

Agenda Item	6.5
Report No	PLS/38/24

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 18 June 2024

Report Title: 23/04419/MSC: BDW Trading Ltd & Cawdor Maintenance Trust
Land to north of A96 Extending from Whiteness Access Road to the Common Good Land, Nairn

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Approval of Matters Specified in Conditions 1 (Phasing Plan) and 2a (Area Development Brief) of Planning Permission in Principle Ref: 20/00599/S42

Ward: 18 – Nairn and Cawdor

Development category: Major

Reason referred to Committee: Major development

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **APPROVE** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 This application seeks approval of two conditions imposed on Planning Permission in Principle 20/00599/S42 granted by the Council on 22 January 2021, which itself was an application under Section 42 to develop land without compliance with condition 33 previously attached to Planning Permission in Principle 08/00080/OUTNA for the mixed use development of 300 houses; tourism and heritage, equestrian and ecological centres; hotel and conference facilities; championship golf course, clubhouse and golf academy; community woodland and country park with associated infrastructure on land to the north of the A96 Trunk Road (A96(T)) at Delnies, Nairn. Specifically, this application relates to Phase 1 of the development for the erection of 300 houses and associated infrastructure works including roads, footpaths, SUDS, and extensive landscaping works.
- 1.2 This application has been submitted in tandem with Matters Specified in Conditions 23/05237/MSC (“the second MSC”) which seeks approval of all suspensive conditions on the above planning permission in principle, in so far as they relate to the erection of 300 houses at Delnies.
- 1.3 Condition 1 requires the submission and approval of a phasing plan for each phase of development, detailing the precise sequences of development for each proposed land use, the provision of infrastructure, the numbers of houses including affordable homes, landscaping, open space, footpaths, cycleways and the location of any works compounds or materials storage areas.
- 1.4 Condition 2a requires submission and approval of an Area Development Brief before any development can commence within a particular phase or subphase. The Brief is required to include the following information:
 - i. Conformity with the principles and vision of the approved indicative Concept Masterplan and Concept Design Statement;
 - ii. Place-making and public realm;
 - iii. Transportation, access, active travel and connectivity;
 - iv. Drainage, sustainable drainage and the water environment;
 - v. Landscaping and open space;
 - vi. Public art strategy;
 - vii. Character and design including materials palette; and
 - viii. Phasing, implementation and integration.
- 1.5 The Phase 1 housing site will be accessed via a new roundabout constructed on a realigned section of the A96(T). Full details of the new roundabout, including plans to relocate the speed limit zones, are included with the second MSC.
- 1.6 Pre-Application Consultation: Not required.
- 1.7 Supporting Information: The following information has been submitted in support of the application:
 - Phasing Plan

- Area Development Brief
- Flood Risk Assessment
- Drainage Assessment

1.7 Variations: Minor revisions to Phasing Plan and Area Development Brief.

2. SITE DESCRIPTION

2.1 The site is located to the west of Nairn and to the north of the A96(T). It is gently undulating agricultural land with Nairn Golf Club located to the north, between the northern site boundary and the Moray Firth. To the east are agricultural fields comprising land known as Sandown, adjoining the town of Nairn (allocated in the Development Plan for housing, business, and community use), and to the west are further extensive stretches of agricultural land, much of which forms the larger planning permission in principle development site.

2.2 There are a number of trees and hedgerows on the boundaries of the application site, with scattered areas of woodland located within the wider planning permission in principle development site.

3. PLANNING HISTORY

3.1	03.08.2008	08/0080/OUTNA - Mixed use development of 300 houses; tourism and heritage, equestrian and ecological centres; hotel and conference facilities; championship golf course, clubhouse and golf academy; community woodland and country park with associated infrastructure	Outline Planning Permission Granted
3.2	13.04.2016	15/04666/S42 - Section 42 Planning Application to vary Condition 14 attached to Planning Permission in Principle 08/00080/OUTNA	Permission Refused
3.3	16.12.2020	20/01573/S75M - Modification of Section 75 Agreement attached to 08/00080/OUTNA to tie the obligations to any planning permission that may be granted in relation to 20/00599/S42	Modification of Section 75 Approved
3.4	22.01.2021	20/00599/S42 - Application under Section 42 to develop land without compliance with condition 33 previously attached to planning in principle ref. 08/00080/OUTNA for the mixed-use development of 300 houses; tourism and heritage, equestrian and ecological centres; hotel and conference facilities; championship golf course, clubhouse and golf academy; community woodland and country park with associated infrastructure	Planning Permission in Principle Granted
3.5		23/05237/MSC - Application for Approval of Matters Specified in Conditions 2b-t,	Pending Consideration

6,7,10,11,12, 13, 14, 15, 16, 20, 21, 22, 23, 24,
26, 27, 29, 30, 31, 33, 35, 36, 38, 39, 40 of
Planning Permission in Principle
(20/00599/S42)

4. PUBLIC PARTICIPATION

4.1 Advertised: Schedule 3/Unknown Neighbour

Date Advertised: 17.10.2023

Representation deadline: 31.10.2023

Timeous representations: 9 representations from 9 parties

Late representations: None.

4.2 Material considerations raised are summarised as follows:

- a) Proposal does not comply with Development Plan;
- b) Proposal does not comply with Indicative Concept Masterplan;
- c) Traffic impacts on A96(T); and
- d) Drainage Impacts

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Nairn West & Suburban Community Council:** Object on the following grounds: The proposal conflicts with the emerging Local Place Plan; there should be no new developments until the Nairn bypass is completed and local population needs are clearer; focus should be on town centre regeneration and redevelopment of old and empty properties; adverse impact through congestion on A96(T); the roundabout is not located in compliance with the relevant planning condition; inadequate sewerage infrastructure; proposal does not meet definition of '20 minute neighbourhood'; implications for delivery of remaining mixed use development; no additional housing need has been identified; loss of agricultural land; and the site has been removed from the Inner Moray Firth Local Development Plan 2.

5.2 **Cawdor & West Nairnshire Community Council:** No comments received.

5.3 **Contaminated Land Team:** No objection. There are potentially contaminative land uses recorded in the wider development area of 20/00599/S42, and further information should be sought when there is detailed development proposed in the wider area.

5.4 **Flood Risk Management Team:** No objection. The location of the SUDS basin does not appear to satisfy Condition 2a. However, following the submission of the latest version of the Fairhurst, Flood Risk Assessment (FRA), 151315- FRA-01 Rev 04, the FRM Team is satisfied that the provided information suggests the proposed location would be unlikely to increase the flood risk to others.

5.5 **Transport Planning Team:** No objection. Condition 1 (Phasing Plan) – Following discussions with the Planning Service and the applicant, it is understood that a widened footway south of the A96(T) from the proposed new roundabout to Nairn, converting it for shared use by both pedestrians and cyclists, will be delivered as early infrastructure improvements in support of this development. Transport Planning expect that such improvements be in place and available for use before first occupation of any of the new houses.

Supplementary information recently suggests that the furthest walking route from properties proposed within this Phase 1 development to Rosebank Primary School would be 2.04 miles. This is above the 2-mile walking distance proposed for under 8's, which may trigger the Council needing to provide school transport. Transport Planning has been informed by the applicant that the likely number of properties within Phase 1 that would fall beyond that 2-mile trigger would be less than ten. Given this, the likely risk of school travel costs being incurred by the Council prior to the new primary school being delivered will be low. However, should any additional development come forward that further increases the number of properties beyond the 2-mile walking distance trigger for under 8's school transport, the Council will be looking for the promoter of that development to provide financial support to the Council for any school travel costs they may need to incur as a result of that additional development.

Whilst it is noted that the new bus terminus will be available for bus operators to use prior to the 50th house being occupied, there is no confirmation that bus operators have agreed to use it. Transport Planning has recommended that this is addressed via a suitably worded condition to be imposed on the second MSC in the event that it is approved requiring the new bus terminus, or alternative appropriate new facilities provided by the developer sufficiently close to the site, be adequately served by existing scheduled buses serving Nairn by no later than occupation of the 50th house. This trigger corresponds with the requirements of Condition 7 from the planning permission in principle.

Condition 2a (Area Development Brief) – Transport Planning reiterate the above comments in respect of the request for a condition relating to the servicing of the bus terminus, or appropriate alternative facilities.

Transport Planning welcomes that the revised Brief recognises the need to upgrade the existing footway on the southern side of the A96(T) and note the intention to extend that beyond the Sandown Road up to the westbound bus stop layby west of the junction with Tradespark Road. Transport Planning also welcomes the commitment to provide a new 3m wide shared pedestrian and cycle route along the northern side of the A96(T) across the entire frontage of the Phase 1 development site. Both of these proposals should support part delivery of the 'High Quality Active Travel Route' proposed in the October 2021 Nairn Active Travel Masterplan.

Whilst there is no new information about the likely scale of access needs required through this site for development within Phase 2B, the submitted Phase 1 road designs appear to offer opportunities for some flexibility and adaptability to serve such potential future demands. This includes at least 3No. potential road and active travel routes connecting through to Phase 2B, plus the opportunity to adapt some of those routes to cater for increased demand from Phase 2B. This gives Transport Planning some comfort that the designs can be adapted to cater for such

provisions, which will be looked at in more detail through the required Road Construction Consent (RCC) processes.

Given this, and subject to the above recommended condition being sought, Transport Planning has no objection to the prior to commencement aspects of this condition being deemed suitably resolved for this Phase 1 development.

5.6 **Access Officer:** Detailed comments provided in respect of the second MSC.

5.7 **Forestry Officer:** No objection. The Phasing Plan identifies all the development phases in outline and focuses on Phase 1 on pages 8 and 9. The landscaping proposals are loosely identified on the drawing and could be accepted on the basis that further detail is required in other conditions. However, there appears to be an emphasis on planting fruit trees. While planting fruit trees would obviously be encouraged, it is expected that a variety of tree species including structural species be incorporated into the landscape design.

The Area Development Brief notes that existing trees are to be retained along boundaries, subject to tree surveys. It is expected that all trees will be retained, subject to tree survey, not just those on the boundaries of the site. The Landscape section of the Brief notes that larger avenue trees and hedges are proposed along the primary routes and smaller trees and hedges on secondary routes, along with decorative trees and shrubs along lanes. This is welcomed.

The drawing on page 31 shows reasonably large green spaces with some proposed tree planting along the side of the A96(T), in a central village green, along the east side of the site and around the SUDS in the north. These areas provide an opportunity for robust landscape planting.

5.8 **Development Plans Team:** Within IMFLDP the application site is allocated NA6: Delnies for a development of 300 houses, business, industrial and community uses. The allocation text also notes several developer requirements, including the provision of a Transport Assessment, the safeguarding of primary school land and footway and cycle path connections to the wider locale. Given the above application is a 'Matters Specified in Condition' application relating only to Condition 1 & 2a, the principle of the use of the site is established under the previous approval and is in compliance with the adopted IMFLDP. As such the application is considered to accord with the adopted Development Plan.

5.9 **Estates Service:** No comments received.

5.10 **Housing Service:** No comments received.

5.11 **Civil Aviation Authority:** No comments received.

5.12 **Scottish Water:** No objection. However, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. There is currently sufficient capacity at the Inverness Water Treatment Works to service the proposed development. There is also currently sufficient capacity for a foul only connection at the Nairn Waste Water Treatment works to service the development.

5.13 **Transport Scotland:** No objection.

5.14 **HIAL:** No objection. HIAL's preliminary assessment shows that, at the given position and height, this development would not infringe the safeguarding criteria and operation of Inverness Airport.

6. DEVELOPMENT PLAN POLICY

6.1 National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers and published on 13 February 2023. It is now part of the statutory development plan, while also replacing NPF3 and Scottish Planning Policy.

6.2 The following Development Plan policies are relevant to the assessment of the application:

6.3 National Planning Framework 4

- 1 – Tackling the climate and nature crises
- 2 – Climate mitigation and adaptation
- 3 – Biodiversity
- 13 – Sustainable Transport
- 14 – Design quality and place
- 15 – Local living and 20 minute neighbourhoods
- 16 – Quality homes
- 18 – Infrastructure first
- 20 – Blue and green infrastructure

6.4 Highland Wide Local Development Plan 2012

- 9 – A96 Phasing and Infrastructure
- 17 - Delnies
- 28 – Sustainable Design
- 29 – Design Quality & Place-making
- 31 – Developer Contributions
- 32 – Affordable Housing
- 34 – Settlement Development Areas
- 51 – Trees and Development
- 56 – Travel
- 57 – Natural, Built & Cultural Heritage
- 58 – Protected Species
- 59 – Other Important Species
- 61 – landscape
- 64 – Flood Risk
- 65 – Waste Water Treatment
- 66 – Surface Water Drainage
- 74 – Green Networks
- 75 – Open Space
- 77 – Public Access
- 78 – Long Distance Routes

6.5 **Inner Moray Firth Local Development Plan 2015**

2 – Delivering Development

NA6 – Delnies – 300 homes, business, industrial and community

Nairn Settlement Development Area

6.6 **Inner Moray Firth Local Development Plan 2 (2024) (Intention to Adopt)**

1 – Low Carbon Development

2 – Nature Protection, Restoration and Enhancement

3 – Water and Waste Water Infrastructure Impacts in the Nairn and Inverness Areas

8 – Place Making

14 – Transport

6.7 **Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (August 2010)

Developer Contributions (November 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Open Space in New Residential Developments (Jan 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 Creating Places (Scottish Government 2013)

Designing Streets (Scottish Government 2010)

PAN 61 Planning for Sustainable Urban Drainage Systems (SUDS)

PAN 68 Design Standards

PAN 74 Affordable Housing

PAN 77 Designing Safer Places

PAN 79 Water and Drainage

The Highland Council: Biodiversity Planning Guidance (May 2024)

8. **PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (“the Act”) requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The principle of the development has been established through the grant of planning permission in principle. This submission seeks to approve two matters specified in conditions of the planning permission in principle, namely the requirement for a Phasing Plan; and an Area Development Brief. All other relative matters will be examined and assessed through the second MSC. In order to address the determining issues therefore, Committee must consider the extent to which the proposal continues to comply with development plan policy, the provisions of the conditions attached to the planning permission in principle and take into consideration any other material considerations.

Development plan/other planning policy

- 8.4 The site currently lies within the settlement development boundary of Nairn and is allocated as site NA6: Delnies, in the Inner Moray Firth Local Development Plan for 300 homes, business, industrial and community uses. The proposed development of 300 houses is compliant with this allocation.
- 8.5 Whilst it is noted that site NA6 has not been taken forward in the Inner Moray Firth Local Development Plan 2 which is due to be adopted by the Council on 27 June 2024, as the site benefits from the extant planning permission in principle, this is the overriding factor in the determination of this application and, in terms of Section 25 of the Act, represents a material consideration which takes precedence over the Development Plan, in so far as the site will no longer be allocated for development. Nevertheless, the submitted Phasing Plan and Area Development Brief is still required to demonstrate compliance with all relevant development plan policies. Consequently, the remainder of this report will consider the two submissions made in relation to the relevant conditions attached to the planning permission in principle and assess its compatibility with the Development Plan.

