Welcome to the second 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.
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 land to the east of Nairn.

The land referred to in this Notice has been promoted by Springfield Properties PLC in response to the ongoing consultation process for the new Inner Moray Firth Local Development Plan and this public consultation event has been organised so that we can incorporate local views, ideas and knowledge into the proposals at an early stage as the Council prepare to publish the first draft of the new development plan towards the end of the year.

Springfield's representations to the “Call for Sites” included the submission of an indicative Masterplan document informed by a suite of detailed assessment work including a Transport Assessment, Flood Risk Assessment, Noise Assessment, Ecological Report and an Archaeological Written Scheme of Investigation. The aim has been to ensure that the developable area identified in the concept masterplan could be relied upon as the Plan making process matured and to demonstrate that the proposals are free from serious constraint and deliverable in the period of the new Development Plan.

We would encourage you to use this opportunity to give us any feedback you have on our preliminary proposals at this very early stage of the planning process.
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

A  B  C  D  E  F
Draft Development Framework Plan
Key Issues Raised During Consultation Process

- PHASING OF DEVELOPMENT
- IMPACT ON EXISTING PROPERTIES AND BUSINESS
- AFFORDABLE HOUSING DELIVERY
- PRIMARY SCHOOL / COMMUNITY HUB
- LANDSCAPING/OPEN SPACE REQUIREMENTS AND DELIVERY
- OIL AND GAS PIPELINES
- NOISE ASSESSMENT
- FLOOD RISK
- BIODIVERSITY AND PROTECTED SPECIES/HABITAT
- TIMING OF NAIRN BYPASS
- ACCESS LOCATIONS FROM A96 & GRANNY BARBOURS ROAD
- A96 DOWNGRADING
- TRAFFIC CONGESTION THROUGH NAIRN
- HEAVY GOODS VEHICLES FROM GRANNY BARBOURS ROAD TO A939
- PROPOSED ACTIVE TRAVEL ROUTES - SAFE CYCLE AND WALKING PATHS
- CAPACITY OF WASTEWATER NETWORK
- ZERO EMISSIONS HEATING - 2024
- AFFORDABLE HOUSING DELIVERY
- PRIMARY SCHOOL / COMMUNITY HUB
- LANDSCAPING/OPEN SPACE REQUIREMENTS AND DELIVERY
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Springfield Properties PLC

Granny Barbours Road, Nairn

Flood Risk Assessment

STAGE 1

FINAL

July 2019
Cross section showing Balmakeith Drive relative to site
Reduce flood risk in Nairn from the River Nairn and the Auldearn Burn

Indicators:

- 130 people
- £110,000 Annual Average Damages from residential properties

Target area:

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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