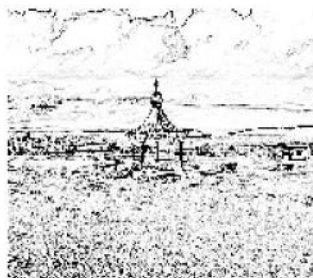
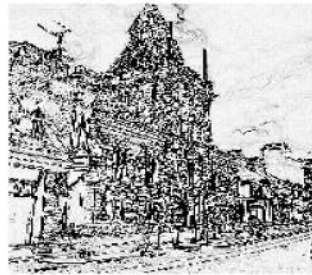


NAIRNSHIRE LOCAL PLAN



Written Statement
Adopted Plan
December 2000

(As Continued in Force) (April 2012)

Planning & Development Service
Highland Council

How to Read and Use the Plan

This Local Plan (as continued in force) must be read in conjunction with the Highland-wide Local Development Plan (HwLDP). The HwLDP contains the Spatial Strategy, Vision and all general policy against which development proposals will be assessed. Specific policy allocations in respect of the Nairnshire area can be found in Sections 10 14 & 15 of the HwLDP, with the general policies found in Sections 18 to 23 (inc).

Nairnshire Local Plan (as continued in force)

The adopted Highland-wide Local Development Plan replaced the Highland Structure Plan (March 2001) (except within the Cairngorms National Park) and updates/supersedes the “general policies” of the existing adopted Local Plans. In order to retain the other elements of the existing adopted Local Plans (including but not limited to; site allocations, settlement development areas not covered by the Highland-wide Local Development Plan and site specific policies) a Parliamentary Order was laid before Scottish Parliament on 16th March 2012 to enable these elements to remain in force to the extent so specified as required by Schedule 1 of The Town and Country Planning (Scotland) Act 1997 As Amended. The Order is called The Town and Country Planning (Continuation in force of Local Plans) (Highland) (Scotland) Order 2012 and came into force on 1st April 2012.

The elements of the adopted Local Plans which remain in force are included within the Retention Schedule as contained in Appendix 7 of the Highland-wide Local Development Plan. These retained elements of local plans will remain retained until the time a new area Local Development Plan is prepared covering that area. At that time the retained elements of the local plan will no longer be part of the Development Plan.

The Retained Elements of the Plan are contained in the following sections of this document, the original Local Plan documents have been redacted to remove or shade out sections of text no longer in force. The continued in force parts of the Plan remain with the HwLDP providing the general policy context for these sections of text and mapping.

Habitats Regulation Appraisal and Strategic Environmental Assessment

For the Order to be passed it had to be clear that the retained elements of the adopted local plans have met the requirements of European Community Law with respect to Habitats Regulation Appraisal (HRA) and Strategic Environmental Assessment. The Habitats Regulations Appraisal (HRA) considers all the policies and proposals of the adopted local plans which are intended to be retained in force. The Plan must be read alongside the HRA.

Provisions of Local Plan Map(s) as continued in force

The provisions of the Proposals Map (including any inset contained in or accompanying it and the policies and proposals shown on such inset) and related notations, referencing and explanatory text, only to the extent to which those provisions show, illustrate or explain any provision of the local plan which is continued in force by the Parliamentary Order* and as detailed in the Retention Schedule.

Retention Schedule for: Nairnshire Local Plan (Adopted: 21 December 2000) (as continued in force)

The Retained Elements of the Plan are contained in the following sections of this document, the original Local Plan documents have been redacted to remove or shade out sections of text no longer in force. The continued in force parts of the Plan remain with the HwLDP providing the general policy context for these sections of text and mapping.

Nairnshire Local Plan (Adopted: 21 December 2000)

Provisions of Nairnshire Local Plan to continue in force	Limitations and exclusions
1. The provisions of the Written Statement contained in—	
Chapter 2 (General Policies)	Only to the extent to which it sets out and applies general policies on settlement (S1 to S7)
Chapter 3 (Landward Area)	Only the provisions of Policy 4 (allocation of land at Delnies for Business/Tourism)
Chapter 4 (Nairn)	Other than to the extent to which the following provisions relate to land to which a new site specific land allocation applies—
	in land allocation 11 (business/tourism), sub-paragraph (a) (allocation of land at Sandown);
	paragraph 13 (49 hectares at Balblair);
	in paragraph 16 (access improvements), sub-paragraph (ii) (new distributor link with Cawdor Road);
	paragraph 17 (recreational facilities);
	paragraph 20 (agreements for tree planting);
	in land allocation 22 (community/recreation)—
	sub-paragraph (b) (land at Sandown);
	sub-paragraph (c) (land at Kingsteps);
	sub-paragraph (e) (land at Tradespark);
	sub-paragraph (f) (land at Sandown);
	sub-paragraph (g) (land at Sandown-Delnies);
	sub-paragraph (i) (land west of Cawdor Road);

Provisions of Nairnshire Local Plan to continue in force	Limitations and exclusions
	sub-paragraph (j) (land at Sandown);
	sub-paragraph (k) (land at Balblair); and
	sub-paragraph (l) (land at Balmakeith);
	land allocation 25 (framework plan-structural planting)
	land allocation 27 (housing); and
	paragraph 28 (development briefs/masterplans)
Chapter 5 (Auldearn)	
Chapter 6 (Cawdor)	Only the provisions of land allocation 3(a) relating to Home Farm
Chapter 7 (Croy)	
Chapter 8 (Ferness)	
Chapter 9 (Piperhill)	
Chapter 11 (Rural Townships)	
2. The provisions of the Proposals Map (including any inset contained in or accompanying it and the policies and proposals shown on such inset) and related notations and referencing and explanatory text.	Only to the extent to which those provisions show, illustrate or explain any provision of the local plan which is continued in force by this Order.

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2. GENERAL POLICIES

2.1 The following policies* apply throughout the Local Plan area and are identified on the Proposals Map in accordance with the legend below:

ENVIRONMENT

Environment 1 (ENV 1) : The Council will encourage development subject to site factors.

Environment 2 (ENV 2) : The Council will favour development unless this would significantly affect factors of local importance.

Environment 3 (ENV 3) : The Council will presume against development particularly where there would be significant damage to heritage, amenity or public health.

Environment 4 (ENV 4) : The Council will not approve development unless there is an overriding social, economic, public health or safety reason.

*the criteria on which these policies are based are contained in the separate General Policies Annex

SETTLEMENTS

Settlement 1 (S1) : Town/Village Centre

The Council will encourage town centre uses.

Settlement 2 (S2) : Housing

The Council will safeguard the function and character of established residential areas, and encourage appropriate services, amenities and environmental enhancement.

Settlement 3 (S3) : Business

The Council will promote business/tourism.

Settlement 4 (S4) : Industry

The Council will promote industrial uses.

Settlement 5 (S5): Special Uses

The Council will expect existing uses to be maintained unless stated.

Settlement 6 (S6) : Town Expansion

The Council will encourage planned expansion.

