

ISSUE	NAME	OUR REF.	POLICY/SITE NAME	COMMENT	MODIFICATION SOUGHT
Nairn	Scottish Natural Heritage(00204)	IMFLDP_MAIN/CONS/0204/1/066	Nairn General	Suggests cross-settlement developer requirement that any development site containing a water body should have a great crested newt survey undertaken.	Inclusion of Cross-settlement developer requirement that any development site containing a water body should have a great crested newt survey undertaken.
Nairn	Mr Duncan MacTavish(00263)	IMFLDP_MAIN/CONS/0263/1/001	Nairn General	Seeks extension of the Nairn settlement boundary to include the woodland between MU6 and Househill Drive. Considers this would be appropriate; would tie in site MU6 with existing housing to the west to allow the infill area to become part of the town; would not constitute urban sprawl as the area already includes a number of dwellings; small scale housing development would be provided; preference is for one house within walled garden of Househill Cottage and further houses in adjacent paddock; design would respond to local character, fit with the landscape within the former curtilage of the listed Househill House and steading; high environmental standards will be sought; opportunity to form gateway to Nairn; and development would be seen in the context of the Nairn by-pass.	Extension of Nairn settlement boundary to include land between MU6 and Househill Drive.
Nairn	Nairn River Community Council(00310)	IMFLDP_MAIN/CONS/0310/1/001	Nairn General	Concerned that population growth figures are unreasonably high and growth since 2009 has been well below projected figures. Projections for housing needs have been downgraded considerably and all the proposed development will overwhelm the town. Infrastructure capacity, including roads, water, sewage and education, have not been explored. Concerned due to lack of employment opportunities and likely high levels of car based commuting. This also raises issue of the Nairn by-pass which is not likely to be delivered before 2030. Proposed development will not contribute to Nairn's status as a tourist town focussed around its beaches and gold courses. Recommend the plan is reconsidered.	Reappraisal of population and housing projections with significantly less sites being supported for development in Nairn.
Nairn	Nairn Suburban Community Council(00311)	IMFLDP_MAIN/CONS/0311/1/001	Nairn General	Key assets listed in the key development issues section should also include the farmers show field, Sandown, dune system of East Beach, the three main beaches, the River Nairn and riparian zone, the Moray Firth and clear views and landscapes uninterrupted by development. These made and will make Nairn one of the top tourist towns in Scotland.Last key development issues is incorrect, should read 'Capacity does not exist for envisaged additional secondary and primary school education. Hence, in parallel with planning development at Delnies, Sandown and Nairn South we must plan for new or enlarged Academy, Nursery and Primary School/facilities.Additional bullet point should read 'Capacity for additional sewage does not exist: new facilities and possible pumping systems must be planned'.Consider future development in Nairn should be planned through 'locality planning' in close association with the Council and appropriate Scottish departments. Such planning will offer planned and laid out sites for self build, social housing and property required by Nairn residents or incomers. Consider present system is 'back-to-front' and does not consider what people want. Wealth must remain in Nairn and must not pass out to the area to large national builders or developers.	Revision and addition to Key Development Issues.
Nairn	Nairn Suburban Community Council(00311)	IMFLDP_MAIN/CONS/0311/1/002	Nairn General	Key development issues bullet which makes reference to one major housing site under construction is not a good advert for Nairn. Consider Lochloy is badly planned and does little for the community, must not make the same mistakes again.	Deletion of reference to Lochloy development.
Nairn	Mr David Whittaker(00758)	IMFLDP_MAIN/CONS/0758/1/001	Nairn General	Prevalence of on-street signage at the entrance and exit to the bus station car park in Nairn obscure sight lines to the A96(T).	
Nairn	Mrs Joan Noble(00879)	IMFLDP_MAIN/CONS/0879/1/002	Nairn General	Dispute the housing need in Nairn because of the limited homelessness, the available property on the second hand market, and its ageing popultation. Considers there to be no basis for a 50% increase of housing in Nairn with the current build rate being 30 and the long term average being 64. Also feels that recycling and upgrading are better options and points to the social housing that will be provided on the common good land. The respondent also considers that because there is a poor prospect of new jobs, housing will not be located near to where people are working. Considers the road system in and around Nairn to already be at capacity. It is considered to impinge on thequality of life of local residents, the viability of businesses, journey times, and on safety. Considers there to be a need for a new bypass and new road under the railway. Concern is also expressed about the capacity of the existing WWTW. Considers tourism to be the biggest industry in the area and that sprawl and congestion would be of detriment to this and other locally important employment sectors.	The respondent seeks a lower growth strategy for Nairn .
Nairn	Miss Valerie Springett(00904)	IMFLDP_MAIN/CONS/0904/1/001	Nairn General	Concerned about the amount of housing land that is identified for Nairn and considers that with official statistics showing a downward trend the Council's HNDA should be reassessed downwards. The traffic issues mean that there should be no new housing development until the bypass is complete. Concerned about need to retain open space for tourism, and to limit and restrict new commercial and leisure development to protect existing businesses.	Non-allocation of land for development for the next 20 years .

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Nairn	The Scottish Government(00957)	IMFLDP_MAIN/CONS/00957/1/011	Nairn General	An appropriate access strategy taking into account the cumulative impact of the various development opportunities should be discussed and agreed with Transport Scotland. It would be expected that existing junctions will be used to access the proposed sites.	Inclusion of an access strategy for development proposals.
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/005	Nairn General	Agree that first four key development issues are crucial factors for the Nairn's future and strongly endorses reference to a bypass. But the existing wording is imprecise. Text should be amended to read, "The scale and pace of development must be subject to [or conditional on] the construction of a bypass....". It is unwise, and locally unacceptable, to plan new development purely in the hope, or on the assumption, that a bypass will be delivered. In line with the principles set out in the Vision and Spatial Strategy, the Local Plan should contain explicit linkage and conditionality. The delivery of upgraded infrastructure must precede, and keep pace with, new development. Do not agree that short term development should be focussed at Sandown and Nairn South.Prime agricultural land should be included as key development issue as it is for Auldearn, particularly relevant for sites MU4 and MU5.Notes that all major development sites in Nairn are preferred, only two non-preferred are H1 and C2. Challenge this as (1) to designate all the major sites as preferred reflects a maximalist position which effectively envisages development on all of them. Against the background of serious doubt about the likely housing need and demand figures this is unjustified; (2) the very concept of preference means, by definition, a process of prioritisation, where some sites are preferred, and others are not; suggests no comparative evaluation or prioritisation has been carried out.The least satisfactory and practical outcome of all would be to have some, small, partial development on each of the main sites. The IMFLDP should thus show a firm preference by the Council for some sites over others so that developers, and the local community, have a clear view of the Council's assessment of relative priorities for development within the district.	Clarification of key issues and identification of prioritisation for development sites in Proposed Plan.
Nairn	Wm. Morton Gillespie(01010)	IMFLDP_MAIN/CONS/01010/1/002	Nairn General	Considers provision of water and waste water infrastructure needs to be addressed to alleviate current problems in Nairn related to raw sewage discharge.	Inclusion of Cross settlement developer requirement for waste water infrastructure improvements.
Nairn	Mr John Hampson(01119)	IMFLDP_MAIN/CONS/01119/1/004	Nairn General	Agrees with key development issues for Nairn and that developers should be levied but level must be carefully managed.	
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/001	Nairn General	Nairn West Community Council note, that as in the wider community of Nairn, there are differing views on some of the proposals and priorities for Nairn indicated in the MIR. Strong local feeling that further consultation on any specific proposals for development will be necessary.	
Nairn	Scottish Natural Heritage(00204)	IMFLDP_MAIN/CONS/00204/1/069	Nairn H01	Supports non-preferred of site because of potential loss of semi natural woodland and green network connectivity from Sandown to Achareidh.	
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/013	Nairn H01	Support low density housing development on H1. No reason to object to low-density development similar to existing nearby uses provided some green space/trees were retained; this would reflect the existing area of low density housing with green spaces and would not add to traffic.	Allocation of H1 for low density housing in the Proposed Plan.
Nairn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/282	Nairn H01	SEPA will not object provided the following developer requirements included in Proposed Plan. Text modified to state FRA required to support any development and outcome may adversely affect the developable area or development options on the site. Flood Risk Assessment will be required in support of any planning application.	SEPA request insertion of text to indicate potential flood risk and requirement for Flood Risk Assessment to support any planning application.

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Nairn	Mr W Macleod(00912)	IMFLDP_MAIN/CONS/00912/1/002	Nairn H01	Seeks the inclusion of H1 for several reasons, including its proximity to adjoining allocated sites MU1 Delnies and MU2 Sandown. The respondent refers to Call for Sites submission supporting the inclusion of H1. Supporting information indicated a layout had been prepared for 35 dwellings a lower density in keeping with character of existing housing. A FRA would be undertaken and submitted as part of any planning application and that the risk is limited to the northern corner and eastern boundary of the site. Access is not considered to be a constraint and further details of how the access arrangements will be addressed in conjunction with Sandown sites was explained in detail, ensuring that H1 will be well served by a number of modes of transport. H1 has only one constraint to development, whilst there are a number of preferred sites in Nairn with a number of constraints such as: the loss of valued open space (H3); the impact on the strategic road network (MU6); site access; economic viability and impact on listed buildings (H2), it is considered that these sites have been identified as preferred options despite these constraints. Delivery of the large scale expansion areas takes longer than smaller scale allocations as the site preparation and infrastructure requirements are greater. Without the identification of smaller sites, which can deliver in the short term, it is considered that the Inner Moray Firth LDP will be unable to meet the housing targets set by the HwLDP.	Allocation of "non-preferred" site H1 into Proposed Plan for low density housing.
Nairn	Mr W Macleod(00912)	IMFLDP_MAIN/CONS/00912/1/003	Nairn H01	Considers that H1 provides a choice of housing ensuring that allocations are not restricted to the larger scale housing sites; stimulate the housing market in Nairn; assisting the Plan meet the targets set by the HwLDP; the development of H1 would contribute financially to identified strategic infrastructure requirements.A number of sites identified as preferred options are not the most appropriate location for new development and should therefore not be identified within the Proposed Plan, and that H1 should be allocated. Considers that H1 is ideally located, lying less than 380 metres from a bus stop and in close proximity to the A96 with the links this provides to Inverness, the airport, Forres etc and that development of H1 would promote sustainable travel and transport opportunities reducing the reliance on the private car.Nairn Academy is currently operating at 93% capacity which is forecast to decline to 80% in 2025/2026, and with Rosebank Primary School also with a declining school roll declining to 58% capacity in 2015/16, development at H1 would support both these schools falling school rolls.H1 is bound to the south and west by MU2 Sandown. A Development Brief was approved as supplementary guidance in March 2012 by the Planning, Environmental and Development Committee. A concept masterplan has been produced for the development at Sandown which highlights that H1 will form an infill site following development of MU2. Development of H1, an infill site, not only directs development to the best location, reduces dependence on development to the edge of the settlement, avoids expanding Nairn to the south east (at MU6), but makes the best use of land which is a finite resource. Development of H1 would encourage the efficient use of land, thus achieving the objectives of SPP.	Inclusion of "non-preferred" site H1 into Proposed Plan for low density housing.
Nairn	Mr W Macleod(00912)	IMFLDP_MAIN/CONS/00912/1/004	Nairn H01	The Sandown Development Brief directs that development will create employment, leisure and community facilities, retail, tertiary education and children's play area with improved public transportservices along with a number of infrastructure improvements such as Sandown Farm Lane and the Sandown Road junction. H1 is ideally located to take advantage of the services, facilities and improved infrastructure that the Sandown development will deliver. Development of H1 is therefore compliant with the aims of sustainable development.SPP para 5 emphasises the Scottish Government belief in the value of forward-looking, visionary and ambitious plans that will guide development. Following the development of MU2, H1 will form an infill site, lying within the settlement boundary H1 lends itself well to development. H1 is in private ownership and has no recreational or amenity value, it will therefore be out of place within a residential/ business area. In line with the advice contained within SPP, the Council should take a strategic view and allocate H1 for development as an extension of MU2.To conclude, site H1 should be identified within the proposed LDP for development. It is ideally located to accommodate development lying within 400m of existing public transport routes and services. Development of H1 will also maximise opportunities offered by the development of both MU1 and MU2 Sandown. It is therefore respectfully requested that H1 is identified for development within the proposed LDP.	Allocation of "non-preferred" site H1 into Proposed Plan for low density housing.
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/011	Nairn H01	Supports housing development on this site. Small site in which low-density development would have minimal impact.	Allocation of H1 for low density housing