Phasing Plan (Condition 1)

- 8.6 The wider planning permission in principle site has been divided into two development phases. The first phase of development is detailed in the submitted Phasing Plan (pages 8 & 9). This splits Phase 1 into five distinct subphases. A summary of the development and works to take place within these subphases is detailed below:

Phase 1A – Infrastructure & Landscape

- 8.7 Adopting an 'Infrastructure First' approach, the new roundabout on the A96(T) will be constructed to provide the main access into the site. It will also act as the construction access. This will provide access to the proposed primary school site, as well as providing a direct route to the eastern boundary, safeguarding connectivity to the neighbouring land at Sandown. Additional infrastructure to be delivered at this first stage of development will be the SUDS basin to the north of the site, and the bus terminus located approximately half-way into the site. Landscaping works relating to this subphase will be implemented.

Phase 1B – Housing & Landscape

- 8.8 The first phase of residential development of approximately 100 houses will be delivered at this stage, of which 25% will be affordable. Also included in this subphase will be the start of works on the creation of the 'Village Green', a significant area of recreational greenspace, along with other areas of landscaping work. Works associated with the creation of allotments adjacent to part of the eastern site boundary will commence and are expected to be delivered prior to work beginning on Phase 1D.

Phase 1C – Housing & Landscape

- 8.9 This represents the second phase of residential development of approximately 100 houses of which 25% will be affordable. A landscaped screening bund will be formed along the A96, creating a linear park with connecting pathways east, west and north into the site. The houses facing the A96(T) will be front facing to create an appropriate streetscape.

Phase 1D – Housing, Commercial & Landscape

- 8.10 This will be the fourth and final phase of residential development and includes provision of the remaining 25% affordable units. This subphase also includes completion of the Village Green and the formation of the equipped play area, as well as providing the space for a commercial unit/community hub building on the site. The final landscaping works will include footpaths, blue corridors of wetland planting and swales, and small kick about recreational areas.

Phase 1E – Serviced Primary School Site

- 8.11 The final subphase of development will be the provision of a serviced site with an appropriate access for delivery of a future primary school at the appropriate time by the Council. This land will initially feature as the main construction compound area.

Area Development Brief (Condition 2a)

- 8.12 In addition to a Phasing Plan, the planning permission in principle requires approval of an Area Development Brief ("the Brief") covering several topic areas, as highlighted below:

Conformity with the principles and vision of the approved indicative Concept Masterplan and Concept Design Statement

- 8.13 Page 46 of the Brief sets out how the development conforms with the Indicative Concept Masterplan and Design Statement indicating it will deliver an initial phase of high-quality sustainable development of 300 homes, with 25% being affordable; provision for community use through the reservation of land for a new primary school; and a robust landscaping framework.
- 8.14 The Brief acknowledges that the Concept Masterplan and Design Statement did not provide any detail on drainage for the site. The applicant has indicated that

following extensive technical surveys, an area of land was identified to the north of the site as being most suitable for the provision of a SUDS basin required to service the development. This area of land is within a zone that the indicative Concept Masterplan identified as being safeguarded for the possible future expansion of Nairn Golf Club. The applicant has indicated that the wider Delnies planning permission in principle covers a much larger area, capable of accommodating a new championship golf course or indeed any future expansion of Nairn Golf Club. The Brief also confirms that there remains a significant area of land still safeguarded for the potential future expansion of Nairn Golf Club.

- 8.15 The Brief states that the “Delnies Concept Masterplan and Design Statement establish the principle of extending the settlement pattern at Nairn through new housing development. This promotes a fluid street pattern, designed to be consistent with the historic street pattern of Nairn, thereby ensuring a distinctive street scene set within a range of open spaces including a ‘central green’. These masterplan principles have been carried forward into this Area Development Brief, with the proposal focused on creating a village characterised by its quality of place. A range of homes will be provided, including detached, semi-detached and terraced homes, generally built over two storeys, as envisaged within the Delnies Concept Masterplan and Design Statement.”
- 8.16 Whilst it is noted that a relatively small area of land identified for safeguarding the future expansion of Nairn Golf Club has been breached, it must be emphasised that this was an issue promoted by the applicant at the time, following on from pre-application consultation prior to the submission of the original 2008 planning permission in principle; it has not derived from a requirement of the Council as Planning Authority. Any decision on whether land should be reserved for future development between two parties is entirely a civil matter and of no material consequence to the determination of this application. Accordingly, the proposal as submitted is considered to be in general accordance with the indicative Concept Masterplan and Concept Design Statement.

Place-making and public realm

- 8.17 Page 36 of the Brief highlights the quality of place and public realm considerations that have influenced the proposed development. The houses will be set within a strong and varied green network with a clear hierarchy of routes and spaces. There will be key pedestrian routes overlooked by the new houses and enhanced through appropriate planting.
- 8.18 Four key Character Areas have been identified, namely i) A96(T) Green gateway; ii) Central Open Space; iii) Northern Coastal Connection; and iv) Development Parcels, the latter forming what is referred to as home zone areas around the site. Further details of these character areas are set out on pages 38 – 41 of the Brief.

Transportation, access, active travel and connectivity

- 8.19 Pages 22 – 27 of the Brief detail vehicle access and public transport infrastructure provision, along with safe routes to school; other pedestrian connectivity and active travel provision and improvements including provision of an extended cycle route within the site and a new 3m wide active travel route along the entire site frontage

with the A96(T).

Drainage, sustainable drainage and the water environment

- 8.20 The Brief provides details on pages 28 and 29 of sustainable drainage infrastructure. New gravity foul sewers will be provided throughout the development, connecting with the existing public drainage network to the northeast. Surface water drainage will drain via the SUDS infrastructure to the north of the site comprising swales, a drainage basin, and filter trench. They will be designed as part of the wider amenity landscaping.

Landscaping and open space

- 8.21 As mentioned earlier, a key feature of the site will be the landscaped Village Green providing opportunities for formal and informal recreational activities serving the development. Bund and tree planting along the A96(T) frontage will form a green gateway to the development, complimenting the construction of a natural stone wall gateway feature.
- 8.22 The SUDS infrastructure will provide an opportunity for the creation of varied habitats and species diversity. A comprehensive tree planting and landscaping scheme will cover the entire site, providing net biodiversity enhancement as well as creating a sense of place. Further details are referenced in pages 32 – 34 of the Brief.

Public art strategy

- 8.23 The Brief (page 34) acknowledges that new developments can lack an identity or association with their surroundings, particularly with the influx of new families and communities. Appropriate public art can help give the development and its residents a sense of place and connection with the landscape. A potential location has been identified adjacent to the site entrance. However, it is considered that the applicant should look at the whole site area as providing an opportunity for provision of public art. Further details are being explored in connection with the second MSC.

Character and design including materials palette

- 8.24 As mentioned at 8.18 above, four character areas have been identified to help provide a sense of place and identity as you move through and around the site. In terms of building design, a palette of materials includes white render and reconstituted stonework, and grey concrete roof tiles for the houses has been proposed.
- 8.25 The site will benefit from the creation of a Village Green which will form a focal point for recreational activities, appropriately located within the centre of the site and linear in form, maximising the opportunities for natural surveillance from surrounding properties.
- 8.26 The Brief explains (page 43) that there will be a variety of boundary treatments proposed for the site to help give the home zones distinct character and identity: "Hedging will be used throughout the new neighbourhood, in key locations, to define public and private spaces along primary routes in high quality landscape character

areas. This will create an attractive and integrated landscape strategy whilst also acting to improve levels of biodiversity. Metal fencing will also be utilised around formal areas of open space, with hedge planting used to further enhance the boundary...”

Phasing, implementation and integration

- 8.27 These elements are covered on pages 8 & 9 of the Phasing Plan document described from 8.6 above.

Other material considerations

- 8.28 There are no other material considerations relevant to the determination of this application.

Non-material considerations

- 8.29 Several objectors, including the statutory consultee Nairn West & Suburban Community Council, have indicated that housing development should not be permitted on this site due to several factors including changes to the development plan and the work being carried out in relation to Nairn’s Local Place Plan. Section 25 of the Act states that “Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise, to be made in accordance with that plan.” In this case, the material considerations that indicate otherwise is the existence of an extant planning permission in principle, granted in January 2021, to develop this site for housing. It is therefore the overriding material consideration in the determination of this application with regards to accepting the principle of the development of this site.

Matters to be secured by Section 75 Agreement

- 8.30 There is an existing Section 75 Agreement relating to this site covering matters such as affordable housing provision; education contributions; and safeguarding of the site for the primary school. Any development will be required to accord with this existing Section 75.

9. CONCLUSION

- 9.1 Approval is sought to satisfy two suspensive conditions imposed on Planning Permission in Principle 20/00599/S42 for a mixed-use development at Delnies, Nairn. The first phase of development will relate to the construction of 300 houses. Before any development can commence, a number of suspensive conditions must be discharged. This MSC relates specifically to Condition 1 requiring approval of a Phasing Plan; and Condition 2a, requiring approval of an Area Development Brief. All other suspensive conditions have been submitted for satisfaction in a separate second MSC, which is currently being assessed and is expected to be presented to South Planning Applications Committee for determination soon.
- 9.2 The submitted Phasing Plan is considered to set out a comprehensive and co-ordinated approach to the development of this site and the delivery of key components within. The Phasing Plan, as presented for approval, is considered

acceptable.

- 9.3 Similarly, the submitted Area Development Brief sets out a comprehensive approach to the development of the site and is considered to comply with the topics listed under Condition 2a. As presented for approval, the Area Development Brief is considered to be acceptable and sets out an appropriate framework for development of the site.
- 9.4 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers N

Conclusion of Section 75 N
Obligation

Revocation of previous permission N

Subject to the above actions, it is recommended to **APPROVE** the application subject to the following conditions and reasons:

1. Development shall proceed in strict accordance with the Phasing Plan and Area Development Brief hereby approved.

Reason: To ensure that build-out of the development is phased so as to avoid any adverse impact on local services and infrastructure, and to ensure the timeous provision of key development stages as well as delivery of a high quality built environment.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

INFORMATIVES

TIME LIMIT FOR THE IMPLEMENTATION OF THIS APPROVAL OF MATTERS SPECIFIED IN CONDITIONS

The development to which this approval of matters specified in conditions relates must commence no later than TWO YEARS from the date on this decision notice.

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a

Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

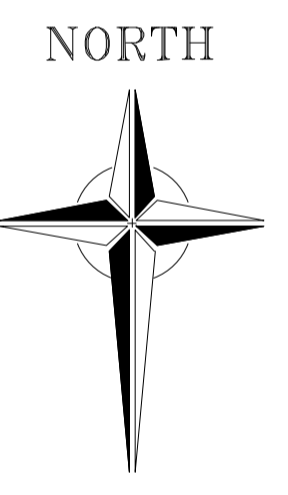
Signature: David Mudie
Designation: Area Planning Manager – South
Author: John Kelly
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan Masterplan Area
Plan 2 – Phasing Plan
Plan 3 – Area Development Brief

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REV	DESCRIPTION	DRAWN	CHKD.	DATE



— SITE BOUNDARY
— LANDOWNERSHIP BOUNDARY

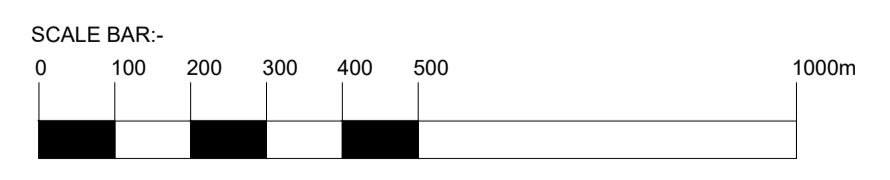


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**BARRATT NORTH SCOTLAND
 RESIDENTIAL DEVELOPMENT
 DELNIES
 NAIRN**

**LOCATION PLAN
 MASTERPLAN / PHASING**



SCALE / SIZE 1:10,000/ A1	DATE / DRAWN 11.09.23 / LF	PROJ. TYPE (OS)SERIES	SHEET No. / No. SHEETS 1 / 1
DRAWING REFERENCE 18196(OS)002		WORK STAGE PLANNING	FILE REFERENCE 18196(OS)002
ISSUE PURPOSE PLANNING	FILE CLASSIFICATION RESIDENTIAL	FILE REFERENCE 18196(OS)002	





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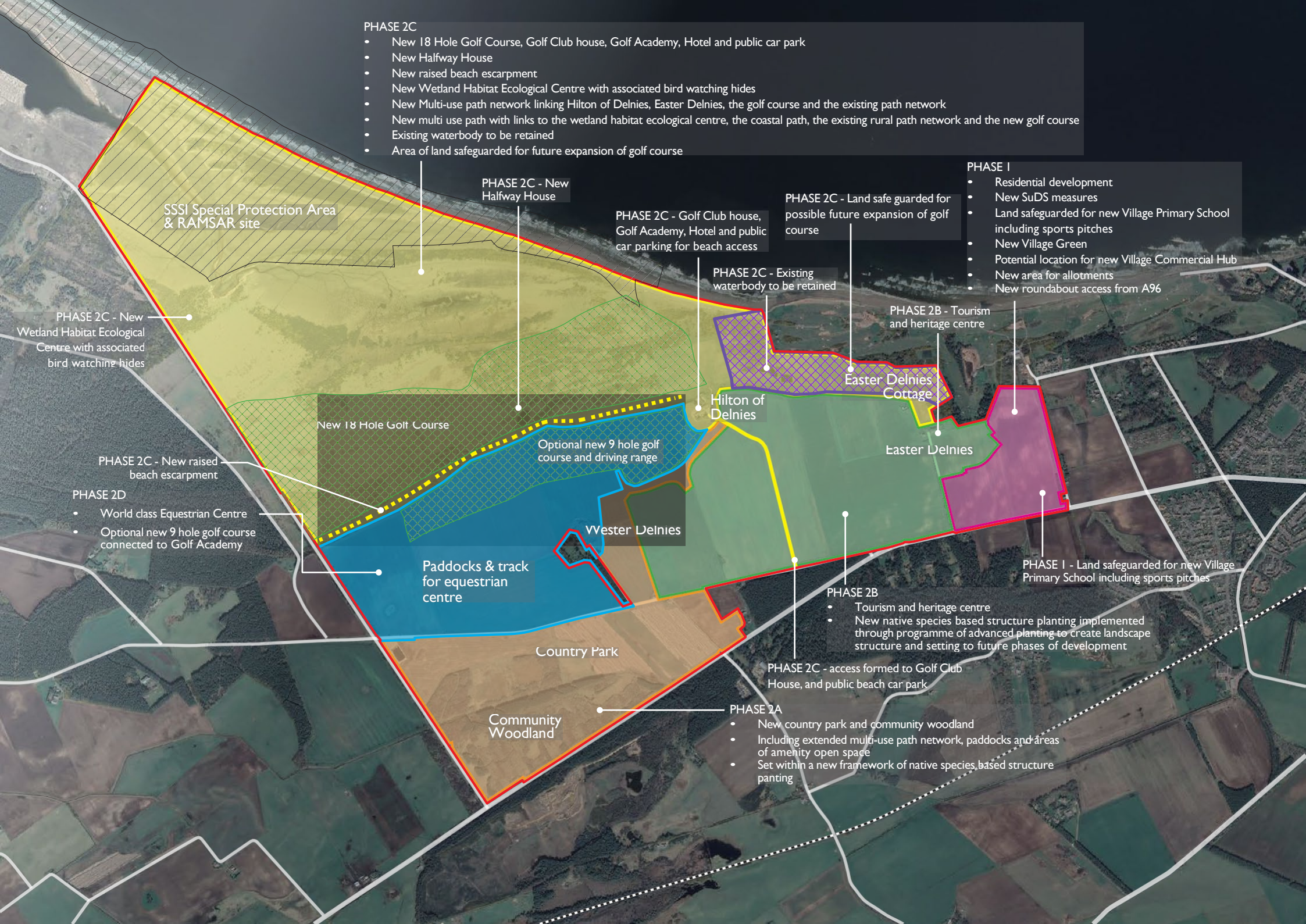


