

## Highland wide Local Development Plan - Main Issues Report Consultation Summary and Actions Sheet

Reference Number:	<b>HWLDP-MIR-282</b>
Organisation/Individual:	Graham and Sibbald – Trustee's of Smithton Church

### Action:

Immediate Response Required	x
Meeting required with Respondent	
Issue for Area Local Development Plan	x
Further Information Required	
Other (Please Specify)	

*If no box ticked - issues raised will be dealt with in preparation of the Proposed Plan.*

### Issues Raised in Response:

Purpose of Main Issues Report		Previously used Land	
NPF2 for Scotland		Wet Land	
Vision for the Highlands		Water Environment	
Inverness and A96	x	Renewable Energy	
The A96 Corridor	x	Flooding	
Phasing of Development	x	Waste Management	
Developer Contributions	x	Air Quality	
East Inverness	x	Sustainable Design	
Nairn		Business and Industrial Land	
Tomagraim		Accessibility and Transport	x
Smaller Settlements in A96		Agricultural Land	
Cathness and North Sutherland		Subdivision of Existing Crofts	
Easter Ross and Nigg		Allocation of Inbye Land	
Development of Local Centres		New Crofting Township	
Wider Countryside and Fragile Areas	x	Small Scale New Crofts	
Population and Housing		Coastal Development	
Housing in the Countryside		Forestry and Woodland	
Affordable Housing	x	Minerals	
Planning for an Ageing Population		Open Space and Physical Activity	x
Gypsies Travellers		Access to the Outdoors	
Retailing		Comments on Consultation Process (+ve)	
Developer Contributions	x	Comments on Consultation Process (-ve)	
Natural, Built and Cultural Heritage			

### Key:

Background	Spatial Strategy	Policy Options	Consultation
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### Notes:

<p>City Vision should support consideration of further residential sites          Calculation for developer contributions should be set out as a priority          Affordable housing must recognise local need          Looking for small land allocation in Smithton, Inverness – Issue for area Local Development Plan</p>
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Action Sheet Completed by:	SH
Date:	14/12/09

**Dawn Sutherland**

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**From:** Claire Peters  
**Sent:** 09 November 2009 16:31  
**To:** devplans  
**Subject:** Highland Local Development Plan - Main Issues Report response [Scanned]

Dear Sir / Madam

Please see attached the questionnaire, comments and location plan relative to land near Smithton Church, Inverness.

Regards  
Claire



**Claire Peters**  
*Principal Planner*

**Graham+Sibbald - the complete property service** |18 Newton Place |Glasgow |G3 7PY |  
[s.co.uk](http://g.s.co.uk)  
tel: 0

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Residential | Commercial | Specialist | Construction

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11/11/2009

## Highland wide Local Development Plan Main Issues Report

# Questionnaire

Please fill in this questionnaire. Your views are extremely important to us and we will take them into consideration when preparing the proposed plan.

If you would prefer you can answer only the questions on the issues that you are interested in. If you have any general comments, please put them in the box on page 12.

Please fill in your details below so we can keep you up to date with the progress of the Highland wide Local Development Plan.

Name ..... GRAHAM + SIBBALD (CLAIRE PETERS)

Address ..... 18 NEWTON PLACE  
..... GLASGOW  
.....  
.....

Postcode ..... G3 7PY

Phone .....

Email .....

You can respond via e-mail:

Fax:

Post: Director of Planning and Development  
The Highland Council  
Freepost SCO 5568  
Inverness  
IV3 5BR

This form can also be filled in online at <http://www.highland.gov.uk/developmentplans>

**This Questionnaire must be returned by  
5pm Monday 9<sup>th</sup> November, 2009**

## SPATIAL STRATEGY

Please tick one box

### Spatial Strategy: Inverness

- Q1 Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

PLEASE SEE ATTACHED STATEMENT

*continue on a separate sheet if you need to*

### Spatial Strategy: A96 Corridor

- Q2 Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

PLEASE SEE ATTACHED STATEMENT

*continue on a separate sheet if you need to*

### Developer Contributions in the A96 Corridor

- Q3 Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

PLEASE SEE ATTACHED STATEMENT

*continue on a separate sheet if you need to*

### East Inverness in the A96 Corridor

- Q4 Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

PLEASE SEE ATTACHED STATEMENT

*continue on a separate sheet if you need to*

Nairn in the A96 Corridor

- Q5 Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

*continue on a separate sheet if you need to*

Tornagrain in the A96 Corridor

- Q6 Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

*continue on a separate sheet if you need to*

Smaller Settlements in the A96 Corridor

- Q7 Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

*continue on a separate sheet if you need to*

Action Plan for Caithness and North Sutherland

Yes No

Q8 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

Action Plan for Nigg and Easter Ross

Yes No

Q9 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

Development of Local Centres

Yes No

Q10 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

The Wider Countryside and Fragile Areas

Yes No

Q11 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

## SUSTAINABLE HIGHLANDS

### Population and Housing requirement

Yes No

Q12 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

PLEASE SEE ATTACHED STATEMENT.

