

# Nairnshire Place Planning: *Welcome ice-breaker*

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*While waiting for us to start, you could ask your neighbour these ice breakers:*

- Q1. When did you last visit Nairn?
- Q2. In a few words, how would you describe Nairn or Nairnshire?
- Q3. Had you heard of 'place planning' before the invitation to today's meeting?



# Scottish 'Place Principle' / THC Place Based Approach:



- **Place Based Framework:**
  - Planning
  - Investment in communities
  - *People & Place*
- **Priorities** for each committee Area:
  - Future community activity
  - Targeted service delivery
- **Partnership:** collaborating to improve impact.
- **Participation** - community & public engagement.

## HIGHLAND COUNCIL

Committee: The Highland Council

Date: 9 December 2021

Report Title: **Future Highlands Strategic Partnership Priority 4: Place – Place Based Planning and Investment in Communities**

Report By: The Chief Executive

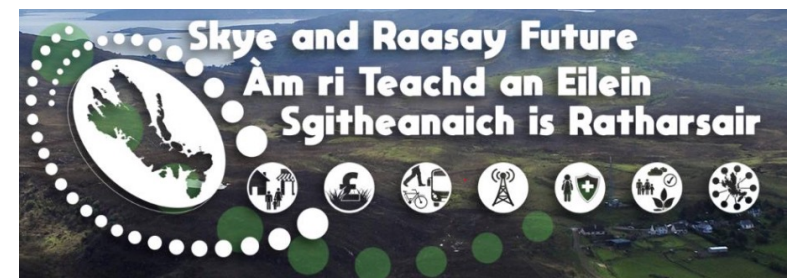
### Recommendations

Members are asked to:

- Agree the approach to SPP4, including the Place Based Framework, as set out in Appendix 1;
- Note that this means it will underpin the approach to Council service delivery, service planning and area reviews in the future;

# Place based approach for each committee geography – “Area Place Plans”

- **Area profile**
  - Context & baseline
  - Overview of existing plans, strategies....
- **Vision & community priorities**
  - Local-level / Area-wide Place Plans - Land use, development & investment.
  - Community and partnership activity
- **Project tracking & mapping**
  - Track ‘my place’
  - Monitor and demonstrate the impact of investment
- **Strong relationships for partnership working – e.g Nairnshire:**
  - Core: THC Development Plans & Community Support, NICE (Development Trust), Community Councils, Nairn BID, Planning Aid Scotland.
  - Wider involvement: Access Panel, Nairn Academy, Grigorhill Business Group, HIE, HLH, Development Trust Assoc Scotland.





## Strengthening Communities



A resilient, inclusive and resourceful community network where everyone has access to good quality, affordable housing options, appropriate access to essential services, and where Gaelic and the area's unique culture and identity is celebrated.

[Click to find out more](#)

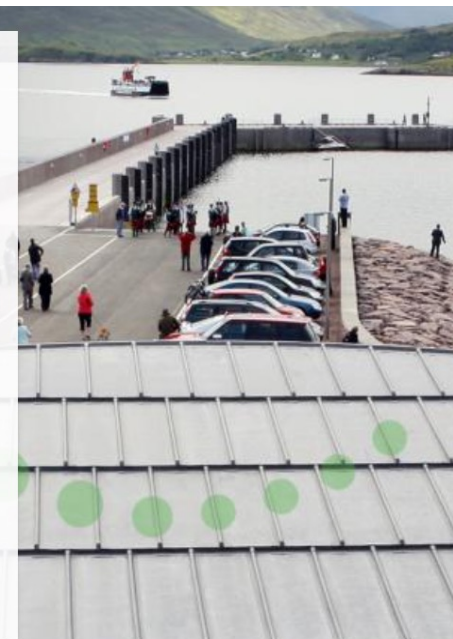


## Diverse and Green Economy



An economy which builds on the area's natural assets, delivers sustainable tourism, and embraces a range of employment opportunities to promote wellbeing, attract investment and supports a thriving population.

[Click to find out more](#)

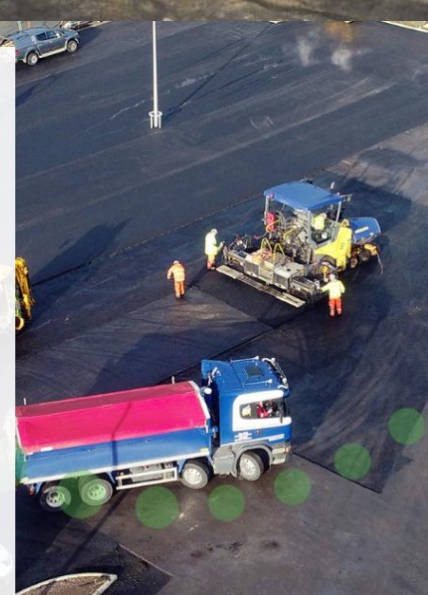


## Organising Ourselves



A coordinated and inclusive partnership of groups and organisations which work collaboratively to deliver the added value and agreed vision for Skye and Raasay.

[Click to find out more](#)



## Transport Infrastructure

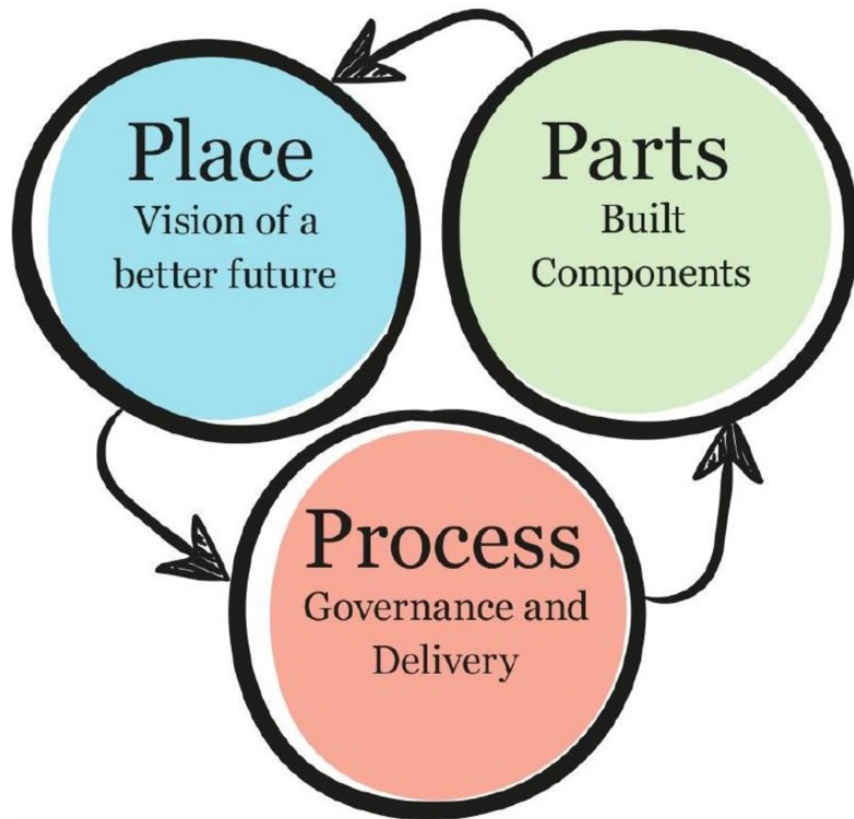


An integrated and well-maintained network of high-quality sustainable transport options which support social inclusion, a competitive economy and deliver the wider ambitions for the area.