PHASE 2C

- New 18 Hole Golf Course, Golf Club house, Golf Academy, Hotel and public car park
- New Halfway House
- New raised beach escarpment
- New Wetland Habitat Ecological Centre with associated bird watching hides
- New Multi-use path network linking Hilton of Delnies, Easter Delnies, the golf course and the existing path network
- New multi use path with links to the wetland habitat ecological centre, the coastal path, the existing rural path network and the new golf course
- Existing waterbody to be retained
- Area of land safeguarded for future expansion of golf course

PHASE I

- Residential development
- New SuDS measures
- Land safeguarded for new Village Primary School including sports pitches
- New Village Green
- Potential location for new Village Commercial Hub
- New area for allotments
- New roundabout access from A96



SSSI Special Protection Area & RAMSAR site

PHASE 2C - New Halfway House

PHASE 2C - Golf Club house, Golf Academy, Hotel and public car parking for beach access

PHASE 2C - Land safe guarded for possible future expansion of golf course

PHASE 2C - Existing waterbody to be retained

PHASE 2B - Tourism and heritage centre

PHASE 2C - New Wetland Habitat Ecological Centre with associated bird watching hides

New 18 Hole Golf Course

Optional new 9 hole golf course and driving range

Hilton of Delnies

Easter Delnies Cottage

Easter Delnies

PHASE 2C - New raised beach escarpment

PHASE 2D

- World class Equestrian Centre
- Optional new 9 hole golf course connected to Golf Academy

Paddocks & track for equestrian centre

Wester Delnies

Country Park

Community Woodland

PHASE 2A

- New country park and community woodland
- Including extended multi-use path network, paddocks and areas of amenity open space
- Set within a new framework of native species based structure planting

PHASE 2C - access formed to Golf Club House, and public beach car park

PHASE 2B

- Tourism and heritage centre
- New native species based structure planting implemented through programme of advanced planting to create landscape structure and setting to future phases of development

PHASE I - Land safeguarded for new Village Primary School including sports pitches

Delnies Concept Masterplan Phasing

The wider Delnies Concept Masterplan will be split into two phases. The first phase is detailed within this Area Development Brief, along with a separate phasing plan, splitting Phase 1 into a number of sub-phases, as detailed in pages 58 and 59 of this Area Development Brief.

Phase 2 will consist of the remainder of the Delnies Concept Masterplan, split into a number of sub-phases. In order to support the new village development it is assumed that phasing should logically spread from the east in a south westerly direction first. This will start with Phase 1 and then Phase 2, split into sub-phases 2A to 2D.

The following diagrams illustrate each phase and summarise the key features of each.



Phase 1 - Residential & Associated Infrastructure

Phase 1 will provide the new Delnies Village, including 300 new homes, associated landscape and infrastructure, a potential location for a new Village Commercial Hub and a serviced site for a new Village Primary School.

Landscaping will include the new Village Green, along with a wide variety of native species planting, fruiting trees, wetlands and a community allotment, linked through a series of paths, connecting the site to the wider core path network.

A SuDS basin, and swales will provide drainage of surface water. A new primary street will include a bus terminus for the potential future extension of bus routes into the site

Delnies Concept Masterplan Phasing



Phase 2A Country Park & Community Woodland

The delivery of Phase 2A will start following on from the development of the village and primary school within Phase 1, to compliment the development of the masterplan area. As per the approved Delnies Concept Masterplan, Phase 2A will include an extended multi-use path network and areas of amenity open space, set within a framework of native species based structure planting.



Phase 2B Tourism & Heritage Centre with Infrastructure Planting

Phase 2B, complimented by a programme of native planting, is set to create landscape structure and setting to future phases of development in 2C and 2D.

Access to 2B is initially expected to be through Phase 1, with further access points to be taken from the A96 to form access to future sub-phase 2C. These are to be undertaken after Phase 1 to ensure traffic to the tourism and heritage centre, resulting from this phase, is managed appropriately.



Phase 2C Golf Course & Associated Facilities

The third phase of the Delnies Concept Masterplan includes delivery of a new 18-hole golf course, golf clubhouse, Golf Academy, and associated hotel. Additionally, a multi-use path network linking Hilton of Delnies, Easter Delnies, the golf course and existing path network and a public car park for access to the beach, accesses a new halfway house, raised beach escarpment, wetland habitat ecological centre and watching hides is to be provided.



Phase 2D Golf Course Expansion & Equestrian Centre

Finally, the development will conclude with the delivery of a world class equestrian centre and associated paddocks and track on the western periphery of Nairn. Access will be provided from the A96, with appropriate surveys and traffic management to be conducted at the correct time, after previous phases of development have been delivered, to ensure traffic considerations are effectively taken into account.

Phasing

Phase I - Implementation & Integration

Phase I will be split into a number of sub-phases, which will form the enabling 300 home residential development on land to the east of the masterplan. Phase I will be split into sub-phases IA, IB IC, ID, and IE inclusive of delivery of public open space, pedestrian and cycle connections, SuDS, green corridors, allotments and public art.

Site compounds will be located within the areas shown, with direct access taken from the new primary access road. Enabling works would commence with the delivery of the roundabout and road providing a connection to the A96, concluding enabling works to allow site access. Construction access to the site would be from the new roundabout.

IA – Infrastructure & Landscape

A new roundabout junction will be formed on the A96, providing access into the Delnies site, and forming a gateway into Nairn from the West. This will include a new toucan crossing, ensuring a safe route to school prior to completion of the Village Primary School. This will extend into the site as a new access road, providing a direct route to the eastern boundary, safeguarding connectivity to the neighbouring land at Sandown. This new road, and associated landscaping, will provide access to the new Village Primary School, with a one way looped system within the school site. A bus terminus will be delivered within this phase, providing an opportunity for the existing bus service to enter Delnies village from the new gateway access. A further link to the western boundary will be implemented at an early stage in addition to the delivery of the SuDS basin in the north.

IB – Housing & Landscape

This first phase of residential development will include approximately 100 homes, including around 25% to be delivered as affordable homes. The initial part of the new Village Green, including soft landscaping and fruit trees for community interaction and education, will be delivered within Phase IB. Within the eastern landscape buffer, screen tree planting will be delivered, with full implementation of allotments to follow prior to phase ID.

IC – Housing & Landscape

This second phase of residential development will include the delivery of approximately 100 homes, of which 25% will be affordable. A screening bund and landscaping will be formed along the A96, forming a new linear park with connecting pathways east, west and north into the development. The new homes addressing the A96 will be front facing to ensure the streetscape is appropriate and welcoming.

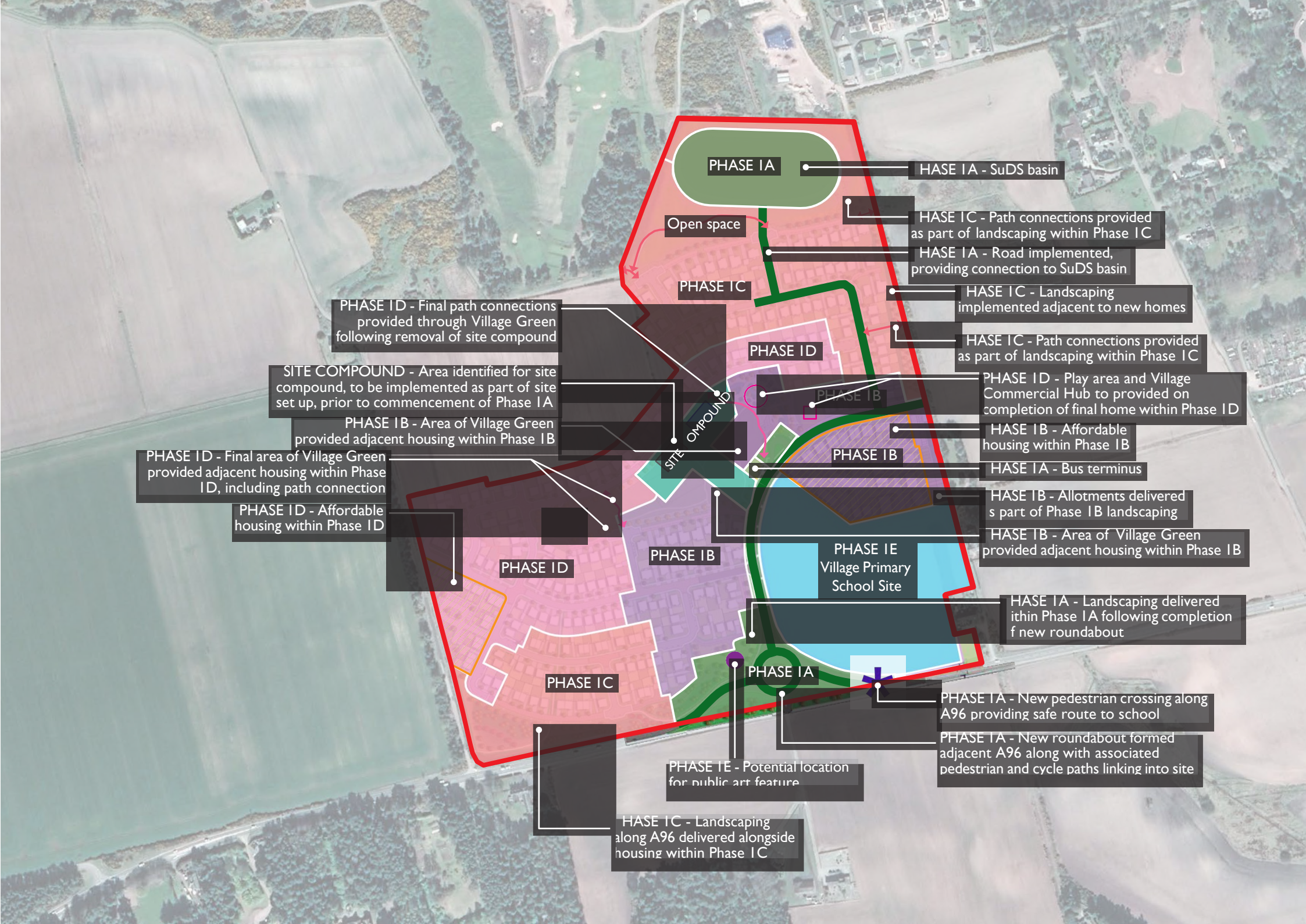
ID – Housing, Commercial & Landscape

This third phase of residential homes will comprise the delivery of approximately 100 homes, of which 25% will be affordable. This phase will also include the completion of the Village Green, including the formation of an equipped play area, and potential location for a new Village Community Hub. Landscaping will also include the proposed footpaths, blue corridors of wetland planting and swales and small kick about recreational areas.

IE – Serviced Primary School Site

The proposal includes the provision of a serviced site, with associated suitable access, to enable delivery to the Highland Council at the appropriate time and subject to education demands. The school could be delivered on the conclusion of Phase ID and will have a direct link into the core path network to the south where a public crossing will be formed (Phase IA) at the A96, allowing a safe and convenient walking route to Nairn.

A public art proposal will conclude Phase I and will be delivered prior to commencement of Phase 2. This will take the form of a feature cairn and walling, to be created at the entrance gateway into the Phase I residential site as well as a soft landscaping of the new roundabout. Thereafter a signposted guided trail will form part of the network walkways that can be delivered as part of the ongoing Phase 2 parcels.



PHASE IA

HASE IA - SuDS basin

Open space

HASE IC - Path connections provided as part of landscaping within Phase IC

HASE IA - Road implemented, providing connection to SuDS basin

PHASE IC

HASE IC - Landscaping implemented adjacent to new homes

PHASE ID - Final path connections provided through Village Green following removal of site compound

HASE IC - Path connections provided as part of landscaping within Phase IC

SITE COMPOUND - Area identified for site compound, to be implemented as part of site set up, prior to commencement of Phase IA

PHASE ID

PHASE ID - Play area and Village Commercial Hub to provided on completion of final home within Phase ID

PHASE IB - Area of Village Green provided adjacent housing within Phase IB

PHASE IB

HASE IB - Affordable housing within Phase IB

PHASE ID - Final area of Village Green provided adjacent housing within Phase ID, including path connection

SITE COMPOUND

HASE IA - Bus terminus

PHASE ID - Affordable housing within Phase ID

PHASE ID

PHASE IB

HASE IB - Allotments delivered as part of Phase IB landscaping

HASE TB - Area of Village Green provided adjacent housing within Phase IB

PHASE IE Village Primary School Site

HASE IA - Landscaping delivered within Phase IA following completion of new roundabout

PHASE IC

PHASE IA

PHASE IA - New pedestrian crossing along A96 providing safe route to school

PHASE IA - New roundabout formed adjacent A96 along with associated pedestrian and cycle paths linking into site

PHASE IE - Potential location for public art feature

HASE IC - Landscaping along A96 delivered alongside housing within Phase IC





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- Six Qualities of a Successful Place
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Introduction

Introduction

Planning Permission in Principle (PPI reference 20/00599/S42) was granted for the Delnies site, ref NA6 (allocated within the Adopted Inner Moray Firth Local Development Plan). As part of the conditions associated with the approval, an Area Development Brief is required to be submitted to the Council, to set out the design principles for further AMSC applications coming forward.

This Area Development Brief has been prepared to respond to planning condition 2a relating to the Planning Permission in Principle. It sets out the context of the site, along with a summary of the key considerations that will shape the proposal. The Brief also sets out the local and national design guidance, within which all forthcoming AMSC applications will be designed to comply with. This also includes policies contained within the Scottish Governments National Planning Framework 4 (NPF4), which sets the climate and nature crisis at the top of the agenda for all new proposals coming forward.

