

Agenda Item	6.1
Report No	PLS/047/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 8 August 2018
Report Title: 17/05667/FUL: Springfield Properties PLC
Land 123M SE of Rosebank, Kingsteps, Lochloy Road, Nairn
Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Residential development & associated infrastructure.

Ward: 18 - Nairn and Cawdor.

Development category: Major Application.

Reason referred to Committee: Major Application, community council objection.

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.

Recommendation

Members are asked to agree the recommendation to **GRANT** planning permission as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The application presents a residential development totalling 115 dwellings including 99 detached and semi-detached houses and 16 flats. The mix of housing offers 8 x 1 beds units; 13 x 2 beds units; 65 x 3 beds units and 29 x 4 beds units. A list of the house and flat types is provided in Appendix A. The proposal provides both private and affordable (25%) units.
- 1.2 The main body of development is located to the south-eastern portion of the site with a lesser level of housing to the northwest. The layout is based around several loose rows and groupings of housing, with a sizeable riparian buffer (8m either side) to the watercourse which crosses the site and offers much of the proposed open space for future residents. The access route serving this site extends from the adjacent Meadowlea development to the west where housing is being constructed by the applicant.
- 1.3 The design is generally consistent with the current phase of housing at Meadowlea in that the streets are inter-connected rather than heavily reliant on cul-de-sac's and distributor roads. There are defined areas of open space and landscaping amounting to 30% of the total site area, along with connected footways and cycle paths to ensure a choice of non-motorised travel to link to the wider area.
- 1.4 Pre Application Consultation: The applicant has presented its proposals to the community through the pre-application notification (PAN) process. There was no pre-application meeting with the Council.
- 1.5 Supporting Information: The application has a number of supporting documents including: -
- Planning Statement;
 - Pre-Application Consultation Report (PAC);
 - Archaeological Written Statement of Investigation;
 - Topographical Survey;
 - Design & Access Statement;
 - Transport Assessment;
 - Drainage Impact Assessment;
 - Site Investigations;
 - Flood Risk Assessment;
 - Tree Survey;
 - Badger Survey
- 1.6 Variations: The applicant has submitted additional information to support and clarify its evidence as initially presented. This relates to the traffic impact analysis / data. No significant amendments to the proposed layout, as submitted, have been lodged.

2. SITE DESCRIPTION

- 2.1 The site extends to approximately 6.9ha and comprises agricultural land immediately to the east of Nairn beyond recent housing developments on Lochloy Road. It is broadly triangular in shape and is made up of gently undulating grassland bisected by an overgrown meandering watercourse running west to east. The site is being used for equestrian purposes.
- 2.2 The site is bounded to the east by a shelterbelt of tall pine trees giving the site some containment. To the north, the fields give way to large detached dwellings in expansive garden grounds fronting Lochloy Road at Kingsteps. To the southwest is ongoing housing development at Meadowlea along with an area of woodland, being developed by the applicant. The character of the area is one of urban-rural fringe where the transition to countryside is broken up by the main Aberdeen - Inverness railway line, dispersed pockets of housing and trees along with the NCN1 cycle route.
- 2.3 The application does not advance a connection with the public road serving Kingsteps (other than for pedestrian / cyclists and emergency vehicles). Minor improvements to core path standard are proposed to the existing private access to the east of property East Kingsteps connecting with the cycle path network that is being proposed within the housing scheme, which also links through to / from Meadowlea.
- 2.4 The site has proximity to the Moray and Nairn Coast Special Protection Area (SPA) and Ramsar wetland. This site comprises intertidal flats, saltmarsh, sand dunes and woodland. It is of importance for coastal and riverine habitats and supports a range of wetland birds throughout the year. This includes populations of Icelandic pink-footed goose and greylag goose and other water birds particularly sea ducks and waders. This area also forms part of the Culbin Sands, Culbin Forest and Findhorn Bay Special Site of Scientific Interest (5551) and supports a great variety of coastal and woodland habitats.

3. PLANNING HISTORY

- 3.1 12.05.2017 17/02339/PAN Residential development and associated infrastructure. 12.08.2017

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour

Date Advertised: 19.12.2017

Representation deadline: 02.01.2018

Timeous representations: 43 objections and 1 neutral.

Late representations: None.

4.2 Material considerations raised are summarised as follows:

- a) Conflict with Development Plan IMFLDP Policy 3 and related guidance.
- b) House Numbers in excess of Development Plan expectations.
- c) Housing density is too high and should be substantially reduced.
- d) Fails to deliver affordable housing contribution to match local need.
- e) Adverse impact on rural community of Kingsteps.
- f) Need buffer between modern development and Kingsteps / landscaped buffer.
- g) Impact on wildlife and existing protected species.
- h) Need mitigation strategy for badgers.
- i) Concerns over water pressure in the area (insufficient).
- j) Lack of waste water capacity at sewerage plant and the town's network.
- k) Concerns with accuracy of traffic impact assessment / current congestion.
- l) Need prior investment in the road infrastructure from A96(T) road.
- m) Development will significantly add to the existing traffic congestion.
- n) Need alternative link with A96(T) road.
- o) Concerns over emergency access to Lochloy Road at Kingsteps.
- p) Need infrastructure such as school; a shop; safe pedestrian crossing over A96.
- q) Inadequate open space provision.
- r) Flood risk.
- s) Nairn lacks capacity in doctor surgeries / dentists; etc.
- t) Need footpath link over railway leading to Sainsbury.
- u) Assessments are inadequate / misleading.

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.

5. CONSULTATIONS

5.1 **River Nairn Community Council** objects to the application. Key points in the substantive response can be summarised as follows: -

- Roads, sewers and water supply cannot cope with demand;
- Excessive housing density, inappropriate for rural location;
- Track record of under-delivery on social housing and infrastructure;
- Damage to the natural and historic environment;
- Site is prone to flooding;
- No housing till the A96(T) bypass is back on track.

5.2 **Access Officer** has no objection to the application. Request for planning conditions to ensure access provisions within the development and engagement of developer contribution re Coastal Trail (Policy 74).

5.3 **Transport Planning Team (TP)** has no objection to the application. It has had considerable exchanges with the applicant and its transport advisors to establish its position. Conditions are requested should the application be supported.

5.4 **Development Plans Team (DP)** has no objection to the application. Developer contributions will be expected from this proposal in line with adopted guidance.

- 5.5 **Historic Environment Team (HET)** has no objection to the application. Request a relevant planning condition given potential for archaeological finds.
- 5.6 **Flood Management Team (FRM)** has no objection to the application. It requests planning conditions to ensure the development complies with potential 1: 200 year, plus climate change flood risk / water course protection.
- 5.7 **Housing Development Team:** has no objection to the application.
- 5.8 **Scottish Natural Heritage (SNH)** has no objection to the application. It highlights potential licence requirement in connection with protected species.
- 5.9 **Scottish Water (SW)** has no objections to the application.
- 5.10 **Scottish Environment Protection Agency (SEPA)** has no objection to the application. Should the application be approved planning conditions have been requested.
- 5.11 **Transport Scotland (TS)** has no objection to the application.

6. DEVELOPMENT PLAN POLICY

- 6.1 The following policies are relevant to the assessment of the application.

Highland Wide Local Development Plan 2012

- 6.2
- 28 - Sustainable Design
 - 29 - Design Quality & Place-making
 - 30 - Physical Constraints
 - 31 - Developer Contributions
 - 32 - Affordable Housing
 - 34 - Settlement Development Areas
 - 55 - Peat and Soils
 - 57 - Natural, Built & Cultural Heritage
 - 58 - Protected Species
 - 59 - Other important Species
 - 60 - Other Importance Habitats
 - 61 - Landscape
 - 62 - Geodiversity
 - 63 - Water Environment
 - 64 - Flood Risk
 - 65 - Waste Water Treatment
 - 66 - Surface Water Drainage
 - 70 - Waste Management Facilities
 - 71 - Safeguarding of Waste Management Sites
 - 72 - Pollution
 - 73 - Air Quality
 - 74 - Green Networks
 - 75 - Open Space
 - 76 - Playing Fields and Sports Pitches

77 - Public Access
78 - Long Distance Routes

Nairn Local Plan 2012 (as continued in force)

6.3 Policies S1 – S7 policies on settlement.

Inner Moray Firth Local Development Plan 2015

6.4 Policy NA2 South Kingsteps – Allocated for housing. Requirements include transport assessment; open space, footpath/cycleway connections and linkages to wider area; landscaping; Flood Risk Assessment; avoidance of any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar. The required traffic and flood risk assessments may impact on the capacity of the site reducing the housing capacity below the currently projected capacity of 90 houses.

7. OTHER MATERIAL CONSIDERATIONS

Highland Council Supplementary Planning Policy Guidance

- 7.1
- Construction Environmental Management Process for Large Scale Projects (August 2010)
 - Developer Contributions (March 2013)
 - Flood Risk & Drainage Impact Assessment (Jan 2013)
 - Green Networks (Jan 2013)
 - Highland Historic Environment Strategy (Jan 2013)
 - Highland's Statutorily Protected Species (March 2013)
 - Managing Waste in New Developments (March 2013)
 - Open Space in New Residential Developments (Jan 2013)
 - Physical Constraints (March 2013)
 - Public Art Strategy (March 2013)
 - Standards for Archaeological Work (March 2012)
 - Sustainable Design Guide (Jan 2013)
 - Trees, Woodlands and Development (Jan 2013)

Scottish Government Planning Policy and Guidance

7.2 Scottish Planning Policy (SPP)

Paras 41-46, Development should incorporate all six qualities of successful places: Distinctive; Safe and pleasant; Easy to move around; Welcoming; Adaptable; Resource-efficient.

Creating Places (2013)

The key policy statement on architecture and place, which contains policies and guidance on the importance of architecture and design.

Designing Streets (2010)

The policy statement that puts street design at the centre of placemaking, advocates place before movement and presents policies and guidance on:

- the design of new or existing streets and their construction, adoption and maintenance;
- how the six qualities of successful places relate to pedestrian, cycle and vehicle movement and connections to wider networks for active travel.

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.

Determining Issues

- 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.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) Development Plan and other planning policy;
 - b) Scottish Planning Policy;
 - c) Layout and design;
 - d) Developer contributions;
 - e) Access and traffic impacts;
 - f) Water and drainage impacts, including flood risk;
 - g) Trees, landscaping and open space;
 - h) Ecology;
 - i) Archaeology
 - j) Construction and phasing;
 - k) Other material planning considerations.

Development plan and other planning policy

- 8.4 The site is allocated in the Inner Moray Firth Local Development Plan (IMFLDP) – reference NA2. This identifies 6.3ha of land for residential development, all of which is included within the site boundary of this application. The requirements of any proposals coming forward on this allocated site are highlighted as *“transport assessment; open space, footpath / cycleway connections and linkages to wider area; landscaping; flood risk assessment; avoidance of any adverse effect on the integrity of the Inner Moray Firth SPA / Ramsar. The required traffic and flood risk assessments may impact on the capacity of the site reducing the housing capacity below the currently projected capacity of 90 houses.”*

- 8.5 Many public representations highlight concerns over the numbers of houses proposed and the capacity figures noted in the IMFLDP. However the plan advises that in respect of the indicative housing capacities for each site; *“planning applications are expected to be generally consistent with the indicative capacities specified. Different capacity than that specified may be acceptable subject to detailed design that demonstrates efficient use of land and a satisfactory site layout.”* Layout and design will be considered as a material consideration in this assessment. If there are no significant concerns the application can be supported.
- 8.6 Furthermore representations have highlighted the provisions of Policy 3 – Other Settlements with regard to the small cluster of housing at Kingsteps. It is noteworthy that Kingsteps is not recorded as an identified “Other Settlement” within the plan. Furthermore the plan identifies the settlement of Nairn, including all related land allocations, within a settlement boundary which is inclusive of the existing houses at Kingsteps.
- 8.7 The more general policies as noted within the HwLDP also apply to the assessment of development proposals. In this manner the assessment of the proposals must have regard to the policies pertaining to for example Sustainable Design; Design Quality & Place-making; Developer Contributions; Natural, Built & Cultural Heritage; Flood Risk; etc.
- 8.8 Applications are to be supported where development meets the tests / bench marks as set out in these policies. In many instances the individual policies of the plan are embellished by Supplementary Guidance, which has been adopted or in the process of being developed and formally adopted. Such guidance does not provide additional policy tests for the application but simply provides guidance on the policy bench-lines expected by the Council.
- 8.9 This assessment seeks to test the relevant policies individually within material considerations below. Conclusions will then be drawn taking into account the policies tests and all other material considerations. If the proposals are not expected to raise any significant impacts, which cannot be mitigated, the application can be supported in line with the Development Plan.

Scottish Planning Policy (SPP) 2014

- 8.10 The Scottish Government policy states that planning needs to take a positive approach to enabling high quality development and making efficient use of land to deliver long term benefits for the public whilst protecting and enhancing natural and cultural resources. Its policy highlights the need to create high quality places by design and which demonstrate the six qualities of place making: - distinctive; safe and pleasant; welcoming; adaptable resource efficient and easy to move around. Determination of this application will draw upon these matters.

