

Highland-wide Local Development Plan Policy 18 Nairn South



Strategic Masterplan - Phases 1 & 2, Nairn South

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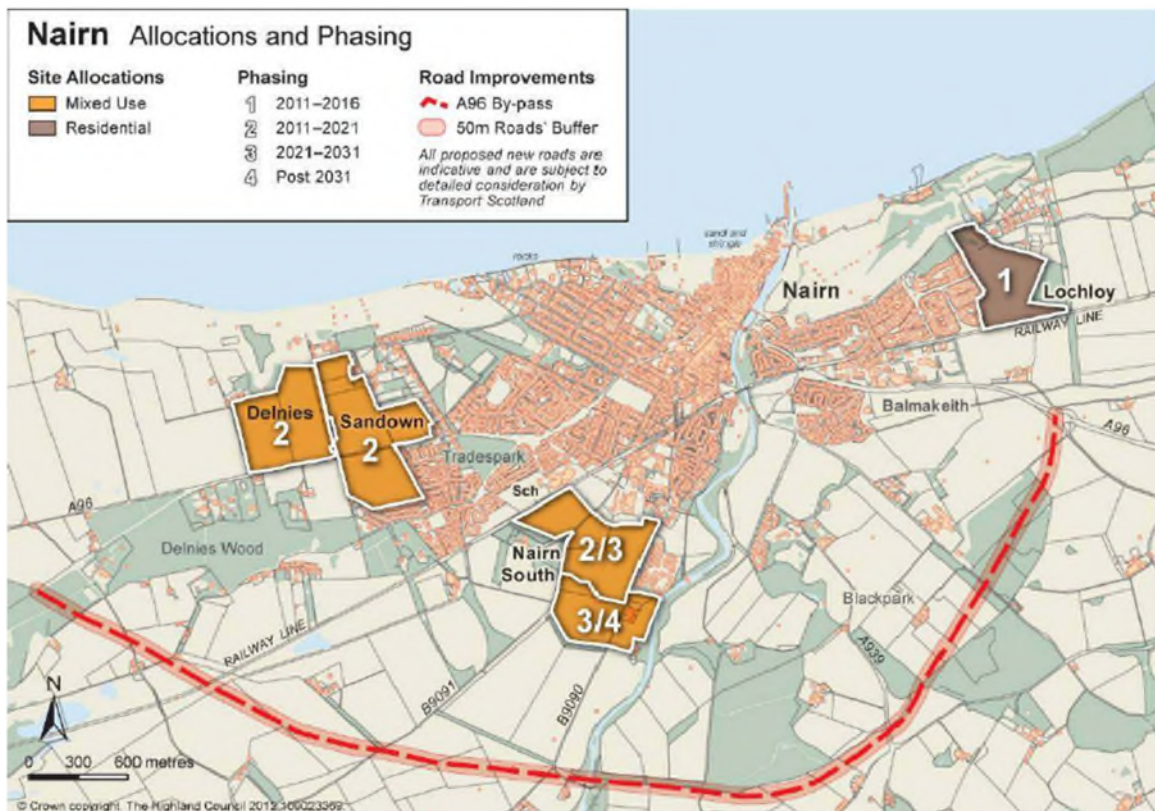
1. Introduction

This strategic masterplan has been prepared in order to guide development at Nairn South. The document sets out the main considerations and developer requirements for development within the site. This masterplan builds upon the requirements of Policy 18 of the Highland-wide Local Development Plan and will guide the initial stages of development, providing a spatial framework for the provision of housing, employment opportunities, associated infrastructure, facilities and services. The masterplan identifies the main triggers for supporting infrastructure to enable the progression of each phase of development.

2. Policy

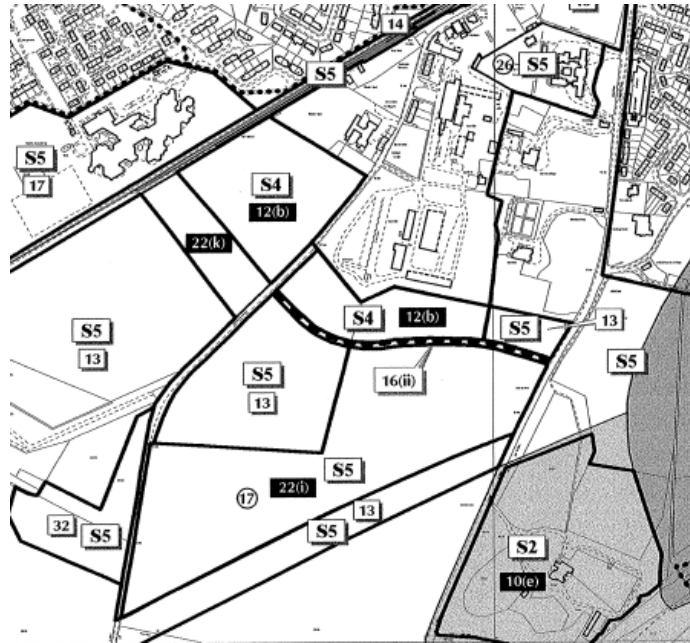
Highland-wide Local Development Plan (April 2012)

The Highland-wide Local Development Plan outlines the Council's policy framework for development within the mixed-use land allocation at Nairn South. The policy sets out the main requirements for the site, as well as development limits and requirements of the early phases of development. The full content of the policy is contained in Appendix 1 of the masterplan.



Nairnshire Local Plan (As continued in force) (April 2012)

The Nairnshire Local Plan (As continued in force) (April 2012) contains a specific land allocation for the future growth of the John Gordon & Son Ltd sawmill. The potential for mixed-use development to the south of the sawmill to prevent the further expansion of a major employer and economic activity within the Nairn area is acknowledged, and this has been factored into the development plan through the reservation of land for the expansion of sawmill activities.



Supplementary Guidance

The Council has a suite of supplementary guidance which provides more detailed interpretation of individual policy considerations and requirements. These documents are available on the Council website and must be considered in conjunction with the other policy documents.

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/developmentplanpolicyguidance/>

3. Context and Development factors

General

The principle of mixed-use development at Nairn South has been established through the Highland-wide Local Development Plan (adopted April 2012). The expansion of the sawmill site is established in the Nairnshire Local Plan (adopted December 2000) (as continued in force, April 2012). The principle of development is not, therefore, in question.

While the Highland-wide Local Development Plan (HwLDP) indicates development potential at Nairn South over the period to 2031. The scope of this masterplan is to consider the physical form and various factors involved in the delivery of development covering the early to medium term. In order to properly progress the development of this major site, this document sets out the issues that developers need to consider. A major issue is the need to address the existing and future development of the John Gordon & Son Ltd sawmill.

The allocation at Nairn South is primarily aimed at the provision of housing development; however the site should also provide the opportunity for elements of commercial development. This development area may accommodate a variety of activities including small-scale retail, café, restaurant, licensed premises, community meeting space and small business/industrial spaces.

