Halcrow Group Limited

A96 Corridor Masterplan : Stage 2

Interim Report - Phase 3

Mixed Use Guidance for Nairn and East Inverness

January 2007

The Highland Council

Halcrow Group Limited

A96 Corridor Masterplan : Stage 2

Interim Report - Phase 3

Mixed Use Guidance for Nairn and East
Inverness

January 2007

The Highland Council

Contents

1   Introduction

1.1   *Context*

In July 2006 *Interim Report – Phase 1: Options for Development and Green Frameworks* for the A96 Corridor Masterplan: Stage 2 was published. This outlined the policy framework for the project, set out objectives and established the Smart Growth philosophy underpinning the planning approach. Stakeholder options for accommodating growth at Nairn and East Inverness were presented. A draft Green Framework for the Corridor as a whole was also offered. A further interim report – Phase 2: *Assessment of Development Framework Options* – was published in November 2006. This reported on the considerations that allowed preferred development frameworks for East Inverness and Nairn to be identified[1].

This report builds on the identified frameworks for East Inverness and Nairn by setting out an approach for promoting a mixed land use outcome for these areas. The delivery of an appropriate mixed use is critical to achieving particular Highland Smart Growth development principles. These are to:

- Promote a mix of land uses that allows houses and jobs to be closely related and the mix to be more varied toward the centre of places.

- Ensure land use is appropriate and that development uses sites to maximum advantage emphasising sustainable development.

Further, a robust land use mix will contribute to the development principles that seek to:

- Deliver walkable and cycle friendly places that are distinctive and attractive with a strong sense of place through legible and permeable design.

- Create a range of housing opportunities and choice and promote a range of housing density to achieve choice.

---

[1] See http://www.highland.gov.uk/businessinformation/economicdevelopment/regeneration/A96+Corridor.htm

1.2   *Report Structure*

The report structure is simple. Considerations will be outlined for Nairn. This will be followed by outlining an approach for East Inverness.

2   Nairn Considerations

2.1   *Mixed Use Guidance*

The development framework for Nairn establishes growth at three broad locations. Two of these, to the south and west, promote sustainable urban extensions to the town. The third growth area, to the east, identifies an opportunity for business and industry expansion.

Figure 1 sets out the appropriate land use mix in this context. This shows the location for appropriate uses over and above the basic allocations identified on the frameworks. These are:

- Finance, professional & other services (Use Class 2); business (Use Class 4); general industrial (Use Class 5) and storage & distribution (Use Class 6) at the business and industry areas to the east and south of Nairn. Ancillary uses that supported these would also be appropriate (e.g. food and drink - Use Class 3).

- At the new district centres to the south and west of Nairn a full range of uses would be permissible as follows – shops (Use Class 1); finance, professional & other services (Use Class 2); food and drink (Use Class 3); business (Use Class 4); hotels/hostels (Use Class 7); residential institutions (Use Class 8); Houses (Use Class 9); non-residential institutions (Use Class 10; assembly and leisure (Use Class 11) and sui generis uses of flats and hot food takeaways.

- In the areas adjacent to (Nairn South) or around (Nairn West) the district centres the opportunity to introduce hotels/hostels (Use Class 7); flats (sui generis) and non-residential institution (Use Class 10) has been identified[2].

---

[2] Consideration was given to the inclusion of residential institutions (Use Class 8) at these locations. However, it was felt that should proposals for these uses emerge they would make the most appropriate contribution to the land use mix located within the district centres.