[Click to find out more](#)



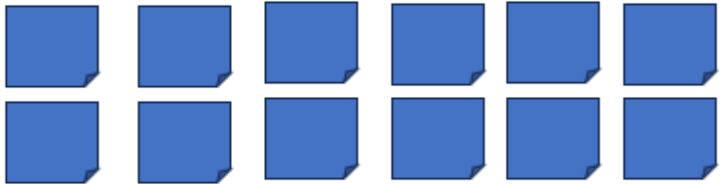
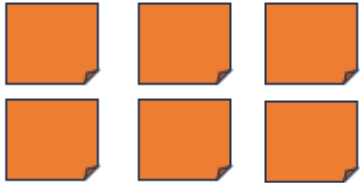
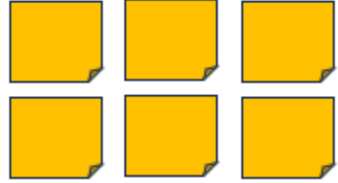

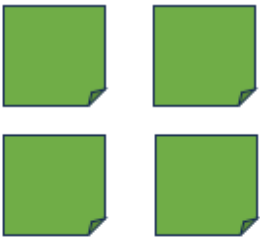
# Methodology for Place Planning (Architecture & Design Scotland)



- **The Place:**  
Confirming priorities for place & people – what we want to achieve for the area.
- **The Parts:**  
Which projects will deliver the greatest benefits for the agreed priority outcomes?
- **The Process:** Making things happen - identifying the actions, responsibilities and funding for delivering together.







# Approach

- Online public surveys
- ‘Town-hall’ meetings
  - ‘post-it’ priorities
  - Map-based
- Facilitated discussion
  - Information sessions
  - Briefings with partners
  - Scenario debates – what if?
- Consulting on draft understanding

Topic 1	
What has happened/is happening – projects, material, trends and data	
	
What has been a barrier or hurdle to effective change?	What opportunities are there within this topic?
	
What are the connections with other topics (mind map)?	What is important but not an LPP issue? Filter here, so these are not lost or de-prioritised.
	



# Tracking project delivery

Project	Description	Lead organisation	Outcome delivery						Status	Expected delivery
			Prime Destination	Living Working City Centre	Green and Healthy City Centre	Zero Carbon City Centre	Accessible and Connected	Digital City Centre		
<b>A82 Longman Road</b>	 Initial project commissioned by Transport Scotland in 2021 to consider improvements to the experience and safety for walking, wheeling and cycling on the A82 between Telford Road Roundabout and Longman Roundabout.	Transport Scotland	✓	✓	✓	✓	✓	✗	Opportunity	
<b>AC Hotel, Glebe Street</b>	 New 177 bedroom International riverside hotel opened in late 2022. Hotel located on the site of the former city baths at Glebe Street, which had been vacant for a number of years.	Private Investment	✓	✗	✗	✗	✗	✗	Delivered since 2018	
<b>Academy Street transformation</b>	 The Highland Council has secured funding for the design of Academy Street through "Places for Everyone" - a scheme funded by the Scottish Government through Transport Scotland and administered by Sustrans. The aim is to make Academy Street a more attractive and healthier place for people walking, wheeling and cycling and this will be a significant milestone in the regeneration of Inverness City Centre. The design proposes significantly widened footpaths for walking and wheeling, improved pedestrian crossing facilities, and a range of opportunities for enhancing the public realm with street furniture and trees.	Highland Council	✓	✗	✓	✓	✓	✗	Active	Delivery by 2025
<b>Castle Street active travel priority</b>	 What would it be like if the street were reconfigured to better support all modes of transport, improve the setting of the Castle and support footfall for businesses along the length of the Castle Street?	Highland Council	✗	✓	✓	✗	✓	✗	Opportunity	
<b>Castle Street energy centre</b>	 The project initially involved building a wastewater energy centre, with back up gas boilers, but after the feasibility works were undertaken it was no longer viable to continue with the wastewater solution. The revised solution is to use an air source pump solution with gas back up boilers. The design for the air source heat pump method is progressing well and is on programme to meet the building warrant submission in February 2023. UK Government Officials have agreed to this change.	Highland Council	✗	✗	✓	✓	✗	✗	Active	Delivery by 2025
<b>Castle Street, commercial and residential redevelopment</b>	 Redevelopment of site to form a mix of seven one-bed flats and one two-bed apartments and a commercial space.	Highland Council	✓	✓	✗	✗	✗	✗	Delivered since 2018	

# Mapping progress on *our place*...

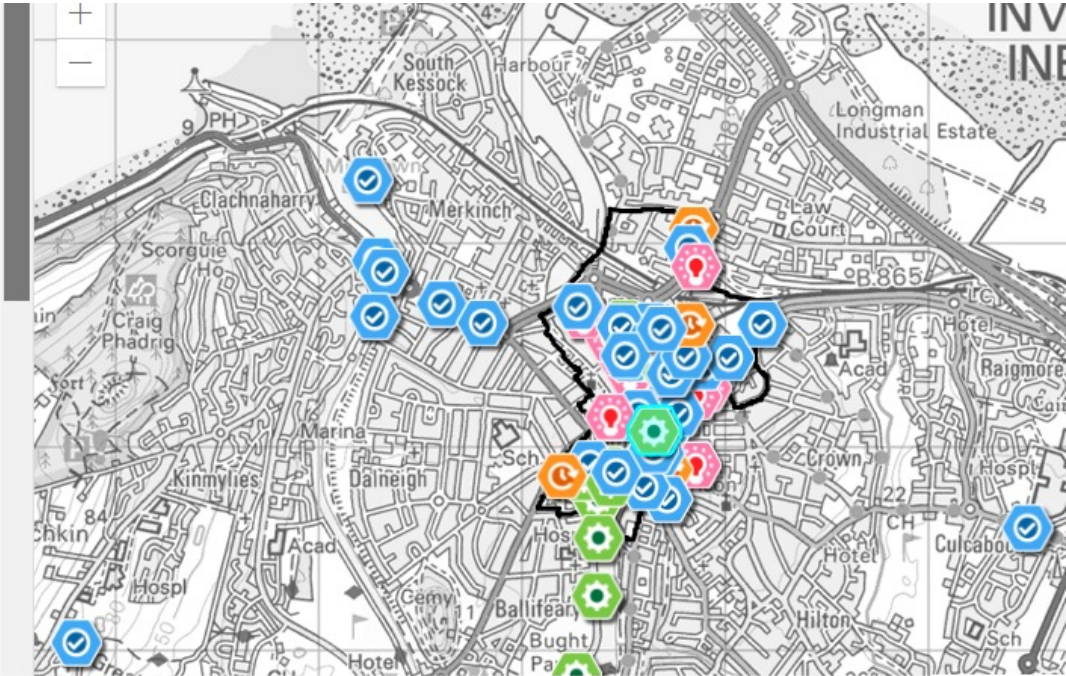
## Inverness Castle Phase 1 - Castle and grounds redevelopment



© LDN Architects

The transformation of Inverness Castle is supported by £15 million Scottish Government funding, a £9 million Highland Council investment and £3 million UK Government funding through the City Region Deal. The first phase of development will see the castle transformed into a world-class attraction for visitors and locals. It is anticipated that over 5,000 visitors a day will visit the Castle once the refurbishment is complete and it will create a gateway for Highland tourism and contribute to reinvigoration of tourism across the area.