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Nairn	Scottish Natural Heritage(00204)	IMFLDP_MAIN/CONS/00204/1/068	Nairn H02	Concerns re potential woodland impact. If any woodland lost wants demonstrable public benefits, proof no alternatives exist, pre-determination species surveys, losses minimised and high standard of compensatory planting. Believes only open areas should be developed given viable alternatives and that a landscape design framework should be required to retain green network connections with other tree stands closeby.	Reduction of allocated site to only those areas which are open. If any tree loss then requirements for pre-determination species surveys, high standard of compensatory planting and landscape design framework.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/014	Nairn H02	Respondent does not support housing on H2 as it is important to retain green space and historic buildings within built up area and has significant environmental value; increased risk of run-off flooding to houses lower down if existing open space is built on or sealed up; serves as 'green lung' for surrounding housing areas;.	Non-allocation of H2 for housing in the Proposed Plan
Nairn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/283	Nairn H02	No Flood Risk Assessment required	
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/012	Nairn H02	Does not support housing development on H2 as it is still an important green/woodland area, and has a historic building. Considers there is no case for giving H2 preferred status, and it will be vital to ensure sensitive and proportional development of the site if it happens.	Non-allocation of H2 in Proposed Plan
Nairn	Mr Ronald Gordon(01194)	IMFLDP_MAIN/CONS/01194/1/001	Nairn H02	Supports Council's preference for H2 to be allocated for housing. Suggests that the development is subject to a masterplan underpinned by specialist inputs to inform landscape capacity, architectural concept and access to create an exceptional urban design outcome that respects the sites rich heritage. With reference to cons listed in MIR notes that part of the estate is commercial woodland with a felling licence and there is evidence that there is capacity in the adjoining road network. Considers the site will help meet part of the housing market that is not satisfied at present; will extend choice locally; will support the economy; community facilities; social infrastructure of the town and make use of the existing infrastructure networks. Notes that there are limited opportunities for consolidating the town within its existing infrastructure; that the site is well placed in terms of active travel opportunities and does not suffer from the same constraints as many of the other large scale allocations in Nairn, for example infrastructure, land assembly, land ownership and phasing issues.	Inclusion of developer requirement that site is masterplanned.
Nairn	Mr Graham Vine(01258)	IMFLDP_MAIN/CONS/01258/1/001	Nairn H02	Objects to the Council's preference of this site for large scale housing for the following reasons; concern about surface water drainage; concern about impact on endangered species (woodpeakers, red squirrels and roe deer) habitat; concern about the impact on the local road network.	Non-allocation of site for large scale housing.
Nairn	Mr Will Downie(00242)	IMFLDP_MAIN/CONS/00242/1/001	Nairn H03	Supports the Nairnshire Farming Society in their proposal to develop part of the Showfield in the centre of town in raise sufficient funds to purchase a new field on the edge of the town, alternatively support an excambion between the Highland Council and the Farming Society in relation to the existing Showfield and part of the lands at Sandown. Also support retention of part of the site as open space.	
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/015	Nairn H03	H3 comprises open space that is important as amenity/recreation. Past history indicates H3 is highly sensitive for local community. Limited development on east side may be an option. More radical alternatives need to be considered - e.g. excambio with part of Sandown (MU2). Wide and diverse range of local views about this site, and sympathy for the position of the Farmers Society which owns it. The idea of some kind of part-exchange for an area of Sandown could be win-win for landowners (Farmers Society and Common Good) while also preserving Showfield as community asset. Local Development Plan should set out options.	Inclusion of options for some kind of part exchange for an area of Sandown in Proposed Plan.
Nairn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/284	Nairn H03	No Flood Risk Assessment required	
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/013	Nairn H03	A more imaginative solution should be considered than partial development for housing, especially as it is valued open space. The case for some trade-off with part of the Sandown Common Good merits serious scrutiny and presentation as an option for study in the local plan.	Inclusion of options for some kind of part exchange for an area of Sandown in Proposed Plan.
Nairn	Mr Andrew Gardiner(01231)	IMFLDP_MAIN/CONS/01231/1/001	Nairn H03	Objects to the preference of this site for housing as this would remove well used and valued green space; it would cause traffic issues and the community is against its development as shown by previous resistance to a supermarket proposal here	Non-allocation of this site for housing or any development and seeks its allocation as public open space .
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/016	Nairn H04	Development must however respect local site character, retention of green space and proportions of housing to grounds. Proximity to beach promenade also a consideration. Infill zone of spacious Victorian villas risks compromising area's character. Rigorous limits on design and density of any new build would be essential.	

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Nairn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/285	Nairn H04	No Flood Risk Assessment required	
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/014	Nairn H04	No objection to limited residential infill in an existing residential street, providing the context of the site (older Victorian houses in grounds) is respected.	
Nairn	Mr Robert La Terriere(01250)	IMFLDP_MAIN/CONS/01250/1/001	Nairn H04	Supports the allocation of H4 and H5 for housing the site is situated within an established residential and generally urban area of Nairn; within short walking distance of existing open space and the beach promenade; opportunity to permit small-scale growth within central Nairn and therefore reduce reliance on sites in the periphery of the town; no infrastructure constraints therefore likely to be developed earlier than sites with constraints; development of appropriate design and scale could be incorporated without compromising the townscape character of this area of Nairn.	
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/017	Nairn H05	New small scale residential build on suitable scale in vacant plot would have no adverse impact on the surroundings.	
Nairn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/286	Nairn H05	No Flood Risk Assessment required	
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/014	Nairn H05	No objection to limited residential infill in an existing residential street, providing the context of the site (older Victorian houses in grounds) is respected.	
Nairn	Mr Robert La Terriere(01250)	IMFLDP_MAIN/CONS/01250/1/001	Nairn H05	Supports the allocation of H4 and H5 for housing the site is situated within an established residential and generally urban area of Nairn; within short walking distance of existing open space and the beach promenade; opportunity to permit small-scale growth within central Nairn and therefore reduce reliance on sites in the periphery of the town; no infrastructure constraints therefore likely to be developed earlier than sites with constraints; development of appropriate design and scale could be incorporated without compromising the townscape character of this area of Nairn.	
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/018	Nairn H06	Existing limits on housing numbers specified for Lochloy must be respected; site already believed to exceed original permitted housing numbers. Sole existing junction on to A96 is overloaded and contributes to current congestion problems through town. New additional road access is necessary - perhaps linking over railway, to designated future A96 junction with bypass.	Inclusion of developer requirement in Proposed Plan for H6 to provide alternative access link at eastern end for cars on to the A96.
Nairn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/157	Nairn H06	SEPA will not object provided the following developer requirements included in Proposed Plan. Text modified to state FRA required to support any development and outcome may adversely affect the developable area or development options on the site. Flood Risk Assessment will be required in support of any planning application.	SEPA request insertion of text to indicate potential flood risk and requirement for Flood Risk Assessment to support any planning application.
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/015	Nairn H06	Development has only one principal entry/exit road. Already the density and number of units reportedly exceeds the original consent, and infrastructure provision has not kept pace. Further development should be conditional on the delivery of access across the railway at the eastern (Balmakeith) end, at least for pedestrians/cycles; and a road link to wherever the future bypass meets the A96 .	The capacity for further development should be conditional on the delivery of access across the railway at the eastern (Balmakeith) end, at least for pedestrians/cycles; and a road link to wherever the future bypass meets the A96 .
Nairn	Kylauren Homes(01128)	IMFLDP_MAIN/CONS/01128/1/005	Nairn H06	Supports the continued allocation of H6 due to the ongoing development but objects to the site boundary. It is suggested that the boundary in the MIR does not reflect the boundary in the Masterplan and despite ongoing discussions with SNH about badgers in the site a likely outcome will be a significant reduction. The respondent has attached a map of the proposed boundary change.The respondent also wishes for the Council to take into consideration new information on traffic analysis and investigations which support the potential development housing number from 550 to 640 untis.	Seeks the expansion of the boundary for H6 at the wooded area to the east of the site.
Nairn	Scottish Natural Heritage(00204)	IMFLDP_MAIN/CONS/00204/1/070	Nairn H07	Requests HRA (individual and cumulative) in terms of potential effects on Moray and Nairn Coast SPA. Concerns are sedimentation of designated area and recreational pressure but should be able to be overcome via adequate mitigation. Species survey requirement for reptiles.	Addition of HRA dependency (individual and cumulative) in terms of potential effects on Moray and Nairn Coast SPA including sedimentation of designated area and recreational pressure. Inclusion of species survey requirement for reptiles.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/019	Nairn H07	Object to housing development on H7, consider rounding-off and infill is no justification for building over green space and water course which have amenity value for existing houses. Development would substantially alter the current low-density residential character of existing Kingsteps houses, and have implications for drainage and also question capacity of minor access road.	Non-allocation of H7 for housing in the Proposed Plan.