Layout and Design

- 8.11 The application responds to the Council’s development plan allocation that advocates a development opportunity for housing at South Kingsteps. The

proposed layout presents as a continuation of the adjacent Meadowlea housing scheme. This seeks to utilise the existing access from Lochloy Road via Montgomerie Drive then using either Averon Street or Dulnain Street. A secondary access is also available from Lochloy Road via Sutors Way that links to Montgomerie Drive. The application does not advocate vehicular access from the site to Kingsteps, although some landownership rights prevail. A mixture of transport infrastructure extends across the Lochloy area including bus routes, cycle and pedestrian routes, cycle network and core paths with which this development will connect.

- 8.12 The site is triangular in nature. Housing is generally presented in four rows that run across the site west to east and one north to south row on its eastern most side. The layout reinforces the growing landscape buffer being established by the Meadowlea development on its south eastern side. It similarly retains a buffer from existing housing at Kingsteps on the northern boundary and with the existing shelter belt of conifer to the east. A landscape buffer is also retained to either side of the meandering water course that runs through the site west to east. The houses are designed to overlook the streets and open spaces in a manner that is consistent with Scottish Government policy Designing Streets.
- 8.13 A range of housing types and densities are offered to provide variety to the street character; similar to the existing Meadowlea scheme. The proposals present single and two storey units, which are acceptable. In line with SPP / Designing Streets the housing has been designed to front principal roads or open spaces, with streets broken up by varied house types, landscaping and varied boundary treatments. In addition to site landscaping housing units will have boundaries comprising 1800mm high timber screen fencing and lower 450mm timber trip fencing to sides and rear.
- 8.14 In terms of materials deployed within the design of each housing unit, the roofs will be built with concrete smooth grey roof tiles; soffits and windows will be grey; down pipes will be black; and walls developed using white render and timber features. Each unit will have a range of sustainable design features and high levels of features offering a good standard of security. House purchasers will also have the option to include a solid roofed sun-lounge rear extension on most of the units. The design and finish of the houses and flats is considered appropriate for this locality.
- 8.15 To complement existing housing at Kingsteps, and addresses some public representations raised by Kingsteps residents, housing is predominantly single storey on the northwest boundary. In this manner local amenity / privacy and design issues have been addressed in an acceptable way.

Developer Contributions

- 8.16 The Council highlights under HwLDP Policy 31 and its emerging supporting Supplementary Guidance its expectations for developer contributions to be brought forward within any application. This seeks to ensure housing applications advance a level of affordable units within any development and that shortcomings in community infrastructure are enhanced. In this regard the Council's Development Plan Team has advised that the following considerations are relevant: -

- Affordable Housing.
- Education (Auldearn Primary / Nairn Academy Catchments).
- Transport and active travel.
- Green networks.
- Open space.
- Community facilities / Coastal trail.

- 8.17 The proposals offer 115 dwellings. Within the terms of the affordable housing requirement 25% of the units (29) require to be affordable. The development plan has highlighted a significant requirement for housing land in Nairn to support the expected growth and development of Nairn. This application responds to this need and the land allocation in the IMFLDP. This includes a sufficient provision of affordable housing units in line with Council policy and also a priority for Springfield Properties PLC.
- 8.18 The timing and delivery of these units can be managed as part of a planning condition / agreed phasing plan that will seek to ensure infrastructural provision in tandem with the occupation of units. It is noteworthy that affordable housing development within the expansion of Nairn at Lochloy, is currently within its 4th phase of provision and should the application be supported this site would provide the 5th phase of development as identified / needed within the Strategic Housing Investment Plan (2019/2020).
- 8.19 With regard to education provision, the catchment area of schools within and around Nairn is under review. This site falls within the catchment area of Auldearn Primary School and Nairn Academy. There is limited capacity at Auldearn school for which a developer contribution would be required from this development. However, should catchment areas change and the situation regarding available capacity changes then the developer contribution requirement could be set aside. Should the application be approved, the required legal agreement securing payments would need to provide a mechanism to allow this requirement to be set aside if matters change under the current Council's catchment review.
- 8.20 With regard to transport and active travel other developments at Lochloy have been required to contribute towards a pedestrian and cycle bridge across the Inverness to Aberdeen railway. Existing legal agreements explain that if a bridge is impossible to deliver then the contributions can be spent on improving the connectivity of the site with the remainder of Nairn. The potential for delivering the pedestrian and cycle bridge is currently being re-examined by the Council. It is recommended that contributions are sought from the current application towards the pedestrian and cycle bridge and that any legal agreement also allows for the contributions to be spent on improving the connectivity of the site with the remainder of Nairn in the event it is not possible to deliver a bridge.
- 8.21 With regard to community facilities Highlife Highland has confirmed that Nairn Leisure Centre is reaching capacity and that there is a current project for expansion of the centre. As such contributions will be required. In a similar manner the Council's Access Officer has confirmed that this development is expected to impact on the Coastal Trail and therefore must make financial contributions to implement

improvements to the network. SNH has confirmed that there is significant pressure on current coastal walk infrastructure that may ultimately impact on its designated sites. It is particularly keen to see that future growth in the area contributes to localised improvements that safeguard the integrity of current designated areas.

- 8.22 Open space provision is required in line with the Open Space in Residential Development Supplementary Guidance. This requires 40sqm of open space per person for developments of 4 or more units within defined regional, sub-regional and local centres. Based on an occupancy rate of 2.23 people per home, a development of 115 homes will give rise to 256 on-site residents. This equates to a need for approximately 10,300m² of high quality, useable open space. This is expected to be provided in several forms including amenity green space, equipped play areas, natural green space, outdoor sports facilities and public parks and gardens on and off site. With regard to public art the Council's preference is that this is provided as an integral part of the overall design of the development.

Access and Traffic Impact

- 8.23 Notwithstanding the allocations of land for development within the Development Plan for the continued expansion of Nairn, there are significant concerns at present that the roads in Nairn carry traffic in excess of their design capacity. In this regard Transport Scotland has plans for the development of a bypass of the settlement. Until the A96(T) road improvement works are in place the settlement is likely to experience congestion, particularly at key junctions on the A96(T) road going through Nairn including the Lochloy Junction. These concerns have been raised in many public representations submitted on this application.
- 8.24 Considerable investment has already been made to assist traffic flows in Nairn through traffic management and in association with many major planning applications further analysis of the performance of the road network has been undertaken. The traffic analysis associated with this application has also been informed by data held by BEAR Scotland. The output suggest that the A96 / Lochloy Road / View Road junction will perform within a practical operating capacity after trips from this development and general traffic growth have been taken into account. On current evidence associated with this planning application Transport Scotland has no concerns. It has not objected to the application nor requested any additional mitigation.
- 8.25 The Transport Planning Team has advised that vehicular access to the site is proposed from Averon Street and Dulnain Street, both within the adjacent Meadowlea development site and both accessed from Montgomerie Drive. These roads have not currently been adopted by The Highland Council but progress is being made by the developer to allow these roads to be adopted. However, until that happens, the Council will not be in a position to adopt any roads proposed within this development site. The applicant has also accepted the suggestion by the Transport Planning Team seeking new sections of surfaced footway along Averon Street and Dulnain Street between the development site and Montgomerie Drive. This can be requested by condition.

- 8.26 Minor changes agreed with the applicant have been made to the layout itself to ensure the development provides good forward visibility and car parking. Further minor changes may also be necessary but the Transport Planning Team's advice is that these can be resolved through the Road Construction Consent (RCC) process without the need to alter the proposed building layout through planning. The Transport Planning Team believe that the road layout proposed would accommodate a 20mph zone arrangement without requiring any additional traffic calming features, other than the legislatively required gateway signs at the entry points. This needs to be secured by condition.
- 8.27 However, the Transport Planning Team has raised concerns over the uncertainty over the acceptability of the proposed means of surface water drainage. Whilst Scottish Water has not highlighted concern, the Transport Planning Team view is that the proposal for surface water drainage from the adopted road network is incompatible with Scottish Water policy. The development, it advises, should be capable of being publicly vested / adopted at the end of the construction period. This can be addressed through planning conditions.
- 8.28 The Transport Planning Team has further advised that it looks for new residential streets with footways to be designed with the aim of keeping general traffic speeds at or below 20mph. This is to promote road safety and encourage pedestrians and cyclists to feel safe when using or crossing such roads. There are some features on the route to this development site designed to calm general vehicle speeds. In its current form, the Transport Planning Team believes that the whole of Montgomerie Drive would not meet the criteria for introducing either a 20mph speed limit or 20mph zone. Recent speed survey information has however assured Transport Planning that there are no current concerns. A package of roads mitigation has been agreed with / put forward by the applicant including enhancement of the existing traffic calming along Lochloy road, between Montgomery Drive and the A96(T) road.
- 8.29 The Transport Planning Team accepts the layout / walking distances from housing units in this site to Montgomerie Drive where bus services are available. It notes only a few properties are slightly outside of the recommended 400m maximum walking distance. Given the intended high quality of the proposed walking routes, it has no concerns with this. However it requests a condition is attached to any approval requiring the developer to provide new bus shelters at the stops closest to the point of access from this development prior to the occupation of the proposed dwellings. The form and delivery of that equipment should be agreed with the Council's public transport team prior to their implementation.
- 8.30 The application highlighted the potential for an emergency access from the north western corner of the site up to Lochloy Road. This is proposed via an existing private access road. However, no information has been provided to determine if that route would be suitable for use by emergency service vehicles and it hasn't been included within the red line boundary for the application. Improvements should ensure that the route is safe and attractive to use by pedestrians, cyclists and potentially emergency vehicles, but prevents general traffic from connecting between the site and Lochloy Road. This has been agreed with the applicant. Furthermore, the Transport Planning Team has requested a condition to ensure

secure and covered cycled parking provision is provided for flatted units without gardens in line with Transport Scotland's document Cycling by Design.

Water, Surface & Waste Water and Flood Risk

- 8.31 The application proposes that the development will connect with the public water supply and waste water drainage system. The waste water pipework will connect to the existing waste water sewer in Montgomerie Drive (to the west of the site) at connection points approved by Scottish Water. Investigations indicate that there is no gravity outfall available for the site. Therefore a pumping station will be required in the north western corner of the development. Scottish Water has confirmed that there is currently sufficient capacity in the Inverness water treatment works and Nairn waste water treatment works to accommodate the proposals.
- 8.32 The development will make provision for sustainable drainage of surface water (e.g. SUDS arrangements). The surface water system will be designed and constructed in accordance with Sewers for Scotland and attenuation will be provided so that the greenfield run-off figure "2L/s/ha" will be complied with for all events up to the critical 1 in 30 year event. The completed system will be vested with Scottish Water, ensuring adequate future operation and maintenance.
- 8.33 It is proposed to discharge the surface water from the development to the unnamed watercourse for plots 94-98 and 114 - 115. The forward flow to the river will be controlled by the inclusion of a hydrobrake flow control device prior to discharge. The rest of the development will discharge to the existing SUDS, with capacity enhancement works. Attenuation volumes will be provided in the system through the use of a SuDS underground storage unit and within the pipes and manholes themselves. It is accepted that run-off from permeable areas such as public open spaces and garden ground will not be able to drain to the public sewer network. As such, it is proposed that the sub-soils in these areas are adequately prepared to ensure that they are as free draining as possible, prior to replacing topsoil or carrying out any landscaping. SEPA has highlighted that a form of treatment will be required to any surface water which is to discharge directly to a watercourse. It requests a condition be attached to any planning permission granted requiring an amended Drainage Assessment and Site Plan demonstrating that an appropriate level of treatment can be accommodated for all aspects of the development.
- 8.34 The Council's Flood Risk Management Team accepts that the site would not be at risk during a 1:200 year plus climate change fluvial flood event from the Kingsteps Burn. Based on the updated drainage calculations it is satisfied that the surface water discharge from the site will be limited to the pre-development greenfield rates for the development as a whole. There is no objection to this development on the grounds of flood risk. That said the FRM team and SEPA have requested planning conditions should the application be supported to: -
- Secure an 8m buffer between the banks of the unnamed burn through the site and the development.
 - Provide details for approval of the two watercourse crossings for prior to works commencing on site to demonstrate no flow impediment in a 1: 200 year, plus

climate change return.

- Deliver a minimum of 600mm of freeboard on the Finished Floor Level (FFL) of the houses above the predicted 1 in 200 year plus climate change flood levels.
- Details of any watercourse crossings are provided to SEPA for their consideration to ensure the a design to convey the 1 in 200 year design flow at each point without causing constriction of flow or exacerbation to flood risk elsewhere.

Trees, landscaping and open space.

- 8.35 The watercourse through the site accommodates 107 small to medium sized trees, which will remain largely undisturbed by the development. The remainder of the site currently is devoid of trees although trees and their roots will extend across the site boundary at many points. New planting is also emerging from the edge of the existing development at Meadowlea.
- 8.36 The woodland enclosure offered by the boundary trees has been recognised within the layout / landscape plan. The proposals set buffers to all tree lined boundaries, varying in size from 5m – 8m depending on the location and maturity of existing trees. These provisions are welcomed as is the significant additional planting of the watercourse edges that traverses the development site. An Arboriculture Impact Assessment / Method statement has been tabled as part of the application is welcomed and can be supported and approved.
- 8.37 In addition to the watercourse amenity area that will be sustained / enhanced as part of the development an open space play area is to be provided at the south eastern end of the development offering children's play equipment and a Menhir feature (Standing Stone). Other areas of the scheme provide open space provision in combination with informal footpaths that will link different streets with their neighbouring residents. The applicant will ensure these areas are maintained using a site factoring agreement with future residents.

