

OPTIONS APPRAISAL

Project: A96 CORRIDOR
Doc no: HGL IRD 01
For: Halcrow Group Limited, Scott Davidson
Prepared by: Duncan Whatmore
Date: 20 September 2006

The contents of this document is intended to form a response to the Interim Report outputs from the Collaboration for Success from an urban design perspective, as well as consolidating some of the issues discussed during the interim reviews of the material and an understanding of the context garnered from site visits.

The material included comprises the following:

- Inverness East SWOT Matrix
- Nairn South SWOT Matrix
- Inverness East Option A Appraisal
- Inverness East Option B Appraisal
- Inverness East Option C Appraisal
- Inverness East Option D Appraisal
- Inverness East Option E Appraisal
- Nairn South Option A Appraisal
- Nairn South Option B Appraisal
- Nairn South Option C Appraisal
- Nairn South Option D Appraisal
- Nairn South Option E Appraisal

The SWOT Matrices identify the strengths, weaknesses, opportunities and threats represented by each option, and indicate the ability of each option to deliver a Masterplan Framework of quality. The threats and opportunities demonstrate issues which may come to arise through that framework option, rather than necessarily being implicit in the implementation of that option – i.e. the possibilities of such scenarios resulting from the option being applied.

The Options have been ranked in order of preference at the far right hand side of each table, although this is does not represent an absolute view, as many of the apparent defects and benefits could be altered during implementation. Nevertheless, the preferred options indicated appear to fulfil the majority of the design criteria being applied, including access, land use, density and its distribution, legibility, effect on existing settlements, sustainability and Placemaking potential.

It is recommended that the preferred options for each site are taken forward in further detail as the suggested Framework for a Masterplan for each area.

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20 September 2006

For the attention of Mr S Davidson

Dear Scott,

A 96 CORRIDOR MASTERPLAN

As discussed I enclose my Options Assessment Report for the options generated during the Collaboration for Success workshops and our subsequent interim review.

The material includes a SWOT chart and marked-up plans for the five options for Inverness East and Nairn South, and identifies potential merits and shortcomings of the various options fielded, as well as suggestions for modifications where appropriate.

Please contact me if you require any further material or wish to discuss this report in further detail.

Yours sincerely,



Duncan Whatmore

**INVERNESS EAST
FRAMEWORK OPTIONS
SWOT MATRIX**

INVERNESS EAST

Strengths Weaknesses Opportunities Threats

Option A	Road infrastructure improvements	Potentially divisive	Well serviced development	Pedestrian permeability	3
	Substantial landscape buffer to the east	Limit to land available development	Recreation opportunities	Pushes up housing densities	
	Business/campus very accessible by road	Isolated from other uses	High density student housing near centre	Restricted expansion; poor integration	
	Legible high-density settlement near centre	Limited range of house types	Integration with Inverness	Placemaking not as diverse or integrated	

Option B	Road infrastructure improvements	Potentially divisive	Well serviced development	Pedestrian permeability	2
	Legible landscape structure	Limits available development land	Network of routes; recreation	High density isolated clusters	
	Business very accessible by road	Isolated from other uses	Development setting	Houses and employment separated	
	More dispersed settlement	Clusters of different uses	Links to existing structure	Potential lack of integrated character	

Option C	Road infrastructure improvements	Potentially divisive	Well serviced development	Pedestrian permeability	1
	Range of housing types and distribution	Poor landscape infrastructure	Balanced community and uses	Housing neighbourhoods rather than integration	
	Business and campus accessible and legible	Encroachment to Culloden; split	High capacity for study and employment	Overdevelopment	
	Housing linked to golf course	Exclusive	Pockets of exceptional high quality	Golf Ghetto	

Option D	Road infrastructure improvements	Potentially divisive	Well serviced development	Pedestrian permeability	5
	Good distribution of housing densities	Poorly connected landscape infrastructure	Access to employment	Inadequate connections	
	Defined local centre	Inappropriate uses and densities by centre	Use of flood plain increases available land	Indistinct centre	
	Innovative road access arrangement	Intensive single use close to centre	Highly accessible commercial premises	Unattractive approach public transport issues	

Option E	Road infrastructure improvements	Potentially divisive	Well serviced development	Pedestrian permeability	4
	Access to waterfront	Low employment	Coastal identity	Restricted business opportunity	
	Improved rail capacity	Unbalanced density range	Growth from new centre	Unbalanced and eccentric development	
	Innovative rail access arrangement	Division	Rail halt serving community centre	Split community	

**NAIRN SOUTH
FRAMEWORK OPTIONS
SWOT MATRIX**

NAIRN SOUTH

	Strengths	Weaknesses	Opportunities	Threats
Option A	Road infrastructure improvements	Potentially divisive	Well serviced development	Pedestrian permeability
	Large open space provision	Reduces housing density range	High density housing by centre	Open space is not a useful amenity
	Road connection to Whiteness	East-west spread too wide	Access to employment	Indistinct character with poor walking access
	Large bulky goods provision	Uses randomly distributed	Commercial growth but...	...restricted opportunity for placemaking

5

Option B	Bypass remains to south of railway	Business dominated approach	Access to industry / business off bypass	Business park not part of "place"
	Higher densities nearer existing centre	Housing development concentrated	Future expansion capacity	New development in two distinct lobes
	District centre with access to all housing	Other uses more remote from centre	High level of local connectivity	Detrimental effect on existing local character
	Commercially attractive	Oversimplified strategy	Revive existing local commerce	Nairn entirely bypassed and may suffer

2

Option C	Road infrastructure improvements	Potentially divisive	Well serviced development	Pedestrian permeability
	More compact bypass	Reliance on direct access to Nairn	Benefit to Nairn with more direct access	Limited scope for access to future development
	Modest scale of development	Insufficient capacity	Potential housing expansion	Ineffective expansion - critical mass not achieved
	Business park located remote from centre	Inaccessible	Expansion of business / industrial premises	Commercially unsustainable

