



**INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN SITE SUBMISSION  
FOR NEW RURAL COMMUNITY DESIGNATION, EASTER BALCROY,  
INVERNESS, HIGHLAND FOR KILRAVOCK CASTLE CHRISTIAN TRUST**

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**Site Forms**

<b>YOUR DETAILS</b>	
<b>Your Name (and organisation if applicable)</b>	KILRAVOCK CASTLE CHRISTIAN TRUST
<b>Your Address / Contact Details</b>	c/o: Mrs Sylvia Denton
	Ealasaidh
	Highlands
	IV2 7PJ
<b>Landowner's Name (if known / applicable)</b>	KILRAVOCK CASTLE CHRISTIAN TRUST
<b>Agent (if applicable)</b>	CM Design Chartered Architect & Planning Consultants
<b>Agent's Address / Contact Details (if applicable)</b>	4 Bridge Street
	Nairn
	Highlands
	IV12 4EJ

<b>DETAILS OF SITE SUGGESTED</b>	
<b>Site Address</b>	Easter Balcroy, Nairn
<b>Site/Local Name (if different from above)</b>	
<b>Site Size (hectares)</b>	Site A - 2000sq.m
	Site B - 3800sq.m
<b>Grid Reference (if known)</b>	NH 830 515
<b>Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)</b>	Site A & B: Residential Housing Site
<b>Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)</b>	Site A - 2 Housing Units
	Site B: - 2 Housing Units

<b>Map</b>	Refer to CM Design Drawing: 110075.IMFLDP.BALCROY
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<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 - e.g. used for dog walking, children's play?</b>	
<b>What makes the site more special than other areas in the village/town?</b>	
<b>Does the site have attractive or rare features such as mature trees, historical significance or protected wildlife?</b>	

*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? (give details of proposed access, foul drainage, surface water and water supply arrangements)</b>	<p>Site A adjoins the B9091 Inverness - Nairn Public Road and is bound to the east by a minor public road. Therefore, vehicular access would be straightforward to achieve from either roadway and it would be our client intention to form a shared access point for all properties.</p> <p>Again Site B adjoins the B9091 Inverness - Nairn Public Road and, as such, this site would also be</p>

	<p>straightforward to form a shared access.</p> <p>In addition, our client owns sufficient land/property on either side of the road, in order to form adequate visibility splays.</p> <p>A public water supply is available and Scottish Water confirms that adequate capacity exists to supply this site (Refer to Document CMD001).</p> <p>Foul drainage would be via private means and it would be our client intention to provide a communal drainage system for all proposed units.</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>
FORM CONTINUES BELOW	

**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 proposer has been the owner of this land for a large number of years and has no record of either site being subject to Flood Risk and SEPA Flood Map shows the site outwith any the 1 in 200 year indicative flood areas. 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><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 development of these sites 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 Nairn and the wider area.</p> <p>Additionally, the realisation of these sites represents a 'rounding off' of the group of existing houses at Easter Balcroy and will help to create a sustainable rural community at this locale.</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>The site is only 6Km from the principal town of Nairn and, as such, it is realistic to conclude that the owners/occupiers of the proposed houses would utilise various forms of transport to access shops and services within Nairn.</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>No impact anticipated on average travel times and the use of the site for residential purposes would complement adjoining land uses.</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>Both sites are of sufficient size to accommodate micro-renewables. However, our client will leave it up to each individual developer to consider what would be appropriate on this site.</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 additional foul drainage load of further septic tanks/soakaways on the natural water cycle will be considered and options considered to address any problem.</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 are surrounded by agricultural land and native woodlands</p> <p>The surrounding area is a mix of open agricultural ground and native woodland and as such, our client does not believe the size of his proposal warrants additional public open space to be provided.</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>Whilst it is acknowledged this site is more than 400metres from any community/commercial areas, the area offers an abundance of local walks for recreational purposes.</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 size of the bid site would not warrant such a contribution.</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>The public road network at this location appears to meet current standards and as</p>	<p>If considered necessary our client will consider road safety</p>

	that will contribute to road safety?		such no improvement works 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: <a href="http://www.scotland.gov.uk/Publications/2010/03/22120652/0">http://www.scotland.gov.uk/Publications/2010/03/22120652/0</a>	Not 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 would be bound with residential properties agricultural land and native woodlands, none of which is 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 either site.	If considered necessary at this stage, our client will commission 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: <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?	The bid 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?	No.	
10	Will the site affect the distinctiveness and	Does the site conform with the Landscape Capacity Assessment (if available)? Will the	The site is considered low grade agricultural land/scrub land, and is not included in any	

	special qualities of the present landscape character or affect any landscape designation?	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?	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/scrub 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 identified for its importance to nature	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/scrub land, and is not included in any local, national or international environmental designations	

