

# A96 Corridor Masterplan

## Nairn South Cfs2 Assessment

### Introduction

On 20 September 2006 over 40 stakeholders with an interest in the A96 Corridor Masterplan options for Nairn South<sup>1</sup> met. Through Collaboration for Success the stakeholders were allocated across seven workshops. These workshops assessed each option within the context of the Smart Growth Appraisal Matrix (see Appendix 1).

### Outcomes

Figure 1 provides a summary of the workshops' ranking for each framework option and an over-all ranking resulting from an amalgamation of these considerations.

Option	Group							Smart Growth Ranking
	1	2	3	4	5	6	7	
A	5	1	2	1	1	5	3	1=
B	1	4	3	2	4	3	1	1=
C	2	2	4	3	4	2	2	3
D	4	3	1	5	1	4	5	4
E	3	5	5	3	3	1	4	5

**Figure 1: Nairn South Smart Growth Ranking Summary**

The stakeholder option preferences were Options A, B and C. Option A was the top preference for three groups and in the top three of another two. The remaining two groups ranked Option A as the poorest option. Option B was preferred by two groups. Another three groups ranked it top three. Option B did not receive a lowest ranking. Although Option C did not score highest with any group, it did reach 2<sup>nd</sup> or 3<sup>rd</sup> placing with 5 groups. Again, it did not receive the lowest ranking from any group. Option D received bottom two rankings from four groups; although two groups did rank it top. However, the total ranking was considerably differentiated from the top three preferred options. Option E ranked poorly with most groups. However, one did rank it top.

The benefit of amalgamating the rankings is that it allows extreme considerations to be evened out and a consensual response to emerge.

<sup>1</sup> See Interim Report – Phase 1: Options for Development and Green Frameworks

## Observations

Despite the clear preference established by the stakeholders through Cfs, some key observations emerged that, in the view of stakeholders, would make the options better. These are outlined in the following paragraphs.

### Option A observations



**Figure 2: Option A**

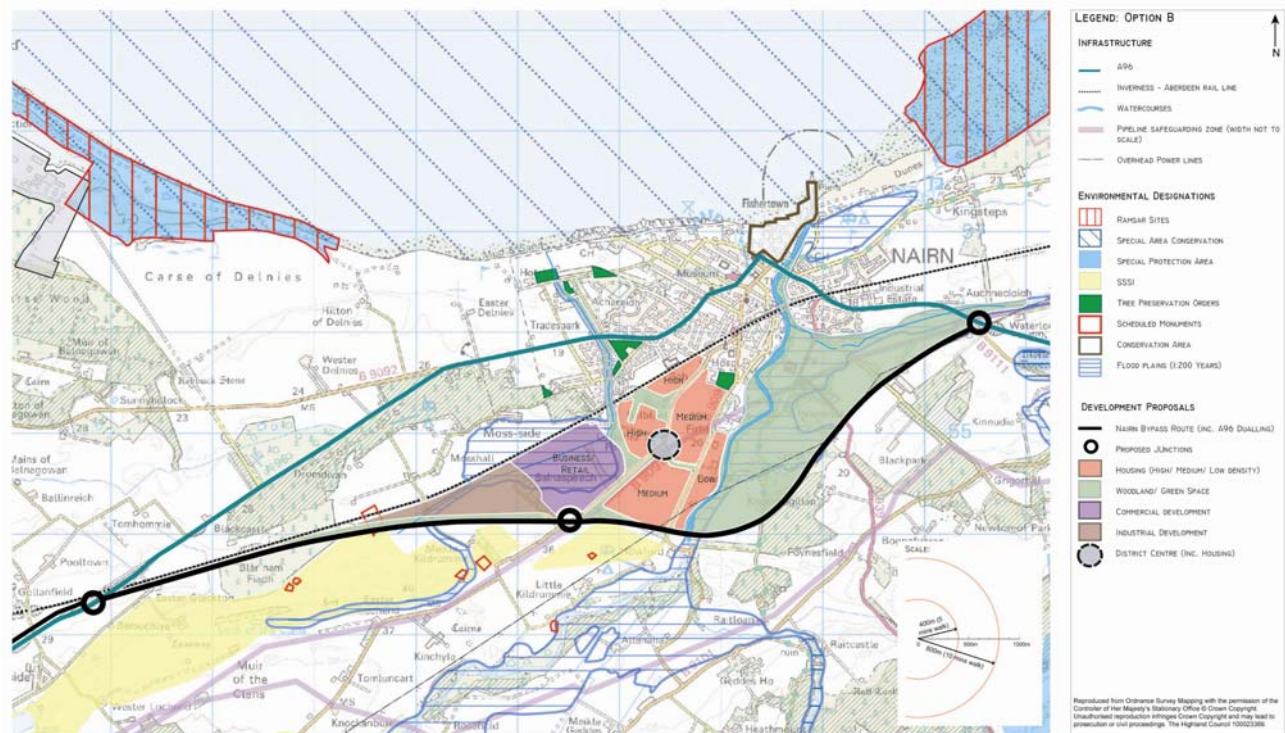
There was a clear view that a low density development for a western expansion of Nairn was inappropriate. A significant improvement to this option would be achieved through the promotion of higher densities.

