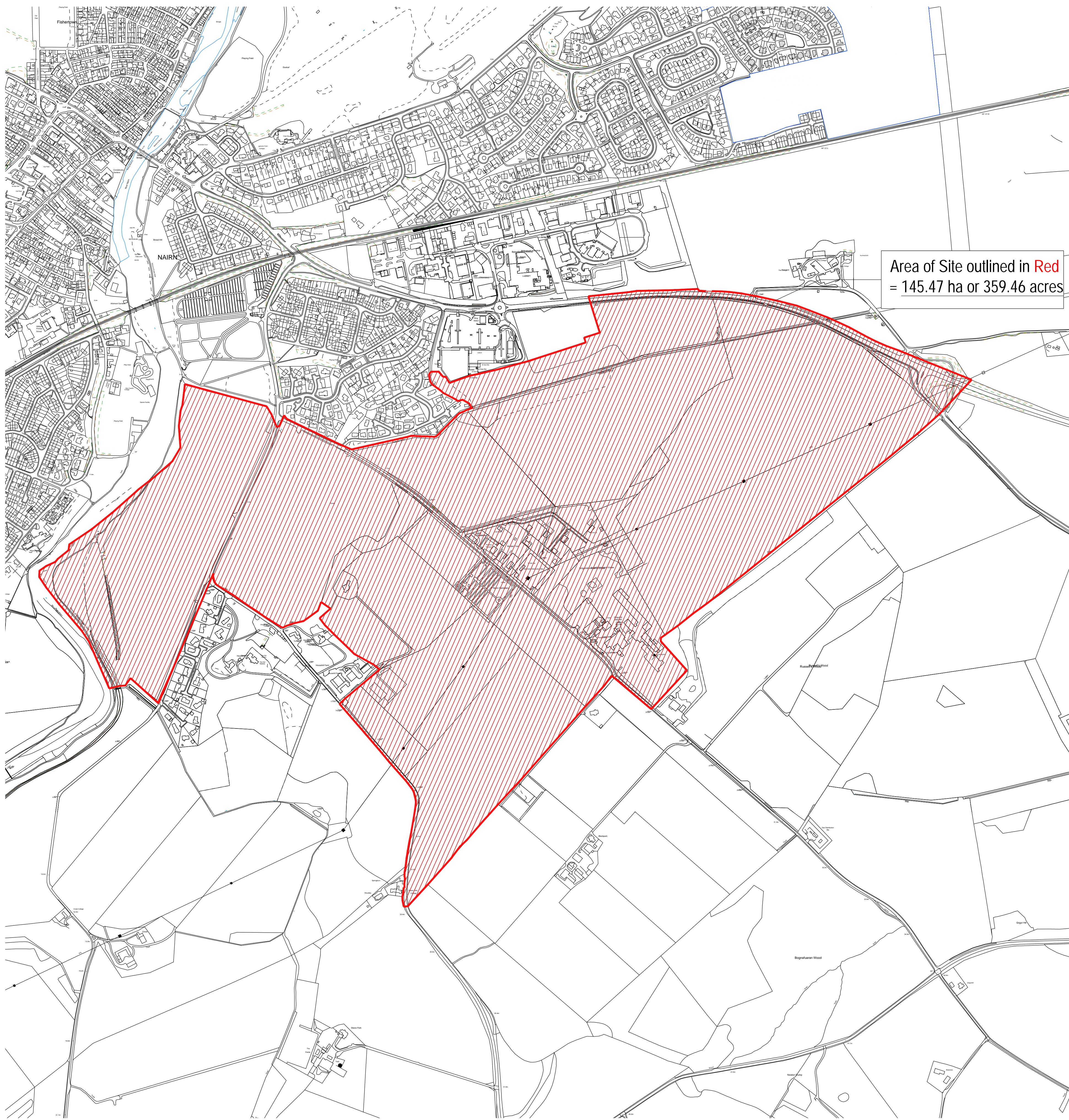


NAIRN EAST PUBLIC CONSULTATION

27th January 2022



Welcome to the online public consultation event which relates to proposals for Mixed-Use Development including Residential, Business, Retail and Community Development at Nairn East. We welcome your views to assist us in developing the proposals and comment forms are available on the website.



LOCATION PLAN - PAN Application Boundary



A Proposal of Application Notice was submitted to Highland Council on the 17th of August 2021 by Farningham Planning on behalf of Springfield Properties PLC relating to a proposal for Mixed-Use Development, including Residential, Business, Retail and Community Development on the east side of Nairn.