Settlement 7 (S7) : Village Expansion

The Council will encourage development consistent with the scale and character of rural settlements.

OTHER PROVISIONS

Housing in the Countryside: Fragile Area (see ENV 1, 2)

Resource-based Opportunity : Forestry-Area with Potential (see ENV 2, 5)

ALLOCATIONS : The following land is allocated

<i>use</i>	<i>location/details</i>
3. INDUSTRY	17 ha. at Delnies is allocated for large scale industry associated with operation of the platform construction yard or ancillary support services. Major buffer planting will be required
4. BUSINESS/TOURISM	70 ha. of land at Delnies is allocated for development of a golf course, associated landscaping and related buffers (see Ch 4, 22(g))

ENV 2**Resource Development**

5. The Council will promote development or land use change in accordance with its approved Indicative Forestry Strategy and development making use of alternative renewable energy sources in terms of Structure Plan Policy P85. It should be noted that Policy P85 will be superseded on the approval of the replacement Structure Plan.

6. The Council will encourage expansion/upgrading of established resource based activities as follows:

- (a) mineral workings: Park Quarry and sand and gravel reserves at Drumdivan;
- (b) visitor accommodation: the caravan parks at Delnies and Little Kildrummie;
- (c) other uses: distillery and related operations at Brackla.

Economic Regeneration

7. The Council will promote an initiative to regenerate the economy of Glenferness and East Nairnshire (REGEN) in partnership with the agencies, landowners and the community. This could identify and promote opportunities (see below) for:

- rural housing;
- local employment and business – subject to special investigation;
- community and tourist facilities;
- public access and heritage interpretation;
- environmental enhancement.

The project should provide a basis for coordinated action and support from funding sources.

Tourism and Recreation

8. The Council will promote, in partnership with the agencies, landowners and interests in adjoining areas, a tourist heritage trail linking the following main heritage sites: Cawdor Castle; Riat Castle; Kilravock Castle. This could embrace opportunities identified in the Nairn Access to Archaeology project.

9. The Council will promote development of cycle routes linking the outlying communities with Nairn and adjoining areas. The Nairn Initiative, as part of its Tourism Management Plan, has commissioned Consultants to investigate possible routes (see 18 below).

10. The Council will encourage the Forest Authority and landowners to improve public access and facilities to the major forest areas in Nairnshire. These include Leiken Forest, Kilravock, The Ord and Assich Forest.

4. NAIRN

Summary: Nairn	Local Centre
Housing Requirement	540+
Land Availability	Housing 57.7 ha.; Economy 31.3 ha.; Community 44.7 ha.
Economic Initiatives	Town Centre Regeneration; Supermarket; Business Park; Visitor Centre; Industrial Estate; Hotel/Golf Course
Community Facilities	Hospital/Medical Centre; Community Parks; Cemetery;
Service Deficiencies	Commuter Rail Facilities
Infrastructural Constraints	Mains Drainage
Environmental Action	Town Centre Conservation; Urban Fringe Enhancement; River Management Plan



the town centre : focus for regeneration and enhancement

Prospects

4.1 Nairn (pop. 8,700) enjoys a superb setting on the Moray Firth. It is the "county" town, and principal administrative and service centre. The town's maritime origins, its development as a Victorian resort, seafront links and pleasure harbour give an exceptional heritage and remain the focus for its appeal.

4.2 A sustained house building rate in the order of 50 dwellings per year points towards continuing expansion. This requires a substantial stock of development land, enhanced community facilities and a more integrated urban structure.

4.3 Major investment in Nairn's utility networks is committed. A £5m overhaul of the drainage system will contribute towards improving the quality of the Moray Firth and the River Nairn, and address localised flooding. However, an A96(T) by-pass and vastly improved commuter and freight rail facilities are longer term objectives.

4.4 High levels of commuting and loss of trade threaten to undermine established commercial functions. Prospects depend on strengthening Nairn's position as the strategic focus for employment, services, tourism and conference facilities. Partnership initiatives to draw down European funding, including with neighbouring Inner Moray Firth Burghs, could improve vitality and underpin a facelift for town.

4.5 Nairn's primary assets indicate potential for business and technology; greater quality and choice in shopping; and improved leisure facilities based on the local golfing pedigree and its marine environment. Despite its "gateway" location, Nairn lacks a significant attraction from which revitalisation of the town centre could benefit. Conservation Area status may be extended in recognition of the outstanding townscape quality.

4.6 The priorities include:

- land for 540 houses and related community facilities; consolidating the built-up area but avoiding over development, loss of amenity and overloading services;
- a new supermarket and more specialist town centre retailing;
- a high quality business park convenient to the A96(T) and airport together with more sites for service and large scale industry;
- a major heritage/visitor attraction; a third golf course, associated hotel and facilities;

- an A96(T) by-pass for the town ultimately; upgrading transport links and a network of segregated pedestrian and cycle routes;
- upgrading waste water treatment and the capacity of mains facilities, and improved health facilities;
- better sports and recreation facilities together with new community parks and a landscape initiative around the urban fringe;
- more intensive recreational use, creation of habitats and enhancement of the river corridor;
- a major facelift for the High Street-Fishertown and Conservation Area status for the town's core;
- safeguarding the Victorian and Edwardian areas, the open links, "Parkie", beaches and skyline.

Planning for Real

4.7 The main opportunities arising from initial public consultation concern:

West	Housing - Expansion
	Housing - Infill
	Supermarket
	Hotel
	Sports Hall/Recreational Facilities
	Town Park
	Golf Course
	A96 (T) By-pass
	Improve Public Transport
	Improve Roads
	Cycle Route
	Protect Policies
	Plant Trees
East	Housing
	Supermarket
	Recreation Facilities
	Primary School
	A96 (T) By-pass
	A96 (T) Improve Junction
	Cycle Routes
	Sewage Treatment Works
	Manage Beach Access
South	Housing
	Recreation/Riverside Access
	Sports Field/Hall
	Improve Public Transport
	Cycle Routes
	Tree Planting
	A96 (T) By-pass
	Protect Farmland
	Wildlife Management
Centre	Supermarket
	Hotel/Bunkhouse
	Preserve Rosebank Church
	Traffic Calming/Pedestrianisation
	Traffic Management – Cawdor Road
	Preserve Links
	River Amenities
	Enhancement – Harbour Road
	Demolish Bus Station
	Demolish Community Centre
	Demolish Library

