

AFFORDABLE RURAL HOMES TO REBUILD COMMUNITIES
Housing Needs Survey project 2009-11

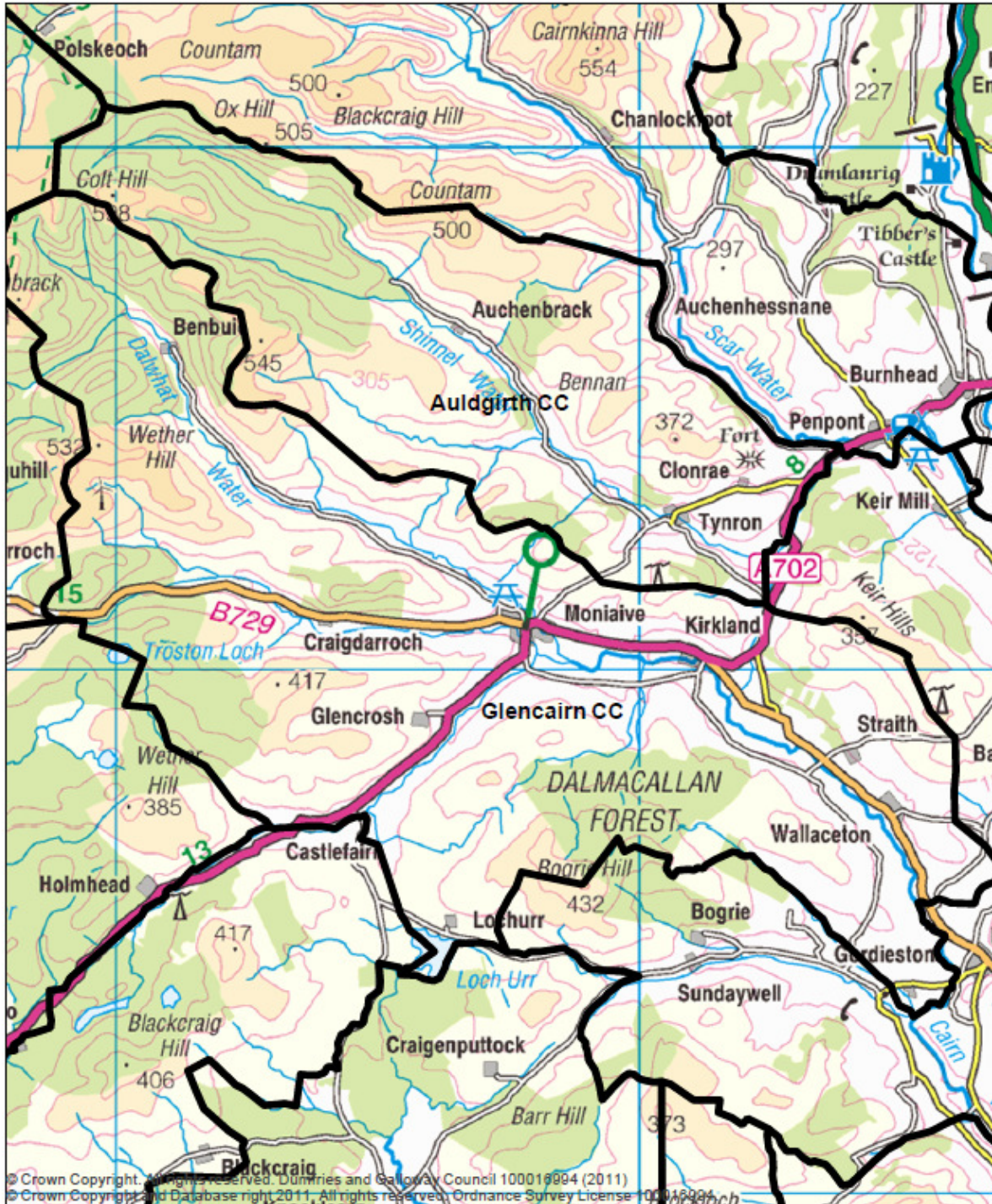
GLENCAIRN CC

DRAFT ACTION PLAN

August 2011

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Glencairn Community Council



Drawing:		Project:	
Drawn By:	Reference:	Date:	Time:
Scale 1 :	Drawing No.:	Project Code:	

2 **COMMUNITY CONTEXT**

The population of the Glencairn Community Council area is approximately 945

2.1 Community Organisations

Community Council
Windfarm Funds Allocation Committee
Glencairn Community Trust
Cairnhead Forest Trust
Glencairn Gazette Community Newsletter
Bells of St Ninians
Cairn Chorus
Glencairn & St Ninians Church
Moniaive Beer festival
Moniaive Bluegrass Festival
Moniaive & District Arts Association
Moniaive Duck Race
Moniaive Flower Show
Moniaive Folk Festival
Moniaive Gala
Moniaive Horse Show