Ecology

- 8.38 The site carries no designation but will be used by protected species that prevail in the locality. Designated sites in the surrounding area, would largely remain unaffected by the development, although it is noteworthy that the use of the coastal trail by increased residents and visitors to the area are impacting on sensitive sites which lie adjacent to this infrastructure (Moray Firth SPA / Ramsar Site as highlighted with the IMFLDP). In line with HwLDP Policy 74 a developer contribution is required to assist with the delivery of the coastal trail consistent with nature conservation interests / safeguards.
- 8.39 The site presents as agricultural land which is shared with local wildlife. There is evidence of badger setts around the site reflecting the presence of an active clan within the wider area. Survey of the area identified a number of active setts and evidence of feeding, trails and older unused setts. Rabbits are also extensive throughout the site with some older badger sett entrances currently occupied by rabbits. The presence of a large population of rabbits complicates the evidence on site with active rabbit burrows within unused setts and badgers digging out rabbit

warrens (in pursuit of rabbit kits which they will feed on).

- 8.40 The applicant has presented a protection plan with extensive measures to move these interests on into the wider countryside in advance of any development on site, together with measures to manage construction activity should protected species return to the area. To enable such mitigation a species licence would be needed from SNH. SNH has confirmed that the survey work and species protection plan as presented are of an adequate standard to allow it consider granting a licence.

Archaeology

- 8.41 The site has no known archaeological interests, but is located in an area where there is the potential for finds. In view of this and if the application is supported the development site should by condition be subject to an evaluation in order to establish the archaeological content and potential. Dependent on the results of this work, further study may be required in advance of, and during, construction works. The valuation will be backed up by desk-based research to produce a report setting out the results and any required mitigation strategy. The applicant will need to engage the services of a professional archaeological contractor.

Construction and phasing

- 8.42 Given the scale of the project and the environmental sensitivities around the site a Construction Environmental Management Document approach will be required. This is to ensure that potential sources of pollution (including fuel spills and surface water run-off) on site can be effectively managed throughout construction, this will also deal with matters such as construction noise, dust, tree protection, watercourse protection and safeguards for protected species. The CEMD needs to be secured by planning condition. This will ensure the agreement of construction methodologies prior to the start of development or works. The experience of the current construction management at Meadowlea gives confidence to the approaches taken by the developer on such matters.
- 8.43 Within a development of this scale it is important that the Planning Authority retain effective control over the phasing of development. For this site, it is considered that this is best achieved via a combination of conditions and phasing plans. The delivery of on site infrastructure is critical to delivery of houses and their occupation whilst construction continues on later phases and for example the early provision of green space. These can all be secured by condition and will limit the occupation of phases of the development until the infrastructure (roads, footpaths, open space areas, etc.) is provided to the satisfaction of the Planning Authority.

Other material considerations

- 8.44 There are no other material considerations.

Matters to be secured by Section 75 Agreement

- 8.45
- a) Delivery of affordable housing;
 - b) Contributions to Education Services (Primary);
 - c) Transport / active Travel;
 - d) Community facilities;
 - e) Coastal Trail.
- 8.46 The applicant has four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the legal agreement, to deliver to the Council a signed legal agreement. Should an agreement not be delivered within four months, the application shall be refused under delegated powers.
- 8.47 Where a planning obligation is entered into and the developer wishes to phase payments over the lifetime of a development it is the Council's preference that twice yearly payments are made on the 1st April and 1st October each year based on completion. It is recommended that a clawback period of 20 years for all contributions towards infrastructure is specified in any planning obligation. Costs specified to the applicant have reflected those published for Q4 2017 from the BCIS All-in TPI Index, published at the end of 2017. Costs will require to be re-calculated at the time payments are due to reflect the index published at the current quarter.

9. CONCLUSION

- 9.1 The application seeks to advance development within an allocated site as identified by the current Inner Moray Firth Local Development Plan. It has however received a number of objections which relate in part to the encroachment upon existing houses at Kingsteps, but more generally on account of the pressures on the existing infrastructural services within Nairn, particularly transport. In total objections have been raised from 43 representations and the local River Nairn Community Council.
- 9.2 Consultations with statutory consultees, whilst recognising the current demands on local services, have largely advised that the proposals development can be accommodated within the existing capacity of local networks. In this regard a number of planning conditions have been requested to secure provision of services either prior to the commencement of development on site or prior to the occupation of any dwellings.
- 9.3 Nairn is currently under active consideration for network investment by Transport Scotland to deliver a bypass, the development of which will bring welcome relief of through traffic to the community particularly on the Lochloy Road junction. The Scottish Government has recently confirmed that its plans for the dualing of the A96 between Inverness and Aberdeen remain on schedule for development by 2030. There are no objections to the application from Transport Scotland who are content that the existing network has the capacity to handle the additional traffic arising from this development and general growth trends.

- 9.4 There is considerable demand and need for housing in Nairn that has resulted in a number of land allocations across the town. Considerable progress is currently being made by the applicant on existing permissions at Lochloy Road / Meadowlea providing a good mix of housing including the provision of affordable units in association with housing providers. The current application is entirely consistent with recently approved developments in the area, and is allocated for development, subject to appropriate provision of necessary developer contributions that are agreed with the applicant.
- 9.5 The proposal is consistent with the Development Plan land allocation. It delivers an acceptable housing project in a manner that is consistent with a range of policy provisions within the HwLDP and its supporting Supplementary Guidance including affordable housing (on site), developer contributions and public access. A range of planning conditions would be required to secure the proper phasing and development of the site in an acceptable manner.
- 9.6 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. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	Y
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	Y
Revocation of previous permission	N

Subject to the above, it is recommended that planning permission be **GRANTED** subject to the following:

Conditions and Reasons

1. No development or works shall commence on any area until a phasing plan has been submitted to and agreed in writing by the Planning Authority. This shall detail each phase of the proposed works and shall show the dwellings, landscaping and access roads, pedestrian links and parking areas to be advanced within each phase all in line with the approved site layout. This should ensure an early provision of adequate infrastructure (roads and footpaths) and open space areas in line with occupation. Thereafter, the development shall be undertaken in accordance with the agreed phasing unless otherwise approved in writing by the Planning Authority.

Reason: To ensure that the development proceeds in tandem with the key elements of the development and that infrastructure is provided in a timely manner relative to the occupation of any units.

2. 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 avoidance of any doubt this will include works on Avon Street and Dulnain Street, where new sections of surfaced footway are to be provided as agreed with the Council as Road Authority.

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

3. No development shall commence until the following measures are submitted to and approved by the Planning Authority, in consultation with the Roads Authority prior to any works commencing on site. Once approved, these schemes should be implemented before there is any occupation of units within this development. The measures as a minimum must include: -

- a) The implementation of a 20mph zone covering the roads within this site prior to substantial completion of this new road network. For clarity, this will include the promotion and implementation of a Traffic Regulation Order covering this 20mph zone.
- b) The agreed mitigation to provide a new section of surfaced footway on Averon and Dulnain Streets.
- c) A scheme to enhance the existing traffic calming along Lochloy Road between Montgomery Drive and the A96.
- d) The agreed mitigation to provide bus shelters at the two stops closest to this development.
- e) Confirmation of design details of the emergency access arrangements to Lochloy Road at East Kingsteps also catering for cyclists and pedestrians.
- f) Details of secure and covered cycle parking provision for flatted units which

have no access to private gardens.

Reason: In the interest of safety residents and traffic using this site.

4. Prior to the commencement of development details of the two watercourse crossings must be submitted to the Planning Authority for approval in consultation with SEPA / Flood Team. This shall include calculations to demonstrate that the structures would not in any way impede flows in a 200 year plus climate change return period event with an appropriate allowance for freeboard. Thereafter the development must progress, unless otherwise agreed in writing with the planning authority, using the approved watercourse crossing plans and ensuring: -

- a minimum of 600mm of freeboard on the Finished Floor Level (FFL) of all houses above the predicted 1 in 200 year plus climate change flood levels.
- Provision of an 8m buffer between the banks of the unnamed burn through the site and the development.

Reason: To safeguard the development from the risk of flooding.

5. No development shall commence on site until a final Drainage Assessment and Site Plan is submitted to the Planning Authority for approval, in consultation with SEPA and the Council's Road Authority. The development shall then only proceed on the basis of the approved Drainage Assessment – Site Plan for the whole site. This is expected to demonstrate that an appropriate level of treatment can be accommodated for all aspects of the development including Plots 94-98 and 114 and 115. Furthermore that the final designs will be vested with Scottish Water for future maintenance.

Reason: To retain the water quality of local watercourses.

6. No development shall commence on site until a Construction and Environmental Management Document (CEMD) is submitted for approval of the site. Thereafter all works shall make progress in full accordance with the approved CEMD unless otherwise agreed in writing with the Planning Authority. The CEMD shall as a minimum highlight: -

- a) Final pre-commencement surveys for protected species and proposed final mitigation measures during construction;
- b) Areas to be deployed for construction purposes including material storage, offices, staff parking, vehicle turning, pollution prevention, etc.
- c) A scheme for recycling / disposing of waste resulting from construction works.
- d) Measures to control the emission of dust and dirt during construction.
- e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- f) Construction Traffic Management Plan including any additional final mitigation measures. This should also include measures to manage construction vehicle noise including for example in the choice of vehicle / reversing alarms;

Reason: In order to safeguard the amenity of neighbouring property; existing infrastructural assets; the natural environment; and traffic management final access arrangements during all periods of construction.

7. Prior to the commencement of development a statement of expected working hours for all construction activity should be submitted for approval. A construction noise assessment will be required to be submitted to the Planning Authority for approval should the following circumstances be likely to occur: -

- Where it is proposed to undertake work, which is audible at the site boundary, out with the hours Mon-Fri 8am to 7pm; Sat 8am to 1pm.

OR

- Where noise levels during the above periods are likely to exceed 75dB(A) for short term works or 55dB(A) for long term works. Both measurements to be taken as a 1 hr LAeq at the curtilage of any noise sensitive receptor. (Generally, long term work is taken to be more than 6 months)

If an assessment is submitted it should be carried out in accordance with BS 5228-1 : 2009 "Code of practice for noise and vibration control on construction and open sites - Part 1: Noise". Details of any mitigation measures should be provided including proposed hours of operation. Thereafter all construction activity must comply with the approved hours of working.

Reason: To ensure the amenity of adjoining residential areas are respected throughout construction periods.

8. No development, site excavation or groundwork shall commence until all retained trees within and bordering the site have been protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time). These barriers shall remain in place throughout the construction period and must not be moved or removed during the construction period without the prior written approval of the Planning Authority.

Reason: In order to ensure the protection of retained trees during construction, which are important amenity assets.

9. No development shall commence until details of a finalised scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Landscaping works shall be carried out in accordance with the approved scheme. Details of the scheme shall include: -

- a) All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
- b) A plan showing existing landscaping features and vegetation to be retained;
- c) The location and design, including materials, of any existing or proposed walls, fences and gates;
- d) All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
- e) A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that the approved landscaping works are properly undertaken on site.

10. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site green spaces and / or woodland and / or sports facilities and / or 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 (such as communal parking areas, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have 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 secure high-quality open spaces in compliance with Council Supplementary Planning Guidelines.

11. No development or work (including site clearance) shall commence until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, all in accordance with the attached specification (not attached with this report), has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

Reason. In order to protect the archaeological and historic interest of the site.

REASON FOR DECISION

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.

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 (paragraph 259), 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.

Septic Tanks & Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to

contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area 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/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

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.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt,

it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Signature: Nicola Drummond
Designation: Area Planning Manager – South/Major Developments
Author: Ken McCorquodale
Background Papers: Documents referred to in report and in case file.