3

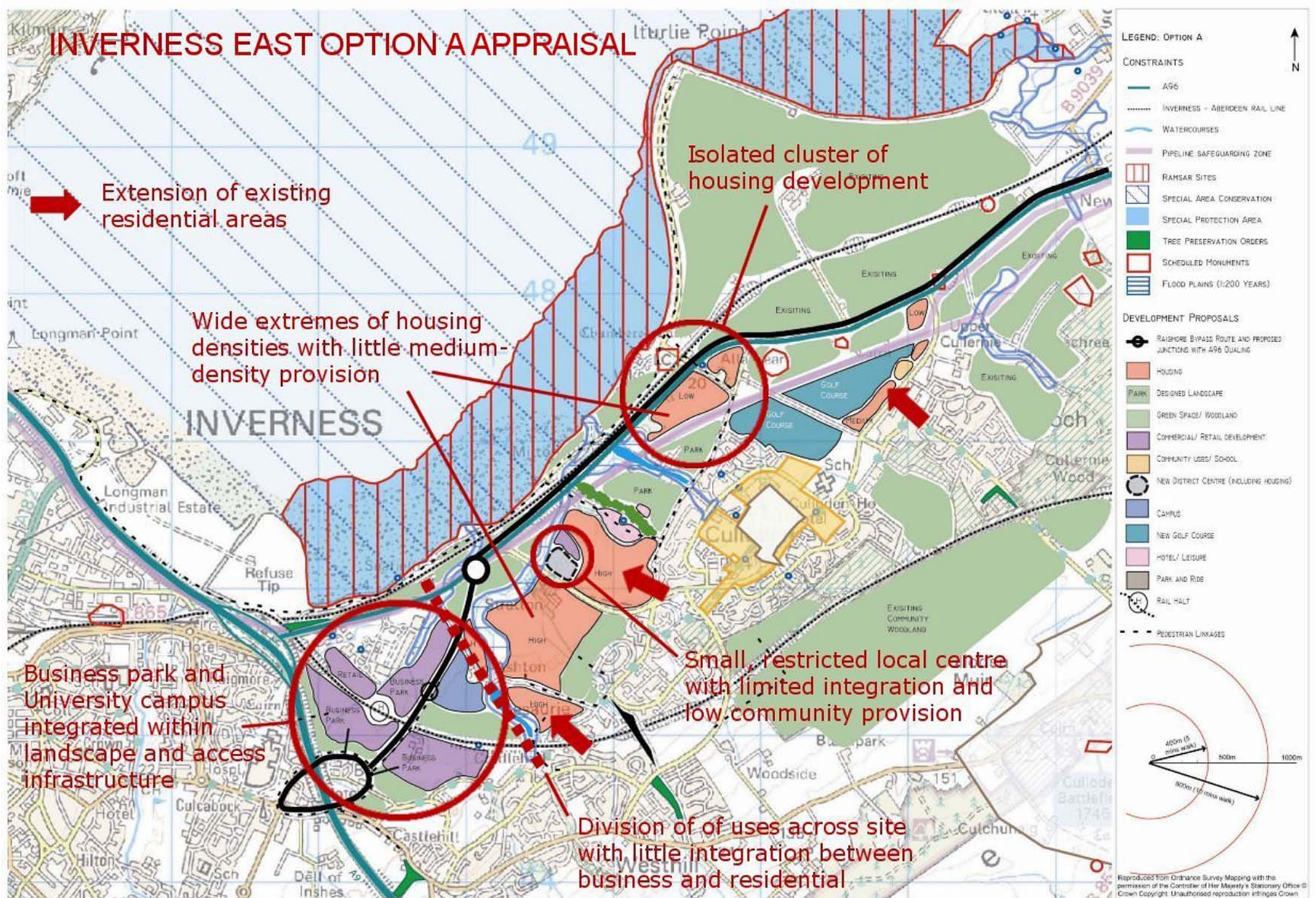
Option D	Bypass remains to south of railway	Business dominated approach	Access to industry / business off bypass	Business park not part of "place"
	Accessible community woodland near centre	Woodland split from existing settlement	Recreation opportunities	Not of benefit to existing town
	Range of housing densities	Housing remote from Nairn	Access from bypass	Two separate places
	Development distributed over site	No definite new settlement centre	Edge of Nairn retains identity	Built-up bypass corridor

4

Option E	Road infrastructure improvements	Potentially divisive	Well serviced development	Pedestrian permeability
	Compact bypass	Not most efficient traffic solution - bypass too short	High degree of accessibility	Traffic may not use bypass
	Compact development	Constrained development	Dense development where appropriate	Overwhelm character of existing town
	Legible green space structure	Separate lobes of development	Walking routes and public amenity	Limit to future expansion within bypass

1

INVERNESS EAST OPTION A APPRAISAL



Extension of existing residential areas

Wide extremes of housing densities with little medium-density provision

Isolated cluster of housing development

Business park and University campus integrated within landscape and access infrastructure

Small, restricted local centre with limited integration and low community provision

Division of of uses across site with little integration between business and residential

LEGEND: OPTION A

CONSTRAINTS

- A96
- INVERNESS - ABERDEEN RAIL LINE
- WATERCOURSES
- PIPELINE SAFEGUARDING ZONE
- RAMSAR SITES
- SPECIAL AREA CONSERVATION
- SPECIAL PROTECTION AREA
- TREE PRESERVATION ORDERS
- SCHEDULED MONUMENTS
- FLOOD PLAINS (1:200 YEARS)