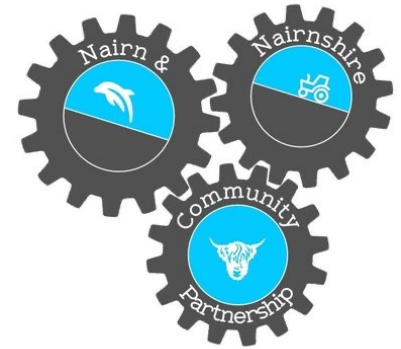
[Read the Case Study](#)



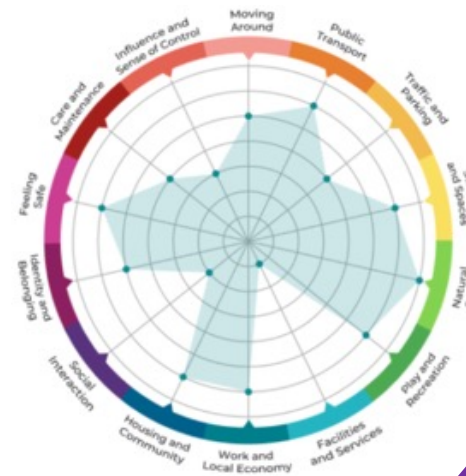
### Outcome delivery


	Outcome 1 - Prime Destination	✓
	Outcome 2 - Living Working	X
	Outcome 3 - Green and Healthy	✓
	Outcome 4 - Zero Carbon	X





Developing the HOIP



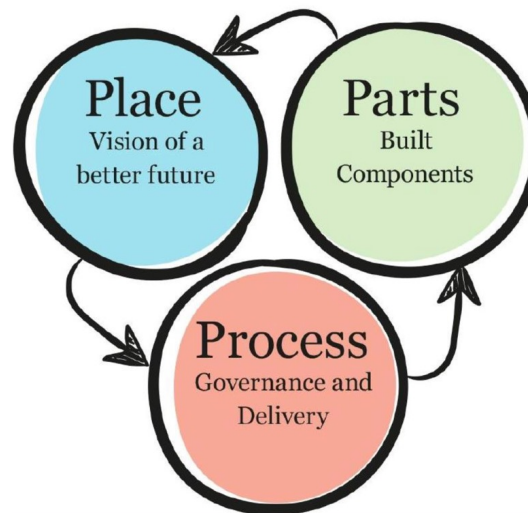
 **Invest Highland**  
**Taisg sa Gàidhealtachd**



# How *you* can help guide next steps:

## Feedback to the local steering group:

- **What's needed** to work well together, going forward?
- What is **already happening** to deliver on the emerging priorities?
- What **barriers** to change need to be taken into account?
- If we had the resources, capacity and opportunity, **what could be done** differently?



## Emerging priorities for Nairn/shire:

- Public infrastructure
- Town Centre and Rural Regeneration
- Getting Around
- Green Spaces for Leisure and Recreation
- Employment, skills growth
- Business growth
- Housing & Land Use



Planning  
Aid Scotland

# Nairn and NairnShire LPP+

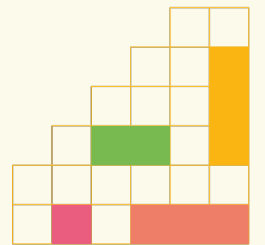
*THC Session  
13 February 2024*





**Iain MacPherson MRTPI**  
**Director of Operations**  
**Planning Aid Scotland**

# **Helping Scotland navigate the planning system for over 30 years**



# LPP+ for Nairn and Nairnshire



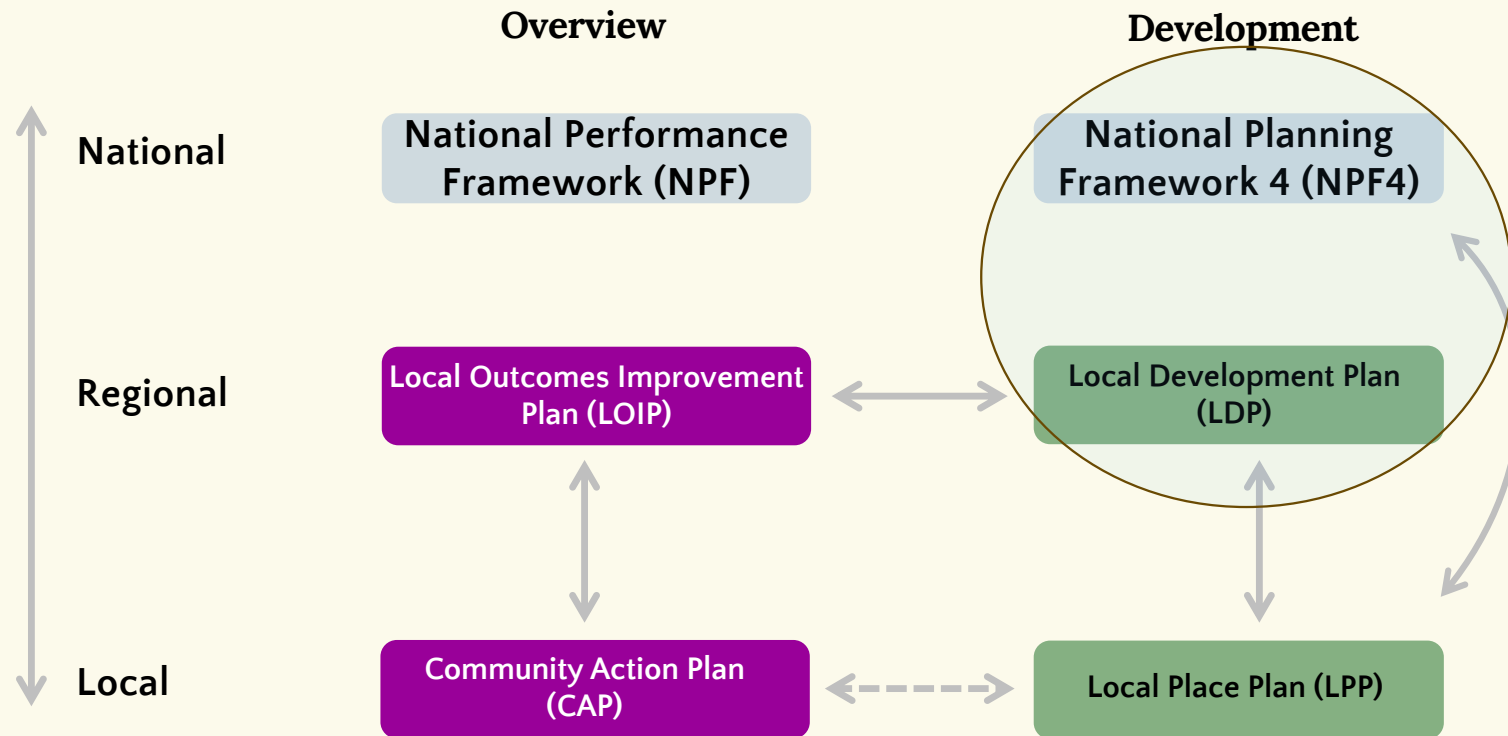
# Local Place Plans



- Planning (Scotland) Act 2019 provision
- Planning Circular 1/2022
- Using your community voice in a strategic plan
- An opportunity for communities in Scotland to have greater and more direct influence
- Important integration with Local Development Plans