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Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/016	Nairn H07	See no logical reason for preferred status. The existence of a watercourse is an argument for leaving this as green space which has amenity value for the houses at Kingsteps and for the eventual residents in H6.	Non-allocation of H7 in the Proposed Plan.
Nairn	Wm. Morton Gillespie(01010)	IMFLDP_MAIN/CONS/01010/1/001	Nairn H07	Questions the capacity of the road infrastructure for this development (H7) going through Kingsteps and suggests a common access through the Lochlog housing development. Considers that the water courses running through the site (H7) should be retained and fully maintained and that this will impact on future development and constrain the access route, layout and density of development. Welcomes the draft site layout for H7 in terms of the green separation between H7 and Kingsteps.	Inclusion of developer requirements for site H7 related to road infrastructure, water courses and separation between development at Kingsteps.
Nairn	Mr Scott Macdonald(01248)	IMFLDP_MAIN/CONS/01248/1/003	Nairn H07	Objects to the Council preference of all of the site for housing and considers that the boundary should instead lie on the south side of the burn; to protect the burn and to remove Lochloy road as an option for vehicle access as this is considered this to be unsafe (considers the traffic study to have provided insufficient assessment of traffic flows); the green space for this development should be within the boundary of the allocation; also considers that the impact of development on this allocation and its effect on the burn needs to be assessed.	Amendment of proposed site boundary to lie on the south side of the burn running along the north side of this site and removal of Lochloy road as an option for vehicle access.
Nairn	Scottish Natural Heritage(00204)	IMFLDP_MAIN/CONS/00204/1/067	Nairn MU01	Requests same developer requirements and mitigation as set out in HwLDP.	Inclusion of same developer requirements and mitigation as set out in HwLDP.
Nairn	Cawdor & West Nairnshire Community Council(00273)	IMFLDP_MAIN/CONS/00273/1/002	Nairn MU01	Seeks the sensitive development of Delnies and Nairn South addressing issues around density, open space and community areas, considers development should be in keeping with character and architecture of existing town for Delnies and Nairn South. Also considers the developer contributions to infrastructure to be a priority.	Inclusion of developer requirements to encourage development proposals to be in keeping with that in existing surrounding area.
Nairn	Cawdor & West Nairnshire Community Council(00273)	IMFLDP_MAIN/CONS/00273/1/003	Nairn MU01	Welcomes proposed development of leisure and recreational facilities proposed at Delnies and would like to see them linked with the rest of the development to deliver employment.	
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/007	Nairn MU01	Priority should be tourism, recreation (hotel, golf course etc.) and public open/green space, as foreseen in the previous Local Plan. No justification for housing as first or main use, should be minor/subordinate element.	Allocation of MU1 for tourism, recreation and public open/green space with housing as minor/subordinate element
Nairn	Miss Annie Stewart(00757)	IMFLDP_MAIN/CONS/00757/1/005	Nairn MU01	Supports development of MU2 for housing if needs require but not MU1. Any development of MU2 should begin closest to existing housing at Achareidh and Tradespark.	Non-allocation of site MU1 for housing development.
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/006	Nairn MU01	Nairnshire Local Plan envisaged various community/recreational uses for this site, many of them green and recreational: hotel, golf course, club house etc. It has since been suggested that this will not be delivered unless the developer can fund it by first building a substantial number of houses, table refers to small scale leisure development. There should be a clear prescription in the plan that this site is predominantly leisure/tourism and associated business, with housing as a subordinate element.	Inclusion of developer requirements for MU1 that indicate the site is allocated for predominately leisure/tourism and associated business, with housing as a subordinate element.
Nairn	Cawdor Maintenance Trust(01261)	IMFLDP_MAIN/CONS/01261/1/001	Nairn MU01	The landowner supports the allocation of this site and considers that the Proposed Plan should reflect the minded to grant in principle planning permission granted for 300 houses subject to conditions and the Section 75 legal agreement.	Inclusion in the Proposed Plan of text reflecting the minded to grant in principle planning permission for 300 houses subject to conditions and the Section 75 legal agreement.
Nairn	Cawdor Farming No.1 Partnership(01264)	IMFLDP_MAIN/CONS/01264/1/001	Nairn MU01	The Cawdor Farming Partnership which farms this land supports the Council's preference of this site for development and considers that the minded to grant planning permission subject to conditions and S75 legal agreement should be reflected in the Proposed Plan.	Inclusion in the Proposed Plan of text reflecting the minded to grant in principle planning permission for 300 houses subject to conditions and the Section 75 legal agreement.
Nairn	Scottish Natural Heritage(00204)	IMFLDP_MAIN/CONS/00204/1/067	Nairn MU02	Requests same developer requirements and mitigation as set out in HwLDP.	Inclusion of same developer requirements and mitigation as set out in HwLDP.
Nairn	Nairn Suburban Community Council(00311)	IMFLDP_MAIN/CONS/00311/1/003	Nairn MU02	Acceptable uses to part of MU2 south of A96 should include parkland, wetland and community facilities.	Inclusion of developer requirements indicating uses to include "parkland, wetland and community facilities.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/006	Nairn MU02	C3 provides one option for new cemetery, but other possible locations should be identified in the Local Plan. For example MU4 opposite Firhall would be appropriate, and has fewer access issues. Sandown is another option, no reason why it could not be zoned for cemetery, this would keep it in community use (Common Good) as quite green, open space.	Seeks inclusion of other sites identified for possible use as new cemetery, specifically MU4 and MU2.

ISSUE	NAME	OUR REF.	POLICY/SITE NAME	COMMENT	MODIFICATION SOUGHT
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/008	Nairn MU02	As Common Good land, priority is to deliver community benefit, retain ownership of asset and explore range of alternatives including subdivision of site for multiple uses. Development on some parts of the site may be sensible provided site characteristics, landscape etc. Are respected. Should be considered as possible cemetery site or potential for exchange for Farmers Showfield. Plan should indicate range of options.	Inclusion of developer requirements for partial development or subdivision for different uses, including possibility for new cemetery and Farmers Showfield.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/015	Nairn MU02	H3 comprises open space that is important as amenity/recreation. Past history indicates H3 is highly sensitive for local community. Limited development on east side may be an option. More radical alternatives need to be considered - e.g. excambio with part of Sandown (MU2). Wide and diverse range of local views about this site, and sympathy for the position of the Farmers Society which owns it. The idea of some kind of part-exchange for an area of Sandown could be win-win for landowners (Farmers Society and Common Good) while also preserving Showfield as community asset. Local Development Plan should set out options.	Inclusion of options for some kind of part exchange for an area of Sandown in Proposed Plan.
Nairn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/153	Nairn MU02	Flood Risk Assessment has previously been carried out and is ok. Site is outwith the floodplain.	
Nairn	Miss Annie Stewart(00757)	IMFLDP_MAIN/CONS/00757/1/005	Nairn MU02	Supports development of MU2 for housing if needs require but not MU1. Any development of MU2 should begin closest to existing housing at Achareidh and Tradespark.	Non-allocation of site MU1 for housing development.
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/007	Nairn MU02	The fact that MU2 is Common Good land should be made clear; and there should be explicit recognition that any development would have to include a substantial community/amenity element and title remaining with the Common Good and be designated C and not MU. Reflecting local consultation, there should also be some reference, in the plan, to alternative options for development including site-subdivision, partial development, and a possible excambion with the Farmers' Society for a new Showfield at Sandown for the existing one in the town. Questions the adequacy of the access, given Transport Scotland's position on A96 junctions and the problem of ratruns via Altonburn and Seabank Roads. For these reasons it should not yet have preferred status: the new local plan needs to allow for exploration of alternative options.	Non-allocation of site in IMFLDP in current form.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/009	Nairn MU03	High priority for (re)development, within framework of overall regeneration plan for town centre to deliver mix of facilities, public services, retail business and civic space. Housing not a main component, but ancillary to other uses. Integrated town centre plan should cover whole area, and also address road issues, cycle/pedestrian access and central services (e.g. bus facilities). Essential to respect historic architecture. Housing a minor element if at all: housing wont deliver a vibrant centre which attracts visitors and business. Design and layout will be critical in defining character of town.	Inclusion of detailed proposals/framework for town centre.
Nairn	Miss Annie Stewart(00757)	IMFLDP_MAIN/CONS/00757/1/007	Nairn MU03	Uses in town centre should be restricted to tourism, retail and business.	Inclusion of developer requirements to restrict uses to tourism, retail and business.
Nairn	Mr David Whittaker(00758)	IMFLDP_MAIN/CONS/00758/1/001	Nairn MU03	Prevalance of on-street signage at the entrance and exit to the bus station car park in Nairn obscure sight lines to the A96(T).	
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/008	Nairn MU03	Supports (re)development of town centre. The present interim development brief is limited in scope and inadequate as the basis for the next 5-10 year planning period. The requirement for a proper integrated masterplan (as prescribed by national policy) for this whole area of the town centre including bus station and library car park, which consists of a number of sites under different ownership, should be clearly set out and incorporated in the new LDP. Key aims and Pros for redevelopment should be to enhance the existing built heritage, provide central facilities, attract retail, business and tourism, optimise the amenity of Viewfield, and rationalise the present A96 configuration in advance of a bypass.	Seeks inclusion of developer requirement for preparation of integrated masterplan for Nairn Town Centre.
Nairn	The Highland Council Housing Service(01308)	IMFLDP_MAIN/CONS/01308/2/001	Nairn MU03	The Council's Housing service as landowner supports the Council's preference of this site for mixed use development and makes the following observations in respect of property at King Street/Falconers Lane within the Council's property portfolio. The building(s) are attractive traditional buildings pre 1900's; due to the age and construction of the building if it is to be renovated then it needs to be for residential use as it is not suitable for shops due to current standards for fire separation requirements; alternatively it could be demolished and the rebuild of a 3 storey unit could have shops on the ground floor and residential above.	Inclusion of potential to retain residential use only in buildings where conversion to office/retail is not practical.
Nairn	Cawdor & West Nairnshire Community Council(00273)	IMFLDP_MAIN/CONS/00273/1/002	Nairn MU04	Seeks the sensitive development of Delnies and Nairn South addressing issues around density, open space and community areas, considers development should be inkeeping with character and architecture of existing town for Delnies and Nairn South. Also considers the developer contributions to infrastructure to be a priority.	Inclusion of developer requirements to encourage development proposals to be in keeping with that in existing surrounding area.