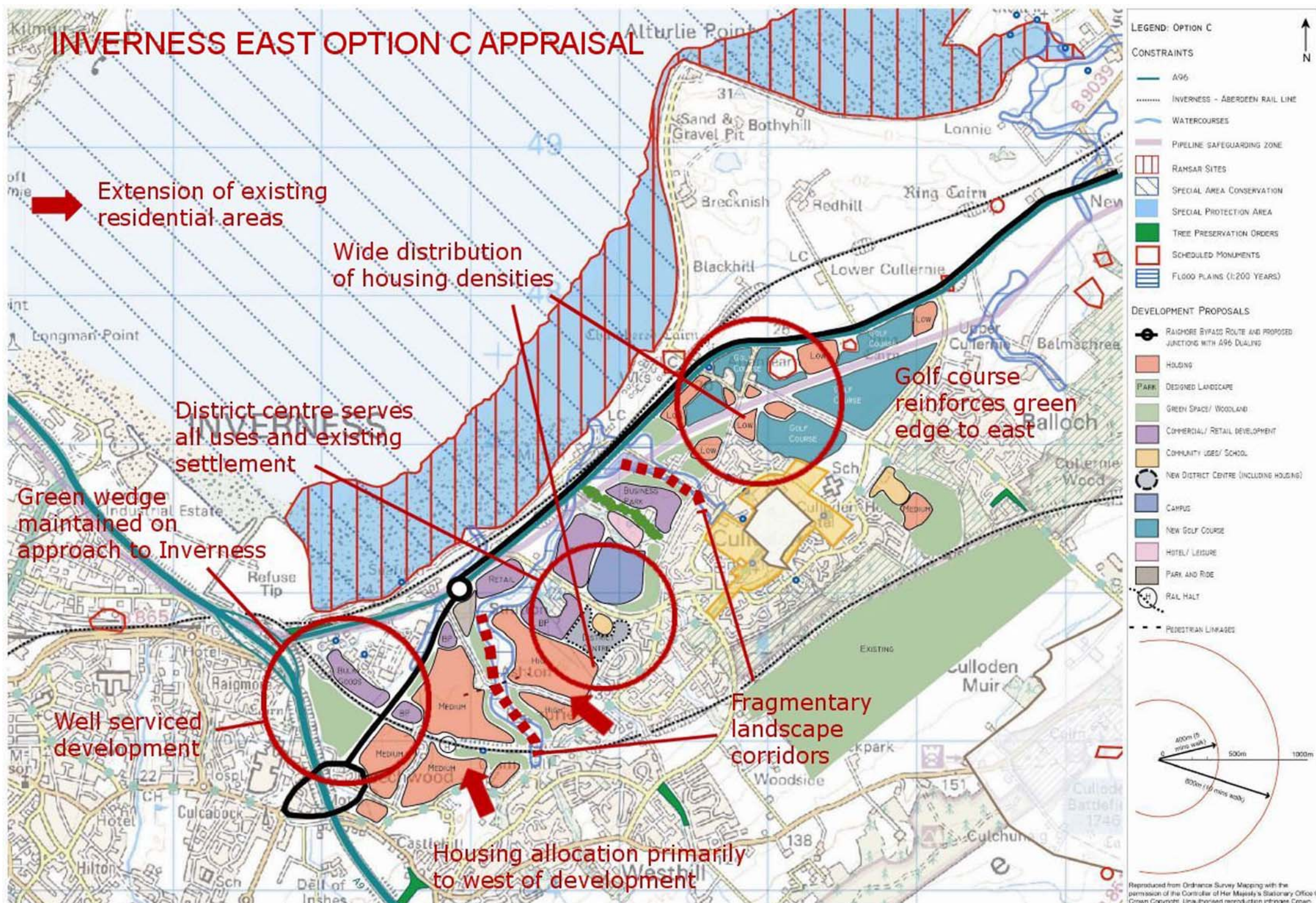
DEVELOPMENT PROPOSALS

- RAESHORE BYPASS ROUTE AND PROPOSED JUNCTIONS WITH A96 DUALING
- HOUSING
- PARK / DESIGNED LANDSCAPE
- GREEN SPACE / WOODLAND
- COMMERCIAL / RETAIL DEVELOPMENT
- COMMUNITY USES / SCHOOL
- NEW DISTRICT CENTRE (INCLUDING HOUSING)
- CAMPUS
- NEW GOLF COURSE
- HOTEL / LEISURE
- PARK AND RIDE
- RAIL HALT
- PEDESTRIAN LINKAGES

400m (5 mins walk)
800m (10 mins walk)
100m
1000m

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INVERNESS EAST OPTION C APPRAISAL



LEGEND: OPTION C

CONSTRAINTS

- A96
- INVERNESS - ABERDEEN RAIL LINE
- WATERCOURSES
- PIPELINE SAFEGUARDING ZONE
- RAMSAR SITES
- SPECIAL AREA CONSERVATION
- SPECIAL PROTECTION AREA
- TREE PRESERVATION ORDERS
- SCHEDULED MONUMENTS
- FLDOO PLAINS (1:200 YEARS)

DEVELOPMENT PROPOSALS

- RAIGHORE BYPASS ROUTE AND PROPOSED JUNCTIONS WITH A96 DUALING
- HOUSING
- DESIGNED LANDSCAPE
- GREEN SPACE/ WOODLAND
- COMMERCIAL/ RETAIL DEVELOPMENT
- COMMUNITY USES/ SCHOOL
- NEW DISTRICT CENTRE (INCLUDING HOUSING)
- CAMPUS
- NEW GOLF COURSE
- HOTEL/ LEISURE
- PARK AND RIDE
- RAIL HALT
- PEDESTRIAN LINERAGES

Scale: 0, 400m (5 mins walk), 500m, 1000m, 600m (10 mins walk)