The broad phasing, location and uses of development is identified alongside the main infrastructure requirements in the enclosed figures. Figures indicate the phasing that should be followed in the delivery of the site and also the relevant infrastructure and mitigation requirements, including developer contributions, which will accompany each phase of development.

Site

The entire allocation at Nairn South covers an area of approximately 31ha, while the area considered by this masterplan covers the phases of development to be commenced in the 10 year period commencing 2011; the site is located to the south of Nairn Town Centre lying between the River Nairn to the west and the Aberdeen – Inverness railway line to the north east.

The site falls primarily between two land ownerships, with a third land interest being present in the form of the John Gordon & Son Ltd sawmill. Progression of all aspects of development will require a collaborative approach between all interested parties

Connections and Transport

An arterial transport link, Cawdor Road (B9090), connects the site to Nairn Town Centre, while Balblair Road (B9091) runs through the western part of the site. Both of these roads provide outward access towards smaller rural settlements in the area and also act as a B-road commuter link to larger settlements within the A96 corridor and Inverness. New and improved infrastructure will be required to accommodate the increased volumes of traffic created by this development.

The scale of development supported within the site, as well as individual phases, will be governed by the ability of the local road network to absorb increased levels of development, particularly towards the town centre where the junction of Balblair Road/Cawdor Road and the restricted width under the rail bridge will require appropriate traffic managements solutions to maximise its capacity.

The main access to the town centre for the site should be taken via Cawdor Road in order to maximise the capacity for traffic flows to the town centre. Integral to the development of Nairn South is the implementation of traffic management measures and a link/connector road between Balblair Road and Cawdor Road to allow traffic movements from the western part of the site to achieve this.

Proposals will also have to provide improvements to access for pedestrians/cyclists to travel across the site, towards the town centre and local schools and also to connect to the wider footpath and green network.

Public transport linkages to the site are expected to be provided through the direct provision of bus stops and laybys and by adopting roads standards that can accommodate buses within the development. Extension to the existing bus service to new development halts and routes will be delivered through developer contributions. The potential to provide direct links to the nearby railway station, by foot and by cycle, will be provided by the developer(s) in the form of appropriate road crossings and the provision of footpaths and cycleways

A major infrastructural improvement will be required in the form of a pedestrian footbridge across the railway to allow safe and direct pedestrian access to Nairn Academy, as well as the wider area. The general location of the pedestrian crossing is guided by available locations to the north of the railway line, while recent extensions to Nairn Academy limits the area for the siting of the crossing.

The agreement of both Network Rail and the Council will be required to progress this element of development. The provision of the footbridge will be funded through contributions gathered across the site, with the delivery of the footbridge forming part of the development of Phase 2(b).

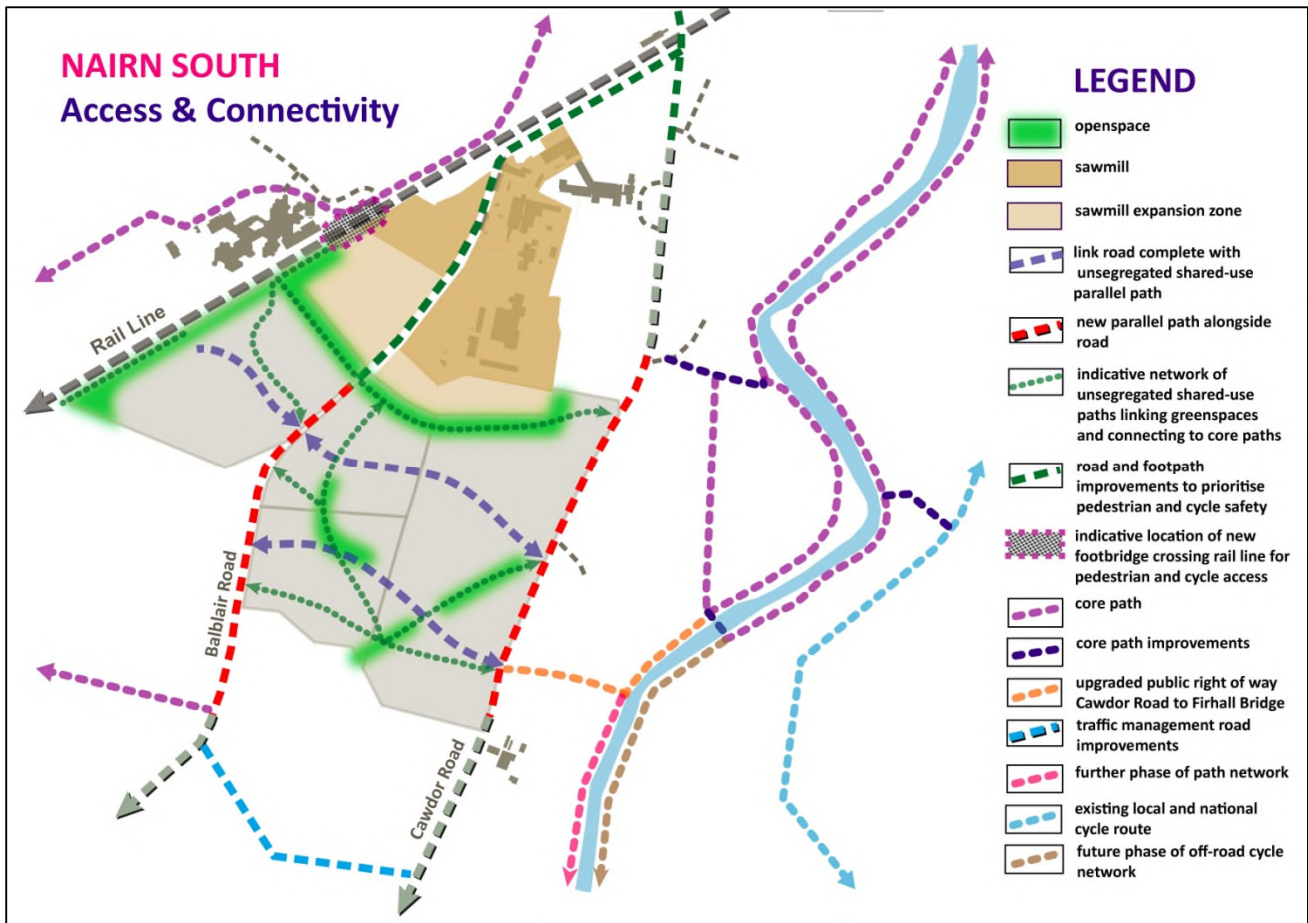
A clear hierarchy of streets should be developed as part of any future applications and the masterplan indicates where the connections between the various phases of development should be integrated and where main vehicular traffic connections should be made.

Access, Core Paths and Green Networks

Linkages within the site and also to the wider footpath and green network will, where land control allows, be provided by the developer. Contributions towards remote or wider strategic access improvements will be sought in order to promote walking and cycling as healthy, cost effective and sustainable modes of transport. Highland Council has developed a Core Path Plan, identifying existing and proposed paths to create a network across the Highland area. The figure *Access and Connectivity* shows an indicative network of paths through the site and linkages out to the identified core paths and rights of way around the proposed development site, also identifying potential for further enhancement.