# Local Place Plans

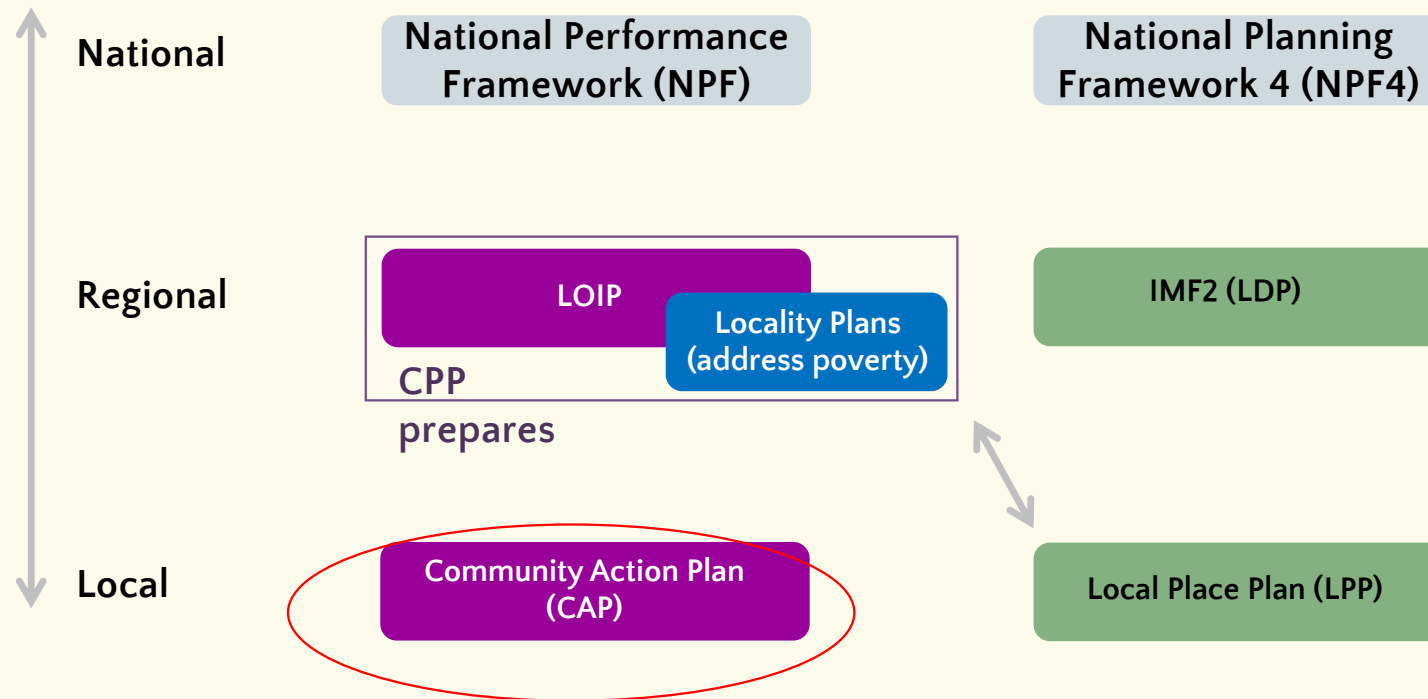


# Local Place Plans



## Overview

## Development



# Local Place Plans



No.	Submission requirement	Circular paragraphs	Done?
1	A copy of the finalised Local Place Plan		<input type="checkbox"/>
	The LPP should contain the following elements		
2	A statement identifying the Community Body that has prepared the plan.	<i>Paras 12-17; 37; 40</i>	<input type="checkbox"/>
3	Map of the Boundary of the Local Place Plan.	<i>Paras 37; 41</i>	<input type="checkbox"/>
4	A statement of the Community Body's proposals.	<i>Paras 18-21; 41-45</i>	<input type="checkbox"/>
5	An additional Map identifying specific sites/locations detailed in the Community Bodies proposals.	<i>Paras 41-45</i>	<input type="checkbox"/>
6	A statement explaining how the Local Place Plan has regard to the Local Development, National Planning Framework and any applicable Locality Plans	<i>Paras 25-31; 68-69</i>	<input type="checkbox"/>
7	A statement explaining how the proposals in the LPP align with, or differ from, the relevant policies and development proposals in the plans in 6 above, and why it considers that the Local Development Plan should be amended in light of this.	<i>Paras 32-35; 70</i>	<input type="checkbox"/>
	Evidence of compliance with the requirements of regulation 4		
8	A Copy of the pre-submission Information Notice evidencing of compliance with the required contents.	<i>Paras 54-58</i>	<input type="checkbox"/>
9	Records of when and to whom the Information Notice was sent (required local councillors and community councils).	<i>Paras 49-53</i>	<input type="checkbox"/>
	Additional Information that needs to be submitted		
10	Documents confirmation the status of the Community Body, and a statement showing compliance with the definition of a Community Body (see Appendix 1 of part 1 of this Guide)	<i>Paras 61-65</i>	<input type="checkbox"/>
11	Evidence of Community support for the Local Place Plan	<i>Paras 71-73</i>	<input type="checkbox"/>
12	Copies of additional relevant documents as appropriate	<i>Paras 74-76</i>	<input type="checkbox"/>

## Legal process requirements

For a community-led plan to be considered as a Local Place Plan and therefore, once registered, to be **taken into account** by the planning authority in preparing its Local Development Plan, the Community Body preparing the plan must fulfil a number of legal criteria.

[Planning Circular on Local Place Plans](#) (para. 10).

The primary legislation governing Local Place Plans can be found in [sections 14 and 15 and schedule 19](#) of the 2019 Planning (Scotland) Act. Further regulations governing Local Place Plans are laid out in the [\(Local Place Plans\) \(Scotland\) Regulations 2021](#).

## Summary

In preparing a Local Place Plan, a Community Body must<sup>2</sup>

have regard to—	(i) the Local Development Plan for the land, or any part of the land, to which a. the Local Place Plan relates, (ii) the National Planning Framework, (iii) a Locality Plan published for the area to which a proposed Local Place Plan relates,
set out reasons for considering that the Local Development Plan should be amended, and	
comply with any prescribed requirements as to—	(iv) the form and content of the plan, and (v) steps which must be taken before preparing the plan.

Paragraph reference numbers below are given for the relevant sections of the [Planning Circular 1, 2022 Local Place Plans](#).

## Form and Content of the Local Place Plan<sup>3</sup>

Community Body	Identity of the Community Body who prepared the Local Place Plan	Paras 12-17; 37; 40
Map of Boundary of Local Place Plan	A map that shows the land to which the Local Place Plan relates. This must be sufficiently detailed <del>so as to</del> enable the boundaries of the Local Place Plan area to be identified.	Paras 37; 41
Statement of the Community Body's proposals	A statement of the Community Body's proposals as to the development or use of land within the Local Place Plan area. These must relate to the use and development of land.	Paras 18-21; 41-45
Additional map identifying sites of specific proposals	Where the statement contains a proposal as to the development or use of land which relates to a specific area of land or <b>particular building</b> , or the Local Place Plan identifies land or building that the community body considers to be of particular significance to the local area, the Local Place Plan must also contain a map or maps which identify the location of the land or building.	Paras 41-45

<sup>2</sup> See Schedule 19 para 1 and 2 of the 2019 Planning (Scotland) Act which lays out how community bodies should prepare and submit local place plans.