Relevant Plans:

Plan 1 - NA06_LP_PL_01 LOCATION PLAN
Plan 2 - NA06_SL_PL_02 REV J SITE LAYOUT PLAN
Plan 3 - SFNN-PR-01 ROAD LAYOUT PLAN
Plan 4 - NA06_SL_PL-03 REV B LANDSCAPING PLAN
Plan 5 - 1060bw(AS)901 CROY FLOOR/ELEVATION PLANS
Plan 6 - 1087bw(AS)901 CULLEN FLOOR/ELEVATION PLANS
Plan 7 - 1104dt(AS)901 LAUDER FLOOR/ELEVATION PLANS
Plan 8 - 1237dt(--)-901 NAIRN FLOOR/ELEVATION PLANS
Plan 9 -1237dt(--)-901 REV C NAIRN FLOOR/ELEVATION PLANS
Plan 10 - 1287dt(as)901 BALERNO FLOOR/ELEVATION PLANS
Plan 11 - 652/757cf(--)-901 REV F AULDEARN TYPE FLOOR/ELEVATION PLANS
Plan 12 - 932te(AS)901 DALLACHY FLOOR/ELEVATION PLANS Plan –
Plan 13 - 950sd(AS)901 REV D ARDMORE FLOOR/ELEVATION PLANS
Plan 14 - 1339dt(--)-901 REV F BRAEMAR FLOOR/ELEVATION PLANS
Plan 15 - 1432st(AS)90 CRAIL FLOOR/ELEVATION PLANS
Plan 16 - 1932ct(AS)901 REV E CULBIN FLOOR/ELEVATION PLANS
Plan 17 - 733bw(AS)901 ROSEISLE FLOOR/ELEVATION PLANS
Plan 18 - 2014/CS/Det(OPP)/PL/01 CS TYPE FLOOR/ELEVATION PLANS
Plan 19 - 2014_CSTYPE_01 CS TYPE FLOOR/ELEVATION PLANS
Plan 20 - 2015-A(--)-901 A TYPE ELEVATION PLANS
Plan 21 - 2016-B(--)-901 B TYPE FLOOR/ELEVATION PLANS
Plan 22 - 2016-D(--)-901 TYPE D FLOOR/ELEVATION PLANS
Plan 23 - 2017 A3_901 TYPE A3 FLOOR/ELEVATION PLANS
Plan 24 - 3436_SUR_01 SUN LOUNGE FLOOR/ELEVATION PLANS

Appendix A: The following list provides the breakdown of the house and flat types.

Note - (A) denotes affordable types: -

House Types	No of Units
Auldearn - 2 bed cottage flats	(8)
Dallachy -3 bed semi house	(14)
A Type - 1 bed cottage flats (A)	(4)
D Type - 3 bed semi house (A)	(6)
A3 Type - 1 bed bungalow (A)	(4)
F Type - 4 bed semi house (A)	(4)
Ardmore - 3 bed semi house	(16)
H Type - 2 bed cottage flats (A)	(4)
Balerno - 4 bed detached house	(7)
Lauder - 3 bed detached house	(8)
B Type - 2 bed semi house	(4)
Nairn - 3 bed detached house	(5)
CS Type - 2 bed bungalow (A)	(3)
Nairn - 3 bed semi- house	(2)
Crail - 4 bed detached house	(4)
Roseisle – semi detached bungalow	(2)
Culbin - 4 bed semi house	(7)
Braemar - 4 bed detached house	(5)
Croy - 3 bed bungalow	(4)
Cullen - 3 bed bungalow	(4)

Planning Applications Site Visit Procedure

When a Planning Applications Committee (PAC) or the Planning Environment and Development Committee (PED) or the Council agree that a site visit is appropriate prior to determining a planning application, these procedures shall be followed:

1. The **Planning & Development Service** will write out to parties (applicant, consultees and those parties lodging representations in support of/in objection to the application) advising that an accompanied site visit will take place and inviting parties to attend. The letter will identify an unambiguous meeting point and indicate the time when parties are to meet. If known, the date, time and place of the meeting at which the planning application will be determined will be included in this letter.

2. If the PAC/PED/Council has any requirements related to the site visit (e.g. that the footprint of a proposed building be pegged out), these requirements must be intimated to the applicant in advance of the site visit.

3. In some cases a bus will be arranged in order that the PAC/PED/Council members can arrive at the site together. Travel arrangements will be intimated by **Democratic Services** to PAC/PED/Council members in advance of the site visit. In cases where a bus is arranged for members, any spare seats on the bus may accommodate representatives of the applicant/consultees/supporters/objectors. If there are insufficient seats for at least one representative of each of the abovementioned groups to travel by bus, only PAC/PED/Council members will travel by bus and those wishing to attend the site visit may follow the bus using their own transport. If this happens, in the interests of transparency and openness, the planning application will not be discussed on the bus. Instead, the application will be discussed once the PAC/PED/Council members reach the site and disembark.

4. **Members** of the PAC/PED/Council shall arrive at the meeting point at or just before the appointed time. **Members** of the PAC/PED/Council must not enter into discussion with any party already on site (other than introductions) to avoid the perception of support for one party over another. If one or more of the expected participants is not present on time, any delay to the start of the site visit will be at the **Chair's** discretion.

5. The site visit will start at the appointed time (with the exception of the circumstances referred to above). The **Clerk** will note the names of those members of the PAC/PED/Council present at the site visit as only those members will be able to take part in the determination of the planning application. The **Chair** will introduce him/herself and ask the PAC/PED/Council members to introduce themselves to those parties present. **Officers** and **parties present** will also introduce themselves. The **Chair** will indicate to those present the purpose of the site visit (namely, to point out the location of the proposed development and physical features referred to in either the planning application or in representations lodged in support of/in opposition to the application). The **Chair** will remind those present that the site visit is not an opportunity for parties to engage in discussion about the merits of the application. The **Chair** will ask the **Planning Officer** to introduce the application to members of the PAC/PED/Council and answer any questions they may have (NB this is not an opportunity for members to discuss the merits or otherwise of the planning application). The **Chair** will then ask the applicant (or applicant's agent) and those supporters/objectors present whether they wish to point out any physical features not already covered by the Planning Officer in his/her presentation. The **Chair** will officiate at the site visit and officers present will assist in this process.

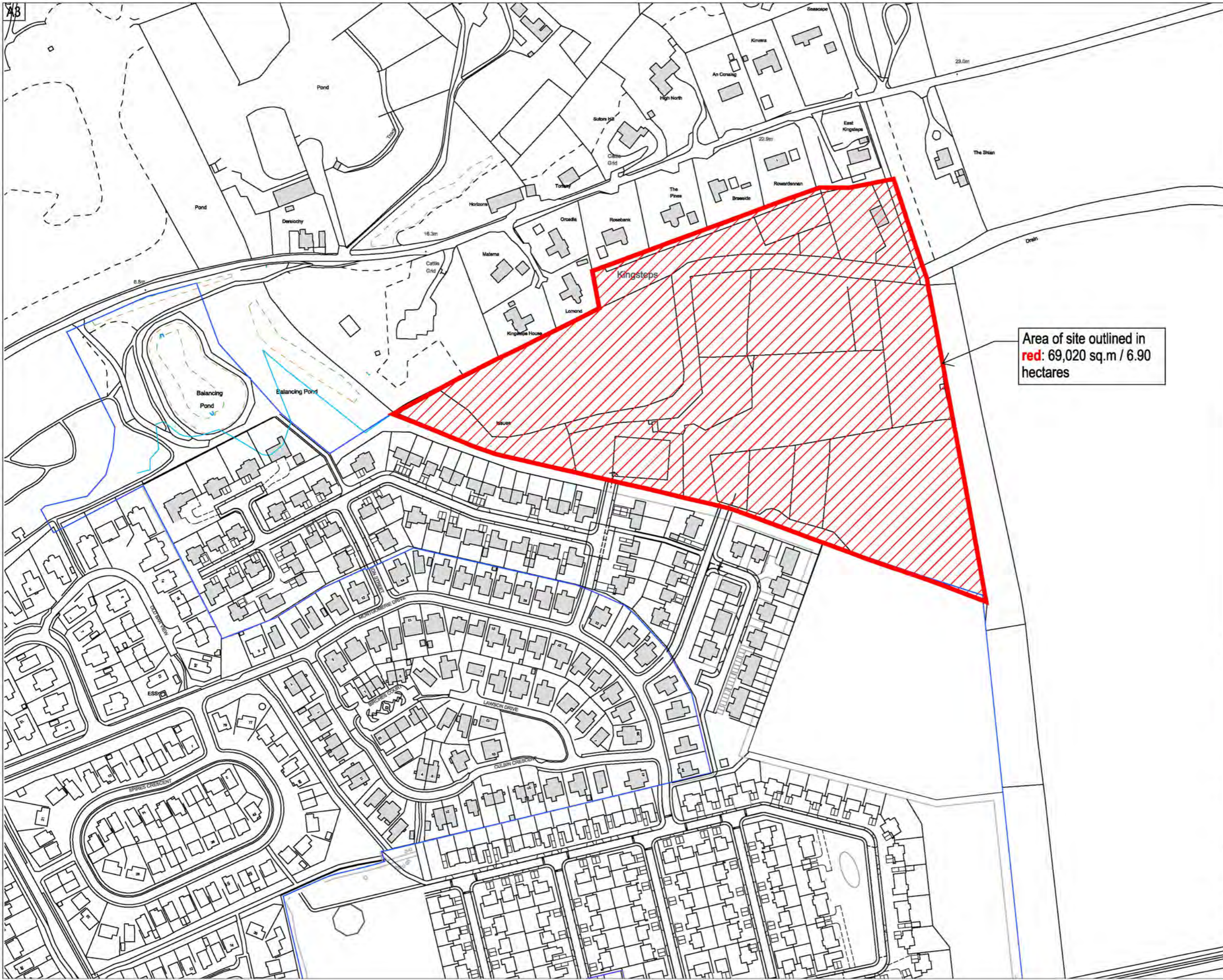
6. Those in attendance are entitled to accompany the PAC/PED/Council as the site visit takes place. When pointing out the location of the proposed development/physical features on site, **participants** must address the PAC/PED/Council as a group (not as individual members) through the Chair. **Members** of the PAC/PED are not permitted to engage in any discussion on the merits of the case with any person approaching them.

7. If any participant (applicant, consultee, objector or supporter) arrives very late, but before the PAC/PED leaves the site, the **Chair** will explain, in the presence of the other parties, what the PAC/PED has done and where the PAC/PED has been. The participant will be asked if there is anything (not already seen) that he/she wishes to point out.

8. If any PAC/PED/Council member arrives late, the Chair/Convener will decide whether the site visit can be recommenced and the information presented repeated for the benefit of that member. If the Chair/Convener decides that this is not feasible, or that there is insufficient time available, to recommence the site visit, the member who has arrived late at the site visit will be excluded from participation in the subsequent determination of the planning application.

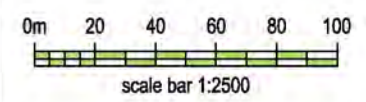
9. On conclusion of the site visit, the **Chair** will thank everyone for their attendance and advise parties of the place/time of the meeting when the PAC/PED/Council will determine the application (if known) or will indicate that these details will be sent to parties (if not yet known). The **Chair** will then indicate that the site visit has concluded.

Legal Service/Planning and Development Service
August 2012



Area of site outlined in red: 69,020 sq.m / 6.90 hectares

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.



Rev	Date	Remarks	By	Ch.
Revisions				



<p>Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk</p>	<p>Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk</p>
--	--

Project
Macdonald Fields
Naim

Drawing
Location Plan

Scale 1:2500 @A3	Date Nov' 17	Drawn by LB	Checked by BW
---------------------	-----------------	----------------	------------------

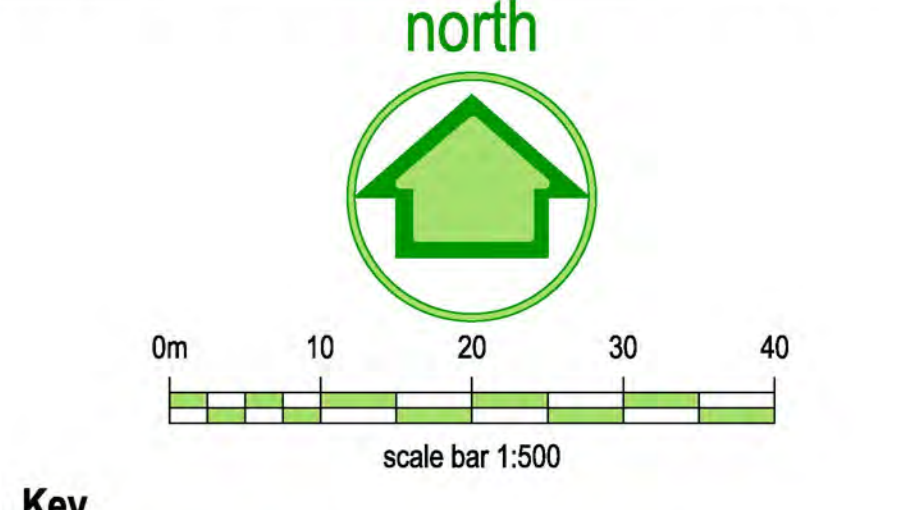
Drawing no. NA06_LP_PL-01	Rev
------------------------------	-----



Area of site outlined in red: 68,986 sq.m / 6.90 hectares

Greenspace: 30%
Including SuDs basin

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.