NAIRN FRAMEWORK PLAN: MIXED USE GUIDANCE

Figure 1

January 2007

Legend:
- HOUSING
- HOUSING ALLOCATION
- COMMERCIAL DEVELOPMENT
- EXISTING QUARRY
- DISTRICT CENTRE (INCL. HOUSING)
- GOLF COURSE
- GREEN SPACE
- PREFERRED BYPASS ROUTE
- PEDESTRIAN/CYCLE ROUTES
- STRUCTURE LANDSCAPE
- ENHANCED PEDESTRIAN ACCESSIBILITY
- TOWN CENTRE REGENERATION
- SCHOOL

PERMISSABLE LAND USES

CLASS 1 - Shops
CLASS 2 - Finance, Professional & other Services
CLASS 3 - Food and Drink & Hot Food Takeaway
CLASS 4 - Business
CLASS 7 - Hotels / Hostels
CLASS 8 - Residential Institution
CLASS 9 - Houses & Flats
CLASS 10 - Non-Residential Institution
CLASS 11 - Assembly & Leisure

CLASS 2 - Finance, Professional & other Services
CLASS 4 - Business
CLASS 5 - General Industrial
CLASS 6 - Storage & Distribution

Flats
CLASS 7 - Hotels / Hostels
CLASS 10 - Non-Residential Institution

8

3   East Inverness Considerations
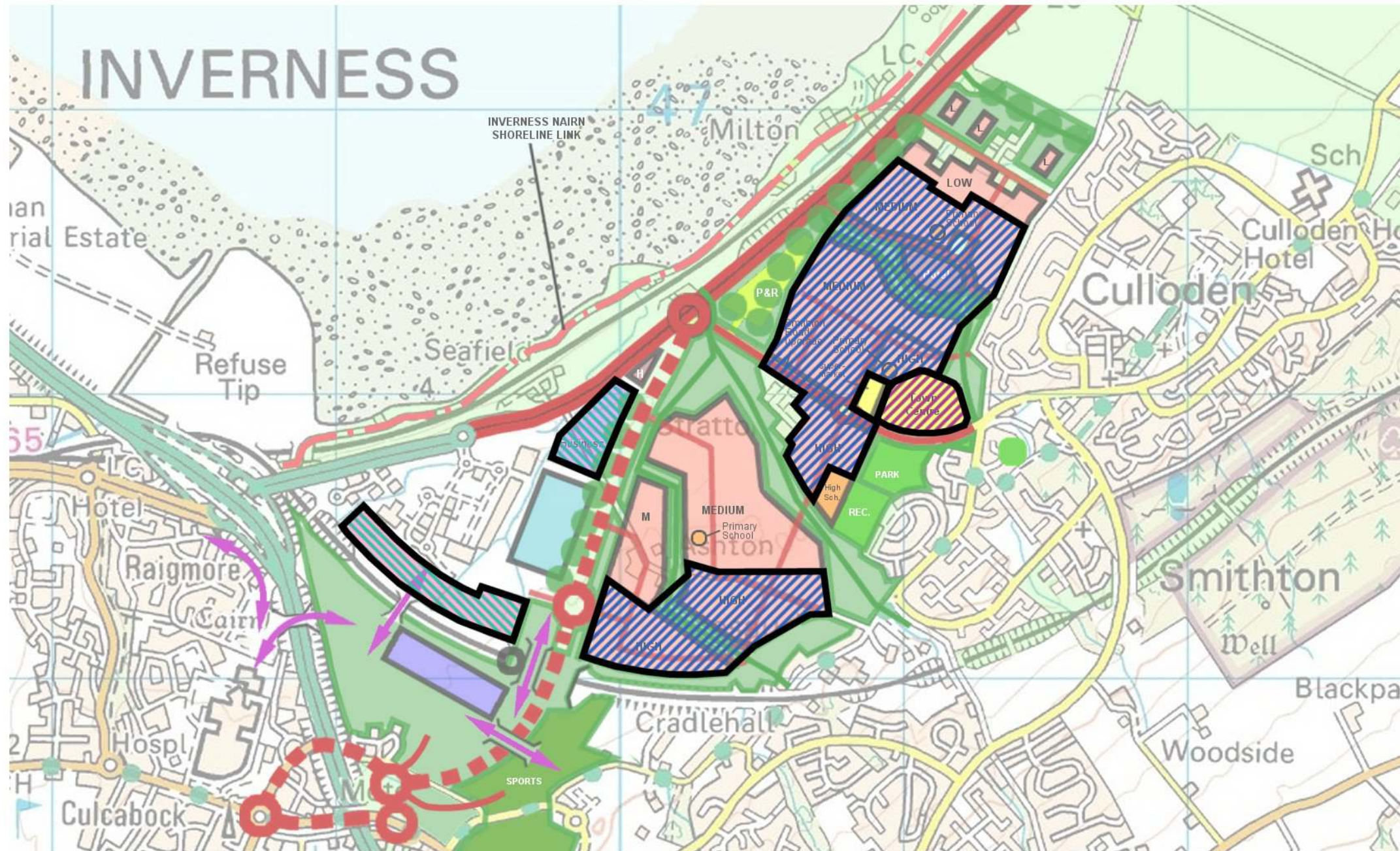
3.1   *Mixed Use Guidance*

The development framework for East Inverness establishes growth based around a new town centre serving existing and new communities. It also seeks to consolidate and develop areas around the existing retail park at west Seafield. The establishment of a university campus to the west is also established.

Figure 2 sets out the appropriate land use mix in this context. This shows the location for appropriate uses over and above the basic land use allocations identified on the frameworks. These are:

- At the new town centre a full range of uses would be permissible as follows – shops (Use Class 1); finance, professional &other services (Use Class 2); food and drink (Use Class 3); business (Use Class 4); hotels/hostels (Use Class 7); residential institutions (Use Class 8); Houses (Use Class 9); non-residential institutions (Use Class 10; assembly and leisure (Use Class 11) and sui generis uses of flats and hot food takeaways.