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Nairn	Cawdor & West Nairnshire Community Council(00273)	IMFLDP_MAIN/CONS/00273/1/004	Nairn MU04	Considers the number of railway crossings serving all transport modes at Nairn South are inadequate and needs to be addressed prior to development at Nairn South.	Inclusion of developer requirement for provision of further railway crossings prior to development progressing.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/002	Nairn MU04	I1 could be extended south-east as far as Cawdor Road,to provide access option and ease pressures on Balblair Road. No case for expansion of sawmill (or other industry) over all of MU4. This would be unacceptable to neighbours, and would create severe access/traffic issues. Infrastructure would need to be improved as a prerequisite for industrial expansion.	Expansion of I1 eastwards as far as Cawdor Road.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/006	Nairn MU04	C3 provides one option for new cemetery, but other possible locations should be identified in the Local Plan. For example MU4 opposite Firhall would be appropriate, and has fewer access issues. Sandown is another option, no reason why it could not be zoned for cemetery, this would keep it in community use (Common Good) as quite green, open space.	Seeks inclusion of other sites identified for possible use as new cemetery, specifically MU4 and MU2.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/010	Nairn MU04	Development on MU4 not supported for following reasons:- prime agricultural land- no case for development unless/until bypass is in place;- strategic decisions need to be made on future capacity/alignment of Cawdor and Balblair Roads- Major access issues (road capacity, junctions, rail underpass, and possible bypass link) are resolved; and- infrastructure problems (drainage/wastewater network) are resolved.Support the use of MU4 opposite/adjacent to Firhall for possible cemetery site as it would have minimal traffic impact, no disturbance to neighbours, and occupants unaffected by sawmill.Long term future of MU4 depends on delivery of bypass and decisions on its junctions (if any) with Cawdor Road. Other sites (Lochloy, Delnies, Househill, even Sandown) are better candidates for development in this LDP timescale.	Non-allocation of MU4 in the Proposed Plan for mixed uses although support allocation of MU4 opposite Firhall for possible cemetery site.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/011	Nairn MU04	MU5 should remain as prime agricultural land, considered lower priority than MU4. Requirement for organic growth in Nairn's housing can be met by completion of Lochloy plus some phased building on Sandown/Delnies. This should suffice both in terms of numbers and choice.	Non-allocation of MU5 in the proposed plan
Nairn	Mrs C Stafford(00511)	IMFLDP_MAIN/CONS/00511/1/014	Nairn MU04	Concerned that loss of farm land is not noted as a con - sites are a combination of Class 2 and Class 3 agricultural land	
Nairn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/154	Nairn MU04	No flood risk assessment required. (SEA needs amended)	
Nairn	Miss Annie Stewart(00757)	IMFLDP_MAIN/CONS/00757/1/006	Nairn MU04	Favours development on MU4 as far as the ridge provided the issues regarding pedestrian, cycle and car access into Nairn over the railway can be resolved. Does not support development on MU5.	Non-allocation of site MU5.
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/009	Nairn MU04	Do not support development on MU4 or MU5 as the site lies on prime agricultural land; no identified need given the preference for development at Lochloy, Delnies, Sandown, Househill; major issues of access and transport infrastructure; a transport assessment will be required; a pedestrian/cycle bridge over the railway is not an adequate provision, and a junction between Cawdor Road and a future A96 bypass cannot be assumed; without major modifications to the Cawdor Rd/Balblair Road junction and the railway underpass, a solution to the problems of HGV access to the sawmill, and an outward route to the A96 that does not involve town centre transit, a major housing development in this area should be out of the question. Phasing is not the answer: the fundamental challenges should be addressed before any development is permitted.	Non-allocation of MU4 and MU5 in Proposed Plan.
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/010	Nairn MU04	MU6 is a new site on which there has been no local consultation. Given the serious questionmarks over Nairn South, and the fact that the bypass will have a junction with the A939 Grantown Road, it may make more sense in the medium/long term to give MU6 preference over MU4/5. The pros for this site include fewer access issues and better integration with the eventual bypass.	Non-allocation of sites MU4 and MU5.

ISSUE	NAME	OUR REF.	POLICY/SITE NAME	COMMENT	MODIFICATION SOUGHT
Nairn	John Gordon And Son(01031)	IMFLDP_MAIN/CONS/01031/1/001	Nairn MU04	Seeks confirmation, as landowner, of I1 in the IMFLDP; also availability of I1 to the Sawmill to be secured before Nairn South is given planning permission, it is considered that HwLDP objectives cannot be fulfilled without I1 being secured first. A Masterplan to be agreed and adopted (which safeguards the sawmills requirements) before planning permission is given for Nairn South as anything premature to an agreed masterplan is considered to be prejudicial to the town, the economy, the company and public interest; recognition that transport and infrastructure are significant issues and any allocation at Nairn South should be on the basis that transport requirements are met, with priority given to the Sawmill's transport needs; the Council to note the 65 HGV movements per day approved by the TA attached to the recent planning permission and the implications this has on the capacity of Balblair Road and that because of the movements there may be a need for future closure of the Balblair roadConsiders that any agreed Masterplan should provide an adequate buffer based on Noise Impact Assessment establishing an appropriate depth and composition which provides land mass and barrier within the Mixed use allocations. This is considered to be the responsibility of others and this should be acknowledged in policy; include provisions to be made at Nairn South for adequate access and circulation, and separation of future development from transport noise effects; ensure that the mixed uses are retained at Nairn South and consideration is given to commercial development in areas closest to the sawmill boundary; ensure accessibility for the Sawmill to potential rail sidings to maximise rail freight opportunities.	Inclusion of policy support for the delivery of land for sawmill expansion and inclusion of requirements for adjacent site MU1 to provide appropriate noise and nuisance mitigation from future sawmill activities.
Nairn	Mr John Hampson(01119)	IMFLDP_MAIN/CONS/01119/1/003	Nairn MU04	Objects to MU4 and MU5 . Access from town centre and potential lack of access from proposed by-pass are issues. Development on these sites should not happen until work has commenced on the by-pass . Access from by-pass to these sites should be required.	Inclusion of development requirement that connection to by-pass be established before development progresses.
Nairn	Mr Charles Allenby(01232)	IMFLDP_MAIN/CONS/01232/1/002	Nairn MU04	Considers that the role of the IMFLDP should clearly identify the parameters for development, define site boundaries for these uses and determine specific site requirements. Considers that the allocation boundaries shown in the HwLDP do not reflect the HwLDP reporters recommendation here and instead the 2/3 phasing reflects the extent of the Scotia, Robertson, Barratt consortium planning application boundary.The respondent considers that development further south of the ridgeline should occur at a later point when infrastructure and access improvements have been made. Photo montages are provided to show the effect of different development scenarios in relation to the ridgeline, these are provided to support their consideration that it is important that the ridgeline itself should not be developed upon. Supports the Reporter's recommendation on the HwLDP, that 250 houses should be the limit for the first phase. It is acknowledged that this limit is based on improvements required to the railway under-bridge which probably requires installing traffic signals and potentially improving pedestrian footways and traffic calming along Balblair road. Considers that the density of these allocations needs to reflect the transition between urban and rural and as such lower density development is in keeping with the location and character of the location. Consultation has been carried out with the public to inform their development framework and it is considered that these responses were consistent and welcomed their general approach.	Seeks follwing amendments; reconfiguration of I1 to accommodate the pedestrian railway crossing at this point; extend I1 to the east of Cawdor road in a 5.1 hectare site; allocations MU4 and 5 amended to protect the ridgeline from development; phasing of land south of the ridgeline for a later date (when infrastructure and access improvements have been made); link road between Balblair Road and Cawdor Road; landscape bunding (which could also be associated with the pedestrian and cycle bridge over the railway); retail and commercial/business uses and servicing areas as a transition between the sawmill and storage areas to residential; community uses, open space and car parking as indicated in submission; landscape planting and physical means of enclosure (close boarded fencing/walls) or combination; acknowledgement that the 250 limit is based on improvements required to the railway under-bridge and that this probably requires installing traffic signals and potentially improving pedestrian footways and traffic calming along Balblair road.Inclusion of site specific requirements that the delivery of the pedestrian railway bridge should form part of a Section 75 agreement for the whole site on a pro rata basis; delivery of the distributor type link between Balblair Road and Cawdor Road tied into a Section 75 agreement to all developers.

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Nairn	Mr Charles Allenby(01232)	IMFLDP_MAIN/CONS/01232/1/003	Nairn MU04	Considers that there needs to be a masterplan for Nairn South and they submit their own development framework and suggest this as the basis for the Council's allocation of land. This development framework has the following key features; a link road between Balblair Road and Cawdor Road; landscape bunding (which could also be associated with the pedestrian and cycle bridge over the railway); allocations MU4 and 5 amended to protect the ridgeline from development; retail and commercial/business uses and servicing areas as a transition between the sawmill and storage areas to residential; community uses, open space and car parking; landscape planting and physical means of enclosure (close boarded fencing/walls); and a combination of some or all of the above; a reconfigured 5.1 hectares for the sawmill expansion and the site railway bridge (in their suggested optimum position within I1); key viewpoints and landscape feature which they consider should inform the site layout and design, ensure that the built development can be absorbed by the site and the integrity of the town's setting is maintained. Considers that the delivery of the pedestrian railway bridge should form part of a Section 75 agreement for the whole site on a pro rata basis linked to house numbers; applied also to delivery of the link between Balblair Road and Cawdor Road.	Seeks following amendments; reconfiguration of I1 to accommodate the pedestrian railway crossing at this point; extend I1 to the east of Cawdor road in a 5.1 hectare site; allocations MU4 and 5 amended to protect the ridgeline from development; phasing of land south of the ridgeline for a later date (when infrastructure and access improvements have been made); link road between Balblair Road and Cawdor Road; landscape bunding (which could also be associated with the pedestrian and cycle bridge over the railway); retail and commercial/business uses and servicing areas as a transition between the sawmill and storage areas to residential; community uses, open space and car parking as indicated in submission; landscape planting and physical means of enclosure (close boarded fencing/walls) or combination; acknowledgement that the 250 limit is based on improvements required to the railway under-bridge and that this probably requires installing traffic signals and potentially improving pedestrian footways and traffic calming along Balblair road.Inclusion of site specific requirements that the delivery of the pedestrian railway bridge should form part of a Section 75 agreement for the whole site on a pro rata basis; delivery of the distributor type link between Balblair Road and Cawdor Road tied into a Section 75 agreement to all developers.
Nairn	Scotia Homes, Barratt East Scotland And Robertson Homes(01310)	IMFLDP_MAIN/CONS/01310/2/001	Nairn MU04	Considers Nairn South should be afforded a "committed" status in the Proposed Plan and prioritised ahead of any new allocations as it and other sites are allocated in the recently adopted HwLDP. Supports current allocation for housing and mixed use development. Content that site rolled forward into Proposed Plan with further site-specific detail. Believes the advantages of the allocations are: the land is deliverable within 5 years as evidenced by the current planning application and the Council's commitment to the masterplanning process; it forms part of the effective housing land supply as evidenced by the Council's latest Audit; the SEA shows net positive effects; the Consortium are the only builders ready to develop one of the HwLDP expansion sites, and; transport issues can be mitigated. Queries whether SEA has been confused with Househill Farm site.	Seeks confirmation of sites development status carried forward from HwLDP.
Nairn	Cawdor & West Nairnshire Community Council(00273)	IMFLDP_MAIN/CONS/00273/1/002	Nairn MU05	Seeks the sensitive development of Delnies and Nairn South addressing issues around density, open space and community areas, considers development should be inkeeping with character and architecture of existing town for Delnies and Nairn South. Also considers the developer contributions to infrastructure to be a priority.	Inclusion of developer requirements to encourage development proposals to be in keeping with that in existing surrounding area.
Nairn	Cawdor & West Nairnshire Community Council(00273)	IMFLDP_MAIN/CONS/00273/1/004	Nairn MU05	Considers the number of railway crossings serving all transport modes at Nairn South are inadequate and needs to be addressed prior to development at Nairn South.	Inclusion of developer requirement for provision of further railway crossings prior to development progressing.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/011	Nairn MU05	MU5 should remain as prime agricultural land, considered lower priority than MU4. Requirement for organic growth in Nairn's housing can be met by completion of Lochloy plus some phased building on Sandown/Delnies. This should suffice both in terms of numbers and choice.	Non-allocation of MU5 in the proposed plan
Nairn	Mrs C Stafford(00511)	IMFLDP_MAIN/CONS/00511/1/014	Nairn MU05	Concerned that loss of farm land is not noted as a con - sites are a combination of Class 2 and Class 3 agricultural land	
Nairn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/155	Nairn MU05	SEPA will not object provided the following developer requirements included in Proposed Plan. FRA recommendedfor MU4 in SEA but think this is maybe meant for MU5. Text modified to state FRA required to support any development and outcome may adversely affect the developable area or development options on the site. Flood Risk Assessment will be required in support of any planning application.	SEPA request insertion of text to indicate potential flood risk and requirement for Flood Risk Assessment to support any planning application.
Nairn	Miss Annie Stewart(00757)	IMFLDP_MAIN/CONS/00757/1/006	Nairn MU05	Favours development on MU4 as far as the ridge provided the issues regarding pedestrian, cycle and car access into Nairn over the railway can be resolved. Does not support development on MU5.	Non-allocation of site MU5.