2.2 Facilities

Glencairn Memorial Institute
Masonic Hall
Cairn Valley Medical Practice
Playing fields
Play park
Trim track
Bus 202: Thornhill, Moniaive, Dunscore & Dumfries
Bus 212: Moniaive, Tynron, Keir Mill & Thornhill
Watsons Grocers (inc part-time post office)
Craigdarroch Hotel
George Hotel
Green Tea House
Moniaive Chocolatiers
Three Glens Restaurant
Dalwhat Garage
B&B several

2.3 Schools

Moniaive Primary School
The secondary school is Wallace Hall Academy, Thornhill

2.4 Clubs

Book Reading group
Bible reading group
Brownies
Craft group
Fishing Club
Girl Guides
Glencairn Green Bowling Club
Glencairn History Group
Glencairn Memorial Institute (snooker, badminton and other games)
Sunday School (JAM)
Glencairn Womens Guild
Glencairn Womens Rural
Kilnhouse Carpet Bowling Club
Masonic Lodge
Moniaive Evergreen Club-club for over 50s
Moniaive Musical theatre group
Moniaive Playcare
Moniaive toddler group
SLYC-Youth club
Toy Library

2.5 Current Social Housing Stock and Waiting Lists

Dumfries & Galloway Housing Partnership (DGHP) currently have 29 properties within the survey area. As of 11th August 2011 there were 80 households on their waiting list.

Loreburn Housing Association currently have 14 properties within the survey area. As of 11th August 2011 there are 33 households on their waiting list.

Loreburn HA sent out our survey forms to all the households on their waiting list for this area at the time of the community survey.

Waiting list numbers may include households who have made multiple applications for housing in various communities to more than one social landlord.

3 LOCAL CONSTRAINTS

3.1 Geographical/ Topographical

The Glencairn Community Council area includes the largest settlement, the village of Moniaive and the hamlets of Wallace-ton and Kirkland.

Moniaive is sited at the confluence of three rivers and is surrounded by hills. From a development point of view this creates a number of difficulties as there is a limited amount of flat, easily developed land, a significant proportion of which lies within a flood risk area (see Flood Map). This does not necessarily prevent development but it does restrict the amount of land available and could, potentially, increase the cost if flood mitigation measures need to be incorporated in any new development if that land is at risk from flooding.

Wallace-ton and Kirkland both have small amounts of developable land with flooding being more of an issue in Kirkland.

It should be noted that while sloping land can be developed for housing it can increase the cost of development if excavation is required.

