

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
20 May 2014**

Agenda Item	5.4
Report No	PLS/035/14

**13/03759/FUL : Springfield Properties PLC
Land To South Of West Kingsteps, Kingsteps, Lochloy Road, Nairn**

Report by Area Planning Manager - South

SUMMARY

Description : Revision of masterplan and mixed use development incorporating residential and community uses

Recommendation - GRANT

Ward : 19 Nairn

Development category : Major

Pre-determination hearing : Not required

Reason referred to Committee : More than 5 objections; Manager's discretion (Major application).

1. PROPOSED DEVELOPMENT

- 1.1 The application relates to the development of 178 houses, roads, footpaths and cycleway, open space and landscaping.
- 1.2 Following initial informal pre-application consultation regarding procedures and development issues, a formal Proposal of Application Notice was submitted (13/01692/PAN) and statutory pre-application consultation with the community was undertaken by the applicants.
- 1.3 Existing access to the site is via Montgomerie Drive, a distributor road branching off Lochloy Road approximately 1 km east of the latter's junction with the A96. Existing development is served by public water mains and sewers and previous enabling works have developed a SUDS retention basin to serve the application site's surface water drainage.
- 1.4 In addition to the public consultation report arising from 13/01692/PAN, the following supporting information has been submitted – Design and Access Statement; Badger survey and related plan; Transport Assessment; Surface water drainage information; Contaminated land survey.

- 1.5 **Variations:** Since lodging, the application layout has been varied to reduce the overall number of houses from 179 to 170 then to raise the number again to 178; reduce the proportion of semi-detached houses in the open market phases; omit the potential primary school land reservation; relocate housing onto the former school land reservation; use the land thus vacated, and other land in the layout, to increase the extent of compensatory woodland planting; and extend the dedicated cyclepath route through the site, to connect to the emergency secondary access to Lochloy Road required by Transport Planning. The earliest variations were renotified to neighbours and contributors on 11/3/2014. Variations not renotified were the extension of the cyclepath and the reincorporation of 8 affordable houses as these were not material to concerns raised in contributions.

2. **SITE DESCRIPTION**

- 2.1 The western edges of the application site are bounded by houses, predominantly existing and occupied but in a few cases still under construction. The southern boundary abuts the Inverness to Aberdeen railway line. The eastern and north-eastern boundaries abut predominantly grazing land or wooded areas although at one point coming close to the corner of the curtilage of West Kingsteps. The north boundary of the site abuts Lochloy Road. Except for the northernmost part of the site, which drops unevenly but relatively steeply down to Lochloy Road, the site is nearly flat. An area of scrub woodland bisects the site at the eastmost corner.

3. **PLANNING HISTORY**

- 3.1 00/00006/OUTNA Residential, commercial, retail, education and amenity development - OPP (PIP) granted 4/9/00
07/00176/FULNA Enabling "cut and fill" engineering operations including temporary storage of reusable topsoil and subsoil - PP granted 29/1/08

4. **PUBLIC PARTICIPATION**

- 4.1 Advertised : Unknown Neighbour. Expiry date 5/11/13
Representation deadline : 2/11/13 (original), 3/4/14 (renotification)
Timeous representations : For original notification, 6 persons residing at 6 separate addresses and one organisation made timeous representations; for the renotification, 6 persons residing at 5 separate addresses made timeous representations
Late representations : 4 for original notification and 2 for renotification
- 4.2 Material considerations raised are summarised as follows:
- Traffic congestion/inadequate junction capacity/increased traffic
 - Loss of residential amenity, daylight and sunlight
 - Inconsistent with established character of area
 - Previous tree loss/inadequate planting should now be mitigated
 - Housing needed to support community development
- 4.3 All letters of representation are available for inspection via the Council's eplanning

portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

- 5.1 **Forestry Officer:** No objections on basis of amended plans which now provide adequate new and mitigation tree planting areas although north-east boundary planting still narrower than advised and details of layout and maintenance will be needed.
- 5.2 **Access Officer:** No objections. Requirement for active travel route across railway and non-motorised public access strategy.
- 5.3 **Transport Planning:** No objections. Conditions and developer contributions recommended.
- 5.4 **Contaminated Land:** No objections. Condition recommended.
- 5.5 **Transport Scotland:** No objections.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland-wide Local Development Plan 2012

15	Lochloy
28	Sustainable Design
29	Design Quality and Place Making
31	Developer Contributions
32	Affordable Housing
34	Settlement Development Areas
51	Trees and Development
56	Travel
58	Protected Species
66	Surface water drainage
75	Open Space

6.2 Nairnshire Local Plan 2000

No relevant Policies remaining in force

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan: Inner Moray Firth Local Development Plan

Site NA5 Lochloy

7.2 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (March 2013)

Flood Risk and Drainage Impact Assessment (January 2013)

Highland's Statutorily Protected Species (March 2013)

Trees, Woodlands and Development (January 2013)

Open Space in New Residential Developments (January 2013)

7.3 Scottish Government Planning Policy and Guidance

SPP

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 Development Plan Policy Assessment

The development represents the final phase of an eastwards expansion of Nairn first allocated in June 1994 and confirmed in subsequent Development Plans. The "completion of presently allocated land at Lochloy in the short term" is supported by Policy 15 of HwLDP. Policy 34 supports proposals within the settlement development area as defined in both the previous Local Plan and the future Inner Moray Firth local Development Plan. As the site is allocated for development in both of these documents the principle of development is in accordance with the Development Plan subject to the proposal meeting the requirements of all other relevant policies.

The layout of the development represents a further move away from the domination by distributor roads and poor place making characteristic of some previous phases and of the masterplan approach adopted in the 2000 outline permission. Cul-de-sac roads are kept to a minimum, with roads generally forming part of a connected series of routes offering permeability, with houses facing onto these roads. Local play/amenity areas are integrated into the layout offering two-way benefits of user security and a contribution to the houses having a sense of place. A main footpath/cycleway through the site continues the existing route through earlier phases and increases active travel permeability of the layout. The proposals are therefore judged to satisfy the requirements of HwLDP Policy 29.