This Area Development Brief has been prepared on behalf Barratt and David Wilson Homes North Scotland (BDW), together with the Cawdor Maintenance Trust, by a team of consultants as follows;

Ecology: Envirocentre

Landscape: David Wilson Associates

Masterplanning: EMA Architecture + Design Ltd

Planning Consultant: Ryden

Transport: Fairhurst

ema
architecture. masterplanning. placemaking

FAIRHURST

envirocentre

DWA
Landscape Architects

Ryden

 **BARRATT**
HOMES

 **DAVID WILSON HOMES**
WHERE QUALITY LIVES

The Site

The site is located within the west of Nairn, just south of the Moray Firth coast line and to the northern side of the A96. The site is allocated within the adopted Inner Moray Firth Local Development Plan (IMFLDP) as Site NA6: Delnies for 300 homes, business and community use. It forms part of the Highland Council proposal for the A96 growth corridor and will create a new gateway into Nairn from the west.

To the immediate east of the site is another allocated area referenced NA4: Sandown in the adopted IMFLDP. To the east of the allocated land is the existing residential area at Pinewood Avenue and Beech Avenue. To the south of the A96, beyond the allocated site NA4: Sandown is the residential area east of Sandwood Road. To the north of the site is Nairn Golf Course.

The site is formed by two agricultural fields, separated by a field boundary with scattered trees and hedgerow. The site is bound to the east and west by tracks, leading to existing properties. The track along the east of the site forms a core path. This core path links towards the beach and golf course to the north. It also forms a loop, connecting along the northern site boundary, leading west and then south through Delnies Woods, and then back up to the A96.

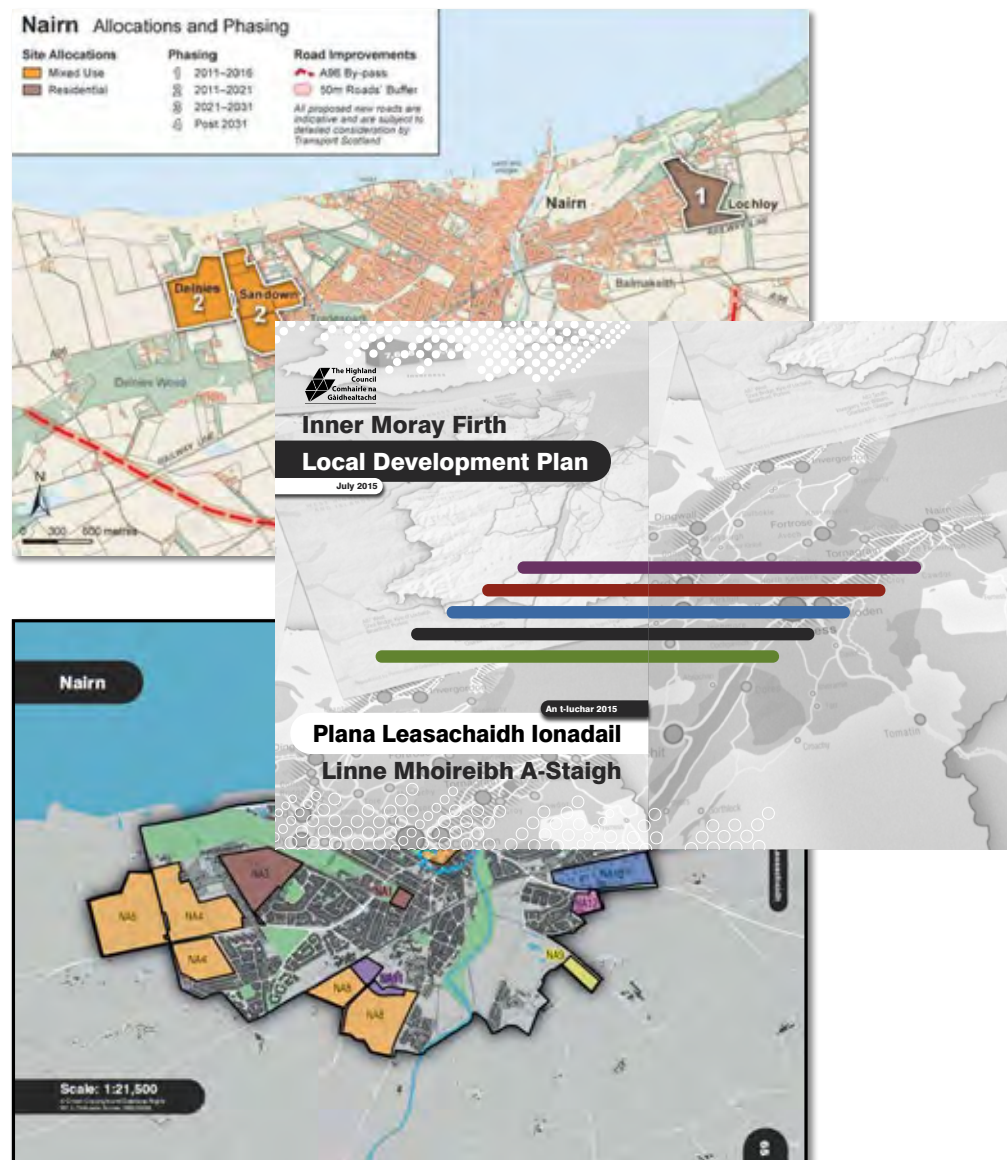


The site is located to the west of Nairn and allocated within the Adopted Inner Moray Firth LDP

Planning Context

The site benefits from an extant Planning Permission in Principle (PPiP) (20/00599/S42). This secures permission for a mixed-use development of c.300 houses, as well as a golf course, clubhouse and golf academy, tourism and heritage uses, equestrian and ecological centres, hotel and conference centre, community woodland, country park and associated infrastructure. The PPiP covers a large area west of Nairn that could accommodate the entire development approved through the extant PPiP. An indicative indication of how those uses would be accommodated on site is identified within the Denies Concept Masterplan.

Barratt and David Wilson Homes North Scotland (BDW), together with the Cawdor Maintenance Trust, are preparing to submit an application for Approval of Matters Specified in Conditions (AMSC) for a Phase I development of 300 houses, land for a primary school and associated open space, infrastructure etc. in accordance with the extant PPiP. The principle of developing the site for 300 homes is firmly established, both through the extant IMFLDP and PPiP.



The site is allocated within the adopted Inner Moray Firth LDP, with PPiP for 300 homes, land for a primary school, associated open space, and infrastructure

Planning Permission in Principle Requirements

This Area Development Brief has been prepared in support of an application for Approval of Matters Specified in Conditions (AMSC) relevant to an extant Planning Permission in Principle (PPIP Ref: 2000599/S42). The PPIP was pursued as a Section 42 application, which altered a number of planning conditions associated with a previous PPIP for land at Delnies (Ref: 08/00080/OUTNA).

Condition 2a of PPIP Ref: 2000599/S42 requires the submission of an Area Development Brief for each principle phase of the development to include the following:

- i. Conformity with the principles and vision of the approved indicative Delnies Concept Masterplan and Concept Design Statement;
- ii. Place-making and public realm;
- iii. Transportation, access, active travel and connectivity;
- iv. Drainage, sustainable drainage and the water environment;
- v. Landscaping and open space;
- vi. Public art strategy
- vii. Character and design including materials palette; and
- viii. Phasing, implementation and integration.

Condition 2a also stipulates that each application within each phase or sub-phase will be required to accord with the terms of the Area Development Brief and a phasing strategy, as required under Condition 1 of the PPIP.

This Area Development Brief forms a supporting document to an AMSC application submitted for the approval of condition 2a, as outlined above. Additionally, under the terms of Condition 1 of the PPIP, the AMSC application includes a site wide phasing plan, covering a much larger area associated with the wider Delnies site and PPIP. This details the sequencing of this initial phase of development, in addition to subsequent phases that could deliver leisure, tourism, community and recreational facilities consented through the PPIP and associated linkages.

The Area Development Brief informs a proposal for 300 new homes, land reserved for a new primary school, landscaping and open space as part of a Phase I development at Delnies. It includes the land identified within the adopted Inner Moray Firth Local Development Plan as allocation NA6: Delnies.

A separate, but closely related, further AMSC application that addresses all other necessary PPIP conditions, is being progressed by Barratt and David Wilson Homes for this Phase I development.

The overarching design principles and guidance contained within this Area Development Brief has shaped the detailed layout, siting and design of Phase I, including the areas of open space, landscaping, network of streets and associated connections beyond the site, which together create a sustainable new community at Delnies.

Condition 2a sets out a number of specific criteria which this Development Brief must address, as set out above. These have helped structure the contents of this document, with each section providing detailed guidance and placemaking principles to guide development of the Phase I area.

Area Development Brief







The Site

Context & Views

The site is located to the Western edge of Nairn, with the ground generally falling downwards to the North-East. A high point is located within the Southern half of the site, around the edge of the A96.

The Northern boundary of the site is characterised by the most prominent views out towards Nairn beach and the surrounding woodland, golf course and farmland. Wide coastal panoramas are also visible from the higher ground at the Southern site boundary.

The views to the South are predominantly of woodland surrounding local dwellings with rolling farmland to the West as well as East.

- Site boundary 
- Roads 
- Extent of most impressive views 
- Direction of ground slope 
- High point 
- Low point 





① Long distance views across site to North-East



② Long distance views across site to North / North-West



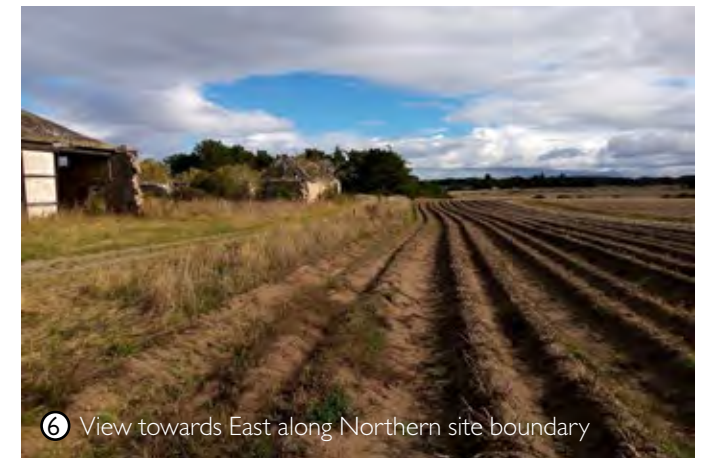
③ View down the Western boundary road



④ View across site back towards main road



⑤ View across site towards North-East



⑥ View towards East along Northern site boundary



⑦ View to East from Western boundary



⑧ View along core path



⑨ View down Western boundary

The Proposal

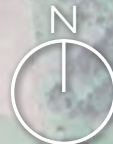
The proposal is for 300 new homes, and associated open space, along with land for a potential future primary school, set within a robust landscape framework.

The key principles of the proposal are as follows;

- Landscaped edge along the A96, forming a green gateway into the development and a welcoming arrival into Nairn from the west;
- A new round about forming safe access into the site for vehicles, cyclists and pedestrians;
- Existing trees retained along boundaries, subject to tree surveys;
- Allotments provided in the west of the site, accessible from all areas of the site and beyond, promoting healthy living and well-being;
- A central area of amenity open space, easily accessible, forming an attractive focal point and sense of place at the heart of the new neighbourhood;
- A site for the future new primary school, visible and easily accessible from the A96, as well as from within the site, forming a new community heart;
- A potential location for a new Village Commercial Hub, set adjacent the central open space, at the heart of the new Village;
- A new footpath formed along the A96, providing safe routes to school, and nearby local amenities and services, encouraging safe and active travel, in accordance with the principles of Local Living;
- Connections to the wider core path, overlooked by new homes, forming easy and safe access to local landmarks, such as Nairn Beach to the north of the site;
- Affordable housing to meet with local need, in accordance with Council requirements;
- A clear hierarchy of streets, lanes and paths, ensuring ease of movement, with nodes forming landmarks throughout the proposal; and
- Character areas developed around key features, including the Southern Green Gateway, central open space, Northern Coastal Connection, and Development Parcels.

The proposal has been designed to comply with the requirements of the approved Delnies Concept Masterplan and takes account of national and local design guidance. Further applications for AMSC will be designed to comply with the principles set out within this proposal and Area Development Brief.

These features of the proposal are set out within the remaining sections of this Area Development Brief.



— Site boundary

Approved Delnies Concept Masterplan & Design Statement

The site forms part of a wider area that was included within the Planning Permission in Principle. This Area Development Brief relates to the IMFLDP NA6 allocation area, identified on the plan opposite.

The key principles set out within the approved Delnies Concept Masterplan and associated Design Statement are summarised as follows;

- A new roundabout access from the A96;
- Provision for future access to adjacent Sandown development to the east;
- Land safeguarded for a potential future primary school;
- Central open space surrounded by new homes and potential future school site;



National & Local Design Guidance

National Planning Framework 4 (NPF 4)

NPF4 policies are referenced throughout this report, demonstrating how national design guidance has been considered and has influenced the proposal. The proposal aims to address the 'Six Qualities of a Successful Place' outlined within NPF4 which requires that new development should be:

- Healthy
- Pleasant
- Connected
- Distinctive
- Sustainable
- Adaptable

More specifically, this report aims to respond to key policies within NPF4 including Policy 1 Tackling the climate and nature crises; Policy 2 Biodiversity; Policy 13 Sustainable transport; Policy 14 Liveable Places; Policy 15 Local living and 20 minute neighbourhoods; Policy 16 Quality homes; Policy 18 Infrastructure first; Policy 19 Heating and cooling; Policy 20 Blue and green infrastructure; Policy 21 Play, recreation and sport; and Policy 25 Community wealth building.

Local Design Guidance

Local supplementary guidance will also be adhered to within the design proposals. The Highland Council Sustainable Design Guide was adopted in 2013 and outlines the importance of taking a sustainable approach to the built environment and promotes good design which is '*fit for purpose and respects both its location and its function*'. The guidance includes a Sustainable Design Checklist with the following priorities:

1. Layout, scale, proportion, materials, construction and finishing
2. Landscaping
3. Cultural heritage
4. Materials
5. Natural heritage
6. Enhancing wildlife



Local Living

20 Minute Neighbourhood

PAN 75 states that new homes should be within 1,600m of local facilities, 800m from a railway station and 400m from a bus stop. A 20 minute walk is considered to be approximately 1 mile, or 1,600m. NPF 4 sets out the strategy for Local Living and 20 minute neighbourhoods, which requires a 20 minute return journey via sustainable modes of transport, including walking and cycling, amongst other methods.

The site will form an extension to the west of Nairn and will be within commutable distance of existing schools, shops other local amenities and services. The development also proposes a new school within the site which will be located in the area of land to the south-west, adjacent to the A96. Nairn Academy is around 1600m to the south-west of the site and can be accessed via the A96. Local shops including a SPAR, service station a Co-op Food as well as various bars, cafe's and restaurants can be found within the town centre to the east which are easily accessible via the cycle path along the A96.

In addition to local amenities, the site is also within close proximity to a number of parks, and areas of open space. Nairn Golf Club lies directly to the north of the site as well as Nairn Beach that stretches from the Golf Club in the West End of the town to the Harbour at Fishertown, with stunning views over the Moray Firth towards Cromarty. Moss-side Park and Tradespark Wood also lie to the south-east and provide play facilities and outdoor recreational space.