- Key**
- Application boundary
 - Affordable Allocation
 - Proposed Sun Lounge
 - Waste Collection points
 - Bicycle Parking

Accommodation Schedule

Cottage Flats			
	Auldeam GF	2 Bed	662sq. ft. 4
	Auldeam FF	2 Bed	757sq. ft. 4
Private			
	Roseisle	2 Bed BW	733sq. ft. 2
	Ardmore	3 Bed SD	950sq. ft. 16
	Braemar	4 Bed SD	1,316sq. ft. 5
	Dallachy	3 Bed SD	932sq. ft. 14
	Nairn	3 Bed D	1,237sq. ft. 5
	Nairn	3 Bed SD	1,237sq. ft. 2
	Lauder	3 Bed D	1,104sq. ft. 8
	Balerno	4 Bed D	1,287sq. ft. 7
	Crail	4 Bed D	1,432sq. ft. 4
	Culbin	4 Bed D	1,932sq. ft. 9
	Croy	3 Bed BW	1,060sq. ft. 4
	Cullen	3 Bed BW	1,076sq. ft. 2
			Private Total
			86
Affordable			
	A Type	1 Bed Cottage Flat	4
	A3 Type	1 Bed Bungalow	4
	B Type	2 Bed SD	4
	CS Type	2 Bed Bungalow	3
	D Type	3 Bed SD	6
	F Type	4 Bed D	4
	H Type	2 Bed Cottage Flat	4
			Affordable Total
			29
			Overall Site Total
			115

Rev	Date	Remarks	By	Ch.
I	14.03.18	Planning comments addressed	LB	BW
H	27.11.17	Road layout updated	LB	BW
G	07.11.17	Pumping station added	AT	BW



Springfield Properties
Plc

<p>Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR</p> <p>Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk</p>	<p>Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX</p> <p>Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk</p>
---	---

Planning

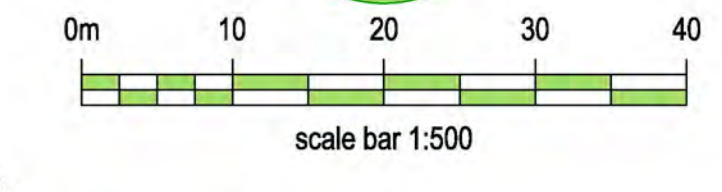
Project
Macdonald Fields
Nairn

Drawing
Site Layout

Scale 1:500 @A0	Date Nov 17	Drawn by DW/LB	Checked by BW
--------------------	----------------	-------------------	------------------

Drawing no. NA06_SL_PL-02	Rev 1
------------------------------	----------

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.



- Key**
- Application boundary
 - Affordable Allocation
 - Proposed Sun Lounge

- Landscaping Legend**
- Semi mature feature trees
 - Heavy standard avenue trees
 - Heavy standard and standard size compact tree species
 - Multi-stem / feathered specimen trees
 - Hedges - Beech
 - Amenity Areas - grass seeding
 - Front Plot garden areas - grass
 - Rear Plot garden areas - grass
 - Informal 'Mown' Footpath
 - Existing Woodland Trees
 - Shrub Planting
 - Existing Trees
 - Waste Collection points
 - Bicycle Parking

Area of site outlined in red: 68,986 sq.m / 6.90 hectares

Affordable Allocation

Greenspace: 30%
Including SuDs basin



A	14.03.18	Planning comments addressed	LB	BW
Rev	Date	Remarks	By	Ch.



Springfield Properties Plc

<p>Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR</p> <p>Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk</p>	<p>Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX</p> <p>Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk</p>
---	---

Planning

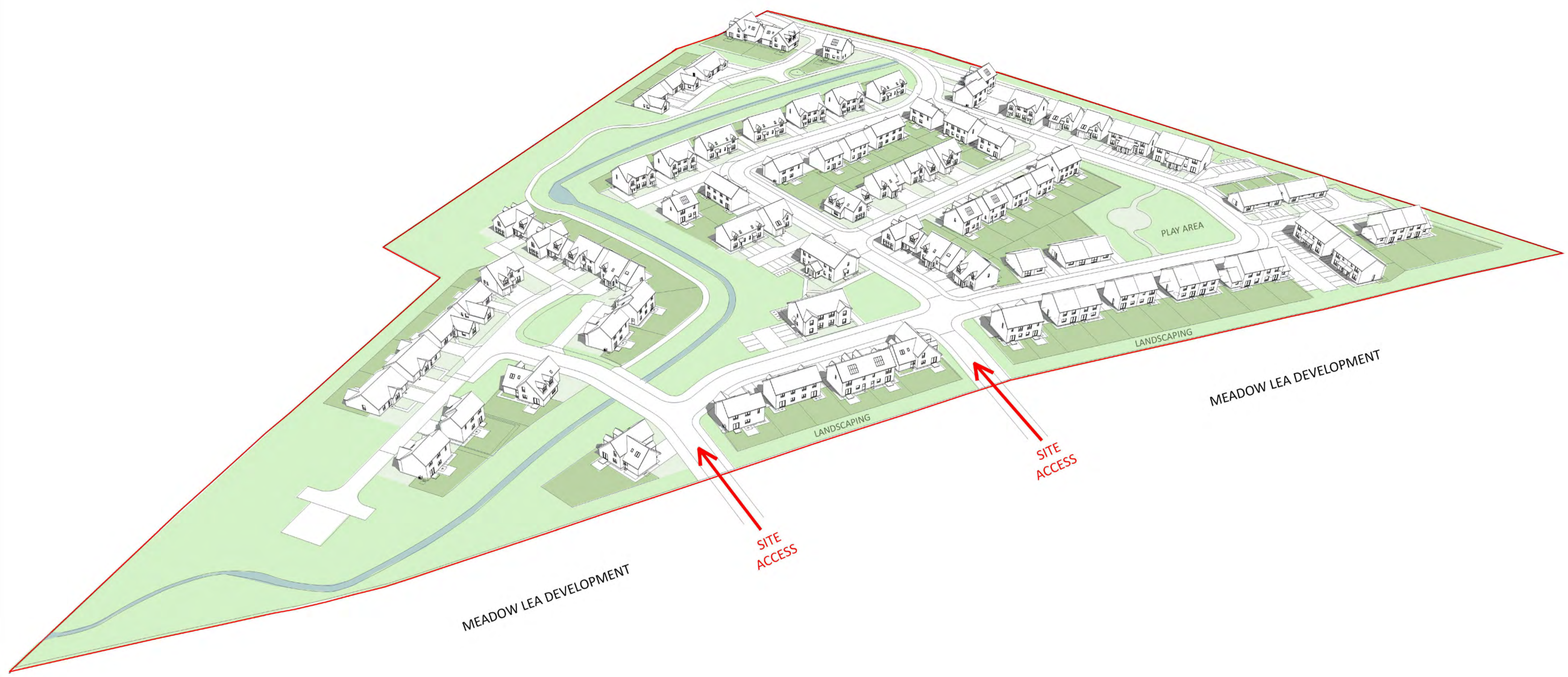
Project
Macdonald Fields
Nairn

Drawing
Landscaping Layout

Scale	Date	Drawn by	Checked by
1:500 @A0	Nov 17	KD	BW

Drawing no.	Rev
NA06_SL_PL-03	A

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.



Rev	Date	Remarks	By	Ch.
A	14.03.18	Site boundary revised	LB	BW

Revisions



Culbin 4 Bed D 1,932sq. ft.



Auldearn GF 2 Bed 662sq. ft.



Croy 3 Bed BW 1,060sq. ft.



Springfield Properties Plc

<p>Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR</p> <p>Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk</p>	<p>Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX</p> <p>Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk</p>
--	--