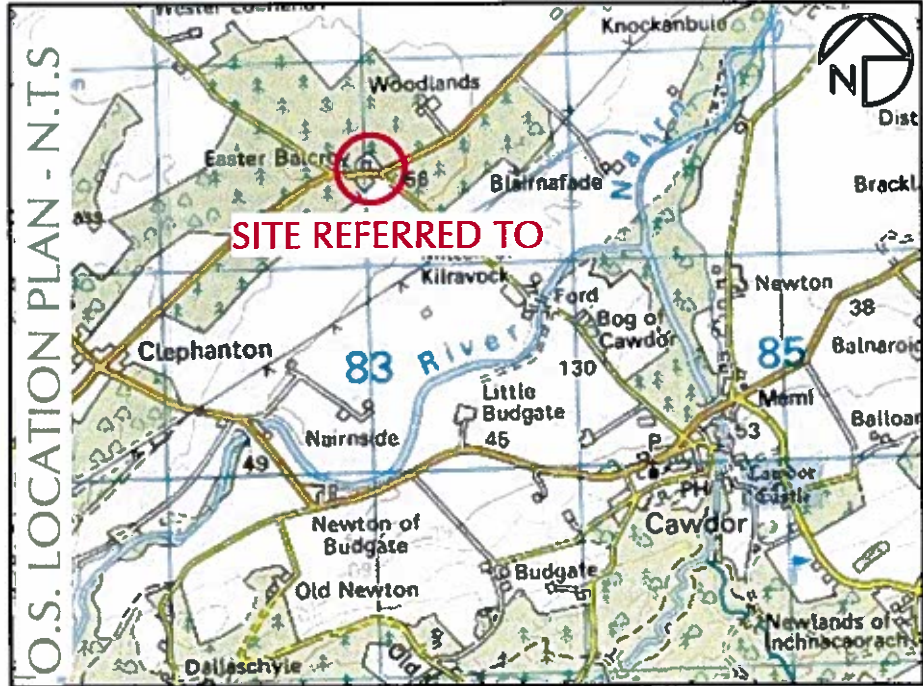
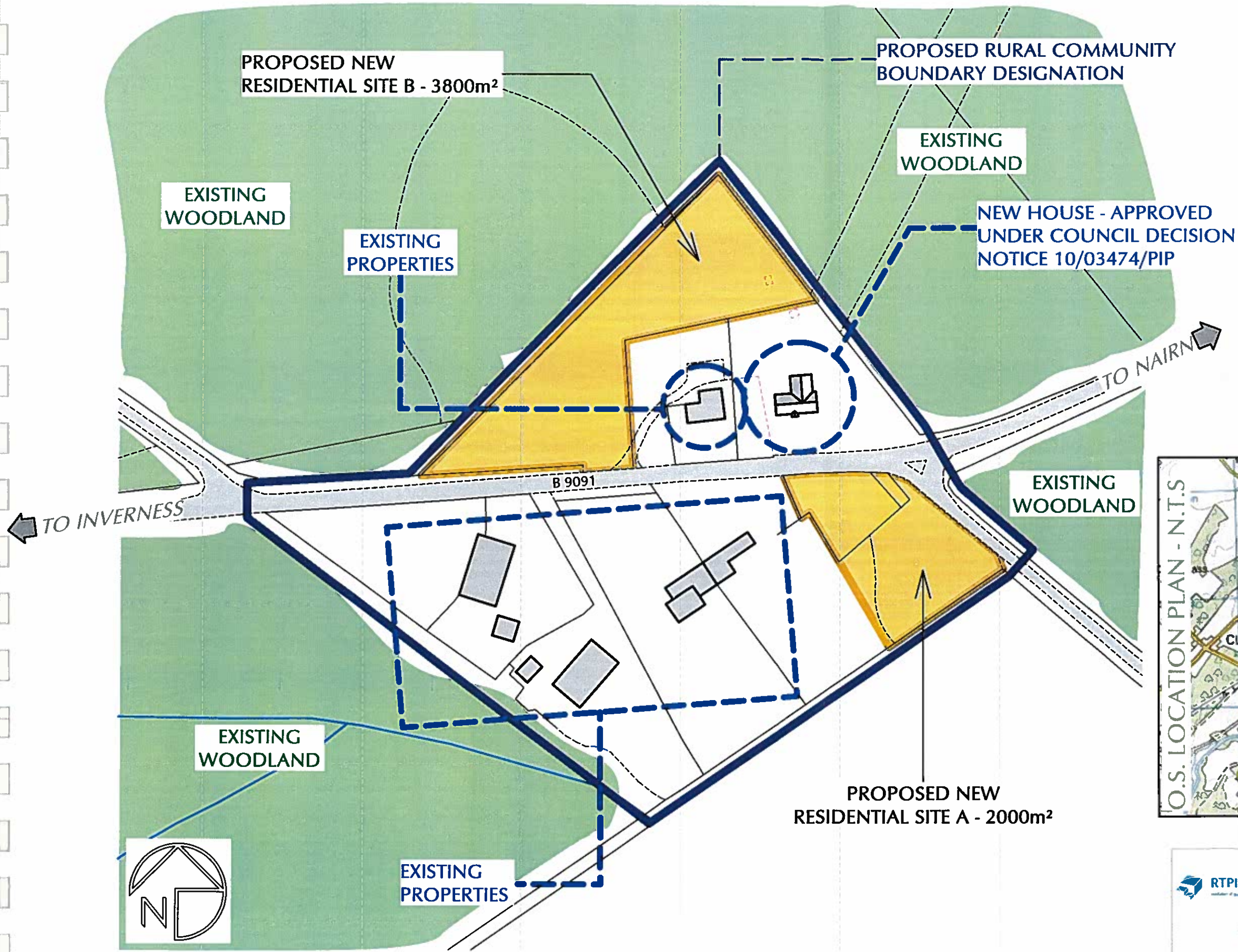
	conservation?  b) Will the site affect any other important habitat for the natural heritage?	b) Is any part of the site within or likely to affect non-statutory features identified as being of nature conservation importance e.g. Ancient, Semi-Natural or Long-Established Woodland Inventory sites, priority BAP habitats, habitats included on the Scottish Biodiversity List, non-designated habitats listed in Annex 1 of EC Habitats Directive?		
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?	The sites are small parcels of land adjacent to areas of larger woodland and agricultural land. Consequently, any wildlife that currently forage on the site would transfer to adjacent areas, resulting in no detrimental impact on any protected species.	
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?	None proposed – would be for each self build developer to consider/install their own micro-renewables.	
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> )	Our client has no records of the site being subject to flood risk and SEPA Flood Map shows the site outwith any the 1 in 200 year indicative flood areas.	If considered necessary our client will undertake appropriate study to demonstrate the site is suitable for the proposed end use.
21	Will development of the site result in the need for changes in land form and level? If yes, how will soil and drainage	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.	