Although the by-pass option shown in Option A will require a new rail bridge it was felt that this was appropriate given that options (e.g. Option B below) to avoid a new bridge crossing resulted in an elongated by-pass route that bore limited relationship to Nairn and its accessibility.

The attractive recreational provision associated on the eastern bank of the River Nairn and the western golf course were highlighted as significant assets.

It was recognised that development within the floodplain would not be appropriate. Some concluded that the retail proposal at the by-passes southern junction could be deleted as sufficient retail allocation had been made to the west.

## Option B observations



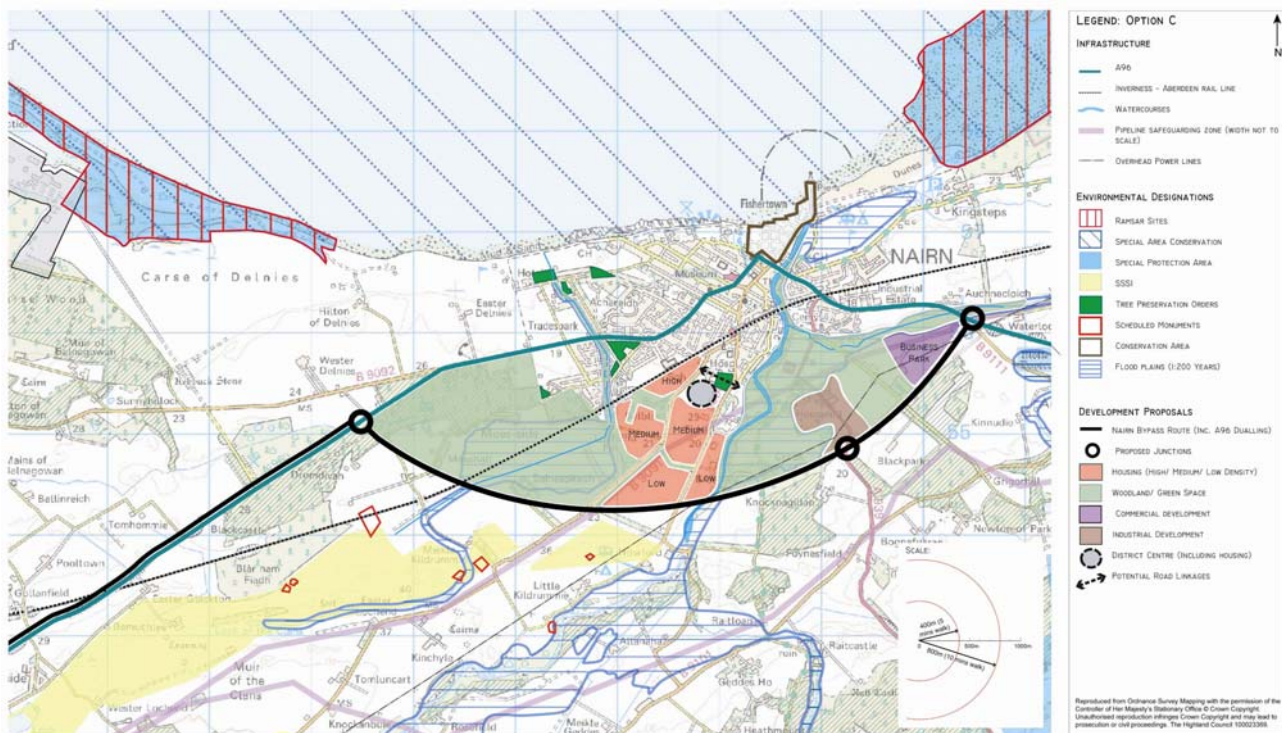
**Figure 3: Option B**

The integration of land uses was welcomed as it was felt that option B would promote a mixed of uses and bring benefits for Nairn more generally; particularly with regard to assisting in the viability and vitality of the town centre.

As with Option A there were concerns about promoting development in the floodplain. However, it was recognised that the employment allocations in this area were positive and they should be re-allocated bearing in mind the mixed use aspiration mentioned above.

Some groups saw a benefit in implementation in a more elongated By-pass route as this avoids rail bridging.

## Option C observations



**Figure 3: Option C**

A concern was expressed that Option C may promote significant car journeys as the employment uses were remote from the centres of population.

