

## **NAIRN SOUTH FRAMEWORK**

### **OPTION A**

#### **Residential**

Note there is no provision for medium density units but believe there should be.

#### **Population**

Projection appears high (7,850) but presumably justifiable in terms of projected economic growth.

#### **Business Park**

Offices - assuming a density of c. 4,000 sq.m. of office space per hectare, the allocated area could accommodate up to 9,000 people (assume one desk per 11.6 sq.m.). A lower density, high amenity plan would reduce the potential numbers employed.

Industrial – applying normal density criteria (40%) the projected area could accommodate c. 100,000 sq.m. of industrial space which appears aspirational.

#### **Retail**

Bulky Goods – believe 30 hectares to be a gross over provision.

Sub-regional retail – believe 15 hectares to be an over provision.

#### **District Centre**

10 hectares appears generous but may well be justifiable (note no provision for community uses as in Inverness East Framework)

#### **Employment**

3,000 new jobs proposed. This does not tie in with the amount of land to be allocated for Business Park and Industrial Use.

#### **Open Space**

Golf Course – 150 hectares appears generous. Worth noting there are two championship courses already in Nairn but with limited scope for membership at either Club. Nairn is a very popular location for golf and accordingly believe that this reputation provides an opportunity for further enhancing its popularity as a focal point for golf.

Active Open Space – 40 hectares appears adequate.

Passive Open Space – 400 hectares appears generous but important to create an attractive ambience with adequate “green lung” space.

## **OPTION B**

### **Residential**

Believe proportion of high density units and possibly also medium density units to be disproportionate within overall total. Believe there ought to be more low density units.

### **Population**

Less aspirational than Option A but still represents a substantial increase in the population of Nairn; however, understand that this projected increase is justifiable in terms of projected economic growth.

### **Business**

Offices – for reasons espoused at Option A believe 30 hectares to be a gross over provision (potential for over 10,000 desk spaces).

Industrial - believe 50 hectares being allocated for industrial use to be grossly excessive.

### **Retail**

Bulky Goods – believe provision of 20 hectares for bulky goods to be grossly excessive.

Sub-regional retail – 10 hectares believed to be an over provision.

### **District Centre**

10 hectares appears generous but may well be justifiable (note no provision for community uses as in Inverness East Framework)

### **Employment**

Believe there requires to be a correlation between employment, provision of land for Business Park/Industrial and projected population .

### **Open Space**

Golf Course – no provision for golf course in this Option. Believe there ought to be a golf course provided in view of Nairn's status on the golfing circuit. A quality golf course would enable more visitors to be attracted which would in turn benefit the town.

Active Open Space – 25 hectares may be sufficient.

Passive Open Space – 250 hectares appears to be sufficient.

## **OPTION C**

### **Residential**

Relationship of high density, medium density and low density appears more balanced.

### **Population**

Lowest projection population. As it is understood a much higher number is justified in terms of projected economic growth. The projected figure may not be sufficiently aspirational.

### **Business**

Offices – believe 25 hectares for this use to be a gross over provision.

Industrial - believe 25 hectares to be a gross over provision.

### **Retail**

Bulky Goods – believe modest provision should be made for bulky goods, say 2 hectares.

Sub-regional retail – believe provision should be made for sub-regional retail, say 5 hectares.

### **District Centre**

10 hectares appears excessive.

### **Employment**

Perhaps more realistic at 2,500 but as stated previously correlation required between business space and projected population.

### **Open Space**

Golf Course – as stated previously believe opportunity for a further golf course at Nairn in order to provide a further option beyond Nairn West and Nairn Dunbar where memberships are full and limited scope for visitors.

Active Open Space – 15 hectares appears light.

Passive Open Space – 350 hectares appears adequate.

## **OPTION D**

### **Residential**

Overall number appears high but relationship balanced.

### **Population**

The projected number, 7,550 appears high but presumably supported by anticipated economic growth.

### **Business**

Offices - Although projected areas is less than in Options A, B & C believe that allocated area is excessive. Applying the same criteria to that applied elsewhere in this exercise, allocated area could provide over 5,000 desk spaces.

Industrial – 15 hectares being allocated for industrial use is believed excessive.

### **Retail**

Bulky Goods – believe there should be a modest provision for bulky goods, say 2 hectares.

Sub-regional retail – believe there should be modest provision for sub-regional retail, say 5 hectares.

### **District Centre**

10 hectares appears to be on the large side.

### **Employment**

Projected number of new jobs is similar to the projection at Option C where the projected population is less than half.

### **Open Space**

Golf Course – believe 100 hectares should be sufficient

Active Open Space – 50 hectares. This appears sufficient.

Passive Open Space – 400 hectares appears sufficient.

## **OPTION E**

### **Residential**

Number of units is obviously connected to projected population. Relationship between high density, medium density and low density appears reasonable.

### **Population**

The projected increase, namely 10,500 would more than double the size of Nairn as it currently stands. This appears aspirational.

### **Business**

Offices – believe 40 hectares to be a gross over provision.

Industrial – believe 35 hectares to be a gross over provision.

### **Retail**

Bulky goods – believe there should be provision for a modest area for bulky goods say 2 hectares.

Sub-regional retail – believe there should be a provision for sub-regional retail – say 5 hectares.

### **District Centre**

20 hectares appears high.

### **Employment**

There is presumably a correlation between employment and projected population.

### **Open Space**

Golf Course – for reasons discussed earlier, believe there should be provision for a quality golf course.

Active Open Space – 40 hectares ought to be sufficient.

Passive Open Space – 300 hectares ought to be sufficient.

## **NAIRN SOUTH FRAMEWORK – OVERALL REVIEW**

Of all five options believe that assuming the predicted population figure is sustainable that Option A would be preferred subject to the various adjustments referred to earlier.