- In the medium and high density area adjacent to the town centre and at the high density area identified to the south of Ashton the opportunity to introduce hotels/hostels (Use Class 7); flats (sui generis) and non-residential institution (Use Class 10) has been identified [3].

- Appropriate uses for the innovation park at the south-western area of the retail park and the business park to the retail park's north-east are finance, professional & other services (Use Class 2) and business (Use Class 4).

---

[3] Consideration was given to the inclusion of residential institutions (Use Class 8) at these locations. However, it was felt that should proposals for these uses emerge they would make the most appropriate contribution to the land use mix located within the district centres.

EAST INVERNESS FRAMEWORK PLAN: MIXED USE GUIDANCE

Figure 2 **January 2007**

INVERNESS

INVERNESS NAIRN
SHORELINE LINK

Milton

Culloden Ho
Hotel

Culloden

rial Estate

Refuse
Tip

Seafield

Smithton
Well

Raigmore
Cairn

Blackpar

Cradlehall

Woodside

SPORTS

Culcabock

Legend (right column):

- HOUSING
- SCHOOL
- BUSINESS DEVELOPMENT
- BULKY GOODS
- TOWN CENTRE (INCL. HOUSING)
- CAMPUS
- GREEN SPACE
- INNOVATION PARK
- PREFERRED BYPASS ROUTE
- PEDESTRIAN / CYCLE BRIDGE
- STRUCTURE LANDSCAPE
- REGIONAL SPORTS COMPLEX
- PUBLIC TRANSPORT INTERCHANGE
- PARK AND RIDE
- LANDMARK BUILDING / HOTEL
- PEDESTRIAN / CYCLE ROUTE
- DUALLED A96

PERMISSABLE LAND USES

CLASS 1 - Shops
CLASS 2 - Finance, Professional & other Services
CLASS 3 - Food and Drink & Hot Food Takeaway
CLASS 4 - Business
CLASS 7 - Hotels / Hostels
CLASS 8 - Residential Institution
CLASS 9 - Houses & Flats
CLASS 10 - Non-Residential Institution
CLASS 11 - Assembly & Leisure

CLASS 2 - Finance, Professional & other Services
CLASS 4 - Business

Flats
CLASS 7 - Hotels / Hostels
CLASS 10 - Non-Residential Institution