Extension of existing residential areas

Wide distribution of housing densities

District centre serves all uses and existing settlement

Green wedge maintained on approach to Inverness

Well serviced development

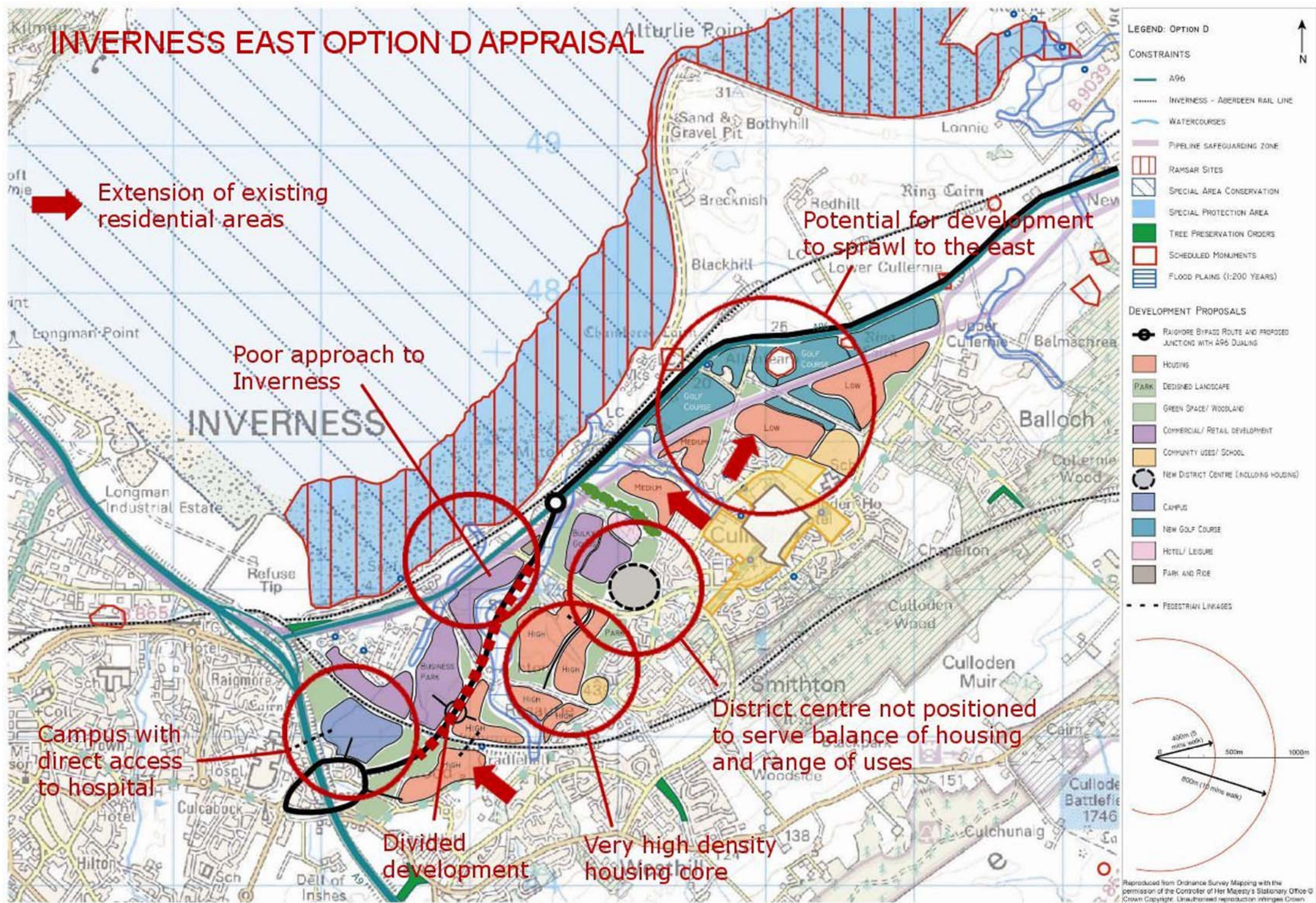
Housing allocation primarily to west of development

Fragmentary landscape corridors

Golf course reinforces green edge to east

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INVERNESS EAST OPTION D APPRAISAL



LEGEND: OPTION D

CONSTRAINTS

- A96
- INVERNESS - ABERDEEN RAIL LINE
- WATERCOURSES
- PIPELINE SAFEGUARDING ZONE
- RAMSAR SITES
- SPECIAL AREA CONSERVATION
- SPECIAL PROTECTION AREA
- TREE PRESERVATION ORDERS
- SCHEDULED MONUMENTS
- FLOOD PLAINS (1:200 YEARS)