<sup>3</sup> See Regulation 3 of the 2021 Regulations



# Local Place Plans



- “A community-led plan that set out *proposals* for the development and use of land.”
- Set out community proposals for regulating and shaping the development and use of land *with reasoning*.
- Influence the *planning department*: must be taken into account during the process of forming an LDP.
- Becomes a material consideration in planning applications.
- Context of NPF4 and LDP policies.
- About the *where* of policy.

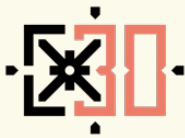
# Local Place Plans



## What could the **end product** look like?

### A report including:

- A map with a list of locations
- Key policy proposals/projects listed in a legend + reasons for inclusion in LDP + justification
- How these proposals relate to other plans (i.e. NPF4, IMFLDP etc)
- Think about the level of detail and the scale – i.e. larger scale is more strategic, smaller scale more specific



Celebrating  
30 Years

# Local Place Plans – scale and detail



## 6. GORTHLECK

This section of the Local Place Plan focuses on Gorthleck. The map and accompanying text should be read in conjunction with section 3, which covers general principles for the Community Council area as a whole.

The action areas (e.g. Community Life) and actions (e.g. upgrade village hall) relate directly to the [Community Action Plan](#), which contains more information.

### 1 Upgrade Stratherrick Village Hall

Continue to upgrade Village Hall, grounds and car park as community hub with meeting space (including possibility of exercise space or minigym), toilets and vending machine or basic retail to complement the shop in Foyers; plus mix of indoor and outdoor space for community groups, celebrations, dances, film nights and parties. See 'Area-wide' section for more information about the network of community hubs and importance of community/public transport to access them.

External partner: Highland Council

### 2 Keep and make more of school

Essential community facility which should be retained, and offers scope as a focus for more community activity out of school hours (e.g. play equipment, community growing, child-care and other community activities). See 'Area-wide' section for more information about the future of schools in the area.

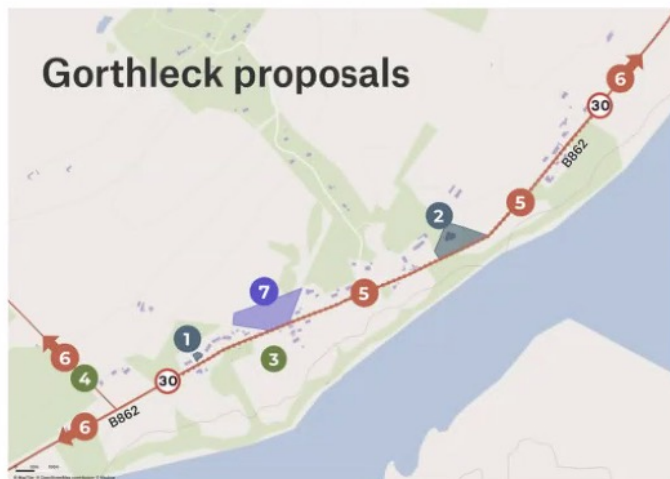
External partner: Highland Council

### 3 Improve outdoor play and recreation

The existing play park and recreation ground is in poor condition, and there is uncertainty over its continued existence. Investment in good quality outdoor play and community green space is essential, whether it is at the existing location shown on the map (adjacent to the Hall and car park) or elsewhere, such as linked to the school.

Wherever it is, it should include improved play equipment (ideally with natural materials, adventure play, and play for all ages), open space and seating, also considering facilities like a community growing, pump track and a sensory garden. Design and siting should involve the local community and school, and it should be safely accessible on foot and by bicycle. See 'Area-wide' section for more information about play parks across the area as a whole.

External partners: landowners, Highland Council



### 4 Create local short walks

Create opportunities for local walks, for example a safe, accessible, signed pedestrian link past the fire station to the [Trail of the 2 Lochs](#) and Timber Haul Route. See also proposals 5 and 6 below, and 'Area-wide' section for more information about paths across the area as a whole.

External partners: landowners, Highland Council, NatureScot

### 5 Reduce traffic speeds and create footways

Make walking and cycling safer by installing a 30mph speed limit, footways, gateway features to slow traffic, and improving safety for cyclists. Details to be discussed in consultation with the local community. See also proposal 4 above, and 'Area-wide' section for more information about sympathetic design.

External partner: Highland Council

### 6 Create safe cycling links

Sign and improve safe cycling connections towards Errigle, Foyers and Whitebridge, part of a community-wide network using the South Loch Ness Timber Haul Road and back roads. See also proposal 4 above.

External partners: Forestry and Land Scotland, Highland Council

### 7 New affordable homes where appropriate

Encourage small-scale development of new homes on appropriate sites within the village or woodland crofts in the wider area, prioritising occupancy by local people, workers and families in order to sustain the community, and developing sensitively to conserve our landscape and heritage.

One potential site is indicated on the plan, which has previously been granted planning consent in principle in 2015 (ref. 14/01981/PIP). It may also offer scope for a mix of low cost shared equity homes, sheltered/care accommodation, and other indoor and outdoor community uses. Other housing sites may also come forward.

See 'Area-wide' section for more information about housing siting, design, delivery and occupation, and investment to upgrade existing homes.