The house types proposed are predominantly detached, with a limited number of semi-detached and terraced houses, these being primarily but not exclusively in the affordable housing phases, in a range of heights from single storey to two storey. This is wholly consistent with previous phases of development at Lochloy notwithstanding the comments made by some contributors. Contributors have raised concerns about loss of daylighting and sunlighting. In the potentially most significant such case (Plot 12's impact on 6 Montgomerie Drive) this has been addressed by a change in house type from the 1¾ storey Culbin house type to the 1 storey Kingston type. The height/distance ratios of other proposed houses to the houses of contributors raising this issue are sufficient to ensure that there will be no significant loss of daylight; sunlight is not an issue as the new houses are on the north side of the contributors' houses. As modified, therefore, the proposals are judged to satisfy the residential amenity impact and local character tests of HwLDP Policy 29.

Historically, a developer contribution was required at Lochloy in the form of the reservation and future conveyance to the Council of a site for a primary school. The Education Service was asked at pre-application discussion stage whether there was a need to take this forward. The Service confirmed that in light of a review of long term plans for provision of primary education in Nairn there was no longer a need to do so. The prospective reservation has been used to relocate housing from the south-eastern corner of the site which in turn freed up that corner for the provision of one of the blocks of replacement woodland sought by the Forestry Officer as mitigation of previous unauthorised felling. This woodland, together with the increase in the depth of planting along the north-east boundary behind houses, also goes some way to addressing contributors' concerns about the lack of the significant structural planting identified in the Nairnshire Local Plan – albeit that no longer has any statutory force.

There is a long standing requirement for the provision of a pedestrian and cycle crossing of the Aberdeen to Inverness railway line arising from previous (2000 application) Trunk Roads consultations, national policy, and safety reasons, reinforced by the Access Officer's comments. Although the transport statement submitted by the applicants queries the need for this crossing and suggests enhanced bus services as an alternative, this argument is not accepted by consultees. The active travel which the crossing would promote and cater for is highest in the travel hierarchy. There is an existing Section 75 Agreement relating to a previous phase of development intended to provide an income stream to fund the crossing. A similar agreement is needed to secure contributions from this development. Transport Planning have also indicated a possible need for funding of an enhanced No. 20 bus service over a 3 year period dependent on the outcome of a review of the operation of the service.

Affordable housing contributions have been calculated on the principle of 25% of units to be provided as affordable in areas of development not granted detailed permission before 2007. Clearly the actual number would depend on the overall number of units developed which has been subject to change over time. Developments so far consented are for 137 houses of which 49 were affordable.

Adding the number of houses now proposed in the application (178) produces a total of 315 houses of which 25% would be 79. The application as submitted included 28 units which when added to the 49 already consented gave a shortfall of 2. In the first variation of the layout (to accommodate compensatory woodland planting) the number of affordable units had fallen to 20 giving a shortfall of 10 units but the most recent variation restores 8 units.

Summing up on developer contributions issues, with the exception of a shortfall of 2 affordable houses in the layout, and provided that the developer enters into Agreements to secure necessary transport infrastructure (and if necessary, service) financial contributions, the development would accord with HwLDP Policies 31 and 32.

The changes to the layout which have introduced significant new planting areas in the northern, south-eastern and south-western extremities of the site and increased separation distances between houses and woodland have arisen from detailed discussions with the Forestry Officer. Whilst his consultation response expresses reservations about the width of planting on the north-east boundary which have not been fully met in the variations, the justification for this planting in the Nairnshire Local Plan was to give a robust edge to the built up area and that justification has now been made obsolete by the supersession of the Local Plan and by the IMFLDP's proposed allocation of development land between this site and Kingsteps. The amended proposals overall are judged to satisfy the "compensate for removal and enhance setting" tests of HwLDP Policy 51.

Travel provision in the application proposals consists of a network of roads and footways with a number of pedestrian and cycle links to existing off road routes and a continuation in partly segregated and partly on-road form of the spine pedestrian and cycle path which runs east to west through previous development. Using an emergency access route to Lochloy Road the extended spine route offers scope to access the wider countryside east of Nairn albeit without dedicated off-carriageway provision between the end of the emergency route and the Kingsteps car park. The spine route continues along Lochloy Road and beyond in the direction of the town centre as part of a wider network giving access to the town centre and schools. There is no link at present across the railway to Balmakeith business park, Sainsbury's and bus services on the A96 but the development will contribute to the financing of such a link. The internal road network is judged by Transport Planning to be capable of accommodating bus services of the frequencies typical of a single route in Nairn. Although some contributors have questioned the capacity of the local road network and the Lochloy Road/A96 junction to cope with vehicle traffic from the development, the Transport Assessment has been reviewed by Transport Planning and Transport Scotland and no objections have been made or conditions recommended in relation to network capacity issues. Allowing for the issues constraining earlier or immediate delivery of a link across the railway line and subject to the developer contributions to required transport enhancements being secured the development is judged to satisfy the requirements of HwLDP Policy 56. The layout also provides two points of access to land to the north-east which is included in the IMFLDP.

The protected species issue relating to HwLDP Policy 58 arises from the presence of badgers and badger setts in the woodland at the eastern apex of the site. Provided that construction, landscaping and post-development management accords with the recommendations of the badger survey there should be no adverse effects on the species.

In relation to surface water drainage, the existing SUDS pond in the northern extremity of the site was formed as part of the enabling operations granted permission under 07/00176/FULNA. The applicants are in discussion with Scottish Water regarding long term maintenance of the SUDS. Agreement with Nairn Dunbar Golf Club allows for discharge from the SUDS pond to the ditch across the course. Subject to confirmation of maintenance arrangements the SUDS provisions accord with the requirements of HwLDP Policy 66.

An open space calculation using the relevant SG calculation tool produces a requirement for 1.6 ha. in total of open space provision. The extent of open space shown in the layout is well in excess of that but the situation is not straightforward since the whole area has been developed on the basis that Kingsteps Quarry would accommodate a variety of informal recreational activities; that the area west of the affordable housing would serve the whole area's requirements for ball games; and the badger sanctuary can clearly not count as anything other than natural greenspace in which public access would be discouraged. It is not really practicable to rigidly apply the SG's requirements to an individual development which is completing a wider, partly established development and open space framework. Subject to appropriate design and maintenance arrangements, which would be the subject of conditions, the proposals would certainly meet the overarching long term aim for open space provision expressed in HwLDP Policy 75.

8.4 Material Considerations

No material considerations not already dealt with in section 8.3.

8.5 Other Considerations – not material

One contribution raises the effect of house sales on existing property values. This is not a material consideration.