In considering access, core paths and green networks, the need to avoid any adverse effects of recreation and access (alone and in combination with other plans or projects) from development at Nairn South on the integrity of the Inner Moray Firth and Moray & Nairn Coast SPA/Ramsar sites should be assessed and provided for through the preparation of the Recreation Access Management Plan and its translation into subsequent developer led masterplans.

The buffer area between the Nairn South and J Gordon & Sons Sawmill provides an opportunity for landscaping and planting and also the incorporation of a footpath across the site, linking main phases of development and the main access routes to Nairn Town Centre and Nairn Academy.



Noise

The existing John Gordon & Son Ltd sawmill lies in close proximity to the Nairn South expansion area. The sawmill is a well established business providing significant employment and assisting the local economy. The activities undertaken currently at the sawmill do, however, generate significant noise levels and, given the proximity of the Nairn South allocation, would likely affect the amenity of future residents; this would become more acute through the expansion of the sawmill.

Proposals must, therefore, consider and include all necessary mitigation measures to reduce noise levels at the mixed-use allocation site. Mitigation measures to address to reduce the noise levels are likely to include the construction of a buffer area comprising a bund, potentially combined with acoustic fencing, and adequate separation distances from development at Nairn South; however the specifics of noise mitigation measures will be determined through the planning application process as supported by noise assessments undertaken by a suitable qualified acoustic consultant.

For development proposals at Nairn South noise assessments will need to demonstrate that noise from existing and future activities from the sawmill will not adversely impact on the amenity of residents or occupants of proposed new development at Nairn South. Noise assessments and consequent noise mitigation measures must take account of existing and predicted future cumulative noise levels emanating from the operation and expansion of the sawmill and developers must demonstrate that their proposals are suitably informed by the findings of the assessments. The predicted levels should consider all existing activities at the sawmill and the potential for similar activities to be contained and operate within the sawmill expansion area. A collaborative approach should be taken between land ownership/developer interests in the determination of predicted noise levels.

Noise criteria are set out below that require to be achieved within domestic properties within the Nairn South development.

The external daytime noise level within the gardens of any residential property within the Nairn South development must not exceed an external limit of $L_{Aeq(1hour)}$ 45dB when measured 3.5meters from the nearest façade.

The internal night time level with any bedroom of any residential property within the Nairn South development must not exceed an internal level of $L_{Aeq(1hour)}$ 25dB with windows open for ventilation purposes, including no more than 4 single events exceeding L_{Amax} 45dB.

Prior to the occupation of the first house within each phase of the development, noise monitoring must be undertaken to ensure the mitigation measures will achieve compliance with the above noise criteria. If the sawmill expansion is not completed prior to the first occupation, then the developer must demonstrate, based on predicted noise levels within the noise assessment, that the mitigation measures which have been incorporated within the development, will be sufficient to ensure compliance with the above noise criteria once the sawmill expansion has been completed.

Given the different landownerships at Nairn South there is a need to consider potential development scenarios where considering noise assessment and mitigation measures. A scenario whereby the noise mitigation bund buffer area remains incomplete, due to different land ownership, should be considered and appropriate mitigation measures proposed.

The buffer area, incorporating noise mitigation measures, should not be encumbered by either development or landownership from future maintenance of or the enhancement of its noise mitigating function.

The expansion of the future sawmill activities will bring the noise sources closer to the Nairn Academy building and other existing domestic properties. The sawmill may therefore require to implement its own noise mitigation measures where the expansion would cause a loss of amenity at any existing domestic properties or where the expansion causes the predicted noise levels to be exceeded. In this case mitigation measures will be the responsibility of the sawmill and specifics of such will be supported by a noise assessment.

Landscaping, Planting and Open Space

The Council's standards for open space provision are laid out in the [Open Space in New Residential Developments: Supplementary Guidance](#). The requirement for the provision of open space is set in the Councils Interim Supplementary Guidance. The use of open space within the overall masterplan area may also provide transitional space between differing development types. The buffer area between the Nairn South and J Gordon & Sons Sawmill provides an opportunity for landscaping and planting and also the incorporation of a footpath across the site.

Landscaping and new planting within the development site should be designed to provide the opportunity for recreation and also to encourage the establishment of wildlife habitat within the development. Green spaces should also seek to reinforce linkages to the wider green network.

The Recreation Access Management Plan should ensure that there is no adverse recreational and access pressure on the coastal internationally designated bird areas (Inner Moray Firth SPA/Ramsar and Moray & Nairn Coast SPA/Ramsar) as a result of residential development at Nairn South. Consideration in this regard should be given to on-site provision of open space and paths (including for dog exercising) and off-site contributions to the provision and improvement of the green network.

Flood Risk and drainage

There are not thought to be any direct flood risk issues relating to the first two phases of development at Nairn South, but future development phases are identified immediately adjacent the River Nairn and will have to be assessed for flood risk.

All foul water drainage is required to connect to the public sewerage network and receiving sewage works. Nairn Waste Water Treatment Works is identified as having capacity at present, but later phases of development may require connection to the new Ardersier sewage treatment works dependant on new connections within the Nairn catchment. In linking the Nairn South development to the public sewerage network, it shall be established that the wastewater treatment capability is sufficient to avoid any adverse effects on the integrity of the Moray Firth Special Area of Conservation.

Surface water drainage must be addressed within the site through the use of Sustainable Urban Drainage Systems (SUDS), details should be provided to confirm the suitability of underlying soils to accommodate excess surface water without increasing flood risk elsewhere. Soakaways should be designed to accommodate 20% increase in flows to allow for future climate change.

Where drainage systems are to be adopted by either the Council or Scottish Water, they must be designed to adoptable standards and early discussions should be held with the relevant authority.

Physical constraint

The presence of the aviation fuel pipeline dissecting the south eastern section of the allocation will need to be given due consideration within submitted design and layout for the development.

Developer Contributions

The development of the area covered by this masterplan (phases 1 & 2) will be subject to a Developer Contributions Schedule that will cover items to be delivered through a contributions fund, itemised in Appendix 1. In general terms, the broad areas to be addressed through developer contributions include:

- Affordable Housing (25% onsite provision, unless otherwise agreed);
- Education;
- Transport;
 - Footbridge over railway to school/Nairn;
 - Localised road upgrades;
- Community and Leisure Facilities;
- Public Transport; and
- Access, Core Paths and Green Networks.

Future Expansion

Beyond the scope of this masterplan is the development of later phases of the Nairn South allocation. Further assessments are required to ascertain the capacity of existing infrastructure and services to accommodate any significant development. Key amongst these will be transport issues relating to the capacity of the local roads network, the potential for an A96 bypass and associated access junction and further improvements to pedestrian and cycle access towards the town centre.