The land identified in red on the adjacent plan was promoted by Springfield Properties PLC, in response to the Highland Council's "Call for Sites", for inclusion in the new Inner Moray Firth Local Development Plan.

Springfield's representations included the submission of a concept masterplan document informed by a suite of detailed assessment work carried out by a multi-disciplinary project team- this included a Transport Assessment, Flood Risk Assessment, Noise Assessment, Ecological Report and an Archaeological Written Scheme of Investigation.












In carrying out such extensive assessment work at the initial stage of the process, the aim was to ensure the developable areas identified in the concept masterplan document could be relied on as the Plan making process matured and to demonstrate the range and type of uses possible within the landholding and that the site would be deliverable in the period of the new Development Plan.

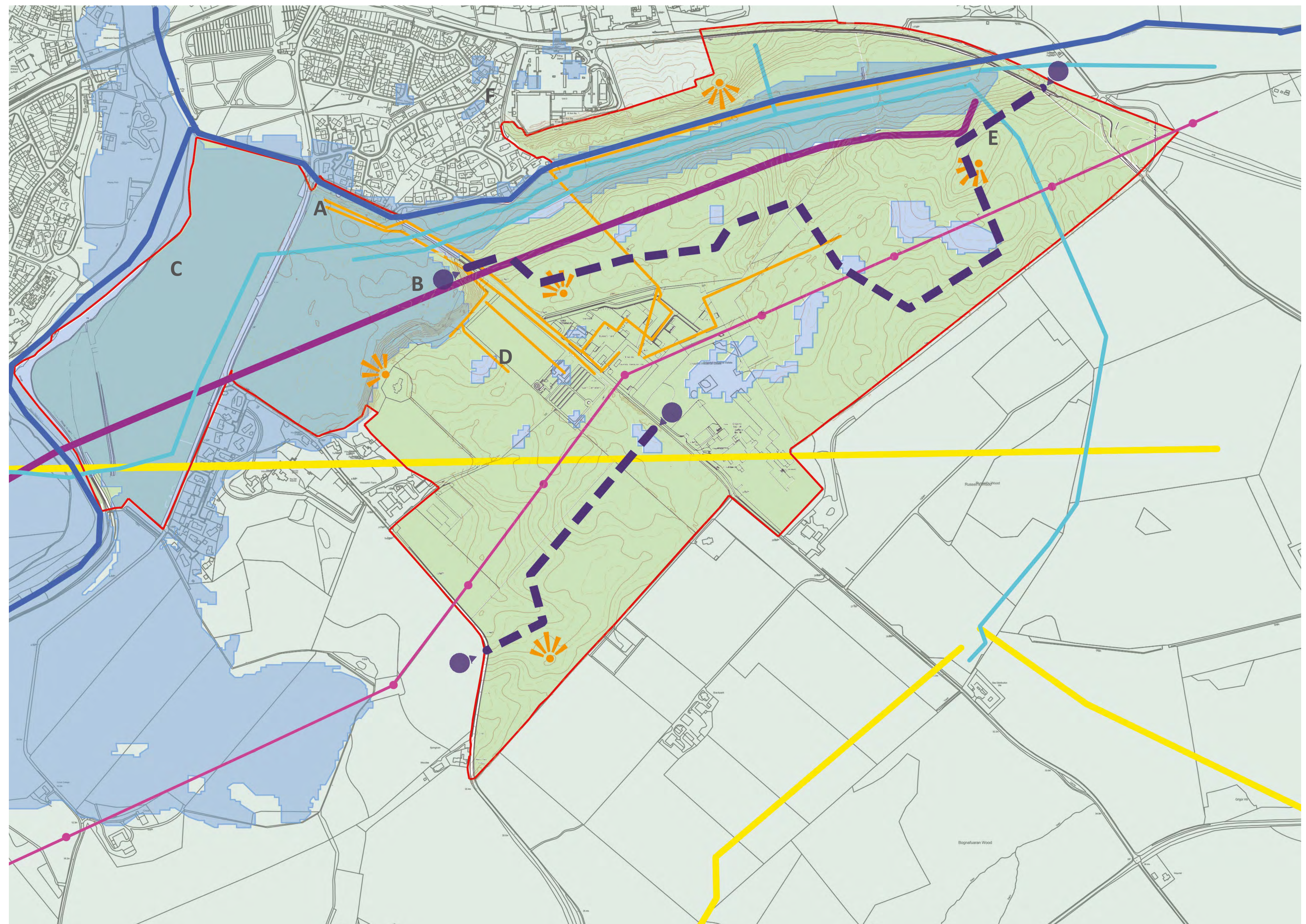
CONSTRAINTS AND OPPORTUNITIES

Based on the work undertaken by the Project Team, we were able to identify key constraints and opportunities and these are identified in this diagram. From general ground conditions, existing services and infrastructure through to archaeological features, vegetative cover, ecology, noise contours and the flood risk envelope, these characteristics set the framework into which development can be shaped.

