

the new village



A new area of residential development is to be introduced within the eastern sector of the site, adjacent to the new development proposed within the 'Common Good' land at Sandown (immediately to the east of the site). This new housing development aims to offer a range and mix of high quality living accommodation, including an element of affordable housing, which will help to promote a balanced and diverse community and complement the proposals for Sandown.

The new development will be laid out to respond positively to both the immediate and wider context and specifically the main approach to the site from the A96. In this regard, the new buildings will be set back from the main road corridor and their primary elevations will be designed to present a positive view in the landscape.

A new road junction on the A96 will provide access to the new development sectors as well as the proposed tourism and heritage centre. The new housing will be subject to a strict design code / brief, which will ensure that the quality and style of the built form, whilst allowing for variations within the theme, will be consistent across the entire development.



the golf course & hotel

A high quality luxury hotel accommodating up to 120 No. bedrooms and including spa and conference facilities will be located on the existing development footprint of Hilton of Delnies. This prominent location will afford superb open panoramic views over both the Moray Firth and the proposed adjoining golf course. Access to the shore and the existing network of rural footpaths will be provided from this location. Vehicular access to the new hotel will be provided by the existing access road, which will be upgraded and planted to create a formal tree lined boulevard and approach. This will provide for a strong 'sense of arrival' to this new quality facility.



A new 'championship standard' 18 No. hole links golf course, with associated driving range and 9 No. hole short course, will be located to the immediate north, west and east of the proposed hotel. The club house will be located within the new hotel with direct access to the car park. Access to the club house and course will be shared with the upgraded road to the hotel.



the equestrian centre

A new equestrian centre will be located within the footprint of the existing cluster of farm buildings at Wester Delnies. Access will be provided via the existing access road, which will be upgraded to the appropriate Council standards. This facility will specifically be designed to 'fit in' with its rural surroundings through the combined introduction of extensive new structure planting belts, which will supplement and enhance the existing woodland resource and create a sense of enclosure and, high quality finishing materials.



the tourism & heritage centre

A new tourism and heritage centre will be located on the footprint of the existing building cluster at Easter Delnies. The centre will accommodate a range of facilities including a small visitor centre, which will provide information on the Nairn coastline and the history of the settlement, a café, shops offering local produce and arts and crafts. This location also affords easy access to the existing coastal and rural footpath network, which will be enhanced with new footpaths and cycleways.



open space, recreation & ecology

The existing community woodland will be enhanced by the introduction of a country park in the south western sector of the site, to the south of the B9092. This new community resource will be designed to complement and enhance the existing woodland, whilst providing an improved network of woodland walks and cycleways, which will link into the established rural and coastal footpath network.

A new ecological and interpretative centre will be located within the western sector of the site. This will provide information on the adjoining wetland bird habitat (RAMSAR / SSSI / SPA). It will be connected via a footpath network to a series of bird watching hides, where visitors can observe wetland birds in their natural habitat. This facility will be very low key, in terms of its scale and visibility and, the proposed building and associated hides will be sensitively designed to the highest standards in terms of sustainability and energy efficiency.



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