External partners: Communities Housing Trust, landowners, Highland Council



# The geography

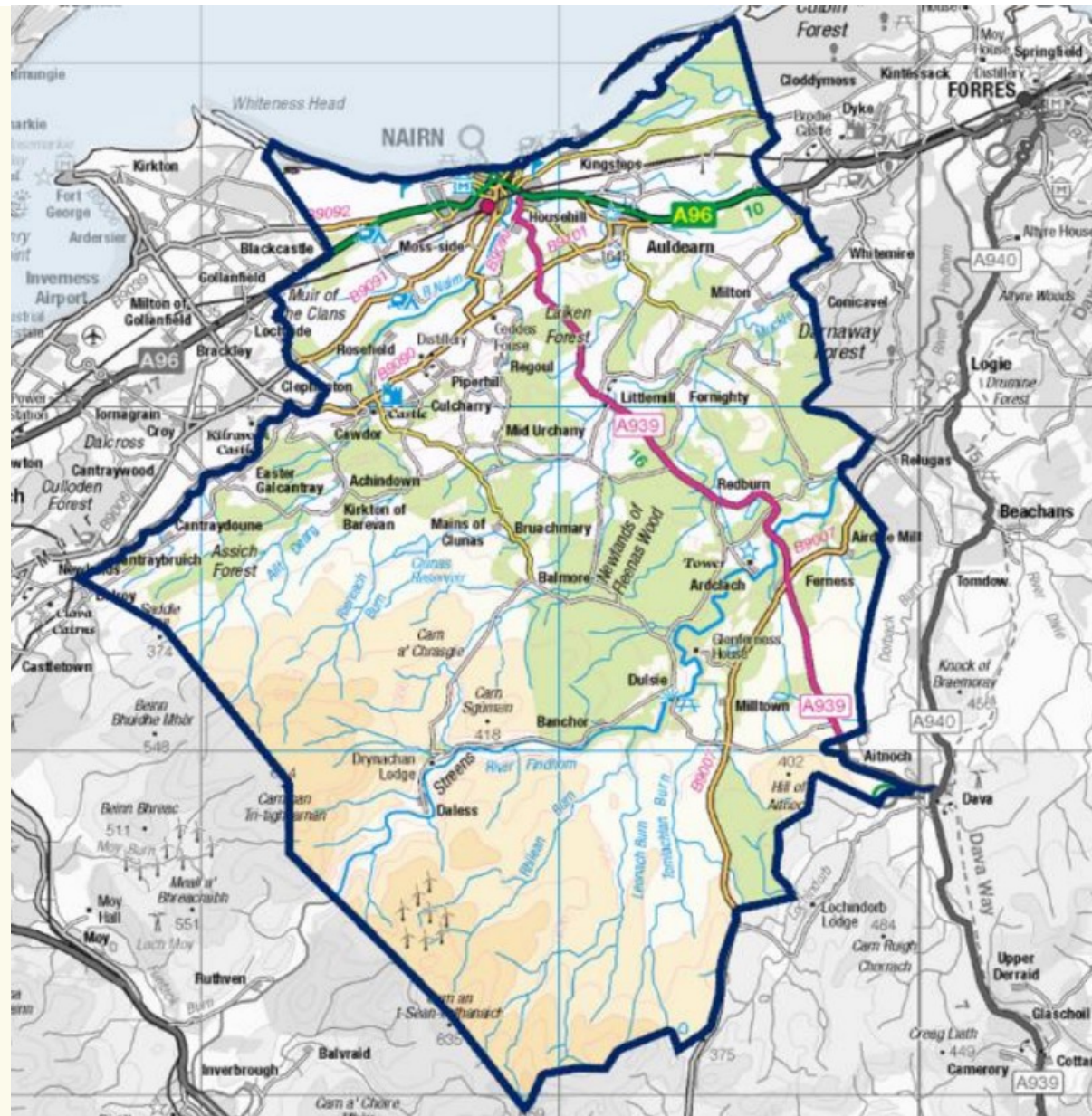


- Multiple Community Council areas
- Market Town catchment scale

# The geography



# The geography







## What the LPP+ cannot do

- It is distinct from a Community Action Plan (CAP)
- Performs different role. Examples of difference:

● litter management and dog fouling	CAP
● improvements in the town centre	LPP
● conservation of built environment	LPP
● proposals for a car-pool or community bus	CAP
● potholes, street cleaning	CAP
● strategies to help local groups collaborate	CAP
● add value and detail to existing LDP policies	LPP
● issues around health service provision	CAP

# What the LPP+ cannot do



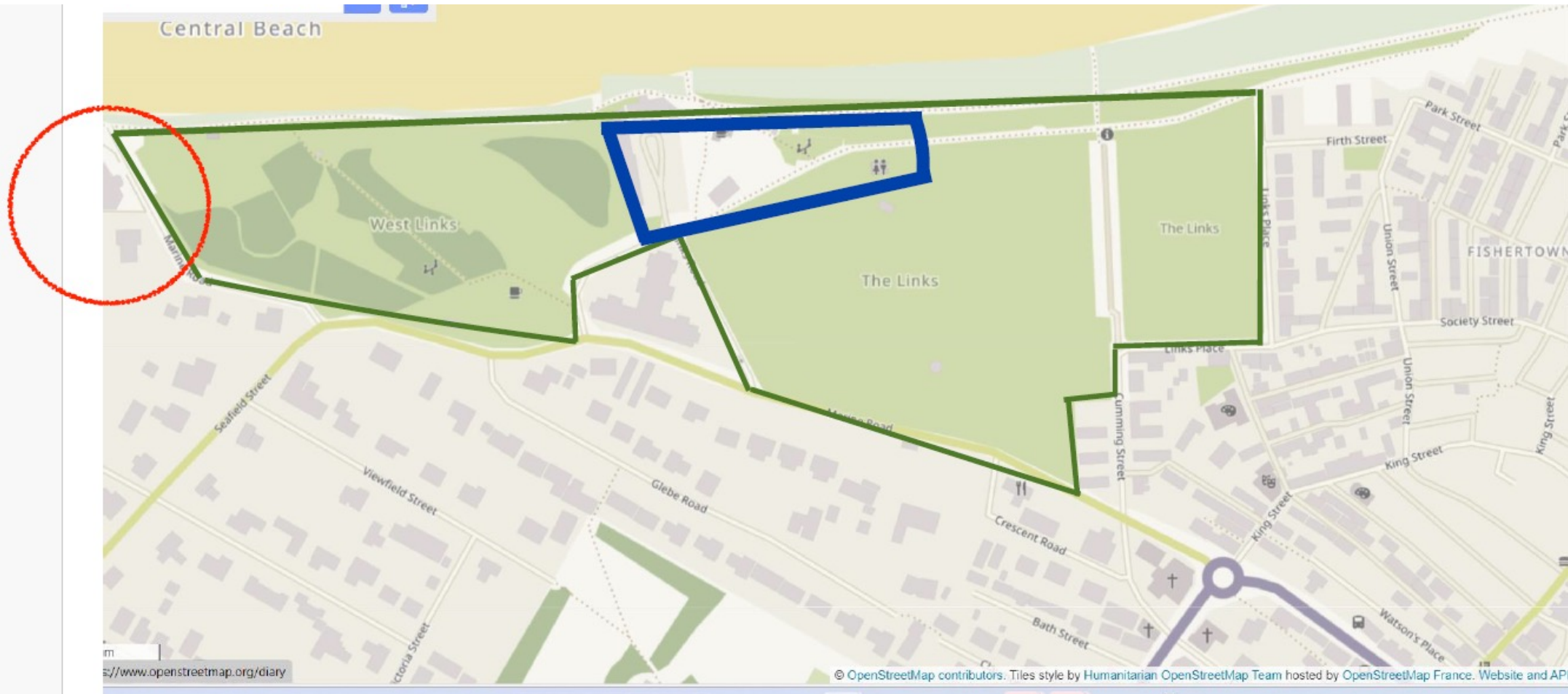
- It is distinct from a Community Action Plan (CAP)
- Performs different role. Examples of difference:
  - Identify the land for a new community space LPP
  - Delivery plan for a new community space CAP
  - Identify new conservation area boundaries LPP
    - Use as a hook for further work such as Conservation Area Appraisal