Development Factors

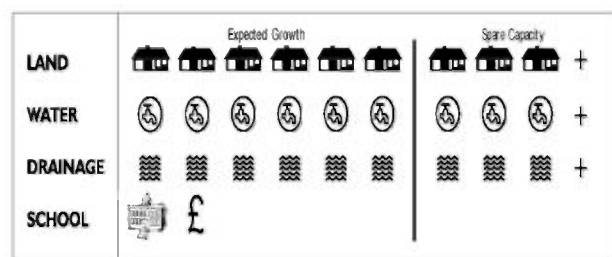
4.8 Nairn is situated on a raised beach with the A96, railway and river dislocating the town. It's historic core and commercial centre lie immediately west of the river and expansion since the turn of the century has taken place substantially in this direction. With distances to core facilities greater than reasonably desirable and to secure better balance in the town's functions, the Adopted Local Plan establishes expansion east as a preferred strategy. However, current land stocks are insufficient and further opportunities for expansion require to be assessed in the context of Nairn's long term by-pass objectives:

east : major investment in infrastructure has opened up some 35 ha. of land at Balmakeith (north). Additional land south of the railway is close to the industrial estates, prominent in the exposed approach to the town or dislocated from the built up area. A high quality residential environment may be difficult to achieve at this location although proximity to the A96(T) would benefit economic uses;

south : the prime status of agricultural land and major pipeline corridors are key features. Whilst land east of the river is close to the town centre with a good aspect, the flood plain presents a severe constraint. Land between Firhall and Lochdhu is largely flat, partly sheltered by trees and offers fine views south. However, service links and local access adjustments will be required. The sawmill is an imposing use, but well placed to take advantage of a future rail connection. A by-pass intersection could provide an important node and entrance to the town in the longer term;

west : areas towards Moss-side are undulating and poorly drained. Storm water disposal is potentially costly and existing access routes sub-standard. The Common Good lands at Sandown are accessible to the trunk road, and command an attractive, high profile location with potential to "round-off" the edge of the town. Local service networks will require upgrading, including comprehensive provisions for surface water. The fragmented parklands at Acharaidh offer an exceptional amenity. Safeguards for the listed buildings, estate grounds and TPO's are paramount considerations. The A96(T)/Tradespark junction is operating at its limits and alternative routes would require substantial upgrading.

Diag. Room for Growth

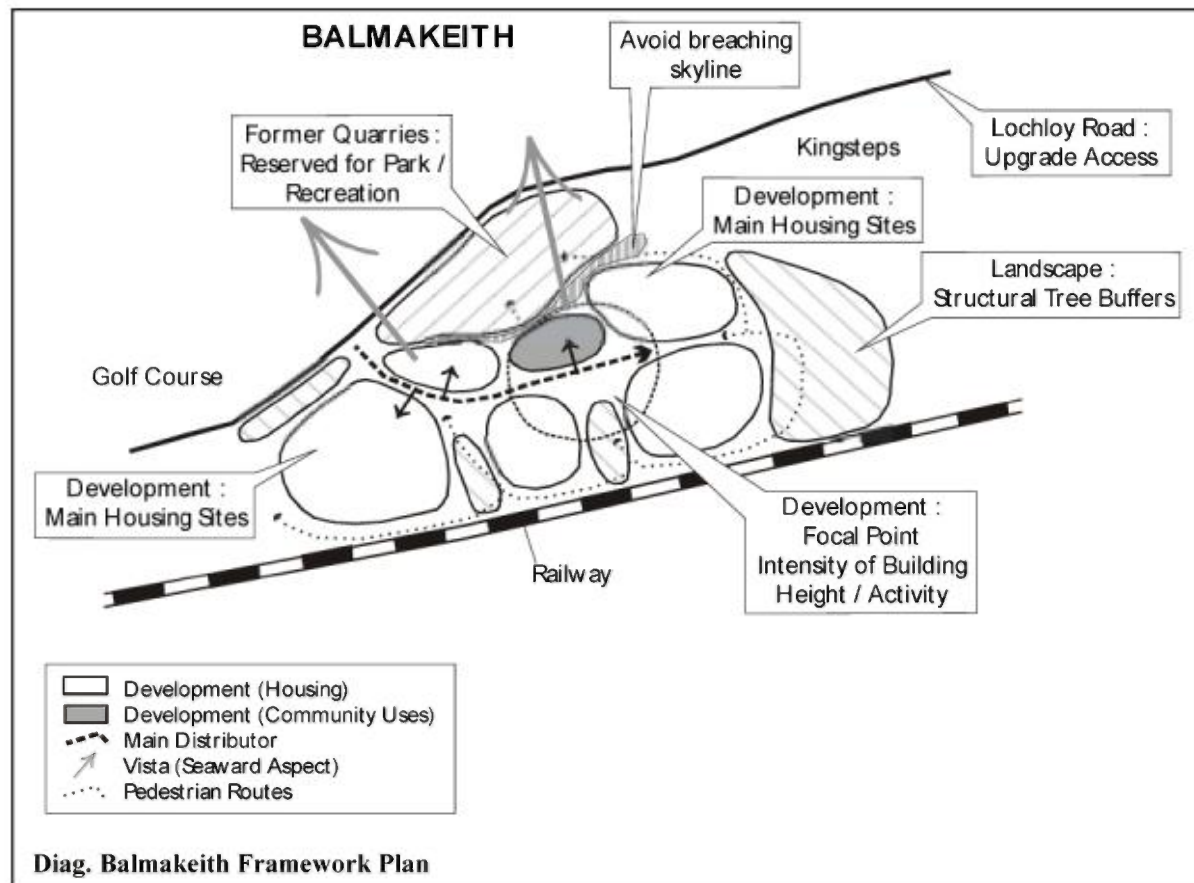


SYMBOL = 100 HOUSES

£ = FUTURE EXPENDITURE

Structure and Design Principles

4.9 Structure and Design Principles Future expansion of the town is therefore directed to the Balmakeith and Tradespark/Sandown areas. The Framework Plans 1-2 (over) set out the main structural and design principles which govern the allocation of land for development and other purposes in these localities, and provide a basis for Development Briefs. Land to the south of the town between the railway and proposed by-pass line will be reserved, subject to availability, for long term community needs.



- compatibility with wider town centre functions and initiatives, including servicing and enhancement; and
- respect for the main patterns of pedestrian movement, including direct frontage links with the main shopping street.

Only one supermarket is required in Nairn, to be provided in the identified location within the plan period and there will be a consequent presumption against development prejudicial to the objective of this policy on either the identified site or on any other edge-of-centre, out-of-centre or out-of-town site in or around Nairn.

primarily food with servicing and parking at 10 spaces per 100 square metres gross floorspace.

3. Subject to availability, the Council will encourage conversion/restoration of historic buildings of townscape value. These include: the Courthouse; Viewfield House; Rosebank Church and the Highland Hotel. Potential uses include a major cultural/visitor centre particularly where this would strengthen links between the town centre and seafront.