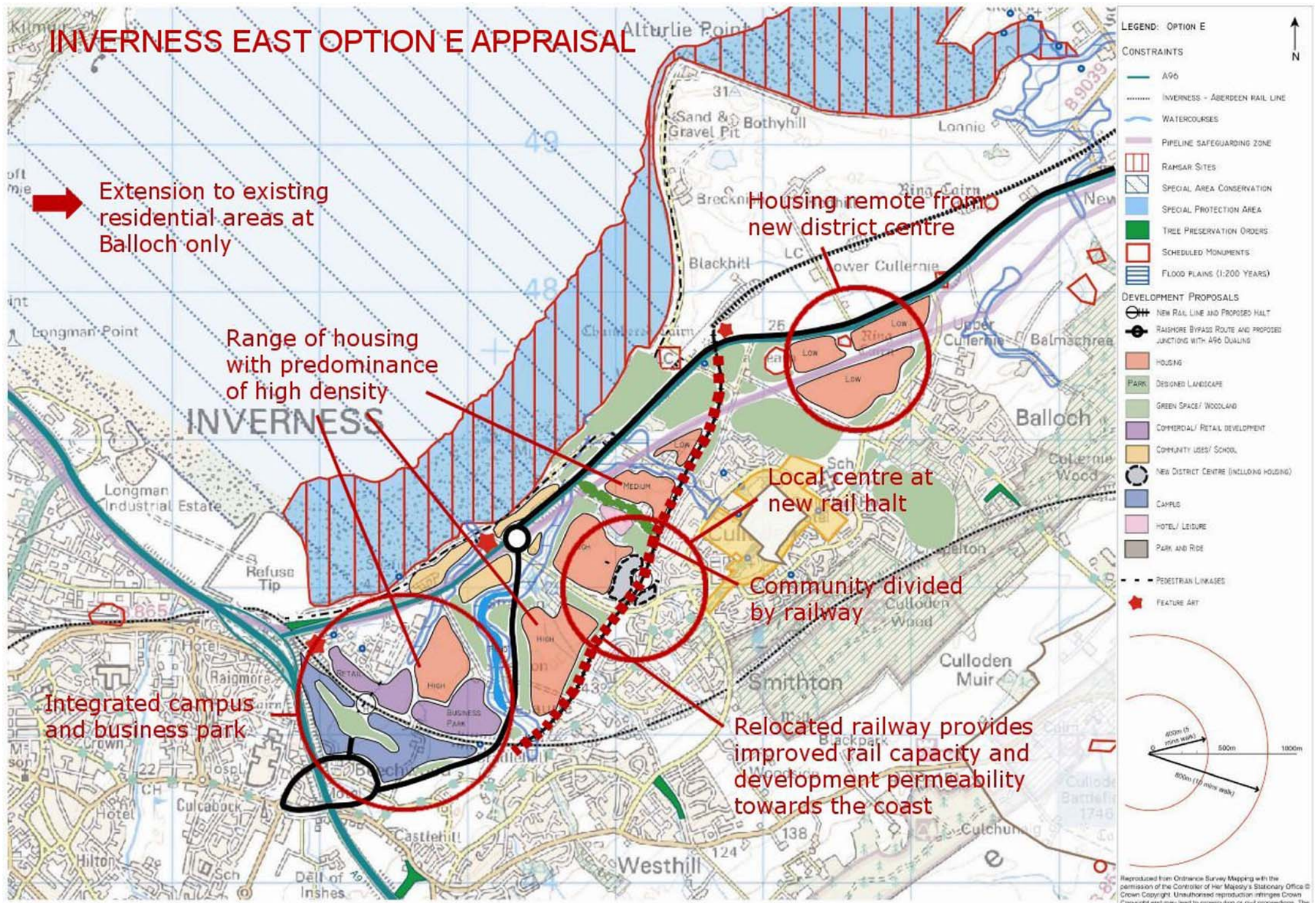
DEVELOPMENT PROPOSALS

- RAIGMORE BYPASS ROUTE AND PROPOSED JUNCTIONS WITH A96 DUALING
- HOUSING
- PARK
- DESIGNED LANDSCAPE
- GREEN SPACE/ WOODLAND
- COMMERCIAL/ RETAIL DEVELOPMENT
- COMMUNITY USES/ SCHOOL
- NEW DISTRICT CENTRE (INCLUDING HOUSING)
- CAMPUS
- NEW GOLF COURSE
- HOTEL/ LEISURE
- PARK AND RIDE
- PEDESTRIAN LINKAGES

400m (5 mins walk)
500m (10 mins walk)
1000m

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INVERNESS EAST OPTION E APPRAISAL



Extension to existing residential areas at Balloch only

Housing remote from new district centre

Range of housing with predominance of high density

Local centre at new rail halt

Community divided by railway

Integrated campus and business park

Relocated railway provides improved rail capacity and development permeability towards the coast

LEGEND: OPTION E

CONSTRAINTS

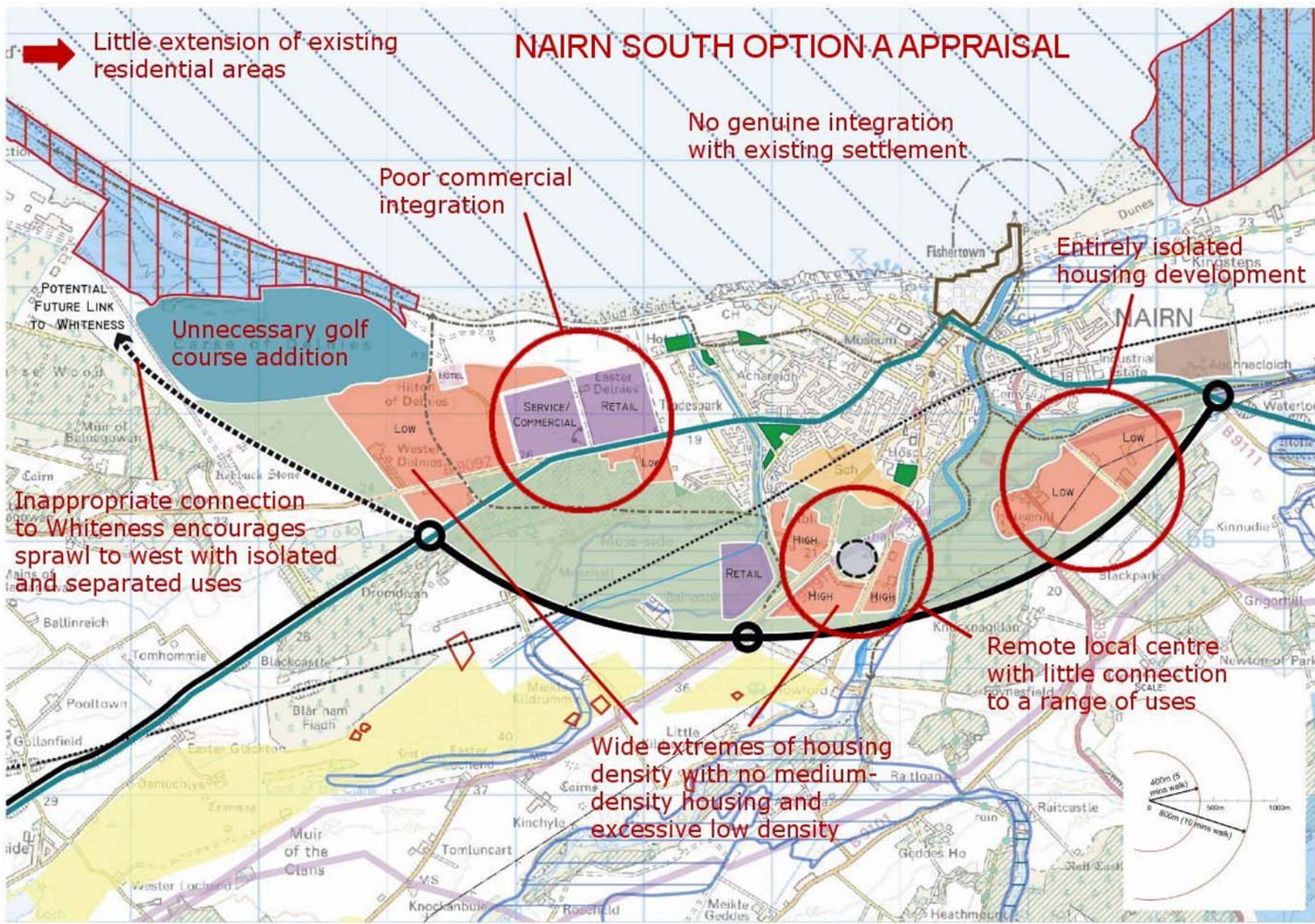
- A96
- INVERNESS - ABERDEEN RAIL LINE
- WATERCOURSES
- PIPELINE SAFEGUARDING ZONE
- RAMSAR SITES
- SPECIAL AREA CONSERVATION
- SPECIAL PROTECTION AREA
- TREE PRESERVATION ORDERS
- SCHEDULED MONUMENTS
- FLOOD PLAINS (1:200 YEARS)