*continue on a separate sheet if you need to*

### Housing in the Countryside

Yes No

Q13 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments



*continue on a separate sheet if you need to*

### Affordable Housing

Yes No

Q14 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

PLEASE SEE ATTACHED STATEMENT

*continue on a separate sheet if you need to*

### Planning for an Ageing Population

Yes No

Q15 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments



*continue on a separate sheet if you need to*

Needs of Gypsies / Travellers

Yes No

Q16 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

Refuelling

Yes No

Q17 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

Developer Contributions

Yes No

Q18 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

PLEASE SEE ATTACHED STATEMENT

*continue on a separate sheet if you need to*

## SAFEGUARDING OUR ENVIRONMENT

### Natural, Built and Cultural Heritage

Q19 Do you agree with our Preferred Option? If not, tell us why

Yes No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

### Previously Used Land

Q20 Do you agree with our Preferred Option? If not, tell us why

Yes No

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

### Wild Land

Q21 Do you agree with our Preferred Option? If not, tell us why

Yes No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

### Water Environment

Q22 Do you agree with our Preferred Option? If not, tell us why

Yes No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

## SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

### Renewable Energy

Yes No

Q23 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

### Flooding

Yes No

Q24 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

### Waste Management

Yes No

Q25 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

### Air Quality

Yes No

Q26 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

### Sustainable Design

Yes No

Q27 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

## COMPETITIVE, SUSTAINABLE & ADAPTABLE HIGHLAND ECONOMY

### Business and Industrial Land

Q28A Do you agree with our Preferred Option? If not, tell us why

Yes No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

### Accessibility and Transport

Q28B Do you agree with our Preferred Option? If not, tell us why

Yes No

Are there any other alternatives that should be considered?