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Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/009	Nairn MU05	Do not support development on MU4 or MU5 as the site lies on prime agricultural land; no identified need given the preference for development at Lochloy, Delnies, Sandown, Househill; major issues of access and transport infrastructure; a transport assessment will be required; a pedestrian/cycle bridge over the railway is not an adequate provision, and a junction between Cawdor Road and a future A96 bypass cannot be assumed; without major modifications to the Cawdor Rd/Balblair Road junction and the railway underpass, a solution to the problems of HGV access to the sawmill, and an outward route to the A96 that does not involve town centre transit, a major housing development in this area should be out of the question. Phasing is not the answer: the fundamental challenges should be addressed before any development is permitted.	Non-allocation of MU4 and MU5 in Proposed Plan.
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/010	Nairn MU05	MU6 is a new site on which there has been no local consultation. Given the serious questionmarks over Nairn South, and the fact that the bypass will have a junction with the A939 Grantown Road, it may make more sense in the medium/long term to give MU6 preference over MU4/5. The pros for this site include fewer access issues and better integration with the eventual bypass.	Non-allocation of sites MU4 and MU5.
Nairn	John Gordon And Son(01031)	IMFLDP_MAIN/CONS/01031/1/001	Nairn MU05	Seeks confirmation, as landowner, of I1 in the IMFLDP; also availability of I1 to the Sawmill to be secured before Nairn South is given planning permission, it is considered that HwLDP objectives cannot be fulfilled without I1 being secured first. A Masterplan to be agreed and adopted (which safeguards the sawmills requirements) before planning permission is given for Nairn South as anything premature to an agreed masterplan is considered to be prejudicial to the town, the economy, the company and public interest; recognition that transport and infrastructure are significant issues and any allocation at Nairn South should be on the basis that transport requirements are met, with priority given to the Sawmill's transport needs; the Council to note the 65 HGV movements per day approved by the TA attached to the recent planning permission and the implications this has on the capacity of Balblair Road and that because of the movements there may be a need for future closure of the Balblair roadConsiders that any agreed Masterplan should provide an adequate buffer based on Noise Impact Assessment establishing an appropriate depth and composition which provides land mass and barrier within the Mixed use allocations. This is considered to be the responsibility of others and this should be acknowledged in policy; include provisions to be made at Nairn South for adequate access and circulation, and separation of future development from transport noise effects; ensure that the mixed uses are retained at Nairn South and consideration is given to commercial development in areas closest to the sawmill boundary; ensure accessibility for the Sawmill to potential rail sidings to maximise rail freight opportunities.	Inclusion of policy support for the delivery of land for sawmill expansion and inclusion of requirements for adjacent site MU1 to provide appropriate noise and nuisance mitigation from future sawmill activities.
Nairn	Mr John Hampson(01119)	IMFLDP_MAIN/CONS/01119/1/003	Nairn MU05	Objects to MU4 and MU5 . Access from town centre and potential lack of access from proposed by-pass are issues. Development on these sites should not happen until work has commenced on the by-pass . Access from by-pass to these sites should be required.	Inclusion of development requirement that connection to by-pass be established before development progresses.

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Nairn	Mr Charles Allenby(01232)	IMFLDP_MAIN/CONS/01232/1/002	Nairn MU05	Considers that the role of the IMFLDP should clearly identify the parameters for development, define site boundaries for these uses and determine specific site requirements. Considers that the allocation boundaries shown in the HwLDP do not reflect the HwLDP reporters recommendation here and instead the 2/3 phasing reflects the extent of the Scotia, Robertson, Barratt consortium planning application boundary.The respondent considers that development further south of the ridgeline should occur at a later point when infrastructure and access improvements have been made. Photo montages are provided to show the effect of different development scenarios in relation to the ridgeline, these are provided to support their consideration that it is important that the ridgeline itself should not be developed upon. Supports the Reporter’s recommendation on the HwLDP, that 250 houses should be the limit for the first phase. It is acknowledged that this limit is based on improvements required to the railway under-bridge which probably requires installing traffic signals and potentially improving pedestrian footways and traffic calming along Balblair road. Considers that the density of these allocations needs to reflect the transition between urban and rural and as such lower density development is in keeping with the location and character of the location. Consultation has been carried out with the public to inform their development framework and it is considered that these responses were consistent and welcomed their general approach.	Seeks following amendments; reconfiguration of I1 to accommodate the pedestrian railway crossing at this point; extend I1 to the east of Cawdor road in a 5.1 hectare site; allocations MU4 and 5 amended to protect the ridgeline from development; phasing of land south of the ridgeline for a later date (when infrastructure and access improvements have been made); link road between Balblair Road and Cawdor Road; landscape bunding (which could also be associated with the pedestrian and cycle bridge over the railway); retail and commercial/business uses and servicing areas as a transition between the sawmill and storage areas to residential; community uses, open space and car parking as indicated in submission; landscape planting and physical means of enclosure (close boarded fencing/walls) or combination; acknowledgement that the 250 limit is based on improvements required to the railway under-bridge and that this probably requires installing traffic signals and potentially improving pedestrian footways and traffic calming along Balblair road.Inclusion of site specific requirements that the delivery of the pedestrian railway bridge should form part of a Section 75 agreement for the whole site on a pro rata basis; delivery of the distributor type link between Balblair Road and Cawdor Road tied into a Section 75 agreement to all developers.
Nairn	Mr Charles Allenby(01232)	IMFLDP_MAIN/CONS/01232/1/003	Nairn MU05	Considers that there needs to be a masterplan for Nairn South and they submit their own development framework and suggest this as the basis for the Council’s allocation of land. This development framework has the following key features; a link road between Balblair Road and Cawdor Road; landscape bunding (which could also be associated with the pedestrian and cycle bridge over the railway); allocations MU4 and 5 amended to protect the ridgeline from development; retail and commercial/business uses and servicing areas as a transition between the sawmill and storage areas to residential; community uses, open space and car parking; landscape planting and physical means of enclosure (close boarded fencing/walls); and a combination of some or all of the above; a reconfigured 5.1 hectares for the sawmill expansion and the site railway bridge (in their suggested optimum position within I1); key viewpoints and landscape feature which they consider should inform the site layout and design, ensure that the built development can be absorbed by the site and the integrity of the town’s setting is maintained. Considers that the delivery of the pedestrian railway bridge should form part of a Section 75 agreement for the whole site on a pro rata basis linked to house numbers; applied also to delivery of the link between Balblair Road and Cawdor Road.	Seeks following amendments; reconfiguration of I1 to accommodate the pedestrian railway crossing at this point; extend I1 to the east of Cawdor road in a 5.1 hectare site; allocations MU4 and 5 amended to protect the ridgeline from development; phasing of land south of the ridgeline for a later date (when infrastructure and access improvements have been made); link road between Balblair Road and Cawdor Road; landscape bunding (which could also be associated with the pedestrian and cycle bridge over the railway); retail and commercial/business uses and servicing areas as a transition between the sawmill and storage areas to residential; community uses, open space and car parking as indicated in submission; landscape planting and physical means of enclosure (close boarded fencing/walls) or combination; acknowledgement that the 250 limit is based on improvements required to the railway under-bridge and that this probably requires installing traffic signals and potentially improving pedestrian footways and traffic calming along Balblair road.Inclusion of site specific requirements that the delivery of the pedestrian railway bridge should form part of a Section 75 agreement for the whole site on a pro rata basis; delivery of the distributor type link between Balblair Road and Cawdor Road tied into a Section 75 agreement to all developers.

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Nairn	Scotia Homes, Barratt East Scotland And Robertson Homes(01310)	IMFLDP_MAIN/CONS/01310/2/001	Nairn MU05	Considers Nairn South should be afforded a "committed" status in the Proposed Plan and prioritised ahead of any new allocations as it and other sites are allocated in the recently adopted HwLDP. Supports current allocation for housing and mixed use development. Content that site rolled forward into Proposed Plan with further site-specific detail. Believes the advantages of the allocations are: the land is deliverable within 5 years as evidenced by the current planning application and the Council's commitment to the masterplanning process; it forms part of the effective housing land supply as evidenced by the Council's latest Audit; the SEA shows net positive effects; the Consortium are the only builders ready to develop one of the HwLDP expansion sites, and; transport issues can be mitigated. Queries whether SEA has been confused with Househill Farm site.	Seeks confirmation of sites development status carried forward from HwLDP.
Nairn	Mr John Bain Mackintosh(00091)	IMFLDP_MAIN/CONS/00091/2/001	Nairn MU06	Objects to existing site boundary and seeks extension to south east because: part of this area already has planning permission for housing; it would better define the settlement edge, and; access is already available and could be improved within the landowner's control.	Extension of site on south eastern boundary.
Nairn	Nairn Suburban Community Council(00311)	IMFLDP_MAIN/CONS/00311/1/002	Nairn MU06	Key development issues bullet which makes reference to one major housing site under construction is not a good advert for Nairn. Consider Lochloy is badly planned and does little for the community, must not make the same mistakes again.	Deletion of reference to Lochloy development.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/012	Nairn MU06	Considers this site a good candidate for phased development in tandem with, but not ahead of, the bypass. Fewer issues of access; development can make use of junction which would have to be built linking bypass and A939. Development at MU6 would 'balance' the current emphasis on East (Lochloy) and West (Sandown/Delnies). Easier linkage with Grantown Road would enable viable mixed-use development in medium to longer term, without adding to traffic.	
Nairn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/156	Nairn MU06	SEPA have no outstanding issues on flooding for this site.	
Nairn	Miss Annie Stewart(00757)	IMFLDP_MAIN/CONS/00757/1/008	Nairn MU06	Does not see any compelling argument/requirement to develop this site	Non-allocation of site MU6
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/010	Nairn MU06	MU6 is a new site on which there has been no local consultation. Given the serious questionmarks over Nairn South, and the fact that the bypass will have a junction with the A939 Grantown Road, it may make more sense in the medium/long term to give MU6 preference over MU4/5. The pros for this site include fewer access issues and better integration with the eventual bypass.	Non-allocation of sites MU4 and MU5.
Nairn	Mr John Hampson(01119)	IMFLDP_MAIN/CONS/01119/1/002	Nairn MU06	Supports MU6, should be given preferred consideration due to good traffic solutions already there.	
Nairn	Mr And Mrs Nicolson(01202)	IMFLDP_MAIN/CONS/01202/1/001	Nairn MU06	Supports, broadly, the Councils preferred status on the mix of uses (MU6) and community uses (C1 and C3) as sites, as landowner, seeks detail about the timing of the provision of the bypass and local road connections and whether these would be a pre-requisite to opening up development land at Househill Mains. The business has diversified through the development of other business uses in the traditional farm steading which could potentially act as a focal point for further related activities and a local centre for new housing. A limited future exists for the continuation of farming and are willing to make most of the land available for development. A sketch Development Framework Plan has been submitted which accounts for the overhead lines through site, particularly the likelihood that the high voltage lines would not be divertedConsider that this development land is less constrained than most of the large scale mixed use options in Nairn, referring to the attributes of the land indicated in the submission made at the Call for Sites stage. Consider that this land also seems to have the best prospect of achieving an access from the future Nairn bypass at the intersection of the A939 road.	Inclusion of detail about the timing of the provision of the bypass and local road connections and whether these would be a pre-requisite to opening up development land at Househill Mains.
Nairn	Mr And Mrs Nicolson(01202)	IMFLDP_MAIN/CONS/01202/1/002	Nairn MU06	Considers there should be an indication of the timescale for development in the same way that the HwLDP does in table format for the other site options. This would give the owners of Househill Mains a clearer indication for continuation of farming activities until such time as the land can be opened up for development. Also clarification is sought over whether there is a need for a new primary school in the Househill Mains area.	Inclusion of detail about timescale for development in the same way that the HwLDP does in table format for the other site options. Also the developer requirements should identify whether there is a need for a new primary school in the Househill Mains area.
Nairn	Mr Charles Allenby(01232)	IMFLDP_MAIN/CONS/01232/1/005	Nairn MU06	Objects to the Council's preference of MU6, considers there to be no context or justification for any further allocations beyond that identified by HwLDP and that it is remote from the urban area.	Non-allocation of MU6.

