it will be designed to minimise light pollution.	
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>	The inclusion of this bid will increase the area planted out with native trees and, as such, our client would contend that additional wildlife linkages would be created.	
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?	The amenity woodland planting strip to along the site northern boundary would allow accessibility to the wildlife of the locale.	
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</p>	The inclusion of this site does not affect any existing right of ways/core paths. The inclusion of this site would improve connectivity as our client has committed to extending the public footway along the site boundary up to and including access to the consented Meadowfield Steading redevelopment (Council Ref. 08/00090/OUTNA refers).	

		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?	No.	
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.	



APPROVED 12 HOUSE HOUSING DEVELOPMENT, COUNCIL REF: 08/00090/OUTNA DATED 30TH SEPTEMBER 2009



O.S. LOCATION PLAN - N.T.S

MEADOWSIDE, AULDEARN SETTLEMENT BOUNDARY EXPANSION MASTERPLAN
SCALE: 1:2000



RTPI **cmdesign** Chartered Architect & Planning Consultant

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Client: MR & MRS J B MACKINTOSH

Project: INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN SITE SUBMISSION FOR AULDEARN SETTLEMENT BOUNDARY EXPANSION, HIGHLAND

Date: APRIL 2011 Drawing No: IMFLDP.110056.MEADOWSIDE

All plans are based upon the Oranance Survey Map with the sanction of the Controller, H.M. Stationary Office. Licence Number: 100020449



Document CMD001 – Scottish Water Asset Capacity Search

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Asset Capacity Finder - Results

The following results indicate the assets most likely to service the proposed postcode or coordinates you provided

Water Treatment Works	INVERNESS LOCH ASHIE WTW
Available Capacity (Housing Unit Equivalents)	2000
Sewage Treatment Works	NAIRN WWTP
Available Capacity (Housing Unit Equivalents)	1000

Some reasons why no information may be returned

- The location requested may span more than a single catchment area
 - The location requested may be outwith a current catchment area
 - A works may be temporarily out of service or under maintenance
- For more information contact the Customer Connections Team on 0845 601 8855 (Mon-Fri 0900-1700)

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Useful links

- Strategic Asset Capacity Development Plan (pdf)
- WTW Asset Capacity Tables (pdf)
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