Phasing

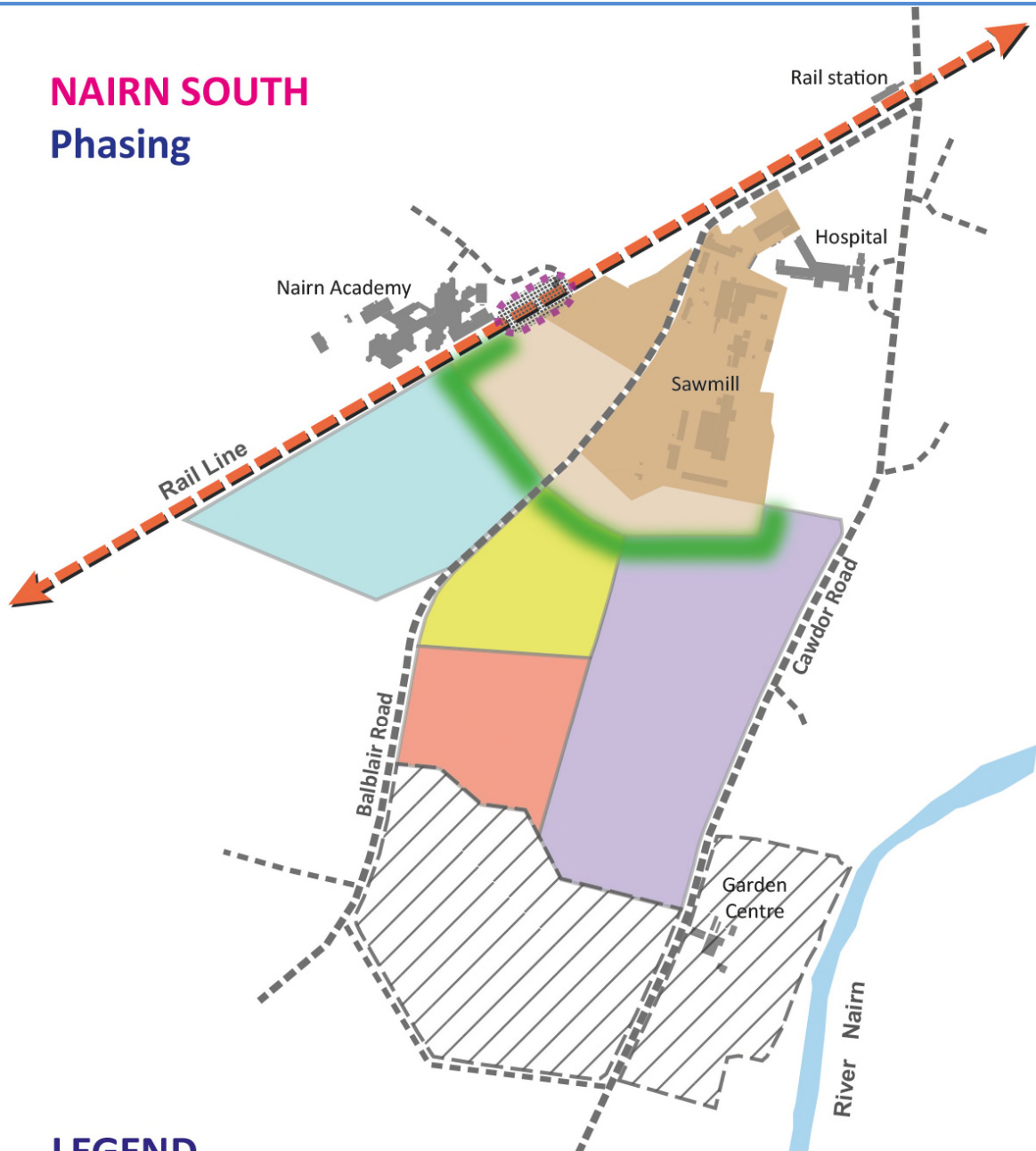
The delivery of each phase is dependent on the delivery of related infrastructure proving necessary mitigation for the development. The broad development phases are indicated in the *Phasing* figure, factors relating to the release and approximate levels of development are indicated in the table below. The development of each phase will be subject to the adequacy of mitigation measures. More detail on each phase is outlined in the following paragraphs relating to each phase(s).

Development phases - triggers










Phase	Units (approx.)	Key deliveries	Further requirements
Phase 1 (a)	220	<ul style="list-style-type: none"> • Delivery of noise reduction measures to south of sawmill expansion area to meet prescribed levels; • Requirement to deliver connector to phase 1(b) western boundary (prior to completion of 100th dh); and • Roads infrastructure improvements incl. signalisation at railway bridge, pedestrian crossings, improved cycle access. • Provision for a pause in construction and review of the traffic assessment on completion of 100 units. • Implementation of measures agreed through Recreation Access Management Plan 	For developer contributions see Appendix 1.
(b)	100	<ul style="list-style-type: none"> • Delivery of noise reduction measures to south of sawmill expansion area to meet prescribed levels; • Delivery of connector road to Balblair Road from eastern boundary; • Requirement to provide pedestrian and cycleways – Balblair Road north to Cawdor Road; and • Stopping up/one way order to section of Balblair Road. • Implementation of measures agreed through Recreation Access Management Plan 	As above
Phase 2 (a)	100	<ul style="list-style-type: none"> • Dependant on delivery of Cawdor/Balblair Road connector; and • Delivery of further transport assessment required to assess and demonstrate capacity of road network and what further traffic mitigation measures may be appropriate. • Implementation of measures agreed through Recreation Access Management Plan 	As above
(b)	100	As for 2(a), plus:	As above

		<ul style="list-style-type: none"> • Delivery of pedestrian bridge to Duncan Drive; and • Delivery of noise reduction measures to south of sawmill expansion area to meet prescribed levels. 	
John Gordon & Son Ltd Sawmill		<ul style="list-style-type: none"> • Land reservation for provision of improvements to pedestrian and cycleway access; • Traffic management improvements to prioritise pedestrian and cycle access; • Noise mitigation measures; and • Wider road network improvements. 	As above