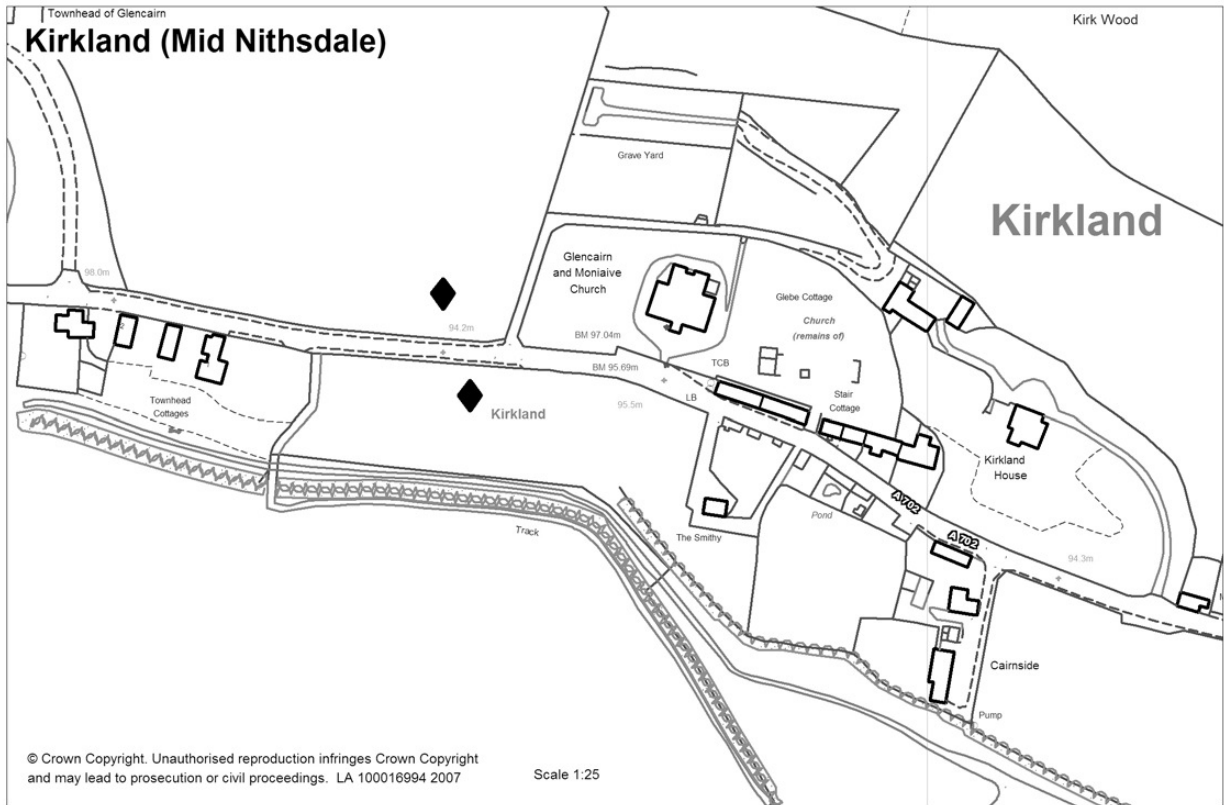
3.2 Planning Policy

Current planning policy as set out in the Dumfries and Galloway Structure Plan and the Nithsdale Local Plan encourages development on identified sites in existing settlements and in designated Small Building Groups.

Development in the open countryside and outside settlement boundaries is discouraged. The Council is currently developing a new development plan and early indications suggest that planning policy may become more flexible especially if there is a demonstrable demand for affordable housing.

3.3 Waste water capacity

Scottish Water indicate that there is currently capacity for 115 new houses in the waste water treatment plant in Moniaive additional houses which is sufficient for identified development needs.



4 GLENCAIRN HOUSING NEEDS SURVEY SUMMARY OF RESULTS

4.1 Initial survey form

- **350** initial housing needs survey forms were printed and distributed by hand in June 2010, again in May 2011 and also through Loreburn HA's housing waiting lists.
- **30** replies were returned stating a need for affordable housing
- **750** initial housing needs survey forms were printed and distributed by hand in June 2011 and through Loreburn HA's housing waiting lists. These were in addition to an earlier survey carried out in 2009
- **43** replies were returned stating a need for affordable housing

4.2 Follow up survey

- In July 2011 follow up survey forms were sent by e-mail and post to the 43 responding households that provided contact details. In addition some households returned only the follow-up questionnaire
- On the basis of **all** the information received to date:
 - **34** households are looking for affordable housing now
 - **8** households are looking for affordable housing in a few years' time
 - **1** household has been offered a new Loreburn house
 - **34** households are looking for homes to rent
 - **8** households are looking for a house to buy
 - **8** households are looking for special needs provisions
 - **11** households are on a housing waiting list

 - **16** individuals are aged over 60
 - **37** individuals are aged between 25 and 60
 - **9** are aged between 16 and 25
 - **17** are aged less than 16

79 individuals are looking for affordable housing

- ### 4.3
- All of the information shown here is subject to further analysis and households who have not yet responded to the follow-up questionnaire will be contacted to find out if they wish to maintain their involvement in the survey process

5 OPTIONS AND OPPORTUNITIES

- 5.1 Moniaive The entire village lies within a conservation area. Whilst this does not presume against any new buildings it does require any new development to be designed so that it is in keeping with the existing character of the village.

The local plan has identified two sites for housing within the village both on North Street (MN14 & MN16 – see attached map) neither of which have been developed.

Wallaceton and Kirkland Both hamlets are designated as Small Building Groups with sites identified as potential infill sites suitable for small scale development. None of the sites have been developed.

Other hamlets and small building groups in the area currently have no planning status but the new development plan may create opportunities.

- 5.2 Subject to project funding being confirmed DGSCHT would engage with, support and guide this community to meet their local housing needs and to take responsibility for the agreed solution through to completion and occupation of the required affordable homes.

This would include enabling the community to:

- agree how they wish to proceed to meet their local housing needs and to provide whatever support and training may be required to make this achievable;
- assess whatever options are open to them (community led development, individual or group self-build, local landowner, private developer, registered social landlord etc);
- match identified needs with potential development sites;
- keep the wider community fully informed;
- negotiate with landowners and/or possible housing providers;
- liaise with the Planning Department and other statutory bodies from an early stage;
- seek and secure funding if required;
- manage expectations;
- negotiate the purchase of land or property if required;
- rely on the active support of this Trust through to completion



SEA Assessment

Moniaive (inc Dunreggan)

0012.001	rear of George Hotel, Moniaive									
Proposed Use	Housing									
* Summary Ranking for SEA Issues		B	PH	S	A	W	CI	CH	L	MA
		-1	-2	-1	0	-2	-2	-1	0	-1
Biodiversity	EPS may be required									
Water	flood risk									
SEA Overall Summary	Moderate SEA concerns. This greenfield site might be subject to flood risk. A European Protected Species survey will be required. Development may impact on cultural heritage interests.									