4. Subject to availability, the Council will encourage land assembly/redevelopment at strategic town centre locations.

ACTION : The following action is promoted

<i>action</i>	<i>location</i>	<i>partners/resources</i>
5. ACTION PLAN an urban design framework to co-ordinate High St functions and management; and to promote: <ul style="list-style-type: none"> • reuse of vacant properties and redevelopment; • rationalisation of service areas and pedestrian/cycle linkages; • future streetscape improvements including the A96(T) frontage 	Nairn Town Centre	INE, Trunk Roads Directorate, local businesses and the community
6. ENHANCEMENT <ul style="list-style-type: none"> • phase 1 : 1998-99 - a civic square adjacent to the Royal Bank and War Memorial improvements at a cost of £45,000; • phase 2 : 1999-2001 - streetscape improvements between Bridge Street and the harbour including a focal point at Wellington Square at a cost of £1.3m; • phase 3 : after 2001 - streetscape improvements between Bridge Street and Cawdor Road/Lodgehill Road 	Town Centre/Harbour Street	The Council and INE (subject to Heritage Lottery Funding) in partnership with local businesses
7. CONSERVATION AREA proposed designation	the High Street and the adjoining townscape	The Council. Separate statutory advertisement and procedures

Supporting Guidelines

Fishertown Conservation Area - Approved Design Guidelines;

Nairn Town Centre : Design Guidelines - Shopfronts and Signs - Approved Guidelines

POLICIES : S2 : Housing will apply

8. The Council will safeguard the function and character of established residential areas, and encourage appropriate services, amenities and environmental enhancement including open space and traffic calming.

9. The Council will safeguard established policies of townscape value. Development should be subservient in scale to the main building(s); sited to avoid loss of important open ground or trees damaging to the character; and where appropriate, address deficiencies in community open space.

ALLOCATIONS : The following land is allocated

<i>use</i>	<i>location/details</i>
10. HOUSING RS4	(a) 1.0 ha. at Newton Gate - 9 houses
	(b) 0.5 ha. at Acharaidh - 9 houses
	(c) 1.2 ha. at Ord View - 25 houses
	(d) 1.0 ha. at Kingsteps - 4 houses
	(e) 4.0 ha. at Firhall - conversion to 6 flats, office and shop; 12 new flats and a housing development in accordance with planning permission (NA/1999/5)
	(f) 0.6 ha. at the Showfield - 8-10 houses, 2-storey, design and form should be compatible with the proposed Conservation Area; access from Lodgehill Road including to the Showfield for maintenance and pedestrians; and adequate distance from trees and the sub-station. The Council will seek S75 Agreement with the landowner to secure the remainder of the Showfield as public open space



the Shambles : underused land with redevelopment potential. Below : part of the Common Good lands adjoining the A96



POLICIES : S3 : Business/Tourism will apply

ALLOCATIONS : The following land is allocated

<i>use</i>	<i>location/details</i>
11. BUSINESS/ TOURISM	(a) 4.5 ha. at Sandown for business (Use Class 4). Alternatively a major tourist/visitor use could be appropriate on 2.0 ha. of this site adjoining the A96(T)
	(b) 1.8 ha. at Easter Delnies or Hilton of Delnies for a hotel (see Ch 3, 4)
	(c) 1.8 ha. at the Maggot for commerce - a visitor centre, including any necessary flood protection measures
	(d) 1.2 ha. at the Shambles for commerce/housing including land assembly, improved access and the option to extend the site subject to relocation of adjoining recreation facilities, including any necessary flood protection measures
	(e) 0.5 ha. at the Marine Hotel comprising re-use of the building/ redevelopment and possibly mixed housing use
	(f) 0.2 ha. at the former bus station site for offices
	(g) 0.5 ha. at the Newton Hotel for accommodation and conference facilities

POLICIES : S4 : Industry will apply**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***POLICIES : S5 : Special Uses will apply**

13. 49.0 ha. at Balblair is reserved for existing uses. There will be presumption against piecemeal development in the interests of the orderly expansion of the town in the longer term for which access from Cawdor Road will be reserved.

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 S75 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).

17. The Council will encourage community recreation and leisure use of facilities at Nairn Academy, Viewfield and the Maggot. A major community sports venue, incorporating recreational uses displaced from their existing sites, could be located at Balblair to the west of Cawdor Road. Any relocation of facilities arising from development of existing recreation sites may be subject to Section 75 Agreement and developer contribution in appropriate circumstances.

18. The Council recommends to the Scottish Executive that there is an early commitment to the construction of the A96 Nairn by-pass under the rolling review of the trunk road improvement programme. The Council will continue to press for the funding for the by-pass in the context of a package of sustainable economic, social and environmental measures for the town. These promote transportation as an integral part of the town's structure and include the development of strategic park and ride

facilities – notably a rail interchange, local rail halts, a comprehensive network of cycle and pedestrian routes, restructuring and enhancement of the town centre, improved access to allocated land and a safer and cleaner urban environment.

19. The Council will encourage the provision of passenger halts convenient to future expansion areas at Balmakeith and Balblair (see Ch 4, 27(a)).

20. The Council may consider S75 Agreement with landowners and developers to secure structural tree planting in association with the development of allocated land where such uses are contiguous.

21. The Council intends to upgrade and extend residential and other care facilities for the elderly at Corsee House with the provision of sheltered, community and day accommodation prior to 2002/03.

ALLOCATIONS : The following land is allocated

<i>use</i>	<i>location/details</i>
22. COMMUNITY/RECREATION	(a) 0.9 ha. at Balmakeith for a Primary School
	(b) 1.0 ha. at Sandown for community uses including a Primary School
	(c) 7.5 ha. at Kingsteps for open space : a community park based on restoration of the former quarries and provision for public access and facilities (Section 75 Agreement) (see Ch 4, 27(a))
	(d) 1.6 ha. at Balmakeith for open space, recreational playing fields and church
	(e) 5.3 ha. at Tradespark south of the A96(T) for open space, a community park/playing fields
	(f) 2.1 ha. at Sandown for open space, recreational playing fields
	(g) 66.0 ha. at Sandown-Delnies for a golf course including clubhouse (see Ch 3, 4)
	(h) 1.3 ha. at Boath Park for extension of the Cemetery subject to re-routing the adjoining footpath
	(i) 9.2 ha. west of Cawdor Road for community/recreational use and ancillary facilities, including relocation
	(j) 22.0 ha. at Sandown for tree planting
	(k) 1.4 ha. at Balblair for tree planting
	(l) 47.5 ha. at Balmakeith for tree planting

Castle Square, High St., Nairn



ACTION : The following action is programmed/promoted

<i>action</i>	<i>location</i>	<i>partners/resources</i>
23. WASTE WATER TREATMENT (i) upgrading of the mains drainage works at a cost of £3.3m; (ii) installation of a combined storm overflow system at a cost of £1.1m; (iii) installation of a relief sewer along Marine Road at a cost of £650,000 between 1999-2000	Nairn - various	NOSWA; £5.1m during 1998-2001
24. CYCLE/PEDESTRIAN ROUTES a network of routes to improve public safety and accessibility between the main residential areas, community facilities and work destinations (see Ch 3, 17 and 18)	Nairn	The Council; Inverness and Nairn Enterprise; Forest Enterprise, HOST and Scottish Natural Heritage; £256,000 during 1998-2000
25. FRAMEWORK PLAN - STRUCTURAL PLANTING additional community woodlands, parkland and buffer zones	urban fringe, Nairn	consultation with landowners and the public
26. HEALTH FACILITIES upgrading the Hospital and provision of a medical centre (see Ch 4, 15)	Town and County Hospital	Nairn Integrated Care and Health Enterprise (NICHE) at a cost of £4.3m and £500,000 respectively