DEVELOPMENT PROPOSALS

- NEW RAIL LINE AND PROPOSED HALT
- RAISHORE BYPASS ROUTE AND PROPOSED JUNCTIONS WITH A96 DUALING
- HOUSING
- DESIGNED LANDSCAPE
- GREEN SPACE / WOODLAND
- COMMERCIAL / RETAIL DEVELOPMENT
- COMMUNITY USES / SCHOOL
- NEW DISTRICT CENTRE (INCLUDING HOUSING)
- CAMPUS
- HOTEL / LEISURE
- PARK AND RIDE
- PEDESTRIAN LINKAGES
- FEATURE ART

400m (1/2 mile walk)
500m
1000m
800m (1/2 mile walk)

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LEGEND: OPTION A

INFRASTRUCTURE

- A96
- INVERNESS - ABERDEEN RAIL LINE
- WATERCOURSES
- PIPELINE SAFEGUARDING ZONE (WIDTH NOT TO SCALE)
- OVERHEAD POWER LINES

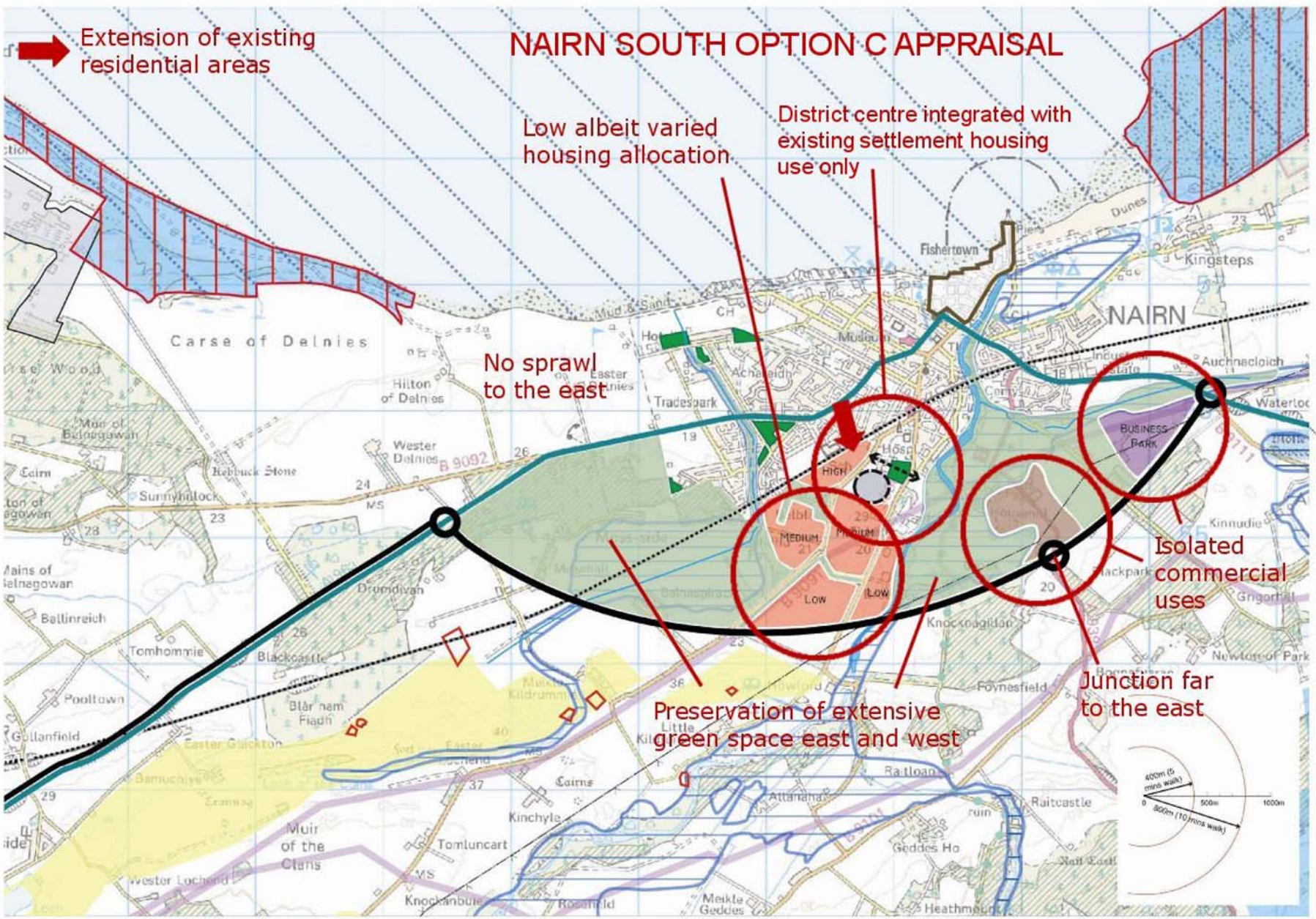
ENVIRONMENTAL DESIGNATIONS

- RAMSAR SITES
- SPECIAL AREA CONSERVATION
- SPECIAL PROTECTION AREA
- SSSI
- TREE PRESERVATION ORDERS
- SCHEDULED MONUMENTS
- CONSERVATION AREA
- FLOOD PLAINS (1:200 YEARS)

