

Nairn Local Place Plan

A Deliverable Vision for Nairn





LOCAL PLACE PLANNING - SCOTTISH PLANNING POLICY

- Community Empowerment Act 2015 and Planning (Scotland) Act 2019
- Local Place Planning
 - Guidance issued January 2022 – Circular 1/2022
- Reform of the Planning System
 - New Local Development Planning (LDP) guidance to be issued early 2023
 - New system is front loaded and any LDP must take into account Local Place Plans
- Proposed IMFLDP - consultation just completed - uses the 'old' development planning system which does not recognise LPP
- Any new LDP process will require to use the 'new' LDP system



LOCAL PLACE PLAN - WHAT WE HAVE DONE SO FAR

- Work has been on going for many years
- NICE and Community Councils have been listening to the local people about what they want to see in a Local Place Plan
- Funding has been sought to engage professional planning people and to provide accommodation
- Consultation with the local people on draft proposals
- Proposed LPP will be submitted to Highland Council
- LPP will be used to influence and develop the Inner Moray Firth local development plan (a requirement under Planning law)



Infrastructure First – essential as the start point

- Bypass
- Sewage
- Water
- Flooding
- Schools
- Health and Social Care
- Electricity

Business and Employment Growth



- Expansion for existing businesses to grow and diversify
- Opportunities for new businesses – accessibility to larger sites would help grow some already established businesses while offering an attractive location for the other growing sectors like renewables.
- Create more jobs, and apprenticeships for local people young and not so young
- Building blocks for a sustainable local circular economy
- Retain local young people in Nairn



Town Centre Regeneration and Rejuvenation

- Retrofit & Repurpose empty properties & vacant/derelict land for affordable local Housing needs
- Encourage more one off shops and restaurants
- Promote the use of local produce in shops and restaurants
- Live, Work, Shop and Socialise locally will Increase footfall and return vibrancy to the Town Centre
- Promote a Tourism Hub to attract Visitors to the Town Centre
- Promote Nairn as a ‘green’ place where the environment, biodiversity and wildlife is encouraged.

Future Vision and Development in our Town



- Development that is in keeping with the traditional character and distinctiveness of Nairn
- Small cluster developments – no further mass housing
- Developments that lead the way for a Green Nairn
- Developments that enhance our countryside, protect biodiversity and wildlife both on land, sea and air
- Developments that will make use of our major assets - Links, Harbour, Green spaces, Beaches and help promote green tourism
- Development that is realistically deliverable

INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN (IMFLDP)



- Current position
 - A LDP is a requirement under Planning law
 - Proposed plan consultation closed 17 June 2022
 - Results and recommendations to be submitted to Nairnshire Committee on 15 November 2022 and thereafter agreed by the full Highland Council
- **LDP will not take into account our LPP until the NEXT LDP is prepared in 2027/28?**
- If LDP goes ahead now, at least 1000 more homes will be built at Nairn East placing considerable pressures on
 - Infrastructure – Bypass, sewage, water, flooding, schools, health, social care and electricity
 - existing businesses, snuffing out any expansion potential and stifling commercial viability which could result in employers relocating elsewhere with the resultant loss of jobs
- Local economy will disintegrate and Nairn will become a housing dormitory for Inverness

What action do our Ward and other Highland Councillors have to take to halt the LDP



- Ward Councillors - reject the Nairn section of the LDP explaining their reasons for so doing
- Highland Councillors (all 72) - agree to halt the current LDP process in favour of implementing Local Place Planning and the Reformed Planning system (due to be published early 2023)
- Highland Councillors - invite local communities to prepare and submit a Local Place Plan – with a deadline for submissions. LPPs must be validated and accepted by Highland Council
- Highland Councillors - instruct Officers to commence a new IMFLDP process, using the reformed planning system which includes National Planning Framework 4



The outcome of this Public Meeting

- To inform the Nairn Community of
 - the present position with regard to the LPP process,
 - setting out what initial work has been going on and
 - providing the distilled conclusions thus far
- To be open, honest and as realistic as possible about the deliverability of a Nairn LPP
- To set out the consultation requirements and next steps
- To inform the Community about
 - the present LPP
 - what action is required by our Ward Councillors and Highland Council
- To encourage participation in and support of a LPP for Nairn