NAIRN SOUTH Phasing



LEGEND

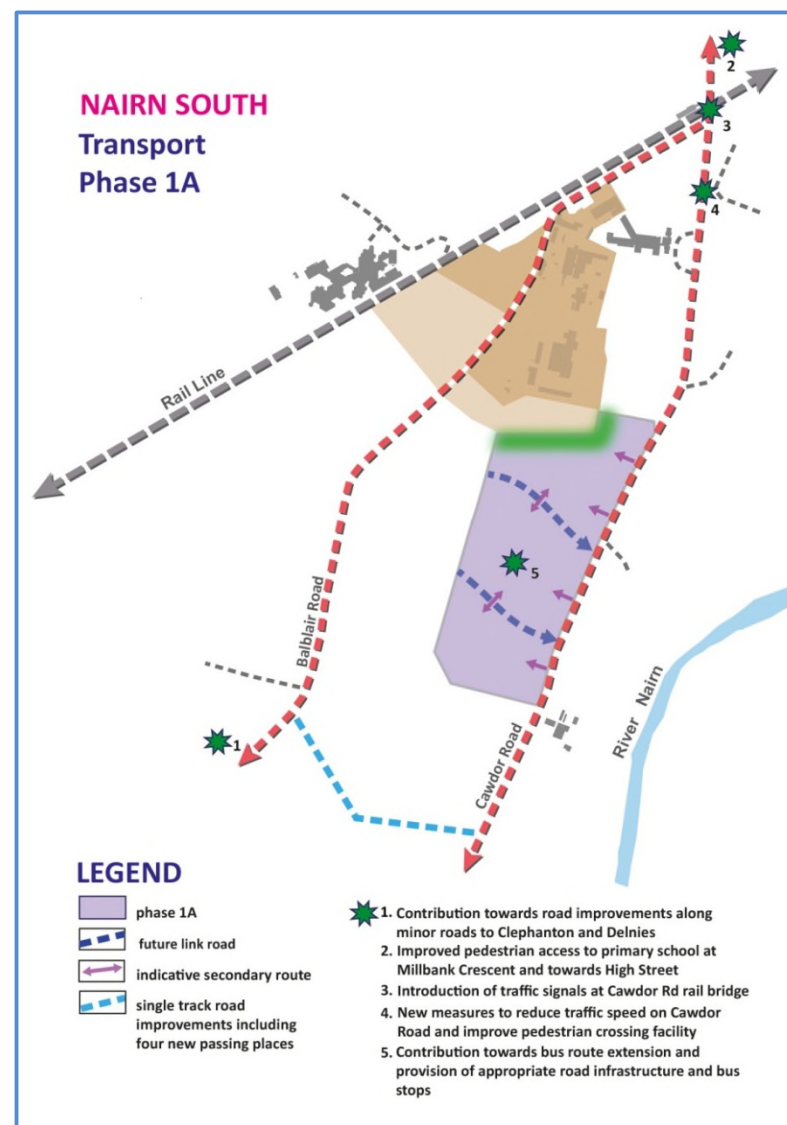
- | | | | |
|---|---------------------------------|---|--|
|  | phase 1A |  | indicative buffer zone |
|  | phase 1B |  | sawmill |
|  | phase 2A |  | sawmill expansion zone |
|  | phase 2B |  | indicative location of new footbridge
(phase 2B delivery) |
|  | future development
potential | | |

4. Nairn South - Phases

Phase 1(a) the development of this phase will require improvements to Cawdor Road, including traffic calming measures, speed limit extension and improved pedestrian crossing facilities. These measures along with the signalisation of the Cawdor Road/Balblair Road junction will improve control over traffic speed and encourage pedestrian/cycling movements. Provision for a pause in construction and review of the traffic assessment on completion of 100 units.

- The provision of pedestrian crossings to Millbank School will be required at Millbank Crescent towards the High Street; also on Cawdor Rd at Elizabeth Crescent and Balblair Rd junction
- Developer contribution towards extension of local bus service into the site with direct provision of bus stops and appropriate roads infrastructure within the site.
- Improvements to the wider road network will be required, direct provision of 4 passing places on the existing connector road between the B9091 Balblair Road and the B9090 Cawdor Road.
- Developer contributions will be required to deliver improvements to the wider single track network to the Clephanton and Delnies, delivery of 6 passing places, phased pro-rata across first 319 delivered houses.
- Delivery of noise mitigation measures delivered to immediate south of the sawmill expansion area. Development site layout to reflect the outcomes of noise assessment and proposed noise attenuation measures with the nearest property achieving noise levels as prescribed by the Council. Noise impact assessment should take account of the future extension of sawmill activities into the expansion area, refer to Section 3.
- Direct delivery of improved footpath - Cawdor Road to Firhall Bridge. (see Access and Connectivity diagram)

- Provision of connector road to allow access to Phase 1(b) to be in place prior to completion of 100th dh in Phase 1A.



Phase 1(b) The progression of this phase is dependant on

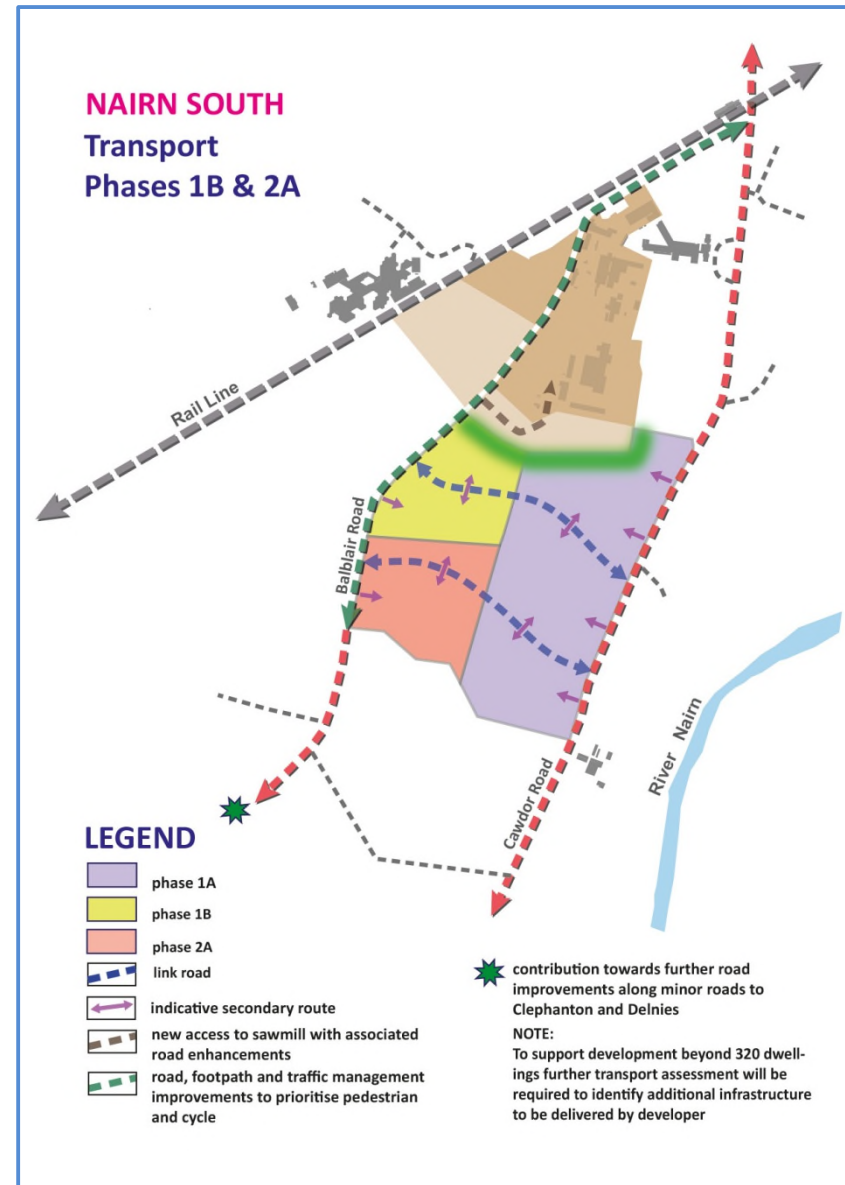
- The provision of a connector access road from Cawdor Road (phase 1(a)).
- The development of this phase will require the provision of improved pedestrian and cycle access north-east to the Balblair Road/Cawdor Road junction and railway station to afford safe travel outwith the development site.
- The development of this phase of the site will also have to put in place one-way access/stopping up of Balblair Road. This action to be funded by the developer.
- Delivery of noise reduction measures delivered to immediate south of the sawmill expansion area.
- Noise impact assessment should take account of the future extension of sawmill activities into the expansion area.
- The site layout should reflect the outcomes of the proposed noise attenuation measures with the nearest property achieving noise levels as prescribed by the Council.