	issues be addressed?			
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?	No.	
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?	A public water supply is available and Scottish Water confirms that adequate capacity exists to supply this site (Refer to Document CMD001).  Foul drainage would be via private means and our client is currently investigating the ground conditions.	
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?	As the bid site is located in a cluster of existing residential properties surrounded by mature woodland, the site would be shielded from the prevailing weather.	
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.	

		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?	No.	
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?	No.  As the Site is within a rural setting, it will allow future occupants of the houses the opportunity to view the existing local wildlife.	
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?	As the Site is within a rural setting, it will allow future occupants of the houses the opportunity to view the existing local wildlife.	
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	No impact on existing footpaths/core path routes.	

	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?	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.	



**EASTER BALCROY RURAL COMMUNITY DESIGNATION MASTERPLAN**  
**SCALE: 1:1250**

**RTPI** **cmdesign** Chartered Architect & Planning Consultant

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Client: **KILRAVOK CASTLE CHRISTIAN TRUST**

Project: **INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN SITE SUBMISSION FOR NEW RURAL COMMUNITY DESIGNATION, EASTER BALCROY, INVERNESS, HIGHLAND**

Date: **APRIL 2011** Drawing No: **110075.IMFLDP.BALCROY**

All plans are based upon the Ordnance 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

<b>Water Treatment Works</b>	INVERNESS LOCH ASHIE WTW
<b>Available Capacity (Housing Unit Equivalents)</b>	2000
<b>Sewage Treatment Works</b>	Sorry, but we were unable to identify an appropriate sewage treatment works. This could be for a variety of reasons.

### 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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- [WTW Asset Capacity Tables \(pdf\)](#)
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