*left : sustainable transport option
below : the Showfield*



POLICIES : S6 : Town Expansion will apply**ALLOCATIONS : The following land is allocated**

<i>use</i>	<i>location</i>	<i>structural features/Section 75 Agreement</i>
27. HOUSING RS3 subject to Development Brief	(a) 34.0 ha. at Balmakeith - 350 houses - 17 ha. short-medium term	<ul style="list-style-type: none"> major woodland established in the initial development phases; open parkland associated with the quarries and formal recreational area; upgrading Lochloy Road and a main distributor; footpaths linking main features; gas pipeline safeguard and rail halt; increasing density and community provision towards centre
	(b) 15.4 ha. at Sandown- Tradespark - 140 houses - short medium term	<ul style="list-style-type: none"> a major lower ground parkland corridor and surface water disposal; stronger tree planting with Right of Way and by-pass route; recreational open space as an A96(T) "buffer"; a matrix of tree belts with stronger north-south lines; larger compartments at Tradespark and Mossie and more open structure east-west; A96(T) main axis with long term by-pass link; access through to Sandown; realigned junctions, and extension of pedestrian/cyclists routes; protect and extend water mains, off-site sewerage works including pumping and surface water disposal; Sandown (north of the A96): larger scale business or commercial buildings against mature trees; housing decreasing in height and density to the west; large "fairway" plots on the urban edge; Tradespark (south of the A96): low profile residential uses extending the existing town edge; community activities to the south-east maximising neighbourhood links

ACTION : The following action is promoted

<i>action</i>	<i>location</i>	<i>partners/resources</i>
28. DEVELOPMENT BRIEFS/MASTER PLANS (see Ch 4, 27)	Balmakeith and Tradespark-Sandown	The Council/developers

POLICIES : The following policies will apply

ENV 1-4 and S2 and 5 as shown on the Proposals Map.

29. The Council will seek to ensure development within the Conservation Area is compatible with its character.

30. The Council recognise the golf courses east and west of the town, the seafront/links, harbour and tourist facilities as major assets and will encourage upgrading/enhancement of these facilities and proper integration of essential services and coastal protection.

31. The Council will safeguard the following additional structural open spaces which are integral to the town and its amenity: the Showfield (see para. 10(f)); the Links/Parkie; the Riverside Park and established recreational facilities at Tradespark and Lochdhu. Improvement and upgrading of facilities or enhancement of these areas as community parks is encouraged.

32. The Council will safeguard important woodlands and trees within and adjoining Nairn and will consider placing Tree Preservation Orders where appropriate.

33. The Council will encourage management of Tradespark Wood for public access and recreation.

34. The Council supports the development of a multi-use path network in and around Nairn and will seek to develop access opportunities for informal recreation in connection with town expansion and other main uses (see Ch 3, 18).

35. In view of the archaeological importance of Nairn any development or redevelopment within the policy areas S1-6 may require to be preceded by archaeological evaluation to establish the presence/absence, nature depth and extent of any remains.

ACTION : The following action is promoted

<i>action</i>	<i>location</i>	<i>partners/resources</i>
36. MANAGEMENT PLAN to improve public access, recreation and amenity	River Nairn corridor	The Council, Inverness and Nairn Enterprise
37. TREE SURVEY to identify specimens under threat, requiring surgery or replacement	throughout Nairn	The Council, land/property owners



the town's primary assets include the links and Moray Firth



the Courthouse

5. AULDEARN

Summary: Auldearn:	Small Centre
Housing Requirement	50+
Land Availability	Housing 7.5 ha.; Community 3.7 ha.
Economic Initiatives	Tourism Promotion
Community Facilities	Shops; Hotel/Public House; Primary School; Church; Hall
Service Deficiencies	Playing Field; Open Space
Infrastructure Constraints	Parking
Environmental Action	Conservation Area; Village Enhancement; Tree Planting



the Doocot : a focus for visitor interest

Prospects

5.1 Auldearn lies 5 km. east of Nairn on the A96(T) and enjoys extensive views towards the Moray Firth and Black Isle. The village is dominated by its main thoroughfare of 19C buildings and the NTS owned Doocot which occupies the position of the 12C Royal Castle of Eren. Overlooking the site of the 1645 Battle of Auldearn and the village's original medieval core, this provides a focus for joint action by the Council and the National Trust for Scotland to promote the local heritage. Completion of the A96(T) by-pass almost a decade ago has created a safer and quieter environment stimulating house building and investment in services. Proximity to Nairn restricts community based jobs.

5.2 The priorities involve:

- additional general needs and sheltered housing;
- interpretive and visitor facilities at the Doocot;
- improved local recreation facilities;
- traffic management and village core enhancement;
- improvement and safeguards for the village setting.

Planning for Real

5.3 The main opportunities arising from initial public consultation concern:

Housing – Sheltered/Affordable
Nursery School
Sports Field
Car Parking
Public Toilets
Bowling Green
Public Toilets
Traffic Calming
Streetlighting
Cycle Routes
Improve Water
Improve Roads
Repair Paths
Tree Planting

















Auldearn : substantial growth over the past decade

Development Factors

5.4 Auldearn occupies a series of mounds and dips which give the village a tight, nucleated form and pleasant setting. Completion of a new £1m. primary school during 1997-8 and a recent mains drainage link provides a firm basis on which to promote the village. Limited scope exists for consolidation. The options for expansion are constrained by adjoining prime farmland, the Battlefield, tree belts, the "buffer" to the A96 and restricted access. *Land adjoining the village to the south is therefore established as the preferred growth opportunity.*

Diag. Room for Growth

	Expected Growth			Spare Capacity
LAND				
WATER				 +
DRAINAGE				 +
SCHOOL				

SYMBOL = 20 HOUSES

£ = FUTURE EXPENDITURE

POLICIES : The following policies will apply

ENV 1-4 and S2, 5 and 7 as shown on the Proposals Map.

1. The Council will encourage relocation of the depot from the village centre and redevelopment of the site for housing, commercial or community use (S5).
2. The existing playing field west of the village is safeguarded for recreational use.

