

Tornagrain

A Proposed New Town for the Highlands

Public Information Sessions will be held on
Wednesday 7th November
Thursday 8th November

between 12 noon and 9pm (Wednesday)
10am and 9pm (Thursday)
at Petty Church Hall, off the
A96 by Tornagrain



Artist's illustration of Tornagrain High Street

A planned town for the Highlands

A new town for 10,000 people is being proposed by Moray Estates at Tornagrain, between Inverness and Nairn.

In September 2006, Andres Duany and his team, world leaders in traditional town planning, held a series of public design workshops, known as a charrette. The first public consultation of its kind in the UK, its aim was to involve local people from the outset in planning the town. A large number of people attended the various sessions and presentations which helped to create the masterplan.

Moray Estates hope to apply for planning permission in the summer of 2008 and have therefore now started the planning application process.

Experts in a number of fields such as ecology, landscape, archaeology and transport have carried out assessments of the current condition of the site against which assessments of the impact of the proposal will be made. These experts are now preparing for discussions with the key statutory bodies such as Scottish Natural Heritage, Transport Scotland and the Scottish Environmental Protection Agency.

Moray Estates wish members of local communities to be able to see the outputs from this stage of work and are therefore holding a public

exhibition to provide information on the analysis undertaken to date and to allow members of the local communities to speak to the experts who prepared them.

The various experts working on the environmental statement will be on hand to answer any questions, along with representatives from Moray Estates.

This exhibition will be the first of a series of three. The second exhibition in early 2008 will look at the outcome of the environmental impact analysis and the evolution of the masterplan in dealing with issues raised by the Environmental Statement. The third exhibition in early summer 2008 will present the final masterplan scheme. Information from the exhibition will be available in a take away booklet to allow more time to consider the issues and respond.

Moray Estates are keen to hear the views of the community on the proposed new town – our experts will certainly find local knowledge extremely useful in understanding issues and we hope you will find an opportunity to speak directly to those experts informative and helpful.

For more information about the proposed new town visit www.tornagrain-newtown.co.uk

Why is a new town needed?

Estimates suggest that the population of the inner Moray Firth will grow by 30,000 in the next twenty to thirty years. This would continue the pattern of growth we have seen over the last thirty years and is lower than current levels of population growth in the Inverness area.

As well as people moving to the area, more housing will be needed because the average household size is continuing to reduce as family structure changes.

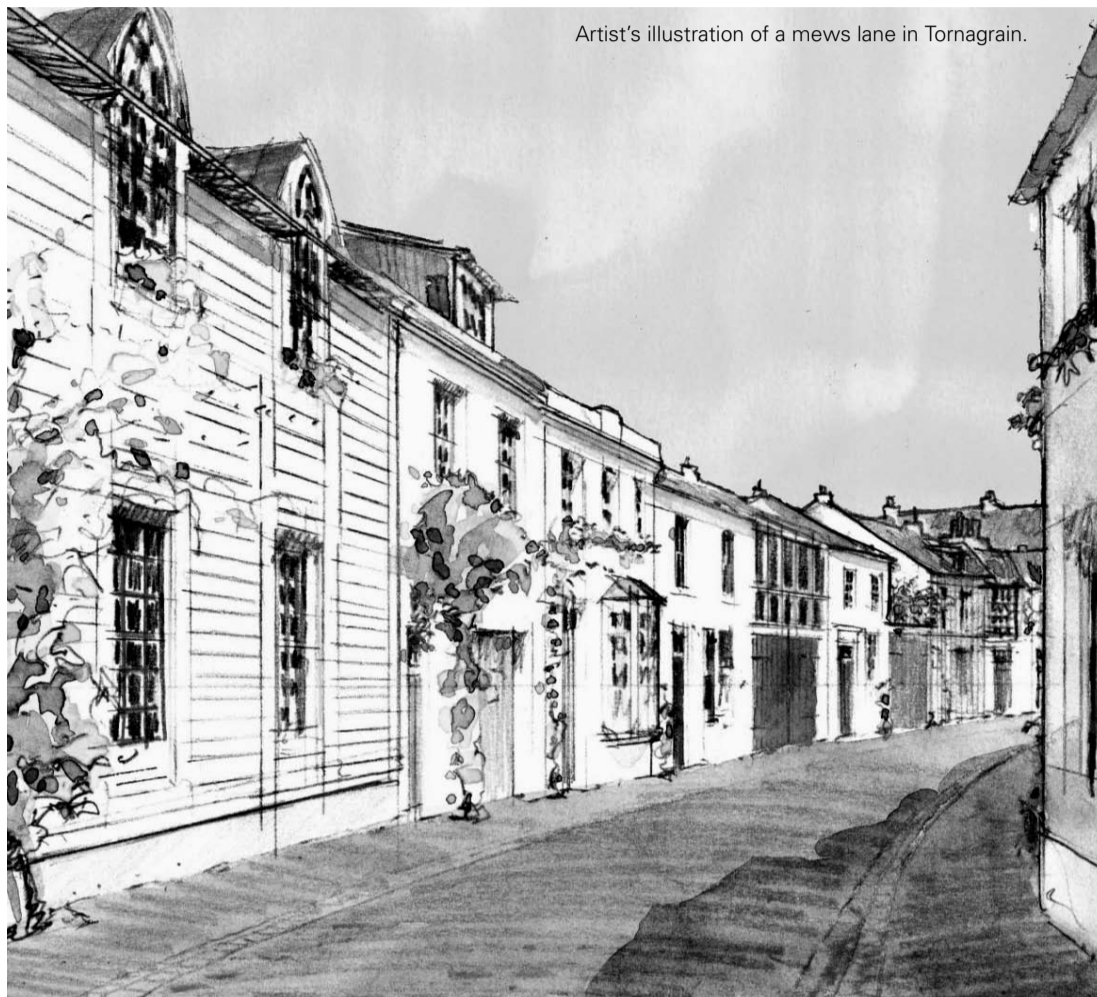
If we do not plan for this growth then dysfunctional sprawl of our communities may be the result. Growth cannot always be accommodated in existing settlements, although plans for the area propose significant growth of both Inverness and Nairn.

