

housing & community

- Development should be low/medium density and of high quality design with appropriate green space provision. The housing layout and detail should reflect the existing patterns and styles of development in Nairn.
- A mix of house types and tenures should be provided.
- Housing should be located as close to the town as possible.
- Housing should be energy efficient, eco-friendly and utilise traditional materials
- The development should provide for small retail facilities and a primary school to serve future residents.
- The proposals should allow for connectivity with the Sandown site.
- The development should not come forward until the Highland Wide Local Development Plan has been published.

- ▶ A range of densities and house types will be provided as part of a high quality development. Future development will be subject to a Design Code to ensure that it is in keeping with the local vernacular.
- ▶ The proposals include a commitment to an appropriate level of affordable housing.
- ▶ Residential development has been concentrated within the eastern part of the site where it will form a natural extension to the existing settlement form.
- ▶ The proposals include a commitment to sustainable development including appropriate design and construction techniques.
- ▶ Land to accommodate a new primary school and associated playing fields has been safeguarded within the proposed masterplan.

transport & infrastructure

- A co-ordinated approach to transport should be adopted which takes into account new development elsewhere and the potential new bypass. Access to the Delnies and Sandown sites should be considered together.
- The A96 is dangerous due to existing traffic speeds, and also suffers from peak time congestion. Any new access should be carefully sited to avoid exacerbating these problems.
- The proposed access to the site should be upgraded to a roundabout to reduce traffic speeds and act as a gateway to the town.
- Concerns over wastewater and water capacity within the existing network.
- Concerns that the development will have a detrimental impact upon local services such as medical and educational facilities.
- The cumulative impact of recent development proposals is too high.

- ▶ Ongoing discussions are being held with Highland Council, Scottish Water and Transport Scotland with regard to transport and infrastructure provision across the A96 Corridor.
- ▶ Developer contributions will be required in accordance with the Protocol outlined in the A96 Strategic Development Framework Plan to ensure that the appropriate infrastructure is in place as development comes forward.
- ▶ Further information regarding the capacity of local educational and medical services will be submitted as part of the Addendum to the EIA.
- ▶ The revised masterplan makes provision for a new roundabout which will form the primary access to the site. This will help to reduce traffic speeds and provide a 'gateway' feature upon entering the town.
- ▶ The masterplan allows for future pedestrian and vehicular links to the Sandown site to ensure a high level of connectivity.

leisure & tourism

- The hotel, heritage centre and ecology centre are generally supported subject to high quality design.
- Concerns over the potential impact of the hotel and conference centre on the existing facilities within Nairn.
- The tourism and heritage centre should be developed in conjunction with the Council and Community Council.
- The ecological centre should be developed in conjunction with SNH, Whiteness Head and the Nairn Woodland & Wetland Association.

- ▶ The proposed hotel, tourism and heritage centre and ecological centre/bird hides will be carefully designed in accordance with an agreed Design Code for the site to ensure a high quality of development.
- ▶ It is proposed that the level of conferencing facilities offered at Delnies will be limited to avoid detrimental impact upon existing local businesses within the town.
- ▶ The proposed golf course has been redesigned within the current masterplan so that it is now located on a single level whilst ensuring that it avoids the more ecologically sensitive parts of the site.
- ▶ Discussions are ongoing with consultees such as Scottish Natural Heritage in respect of the proposed development.

environment, landscape & coast

- Access and views to the coast should be retained and enhanced.
- Development should not impact upon the SSSI, Inner Moray Firth SPA, Ramsar site or important habitats and species. Further information should be submitted in this regard.
- The open wild nature of the site and beach should be retained
- Additional community woodland, open vistas across the new golf course and links to the Carse and wetland areas will improve Delnies.
- An Environmental Management Plan including a Code of Construction Practice, golf course management and dust mitigation strategy should be prepared and agreed with the Council prior to the commencement of development.
- Archaeological evaluation should be undertaken on a 5% sample of areas subject to ground breaking works in accordance with the Archaeological mitigation proposed in the EIA.
- A Heritage interpretation Action Plan should be submitted to the Council at detailed design stage.
- Appropriate measures should be implemented to mitigate against noise from the A96 in accordance with the submitted Noise Assessment.

- ▶ Development will be set back from the coastline to ensure that existing views across the site are retained.
- ▶ Detailed protected species surveys have been undertaken and will be submitted as part of the addendum to the EIA in response to comments from Scottish Natural Heritage.
- ▶ The proposed residential development has been carefully designed to minimise any impact upon protected species.
- ▶ Further detailed assessment has been undertaken with regard to the SSSI, Ramsar site and Inner Moray Firth SPA which indicates that, subject to appropriate mitigation, the development will not have a significant detrimental impact.
- ▶ In accordance with the recommendations of statutory consultees, appropriate mitigation with regard to archaeological evaluation, noise, and pollution prevention will be undertaken prior to the commencement of development on site.

access strategy & community woodland

- The site is currently well used for a range of recreational activities including cycling walking and bird watching.
- Access to the coast is critical and should be retained or improved where possible.
- There are important views across the Moray Firth.
- Improvements to the community woodland such as additional planting, marked paths/trails, picnic areas, signage and better maintenance would be beneficial.
- The Community woodland and Country Park will need to be properly maintained and managed.
- Footpath/cycle links should be provided between the various development zones within the site. An Access Management Plan should be prepared with appropriate links to Sandown and Whiteness.
- Local schools and interest groups should be involved in the development of the community woodland.

- ▶ A detailed access strategy has been prepared which identifies a hierarchy of paths and cycleways throughout the site with connections to the surrounding path network.
- ▶ Access to the coastline will be retained and enhanced with improved signage and interpretation boards, whilst the proposed access strategy will help to manage the potential impacts of visitor movements within the more ecologically sensitive parts of the site.
- ▶ The Access Management Plan articulates a strategy for the long term maintenance and management of the site including the Country Park and Community Woodland.
- ▶ Community involvement is always desirable. Key bodies will be consulted as appropriate at the detailed design stage.