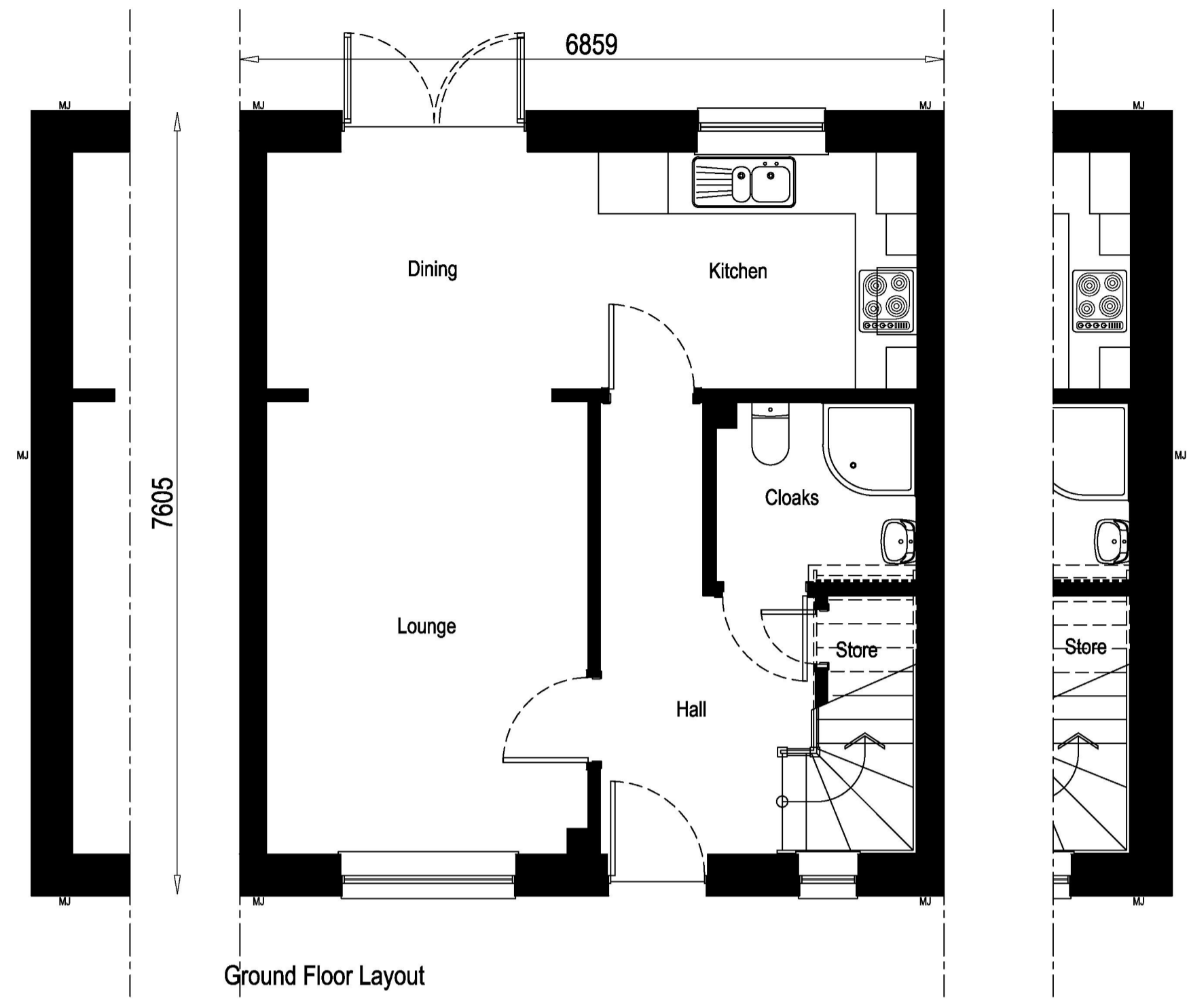
Project
Macdonalds Fields
Nairn

Drawing
Site Perspective
inc. Visuals & Imagery

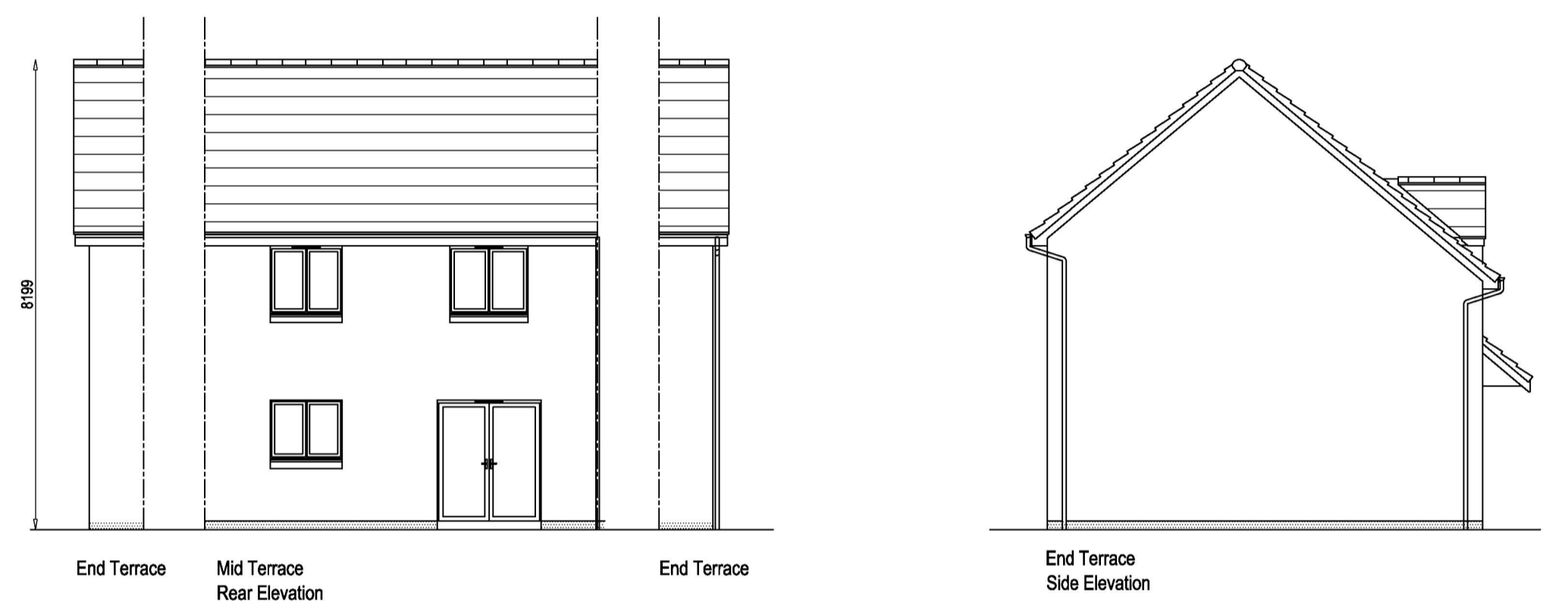
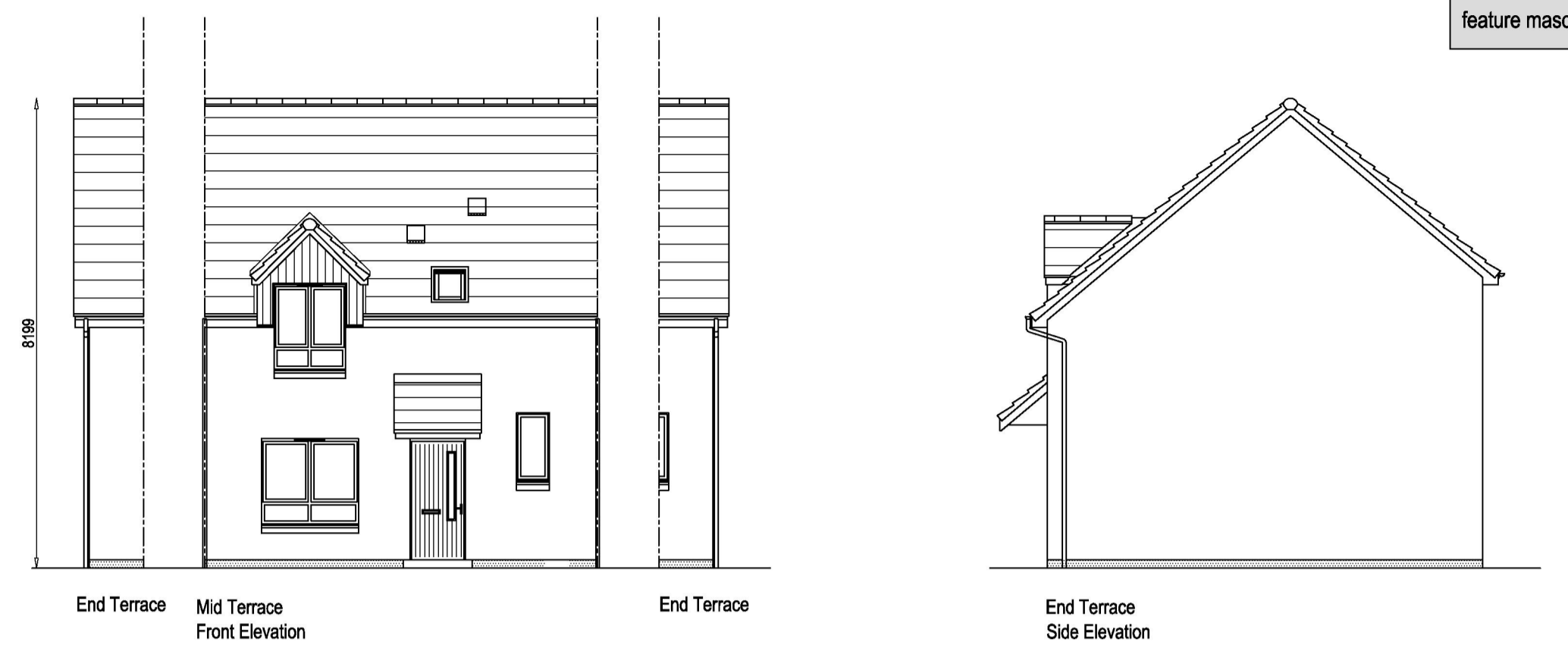
Scale	Date	Drawn by	Checked by
NTS	06.03.18	LB	BW

Drawing no.	Rev
NA06_SL_PL-06	A

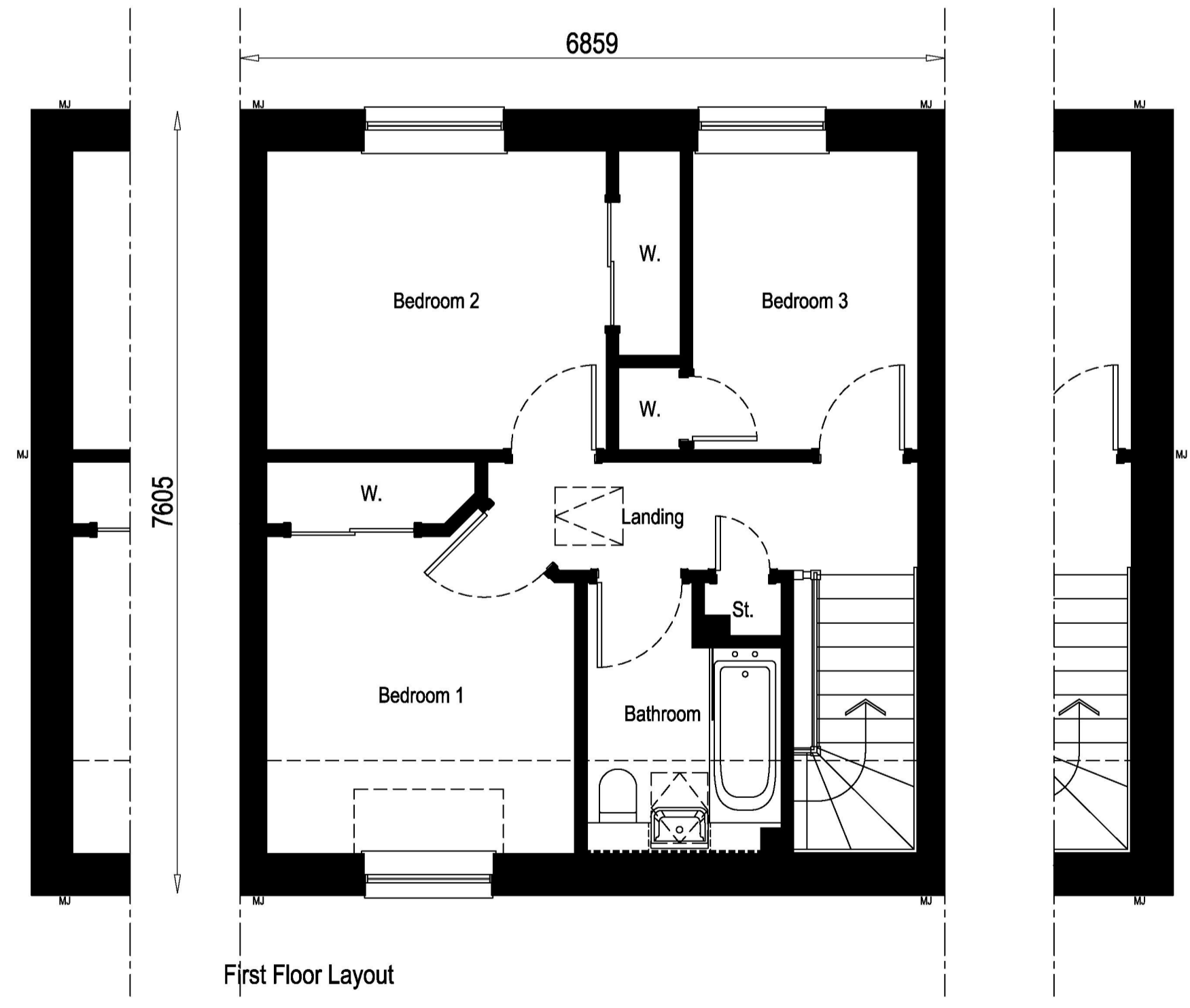
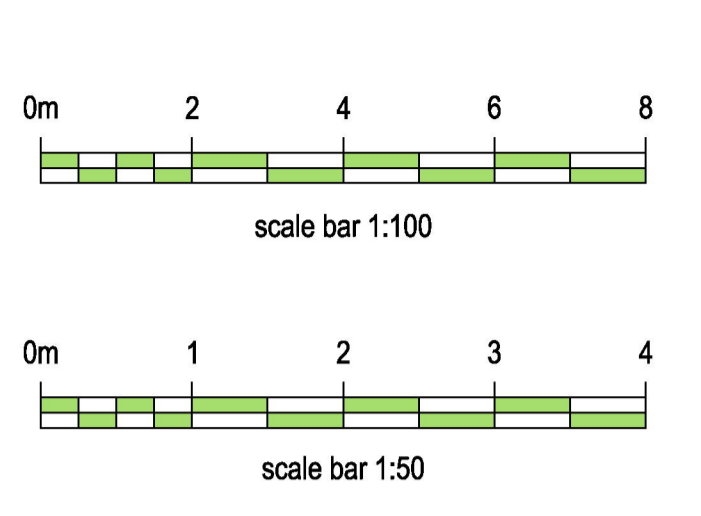
Important notes for clients / contractors
 No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to this office. Contractors to check all dimensions on site prior to commencement of work. Given dimensions only to be 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.



End Terrace / Semi Det. Mid Terrace End Terrace



Elevations



End Terrace / Semi Det. Mid Terrace End Terrace



Perspective Illustration

Rev.	Date	Remarks	By	Ch.
Revisions				

Springfield
 Springfield Properties Plc

<p>Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR</p> <p>Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk</p>	<p>Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX</p> <p>Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk</p>
---	---

Dallachy (as)

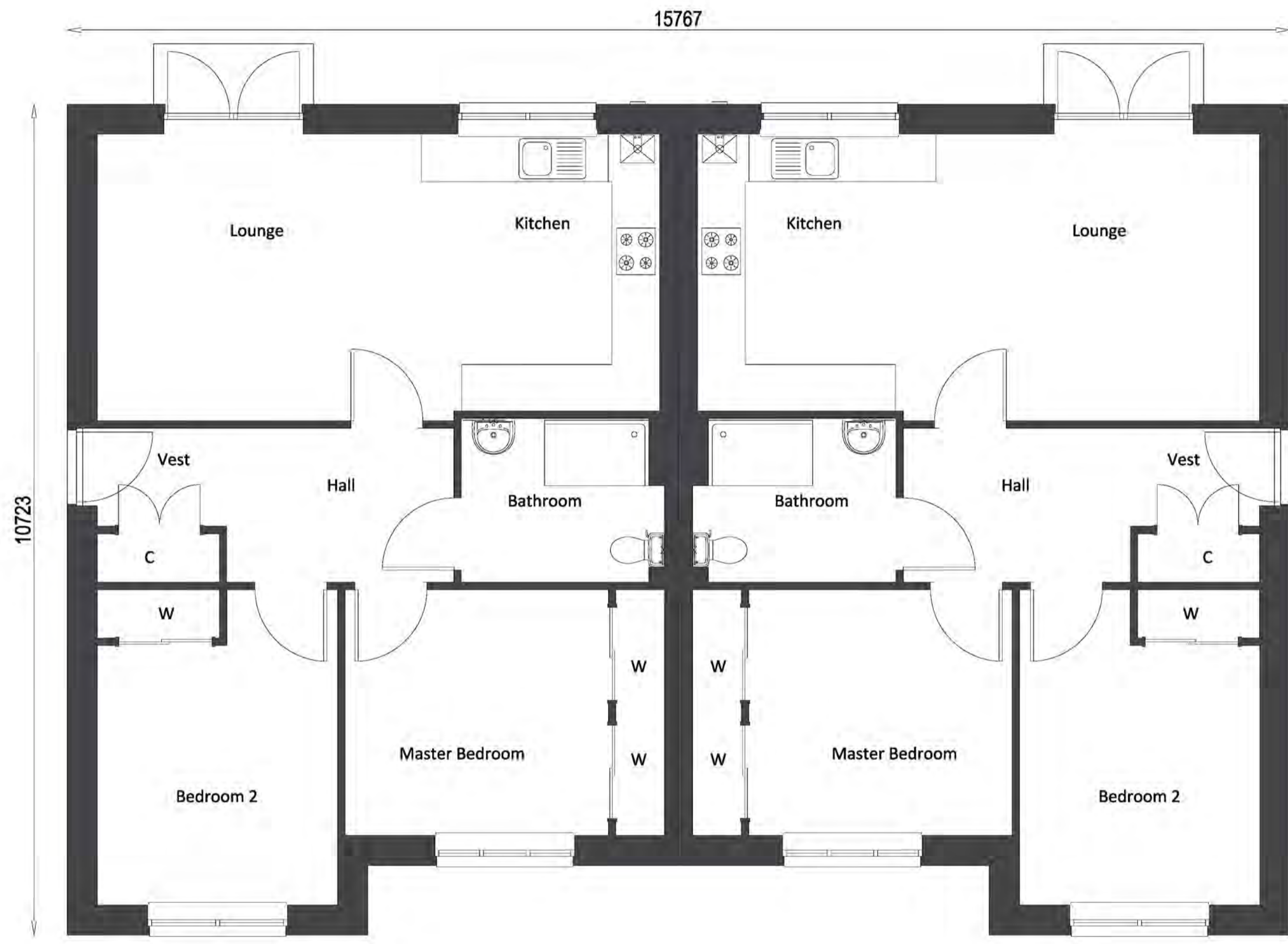
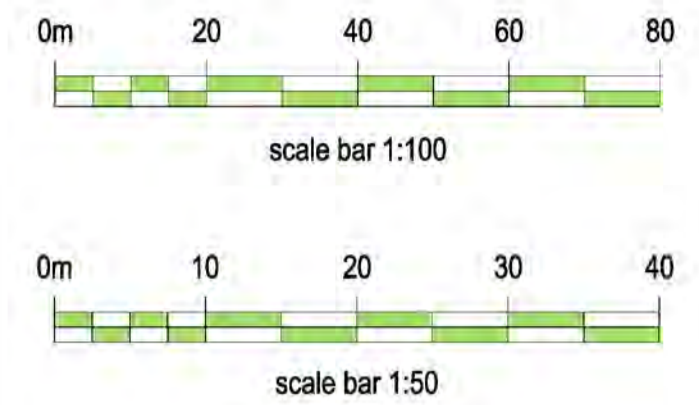
Project
 Alba House type range

