

**THE HIGHLAND COUNCIL**

**PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE**

**18 January 2012**

**Sandown Development Brief**

**Report by Director of Planning and Development**

Agenda Item	13
Report No	PED 11/12

**SUMMARY**

This report details proposals to prepare a development brief for the Sandown site in Nairn. The preparation of the brief will involve a new approach to community involvement for the Council through the use of “charrette” principles. Scottish government is supporting the Council in this exercise, and members are asked to agree the process for preparation of the brief, which will be reported to the March PED Committee.

**1. Background**

- 1.1 Sandown is located on the edge of Nairn around 16 miles east of Inverness and 10 miles from Inverness airport. The allocation at Sandown is located on the western fringe of Nairn, situated at the entrance point from the A96. The site is required as part of the housing land supply in Nairn and is supported through the Highland-wide Local Development Plan.
- 1.2 An application was submitted in 2007 for residential and mixed use development. This application was refused and then appealed and subject to a Public Local Inquiry. The appeal was dismissed by the reporter and planning permission in principle refused largely on the basis of density of development.
- 1.3 Given the outcome of the Public Local Inquiry into the planning application and the outcomes of the Examination into the Highland-wide Local Development Plan, there is now the opportunity to refocus attention on what will be an acceptable level of development on this land, and ensure that the Sandown site is brought forward with clear links and shared infrastructure provision with the adjacent Delnies site, which is subject to a pending planning application.

**2. Development Plan Context**

- 2.1 The Examination Report into the Highland-wide Local Development Plan restates support for the development of the Sandown site and the reporter has recommended that the wording of the policy which relates to the site should be amended to read:

“The Council will support development at Sandown.....in the short term. A masterplan will be prepared and adopted as supplementary guidance. A recreational access management plan will also be prepared.

Issues addressed by the masterplan will include:

- site layout;
- design of buildings and open areas;
- housing density;
- provision of affordable housing;
- provision of employment-generating uses;
- phasing;
- flood risk;
- an access solution that provides unfettered links to the Delnies development area to the west and shared arrangements wherever possible;
- infrastructure provision; and
- delivery of the development.

The recreational access management plan will contain provisions that ensure that there is no adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar site.

The design for development of Sandown shall be based on the masterplan and the recreational access management plan. The design for development of Sandown and Delnies shall be progressed side-by-side and shall:

- show an overall coherence, attractiveness and local character;
- be efficient in terms of movement of people and vehicles; and
- enhance the town.

In preparing proposals for the site, consideration must be given to the extent to which tourism-related development and business development might be attracted to the site. If potential, either in the short term or in the longer term, is identified for one or both of these kinds of development, land must be reserved accordingly.

Connections to the public water and waste water systems will be required.”

### **3. Sandown Development Brief**

- 3.1 Members may recall that the Council submitted a bid to the Scottish Government Charrette Mainstreaming Programme in respect of the Sandown site. Despite being unsuccessful with its bid to the Programme, it is intended to move forward by following the same charrette principles of a period of intensive, architect-led, community engagement to find an urban design solution. It is clear that the existing architectural quality of Nairn, the visual importance of the site spanning a principal tourist route and its planning history all suggest that it and the local community would benefit from this placemaking initiative. Scottish Government endorsement and support has been offered.

3.2 The “Charrette” will run from 30<sup>th</sup> January to 2<sup>nd</sup> February 2012 and will be advertised locally in the press and through the web-site. The days will be split into specific topics and the community will be actively encouraged to attend and contribute to the ongoing development of the brief. It is hoped that this intensive period of work, with the support of Scottish Government will generate a draft development brief which will be available for ongoing input during February. It is hoped that the outcomes will be reported to the March 2012 PED Committee.

#### **4. Implications**

4.1 Resources: There are no resource implications arising from this work, other than what is already budgeted for in the Service budget. Scottish Government have agreed to part fund the commission of external consultants to assist with the charrette process.

4.2 Risk and other Implications: it is not considered that there are any other implications of the work being undertaken at present, although this will be subject to review prior to the finalisation of the document.

#### **5. RECOMMENDATION**

5.1 That the Committee

- (i) Agree the arrangements for the Charrette to prepare the Sandown Development Brief; and
- (ii) Agree that the outcomes of the Development Brief process are reported to the March 2012 PED Committee for approval.

Designation: Director of Planning and Development

Date: 6 January 2011

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