Phase 2(a)

Release of this further phase and delivery of a further access connecting Cawdor Road and Balblair Road is dependant on the delivery of the necessary pedestrian and cycle access improvements at Phase 1(b).

Should Phase 1(b) not be delivered in advance of completion of Phase 1(a), then the potential for Phase 2(a) to be delivered in advance of 1(b) will be reassessed.

In the absence of delivery of Phase 1(b) and related improvements, the access to Balblair Road would not be acceptable without the necessary pedestrian and cycle improvements and access should only be available to Cawdor Road.



Phase 2(b)

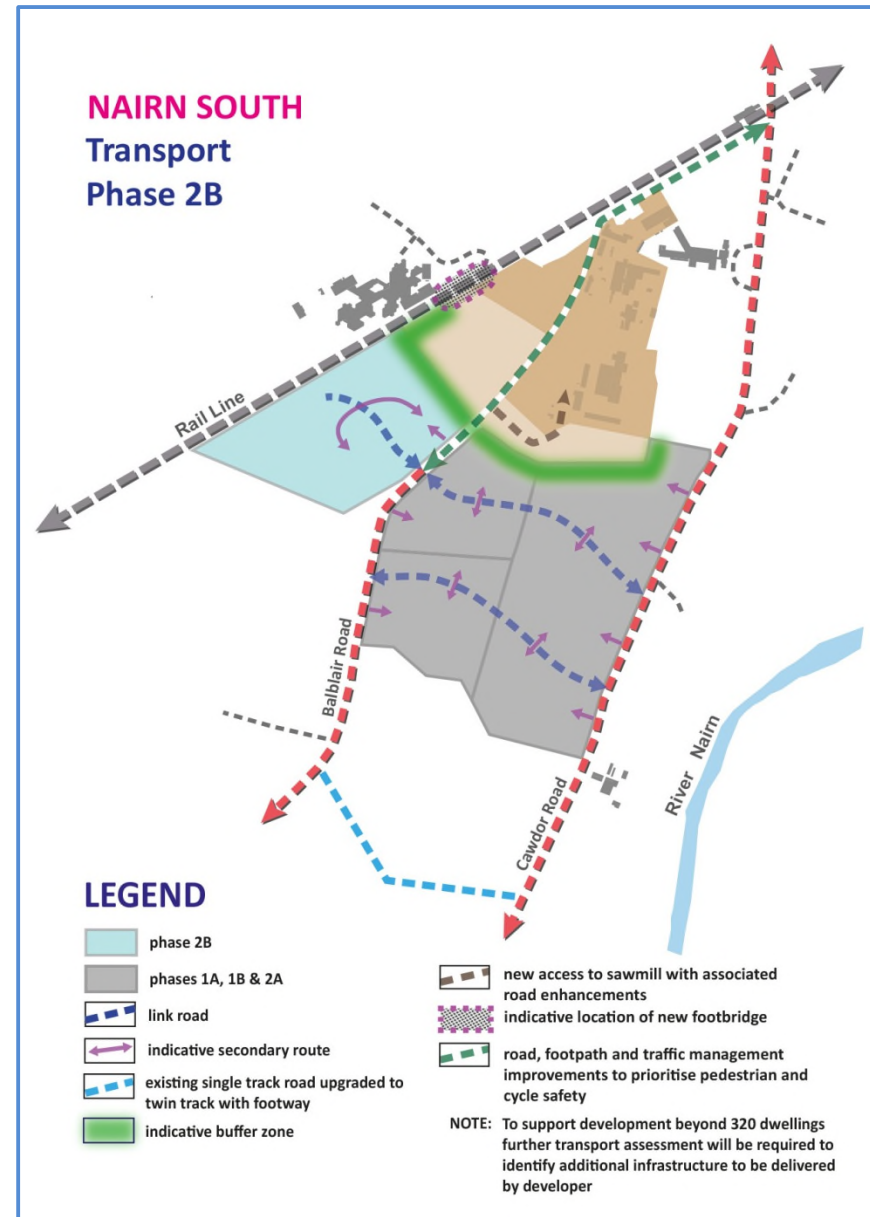
- Is reliant on the delivery of both Phases 1(a) & (b) for the provision necessary transport infrastructure.
- The development of Phase 2(b) should also deliver the footbridge across the rail line providing pedestrian access to the Academy and also as an alternative route to the town centre and the west of Nairn.
- The funding of the bridge will be through monies accrued through developer contributions across the site.
- Delivery of noise reduction measures delivered to mitigate sawmill noise nuisance.

John Gordon & Son Ltd Sawmill - Expansion

The potential for sawmill expansion has been established through the existing Nairnshire Local Plan with a specific allocation allowing for the long term growth of sawmill activities. The extent of this allocation marks the limit of development potential for expansion of sawmill activities. Further development opportunities are restricted by the existence of mixed-use development allocations to the south and south-west of the site.

Future development within the sawmill site and associated expansion area must take account of any increase in noise levels brought about as a consequence of new, reconfigured or intensified activities.

Proposals for expansion and/or intensification of activities at the sawmill will also have to include further road improvements, as required, in relation to increased activity levels.