A new Village Commercial Hub and Village Primary School will provide valuable services within easy walking distance of all new homes, set at the heart of the proposal and within an attractive landscape and footpath network. Significant areas of open space are also proposed centrally within the site and to the north. Together, these elements offer potential social gathering spaces, incorporating play areas and path links to the surrounding path network. New homes will benefit from direct access to areas of open space, which will enhance active travel options for new and existing residents.





NORTH SEA



- Site boundary
- Roads
- Railway line
- Watercourse
- Core path network
- Other paths
- Services & amenities
- Education
- Parks / playing fields
- Nearest existing bus stop
- Potential Village Commercial Hub
- Proposed bus terminus within site

Secret Beach

Nairn golf club

Nairn Leisure Centre

Nairn beach

Nairn Museum

Birch View dental care

Co-op

Rosebank Primary School

Windsor House Dental Surgery

Millbank Primary School

Nairn Railway Station

Sainsburys supermarket

Beach avenue park

Tradespark wood
TRADESPARK

Spar

Nairn Academy

Nairn County Football Club

County Dental Clinic

Nairn county hospital

Tradespark wood

Co-op

Delnies wood

Moss side park

B9092

A96

A96

A939

A939

B9091

B9090

RIVER NAIRN

Local Living

Active Travel & Connectivity

The diagram opposite illustrates the proposal within the immediate context of Nairn, highlighting areas within 10 and 20 minutes walking distance of the allocation site. Access to existing amenities and local services will be achieved via a new footpath link along the A96 within the site. A crossing point will then link to the existing footpath/cycle path on the southern side of the A96. The new footpath will ensure that a new safe route to school is established to existing schools including Nairn Academy, Millbank Primary and Rosebank Primary Schools.

Access to the existing core path and cycle path network will also be achieved and will enable links northwards to the coastal walk and southwards to Delnies Wood. The Altonburn path to the east of the site allows for connection towards the Golf Course and Beach. The Delnies Circular Path (ref: NA04.13) loops around the site and connects between Easter Delnies, Hilton of Delnies and through Delnies Wood along a 4.83km route.

Further afield, the Nairn to Cawdor Riverside Walk to the east of the site, within the centre of the town, leads mostly along the banks of the River Nairn through scenic countryside on a 5.5 mile route with bus services linking the ends of the walk.

Proposals will adhere to principles outlined with Local and National Design Guidance, including NPF4 and the Nairn Active Travel Masterplan.



Existing cycle route along A96



Delnies Circular Path



Altonburn core path access to east of site



NORTH SEA



- Site boundary
- Roads
- Railway line
- Watercourse
- Core path network
- Other paths
- The Highland Council proposed high quality Active Travel Route / Cycle Street
- Existing bus stops
- Potential Village Commercial Hub
- Proposed bus terminus within site
- ↔ Primary access
- ⋯ Pedestrian access
- ✱ Pedestrian crossing

Infrastructure

Vehicular Access

Primary Route

The primary route within the site, connecting the roundabout to the Sandown land boundary to the east will be designed as a bus route to local distributor (urban areas) road standards. This road will accommodate the greatest volume of vehicle traffic through the development. The road will consist of a 6.5m wide carriageway, 2m grass verge and 3m shared footway/cycleway on the west side and a 2m grass verge plus 2m footway on the east side. The road will be designed to local distributor 50kph standards in accordance with The Highland Council Roads and Transport Guidelines for New Developments.

A bus stop/terminus will be included as indicated on proposed site layout drawings, providing good coverage for all properties (within 400m). Landscape elements will emphasise this road as the primary corridor.

Residential Streets

Residential streets will include quieter routes with greater pedestrian priority in the form of raised carriageways and shared spaces. These roads will consist of a 5.5m wide carriageway and a 2m footway on one or both sides of the carriageway. Each junction will be provided with visibility envelopes appropriate to the relevant speed limit.

Lanes, Mews and Homes Zones

The lanes and mews will comprise shared space streets where there is a reduced definition between public and semi-private spaces in order to create a home zone character. Building frontages will be designed close together to create a greater sense of enclosure to enhance the place-making design.



Primary route



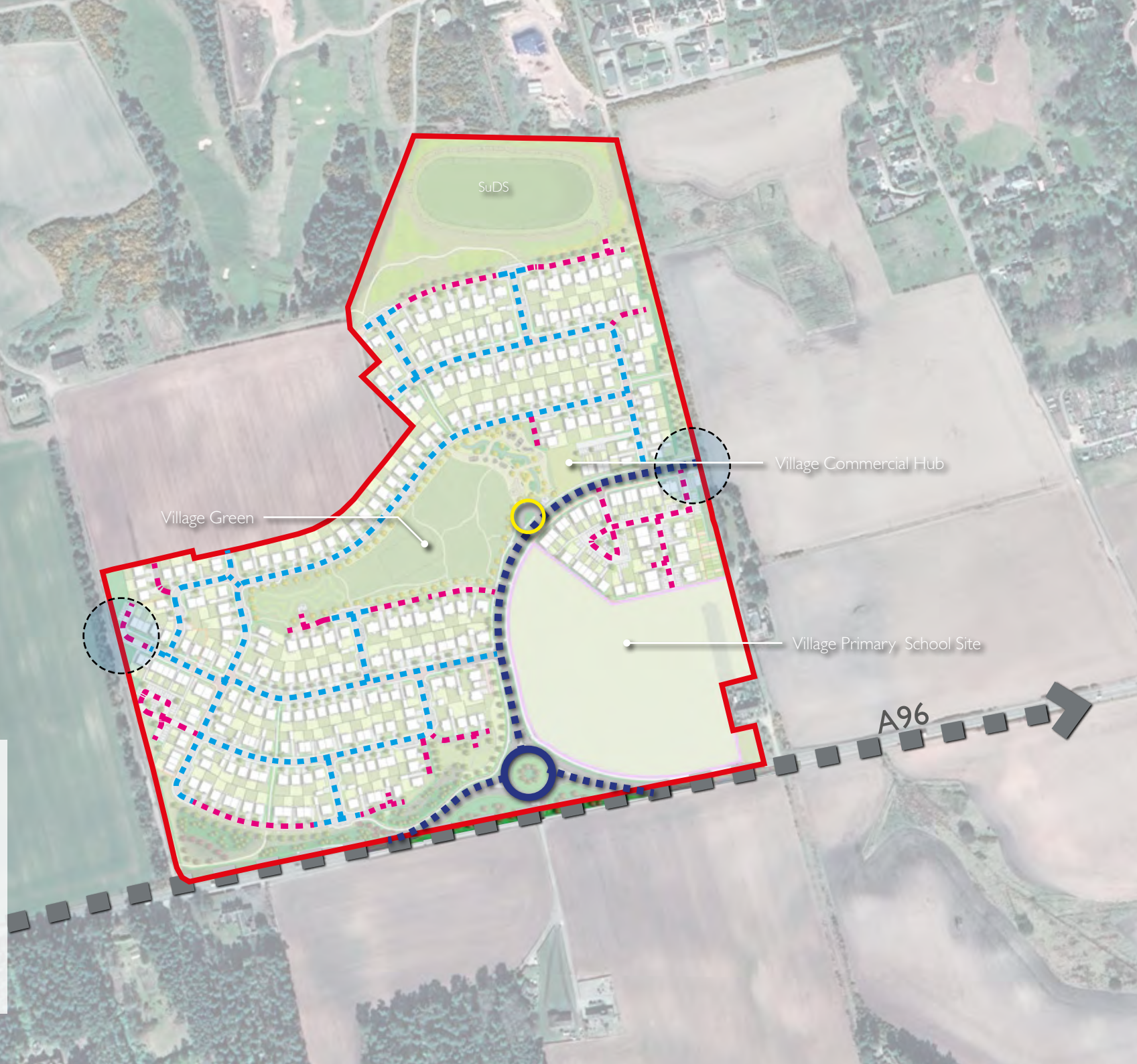
Secondary route



Tertiary route



- Site boundary
- ➔ Existing route (A96)
- ▣ Primary route
- ▣ Secondary route
- ▣ Tertiary route
- Future potential vehicular access
- New roundabout junction to A96
- New bus terminus



SuDS

Village Green

Village Commercial Hub

Village Primary School Site

A96

Infrastructure

Safe Routes to School

Safe routes to both primary and secondary schools are provided within the proposal. A primary school site has been identified within the south east of the site. This will be easily and safely accessible from all new homes within the site. In the interim, primary age children will attend Rosebank Primary School or Millbank Primary School. For secondary school, children within the site will attend Nairn Academy.

All pupils will exit the site to the south, crossing the A96 via a new Toucan crossing. Having arrived at the south side of the A96, the network of existing footways and footpaths will be used to facilitate travel to Rosebank Primary School and Nairn Academy.

Rosebank Primary School pupils will continue east along the A96 footway, arriving at the school after crossing Wellington Road. Nairn Academy pupils will travel east along the A96 footway and along Duncan Drive to the front entrance of the school, or east along the A96 footway, south west along Sandown Road, east along Moss-Side Road, turning onto the shared footpath/cycle path adjacent to Lochdhu Gate, arriving at the rear entrance to Nairn Academy. The detail of the routes will be reviewed with THC Road Safety Team in due course, as part of a forthcoming AMSC application.



Nairn Academy is within walking distance of the site



View along existing shared pedestrian & cycle route providing safe and sustainable safe route to school

NORTH SEA



- Site boundary
- Existing streets
- - - Core paths
- - - Other paths
- - - Safe route to school (Nairn Academy)
- - - Safe route to school shared footpath / cycle path
- - - Interim safe route to primary schools
- Council identified potential future route
- Schools
- ✳ Proposed location for toucan crossing
- Existing bus stops
- New bus terminus

Rosebank Primary School
Furthest point 1. 3,295m
Furthest point 2. 3,100m

Nairn Academy
Furthest point 1. 2,240m
Furthest point 2. 2,615m

1

2

B9091

A96

A96

A939

A939

B9091

B9090

RIVER NAIRN

Infrastructure

Pedestrian Access / Lighting

A96 Pedestrian & Cycle Crossing

A toucan crossing will be provided to accommodate pedestrian and cyclists crossing the A96 on the east side of the new roundabout, providing connectivity to the existing pedestrian and cycle way on the south side of the A96, facilitating the promotion of active travel to the east, including safe routes to schools.

Uncontrolled pedestrian crossing points will be provided within the development. Where pedestrian crossing areas are created, dropped kerb and tactile paving blocks will be included to ensure accessibility for all.

Walking & Cycling

The creation of a sustainable place is a core aim of the design, due to this ease of pedestrian and cycle movement is a key element in the development of the proposed site layout. The well-connected network of footways and cycleways within the development will provide the opportunity for connectivity with existing strategic core paths to the north and east of the site, further promoting active travel to and from the development together with active traffic through the development.

Utilities & Street Lighting

All proposed utilities and services will be located below ground, being accommodated within footways and verge/service strips. Street lighting infrastructure will be located within adoptable areas. Services will be installed in accordance with current standards and individual service provider requirements with regard depth of cover and access chambers when located in either footways or service strips. LED street lanterns will be specified to minimize energy consumption and will include dynamic optic settings to control glare and limit scattered light.



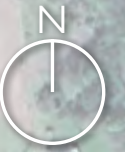
Access to Delnies Circular Path



A96 Cycle Path



Delnies Wood Core Path



- Site boundary
- ↔ Active cycle route along A96
- ↔ Extension of existing cycle route
- - - Key pedestrian routes
- ⋯ Existing core path network
- ↔ Potential core path connection
- New bus terminus
- * Location for pedestrian toucan crossing



SuDS

Village Green

Village Commercial Hub

Village Primary School Site

A96

Infrastructure

Sustainable Drainage

The drainage system will be designed taking into account the principles set out in following guidance:

- Water Assessment and Drainage Assessment Guide – Working SuDS Party.
- Planning Advice Note (PAN) 61: Planning and Sustainable Urban Drainage Systems, issued by the Scottish Executive Development Department, July 2001.
- The SuDS Manual (CIRIA C753).
- SEPA's Regulatory Method (WAT-RM-08) Sustainable Urban Drainage Systems
- SuDS for Roads.
- National Planning Framework 4 (NPF4), Policy 22
- Sewers for Scotland, Fourth Edition

Foul Drainage

New gravity foul sewers will be provided throughout the development with a connection to the existing public drainage network in the northeast. All infrastructure associated with the foul drainage will be designed and installed in accordance with Sewers for Scotland, 4th Edition. Scottish Water have progressed a Strategic DIA study to confirm capacity within the existing drainage network to accommodate the additional foul flows.

Surface Water Drainage

Surface water drainage serving the development will drain via a Sustainable Drainage Scheme (SuDS). This scheme will comprise swales, A detention basin and filter trench. Final discharge will be to the existing watercourse in the north. The SuDS infrastructure will have public access where possible, and will provide benefits of visual and habitat diversity, beyond the functional use for drainage.

The SuDS strategy has been developed in accordance with best practice guidance found within the documents noted above. Attenuation basin and swales will be carefully integrated so that they are attractive and form a part of the landscape amenity, rather than appearing merely as drainage infrastructure. Design of slopes to 1:4 gradient for both these features will ensure safe edges and thus avoid the need for fencing. Maintenance access routes to the inlet and outlet structures will serve also as paths, and be sensitively aligned relative to slope and vegetation.

All infrastructure associated with the surface water drainage will be designed and installed in accordance with Sewers for Scotland, 4th Edition.

Referring to The SuDS Manual (CIRIA C753), the surface water run-off will be dealt with as follows:-

Roofs

Surface water run-off from roofs will drain via downpipes to new gravity drains around the building, which will discharge via disconnection chambers to a new surface water sewer network. The new surface water sewers will drain to an extended detention basin, which will discharge at a restricted rate via a new filter trench to the existing watercourse.

Residential Parking

Surface water run-off from the parking areas, including driveways will drain via traditional trapped gullies and or channel drains to a new surface water sewer network. The new surface water sewers will drain to an extended detention basin, which will discharge at a restricted rate via a new filter trench to the existing watercourse.



Access Roads

Surface water run-off from the access roads will drain via traditional trapped gullies, which will discharge to a new surface water sewer network. The new surface water sewers will drain to an extended detention basin, which will discharge at a restricted rate via a new filter trench to the existing watercourse.

In accordance with the Water Assessment and Drainage Assessment guide, the rate and volume of surface water run-off from the post development situation should not exceed the surface water run-off from the existing site.

Attenuation volume for the site will be provided by an extended detention basin which will contain the run-off volumes generated by the critical 200 year rainfall event plus climate change. As part of the detailed drainage design for the site, sensitivity tests to assess flood risk from the drainage system will be carried out for rainfall events up to and including the 200 year, plus climate change, rainfall return event. Site levels will be set in order to prevent water entering buildings or restricting access for emergency vehicles.