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Nairn	Scotia Homes, Barratt East Scotland And Robertson Homes(01310)	IMFLDP_MAIN/CONS/01310/1/001	Nairn MU06	Objects to allocation and its preferred status because: commitments have already been made to alternative sites through the approved HwLDP; it is of such a large scale that it should have been considered through the HwLDP process; the sites in the HwLDP have sufficient capacity to meet expected demand and need; it is relatively distant from the town centre and many other facilities; it is a greenfield site that does not benefit from any previous allocation; of doubts about its delivery within the Plan period; it conflicts with the green corridor within the A96 Corridor Development Framework, and; the site's SEA has been confused with that for MU5 for Nairn South.	Plan should set a priority for Nairn South and other HwLDP allocations to be developed ahead of any new allocations such as MU6. Failing this the non retention of site MU6.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/020	Nairn B01	Supports preference for development in MIR. B1 is appropriately zoned for business/industry, and currently under-used. Further development should more than meet expected local demand. Any further development should aim to enhance the attraction of the site for a variety of users, businesses as well as industry.	
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/017	Nairn B01	Existing units are under-occupied, but the site is rightly zoned for business use and should suffice for likely local demand and need.	
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/003	Nairn R01	Retail is logical use for this site, but further development should be based on clear evidence of need and subject to clear conditions on not impacting town centre.	Inclusion of developer requirement to identify need for development and consideration of impact.
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/019	Nairn R01	Supports allocation for retail development	
Nairn	Sainsbury's Supermarkets(01003)	IMFLDP_MAIN/CONS/01003/1/001	Nairn R01	Highlights that representations were made to HwLDP requesting that site R1 is allocated as a commercial centre. HwLDP Policy 40 Retail Development failed to recognise the role of commercial centres within the sequential approach and as such gave no indication that these centres are superior to our of centre sites. The IMF LDP MIR does not address Sainsbury's previous representations to the HwLDP as it does not appropriately define the role of retail sites within an identified retail hierarchy or network of centres nor indicate acceptable uses on the R1 site. Supports R1 being included in the Nairn settlement boundary and its Retail allocation but seeks clarification on whether this is related to Policy 40 of HwLDP. The site has not been allocated for the same use within HwLDP and IMF LDP MIR despite representation from Sainsburys asking it to. While supports is given for retail allocation clarification is required on the development permitted on the site and implications of 'Retail' allocation. MIR does not acknowledge the full extent of the permission on the subject site, i.e. Petrol filling station and non food retail unit which is yet to be completed.	Outline retail policy properly defining a network of centres and this is cross referenced to specific site allocations; allocates R1 in Nairn as a commercial centre as part of sequential approach to retail development and acceptable uses; denotes the permitted uses on R1 which includes supermarket, non-food retail and petrol filling station.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/004	Nairn C01	Object to potential for development leave as green space or farm field - which still has amenity value. No need to envisage any building on it (other than riverside paths). Flood plain limits options for development. Thus is not an option for e.g. New cemetery site. No need for any built facilities, best use is as a riverside park.	Removal of potential for built development protect as green space in Proposed Plan.
Nairn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/159	Nairn C01	SEPA will not object provided the following developer requirements included in Proposed Plan. Text should specify that no buildings or landraising would be supported. NoFlood Risk Assessment required provided no built development or landraising proposed.	SEPA request insertion of text to indicate potential flood risk and possible requirement for Flood Risk Assessment to support any planning application.
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/020	Nairn C01	Support preference for community use.	
Nairn	Mr And Mrs Nicolson(01202)	IMFLDP_MAIN/CONS/01202/1/001	Nairn C01	Supports, broadly, the Councils preferred status on the mix of uses (MU6) and community uses (C1 and C3) as sites, as landowner, seeks detail about the timing of the provision of the bypass and local road connections and whether these would be a pre-requisite to opening up development land at Househill Mains. The business has diversified through the development of other business uses in the traditional farm steading which could potentially act as a focal point for further related activities and a local centre for new housing. A limited future exists for the continuation of farming and are willing to make most of the land available for development. A sketch Development Framework Plan has been submitted which accounts for the overhead lines through site, particularly the likelihood that the high voltage lines would not be divertedConsider that this development land is less constrained than most of the large scale mixed use options in Nairn, referring to the attributes of the land indicated in the submission made at the Call for Sites stage. Consider that this land also seems to have the best prospect of achieving an access from the future Nairn bypass at the intersection of the A939 road.	Inclusion of detail about the timing of the provision of the bypass and local road connections and whether these would be a pre-requisite to opening up development land at Househill Mains.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/005	Nairn C02	Support the MIR non-preferred status for development. Land has value as green space and farmland, and in longer term as extension to riverside amenity area.	

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Nairn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/160	Nairn C02	SEPA will not object provided the following developer requirements included in Proposed Plan. Text should specify that no buildings or landraising would be supported. NoFlood Risk Assessment required provided no built development or landraising proposed.	SEPA request inclusion of text to specify that no building on site or landraising would be supported.
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/021	Nairn C02	No obvious reason to presume development of facilities. The land has a local community value as green open space, and could be left as is.	Removal of potential for built development from development potential.
Nairn	Mr And Mrs Nicolson(01202)	IMFLDP_MAIN/CONS/01202/1/003	Nairn C02	Oblects to the non-preference of site for community use; the site does not as stated in the MIR have steep gradient and has road access; it is acknowledged that C1 is adjacent a bus route and housing areas but this is considered to be the only difference; it is considered that both C1 and C2 should be preferred. Would prefer site did not include the potential for built development.	Allocation of site C2 for community use (without built development)
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/006	Nairn C03	C3 provides one option for new cemetery, but other possible locations should be identified in the Local Plan. For example MU4 opposite Firhall would be appropriate, and has fewer access issues. Sandown is another option, no reason why it could not be zoned for cemetery, this would keep it in community use (Common Good) as quite green, open space.	Seeks inclusion of other sites identified for possible use as new cemetery, specifically MU4 and MU2.
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/022	Nairn C03	The requirement for additional cemetery space is becoming urgent. This is one possible site. Are there others? A part of Sandown? On MU4 by Cawdor Rd/Firhall? The LDP should offer options.	Proposed Plan should identify other cemetery options
Nairn	Mr And Mrs Nicolson(01202)	IMFLDP_MAIN/CONS/01202/1/001	Nairn C03	Supports, broadly, the Councils preferred status on the mix of uses (MU6) and community uses (C1 and C3) as sites, as landowner, seeks detail about the timing of the provision of the bypass and local road connections and whether these would be a pre-requisite to opening up development land at Househill Mains. The business has diversified through the development of other business uses in the traditional farm steading which could potentially act as a focal point for further related activities and a local centre for new housing. A limited future exists for the continuation of farming and are willing to make most of the land available for development. A sketch Development Framework Plan has been submitted which accounts for the overhead lines through site, particularly the likelihood that the high voltage lines would not be divertedConsider that this development land is less constrained than most of the largle scale mixed use options in Nairn, referring to the attributes of the land indicated in the submission made at the Call for Sites stage. Consider that this land also seems to have the best prospect of achieving an access from the future Nairn bypass at the intersection of the A939 road.	Inclusion of detail about the timing of the provision of the bypass and local road connections and whether these would be a pre-requisite to opening up development land at Househill Mains.
Nairn	Mr And Mrs Nicolson(01202)	IMFLDP_MAIN/CONS/01202/1/004	Nairn C03	Supports the allocation of this site for community use but has the following comments to make; the land has direct access to Granny Barbour's rooad which also serves the Grigorhill Industrial estate so it is not considered that there are access diffculties as mentioned in the MIR; the area identified in the MIR is larger than submitted and seek clarification; as to whether this is as a result of input from TECs requesting more land for the cemetery; the site lies only 450 m from the A939 which is a bus route.	Inclusion of accurate developer requirements and justification for extent of site boundary.
Nairn	Nairn West Community Council(00365)	IMFLDP_MAIN/CONS/00365/1/002	Nairn I01	I1 could be extended south-east as far as Cawdor Road,to provide access option and ease pressures on Balblair Road. No case for expansion of sawmill (or other industry) over all of MU4. This would be unacceptable to neighbours, and would create severe access/traffic issues. Infrastructure would need to be improved as a prerequisite for industrial expansion.	Expansion of I1 eastwards as far as Cawdor Road.
Nairn	Mr Brian Stewart(00993)	IMFLDP_MAIN/CONS/00993/1/018	Nairn I01	Agree with comments in table. Possible argument for extending the expansion site as far as Cawdor Road to give access options.	Extension of site boundary eastwards to Cawdor Road.