8.6 Matters to be secured by Section 75 Agreement

- Delivery of the affordable housing in accordance with the definitions adopted in the Developer Contributions SG;
- Payment of financial contributions towards the provision of a pedestrian and cycle crossing of the railway;
- Subject to confirmation by Transport Planning of need, payment of financial contributions towards enhancement of bus service 20;
- Dedication to public use of the open space at the south-west end of the site, and of the area between plots 1 – 4 and Lochloy Road.

9. CONCLUSION

- 9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. RECOMMENDATION

Action required before decision issued Yes

Notification to Scottish Ministers No

Notification to Historic Scotland No

Conclusion of Section 75 Agreement Yes

Revocation of previous permission No

Subject to the above, it is recommended the application be **Granted** subject to the following conditions and reasons:

1. Notwithstanding the provisions of Article 3 and Class 14 of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall commence until full details of site compounds and storage areas (including their location, scale, means of enclosure and phasing in relation to the approved development phase plan) shall be submitted to, and approved in writing by, the Planning Authority. Thereafter, the site compounds and storage areas shall be formed in accordance with these approved details. All site compounds shall be maintained in a tidy, safe and secure fashion and be removed from the application site within one month of the development phase(s) to which they relate being completed.
Reason : To ensure that the site compounds are sensitively located in the interests of safeguarding the amenity of neighbouring properties and allowing timeous provision of open spaces.
2. No development shall commence until a scheme to deal with potential contamination within the application site has been submitted to, and approved in writing by, the Planning Authority. The scheme shall include:
 - i. the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be first submitted to and approved in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A1:2013 Investigation of Potentially Contaminated Sites - Code of Practice;

- ii. the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works and proposed verification plan to ensure that the site is fit for the uses proposed;
- iii. measures to deal with contamination during construction works;
- iv. in the event that remedial action be required, a validation report that validates and verifies the completion of the approved decontamination measures;
- v. in the event that monitoring is required, monitoring statements submitted at agreed intervals for such time period as is considered appropriate in writing by the Planning Authority.

Thereafter, no development shall commence until written confirmation that the approved scheme has been implemented, completed and, if required, on-going monitoring is in place, has been issued by the Planning Authority.

Reason : In order to ensure that the site is suitable for redevelopment given the nature of previous uses/processes on the site.

- 3. No development shall commence until a scheme for the layout, design and construction of green spaces, play areas and outdoor sports and recreation facilities (including specifications, protection measures, boundary treatments and timescales for implementation) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

Reason : In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

- 4. No development, site excavation or groundwork shall commence until a Tree Planting Plan has been submitted to, and approved in writing by, the Planning Authority. The approved Tree Planting Plan shall be implemented in full during the first planting season following commencement of development, or as otherwise approved in writing by the Planning Authority.

Reason : In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

- 5. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site green spaces, woodland, play areas and/or other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual home owner (in particular, any elements of surface water drainage regimes not maintained either by the Council or Scottish Water), has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

Reason : To ensure that all communal spaces, facilities and landscaping areas are properly managed and maintained.

6. The Tree Planting Plan and maintenance schemes required by the two foregoing conditions shall provide for the following:

- Exclusion of the new tree planting areas along the north-east boundary of the site from house curtilages and their management as part of the management regime for areas of replacement woodland and natural greenspace;
- Exclusion of tree planting from the rear curtilages of houses backing onto the natural greenspace and onto the railway line;
- Management of the natural greenspace to provide for no public access.

Reason : To ensure that new tree planting is secure from piecemeal management; to avoid future conflict due to restricted light; to ensure the protection of protected species and habitats.

7. All roads and pavements within the application site as they relate to a particular phase shall be formed to base course level prior to the first occupation of any of the dwellings within that phase. Thereafter, the final wearing surface shall be applied concurrently with the construction of the last dwelling within the phase in question, or upon the expiry of a period of three years from the date of first occupation within that phase, whichever is the sooner. For the purposes of this condition the emergency access route/cyclepath running between phase 1D and Lochloy Road shall be deemed to be part of phase 1D. Prior to commencement of development of phase 1D there shall be submitted to and approved by the Planning Authority in consultation with the Roads Authority full details of the design, construction and maintenance arrangements for the emergency access route/cyclepath.

Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Signature: Allan J Todd
Designation: Area Planning Manager - South
Author: Andrew McCracken
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location plan
Plan 2 – Site masterplan
Plan 3 – Greenspace plan
Plan 4 – Phasing plan
Plan 5 – Site layout plan phases 1A and 1D
Plan 6 – Site layout plan phases 1B and 1C

Plan 7 – Site layout plan phases 2 and 3

Plan 8 – Site layout plan phases 2 and 4

Plan 9 – Culbin house type

Plan 10 – Kingston house type

Appendix – Letters of Representation

Name	Address	Date Received	For/Against
June Philip	23 Table Road, Nairn	15/10/13	Against
James Taylor	28 Montgomerie Drive, Nairn	30/10/13	Against
Lorraine Stewart	Matema, Kingsteps	31/10/13	Against
Craig Wilson	6 Montgomerie Drive, Nairn	1/11/13	Against
Charles Andrews	La Vagotiere Degne, France	4/11/13 & 20/3/14	Against
N Pead	22 Montgomerie Drive, Nairn	13/1/14, 14/3/14 & 11/4/14	Against
Sarah Kempley	22 Montgomerie Drive, Nairn	14/1/14, 14/3/14 & 14/4/14	Against
P Killen	(No number) Montgomerie Drive, Nairn	13/3/14	Against
Valerie Baillie	41 Montgomerie Drive, Nairn	23/3/14	Against
Harry Stagg	25 Montgomerie Drive, Nairn	13/10/13	Against
Woodland Trust	Shore Road, Perth	25/10/13	Against
Craig Walker	75 Osprey Crescent, Nairn	26/11/13	Against
Scott Watson	6 Old Bar View, Nairn	24/3/14	Against
L Thomson	19 Balvonie Street, Inverness	10/3/14	For



Location Plan
 Scale 1:5000 @A4



REVISIONS



SPRINGFIELD PROPERTIES PLC
 ALEXANDER FLEMING HOUSE
 8 SOUTHFIELD DRIVE
 ELGIN
 IV30 6GR

TEL 01343 552550 FAX 01343 551776
 E-MAIL info@springfield.co.uk

PROJECT
 NA01

DESCRIPTION
 Location Plan (Planning)