# Scribble Maps



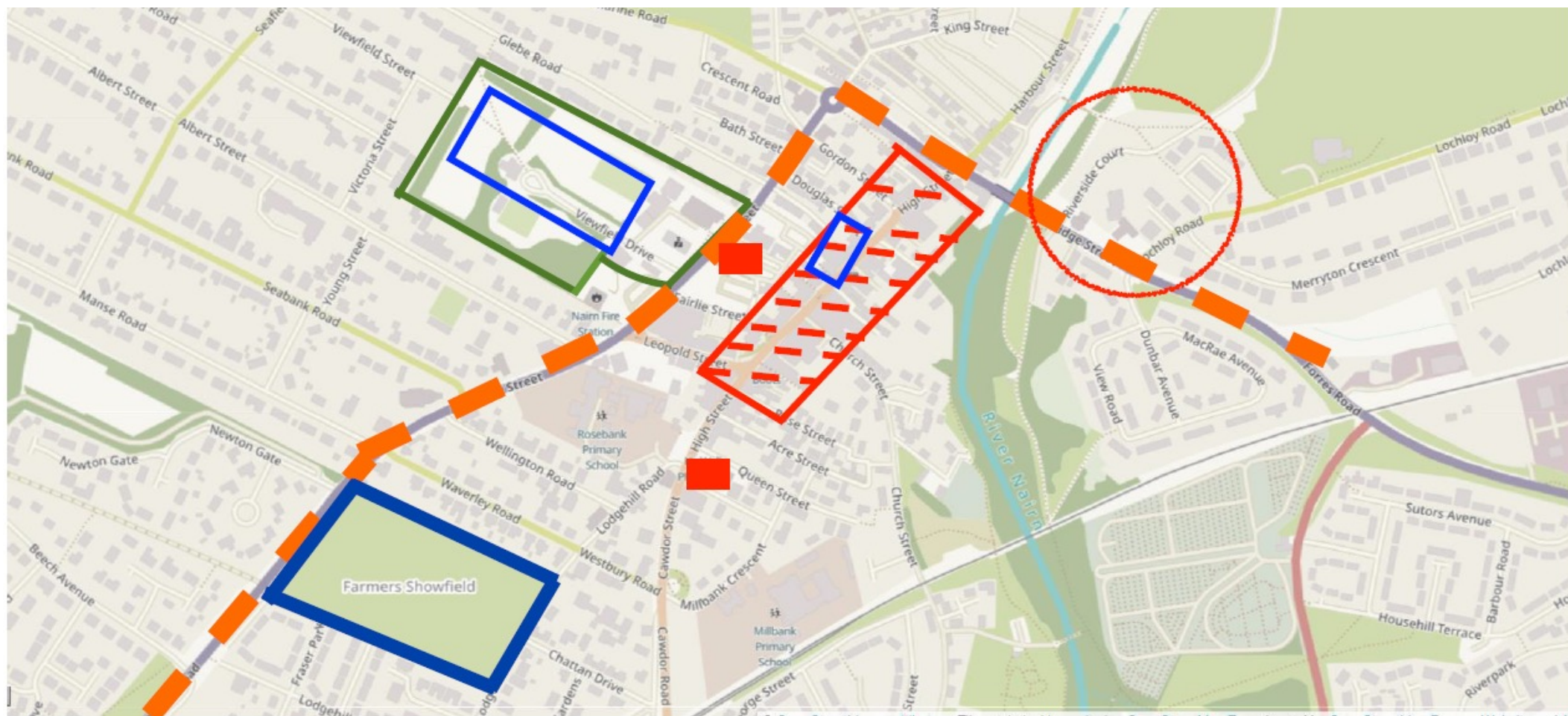
Emerging spatial/Local Place Plan content

All from analysis of community groups  
“download session”



- Positive assets
- Community amenity - Identity enhancements
- Mixed use local centre







Develop site brief



Mixed use local centre

# Nairn and Nairnshire

## Local Place Plan



### **Nairn and Nairnshire**

*11 Settlements identified in the IMFLDP2*

*13,000 population*

*Significant assets      Common      Good*

*Among the sunniest and driest places in Scotland*

*Ranked 10<sup>th</sup> in the Booking.com Traveller Review Awards 2024*

*Easy access to Inverness Airport, A96, A939, and the INV-ABZ rail route*





# Nairnshire Local Place Plan

Who are we?

- NICE is a community controlled body in accordance with Section 19 of the Community Empowerment (Scotland) Act 2015, registered in Scotland SC388110 with a membership of ~600
- In June 2023, a community meeting of more than 40 attendees passed a mandate to NICE to deliver Nairnshire's Local Place Plan

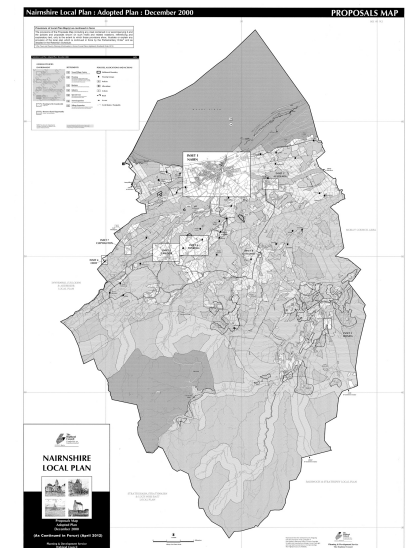
Acting under this instruction, NICE formed the LPP Steering Group and further:

- Terms of Reference published August 2023
- Participation Statement published August 2023
- Funding approved October 2023 for external costs, including consultant services, facilities, and general operating costs from October 2023 – February 2024 inclusive
- Project Coordinator appointed November 2023



## Nairnshire's Local Place Plan

*Giving Nairnshire the power to influence what the future priorities should be for development and use of land and buildings in their local area*

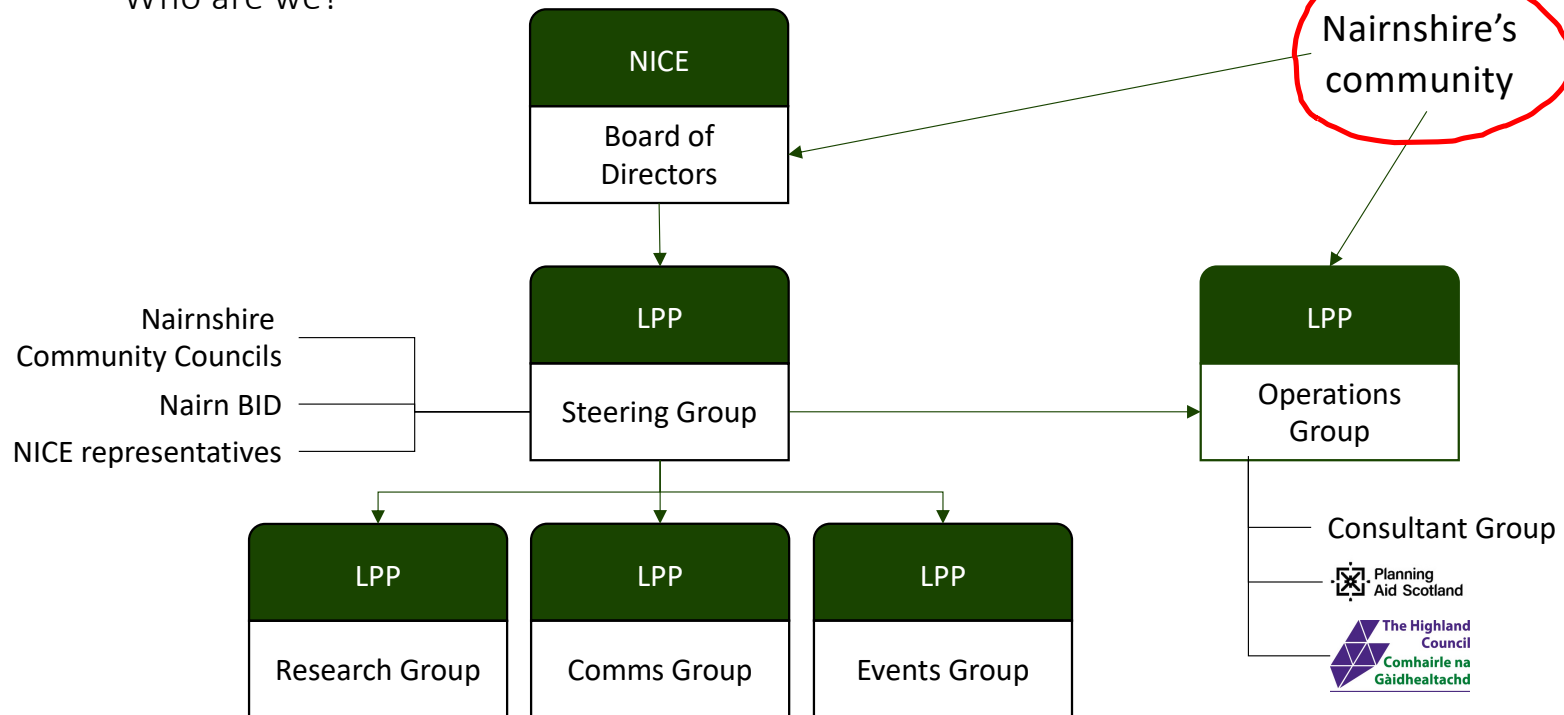


Nairn Improvement  
Community Enterprise,  
registered in Scotland  
SC388110



# Nairnshire Local Place Plan

Who are we?