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Nairn	John Gordon And Son(01031)	IMFLDP_MAIN/CONS/01031/1/001	Nairn I01	Seeks confirmation, as landowner, of I1 in the IMFLDP; also availability of I1 to the Sawmill to be secured before Nairn South is given planning permission, it is considered that HwLDP objectives cannot be fulfilled without I1 being secured first. A Masterplan to be agreed and adopted (which safeguards the sawmills requirements) before planning permission is given for Nairn South as anything premature to an agreed masterplan is considered to be prejudicial to the town, the economy, the company and public interest; recognition that transport and infrastructure are significant issues and any allocation at Nairn South should be on the basis that transport requirements are met, with priority given to the Sawmill's transport needs; the Council to note the 65 HGV movements per day approved by the TA attached to the recent planning permission and the implications this has on the capacity of Balblair Road and that because of the movements there may be a need for future closure of the Balblair roadConsiders that any agreed Masterplan should provide an adequate buffer based on Noise Impact Assessment establishing an appropriate depth and composition which provides land mass and barrier within the Mixed use allocations. This is considered to be the responsibility of others and this should be acknowledged in policy; include provisions to be made at Nairn South for adequate access and circulation, and separation of future development from transport noise effects; ensure that the mixed uses are retained at Nairn South and consideration is given to commercial development in areas closest to the sawmill boundary; ensure accessibility for the Sawmill to potential rail sidings to maximise rail freight opportunities.	Inclusion of policy support for the delivery of land for sawmill expansion and inclusion of requirements for adjacent site MU1 to provide appropriate noise and nuisance mitigation from future sawmill activities.
Nairn	Mr Charles Allenby(01232)	IMFLDP_MAIN/CONS/01232/1/002	Nairn I01	Considers that the role of the IMFLDP should clearly identify the parameters for development, define site boundaries for these uses and determine specific site requirements. Considers that the allocation boundaries shown in the HwLDP do not reflect the HwLDP reporters recommendation here and instead the 2/3 phasing reflects the extent of the Scotia, Robertson, Barratt consortium planning application boundary.The respondent considers that development further south of the ridgeline should occur at a later point when infrastructure and access improvements have been made. Photo montages are provided to show the effect of different development scenarios in relation to the ridgeline, these are provided to support their consideration that it is important that the ridgeline itself should not be developed upon. Supports the Reporter's recommendation on the HwLDP, that 250 houses should be the limit for the first phase. It is acknowledged that this limit is based on improvements required to the railway under-bridge which probably requires installing traffic signals and potentially improving pedestrian footways and traffic calming along Balblair road. Considers that the density of these allocations needs to reflect the transition between urban and rural and as such lower density development is in keeping with the location and character of the location. Consultation has been carried out with the public to inform their development framework and it is considered that these responses were consistent and welcomed their general approach.	Seeks following amendments; reconfiguration of I1 to accommodate the pedestrian railway crossing at this point; extend I1 to the east of Cawdor road in a 5.1 hectare site; allocations MU4 and 5 amended to protect the ridgeline from development; phasing of land south of the ridgeline for a later date (when infrastructure and access improvements have been made); link road between Balblair Road and Cawdor Road; landscape bunding (which could also be associated with the pedestrian and cycle bridge over the railway); retail and commercial/business uses and servicing areas as a transition between the sawmill and storage areas to residential; community uses, open space and car parking as indicated in submission; landscape planting and physical means of enclosure (close boarded fencing/walls) or combination; acknowledgement that the 250 limit is based on improvements required to the railway under-bridge and that this probably requires installing traffic signals and potentially improving pedestrian footways and traffic calming along Balblair road.Inclusion of site specific requirements that the delivery of the pedestrian railway bridge should form part of a Section 75 agreement for the whole site on a pro rata basis; delivery of the distributor type link between Balblair Road and Cawdor Road tied into a Section 75 agreement to all developers.

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Nairn	Mr Charles Allenby(01232)	IMFLDP_MAIN/CONS/01232/1/003	Nairn I01	Considers that there needs to be a masterplan for Nairn South and they submit their own development framework and suggest this as the basis for the Council's allocation of land. This development framework has the following key features; a link road between Balblair Road and Cawdor Road; landscape bunding (which could also be associated with the pedestrian and cycle bridge over the railway); allocations MU4 and 5 amended to protect the ridgeline from development; retail and commercial/business uses and servicing areas as a transition between the sawmill and storage areas to residential; community uses, open space and car parking; landscape planting and physical means of enclosure (close boarded fencing/walls); and a combination of some or all of the above; a reconfigured 5.1 hectares for the sawmill expansion and the site railway bridge (in their suggested optimum position within I1); key viewpoints and landscape feature which they consider should inform the site layout and design, ensure that the built development can be absorbed by the site and the integrity of the town's setting is maintained. Considers that the delivery of the pedestrian railway bridge should form part of a Section 75 agreement for the whole site on a pro rata basis linked to house numbers; applied also to delivery of the link between Balblair Road and Cawdor Road.	Seeks following amendments; reconfiguration of I1 to accommodate the pedestrian railway crossing at this point; extend I1 to the east of Cawdor road in a 5.1 hectare site; allocations MU4 and 5 amended to protect the ridgeline from development; phasing of land south of the ridgeline for a later date (when infrastructure and access improvements have been made); link road between Balblair Road and Cawdor Road; landscape bunding (which could also be associated with the pedestrian and cycle bridge over the railway); retail and commercial/business uses and servicing areas as a transition between the sawmill and storage areas to residential; community uses, open space and car parking as indicated in submission; landscape planting and physical means of enclosure (close boarded fencing/walls) or combination; acknowledgement that the 250 limit is based on improvements required to the railway under-bridge and that this probably requires installing traffic signals and potentially improving pedestrian footways and traffic calming along Balblair road. Inclusion of site specific requirements that the delivery of the pedestrian railway bridge should form part of a Section 75 agreement for the whole site on a pro rata basis; delivery of the distributor type link between Balblair Road and Cawdor Road tied into a Section 75 agreement to all developers.
Nairn	Mr Charles Allenby(01232)	IMFLDP_MAIN/CONS/01232/1/004	Nairn I01	Considers that the optimum position for the railway bridge after consultation with the Highland Council Education and Network Rail on I1(as shown on submitted development framework for the site) this location is appropriate as it provides a direct link to the public highway/footpath/cycle network at a location as close as possible to the school gates; helps enable the creation of a buffer to the sawmill activities and provides a boundary to sawmill activities; provides access level ramps that enable the creation of small bunds which will help screen the sawmill visually and audibly	Reconfiguration of the I1 allocation to accommodate the crossing at this point, extending I1 to the east of Cawdor road in a 5.1 hectare site.
Auldearn	Scottish Natural Heritage(00204)	IMFLDP_MAIN/CONS/00204/1/071	Auldearn General	Suggests cross-settlement developer requirement that any development site containing a water body should have a great crested newt survey undertaken.	Inclusion of a Cross-settlement developer requirement that any development site containing a water body should have a great crested newt survey undertaken.
Auldearn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/161	Auldearn H01A	SEPA will object unless the following further information gathered prior to Proposed Plan or allocation is removed from Plan. Removal of site unless its allocation is supported by a FRA prior to adoption. Flood Risk Assessment required prior to inclusion in the Proposed Plan.	SEPA require Flood Risk Assessment to be carried out prior to inclusion in the Plan.
Auldearn	The Scottish Government(00957)	IMFLDP_MAIN/CONS/00957/1/042	Auldearn H01AB	Support the Council's non-preference of these housing allocations which all lie within or partly within the Auldearn Inventory Battlefield site.	
Auldearn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/162	Auldearn H01B	SEPA will object unless the following further information gathered prior to Proposed Plan or removed from Plan Removal of site unless its allocation is supported by a FRA prior to adoption. Flood Risk Assessment required prior to inclusion in the Proposed Plan. Auldearn Burn runs along the boundary of the site. The Auldearn Burn is currently at moderate status for morphology with realignment being the main pressure. At least part of the section along the site boundary is historically realigned and so would be a priority for restoration. Development of the site should therefore consider the requirement for restoration of the watercourse allowing appropriate space for restoration works and space for future development of natural processes. This will require quite a bit of morphological assessment. Diffuse pollution is an issue for this waterbody as well. Public sewer connection still required.	SEPA require Flood Risk Assessment to be carried out prior to inclusion in the Plan.
Auldearn	Mackintosh Highland(00887)	IMFLDP_MAIN/CONS/00887/1/004	Auldearn H02	Objects to H2 site boundary this should be enlarged to enclose 3 adjoining green areas. This would better accord with boundary of site's previous outline planning permission and would not restrict layout design options for the undeveloped part of the site. Offers to provide some greenspace in accordance with policy at detailed planning application stage.	Amendment of H2 site boundary to be enlarged to enclose 3 adjacent open space areas.

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Auldearn	Mackintosh Highland(00890)	IMFLDP_MAIN/CONS/00890/1/001	Auldearn H02	Objects to H2 site boundary this should be enlarged to enclose 3 adjoining green areas. This would better accord with boundary of site's previous outline planning permission and would not restrict layout design options for the undeveloped part of the site. Offers to provide some greenspace in accordance with policy at detailed planning application stage.	Amendment of H2 site boundary to be enlarged to enclose 3 adjacent open space areas.
Auldearn	The Scottish Government(00957)	IMFLDP_MAIN/CONS/00957/1/031	Auldearn H02	Historic Scotland (HS) note that this housing allocation lies within the Auldearn Battlefield Inventory site and more specifically in an area known as Montrose's Hollow. This allocation is contained within the existing Nairnshire Local Plan and an area of the Hollow to the east of the allocation has already been developed.This area played an important part in the formation of Montrose's troops and HS welcome that the Main Issues Report recognises this and requires suitable landscaping in consideration of the character of the area.	Inclusion of developer requirement for suitable landscaping with consideration to the historic character of the area.
Auldearn	Mr John Bain Mackintosh(00091)	IMFLDP_MAIN/CONS/00091/1/001	Auldearn H03	Supports Council's preference of site for housing use.	
Auldearn	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/163	Auldearn H03	SEPA will not object provided the following developer requirements included in Proposed Plan. Text modified to state FRA required to support any development and outcome may adversely affect the developable area or development options on the site. Flood Risk Assessment will be required in support of any planning application.	SEPA request insertion of text to indicate potential flood risk and requirement for Flood Risk Assessment to support any planning application.
Auldearn	Mr John Bain Mackintosh(00091)	IMFLDP_MAIN/CONS/00091/1/001	Auldearn H04	Supports Council's preference of site for housing use.	
Cawdor	Scottish Natural Heritage(00204)	IMFLDP_MAIN/CONS/00204/1/072	Cawdor General	Suggests cross-settlement developer requirement that any development site containing a water body should have a great crested newt survey undertaken.	Cross-settlement developer requirement that any development site containing a water body should have a great crested newt survey undertaken.
Cawdor	Highlands & Islands Green Party(00491)	IMFLDP_MAIN/CONS/00491/1/025	Cawdor General	Object to the effective creation of a new settlement at Cawdor.	Non-allocation of development land at Cawdor.
Cawdor	The Dowager Countess Cawdor(00506)	IMFLDP_MAIN/CONS/00506/1/001	Cawdor General	Propose that the boundary of the Outstanding Conservation Area be extended to include the areas indicated as MU1 on the Main Issues Report map to ensure that the that development is sensitive to the character of the village. By way of an example on the B9090 heading west as you leave the conservation area the dry stone dykes have been removed, these provided an attractive feature which contributed to the character of the village landscape setting.	Inclusion of an extension of the conservation area boundary within the Proposed Plan.
Cawdor	The Dowager Countess Cawdor(00506)	IMFLDP_MAIN/CONS/00506/1/005	Cawdor General	The Old Smithy should be identified as suitable for mixed uses, there are currently 3 commercial units on site. The current allocation within the village indicates that levels of growth will take place, with this in mind the Smithy site would provide opportunity for a mix of development opportunities as it may be appropriate to consider to consider the site for residential or other uses.	Inclusion of new business allocation at the Old Smithy.
Cawdor	The Dowager Countess Cawdor(00506)	IMFLDP_MAIN/CONS/00506/1/006	Cawdor General	Propose that the settlement boundary be extended slightly northward towards the water treatment works. The area we propose for inclusion (as indicated on submitted plan, is currently part of a woodland. The site would be able to provide for staff accommodation related to Cawdor Castle and consider this site as the most appropriate for this purpose.	Extension of settlement boundary and inclusion of new housing site.
Cawdor	Alison Lowe And Michael Hutcheson(00520)	IMFLDP_MAIN/CONS/00520/1/005	Cawdor General	Increased traffic from large scale development in Cawdor and Croy should be considered more carefully. Acknowledge government policy is in support of sustainable transport modes and encouraging people to work closer to home, however in reality this is not working. Therefore request scale of development currently supported in Cawdor and Croy is reconsidered due to impact of commuter traffic on the A96 and B9006 at the outskirts of Inverness. Could impact attractiveness of quality and reduced pace of life in the Highlands.	Seeks reduced scale of development proposed in Cawdor.
Cawdor	Mrs Joan Noble(00879)	IMFLDP_MAIN/CONS/00879/1/003	Cawdor General	Objects to the scale of development, considers it to be inappropriate for a small conservation village which is important to Highlands tourism. Also is concerned that there are insufficient services on which to base this growth, and that it will lead to commuting because of Cawdors lack of jobs and feels that the road network/condition is not good enough. .	Seeks reduced scale of development proposed in Cawdor.
Cawdor	The Trustees Of The Cawdor Scottish Discretionary Trust(00984)	IMFLDP_MAIN/CONS/00984/1/003	Cawdor General	Areas shown as preferred/non-preferred for open space should be included in the masterplan study area as per the HwLDP. A flood risk assessment found the areas of preferred open space adjacent to Cawdor Burn are not susceptible to a 1 in 200 year flood event. Masterplan will determine most appropriate uses in this area.	Incorporate areas preferred for open space within masterplan study area as per HwLDP to allow more detailed analysis of development areas.
Cawdor	The Dowager Countess Cawdor(00506)	IMFLDP_MAIN/CONS/00506/1/002	Cawdor H01	Concern that any development must be undertaken sensitively so as not to detract from the character of the village and would wish to see safeguards to protect this. The site is surrounded by housing which will reduce the impact of new development.	
Cawdor	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/280	Cawdor H01	No Flood Risk Assessment required	