LOCATION
 Meadowlea, Nairn

CLIENT
 Springfield Properties Plc

DWG No
 NA01/PLJ01

DRAWN
 LB

SCALE
 1:5000 @A4



- Key:**
- Potential plot Sun / lounge space
 - 1800mm Fenceline
 - 3m Cycle path route
- Greenspace Areas:**
- Affordable Units:**
- Type D - 8 No.
 - Type F - 2 No.
 - Type CS - 6 No.
 - Type XF - 12 No.
- Total - 28 No.**
- Private Units:**
- Aberfour - 8 No.
 - Bonny - 9 No.
 - Cottage - 23 No.
 - Cottage Semi - 0 No.
 - Croy - 5 No.
 - Cromarty - 14 No.
 - Culbin - 23 No.
 - Cullen - 4 No.
 - Dallachy Semi - 0 No.
 - Huntly - 33 No.
 - Huntly Semi - 0 No.
 - Kingston - 2 No.
 - Nairn - 12 No.
 - Roseisle - 0 No.
 - Roseisle Semi - 8 No.
 - Spier - 11 No.
- Total - 190 No.**

IMPORTANT NOTES FOR CLIENTS / CONTRACTORS
 NO WORKS ARE TO COMMENCE ON SITE UNTIL ALL RELEVANT APPROVALS HAVE BEEN OBTAINED. ANY DEVIATIONS TO THE APPROVED PLANS HAVE TO BE REPORTED TO THIS OFFICE. CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. GIVEN DIMENSIONS ONLY TO BE USED TO CHECK SCALE. THE COPYRIGHT OF THIS DRAWING AND DESIGN REMAIN THE SOLE PROPERTY OF SPRINGFIELD PROPERTIES PLC AND MAY NOT BE REPRODUCED IN ANY CIRCUMSTANCE OR REPRODUCED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT.

REVISION	DESCRIPTION	DATE	BY	REVISION	DESCRIPTION	DATE	BY
A	Revised plan revised boundary compatibility area/drain	Jan '16	LB				
B	Boundary planting increased to 2.5m	Feb '16	LB				
C	Revised cycle route 3m cycle route	Mar '16	LB				
D	2 Phase 1 house mix revised	Mar '16	LB				
E	Proposed cycle route increased from 2.5m to 3.0m. Garage position to 1.6m. 3.2m revised	Mar '16	LB				

SPRINGFIELD PROPERTIES PLC
 ALBIONWORKS 48 ALBION HOUSE
 6 SOUTHFIELD DRIVE
 ST. DUNN
 N30 5SR
 TEL: 01340 312241 FAX: 01340 351176
 E-MAIL: info@springfield.co.uk

PROJECT NO:	DATE:
DESCRIPTION:	DWG No:
LOCATION:	SCALE:
DATE:	DATE:
DATE:	DATE:

Proposed Phasing:

- Phase 1A
- Phase 1B
- Phase 1C
- Phase 1D
- Phase 2
- Phase 3
- Phase 4



IMPORTANT NOTES FOR CLIENTS / CONTRACTORS
 NO WORKS ARE TO COMMENCE ON SITE UNTIL ALL RELEVANT APPROVALS HAVE BEEN OBTAINED. ANY DEVIATIONS TO THE APPROVED PLANS HAVE TO BE REPORTED TO THIS OFFICE. CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. GIVEN DIMENSIONS ONLY TO BE USED - DO NOT SCALE. THE COPYRIGHT OF THIS DRAWING AND DESIGN REMAIN THE SOLE PROPERTY OF SPRINGFIELD PROPERTIES PLC AND MUST NOT UNDER ANY CIRCUMSTANCE BE REPRODUCED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT.

REVISION	DESCRIPTION	DATE	BY	REVISION	DESCRIPTION	DATE	BY
A	Masterplan revised to include compensatory woodland	Jan '14	LS				
B	Boundary Planting increased to 7.5m	Feb '14	LS				
C	Revised to include 3m cycle route	Mar '14	LS				
D	Phase 1 house mix revised	Mar '14	LS				
E	Affordable units increased from 20% to 28% / Garage position to plots 12-37 revised	May '14	LS				

SPRINGFIELD PROPERTIES PLC
 ALEXANDER FLEMING HOUSE
 8 SOUTHFIELD DRIVE
 ELGIN
 IV30 6GR

TEL: 01343 552950 FAX: 01343 551778
 E-MAIL: info@springfield.co.uk

PROJECT: SA01
 DESCRIPTION: Phase 1A & 1D
 LOCATION: Meadows, Ham

DATE: Sept 2013
 DRAWN BY: RH/LS
 SCALE: 1:500 @A1

- Proposed Phasing:**
- Phase 1A
 - Phase 1B
 - Phase 1C
 - Phase 1D
 - Phase 2
 - Phase 3
 - Phase 4



(Separate Planning Application
Ref: 13/02124/FUL)

Line of Trees

NATURAL GREENS

IMPORTANT NOTES FOR CLIENTS / CONTRACTORS
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REVISION	DESCRIPTION	DATE	BY	REVISION	DESCRIPTION	DATE	BY
A	Masterplan revised to include compensatory woodland	Jan '14	LS				
B	Boundary Planting increased to 7.5m	Feb '14	LS				
C	Revised to include 3m cycle route	Mar '14	LS				
D	Phase 1 house mix revised	Mar '14	LS				
E	Affordable units increased from 20% to 25% / Garage position to plots 32-37 revised	May '14	LS				



SPRINGFIELD PROPERTIES PLC
 ALEXANDER FLEMING HOUSE
 8 SOUTHFIELD DRIVE
 ELGIN
 IV30 6GR
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 E-MAIL: info@springfield.co.uk

PROJECT	NA01	DATE	Sept 2013
DESCRIPTION	Phase 1B & 1C	DWG NO.	NA01/PL07
LOCATION	Meadowes, Nam	DRAWN BY	PH/LS
		SCALE	1:500 @A1



- Greenspace Areas:**
- Garden (51,030 sq.m.)
 - Amenity Space (5,170 sq.m)
 - Public Park & Gardens (3,854 sq.m.)
 - Replacement Planting (6,078 sq.m.)
 - Natural Green Space (24,667sq.m.)
 - Replacement Woodland (11,800 sq.m)
 - Open Space (15,178 sq.m.)