- A clear structure to provide governance, oversight, and compliance
- Dedicated actors to drive our engagement forward
- Comprehensive support teams of volunteers within specialist groupings



## Operations Group

*Our Operations Group is a blend of LPP professionals in Planning Aid Scotland, supported by our Consultant Group and THC's Project Manager – Area Place Plans*

## Consultant Group

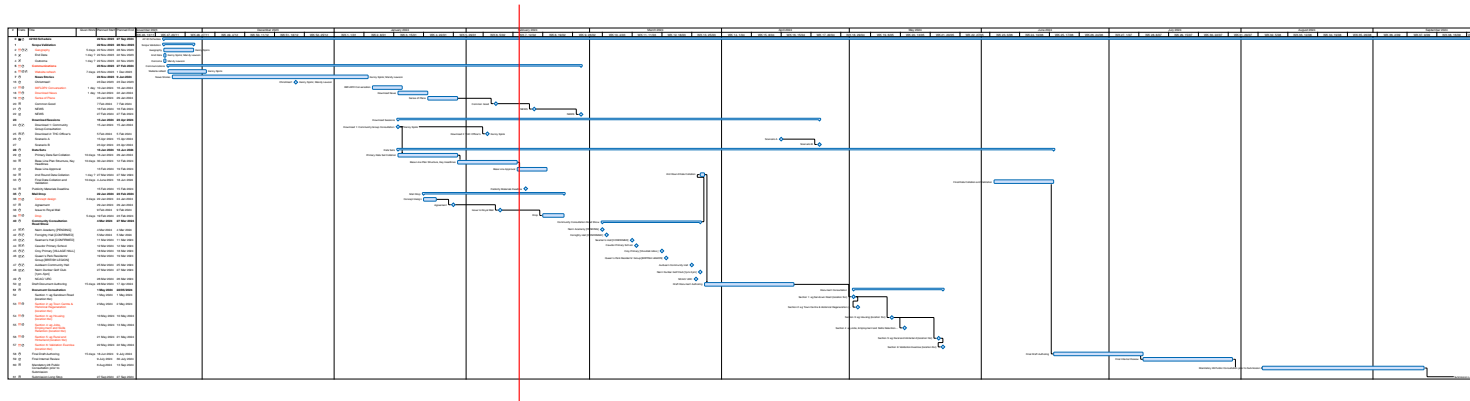
*Our Consultant Group is procured from experienced Local Place Plan coordinators (Black Isle), with Nairn based architectural and planning experienced consultants.*



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SC388110

# Nairnshire Local Place Plan

Delivering the Local Place Plan



- Fully scheduled to submission to THC 13<sup>th</sup> September 2024
- Current on schedule activities: *Mail Drop for March; Community Group Consultation Data Analysis Approval; and preparation for March Road Show*
- 4 distinct consultation events with ongoing online and open door conversations: *Initial Community Survey; Community Group Consultation; Roadshow; Scenario & Thematic Workshops*



*Effective project management tools ensure we achieve stakeholder engagement, opportunity for discussion, and validation checks whilst achieving on time submission*

- *Schedule control*
- *Actions Log*
- *Risk & Issues Register*
- *Stakeholder Engagement Plans*



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SC388110

# Nairnshire Local Place Plan

Our findings so far

- Initial Community Survey published summer 2023, ended September 2023 and raised 455 valued responses (79% online, 21% postal/ paper submissions)
- Community Group consultation completed 15<sup>th</sup> January 2024 (39 attendees)
- Active online engagement has raised 56 submissions through our website, with robust engagement over social media
- Formative focus headings emerging
  - Public Infrastructure for Nairn and Nairnshire
  - Town Centre and Rural Regeneration
  - Getting Around
  - Green Spaces for Leisure and Recreation
- Further anticipated focus areas
  - Employment, including skills growth
  - Opportunity for business growth
  - Housing and Land Use



Online, daily activity has grown from 1-3 visitors per day in November 2023 to a peak of 1,854 visitors on 10<sup>th</sup> January 2024, and a daily traffic rate of 18-25 outside of weekly campaign



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Community Enterprise,  
registered in Scotland  
SC388110

## What's Next?

- 

*Our mail drop is currently with  
Royal Mail*



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# Nairnshire Local Place Plan

Nairnshire – What do you think?

Thinking of Nairn and Nairnshire, in a few words :

- Q1 How would you describe Nairn?
- Q2 When and why did you last visit Nairn, or Nairnshire
- Q3 What do you think are the main challenges we face in terms of our spatial planning?



*Your anonymised feedback may be incorporated to our Local Place Plan data set*

*Is Nairn your favourite beach town?*

*Is Nairn a commuter town?*

*Do you visit for the High Street's independent shops?*

*Do you think Nairn has opportunity for densification?*

*What do you think of boundary expansion for Nairn?*



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# Nairnshire Local Place Plan

How can you help?

- We have huge ambitions for a sustainable community, built around a low carbon footprint maximising the natural and human resources we boast today
- Our Local Place Plan will be the catalyst for our Community Action Plan, with key local delivery
- **What can you do to help us to overcome procedural and policy hurdles to ensure Nairnshire's Local Place Plan is a key foundation stone for the future of our community?**
- A clear question arising from our initial consultation is linking our two centres – beach and town centre to generate increased footfall on our High Street. **What could we, together, frame within the LPP and expand into our future CAP:**
  - wayfinding
  - public transport within Nairn
  - pedestrian priority
  - public facilities
  - public transport to and from Nairn
  - extended hours (night time economy)
  - job creation
  - working accommodation



## DISCUSSION

*Within your functional role, what do you need from us to help you support our community ambitions?*

- Engagement?
- Opportunity?
- Commitment?
- Direction?
- Transparency?



Nairn Improvement  
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# Nairnshire Local Place Plan

Thank you

- Thank you for taking the time to meet with us today

- Your contacts are:

LPP Steering Group Chair: Dr Alastair Noble  
07849 655512

LPP Project Coordinator: Kenny Spink  
07488 939009

- You can contact us at:

Email: [lpp@nicenairn.org.uk](mailto:lpp@nicenairn.org.uk)

Online: [www.nicenairn.org.uk](http://www.nicenairn.org.uk)



## ***Our local place plan***

*Compliant*

*Legitimate*

*Transparent*

*Collaborative*

*Community Led*

*A first step for the future of  
Nairnshire*



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