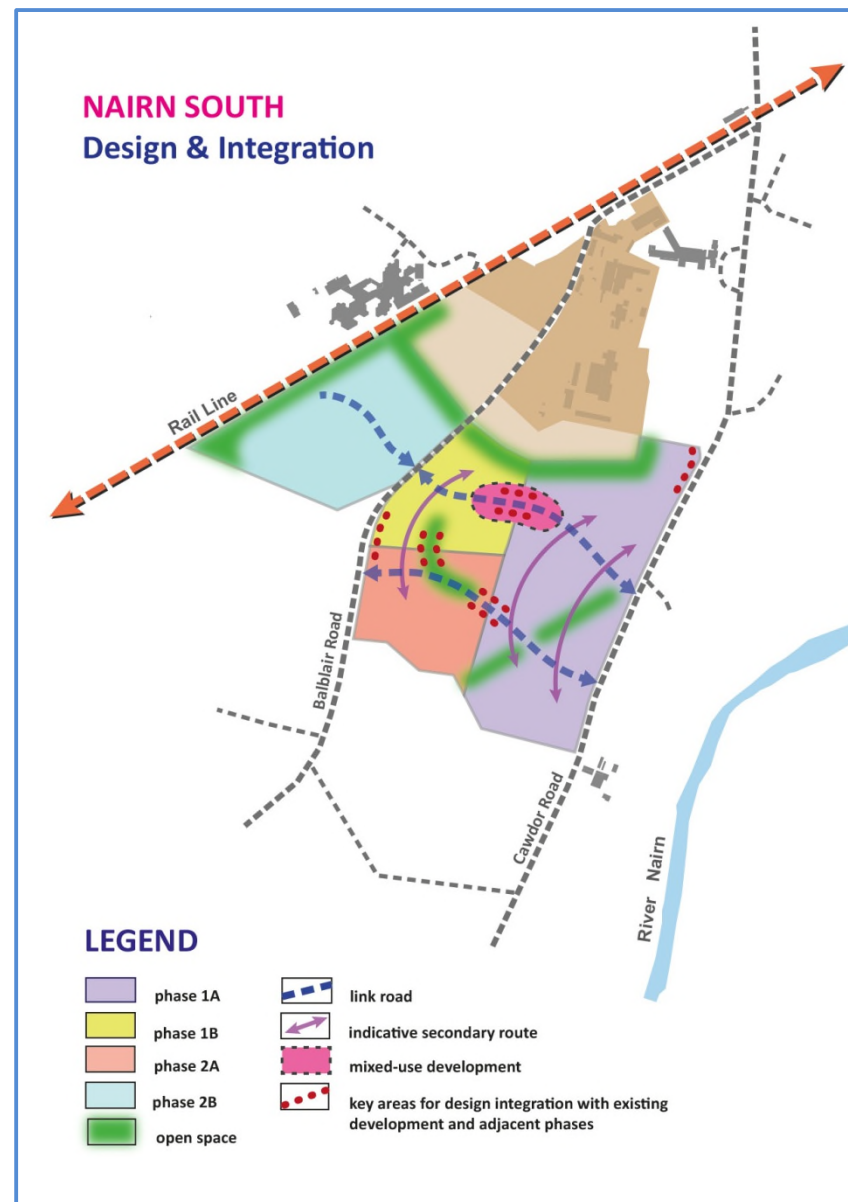


Design and Integration

As the development will be built out over a series of phases, there is a need for the differing stages of development to provide a reasonable level of design integration.

Developers should consider at these key points how best to consider integration with neighbouring development and how the move from one phase to another should flow, both physically and visually.

The use of green space, incorporating footpath networks, will provide important pedestrian linkages between neighbouring developments and outwards to existing development. The development of the buffer area between the existing use of the sawmill and the proposed mixed use allocation at Nairn South is identified as a key location for landscaping, planting to assist in the integration of these differing land uses..



APPENDIX 1

Nairn South: Schedule of Developer Contributions

The range of developer contributions to be accrued from the development of the site is generally specified in the HwLDP. These requirements may be the subject of alteration through the formal consideration of a planning application but the following schedule indicates the areas where the requirements for contributions have been determined. All contributions sought are in accordance with the terms of Circular 3/2012: Planning Obligations & Good Neighbour Agreements

Obligation	Contribution	Trigger	Review																								
Affordable Housing	<p>25% in line with the Affordable Housing Policy Based on a Notional number of 50 being the first phase of affordable then a probable mix would be:-</p> <table> <tr> <td>1 bed 2 person (flats)</td> <td>10</td> </tr> <tr> <td>2 bed 4 person houses</td> <td>12</td> </tr> <tr> <td>3 bed 4 person bungalow</td> <td>8</td> </tr> <tr> <td>3 bed 5 person</td> <td>16</td> </tr> <tr> <td>4 bed 6 person</td> <td>4</td> </tr> <tr> <td></td> <td>50</td> </tr> </table> <p>Note maximum of 2 flats to be accessed from a single stair. Cottage Flats must have individual access to ground.</p>	1 bed 2 person (flats)	10	2 bed 4 person houses	12	3 bed 4 person bungalow	8	3 bed 5 person	16	4 bed 6 person	4		50	Commencement of development	Statement at end of each phase.												
1 bed 2 person (flats)	10																										
2 bed 4 person houses	12																										
3 bed 4 person bungalow	8																										
3 bed 5 person	16																										
4 bed 6 person	4																										
	50																										
Education	<p>Primary and Secondary school contributions in line with Education and New Residential Developments: Interim Supplementary Guidance, see below;</p> <p>Table 1: Contribution per Unit of Open Market Housing Based on a One Classroom Extension</p> <table border="1"> <thead> <tr> <th></th> <th>Primary</th> <th>Secondary</th> </tr> </thead> <tbody> <tr> <td>1 Classroom</td> <td></td> <td></td> </tr> <tr> <td>Houses</td> <td>£2013</td> <td>£1039</td> </tr> <tr> <td>Flats</td> <td>£260</td> <td>£65</td> </tr> </tbody> </table> <p>Table 2: Contribution per Unit of Open Market Housing Based on a Two Classroom Extension</p> <table border="1"> <thead> <tr> <th></th> <th>Primary</th> <th>Secondary</th> </tr> </thead> <tbody> <tr> <td>2 Classrooms</td> <td></td> <td></td> </tr> <tr> <td>Houses</td> <td>£1598</td> <td>£825</td> </tr> <tr> <td>Flats</td> <td>£206</td> <td>£52</td> </tr> </tbody> </table>		Primary	Secondary	1 Classroom			Houses	£2013	£1039	Flats	£260	£65		Primary	Secondary	2 Classrooms			Houses	£1598	£825	Flats	£206	£52	Completion of first unit	Pause and review prior to commencement of each subsequent phase.
	Primary	Secondary																									
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Houses	£1598	£825																									
Flats	£206	£52																									
Transport Footbridge over railway to school /Nairn	£1,000 per unit	Completion of first unit – first 500 units to pay	No																								
Localised road upgrades	Localised road upgrades 6 laybys £21,000, delivered in 3		Review prior to commencement of																								

	annual payments from commencement of development..		subsequent phases beyond delivery of 320dh.
Future tunnel/ by-pass	Subject to traffic assessments following first 320dh		Review on outcomes of future traffic assessments and by-pass progress.
Public Transport	Bus links to Nairn, lump sum payments Year 1 £70,512 Year 2 £39,000 Year 3 £19,500	Completion of first unit, paid annually thereafter.	Prior to commencement of any subsequent phase following the first.
Traffic management Improvements	Reimbursement of Traffic Orders costs @ £1,500 per Order		
Access, Core Paths and Green Networks	Contributions to provision of and improvements to the Green Network @ £341.63 per house.	Lump sum prior to commencement of each 100 units. Direct provisions will be deducted to gross contribution.	In association with the terms and provisions of the agreed Recreation Access Management Plan.

Items outwith this list of developer contributions, including those required as part of the agreed Recreation Access Management Plan, will be the subject of direct delivery by developers and as specified in sections of document detailing phasing requirements. Where these are not fulfilled by the developer, direct contributions to the undertaking of works will be required.