DEVELOPMENT PROPOSALS

- NAIRN BYPASS ROUTE (INC. A96 DUALLING)
- PROPOSED JUNCTIONS
- HOUSING (HIGH/ MEDIUM/ LOW DENSITY)
- WOODLAND/ GREEN SPACE
- COMMERCIAL/ RETAIL DEVELOPMENT
- COMMUNITY USES
- DISTRICT CENTRE (INC. HOUSING)
- INDUSTRIAL DEVELOPMENT
- GOLF COURSE
- POTENTIAL ROAD LINKAGES
- FOOTPATH PROPOSALS

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NAIRN SOUTH OPTION C APPRAISAL

Extension of existing residential areas

Low albeit varied housing allocation

District centre integrated with existing settlement housing use only

No sprawl to the east

Isolated commercial uses

Junction far to the east

Preservation of extensive green space east and west

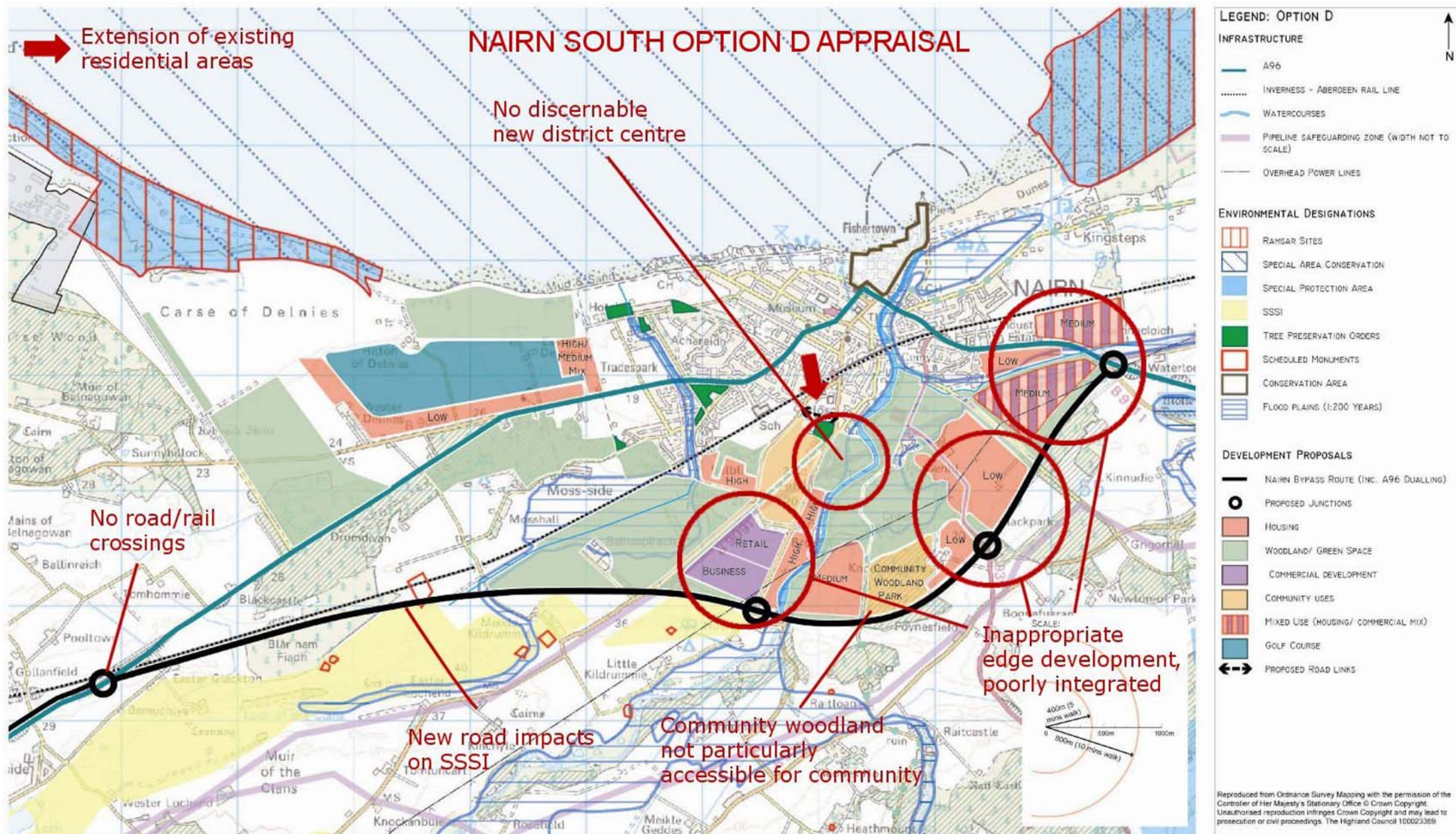
LEGEND: OPTION C

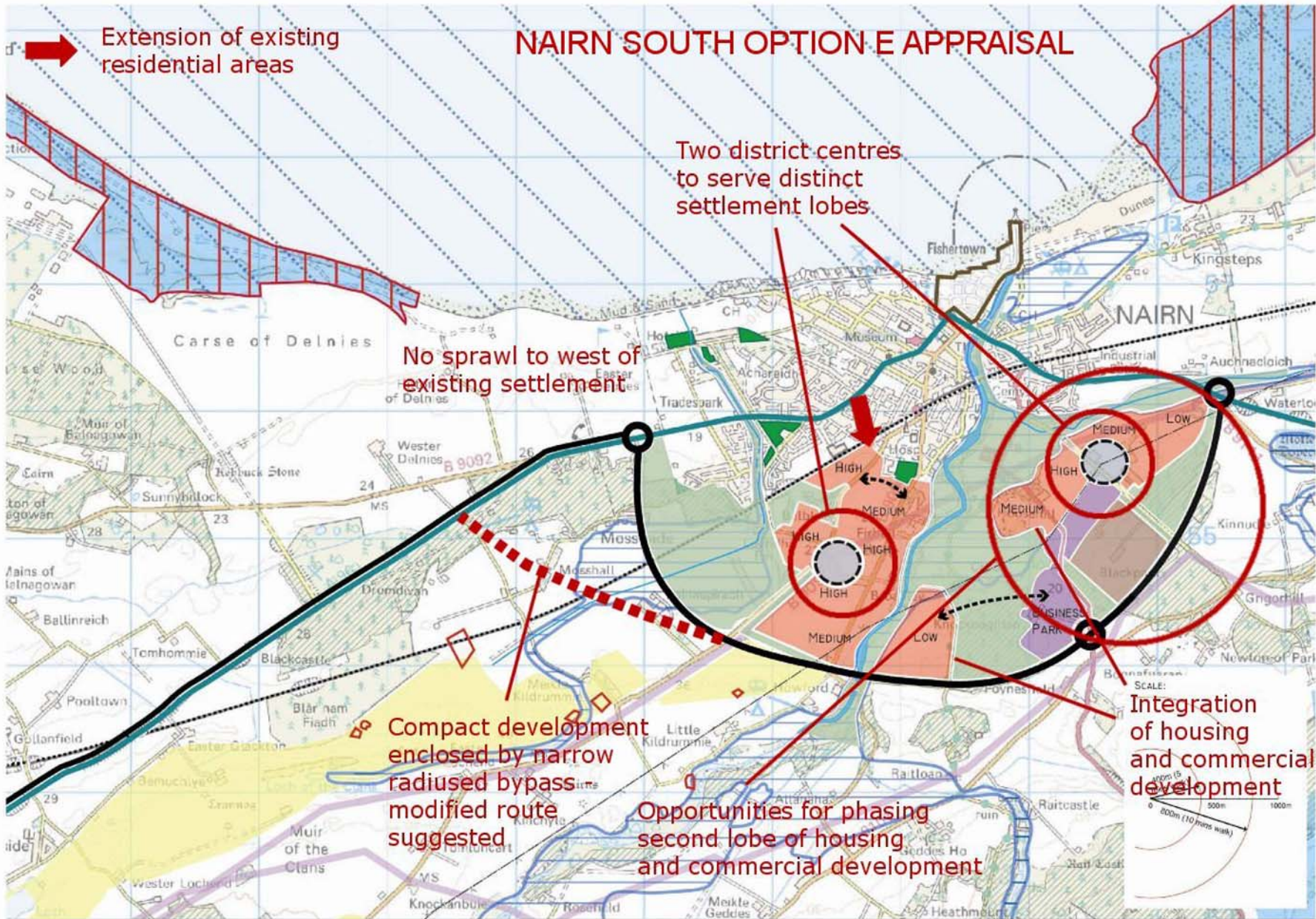
- INFRASTRUCTURE**
- A96
 - INVERNESS - ABERDEEN RAIL LINE
 - WATERCOURSES
 - PIPELINE SAFEGUARDING ZONE (WIDTH NOT TO SCALE)
 - OVERHEAD POWER LINES

- ENVIRONMENTAL DESIGNATIONS**
- RAMSAR SITES
 - SPECIAL AREA CONSERVATION
 - SPECIAL PROTECTION AREA
 - SSSI
 - TREE PRESERVATION ORDERS
 - SCHEDULED MONUMENTS
 - CONSERVATION AREA
 - FLOOD PLAINS (1:200 YEARS)

- DEVELOPMENT PROPOSALS**
- NAIRN BYPASS ROUTE (INC. A96 DUALLING)
 - PROPOSED JUNCTIONS
 - HOUSING (HIGH/ MEDIUM/ LOW DENSITY)
 - WOODLAND/ GREEN SPACE