ALLOCATIONS : The following land is allocated

use	location/details
3. HOUSING RS4	(a) 0.4 ha. at Forres Road - 4 houses;
	(b) 0.2 ha. at Boath Road - 4 houses;
	(c) 0.4 ha. at Garlic Hill - 10 houses - redevelopment for amenity housing; Section 75 Agreement; Development Brief
	(d) 6.5 ha. at George Wilson Road - 40 houses - Section 75 Agreement governing the number of houses to be built, special needs accommodation, relocation of the playground, open space and structural planting; agreed design and layout principles



major investment in local services

<i>use</i>	<i>location/details</i>
4. COMMUNITY	(a) 2.0 ha. at George Wilson Road for open space including formal recreation provision, village park and relocation of the play area*
	(b) 1.5 ha. adjoining the school for open space - suitable for shared community use

<i>use</i>	<i>location/details</i>
5. HERITAGE	(a) 0.2 ha. at the Doocot for a car park, interpretation and improved access*
	(b) 2.5 ha. at George Wilson Road for tree planting*

Note: * Section 75 Agreement (see 3c and d)

ACTION : The following action is promoted

<i>action</i>	<i>location</i>	<i>partners/resources</i>
6. VISITOR FACILITIES: parking, improved public access and interpretation; land to be secured by Section 75 Agreement (see 5a above)	Doocot, Garlic Hill	Inverness and Nairn Enterprise; National Trust for Scotland; possible Housing Agency involvement (see 3(c) above). The Council has allocated £20,000 in 1998-2000 as a basis for securing matching funding for the provision of facilities
7. ENVIRONMENTAL IMPROVEMENTS: traffic calming and pedestrian safety; High Street facelift, undergrounding wirescape; restoration of walls, steps and paths	the historic village core	Inverness and Nairn Enterprise; Historic Scotland; Scottish Hydro Electric and the community
8. CONSERVATION AREA: proposed designation	the historic village core and remainder of the Battlefield	The Council. Separate statutory advertisement and procedures

Supporting Guidelines : Approved Master Plan Components

long term supply of land south of George Wilson Road



6. CAWDOR

Summary: Cawdor	Small Centre
Housing Requirement	30+
Land Availability	Housing 1.5 ha.; Economy 6.1ha.; Community 1.5 ha.
Economic Initiatives	Visitor Centre
Community Facilities	Church; Primary School; Post Office; Public House; Hall
Service Deficiencies	Toilets
Infrastructure Constraints	B9090
Environmental Action	Village Enhancement



Cawdor Castle : Category A Listed Building

Prospects

6.1 Cawdor is located on the B9090, 8km. south west of Nain. The village's historical associations dating back to the 11C contribute greatly to its wide renown and appeal. Cawdor Castle, a Listed Building of national importance drew more than 110,000 visitors during 1996. Virtually all of the original 18C planned estate village is an outstanding Conservation Area. The adjoining mature woodlands designated for their nature conservation value, provide a magnificent setting and amenities. Prospects depend on safeguarding the heritage; promoting local assets, and maintaining a balanced community and services.

6.2 The priorities involve:

- general and specialist housing;
- a visitor centre associated with Cawdor Castle;
- land for a cemetery extension and playing field;
- traffic calming and environmental improvements;
- enhancing the outstanding Conservation Area:
- safeguarding Cawdor Castle, its Historic Garden and Designed Landscape.

Planning for Real

6.3 The main opportunities arising from initial public consultation concern:











Housing
Promote Tourism
Craft Industry/Small Business/Tourism
Camping Site
Public Toilets
Sports Ground/Play Area
Protect Open Space
Improve Junction
Speed Limits/Signs
Streetlighting
Footpaths
Cycle Routes
Protect Farmland
Manage Woodland

Development Factors

6.3 The priority at Cawdor is to ensure that development retains the integrity of the village and its setting. The Castle foreground, open lands north of the B9090 and the more intimate fields and conserved woodlands to the south are either detached from the community, visually prominent or comparatively costly to service. Adjoining lands west of the village and at Newton of Cawdor offer favourable development options provided building meets the following principles:

- *layout consistent with the established form and character;*
- *scale and design consistent with the prevailing estate architecture.*

Diag. Room for Growth

	Expected Growth		Spare Capacity	
LAND				
WATER				
DRAINAGE				
SCHOOL		£		

SYMBOL = 20 HOUSES

£ = FUTURE EXPENDITURE

POLICIES : The following policies will apply

ENV 1-4 and S2, 5 and 7 as shown on the Proposals Map.

1. The Council will seek to ensure development within the Conservation Area is compatible with its character (ENV 2).

ALLOCATIONS : The following land is allocated

use	location/details
2. HOUSING RS4	1.5 ha. west of the Church - 12 houses : Design Brief and Section 75 Agreement in relation to foreground planting (see below*)

use	location/details
3. COMMERCIAL/ OTHER BUSINESS	(a) 4.5 ha. at Home Farm incorporating re-use of the existing steadings
	(b) 1.6 ha. at the old Nursery



traditional buildings and detailing at Cawdor

<i>use</i>	<i>location/details</i>
4. COMMUNITY	(a) 0.8 ha. at Ballichnockan for open space
	(b) 0.6 ha. west of the Church for extension to the Cemetery
	(b) 0.1 ha. south of the Bowling Green for toilets

ACTION : The following action is promoted

<i>action</i>	<i>location</i>	<i>partners/resources</i>
5. TRAFFIC ENVIRONMENTAL IMPROVEMENTS: calming/speed awareness, village "gateways", footpaths and promotional signposting	associated with the B9090	Inverness and Nairn Enterprise; Historic Scotland; the Estate and community
6. ENHANCEMENT: reinstating walls and other enclosures, tidying open spaces, renovating the old barns and enhancing the "green" opposite the village well	within Outstanding Conservation Area	as above
7. STRUCTURAL PLANTING*: to provide a context for village expansion, design and species compatible with the existing character of planting and field boundaries	Cawdor	the Estate*/developer and the Forest Authority (see 2a and b above)

Supporting Guidelines : Cawdor Conservation Area - Approved Design Guidelines

a landmark feature of the Outstanding Conservation Area



7. CROY

Proposals for Croy straddle the boundary of contiguous Local Plan areas. This Local Plan deals with those within Nairnshire. The Inverness Culloden and Ardersier Local Plan (Adopted 1994) contains further provisions for the village*.

Summary: Croy	Small Centre
Housing Requirement	*
Land Availability	Community 2.5 ha.
Economic Initiatives	Tourist Facilities
Community Facilities	Shop; Post Office, Hall; Primary School; Churches; Surgery
Service Deficiencies	Primary School*; Playing Field
Infrastructure Constraints	
Environmental Action	Village Park



Croy : vital local facilities

Prospects

7.1 Croy is located 14 km. west of Nairn. The village straddles the Inverness-Nairn boundary, occupying rolling ground on the margin between farming and forestry with fine views towards the Moray Firth. It serves as a local route centre with the B9006/B9091 becoming increasingly important as a major tourist link between Cawdor and Culloden. Oil related housing during the early 1970's more than doubled the size of the community. Whilst there is local employment in the land and in services, most people commute to work. Croy is well placed to benefit from jobs at Ardersier, Dalcross and Morayhill.









7.2 The priorities (for this Local Plan) involve:

- additional housing close to community facilities;
- village amenities including a football pitch and park.