Maintenance

Maintenance responsibility for each drainage component anticipated to be as follows:

- New foul and surface water sewers, including manholes, and drainage tails from each individual plot to be vested and maintained by Scottish Water.
- Extended Detention Basin and Filter Trench subject to a Section 7 agreement between Highland Council and Scottish Water.
- Grass Conveyance Swales and associated Headwalls subject to a Section 7 agreement between Highland Council and Scottish Water.
- Road drains, gullies and associated manholes to be vested and maintained by Highland Council as part of the roads adoption.
- Drainage within the individual curtilage of each plot, up to and including disconnection chambers, will remain private and will be owned and maintained by the plot owner.
- The developer will own the drainage system until it is adopted. The developer will also remain responsible for maintenance of the drainage system until Scottish Water issue a Completion Certificate for the drainage system, at which time they will assume responsibility for maintenance of the elements they are to adopt.

Landscape

Landscape Framework

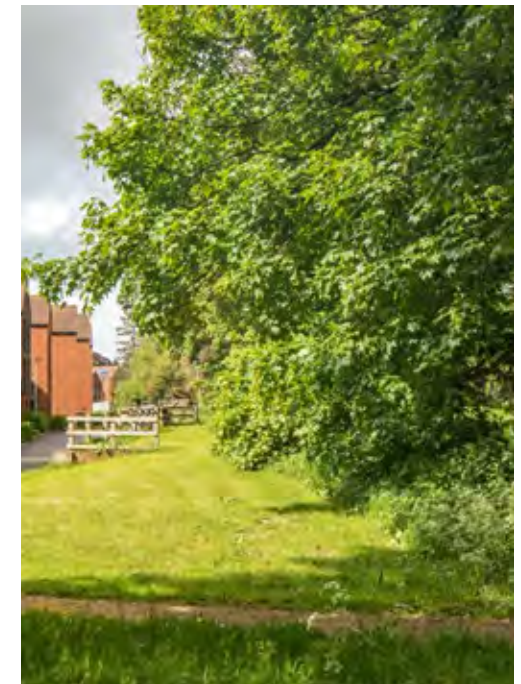
The Landscape Strategy and Framework for the Delnies development seeks to create a self-sufficient residential community but also to form links to the surrounding landscape, both in terms of human interactions and green links with the natural environment.

The site is largely flat with a gentle fall toward the north. It currently consists of two agricultural fields supporting cereal crops, roughly divided north to south along the centre. It is bound to the south by the A96 and has an open aspect in this direction, with a sparse woodland belt to the west and a strip of rough ground and mixed vegetation to the east, north of Hilton and Kerrera Cottages. To the north lies The Nairn Golf Club with groups and belts of tree cover and scrub along the boundary, although out with the site. This golf course lies between the site and the coast of the Moray Firth. There are intermittent views from the site across the golf course to the water, which provides opportunity for residents to enjoy this natural asset.

The Masterplan includes access from the A96, creating a new gateway point. To the east of this is proposed a new Village School and, to the west, residential streets would lie along parallel routes running east to west and linked north to south. There is a hierarchy of streets within this and the landscape proposals seeks to emphasize this. Larger avenue trees and hedges are proposed along the primary routes, creating a continuous frontage, with smaller trees and hedges on secondary routes, and decorative trees and shrubs along lanes. Within this structure a palette of tree, hedge and plant species would be selected to create different character zones within the development, which will help to bring a sense of place and aid in orientation within the development.

A bund and tree planting is proposed to the southern boundary, to mitigate any potential visual impact along the A96, whilst also forming a green gateway into the development. This area will, therefore, also function as a greenspace and biodiversity corridor, linking to the other green spaces in and around the site, and in the wider landscape.

Trees on the eastern boundary are proposed to be retained and enhanced to extend this green network and link to the SuDS area to the north. These are to be combined with proposed recreational routes, around and within the development, which would link these areas to the central Village Green, via the tree lined streetscapes. Links to the north are also proposed, taking advantage of coastal views and links through to the golf course's existing paths on the north east of the site.





Village Green

Village Commercial Hub

Village Primary School Site

A96

SuDS

-  Site boundary
-  Landscaped frontage to A96
-  Existing & proposed trees
-  Street trees
-  Landscaped pedestrian route
-  Open space
-  Potential Village Commercial Hub
-  Tree planting to open spaces
-  SuDS measures

Landscape

Biodiversity & Blue Green Networks

NPF4 provides an increased focus and value upon improving biodiversity, and forming blue green networks which will be a key factor in the landscape design for this proposal. These will be included through the use of features such as SuDS basin, swales, tree planting and a varied native species palette of planting.

Barratt Homes have, as a matter of national policy and a statement of intent, produced a detailed Landscape Handbook, which is to be used as the basis for all design of their new development moving forward, putting landscape and ecology at the heart of every new development. It takes forward the principles of Biodiversity Net Gain, as is the policy requirement in England and Wales, and sets out a detailed process for the approach to new developments, from conception through to implementation and beyond. Barratt Homes are committed to achieving a 10% biodiversity net gain on this site, with detailed calculations and proposals to be provided at the detailed design stage.

The SuDS area offers one such opportunity as it forms an area where open space is allocated to a separate purpose, away from recreation and disturbance. There is also the introduction of water to the area, providing opportunities for the creation of varied habitats and diversity of species. Meadow grass and wildflowers associated with the SuDS basin can also further increase the range of biodiversity.

The SuDS area is one part of the drainage system for the site, with an increasing recognition of the benefits of attenuating water run-off as close to source as possible. Rain gardens and swales can help to gather surface water run off and allow it to be attenuated or dissipated without flowing into the wider system immediately. This helps to deal with more extreme volumes of water at one time, but also helps to bring biodiversity to a wider system across the development. Swales can be sown with wet meadow or species rich grass and rain gardens can support larger species such as small shrubs and marginal planting – appropriate to the location and designed water levels.

Where possible, tree cover, including fruiting trees, and thicket planting can provide cover for invertebrates and small mammals, and food sources for birds around the edges. The area of allotments will also provide further diversity of habitats and food sources.

In addition, woodland planting to the periphery of the site and more decorative tree and shrub planting within the development areas bring additional facets to the landscape habitat, and provide further biodiversity. Tree species will be selected to be locally appropriate and to encourage bees and other insects and birds to the site as well as providing visual amenity and colour to the residents.



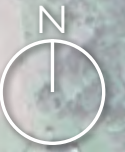
Allotments provide health benefits and biodiversity opportunities



SuDS measures offer varied wetland habitats for biodiversity



Meadow grass areas provide opportunity for further biodiversity



- Site boundary
- Green network
- Green pedestrian route
- Blue network / wetlands
- Tree planting / meadow grass
- Amenity grass
- Allotments



SuDS

Village Green

Village Commercial Hub

Village Primary School Site

A96

Landscape

Open Space

This new village proposal provides a series of open spaces, which have been designed to ensure that the Council's 40sqm per home requirement is met and exceeded.

The proposal will centre around the Village Green, providing a focal point and hub for what will become a new community. This brings the benefits of a space, which is accessible by all, at the heart of the layout and a catalyst for social interaction and recreational activity.

New residents can spend time there informally, walking or exercising, or for larger more organised events. Features, such as seating, play, community orchards and gardens, could all form part of this space to create a vibrant public asset. The space also offers opportunities for biodiversity, which will foster green links to the other spaces in the wider development site and beyond.

The large linear open space, to the east of the Village Primary School, will also offer an area of biodiverse greenspace, including an area for allotments. Further open space is also provided to the north of the site, adjacent to the SuDs basin, providing yet another varied habitat, with attractive links to the wider path network. These spaces and features lie adjacent to the development boundary linking to the wider countryside, where there is an existing network of trees, woodland, hedgerows, and fields.

Play

The Village Green provides the proposed location for a dedicated area for children's play. With its central location, it will be very accessible for all, bringing life and activity to this central open space.

There is also potential to incorporate elements of informal or natural play within the landscape, through the formation of active routes through the development. These could be linked to the proposed school site, creating routes to the playground, whilst also creating safe and challenging walks for children, helping to boost activity.



Examples of play area surrounded by homes

Public Art

New developments can at times lack an identity or association with their surroundings, particularly with the influx of new families and communities, which then come together to form a settlement. The inclusion of public art will help to give the development, and its new residents, a sense of place and connection with the landscape and culture. A potential location has been identified adjacent the site entrance, providing an attractive feature to this main gateway into the site.

The nature of this feature will be developed with regard to the history of the landscape and heritage of the area. Nairnshire has a rich cultural history, from Pictish remains through medieval history and to modern times where agriculture has been the main focus. There are many recordings in the Historic Environment Record across the landscape surrounding the site relating to agriculture dating back to prehistoric field enclosures, through to relatively modern times. Elements such as the association with music, fishing, golf and food also provide scope for inclusion. There is also a Book and Arts festival each year in the Nairn from which to draw inspiration.

In addition to this feature, the proposal could also include attractive street furniture, further adding to the overall public art strategy. Details of the final proposal for public art will be agreed within the Council through the application process.



Attractive street furniture forming part of public art strategy



Example of public art installation

- Site boundary —
- Landscaped frontage to A96 ■
- Open space ■
- SuDS measures ■
- Potential location for play area ●
- Potential location for public art ●
- Gateway arrival ⋯



The proposal provides a well connected open space and green network, incorporating public art and play

Place

Quality of Place

The proposal has been designed to form a village, characterised by its quality of place, connected to the existing context to the west of Nairn.

The proposal will deliver this through the arrangement of homes, set within a strong and varied green network, with a clear hierarchy of spaces and routes. This will ensure that it is a place that is easy to move around and beyond, linking into the wider path network.

Homes will be designed to a high standard in regard to materials, form, layout and specifications in accordance with current building regulations, providing low carbon homes and delivering a sustainable place.

Landscaping will enhance the setting of homes, and outdoor amenity areas, defined through a varied and high quality, native species planting palette.



The proposal will develop a new, well connected and quality village,

Public Realm

Public realm areas will be developed at key locations within the site. The Village Primary School Site has been strategically placed, locating it at the heart of the village and visible from the gateway arrival along the A96.

Key pedestrian routes through the site, offer safe and attractive routes along key desire lines. These routes will be overlooked by new homes and enhanced through the use of carefully selected planting.

Nodes are formed throughout the site, forming landmarks and aiding wayfinding. This starts with the gateway arrival, enhanced with an area of open space, tree planting and potential for public art. Further key nodes are located along the primary and secondary routes within the site. These will be defined through the use of street arrangements, building forms and positioning and through the use of materials and planting.



Example of potential Village Commercial Hub

Character Areas

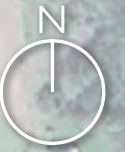
Character areas have been identified within the proposal to develop sense of place and identity as you move around and through the site.

The character areas include;

1. A96 Green Gateway
2. Central open Space
3. Northern Coastal Connection
4. Development Parcels

These character areas will provide zones that respond to specific features of the proposal and its context. Homes in these areas will vary in character, achieved through the arrangement of buildings and spaces, forms, materials and landscaping. This will create a 'village feel' which is inspired by the urban form of Nairn as well as the traditional coastal villages within the surrounding area.

The use of character areas will aid in way finding, forming landmarks as you move throughout the proposal. Character areas will also provide a sense of arrival on entry into the site, as well as to key areas, such as areas of public realm and amenity.



- Site boundary
- - - Core path network
- - - Character areas
- Key node
- Potential location for Village Commercial Hub
- Potential location for play area
- Potential location for public art
- - - Gateway arrival



Place

Character Areas - A96 Green Gateway

This character area has been identified as a key location within the site, setting not only the arrival into the development, but also as a gateway into Nairn from the west.

This area is adjacent to the new roundabout access, with the existing active travel route running along the southern boundary with the A96 and then extending into the site.

It is defined by the landscape feature, divided by pedestrian routes, providing a filtered view of homes from the A96. It will include ground modelling to form a creative and attractive bund with an undulating landscape, enhanced through the use of planting, including scattered trees.

In the east, homes will be set back from the round about, arranged around an area of open space and addressing the main arrival into the site. This will create a welcoming gateway and sense of arrival along this new active travel route.

The landscaping will dominate the character area, forming a green gateway into Nairn from the west, complimented by new homes. Homes within this area will a unified palette of materials and boundaries treatments, to further enhance sense of character and identity.



Place

Character Areas - Village Green

A central open space, or 'Village Green', is located at the heart of the proposal, overlooked by new homes. It also provides a potential location for a Village Commercial Hub and adjacent to the future Village Primary School. This will develop an area that is community focused and encourages health and well-being, with varied landscaping, fruiting trees and amenity kickabout areas providing quality amenity value.

The bus terminus will be located adjacent to the school site, ensuring ease of access to sustainable modes of transport.

Landscaping will help to shape and define the Village Green, with a palette that is unique to this location within the site. Seasonal variation will be achieved through the selection of a range of species, which will include standard and feature trees, fruiting trees, hedges and shrubs.

An area of equipped play will be located within the open space, easily accessible and overlooked by new homes, creating a safe and pleasant place.

Homes within this area will have a palette of materials that is different from other areas of the development, enhancing sense of identity. Hedges will provide seasonal interest and will define front garden boundaries, further enhancing the green attributes of this character area.



Place

Character Areas - Northern Coastal Connection

The northern area of the site features an area of open space and SuDS measures, overlooked by new homes. Its is located adjacent to a core path that forms a loop around the site, connecting to Delnies Wood to the south and Nairn Beach to the north.

The proposed area of open space will be shaped to the east with a number of retained existing trees, supplemented with new tree and shrub planting. The SuDS basin will feature native wetland planting, encouraging biodiversity and forming an attractive outlook from new homes.

Streets will be arranged to lead directly to the open space and coastal path, forming attractive vista through the site. New homes will be arranged to overlook the open space, benefiting from longer reaching views to the north.

The palette of materials and landscaping will be selected to create an attractive back drop to the open space, leading to the coastal route. This palette will help to develop a unique sense of identity and connect the place to its coastal context.



Development frontage to SuDS



Paths lead through existing and proposed trees

Place

Character Areas - Development Parcels

The development parcels form the home zone areas around the site, access via secondary and tertiary streets. A range of parking arrangements will be provided, along with a varied suite of house types and sizes, of low to medium density, providing high quality family homes, including affordable homes.

Streets will feature tree planting, hedges and pockets of amenity grass along pedestrian routes. Materials will be selected to form a unified palette, creating a cohesive place. Materials and forms will also reference the immediate context, reflecting the style and character of the local area, whilst also forming a unique sense of identity for this new village.



Place

Materials Palette

In addition to a fabric-first approach to sustainability, it is proposed to use materials with natural tones, such as stone, brick and render throughout the development. Material selection will seek to be sympathetic to the character and materials of the housing in the surrounding area, whilst adopting an appropriate palette of unified materials specific to the new development. This will create a neighbourhood which has a distinct and easily identifiable character, whilst still complimenting its surroundings.

The adjacent examples illustrate a mixed palette of materials, built forms and building heights. This is a theme that can be translated into the proposal to define key areas of the development and enhance the streetscape.



