

H.C. PLANNING AND DEVELOPMENT SERVICE		
08 APR 2011		
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TITLE REF:		

Wild Goose House,  
Sandown Farm Lane,  
NAIRN.  
IV12 5NE.

6<sup>th</sup> April 2011.

Dear Sir,

Call for sites.....NAIRN.

I understand that the current plan for future development opportunities in and around Nairn is currently under review and that you are seeking the views of the residents and the business community.

It is clear that traffic issues in and around the town dominate all local discussions, all the more so with the current grid lock across the town as a result of the various road works going on installing the new traffic lights!

From discussions with other Nairn residents and Nairn business people the feeling is that any new development either residential, industrial or retail without direct access to the main A96 trunk road should not be considered until such time as a suitable traffic infrastructure is put in place.

There is a current application for 319 dwellings on the Cawdor road which , in light of my comments just made, seems quite ridiculous. Notwithstanding the traffic access to the proposed site, are we seriously suggesting sending our children on foot or cycling along the Cawdor road and under the railway bridge, on their way to school, in the dead of winter! To site a residential housing development adjacent to the local sawmill, which happens to be the town's largest employer, does seem quite ludicrous and in light of legislation for our rights to enjoy peace and quiet in our environment, it would only be a short time before the noisy sawmill encountered problems with the proposed new residents. If we are to have further industrial development then it should be concentrated around existing industrial sites...around the sawmill, at Balmakieth, at Grigorhill, at Delnies quarries etc.

To follow on with this theme it seems entirely logical to establish new residential housing as near to the town centre and convenient to the A96. The lands at Sandown are well suited to meet this criteria, providing of course that a respectable density of housing is observed, unlike the last ridiculous application. The land allocated for business park development, immediately on the right leaving Nairn should be zoned for residential or retail, being prime high value land, whereas the land on the left after Sandown Road should be considered for business development if such a development is necessary (which I doubt). Failing this then it should be considered for the affordable part of the housing development as the land value here is obviously less. Land to the right, after Sandown Farm lane, is of high value and should be developed with reasonably substantial

dwellings. Such a layout for Sandown, in addition to meeting the access conditions mentioned earlier should ensure the maximum land values from potential developers, for the benefit of The Common Good Fund of Nairn.

The Nairn town centre has improved immeasurably over the years since The Nairn Initiative was formed. Not only has the street scape improved most recently but we also have very few empty shops at present. While this is good news it is clear that the profit levels of many of the shops is in the balance and the mix of retail outlets is not good. By far the largest operators are take away restaurants which are only really open at night. Much of the rest is taken up with charity shops. Much , much more work needs to be done to enhance the High Street environment and encourage a better quality of retailer to move in. We have some very unsightly buildings, some in public ownership which are in dire need of major repair or even demolition. I understand that the local authority is not in a position to fund dealing with these issues and propose that a levy be charged to all developers, building in and around Nairn, whether, residential, retail or industrial, to fund opportunities to improve our High Street and surrounding area.

I hope my comments will be of some constructive assistance to you.

Yours faithfully,

A large black rectangular redaction box covering the signature of Gregor McManis.

Gregor McManis.

Director of Planning,  
The Highland Council,  
Glenurquhart Road,  
INVERNESS