Drawing
 Planning Submission Plans & Elevations

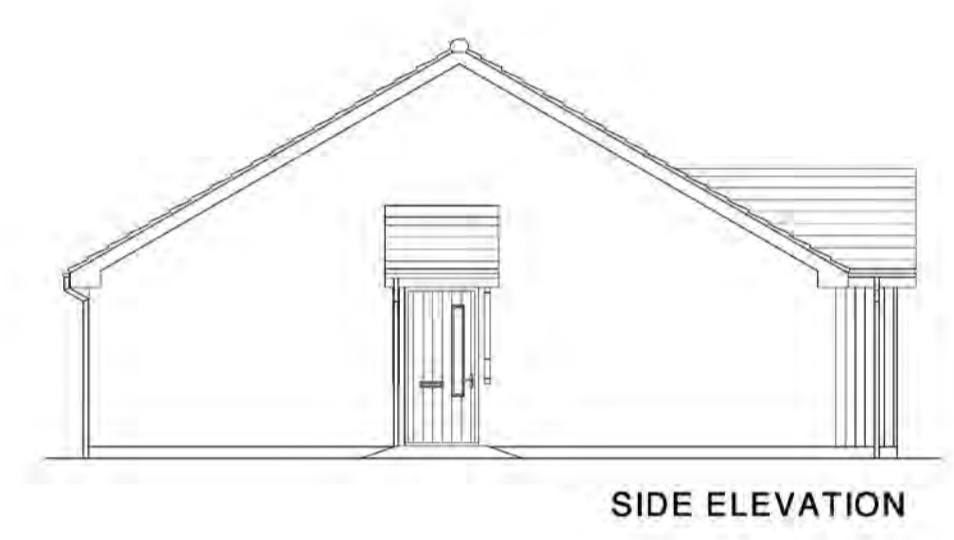
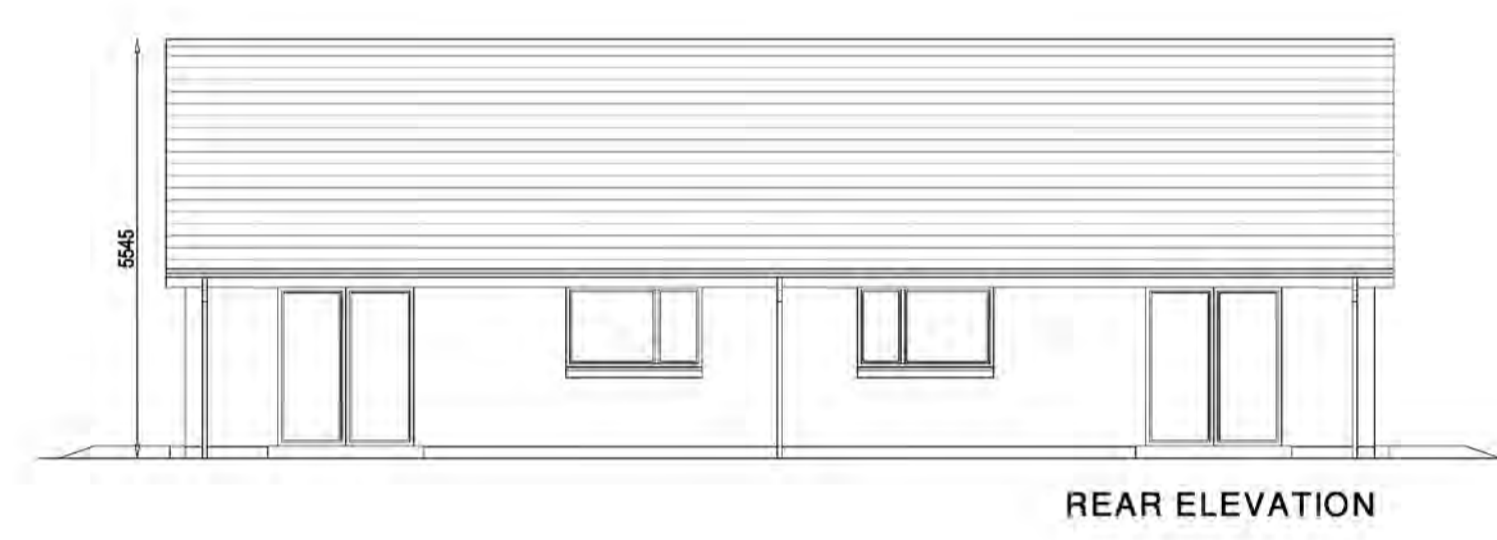
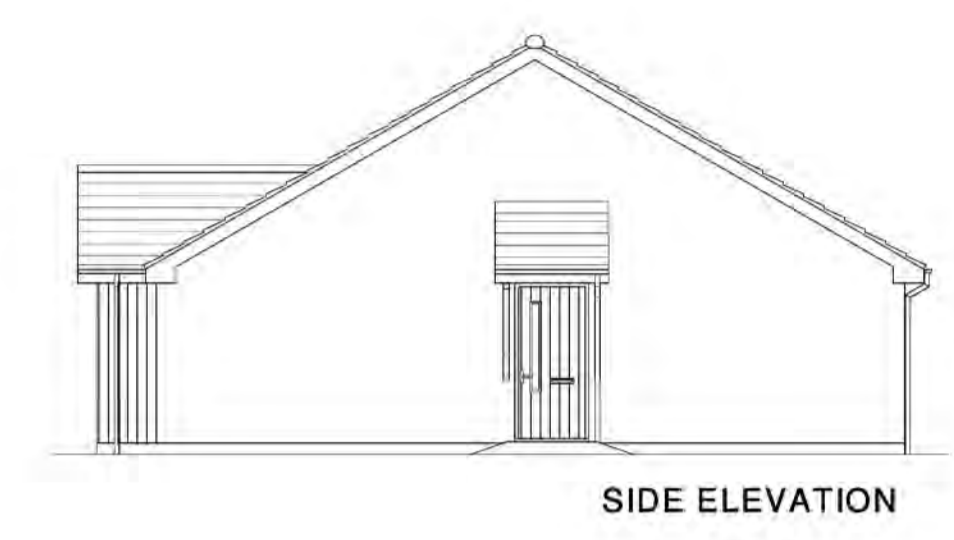
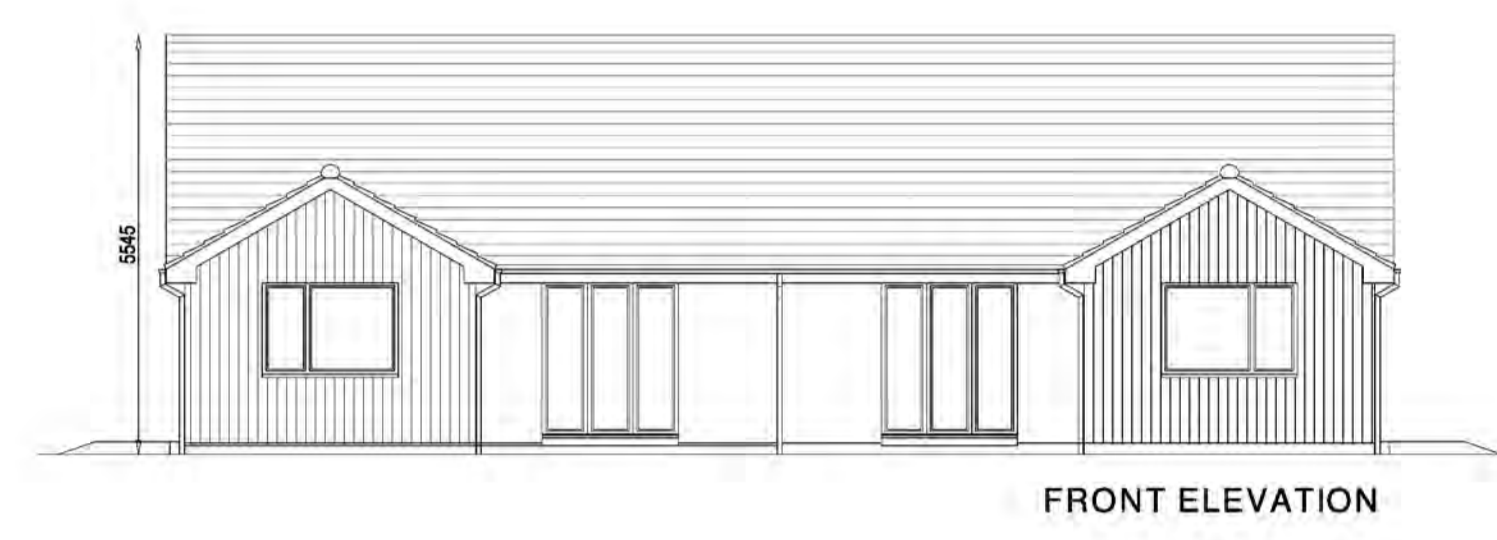
Scale	Date	Drawn by	Checked by
1:50, 1:100	Apr 2016	GR	AJY

Drawing no.	Rev
932te(AS)901	-

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.



GROUND FLOOR PLAN



Rev.	Date	Remarks	By	Ch.
Revisions				



Springfield Properties Plc

<p>Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR</p> <p>Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk</p>	<p>Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX</p> <p>Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk</p>
---	---

Roseisle (as)

