

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

Reference Number:	<b>HWLDP-MIR-124</b>
Organisation/Individual:	GH Johnston Building Consultants – Cawdor Scottish Discretionary & Cawdor Marriage Settlement Trustees

**Action:**

Immediate Response Required	
Meeting required with Respondent	x
Issue for Area Local Development Plan	
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		Wild Land	
Vision for the Highlands		Water Environment	
Inverness and A96		Renewable Energy	
The A96 Corridor		Flooding	
Phasing of Development		Waste Management	
Developer Contributions		Air Quality	
East Inverness		Sustainable Design	
Nairn		Business and Industrial Land	
Tornagrain		Accessibility and Transport	
Smaller Settlements in A96	x	Agricultural Land	
Caithness 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		Small Scale New Crofts	
Population and Housing		Coastal Development	
Housing in the Countryside		Forestry and Woodland	
Affordable Housing		Minerals	
Planning for an Ageing Population		Open Space and Physical Activity	
Gypsies/Travellers		Access to the Outdoors	
Retailing		Comments on Consultation Process (+ve)	
Developer Contributions		Comments on Consultation Process (-ve)	
Natural, Built and Cultural Heritage			

**Key:**

<b>Background</b>	<b>Spatial Strategy</b>	<b>Policy Options</b>	<b>Consultation</b>
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**Notes:**

In support of Cawdor's inclusion in the strategy for smaller settlement  
Meeting to further discuss masterplan is required  
Allocation of land in masterplanned areas is sought

Action Sheet Completed by:	SH
Date:	9/12/09



allow flexibility which would reduce the impact of *unforeseen* or variable development factors that might affect the potential of such places. It would therefore give added comfort that the house-building expectation in the central zone could be met.

The Estate expects the HWDP to allocate the land identified on the attached plan in its entirety for development. Without prejudice to due process, that whole allocation is fundamental to delivering a planning permission necessary to fulfil the masterplan; and essential to (1) allowing maximum flexibility to determine critical mass and the release of land for a viable proposal; (2) a phasing programme that is able to be market responsive and properly manage incremental growth with due regard for the right mix of uses, urban form, functionality and landscape impact; (3) securing long term infrastructure planning and investment; and (4) continuing community engagement and respect for local priorities in the concluding stages of the design process.

These objectives and the masterplan in principle would be jeopardised by a partial allocation of the land or any application of a house-building “ceiling” or similar at Cawdor. Any phasing of development or mechanisms to control the rate of development or the location or sequencing of development, should be the subject of discussion in the context of a planning application in due course.

**As regards Q7, the above approach would help deliver the preferred option.**

We would be grateful of the Council’s consideration of the matters we raise and would be available for discussion should that be helpful to you.

Yours sincerely

A large, solid black rectangular redaction covering the signature area.

Colin Mackenzie MRTPI  
G H Johnston Building Consultants Ltd

Encl.

DO NOT SCALE, IN DOUBT PLEASE ASK  
All working out must be checked on site prior to  
commencement. Any discrepancy must be reported to  
G. H. JOHNSTON Building Consultants Ltd

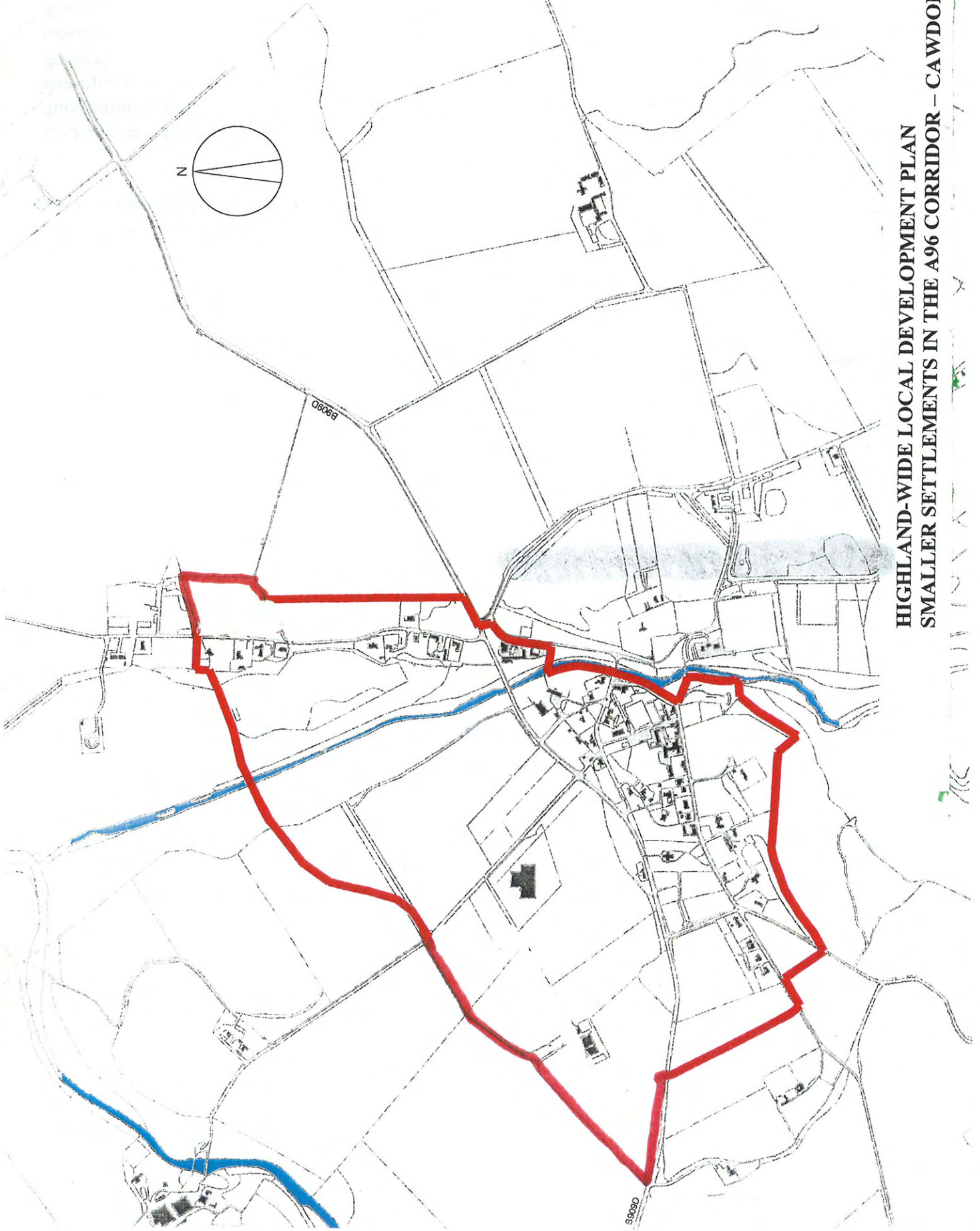
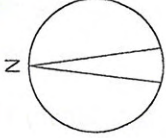
focus for master plan



"walkable" village  
radius 0.5km / 1.0km



potential for further  
expansion



REVISIONS

rev. description

date

Client

CAWDOR ESTATE

Project

CAWDOR MASTERPLAN

# HIGHLAND-WIDE LOCAL DEVELOPMENT PLAN SMALLER SETTLEMENTS IN THE A96 CORRIDOR – CAWDOR