The Tornagrain site is extremely well placed in terms of transport links and proximity to future employment opportunities at Inverness Airport Business Park. The site offers an excellent opportunity for sustainable growth with homes and jobs in close proximity.

By appointing DPZ – acknowledged leaders in traditional town planning – Moray Estates are demonstrating their commitment to providing a high quality planned town. The proposal is designed to create a balanced community, which can house people of different incomes, ages and needs. This will include some 25% formal affordable housing and a diversity of housing opportunities in the remainder of the dwellings. The town has the potential to be a model of sustainable development.

Tornagrain

A Planned Town for the Highlands



Artist's illustration of a mews lane in Tornagrain.

Public Information Sessions

will be held on

Monday 10th March
12noon–9pm

Tuesday 11th March
10am–9pm

at
Petty Church Hall,
off the A96 by
Tornagrain

A planned town for the Highlands

A new town for 10,000 people is being proposed by Moray Estates at Tornagrain, between Inverness and Nairn

In October 2007, Moray Estates announced to local communities its intention to apply for planning permission for Tornagrain in Summer 2008.

The public design workshops, known as a Charrette, held in September 2006 were the start of a process of involving local people in the development of this significant proposal.

The consultation programme continued with the first of three planned public exhibitions held in November 2007. This exhibition sought to explain the nature of the Environmental Impact Assessment (EIA) needed to accompany an application of this scale, and the issues that the baseline technical studies indicated needed to be addressed.

Since November we have been working with our experts examining the results of the EIA studies and considering the impact on the Tornagrain masterplan. Where impacts were considered significant we have worked to see how the original masterplan might change to reflect what we have found.

Alongside this, the team has started work on the Design Code, which will provide the framework to control implementation of the vision for Tornagrain.

The second set of exhibitions, taking place on 10th and 11th March, is being held to allow the public an opportunity to examine work to date, and to speak to the expert team working on the project.

Various members of the project team will be on hand to answer questions alongside representatives from Moray Estates.

We are keen to hear the views of the community on the proposed new town, and the work carried out so far. We have been pleased with the level of interest shown to date and hope that you will continue to express your views, which have been valuable in helping us to understand the issues.

For more information about the proposed new town visit
www.tornagrain-newtown.co.uk

Tornagrain

A Planned Town for the Highlands



Public Information Sessions

will be held on

**Monday 15th
September**
12noon–9pm

**Tuesday 16th
September**
10am–9pm

at

**Petty Church Hall,
off the A96 by
Tornagrain**

A planned town for the Highlands

**A new town for 10,000 people is being proposed by
Moray Estates at Tornagrain, between Inverness and Nairn**

Following the public design workshops, known as a Charrette, held in September 2006, Moray Estates announced to local communities in October 2007 its intention to apply for planning permission for Tornagrain.

A consultation programme commenced in November 2007 with an exhibition explaining the nature of the Environmental Impact Assessment (EIA), required and the issues that this assessment needed to address.

In March 2008 a second exhibition dealt with the design changes required to the masterplan by the EIA studies and the emerging

design code, which will provide the framework to control implementation of the vision for Tornagrain.

Since March Moray Estates and the project team have finalised the masterplan, completed the EIA and developed further the design code. This work will now form the planning application which will be submitted shortly.

In advance of submission of the application, we would like local communities to have the opportunity to view the final information that will form the application in advance of it being made. The exhibition will also expand on the application, what

can be expected of the planning process and the evolving code.

At each stage of this consultation process the views of local communities have been important. We have listened to those views and where possible taken them on board. Moray Estates remains keen to hear the views of the community on the proposal but also to provide an advance insight into the application to be made shortly. We hope that you will be able to attend.

**For more information about
the proposed new town visit
www.tornagrain-newtown.co.uk**