Open Space provision and Public Art are expected to be the subject of direct provision where possible for further advice refer to the relevant supplementary guidance. The Council's emerging Developers Contributions Supplementary Guidance provides further detail on items that may attract developer contributions.

APPENDIX 2

Development Plan policy

The Highland-wide Local Development Plan

Policy 18	Nairn South
<p>The Council will support the allocation of land at Nairn South for mixed-use development. The principal use will be residential. Provision for employment opportunities must also be made as part of development proposals that are submitted to the Council for approval.</p>	
<p>This allocation is subject to further assessment of the transport and infrastructure requirements that are necessary to enable development to progress.</p>	
<p>The northern boundary of the allocation adjoins an area of land extending to 5.1 hectares. This land is reserved in the Nairnshire Local Plan (adopted December 2000) for expansion of timber processing and other uses. It is the intention of the Council that this reservation will continue in force. The possibility that the existing sawmill on Balblair Road may expand on to this reservation must be taken in to account in the design of proposals for development in Nairn South.</p>	
<p>In the 2011-2016 period, the commencement of a first phase will be subject to the following requirements:</p>	
<p>Phasing</p>	
<ul style="list-style-type: none">• The limit to the development of the first phase of Nairn South will be determined by a co-ordinated masterplanning exercise to be carried out for the area outlined in Map 9. In advance of the masterplan being prepared, and subject to the requirements (including transport appraisal) below being met, the residential component of the first phase will be strictly limited to 250 houses;	
<p>Transport</p>	
<ul style="list-style-type: none">• Links to the town centre must be strengthened with good connectivity between the development and the existing fabric of the town. In particular the current pinch points at the railway bridge and the junctions with the A96 through Nairn must form part of a solution to open up development in phase 1;• Improvements to the B909 Cawdor Road connection particularly for pedestrians and cyclists;• Improvements to the B9091/B9090 junction will have to be identified and addressed as it is an unsatisfactory junction with poor visibility;• Consideration must be given to provision of a distributor-type link road between Balblair Road and Cawdor Road, to reduce reliance on Balblair Road as a link between Nairn South and the town centre;• Consideration must be given to provision of a footbridge over the railway in the vicinity of Duncan Drive, to facilitate walking and cycling journeys between Nairn South and schools, the town centre and other parts of the town;• Construction of the A96 By-pass is a long term solution to divert through traffic away from the centre of Nairn and, subject to further discussions with Transport Scotland, the developer will be required to contribute to its provision;• The scale of any development which can proceed ahead of the bypass will depend in the adequacy of the alternative links referred to and the developer should demonstrate how these can be achieved;• The impact on existing residential areas from “through traffic” should be considered in detail;• Contributions will be sought to the improvement of active travel linkages into the town centre;• Contributions will be sought to improved public transport linkages to and from the allocation;• Contributions to the improvement of the local road network and connections with the strategic road network will be required;	
<p>Waste</p>	
<ul style="list-style-type: none">• Any development at this allocation will be expected to meet the Council's requirements within	

Managing Waste in New Residential Developments;

Green Networks & Open Space

- Linkage to the green network both within the site and linking to the wider green network of adjacent sites, including contribution towards strategic access improvements;
- Contribution will be sought to the consolidation of the Green Network;
- Open space should be delivered in line with the requirements of Open Space in New Residential Developments: Supplementary Guidance;

Natural, Cultural & Built Heritage

- Provision of protected species surveys and, if necessary, mitigation;
- Development should not adversely affect the natural heritage value of the riparian corridor, should retain access to the corridor and should protect trees;
- Protection of the nearby Inner Moray Firth SPA/Ramsar and Whiteness Head SSSI, including through the approval of a Recreational Access Management Plan;

Design

- A detailed masterplan is to be produced for each phase of development;
- The development must demonstrate the highest standard of urban design in keeping with the historic traditions of Nairn;
- A buffer area shall be provided within the boundary of the Nairn South allocation. The buffer area shall be designed to ensure that the amenity of occupiers in Nairn South is not affected to an unacceptable degree by noise, dust, fumes or smells likely to arise from use of the 5.1 hectares sawmill expansion site for sawmill purposes;
- Homezone principles will need to be applied;
- The development will need to meet the requirements of the designing for sustainability guidance;

Education

- Developer contributions may be required towards education provision in line with Education and New Residential Development: Supplementary Guidance;

Housing

- A minimum of 25% of the development should be delivered as affordable housing;

Tourism-related and Business Development

- In preparing proposals for the site, consideration must be given to the extent to which tourism-related development and business development might be attracted to the site. If potential, either in the short term or in the longer term, is identified for one or both of these kinds of development, land must be reserved accordingly;

Miscellaneous

- Subject to further discussion with the Education Culture and Sport Service, contributions towards primary and secondary school shortfalls caused as a result of the development;
- Safeguarding of natural watercourses and flood plain through implementation of site specific drainage strategy and Flood Risk Assessment;
- Masterplanning of the site should take into consideration of the findings of the Flood Risk assessment and avoid development at the edge of the functional flood plain;
- Connections to the public water and waste water systems will be required.

In addition to the issues raised above, development of the later phases of Nairn South will also require to meet the following developer requirements:

- Contribution towards the strategic transport improvements to be identified in consultation with Transport Scotland;
- Contribution in line with an amended A96 Protocol towards strategic infrastructure;
- Contribution towards education provision including primary schools and secondary school; and
- Contribution toward local road improvements.

Nairnshire Local Plan Gordon's Sawmill ref 12 (b), 14, 15 & 16 (extract)

ALLOCATIONS : The following land is allocated

<i>use</i>	<i>location/details</i>
12. INDUSTRY	(a) 11.0 ha. at Balmakeith for business (Use Classes 4, 5, 6)
	(b) 5.1 ha. at Cawdor Road for expansion of timber processing, storage and distribution, including 1.0 ha. for a lorry park (see Ch 4, 14 and 16). New distributor access dependent on the nature and scale of development (para. 16(ii)); screen planting
	(c) 4.2 ha. at Balmakeith (south) for business use – suitable for a single user enterprise, subject to off-site surface water and pedestrian arrangements, and structural landscaping (see Ch 4, 22(l))
	(d) 2.1 ha. at Grigorhill for specialist or non-conforming uses



expanding timber processing at Balblair

14. Subject to land assembly at Balblair including redundant railway ground and the coal yard, the Council will encourage expansion of timber processing, related activities and development of freight rail sidings.

15. In the longer term and subject to possible further assembly of the Public Depot and Nairn County Football Ground, relocation of these uses where appropriate and suitable access to retained activities; the Council will encourage development/expansion of (i) commuter parking and (ii) health or related facilities (see Ch 4, 26). Pending these uses, the Depot could be suitable for a Civic Amenities site.

16. The Council will expect to enter 575 Agreement with landowners/developers to secure access improvements including (i) closing-off Balblair Road; (ii) a new distributor link with Cawdor Road (see 13 above).