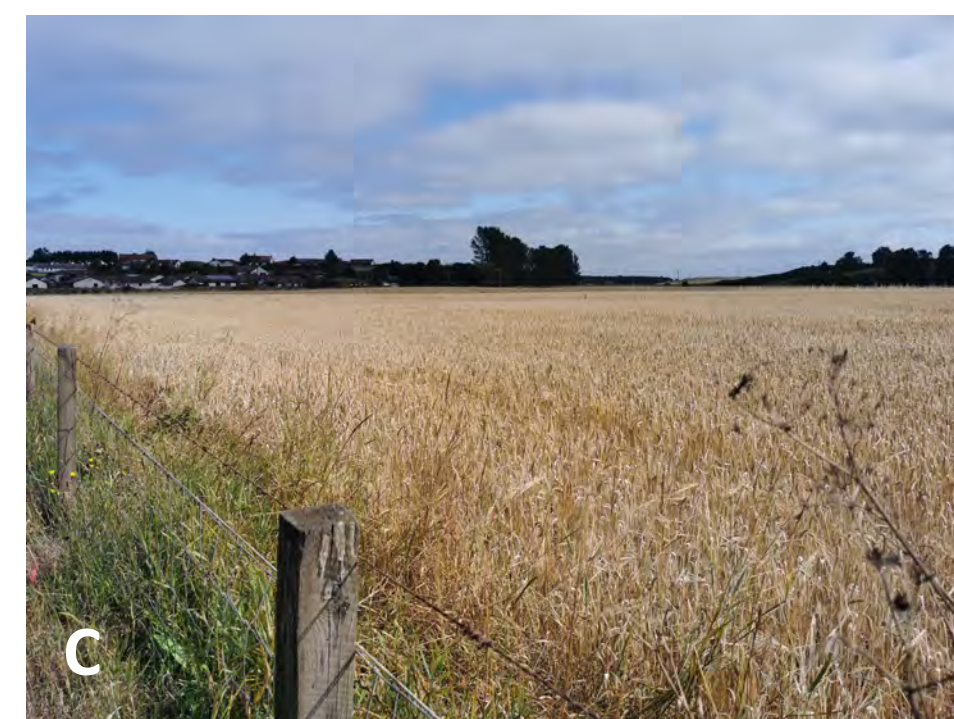
By working with the constraints it is considered that the opportunities across this land holding emerge and establish the basis from which 'Nairn East' can come forward as a sustainable, high quality neighbourhood which responds accurately to its setting and provides a logical and fully integrated mixed use extension to the town.

Context

-  Indicative line of Link Road
-  Site Access / Gateways
-  Potential Viewpoints
-  Application Area
-  Gradient
-  Consultant Flood Report
-  Oil Pipeline
-  Gas Pipeline
-  Overhead Lines
-  Water Main
-  Underground Electricity Cables



Site Constraints and Opportunities Plan



Existing Context

DRAFT DEVELOPMENT FRAMEWORK PLAN

The draft Development Framework Plan has been refined to show how development, informed by the preceding assessment of constraints and opportunities, could be delivered in two distinct areas on either side of Granny Barbour's Road. It is the intention to seek planning permission in principle for the area outlined in red. This aligns with Highland Council Officer's recommendations which are set out in the recently published draft Proposed Plan and would ensure early delivery of the community hub and primary school (subject to the requirements of the Council's Care and Learning Service) as well as opportunities for a broad residential mix supported by a range of facilities including opportunities for small scale retail and business and space for sports pitches, allotments and community tree growing.

We also understand it is of the utmost importance to deliver a well-connected community providing a safe and accessible environment for both existing and new residents, as well as visitors. The area outlined in red enables improvements to be made to Granny Barbour's Road to connect into an extensive network of internal paths which in turn would connect into the existing Core Path network and back into the town centre. The aim would be to provide a real alternative to the private car from the outset.

The overall approach is considered to provide a logical and well integrated extension to the built up area of Nairn, which has the potential to bring a wide range of benefits to the town and is deliverable in the period of the new Local Development Plan.



We welcome your comments and thank you for taking the time to review the information. Should you require any further information, please do not hesitate to contact: stuart.morrison@springfield.co.uk