(Separate Planning Application
Ref: 13/02124/FUL)

Affordable Houses (24)
(Separate Planning Application
Ref: 12/04592/FUL)

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B	Boundary Planting increased to 7.5m	Feb '14	LS				
C	Revised to include 3m cycle route	Mar '14	LS				
D	Phase 1 house mix revised	Mar '14	LS				
E	Affordable units increased from 20No. to 28No./Garage position to plots 32-37 revised	May '14	LS				

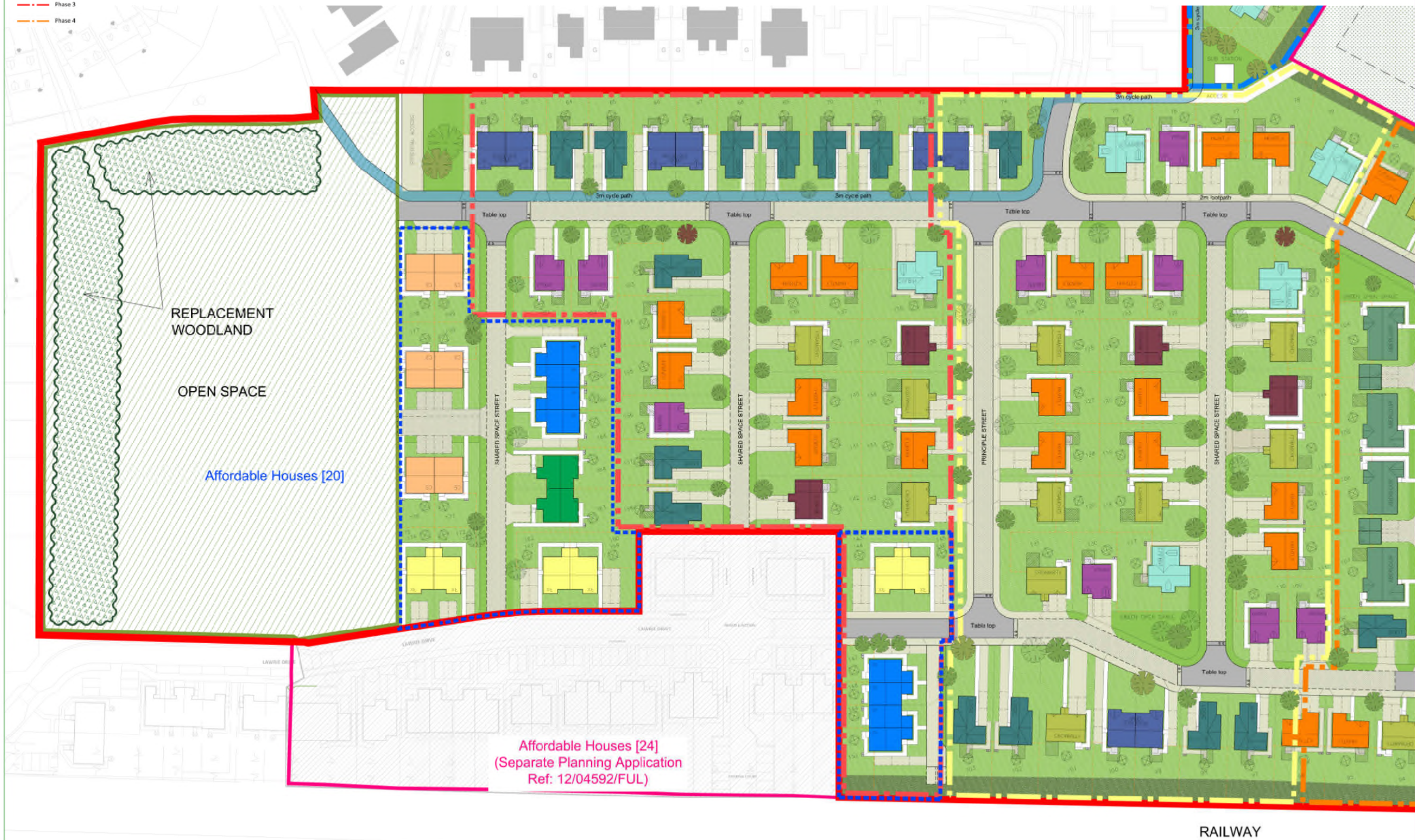


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PROJECT NA01	DATE Sept 2013
DESCRIPTION Masterplan - Greenspace	DWG No NA01/PL04
LOCATION Meadowlea, Nairn	DRAWN BY M-HLB
	SCALE 1:1250 @A1

Proposed Phasing:

- Phase 1A
- Phase 1B
- Phase 1C
- Phase 1D
- Phase 2
- Phase 3
- Phase 4



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E	Affordable units increased from 20No. to 24No./Garage position to plots 12-37 revised	May '14	LS				



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PROJECT	SA01	DATE	Sept 2013
DESCRIPTION	Phase 2 & 3	DWG No.	SA01/PL08
LOCATION	Meadowes, Nam	DRAWN BY	MP/LS
		SCALE	1:500 @A1



Proposed Phasing:

- Phase 1A
- Phase 1B
- Phase 1C
- Phase 1D
- Phase 2
- Phase 3
- Phase 4



houses [24]
Planning Application
19/2/FUL)