Although the by-pass option shown in Option C will require a new rail bridge it was felt that this was appropriate given that options (e.g. Option B above) to avoid a new bridge crossing resulted in an elongated by-pass route that bore limited relationship to Nairn and its accessibility.

The allocation of the business uses to the east of Nairn could promote linear development of the town. It was generally felt that employment allocations could be more closely integrated with other land uses.

## Conclusion

Resulting from the CfS considerations it is clear that an option for the growth of Nairn should incorporate the following features:

- A by-pass that relates to Nairn and helps to ensure accessibility for the town. This suggests a by-pass leaving the A96 at Drumdivan that would necessitate a new crossing of the railway.
- A new sustainable extension to the west of Sandown that would respond to the proposals in this location. This would incorporate higher density development, other appropriate densities, a golf course and appropriate retail/business allocations. This would be focused around a central core (district centre). Primary schooling would be allocated here.

- A new sustainable extension to the south to the west of the River Nairn with good access to Nairn centre and a connection to a new by-pass. This would include a full range of densities (including higher density). This area would incorporate employment allocations (business and industry). This would be focused around a central core (district centre). Primary schooling would be allocated here.
- The southern extension would relate to the River Nairn with appropriate non-vehicular crossings leading to recreational provision on the river's west bank within the floodplain.

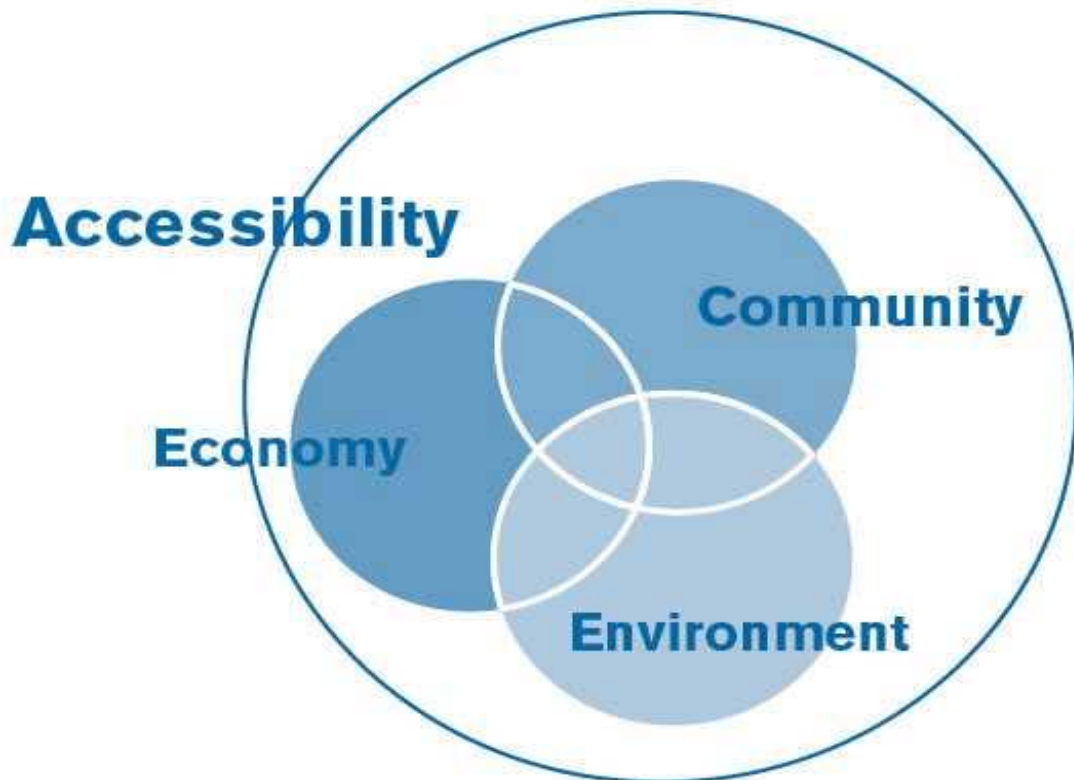
Generally, an option based on the above would:

1. Meet Nairn's long-term growth needs in the context of proposals for the A96 Corridor as a whole.
2. Provide for high quality open space and recreational provision.
3. Recognise the environmental assets of the area and integrate with them.
4. Integrate with the existing town to help improve the vitality and viability of Nairn centre.
5. Deliver a by-pass of relevance to the town's requirements and trunk road needs.

These outcomes must be placed in the context of other considerations related to stakeholder submissions, general consultation, agency consultation and technical assessment

**APPENDIX 1**

**SMART GROWTH SUSTAINABILITY APPRAISAL MATRIX**



Sustainability criteria fall within the matrix as follows:

**Accessibility**

- Transport and Access
- Access and Accessibility

**Economy**

- Local Economy and Work
- Education & Lifelong Learning
- Development Capacity
- Marketability
- Infrastructure

**Community**

- Community Participation
- Social Justice
- Health and Safety
- Existing Development
- Adjoining Land Uses and Relationship with Surrounding Communities

**Environment**

- Pollution, Waste and Resources
- Energy
- Buildings, Urban Design and Land Use
- Open Spaces
- Site Characteristics
- Topography
- Landscape Features
- Wildlife and Habitats
- Views

**Accessibility**

- Transport and Access

Would proposals

- reduce the number and length of car journeys?
- encourage walking and cycling links with adjoining areas?
- be accessible to public transport routes?
- increase use of public transport?
- provide a variety of transportation choices?

**Score** /100

**Justification**

- Access and Accessibility

Would proposals

- establish permeability of the urban fabric?
- provide accessibility choices?
- maximise accessibility for people with disabilities?
- integrate access with adjoining communities?

**Score** /100

**Justification**

**Total Accessibility Score** /100



## Community

- Community Participation

Would proposals

- be conducive to community involvement?
- allow people, groups and partner organisations to be actively involved in identifying problems and delivering solutions?
- Encourage community and stakeholder collaboration in development decisions?

Score /100

**Justification**

- Social Justice

Would proposals

- strengthen existing communities?
- address the needs of under-represented groups and less well off households?
- offer good potential for affordable housing?
- reduce inequalities and improving facilities, access and opportunities?
- reduce occurrence of crime and anti-social behaviour?
- reduce fear of crime?

Score /100

**Justification**

- Health and Safety

Would proposals

- provide an environment conducive to physical and mental health and wellbeing?
- provide good accessibility for emergency vehicles?
- ensure medical services to meet population requirements?

**Score** /100

**Justification**

- Existing Development

Would proposals

- respect existing developments that provide character and context?
- acknowledge investment that has brought sustained renewal and regeneration?