Comments

*PLEASE SEE ATTACHED STATEMENT*

*continue on a separate sheet if you need to*

### Crofting and Agriculture

Q29 Do you agree with our Preferred Option? If not, tell us why

Yes No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

### Subdivision of Existing Crofts

Q30 Do you agree with our Preferred Option? If not, tell us why

Yes No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

Allocation of inbye land

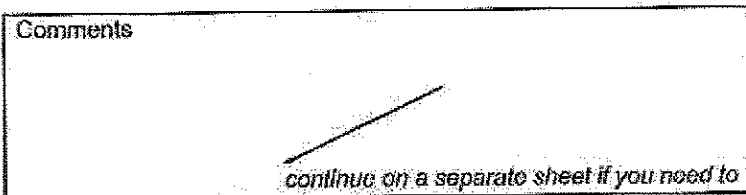
Yes No

Q31 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments



*continue on a separate sheet if you need to*

New Crofting Township

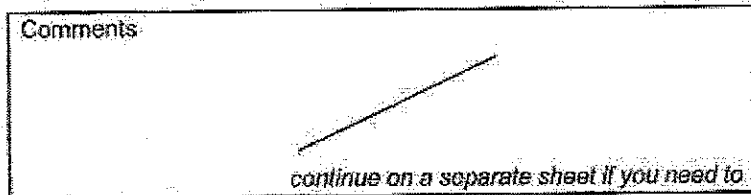
Yes No

Q32 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments



*continue on a separate sheet if you need to*

Small Scale New Crofts

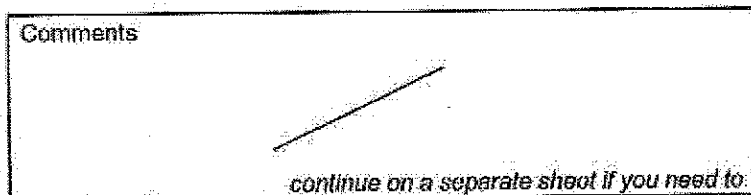
Yes No

Q33 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments



*continue on a separate sheet if you need to*

Coastal Development

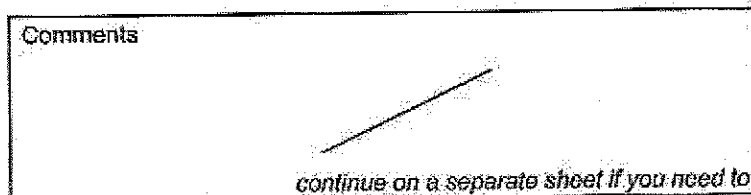
Yes No

Q34 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments



*continue on a separate sheet if you need to*

Forestry and Woodland

Q35 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

Comments

*continue on a separate sheet if you need to*

Minerals

Q36 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

Comments

*continue on a separate sheet if you need to*

A HEALTHIER HIGHLANDS

Open Space and Physical Activity

Q37 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Yes No

Comments

PLEASE SEE ATTACHED STATEMENT

*continue on a separate sheet if you need to*

Access to the Outdoors

Q38 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Yes No

Comments

*continue on a separate sheet if you need to*

End of Questionnaire

## **Main Issues Report Questionnaire**

For the avoidance of doubt, this submission is made by Graham and Sibbald acting on behalf of the Trustees of Smithton Church, located on Murray Road, Inverness.

Contact may be made with Claire Peters – details as noted on the questionnaire, or with Ian Kelly, Head of Planning, Graham and Sibbald, 3 Charlotte Street, Perth, PH1 5LW.

We will also make representation as appropriate to the Inner Moray Firth Local Development Plan. Our objective through participation in the Local Development Plan process is to seek the reallocation of this land for residential development.

It is understood that the Highland Council has not sought 'development bids' in advance of the Main Issues Report as some other Councils have – if there is the opportunity then Graham and Sibbald shall make a 'development bid' relative to this land in relation to the Inner Moray Firth Local Development Plan.

Our client owns an area of open space to the south east of the Church. This site comprises part of a larger triangular wedge of land which is protected from development under the current Adopted Local Plan by Policy BP3; which states:

*"The Council will presume against development particularly where there would be significant damage to heritage, amenity or public health."*

It is thus recognized that, under the existing statutory Development Plan, development of this site is unlikely to be supported by the Highland Council as Planning Authority. Our client wishes to raise their development aspirations at this first stage of the Local Development Plan process in order that the site's development potential can be assessed by the Council in the context of the wider proposals for East Inverness.

It is considered that the location of this site, on the urban edge and adjacent to existing residential areas, would render it most suitable for residential development, and our client seeks a residential allocation of this land. We are not aware of any specific heritage, amenity or public health considerations that would be significantly damaged as a result of such an allocation.

Our comments are listed below in response to the specific questions.

### **Question 1**

We support the preparation of the proposed city vision and suggest that part of this city vision exercise should include consideration of further residential sites, including small scale residential sites, which are capable of being delivered beyond the next 3 to 5 year period, taking into account the Council's assessment that there is sufficient capacity for this period.

### **Question 2**

The general approach of articulating the development sites within the A96 corridor is supported, as is clarifying the proposed phasing of development in the Proposed Plan.

### **Question 3**

Any protocol for developer contributions in the A96 corridor must be clear, transparent and applied consistently. The mechanism for calculating such contributions should be set out as a priority to allow potential developers to factor developer contributions into their overall development costs with some certainty. Consideration should be given as to how best to secure a proportionate contribution from smaller scale residential sites.

### **Question 4**

A clear policy statement and approach for East Inverness is supported – including support for early phases of development and consideration of how development can contribute to the wider goals for the area. All developer contributions should be proportionate to the specific development proposals including the scale of the proposals. Provision of a park and ride and public transport interchange would allow this area to be highly accessible by a range of transport modes and we support these general principles.

**Question 12**

We support the preferred option of seeking proactive delivery of effective housing land. Adopting a more cautious approach fails to address the wider Council aim of strengthening the economic role of the Highland Council area – to facilitate this goal sufficient housing land is required.

**Question 14**

Affordable housing must recognize local need, and the calculation of need must be transparent. Seeking innovative methods of delivering affordable housing is supported

**Question 18**

We strongly support proportionate developer contributions – based upon a clear calculation / policy in order that contributions can reasonably be predicted by developers and thus factored into other costs. Recording such contributions and ensuring consistency across the Highland Council area is to be welcomed.

**Question 28B**

The various strategies proposed to enhance accessibility to and from the Highland area and to focus on reducing emissions and using cleaner fuels are supported.