RAILWAY

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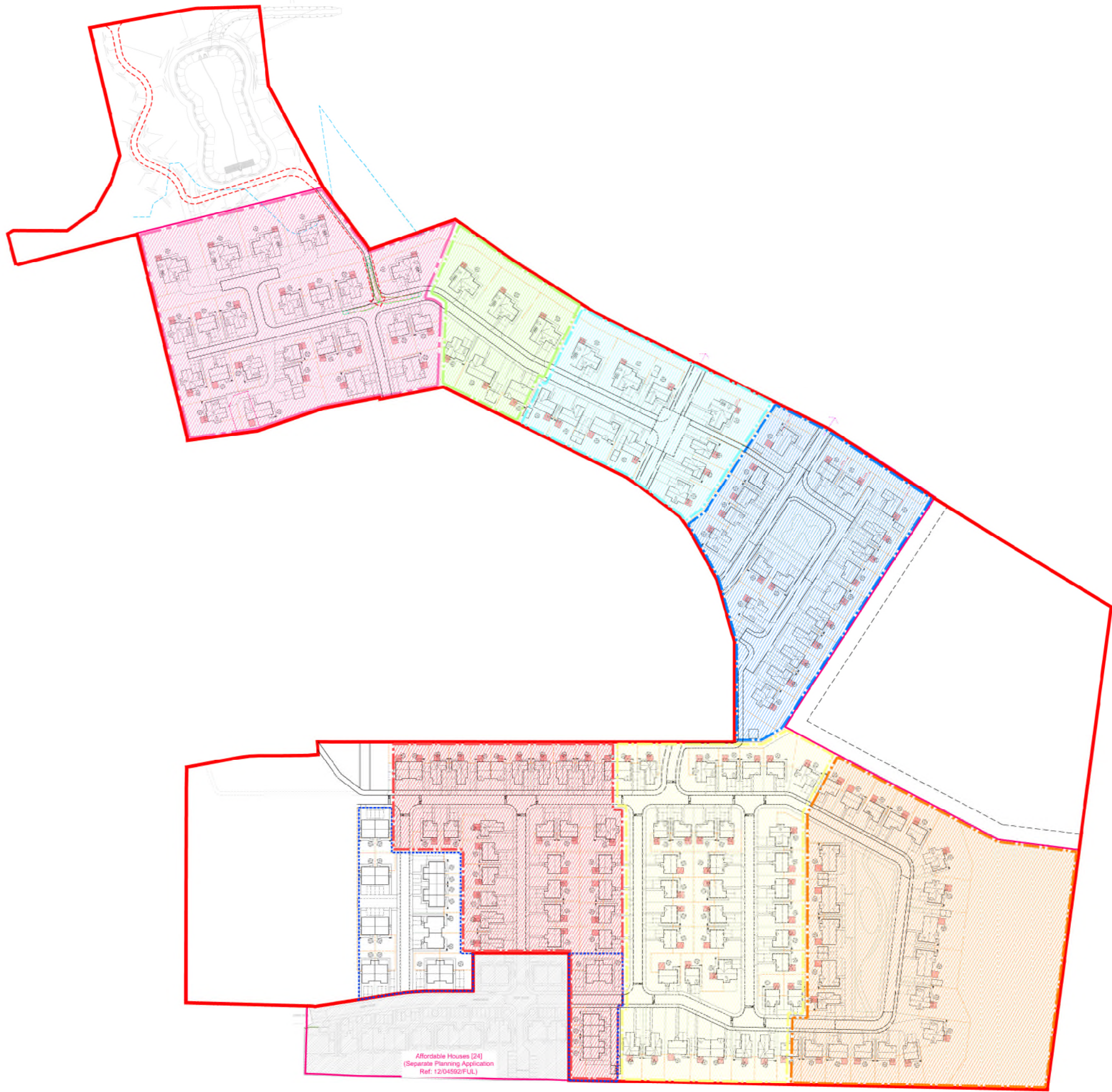
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PROJECT	SA01	DATE	Sept 2013
DESCRIPTION	Phase 2 & 4	DWG NO.	SA01/PL08
LOCATION	Meadowes, Nam	DRAWN BY	MP/LS
		SCALE	1:500 @A1



Proposed Phasing:

- Phase 1A
- Phase 1B
- Phase 1C
- Phase 1D
- Phase 2
- Phase 3
- Phase 4



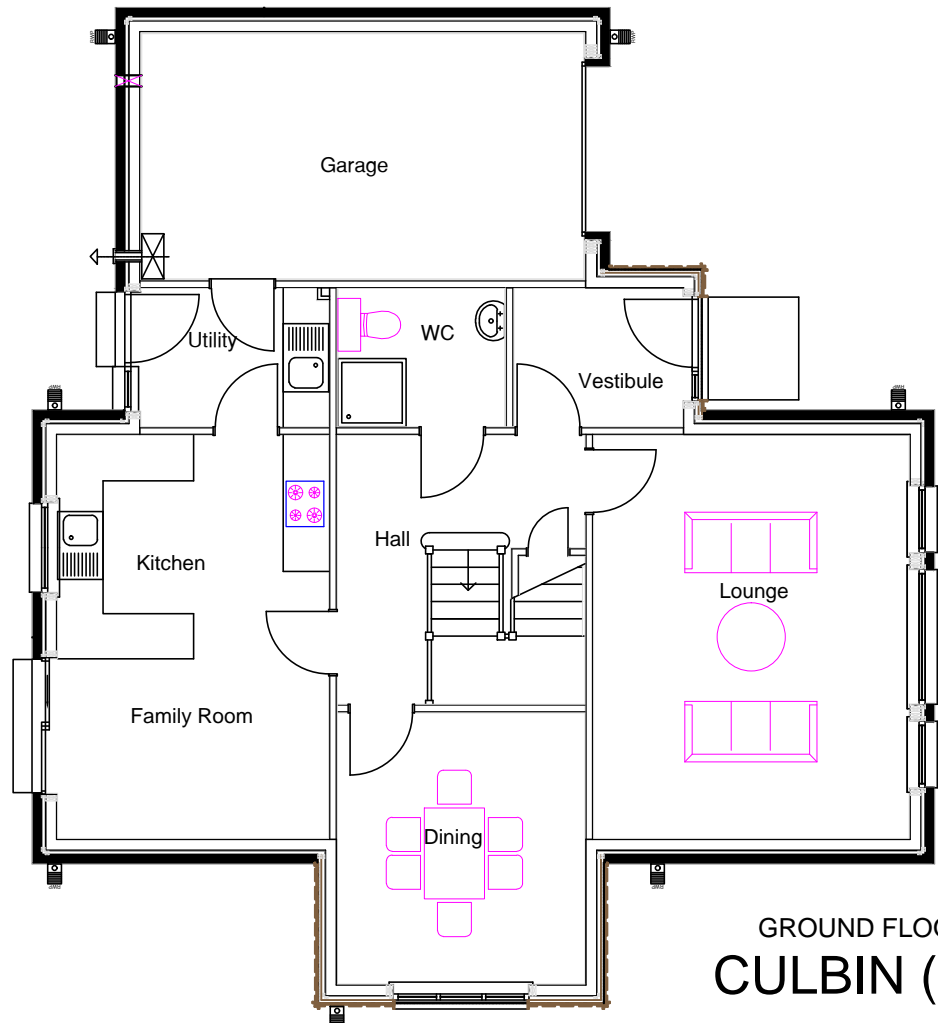
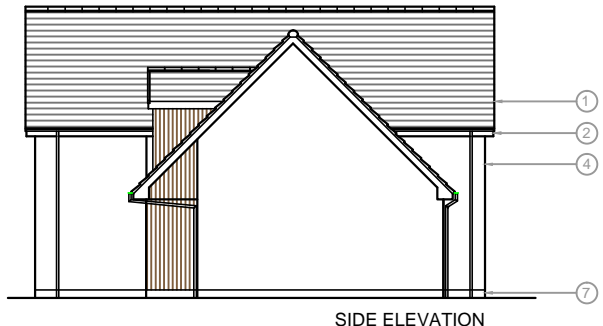
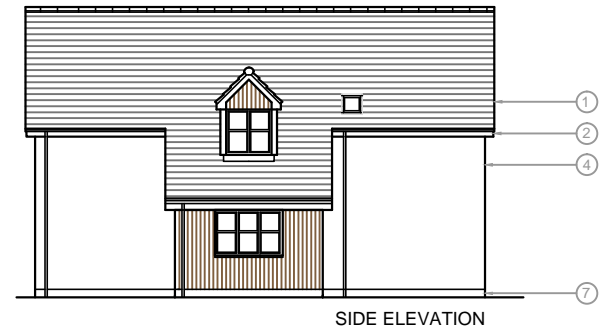
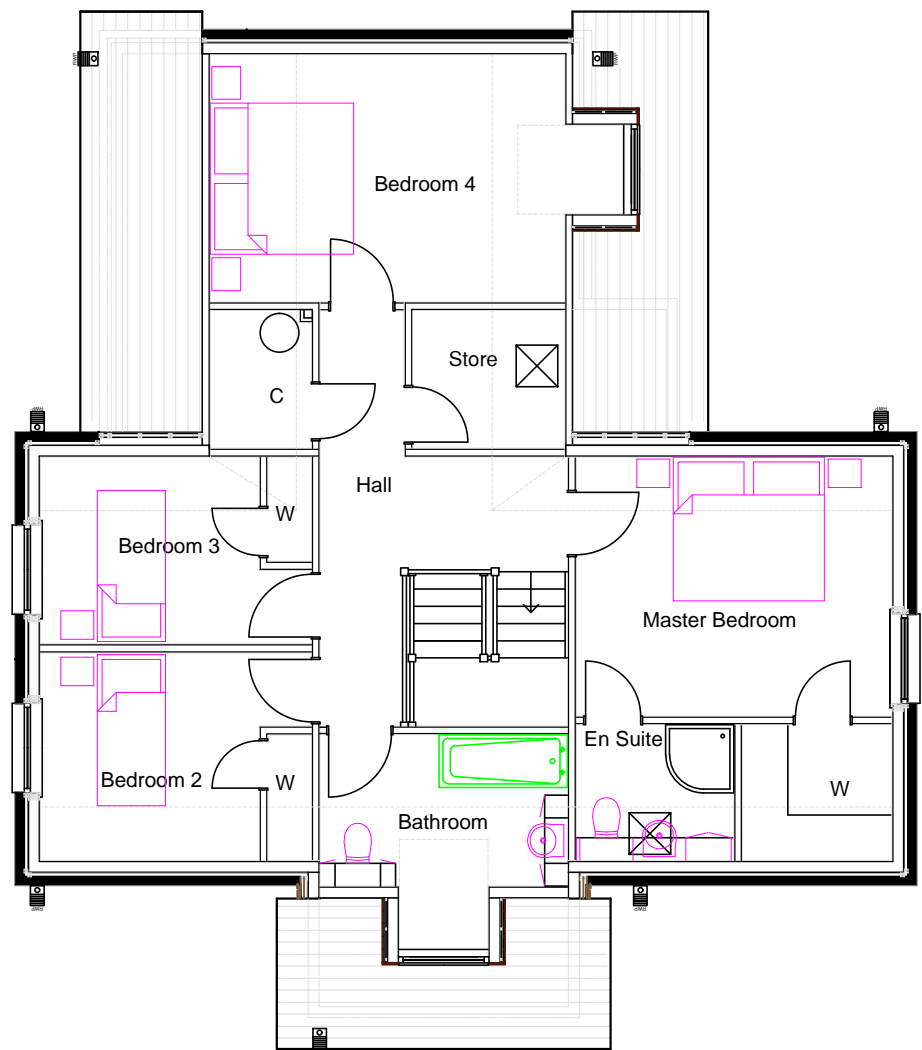
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PROJECT NA01	DATE Sept 2013
DESCRIPTION Proposed Phase Plan	DWG No NA01/PL05
LOCATION Meadowlea, Nairn	DRAWN BY M-ILB
	SCALE 1:1250 @A1



GROUND FLOOR PLAN
CULBIN (OPP)

Room Measurements			
		metric	imperial
Ground Floor:	Kitchen	3.59m x 2.96m	11' 8" x 9' 7"
	Family Room	3.59m x 2.38m	11' 8" x 7' 9"
	Dining	3.59m x 3.28m	11' 8" x 10' 9"
	Lounge	5.33m x 4.18m	17' 5" x 13' 8"
	Vestibule	1.83m x 2.23m	6' 0" x 7' 3"
	Utility Room	1.83m x 2.49m	6' 0" x 8' 2"
	Bathroom	1.83m x 2.20m	6' 0" x 7' 2"
	Garage	3.20m x 6.01m	10' 5" x 19' 8"
First Floor:	Master Bedroom	3.43m x 4.18m	11' 3" x 13' 8"
	En-Suite	1.79m x 2.09m	5' 10" x 6' 10"
	Bedroom 2	2.74m x 3.59m	8' 11" x 11' 9"
	Bedroom 3	2.47m x 3.58m	8' 1" x 11' 8"
	Bedroom 4	3.27m x 4.69m	10' 8" x 15' 4"
	Bathroom	2.00m x 3.28m	6' 6" x 10' 9"
(NIA) Nett Internal Floor Area:		143.77 sq.m.	1547.53 sq.ft
(GIA) Gross Internal Area (inc Garage):		189.19 sq.m.	2036.42 sq.ft
(GIA) Gross Internal Area (ex. Garage):		166.42 sq.m.	1791.33 sq.ft.

Notes
Refer to site plan for correct handing. All sizes given are indicative only, and may be subject to change prior to building warrant approval.