 - COMMERCIAL DEVELOPMENT
 - INDUSTRIAL DEVELOPMENT
 - DISTRICT CENTRE (INCLUDING HOUSING)
 - POTENTIAL ROAD LINKAGES

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NAIRN SOUTH OPTION E APPRAISAL

Extension of existing residential areas

Two district centres to serve distinct settlement lobes

No sprawl to west of existing settlement

Compact development enclosed by narrow radiused bypass modified route suggested

Opportunities for phasing second lobe of housing and commercial development

Integration of housing and commercial development

LEGEND: OPTION E

INFRASTRUCTURE

- A96
- INVERNESS - ABERDEEN RAIL LINE
- WATERCOURSES
- PIPELINE SAFEGUARDING ZONE (WIDTH NOT TO SCALE)
- OVERHEAD POWER LINES

ENVIRONMENTAL DESIGNATIONS

- RAMSAR SITES
- SPECIAL AREA CONSERVATION
- SPECIAL PROTECTION AREA
- SSSI
- TREE PRESERVATION ORDERS
- SCHEDULED MONUMENTS
- CONSERVATION AREA
- FLOOD PLAINS (1:200 YEARS)

DEVELOPMENT PROPOSALS

- NAIRN BYPASS ROUTE (INC. A96 DUALLING)
- PROPOSED JUNCTIONS
- HOUSING (HIGH/ MEDIUM/ LOW DENSITY)
- WOODLAND/ GREEN SPACE
- COMMERCIAL/ RETAIL DEVELOPMENT
- DISTRICT CENTRE (INC. HOUSING)
- INDUSTRIAL DEVELOPMENT
- POTENTIAL ROAD LINKAGES

SCALE: 0 500m 1000m
0 800m (10 mins walk)

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