Project
Alba House Type Range

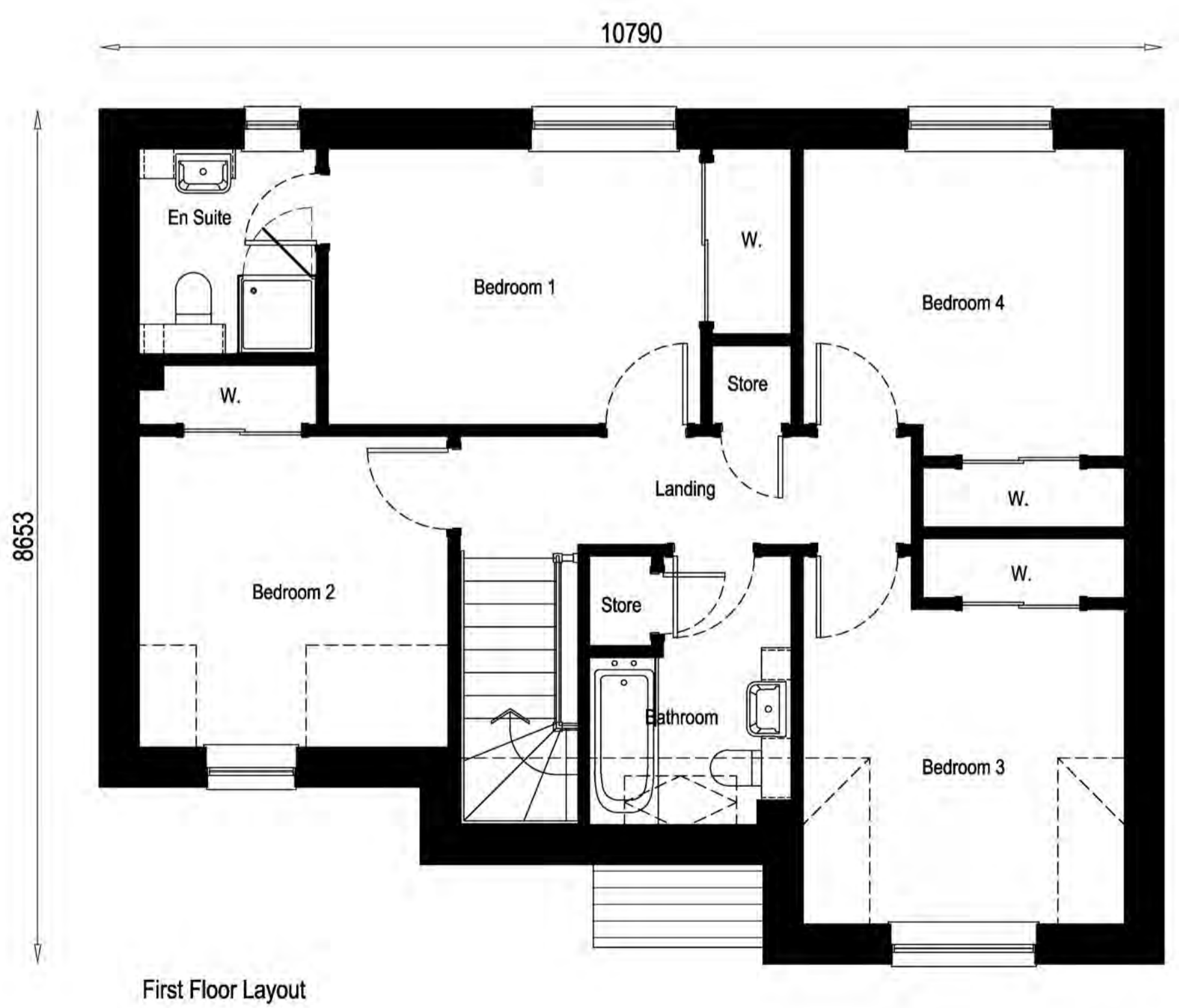
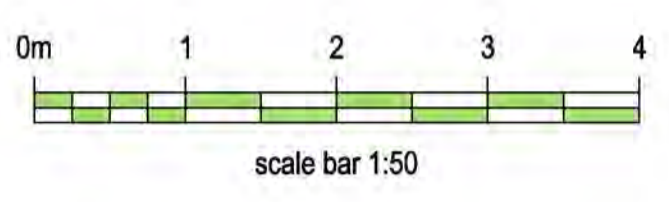
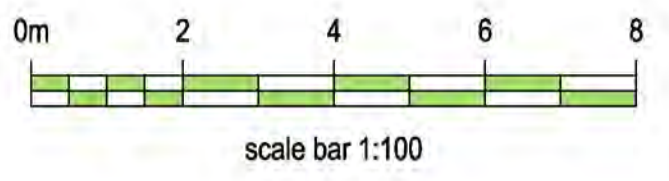
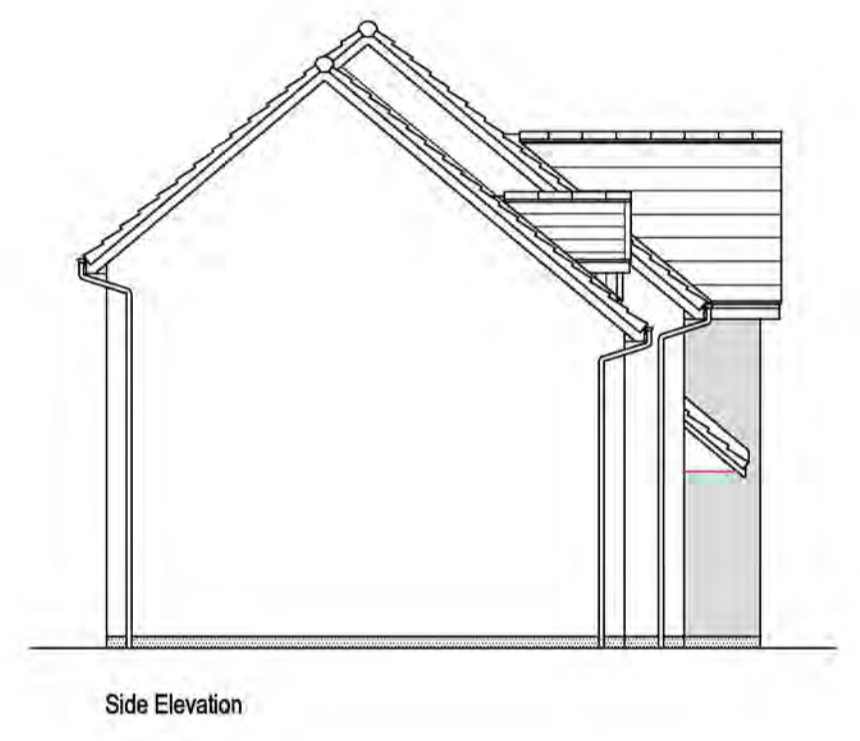
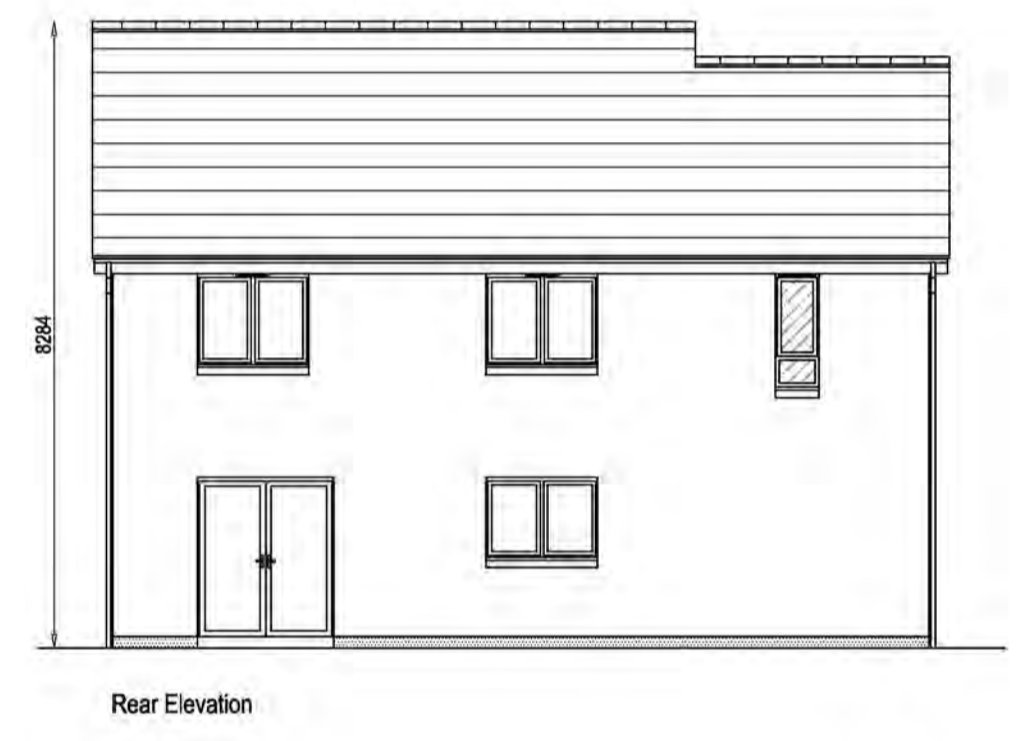
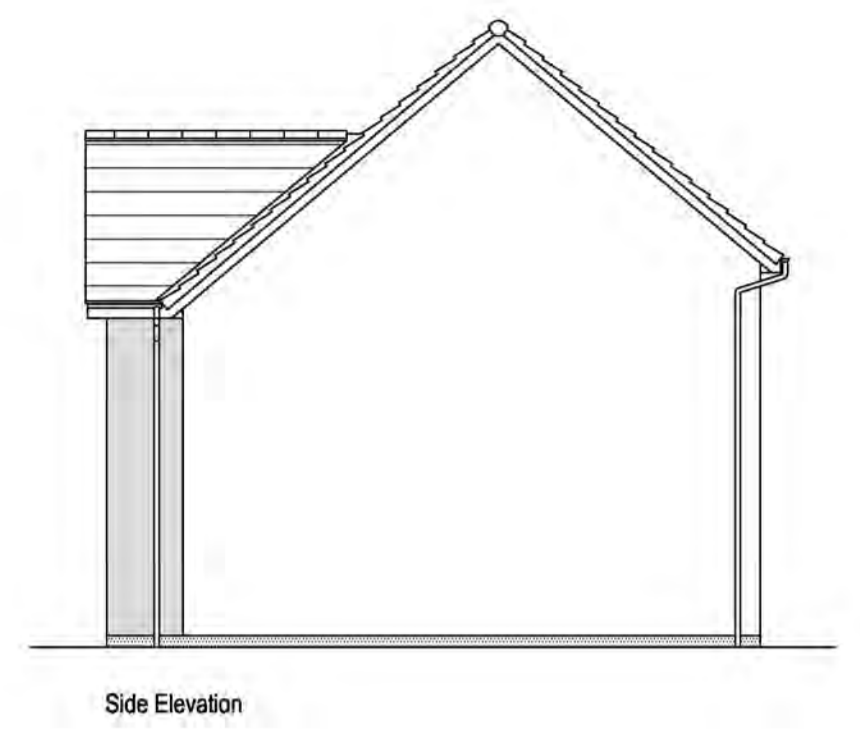
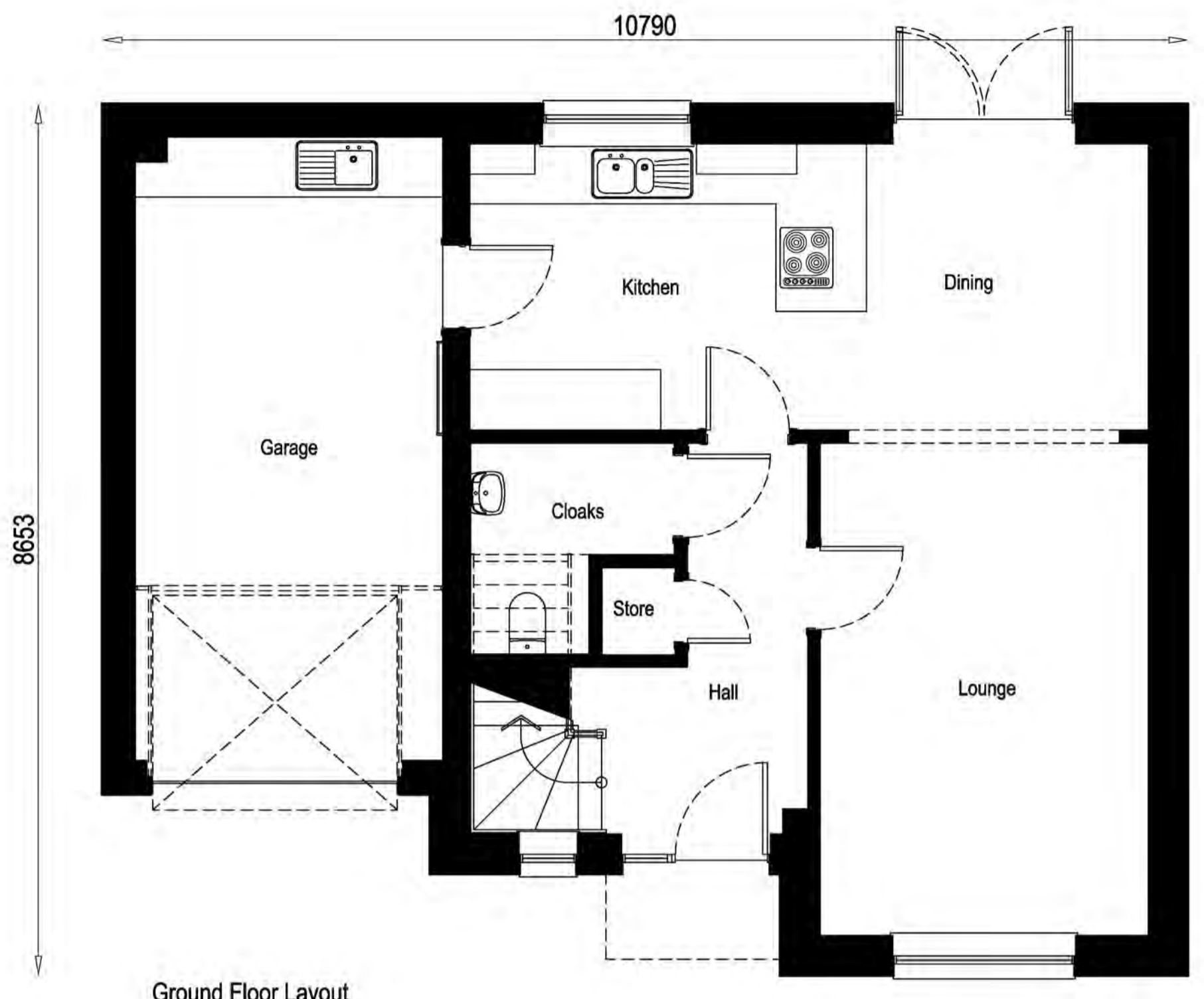
Drawing
Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	June 2016	JB	GR

Drawing no.	Rev
733bw(AS)901	-

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.

feature base
 feature timber
 feature masonry



Rev.	Date	Remarks	By	Ch.
C	01.02.17	Utility units added in garage.	GR	CV
B	01.02.17	Utility units added in garage.	GR	CV
A	19.05.16	House type range added.	JB	GR

Revisions

Springfield
 Springfield Properties Plc

<p>Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR</p> <p>Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk</p>	<p>Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX</p> <p>Tel: 01324 555 536 Fax: 01324 574 890 Email: iarbert@springfield.co.uk</p>
---	---

Balerno

Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	Mar 2015	GR	ST

Drawing no.	Rev
1287d(as)901	B