Grey cast stone provides features to elevations



Black front door



White front door



Grey concrete roof tiles



Grey cast stone



Dry dash render white



Grey pre-cast stone details to windows



White render with grey concrete tile roofs

Place

Boundary Treatments

There will be a variety of boundary treatments proposed for the site. This will help to give the home-zones distinct character and identity.

Boundaries treatments will be used across the development to define private and public spaces. These spaces will aid in creating a development that is adaptable for all users, as each dwelling will have an external amenity area available to them.

Hedging will be used throughout the new neighbourhood, in key locations, to define public and private spaces along primary routes in high quality landscape character areas. This will create an attractive and integrated landscape strategy whilst also acting to improve levels of biodiversity. Metal fencing will also be utilised around formal areas of open space, with hedge planting used to further enhance the boundary.

Tree planting will be used to define public spaces and create green routes through the site, including along the primary spine road. Smaller tree species will also be used as features to define key nodes and between plots.



Example of soft boundary treatments along street



Stone effect wall to rear garden interface with street



Hedge & tree planting to street edge

Proposal Compliance

Conformity with Delnies Concept Masterplan & Design Statement

In line with Condition 2a, this Area Development Brief has been prepared in cognisance of the Delnies Concept Masterplan and related Concept Design Statement (2010), which were prepared in support of the original PPIP Ref: 08/00080/OUTNA application and also submitted and approved under extant PPIP Ref: 2000599/S42.

The overall vision and objectives of the Delnies Concept Masterplan and Design Statement for Delnies is to create a high quality, mixed use development. This will incorporate a range of housing, leisure, tourism, community and recreational facilities, as a logical western extension to Nairn, balancing built form with open space, enhanced planting within a well maintained transitional landscape.

This Area Development Brief informs an initial phase of development, forming a sustainable new development of 300 new homes, of which 25% will be affordable, community uses including land reserved for a new primary school, set within a robust landscape framework in conformity with the principles of the Delnies Concept Masterplan.

The Area Development brief identifies an extensive active travel network, with links identified to secure connections to Nairn, existing recreational opportunities and neighbouring opportunities for further planned expansion of the settlement to the east at Sandown Common Good Land. Links to the wider Delnies Concept Masterplan area have also been identified through this document, thereby ensuring this Phase 1 development can act as a catalyst for the delivery of future phases of leisure, tourism and recreational uses consented at Delnies.

The landscape strategy contained within this Area Development Brief seeks to create a self-sustaining new residential community, forming a new gateway into Nairn from the west. The site is presently 2 fields in agricultural use, therefore the creation of a new residential development provides an excellent opportunity to create an enhanced landscape framework.

Substantial new areas of usable open space will be delivered alongside structured woodland and shrub planting to increase the biodiversity value of the site and provide an appropriate setting for the new residential development.

The Delnies Concept Masterplan and Design Statement do not provide any drainage details for the site. BDW has recently undertaken extensive technical surveys and identified an area to the north of the site, which is a natural low point, to be the most suitable for the provision of a SuDS basin to serve this Phase 1 development. This area was previously identified as having the potential for a possible expansion of Nairn Golf Club in the Concept Masterplan and Design Statement. The associated imagery and plans identified within the Delnies Concept Masterplan and Concept Design Statement are clearly indicative, whereas Condition 2a of the PPIP is explicit; that the submission of any related ADB must contain details of drainage. The Delnies PPIP covers a much larger area of land to the west of the ADB capable of accommodating a new championship golf course, or indeed any future expansion of Nairn Golf Club. Furthermore, an area continues to be reserved for potential future expansion of Nairn Golf Club within the Phasing Plan submitted in parallel with this ADB, identified as 'Phase 2C'.

The Delnies Concept Masterplan and Design Statement establish the principle of extending the settlement pattern at Nairn through new housing development. This promotes a fluid street pattern, designed to be consistent with the historic street pattern of Nairn, thereby ensuring a distinctive street scene set within a range of open spaces including a 'central green'.

These masterplan principles have been carried forward into this Area Development Brief, with the proposal focused on creating a village characterised by its quality of place. A range of homes will be provided, including detached, semi-detached and terraced homes, generally built over 2 storeys, as envisaged within the Delnies Concept Masterplan and Design Statement.

The homes will be finished to the highest standard through a distinctive palette of quality materials, including natural brick and render throughout the development. A central village green and site for a new primary school are at the core of the proposed development, with a green network of open spaces interspersed by primary, secondary and tertiary streets, providing a hierarchy of spaces and routes which form a setting for the new housing. The Village Green will form a focal area for recreational activities as well as offering provision for events such as a village/farmers market, where local businesses can offer their produce to the community.

The Area Development Brief provides an additional layer of detail from the Delnies Concept Masterplan and Design Statement. In considering how this Phase I residential development will best respond to the site, as a new extension to Nairn, and to ensure a robust placemaking strategy for Delnies, this document identifies 4 Character Areas across the site.

The character areas respond to specific features of the proposal relevant to their context. Homes in these areas will vary in character by the arrangement of buildings and spaces, forms, materials and landscaping. This will ensure a 'village feel' taking cognisance of the established character of Nairn as well as the traditional coastal villages within the surrounding area, as envisaged within the Delnies Concept Masterplan.



Conformity with NPF4

Quality Homes and Local Living

NPF 4 Policies 15 and 16 are key to the preparation of this Area Development brief, which sets out the overarching design expectations to inform a development of 300 new homes, land for a primary school, associated open space and landscaping. Policy 15 supports local living and requires development proposals to contribute to 20 minute neighbourhoods where relevant and Policy 16 supports new homes on land allocated for housing within the LDP. The Delnies site is allocated for 300 homes within the adopted Inner Moray Firth Local Development Plan (2015) and benefits from Planning Permission in Principle.

The Area Development Brief demonstrates that Delnies will be a sustainable new community to the West of Nairn, within sustainable and active travel distance of a range of amenities and services within the town, as well as having direct links to existing and emerging areas of recreation and open space.

Design, Quality and Place

The proposal for a new residential development at Delnies has been design-led. The extant PPIP was informed by a Concept Masterplan and Design Statement, which has been used to inform this Phase 1 Area Development Brief.

A range of housetypes, incorporating the highest standards of design, energy efficiency and external finish, will be set within a structured landscape setting, with access to substantial areas of open space, community facilities and recreational opportunities. In accordance with NPF4 Policy 14 the proposal has been designed to improve the quality of the area which embraces the six qualities of successful places as set out in more detail within the section below.

Infrastructure First and Sustainable Transport

The proposed infrastructure requirements as detailed within this Area Development Brief align with those identified within the PPIP consent and adopted Inner Moray Firth LDP requirements for NA6 Delnies. The process aligns with the infrastructure first principles contained within NPF4 Policy 18 and will help inform the associated conditional requirements of that consent, to be submitted through subsequent AMSC applications. This will ensure the site is served by sufficient vehicular and pedestrian access, sustainable transport and drainage provision, with a safeguarded site for a new primary school located adjacent to a new central village green.

Through the provision of a well-connected network of footways and cycleways, the development will connect with existing strategic core paths to the north and east of the site, further promoting active travel to and from the development.

The primary route within the site will connect the new roundabout to the Sandown land to the east. As well as providing vehicular access, it will be designed as a bus route, thereby ensuring sustainable modes of transportation are prioritised.

Access to amenities and local services will be achieved via a new footpath link along the A96 within the site with a crossing point linking to the existing footpath/cycle path on the southern side of the A96. The new footpath will ensure that a new safe route to school is established to existing schools including Nairn Academy, Millbank Primary and Rosebank Primary Schools.

The Area Development Brief has therefore been prepared in conformity with the overarching principles of NPF4 Policy 13 – Sustainable Transport and Policy 18 – Infrastructure First.

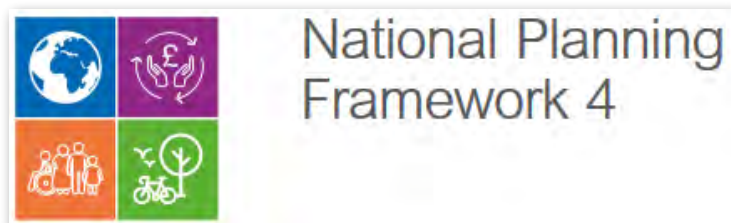
Climate Mitigation and Biodiversity

NPF4 Policies 1 and 2 place significant emphasis on the global climate emergency, with policy emphasis on the siting and design of development proposals which seek to reduce greenhouse gas emissions and adapt to current and future risks of climate change. The Area Development Brief has been prepared in conformity with these requirements, setting out clear design guidance that will ensure a self-sustaining new village.

Barratt and David Wilson Homes places sustainability at the heart of its placemaking priorities, designing and building places of the highest standards, promoting healthy and happy living for new residents, in resilient, low carbon homes.

In line with NPF4 Policy 3 – Biodiversity, the Area Development Brief sets out a number of key priorities which will ensure the development of Delnies promotes significant Biodiversity enhancement measures. This reflects a comprehensive understanding of the site and its associated ecological and landscape context.

Enhancement measures will include the provision of blue/green networks within the site as part of the overall landscape design, with SuDS features, swales, tree and native species planting forming core principles of the development. These measures will extend beyond the confines of this Phase I area through appropriate habitat connectivity, ensuring future development phases at Delnies are supported by an established nature network.



Summary

Six Qualities of a Successful Place

NPF4 policies are referenced throughout this report, demonstrating how the policies have considered and influenced the proposal. Annex D of NPF4 contains the **Six Qualities of a Successful Place**, a continuation of previous guidance contained within SPP, updated to reflect current priorities.

The following statements explain how the proposal responds to these six qualities, demonstrating how the proposal will create a successful place.

1. Healthy

Supporting the prioritisation of women's safety and improving physical and mental health.

Spaces are shaped by routes, overlooked by appropriately placed buildings, ensuring that passive surveillance can be implemented to generate and prioritise safety for all. This will also create places that are welcoming and encourage use and activity, in turn further enhancing safety.

The active travel routes provide an attractive option, bringing health benefits and building sense of community. Easily accessible from all areas of the site, these routes, connect new homes to existing amenities. This includes the proposed land safeguarded for use as a potential future primary school and the mixed use area.

2. Pleasant:

Supporting attractive natural and built spaces.

Areas for future uses, such as the future Village Primary School and Village Commercial Hub, set within and adjacent to the Village Green, will provide a heart to the village, easily accessible from all areas of the site. These potential future uses are located adjacent to key movement routes including active travel corridors. This will provide opportunity to create an active and inclusive place, encouraging social interactions and developing healthy lifestyles.

Areas of open space and a new central Village Green will create a pleasant focal point within the site and will reflect the rural character of the surrounding area.

3. Connected:

Supporting well connected networks that make moving around easy and reduce car dependency.

The landscape framework provides a backdrop for an extensive active travel network. This includes the spine road which will incorporate a new 3m wide cycle path and 2m wide footpath on either side. Links will connect north to the existing core path network and south to the existing cycle route along the A96. Direct links to the existing footpath and cycle path network will reduce the reliance on vehicular use and encourage active travel modes.

The network of streets, shared surfaces, including the active travel routes and pedestrian footpaths, connect along primary and secondary streets and through areas of space. Future cycle/footpaths are proposed connecting the site to future phases of development to the east and west.

4. Distinctive:

Supporting attention to detail of local architectural styles and natural landscapes to be interpreted into designs to reinforce identity.

The new homes will be of a scale to suit the residential development with a variety of house types and development densities throughout. Building heights and roof forms will vary along streets, which include a mix of terraces, semi-detached, detached homes and flats. These will be selected to reflect the character of existing meet with local needs and also to create interest and diversity between character areas. The size of homes will also be selected to meet a wide range of needs, forming a place that is adaptable to different stages of life.

5. Sustainable:

Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive biodiversity solutions.

This proposal is for a new village, providing a site for a future Village Primary School, Village Commercial Hub, and quality homes, set within an attractive landscape framework of planting, wetlands and amenity open spaces, including a gateway feature along the A96 and an area for allotments.

Pedestrian and cycle links along the A96 will form a place that encourages active travel, connecting into the wider path network, providing safe and direct links to facilities and amenities within Nairn.

New homes will be designed to meet with current building standards to provide low carbon homes which are affordable to run and healthy places to live.

SuDS measures will not only help to attenuate surface water but will also provide additional high quality habitats for wildlife, encouraging an overall biodiversity net gain across the site.

6. Adaptable:

Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and accommodate different uses over time.

The proposal will offer a range of house types and sizes to meet with local demand and to provide for changing needs. This will include a mix of detached, semi-detached and terrace homes. A range of parking will be provided, including side and front driveways, on street parking and parking courtyards.

The site has been designed to allow for further future development to the north west. It also provides an area for a future Village Primary School. Pedestrian links have been designed to connect to the existing street and path network, whilst also taking into account potential future development beyond the site to the east.



PHASE 2C

- New 18 Hole Golf Course, Golf Club house, Golf Academy, Hotel and public car park
- New Halfway House
- New raised beach escarpment
- New Wetland Habitat Ecological Centre with associated bird watching hides
- New Multi-use path network linking Hilton of Delnies, Easter Delnies, the golf course and the existing path network
- New multi use path with links to the wetland habitat ecological centre, the coastal path, the existing rural path network and the new golf course
- Existing waterbody to be retained
- Area of land safeguarded for future expansion of golf course

PHASE I

- Residential development
- New SuDS measures
- Land safeguarded for new Village Primary School including sports pitches
- New Village Green
- Potential location for new Village Commercial Hub
- New area for allotments
- New roundabout access from A96

SSSI Special Protection Area & RAMSAR site

PHASE 2C - New Halfway House

PHASE 2C - Golf Club house, Golf Academy, Hotel and public car parking for beach access

PHASE 2C - Land safe guarded for possible future expansion of golf course

PHASE 2C - Existing waterbody to be retained

PHASE 2B - Tourism and heritage centre

Easter Delnies Cottage

Easter Delnies

PHASE I - Land safeguarded for new Village Primary School including sports pitches

PHASE 2C - New Wetland Habitat Ecological Centre with associated bird watching hides

New 18 Hole Golf Course

Optional new 9 hole golf course and driving range

PHASE 2C - New raised beach escarpment

PHASE 2D

- World class Equestrian Centre
- Optional new 9 hole golf course connected to Golf Academy

Paddocks & track for equestrian centre

Wester Delnies

PHASE 2B

- Tourism and heritage centre
- New native species based structure planting implemented through programme of advanced planting to create landscape structure and setting to future phases of development

Country Park

PHASE 2C - access formed to Golf Club House, and public beach car park

Community Woodland

PHASE 2A

- New country park and community woodland
- Including extended multi-use path network, paddocks and areas of amenity open space
- Set within a new framework of native species based structure planting