REVISIONS



SPRINGFIELD PROPERTIES PLC
PENTLAND HOUSE
GRAMPIAN ROAD
ELGIN
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PROJECT
Culbin House Type
OPP Hand

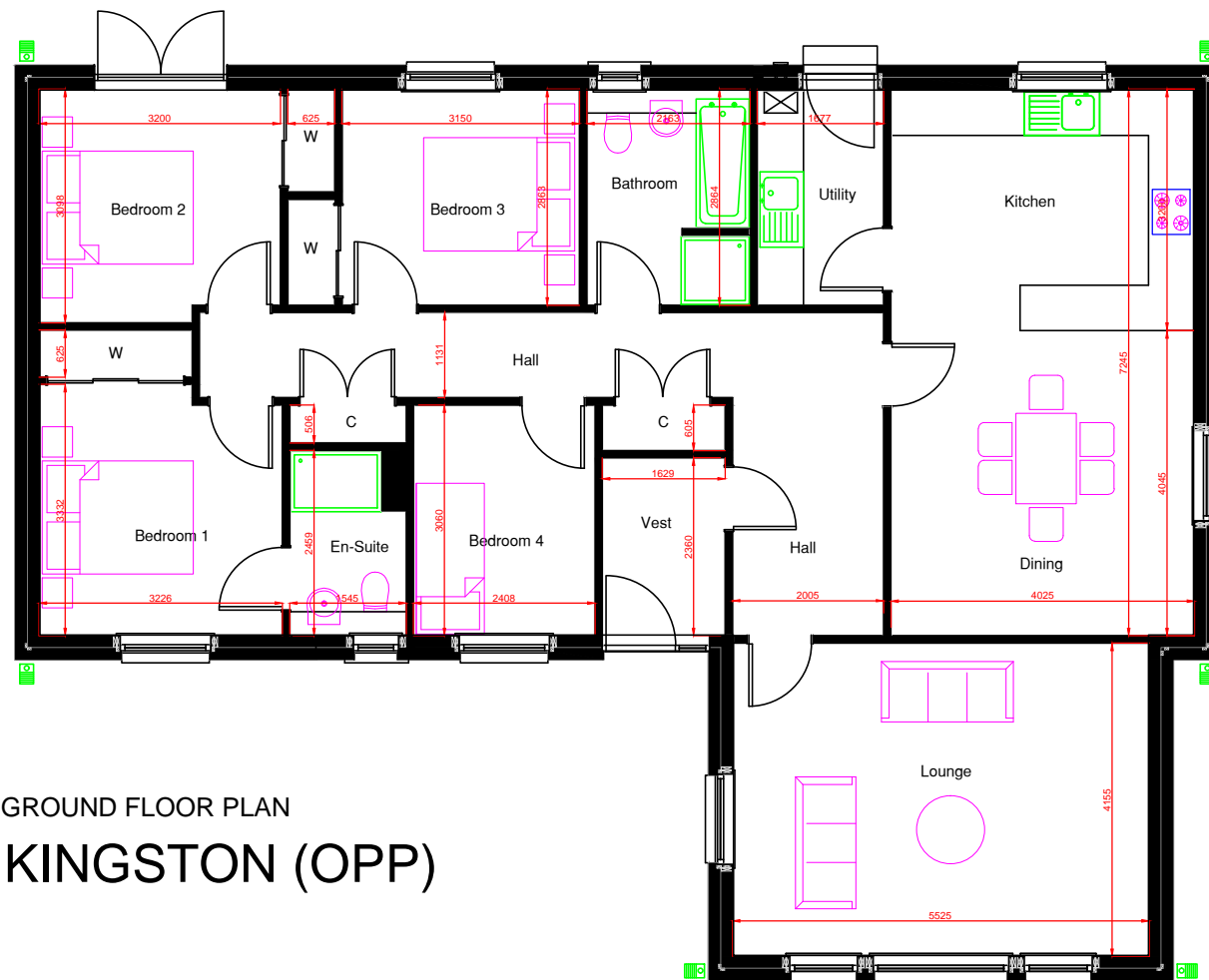
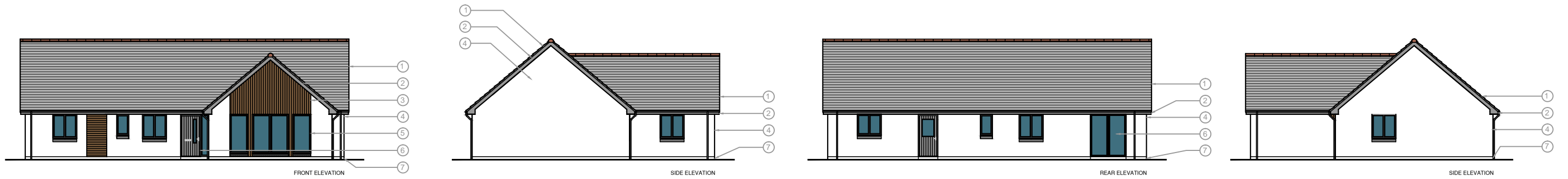
LOCATION
NA01 Meadowlea
Nairn

CLIENT
Springfield Properties PLC

DESCRIPTION
Plans & Elevations

DRAWN BT	DATE Sept 13	SCALE 1:50/100
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DWG No
NA01/PL/22



GROUND FLOOR PLAN
KINGSTON (OPP)

Room Measurements		
	metric	imperial
Kitchen / Dining	4.03m x 7.25m	13' 3" x 23' 9"
Lounge	5.53m x 4.16m	18' 2" x 13' 8"
Utility Room	1.68m x 2.86m	5' 6" x 9' 5"
Vestibule	1.63m x 2.36m	5' 4" x 7' 9"
Bathroom	2.16m x 2.86m	7' 1" x 9' 5"
Bedroom 1	3.23m x 3.33m	10' 7" x 10' 11"
Bedroom 2	3.20m x 3.10m	10' 6" x 10' 2"
Bedroom 3	3.15m x 2.86m	10' 4" x 9' 5"
Bedroom 4	2.41m x 3.06m	7' 11" x 10' 0"
En-Suite	1.55m x 2.46m	5' 1" x 8' 1"
Gross Floor Area	133.76 sq m	1439.78 sq ft

Notes
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REVISIONS



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PROJECT
Kingston House Type
OPP Hand

LOCATION
NA01 Meadowlea
Nairn

CLIENT
Springfield Properties PLC

DESCRIPTION
Plans & Elevations

DRAWN BT	DATE Sept 13	SCALE 1:50/100
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DWG No
NA01/PL/30