**Question 37**

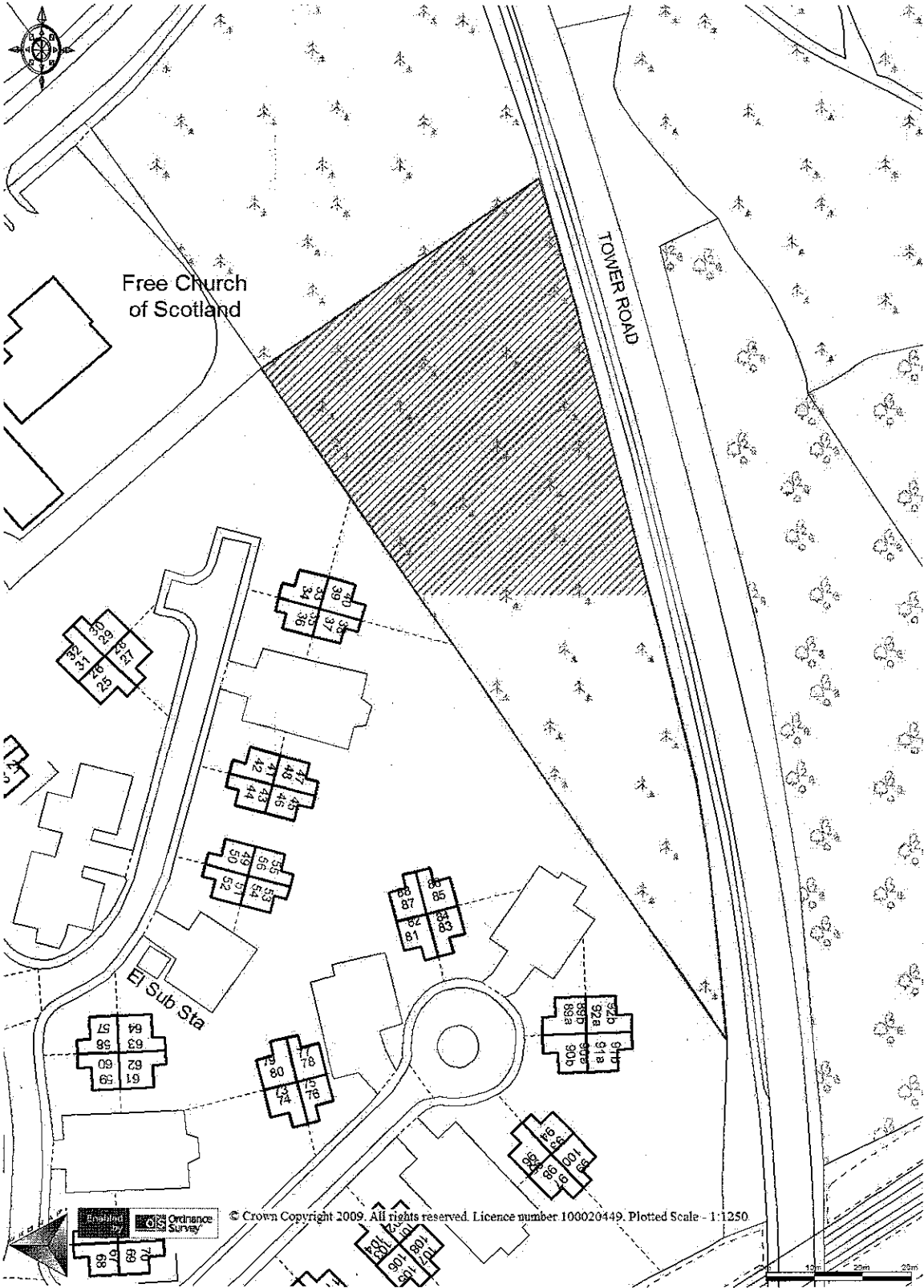
An open space audit in accordance with SPP 11 and PAN 65 may assist in assessing open space – and we would welcome the opportunity to comment on such an audit.

**Further comment**

The focus on Inverness as the key centre for the Highlands, and the emphasis on ensuring sufficient employment and residential land, and enhancing accessibility, is supported by our client. These aims can all help to assist in ensuring a balanced population and, in particular, to attract and retain a suitable working age population. It is submitted that our client's site offers the opportunity to make an early contribution to residential land within the East Inverness area, on which there is a justifiable focus in the Main Issues Report.

We would be delighted to discuss our submission further with the Council's Planning officers should this be of assistance.

Enc. Location Plan



Free Church  
of Scotland

TOWER ROAD

Sub Sta

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