Delnies Concept Masterplan boundary

Phase I

Phase 2A

Phase 2B

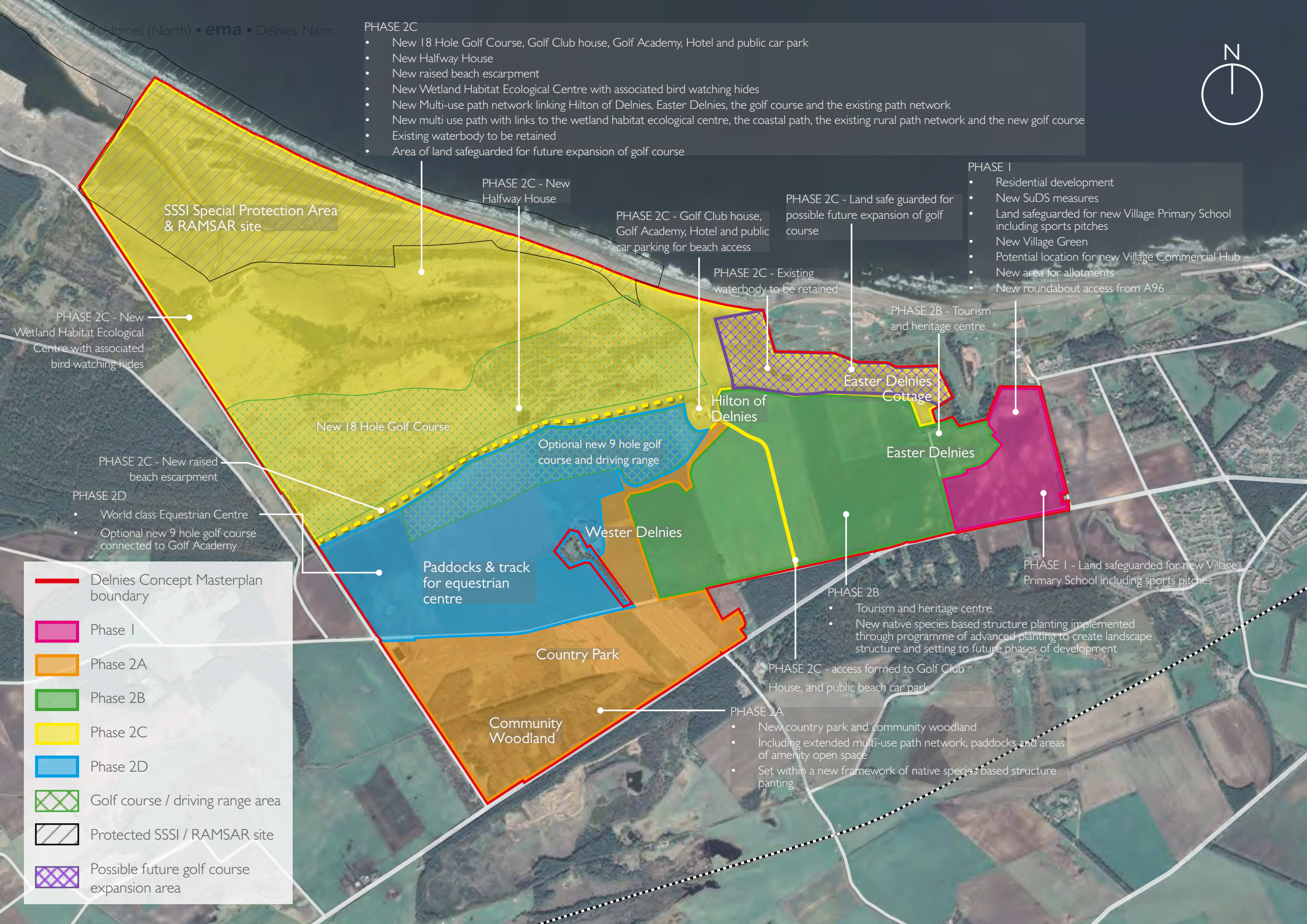
Phase 2C

Phase 2D

Golf course / driving range area

Protected SSSI / RAMSAR site

Possible future golf course expansion area



Phasing

Delnies Concept Masterplan Phasing

The wider Delnies Concept Masterplan will be split into two phases. The first phase is detailed within this Area Development Brief, along with a separate phasing plan, splitting Phase 1 into a number of sub-phases, as detailed in pages 58 and 59 of this Area Development Brief.

Phase 2 will consist of the remainder of the Delnies Concept Masterplan, split into a number of sub-phases. In order to support the new village development it is assumed that phasing should logically spread from the east in a south westerly direction first. This will start with Phase 1 and then Phase 2, split into sub-phases 2A to 2D.

The following diagrams illustrate each phase and summarise the key features of each.



Phase 1 - Residential & Associated Infrastructure

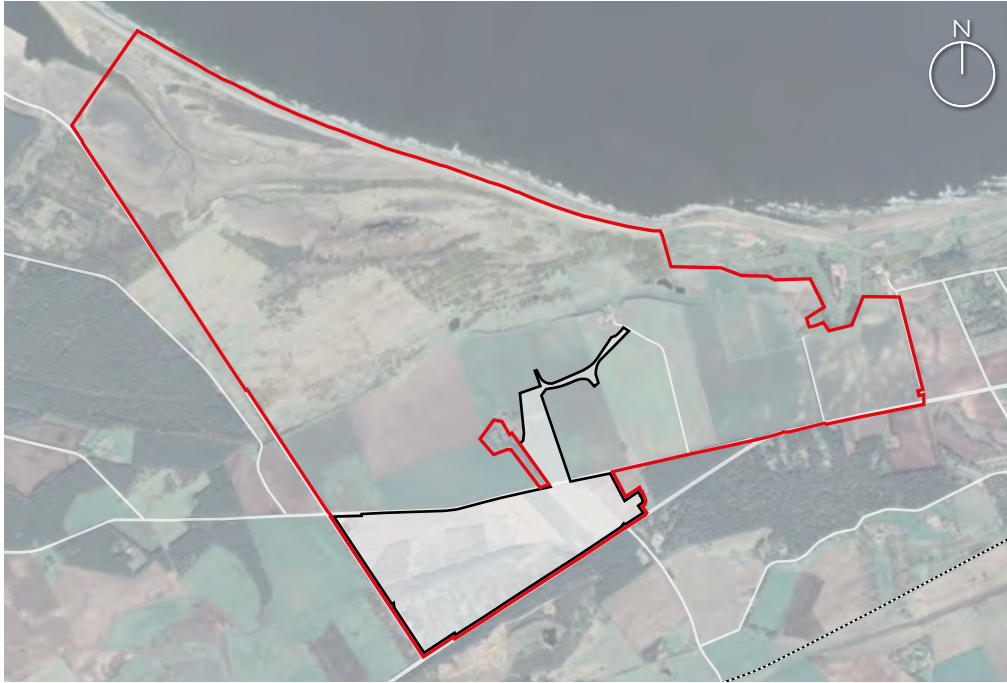
Phase 1 will provide the new Delnies Village, including 300 new homes, associated landscape and infrastructure, a potential location for a new Village Commercial Hub and a serviced site for a new Village Primary School.

Landscaping will include the new Village Green, along with a wide variety of native species planting, fruiting trees, wetlands and a community allotment, linked through a series of paths, connecting the site to the wider core path network.

A SuDS basin, and swales will provide drainage of surface water. A new primary street will include a bus terminus for the potential future extension of bus routes into the site

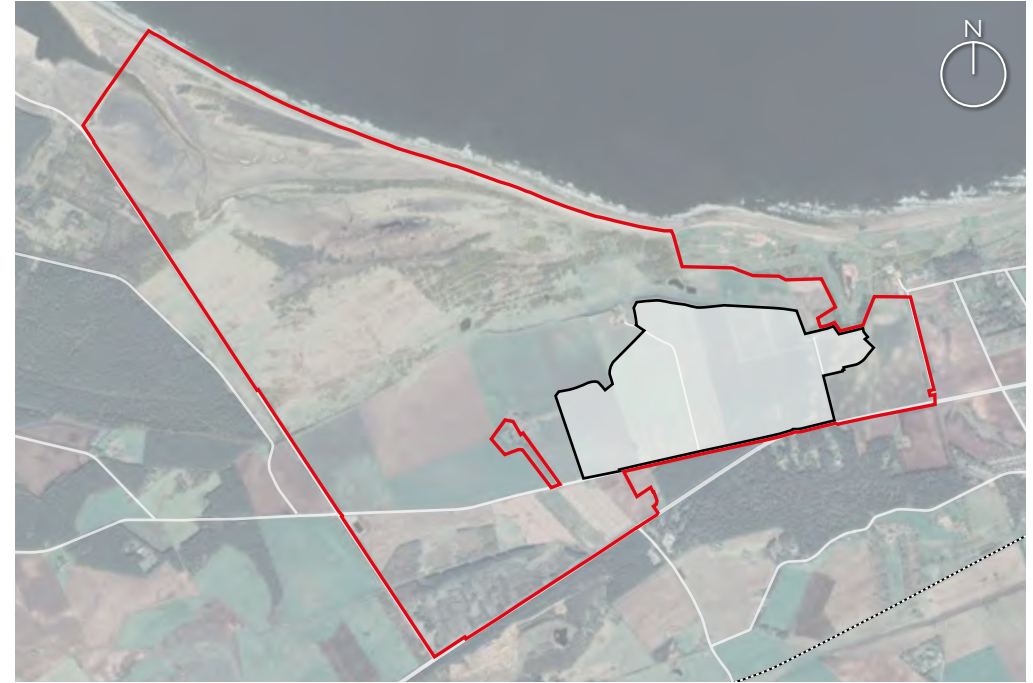
Phasing

Delnies Concept Masterplan Phasing



Phase 2A Country Park & Community Woodland

The delivery of Phase 2A will start following on from the development of the village and primary school within Phase 1, to compliment the development of the masterplan area. As per the approved Delnies Concept Masterplan, Phase 2A will include an extended multi-use path network and areas of amenity open space, set within a framework of native species based structure planting.



Phase 2B Tourism & Heritage Centre with Infrastructure Planting

Phase 2B, complimented by a programme of native planting, is set to create landscape structure and setting to future phases of development in 2C and 2D.

Access to 2B is initially expected to be through Phase 1, with further access points to be taken from the A96 to form access to future sub-phase 2C. These are to be undertaken after Phase 1 to ensure traffic to the tourism and heritage centre, resulting from this phase, is managed appropriately.



Phase 2C Golf Course & Associated Facilities

The third phase of the Delnies Concept Masterplan includes delivery of a new 18-hole golf course, golf clubhouse, Golf Academy, and associated hotel. Additionally, a multi-use path network linking Hilton of Delnies, Easter Delnies, the golf course and existing path network and a public car park for access to the beach, accesses a new halfway house, raised beach escarpment, wetland habitat ecological centre and watching hides is to be provided.



Phase 2D Golf Course Expansion & Equestrian Centre

Finally, the development will conclude with the delivery of a world class equestrian centre and associated paddocks and track on the western periphery of Nairn. Access will be provided from the A96, with appropriate surveys and traffic management to be conducted at the correct time, after previous phases of development have been delivered, to ensure traffic considerations are effectively taken into account.

Phasing

Phase I - Implementation & Integration

Phase I will be split into a number of sub-phases, which will form the enabling 300 home residential development on land to the east of the masterplan. Phase I will be split into sub-phases IA, IB IC, ID, and IE inclusive of delivery of public open space, pedestrian and cycle connections, SuDS, green corridors, allotments and public art.

Site compounds will be located within the areas shown, with direct access taken from the new primary access road. Enabling works would commence with the delivery of the roundabout and road providing a connection to the A96, concluding enabling works to allow site access. Construction access to the site would be from the new roundabout.

IA – Infrastructure & Landscape

A new roundabout junction will be formed on the A96, providing access into the Delnies site, and forming a gateway into Nairn from the West. This will include a new toucan crossing, ensuring a safe route to school prior to completion of the Village Primary School. This will extend into the site as a new access road, providing a direct route to the eastern boundary, safeguarding connectivity to the neighbouring land at Sandown. This new road, and associated landscaping, will provide access to the new Village Primary School, with a one way looped system within the school site. A bus terminus will be delivered within this phase, providing an opportunity for the existing bus service to enter Delnies village from the new gateway access. A further link to the western boundary will be implemented at an early stage in addition to the delivery of the SuDS basin in the north.

IB – Housing & Landscape

This first phase of residential development will include approximately 100 homes, including around 25% to be delivered as affordable homes. The initial part of the new Village Green, including soft landscaping and fruit trees for community interaction and education, will be delivered within Phase IB. Within the eastern landscape buffer, screen tree planting will be delivered, with full implementation of allotments to follow prior to phase ID.

IC – Housing & Landscape

This second phase of residential development will include the delivery of approximately 100 homes, of which 25% will be affordable. A screening bund and landscaping will be formed along the A96, forming a new linear park with connecting pathways east, west and north into the development. The new homes addressing the A96 will be front facing to ensure the streetscape is appropriate and welcoming.

ID – Housing, Commercial & Landscape

This third phase of residential homes will comprise the delivery of approximately 100 homes, of which 25% will be affordable. This phase will also include the completion of the Village Green, including the formation of an equipped play area, and potential location for a new Village Community Hub. Landscaping will also include the proposed footpaths, blue corridors of wetland planting and swales and small kick about recreational areas.

IE – Serviced Primary School Site

The proposal includes the provision of a serviced site, with associated suitable access, to enable delivery to the Highland Council at the appropriate time and subject to education demands. The school could be delivered on the conclusion of Phase ID and will have a direct link into the core path network to the south where a public crossing will be formed (Phase IA) at the A96, allowing a safe and convenient walking route to Nairn.

A public art proposal will conclude Phase I and will be delivered prior to commencement of Phase 2. This will take the form of a feature cairn and walling, to be created at the entrance gateway into the Phase I residential site as well as a soft landscaping of the new roundabout. Thereafter a signposted guided trail will form part of the network walkways that can be delivered as part of the ongoing Phase 2 parcels.



	Existing roads
	Phase IA
	Phase IA - access road and SuDS outfall
	Phase IB
	Phase IC
	Phase ID
	Phase IE (serviced school site)
	Temporary site compound & haul road
	Affordable housing location



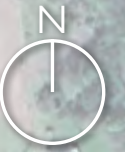
Summary

This Area Development Brief summarises the key design principles to be included within emerging detailed proposals for this village proposal to the west of Nairn. In accordance with the adopted IMFLDP and extant PPIP, the proposal is for 300 homes, including a range of sizes and types to meet with local requirements.

The proposal is defined by the formation of a new attractive landscaped bund along the A96, setting homes back from the road. This boundary will include an extension to the active travel route, extending it from the A96 into the site, providing the opportunity for buses to enter the site with a new central terminus. The proposed extensive footpath network through the site, links to the wider core path network, providing easy and sustainable connections to nearby facilities and amenities within Nairn.

The proposal provides a potential location for a Village Commercial Hub and safeguarded area for a new Village Primary School, easily accessible from the A96 and from all new homes within the site. The proposal also offers a range of outdoor amenities, including an area for allotments, generous areas of open space, a central play park and woodland planting.

Combined with good quality new homes, these elements of the proposal will create a quality new village that promotes place principles, health & well-being, and building for a sustainable future.



SuDS

Village Green

Village Commercial Hub

Village Primary School Site

A96