100/MOV/01	land north of Dalwhat Water, Moniaive									
Proposed Use	Undefined									
* Summary Ranking for SEA Issues		B	PH	S	A	W	CI	CH	L	MA
		-1	-2	-1	0	-2	-2	0	-2	-1
Water	flood risk									
Landscape	The rising slopes of the site are highly visible from southern parts of town and provide a valuable open pastoral backdrop to the town									
SEA Overall Summary	Moderate SEA concerns. This greenfield site is potentially at risk of flooding. The rising slopes of the site are highly visible from southern parts of town and provide a valuable open pastoral backdrop to the town									

100/MOV/02	land north of North Street, Moniaive									
Proposed Use	Housing									
* Summary Ranking for SEA Issues		B	PH	S	A	W	CI	CH	L	MA
		-1	-2	-1	0	-2	-2	0	0	-1
Biodiversity	EPS may be required									
Water	flood risk									
SEA Overall Summary	Moderate SEA concerns. This greenfield site is well related to the existing settlement however it is potentially subject to flood risk. A European Protected Species survey may be required.									

100/MOV/03	land adjacent to Dunreggan Brae, Moniaive									
Proposed Use	n/a									
* Summary Ranking for SEA Issues		B	PH	S	A	W	CI	CH	L	MA
		0	-2	-1	0	-2	-2	-1	-2	-1
Water	flood risk									
Landscape	Development here would be highly visible along the valley									
SEA Overall Summary	Moderate SEA concerns. Development of this greenfield site would be highly visible along the valley. This site is potentially at risk from flooding.									

* Key for SEA Issues: B - Biodiversity flora and fauna; PH - Population and Health; S - Soil; A - Air; W - Water; CI - Climatic Factors; CH - Cultural Heritage; L - Landscape; MA - Material Assets. Ranking: +3 Very positive effect; +2 Positive effect; +1 Slight positive effect; 0 No effect; -1 Slight negative effect; -2 Negative effect; -3 Significant negative effect; ! Unknown; +/- means +1 and -1.

Moniaive (inc Dunreggan)

100/MOV/04	land south of B729, Moniaive									
Proposed Use	n/a									
* Summary Ranking for SEA Issues		B	PH	S	A	W	CI	CH	L	MA
		0	-2	-1	0	-2	-2	0	-2	-1
Water	flood risk									
Landscape	The site provides a valuable open pastoral approach into the town									
SEA Overall Summary	Moderate SEA concerns. This greenfield site provides a valuable open pastoral approach into the town. This site is potentially at risk from flooding									

100/MOV/05	land west of Chapel Street, Moniaive									
Proposed Use	Housing									
* Summary Ranking for SEA Issues		B	PH	S	A	W	CI	CH	L	MA
		-1	-2	-1	0	-2	-2	0	-1	-1
Biodiversity	EPS									
Water	flood risk									
SEA Overall Summary	Moderate SEA concerns. This greenfield site may be at risk from flooding. A European Protected Species survey may be required									

100/MOV/07	land east of Bowling Green, Moniaive									
Proposed Use	n/a									
* Summary Ranking for SEA Issues		B	PH	S	A	W	CI	CH	L	MA
		0	-2	-1	0	-2	-2	-1	-2	-1
Water	flood risk									
Landscape	Development here would be highly visible from along this straight road									
SEA Overall Summary	Moderate SEA concerns. Development of this greenfield site would be highly visible from along this straight road. This site may be subject to risk from flooding. A European Protected Species survey may be required.									

100/MOV/08	west of Hastings Hall, Moniaive									
Proposed Use	Housing									
* Summary Ranking for SEA Issues		B	PH	S	A	W	CI	CH	L	MA
		0	-2	-1	0	-2	-2	0	0	-1
Water	flood risk									
SEA Overall Summary	Moderate SEA concerns. This greenfield site may be potentially at risk from flooding.									

* Key for SEA Issues: B - Biodiversity flora and fauna; PH - Population and Health; S - Soil; A - Air; W - Water; CI - Climatic Factors; CH - Cultural Heritage; L - Landscape; MA - Material Assets. Ranking: +3 Very positive effect; +2 Positive effect; +1 Slight positive effect; 0 No effect; -1 Slight negative effect; -2 Negative effect; -3 Significant negative effect; ! Unknown; +/- means +1 and -1.