Development Factors

7.3 Longstanding deficiencies in land availability and infrastructure have been significantly resolved with the completion of a by-pass and drainage works. A significant supply of development sites have been identified principally to the east of Croy to enable expansion, tourist facilities and community needs to be met within the village's landscape limits (see Diag. Croy Framework Plan over). Lower ground could provide a "green" corridor through the community for recreation, enhancement of amenity and public access.

Diag. Room for Growth

	Expected Growth	Spare Capacity
LAND		+
WATER		  +
DRAINAGE		  +
SCHOOL		£

SYMBOL = 20 HOUSES

£ = FUTURE EXPENDITURE

new development at Heathfield



POLICIES : The following policies will apply

ENV 1-4 and S2, 5 and 7 as shown on the Proposals Map.

ALLOCATIONS : The following land is allocated

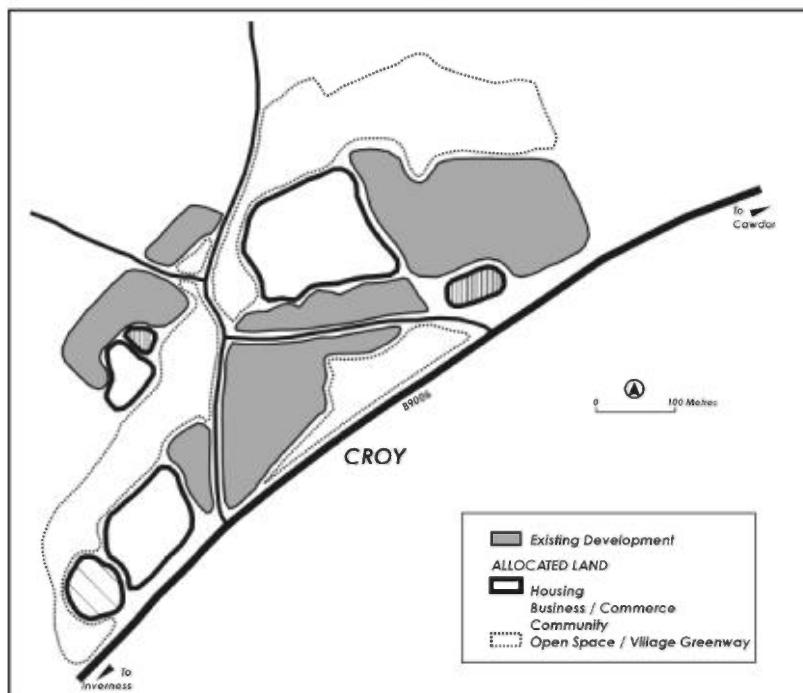
<i>use</i>	<i>location/details</i>
1. COMMUNITY	2.5 ha. for open space

ACTION : The following action is promoted

<i>action</i>	<i>location</i>	<i>partners/resources</i>
2. VILLAGE PARK football pitch, footpaths and landscaping	north of Heathfield	to be investigated



traditional housing and village amenities at Croy



Diag : Croy Framework Plan

8. FERNESS

Summary: Ferness	Small Settlement
Housing Requirement	8
Land Availability	Housing 1.1 ha.; Economy 0.2 ha.; Community 0.3 ha.
Economic Initiatives	Regeneration Strategy
Community Facilities	Hall; Post Office; Public Telephone
Service Deficiencies	Water Supply, Drainage
Infrastructure Constraints	A939; Parking
Environmental Action	Conservation Area; Village Enhancement



the hall and steading offer local opportunity

Prospects

8.1 Ferness lies in the southern reaches of Nairnshire, at the intersection of the A939/B9007 routes towards the Strathspey boundary. The village established in the late 18C to support traditional estate activities. Its fine character, enhanced recently with period streetlighting, remains virtually intact. Relative remoteness places a high dependency on revitalising the community, continuing employment on the land, establishing a nucleus of tourist and heritage services, and sustaining local facilities.

8.2 The priorities involve:

- promoting local housing;
- conversion of the garage to heritage museum;
- creating a focus for visitor information and facilities;
- tourist signs at the village gateways;
- upgrading the hall for visitor and community use;
- upgrading the A 939 junction and water supply;
- maintaining estate village character.

Planning for Real








8.3 The main opportunities arising from initial public consultation concern:

Housing
Small Business/Tourism
Public House
Village Park
Improve Junction/Traffic Calming
Improve Water Supply
Facilities/Restoration - Ardclach

Development Factors

8.4 The linear street form, traditional estate architecture and the heavily treed setting indicate scope for consolidating Ferness principally to the north-east. Stronger safeguards are required for the village character. Whilst limitations in drainage need to be addressed, a public water supply is programmed in 1998-99.

Diag. Room for Growth

	Expected Growth	Spare Capacity
LAND		
WATER		 +
DRAINAGE		
SCHOOL		

SYMBOL = 20 HOUSES

£ = FUTURE EXPENDITURE

POLICIES : The following policies will apply

ENV 1-4 and S2, 5 and 7 as shown on the Proposals Map.

ALLOCATIONS : The following land is allocated (development should be consistent with spare capacity or improvements in drainage)

<i>use</i>	<i>location/details</i>
1. HOUSING	1.1 ha. north east of the Village Hall - 8 houses subject to drainage and junction improvement

<i>use</i>	<i>location/details</i>
2. COMMERCIAL/ OTHER BUSINESS	0.2 ha. adjoining the former garage including visitor accommodation, and public house /restaurant

<i>use</i>	<i>location/details</i>
3. COMMUNITY	(a) 0.1 ha. opposite the hall for a car park/cycle facilities and focal point
	(b) 0.2 ha. for open space

*possible housing land north east of the village**Ferness : conservation village and forest setting*

ACTION : The following action is promoted

<i>action</i>	<i>location</i>	<i>partners/resources</i>
4. ENVIRONMENTAL IMPROVEMENTS: removal of overhead services, additional street lighting and enhancement of public spaces	throughout the village	Inverness and Nairn Enterprise; Scottish Natural Heritage; the Forest Authority and the community. The Council has provisionally identified £45,000 after 2002-03 as a basis for securing matching funding
5. ECONOMIC REGENERATION (see Ch 3, 7)	Glenferness and East Nairnshire	Inverness and Nairn Enterprise; the Forest Authority; Scottish Natural Heritage, the Estate and the community
6. TOURIST SIGNS	village "gateways"	The Community/Council
7. CONSERVATION AREA proposed designation	Ferness village	The Council. Separate statutory advertisement and procedures
8. DRAINAGE	village scheme	NOSWA. To be investigate
9. ROAD REALIGNMENT	A939/B9007 junction	The Council. To be investigated

9. PIPERHILL

Summary: Piperhill	Small Settlement
Housing Requirement	20
Land Availability	Housing 2.1 ha.;
Economic Initiatives	
Community Facilities	Public Telephone
Service Deficiencies	
Infrastructure Constraints	Open Space; Footpaths
Environmental Action	Landscape Setting; Community Woodland



Piperhill : land with potential for housing

Prospects

9.1 Piperhill, located some 6 km. from Nairn, has absorbed substantial house building during the past decade. Service improvements enable further consolidation of the community's distinctive linear shape. However, although it occupies a fold in the landform, Piperhill is elevated and prominent to the B9090. A comprehensive woodland framework, preferably extended to link the adjoining townships at Blairmore and Brackla, would improve amenity and the local setting. Deficiencies in public open space need to be addressed and there are opportunities to improve access to the adjoining countryside for recreation.