**Score** /100

**Justification**

- Adjoining Land Uses and Relationship with Surrounding Communities

Would proposals

- complement adjoining land uses (existing and proposed)?
- provide support and opportunities for surrounding communities?

**Score** /100

**Justification**

**Total Community Score** /100

**Economy**

- Local Economy and Work

Would proposals

- attract employment opportunities suited to local people?
- facilitate accessing knowledge opportunities so that every living centre can be an earning centre?
- promote local shops and facilities?

**Score** /100

**Justification**

- Education & Lifelong Learning

Would proposals

- promote life-long learning and encourage the adoption of sustainable lifestyles and practices?
- provide well located and appropriate schools and other educational resources (incl. libraries)?

**Score** /100

**Justification**

- Development Capacity

Would proposals

- ensure that development proposals were appropriate to the capacity of Nairn South?
- Provide a framework to meet demand for development?

**Score** /100

**Justification**

- 

Would proposals

- deliver marketable development sites, particularly for housing?
- present attractive neighbourhoods for investment in the longer term?

**Score** /100

**Justification**

- Infrastructure

Would proposals

- maximise the utilisation of existing infrastructure?
- promote infrastructural investment that contributed to enhanced quality of life?

**Score** /100

**Justification**

**Total Economy Score** /100

**Environment**

- Pollution, Waste and Resources

Would proposals

- enable the efficient use of resources?
- be suited to a Sustainable Urban Drainage System that contributes positively to the area?
- minimise the potential for increased pollution?
- recycle water?
- re-use appropriate buildings?
- maximise existing infrastructure?
- promote efficient and effective waste disposal and the use of recycling?

**Score** /100

**Justification**

- Energy

Would proposals

- allow for the generation of energy from renewable sources or waste?
- minimising energy use?

**Score** /100

**Justification**

▪ Buildings, Urban Design and Land Use

Would proposals

- help provide for or enhance local amenities?
- protect or enhance the visual landscape and local character?
- conserve built/cultural resources?
- facilitate design quality in relation to the built and natural environment?
- take advantage of compact building design that is also sensitive to the environment?
- ensure that land use is appropriate and that any development uses a development site to its best advantage?
- allow a relationship between density of development and accessibility?
- help relate accessibility demand to location of development type?
- meet needs locally through ensuring access to local services and facilities?
- ensure an adequate supply and range of good quality housing?
- facilitate the creation of workable neighbourhoods?
- foster distinctive, vibrant communities with a strong sense of place distinctive to Inverness/Nairn?

**Score** /100

**Justification**

▪ Open Spaces

Would proposals

- create open space opportunities to benefit communities?
- establish or develop public access to quality open space?
- preserve and enhance critical environmental areas?

**Score** /100

**Justification**

- Site characteristics

Would proposals

- promote development proposals that responded positively to site characteristics?
- Build on the positive aspects of sites and locations?

**Score** /100

**Justification**

- Topography

Would proposals

- take advantage of the area's natural topography?

**Score** /100

**Justification**

- Landscape Features

Would proposals

- respect the established landscape framework?
- provide visual highlights in new urban areas?
- respond to and enhance the setting of key buildings?
- Protect / enhance open land / countryside / landscape quality?
- Preserve/enhance heritage and local identity?

**Score** /100

**Justification**

- **Wildlife and habitats**

Would proposals

- protect/enhance wildlife habitats (open spaces, trees, hedgerows, private gardens, some buildings, designated sites) and their connectivity?
- increase tree cover, especially broad-leaved woodland?
- improve/maintain public access to open spaces, wildlife areas and the countryside?

**Score** /100

**Justification**

- **Views**

Would proposals

- ensure that quality views were developed and created?
- Identify existing views and retain them?

**Score** /100

**Total Environment Score** /100



## **Smart Growth Sustainability Appraisal Matrix Score**

<b>Total Accessibility Score</b>	<b>/100</b>
<b>Total Social Score</b>	<b>/100</b>
<b>Total Economy Score</b>	<b>/100</b>
<b>Total Environment Score</b>	<b>/100</b>
<b><u>Total Smart Growth Score</u></b>	<b>/100</b>