ISSUE	NAME	OUR REF.	POLICY/SITE NAME	COMMENT	MODIFICATION SOUGHT
Cawdor	The Trustees Of The Cawdor Scottish Discretionary Trust(00984)	IMFLDP_MAIN/CONS/00984/1/004	Cawdor H01	Supports identification of H1 as preferred for housing use. Notes it represents an opportunity for infill/brownfield/redevelopment and conversion mix consistent with relevant policies of the HwLDP.	
Cawdor	The Dowager Countess Cawdor(00506)	IMFLDP_MAIN/CONS/00506/1/003	Cawdor H02	Object to this site being included, it lies within close proximity to Cawdor Castle (Grade A listed building) as well as a number of other listed buildings within the village. The site also lies between the conservation area and the Big Wood, which is considered one of teh most outstanding native woodlands in north-east Scotland. The development of H2 would effect the setting of Cawdor Castle it is important that any furture development should not be intrusive or detrimental to the setting of the Castle, the character of the village nor the surrounding area.	Non-allocation of site within Proposed Plan.
Cawdor	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/281	Cawdor H02	No Flood Risk Assessment required	
Cawdor	The Trustees Of The Cawdor Scottish Discretionary Trust(00984)	IMFLDP_MAIN/CONS/00984/1/005	Cawdor H02	Supports identification of H2 as preferred for housing use. The presence of woodland means it will not affect the setting of the castle; would complement the Outstanding Conservation Area; buildings are at a similar level on the other side of the street and flood risk assessment and mitigation would be undertaken prior to any development proceeding.	
Cawdor	Croy And Culloden Moor Community Council(00028)	IMFLDP_MAIN/CONS/00028/1/003	Cawdor MU01	Objects to site as it will only magnify the dormitory function of Cawdor because of the lack of local employment; will promote more car journeys because of the lack of and expense of public transport; the B9006 is a visually sensitive tourist route and has insufficient capacity to accommodate the additional trips generated especially at its Inverness end.	Non-allocation of site in Proposed Plan.
Cawdor	Scottish Natural Heritage(00204)	IMFLDP_MAIN/CONS/00204/1/073	Cawdor MU01	Requests same requirements as set out in HwLDP in respect of Cawdor Wood SAC.	Requests same requirements as set out in HwLDP in respect of Cawdor Wood SAC.
Cawdor	Scottish Environment Protection Agency(00523)	IMFLDP_MAIN/CONS/00523/1/164	Cawdor MU01	SEPA will not object provided the following developer requirements included in Proposed Plan. Text modified to state that an updated FRA would be required to support any development and outcome may adversely affect the developable area or development options on the site. Flood Risk Assessment will be required in support of any planning application.	SEPA request insertion of text to indicate potential flood risk and requirement for Flood Risk Assessment to support any planning application.
Cawdor	The Trustees Of The Cawdor Scottish Discretionary Trust(00984)	IMFLDP_MAIN/CONS/00984/1/002	Cawdor MU01	Proposed Plan should reflect Policy 22 Cawdor Expansion of the HwLDP and not fragment the masterplan study area as shown in the MIR. Development of MU1 is supported for the following reasons:-To allow for integration of the existing community and maintenance of village setting;-Will secure an appropriate urban design and architectural response;-Will provide balanced mix of uses;-To sustain local services e.G. Under capacity primary school and recently closed local shop;-Deliverable as there is only one landowner;Considers significant cons listed in MIR are overstated; crossing of B9090 will be resolved as part of an integrated movement framework for the whole village; loss of farm land irrelevant as expansion of Cawdor is part of the settlement strategy and is not the best farmland locally; commuter impact will be within the capacity road network and phased development of employment opportunities will be provided as part of the development of the village and any loss of trees will be mitigated.	Allocation in Proposed Plan to reflect HwLDP Masterplan Study Area and not be segregated
Cawdor	Mr Hugh Robertson(01027)	IMFLDP_MAIN/CONS/01027/1/001	Cawdor MU01	Objects as the tenant farmer of northern areas of MU1 either side of Newton Road raising objection to the development of these parts of MU1;-Fields are fundamental to any livestock operation at Newton of Cawdor;-Negative impact upon future viability of the already small farm;-Removal of critical calving and observation fields from the farm thus having negative health effects upon cattle;-Removal of access to long standing silage clamp;-May result in costly, lengthy legal proceedings; and-Landowner did not contact tenant prior to allowing land to be considered for development.Considers development should take place on the remainder of the MU1 site, all of which is in control of Cawdor Estates.	Non-allocation of parts of MU1 allocation east and west of Netown Road and protection for agricultural use
Cawdor	Mrs Patricia Treadgold(01045)	IMFLDP_MAIN/CONS/01045/1/001	Cawdor MU01	Objects to scale of development proposed favours, development within the village close to the primary school which is under utilised, reducing the scale of housing development, removing allocation of farmland at Newton road. The current proposed level of development would increase the number of houses by over 525%, the distinctivte character and uniqueness of the village could not be retained with this level of development, this level of development would have a detrimental impact on the road network, the loss of the two areas next to Newton Road would compromise the livliehood of the farmer who tenants this land and encourages a density of development out of character with this rural situation and the capacity of the WWTW will be exceed by this level of development and there are have been objections from the public regarding the odour nuisance.	Seeks reduced scale of development proposed in Cawdor and non-allocation of farmland at Newton Road.

ISSUE	NAME	OUR REF.	POLICY/SITE NAME	COMMENT	MODIFICATION SOUGHT
Cawdor	Mr Ralph Treadgold(01046)	IMFLDP_MAIN/CONS/01046/1/001	Cawdor MU01	Objects to scale of development proposed, favours development within the village close to the primary school, reducing the scale of housing development, removing allocation of farmland at Newton road. Any new housing to redress the balance from rented housing to privately owned and occupied and reinstatement of the limit to limit the increase in a settlements size by 25% over 10 years to help retain the character and identity of CawdorThe proposed level of development far exceeds the historical rate and would increase the number of houses by 670%, the distinctive character and uniqueness of the village could not be retained with this level of development, impact development would have on the rural road network, and the social implications. The loss of teh two areas next to Newton Road would compromise the livliehood of the farmer who tenants this land and encourages ribbon development out of character with this rural situation. It is noted that this area was previously only identified for 3 houses in a previous Local Plan. Concerned about the likelihood of attracting new businesses due to the current economic situation and the ability to deliver of a proposed bridge link	Seeks reduced scale of development proposed in Cawdor and reinstatement of the limit to increase in a settlements size by 25% over 10 years.
Cawdor	Douglas And Pauline Fraser(01257)	IMFLDP_MAIN/CONS/01257/1/001	Cawdor MU01	Objects to the allocation of this site for development particularly those areas served from Newton Road as the local road network cannot support this level of development; concerned about the rate of development proposed and how this would compare with the existing rate of development; loss of the the lands amenity and habitat value; loss to the tenant farmer of this prime agricultural land. There are difficulties for locating businesses in Cawdor, or community facilities, and therefore there are doubts over the potential for balanced mixed use development and concern about the potential for an expanding dormitory population with limited public transport provision. Doubts exist over the delivery oft the footpath and bridge link into the village.	Seeks reduced scale of development proposed in Cawdor and non-allocation of sites for development served from Newton Road.
Cawdor	Mr Phil Anderson(01259)	IMFLDP_MAIN/CONS/01259/1/004	Cawdor MU01	Objects to this allocation as the scale of the development is considered to be too large for the local facilities and business and will spoil Cawdor's character; the development must be inkeeping with the conservation status of the village. The area served off Newton road this is tenanted prime agricultural land and only single houses should be encouraged; concerned about the ability of the local road network and local water and drainage infrastructure to cope with this level of development.	Seeks reduced scale of development proposed in Cawdor considering single house development more appropriate.
Cawdor	The Dowager Countess Cawdor(00506)	IMFLDP_MAIN/CONS/00506/1/004	Cawdor B01	Support the Council's non-preference to B1 as it is outwith the settlement development area and comparatively distant from the settlement and consider that such an allocation in such a sensitive site that any development would detract from the setting of the castle. The Castle employs up to 54 staff during the summer season, the existing road would not be able to cope with any significant increase in traffic and development and any consequent reduction in visitor numbers would effect employment opportunities. Home Farm should be brought in to the conservation area alongside the Castle.	
Cawdor	Mr Phil Anderson(01259)	IMFLDP_MAIN/CONS/01259/1/005	Cawdor B01	Supports the Councils non-preference of this site for business development and consider that this use would be better located within the village.	
Cawdor	The Trustees Of The Cawdor Scottish Discretionary Trust(00984)	IMFLDP_MAIN/CONS/00984/1/006	Cawdor B01	Business use option identified in the Nairnshire Local Plan 2000 should be maintained in the IMFLDP to enable development of a tourist facility to complement Cawdor Castle.	Allocate B1 for business/tourism use in Proposed Plan