9.2 The priorities involve:

- identifying remaining capacity for housing;
- provision of open space;
- a landscape framework.

Development Factors

9.3 Low profile, infill development should be set back from the village "street" to open up the very tight development form. Road widening and formal footpaths should be avoided in favour of maintaining "soft" green edges and reinstatement of walls. Provision should be made within the structure of Piperhill for open space/a kick-pitch, tree planting, and a focal point.

Diag. Room for Growth

	Expected Growth	Spare Capacity
LAND		
WATER		
DRAINAGE		 
SCHOOL		

SYMBOL = 20 HOUSES

£ = FUTURE EXPENDITURE

POLICIES : The following policies will apply

ENV 1-4 and S2, 5 and 7 as shown on the Proposals Map.

ALLOCATIONS : The following land is allocated

<i>use</i>	<i>location/details</i>
1. HOUSING	(a) 1.5 ha. south of the village - 15 houses, detailed layout and servicing to consider pedestrian measures
	(b) 0.6 ha. east of the village - 4 houses

<i>use</i>	<i>location/details</i>
2. ENVIRONMENT	2.0 ha. for tree planting



Piperhill : landscape setting looking south

ACTION : The following action is promoted

<i>action</i>	<i>location</i>	<i>partners/resources</i>
3. WOODLAND FRAMEWORK: to integrate development, improve shelter and strengthen the community's landscape context. Possible Community Woodland Scheme, design and species reflecting the mixed character of existing woodland and safeguards for outlook and daylighting; public access to adjacent forest areas and related management	Piperhill and the neighbouring townships	the Estate, the community and the Forest Authority
4. OPEN SPACE: as a priority 0.5 ha. of land is required for a play area	to be the subject of discussion	the Estate and the community



opportunity for enhancement and retaining local features

10. CLEPHANTON

Summary: Clephanton	Small Settlement
Housing Requirement	20
Land Availability	Housing 2.1 ha.; Economy 0.5 ha.; Community 0.5 ha.
Economic Initiatives	
Community Facilities	Playing Field, Public Telephone
Service Deficiencies	Drainage
Infrastructure Constraints	
Environmental Action	Traffic Calming; Focal Point; Setting, Enhancement



Clephanton : approach from the south

Prospects

10.1 The A939 and B9090 junction, a strong backdrop of mature woodland and local facilities provide the nucleus for limited expansion at Clephanton. It is important that the scale and form of development is consistent with the existing compact character and Listed Buildings.





10.2 The priorities involve:

- land for housing;
- focal point for recreational access;
- drainage improvements;
- environmental enhancement.

Development Factors

10.3. Consolidating the tight settlement form around the junction would give the community identity. Adjoining land comprising the parks either side of the A939 and to the east of Clephanton could have potential for development. However, severe limitations in the local drainage system require to be overcome and calming of through traffic or road realignment would be essential to public safety and amenity.

Diag. Room for Growth

	Expected Growth	Spare Capacity
LAND		
WATER		 +
DRAINAGE	£	
SCHOOL		£

SYMBOL = 20 HOUSES

£ = FUTURE EXPENDITURE

POLICIES : The following policies will apply

ENV 1-4 and S2, 5 and 7 as shown on the Proposals Map.

ALLOCATIONS : The following land is allocated. Development should be consistent with improvements in drainage

<i>use</i>	<i>location/details</i>
1. HOUSING	(a) 1.0 ha. south west of the junction - 6 houses*
	(b) 0.6 ha. south west of the junction - 6 houses*
	(c) 0.2 ha. north east of the village - 2 houses
	(d) 0.3 ha. east of the playing field - 2 houses

<i>use</i>	<i>location/details</i>
2. COMMERCIAL/ OTHER BUSINESS	0.5 ha. north of the village

<i>use</i>	<i>location/details</i>
3. COMMUNITY	0.5 ha. for a car park/cycle facilities and picnic site

Clephanton : village crossroads



ACTION : The following action is promoted

<i>action</i>	<i>location</i>	<i>partners/resources</i>
4. DEVELOPMENT BRIEF	as* above, including compact form and layout consistent with the established settlement pattern and servicing requirements	The Council
5. DRAINAGE	village scheme	NOSWA should investigate
6. ENVIRONMENTAL IMPROVEMENTS: traffic calming; surface treatment; tree planting and a village green/focal point	west of the cross-roads; village street	developer/landowner contributions



community recreation ground

11. RURAL TOWNSHIPS

11.1 The settlement form and character in several townships is well defined or distinctive, basic services networks exist and there are no significant local landscape or amenity constraints.

POLICIES : The following policies will apply

ENV 1-4 as shown on the Proposals Map.

1. The following rural townships have potential for limited further housing (RS2):

- (a) Brackla,
- (b) Culharry,
- (c) Littlemill.



Littlemill : infill development close to facilities



rural housing : Brackla

ANNEX

LANDSCAPE ASSESSMENT

Background

The Planning Acts require Development Plans to indicate measures for conserving the natural beauty and amenity of each area. This may be achieved:

- by policy protection of acknowledged features;
- by positively guiding development to preferred locations where landscape capacity, services and other planning considerations are most favourable;
- by promoting good quality design, including guidelines to assist developers;
- by restoration of derelict or otherwise spoiled areas through environmental or land management mechanisms; and
- by enhancement and interpretation of landscape.

Structure Plan

The Council's strategic landscape conservation policies are set out in the Highland Structure Plan approved by the Secretary of State in 1990. Policies P97-101 refer. Locals Plans must conform with the provisions of the Structure Plan. It is vital therefore to assess and understand the character of the landscape, its quality and relationship with land use activities.

Moray and Nairn Landscape Assessment

A detailed appraisal of landscape character and change in Moray and Nairn was carried out in 1996 on behalf of Scottish Natural Heritage. This assessment - which is supplemented by the wider Inner Moray Firth Landscape Assessment (1998) - was steered by officials from Scottish Natural Heritage, Highland Council Planning Service, Inverness and Nairn Enterprise and the Forestry Authority. The aim was to promote a general understanding of the area's landscape, particularly the range and type of landscape character and the forces for change acting upon these. As a broad based study, it highlights the key landscape issues in relation to pressures for development and other land use change, but does not state where, or in what form, this should take place. It is intended therefore as a guide to the preparation of landscape policies and consideration of the landscape impact of future proposals.

Landscape Character Types

The study identifies 7 landscape character types (see map overleaf). These are described in the study, the key forces for change analysed, and guidance given in each case.

