



**CRGP ARCHITECTS**

Unit 9, The Green House,  
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Julie-Ann Bain  
Environment and Infrastructure Service  
Council Headquarters  
Glenurquhart Road  
Inverness  
IV3 5NX

Monday, 01 September 2025

Dear Julie-Ann,

**Application Reference: 24/04986/FUL – Nairn Bowling Club**

We write in relation to the above planning application to provide comments reflecting the key themes raised in public representations to date. We note that CRGP attended a public meeting on Wednesday 13th August 2025, organised by Nairn West and Suburban Community Council and held in the Nairn Community Centre. Following that meeting, Nairn Bowling Club has submitted further information addressing comments raised, including a supporting letter signed by over 200 individuals, the vast majority of whom have IV12 (Nairn) postcodes, demonstrating significant local support for this application.

The scale of this development is classed as 'Local' under planning legislation. For proposals of this scale, a change to the Local Plan (from housing to community use) does not require notification to the Scottish Government, as set out in *Planning Circular 3/2022 (Development Management Procedures)*.

Development Plans have confirmed that the proposal on site NA02 (Former Showfield, Nairn) is in accordance with the adopted Development Plan. Under Section 25 of the *Town and Country Planning (Scotland) Act 1997* and as reaffirmed in Planning Circular 3/2022, applications must be granted if they accord with the Plan unless material considerations indicate otherwise.

In this case, material considerations — including the site allocation wording, community need, and consistency with *NPF4* — support the proposal. *NPF4* emphasises the creation of liveable, healthy, and

sustainable places, and this project will contribute by delivering accessible sporting, recreational, and social facilities.

The overall Farmers' Showfield extends to approximately 3.65 hectares (9 acres). The application site occupies 0.8 hectares (22% of the Showfield), leaving the majority of green space available for public use. The site is allocated for development in the *Inner Moray Firth Local Development Plan 2 (IMFLDP2)*, which was subject to full public consultation and adopted by Highland Council on 27th June 2024.

While objections have highlighted a perceived lack of engagement during the Local Plan process, statutory public consultation opportunities were provided during IMFLDP2. The Club has further engaged with the community post-submission, including attendance at the public meeting and through the Local Place Plan where this proposal has been supported.

Transport Planning has reviewed the submitted Transport Statement and subsequent information and confirmed that the proposal complies with policy requirements. The survey methodology follows standard guidance and traffic flows have been assessed.

The function room is designed for multi-purpose community use and is not intended as a full-time public house. Licensed evening events will require separate applications that control opening hours, noise, and lighting, ensuring impacts remain within acceptable limits.

Other community groups will be approached to maximise shared use of the facilities, reinforcing the wider community benefit. This proposal offers a year-round indoor facility, providing opportunities for competition, skill development, and social activity that are not currently available in Nairn.

The Club also proposes a creche-style facility within the building, similar to those successfully operated at David Lloyd Clubs across the UK. This facility will enable parents and carers to participate in sporting and recreational activities that might otherwise be limited by childcare responsibilities. It will operate in full compliance with all relevant regulations and licensing requirements, ensuring safe, high-quality provision. By supporting family participation, the creche contributes to the wider community benefits of the project and aligns with NPF4's emphasis on creating healthy, liveable, and inclusive places.



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The Club has reduced the roof height by 680mm to mitigate visual impact. Shadow studies indicate acceptable levels of daylight and sunlight for surrounding properties. The proposed design draws on successful precedents in Nairn, combining contemporary materials with sensitivity to local character:

- Nairn Community Centre – white render, low-profile metal roof
- Nairn CAB Building – metal roofing, timber and white render
- 18/04250/MS, Albert Street – metal roofing and cladding, white render
- 16/04352/FUL, Albert Street – metal roofing and timber cladding, white render
- 21/02346/FUL, Viewfield Street – metal roofing and timber cladding
- 19/01749/FUL, Seabank Road – low metal roofing, white render

Drawing 102-0204 – L(90)014 demonstrates that the proposed building height is consistent with nearby properties, several of which are two storeys within a 200m radius.

Potential noise and light impacts will be managed through licensing and operational controls, ensuring compliance with all relevant regulations. Floodlighting will be designed to minimise glare and light spill.

The Club is developing a robust Business Plan to ensure long-term financial sustainability. This includes exploring multiple funding streams and aligning operational activity with community benefit. The project is designed to support Nairn Bowling Club's growth while delivering wider public access, recreational opportunities, and positive economic and social outcomes.

Although concerns have been raised about loss of green space, the development utilises only 22% of the Showfield. The remaining area continues to provide open recreational space, supporting public well-being, biodiversity, and compliance with NPF4 objectives for healthy, liveable communities.

In conclusion, the proposal:

- complies fully with the adopted Development Plan and NPF4,
- has been assessed and supported by Transport Planning in terms of traffic and access,
- provides significant community, recreational, and economic benefits, and
- retains the majority of the Showfield as accessible green space.



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The proposal represents a carefully considered, sustainable community facility that balances local needs with broader policy objectives. Any minor impacts are clearly outweighed by the substantial benefits to Nairn's residents and visitors.

We trust these comments are helpful in supporting determination of the application.

**Paul N MacDonald**

**Project Director**

for CRGP Limited.

## Summary of Key Themes

Objection / Concern	Response in Application
<b>Community consultation / engagement</b>	Statutory consultation was undertaken during IMFLDP2; Nairn Bowling Club has further engaged with the community post-submission, including public meeting attendance and supporting letter with 200 local signatures.
<b>Traffic / road safety</b>	Transport Planning has reviewed the Transport Statement and subsequent submissions and confirmed compliance; survey methodology follows standard guidance.
<b>Building height, massing, visual impact</b>	Roof height reduced by 680mm; shadow studies indicate acceptable daylight/sunlight impact; design aligns with local precedents; drawing 102-0204 – L(90)014 shows building height consistent with surrounding two-storey properties.
<b>Noise and lighting / nuisance</b>	Noise and light impacts will be controlled through licensing applications; floodlighting designed to minimise glare; operational hours regulated to mitigate evening/nighttime impact.
<b>Function room / compatibility with residential area</b>	Function room is multi-purpose, not a full-time public house; shared use with other community groups planned; operational management ensures compatibility.
<b>Speculative need / membership trends</b>	Year-round facility providing accessible opportunities; complements existing membership and encourages wider community participation.
<b>Business plan / financial sustainability</b>	Club developing robust Business Plan with multiple funding streams; project aligned with community development objectives rather than profit.
<b>Alternative designs suggested by residents</b>	Alternative layouts considered; operational requirements and year-round bowling need prevent single-storey or central relocation.
<b>Loss of green space / public access</b>	Only 22% of Showfield will be developed; majority remains open for public use; project aligns with NPF4 objectives for healthy, liveable communities.