

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

Reference Number:	<b>HWLDP-MIR-244</b>
Organisation/Individual:	Knight Frank LLP – Mr Morrison, Muir of Ord

**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	
NPF2 for Scotland	
Vision for the Highlands	
Inverness and A96	
The A96 Corridor	
Phasing of Development	
Developer Contributions	
East Inverness	
Nairn	
Tornagrain	
Smaller Settlements in A96	
Caithness and North Sutherland	
Easter Ross and Nigg	x
Development of Local Centres	x
Wider Countryside and Fragile Areas	
Population and Housing	x
Housing in the Countryside	
Affordable Housing	
Planning for an Ageing Population	
Gypsies/Travellers	
Retailing	
Developer Contributions	
Natural, Built and Cultural Heritage	

Previously used Land	
Wild Land	
Water Environment	
Renewable Energy	
Flooding	
Waste Management	
Air Quality	
Sustainable Design	
Business and Industrial Land	
Accessibility and Transport	
Agricultural Land	
Subdivision of Existing Crofts	
Allocation of Inbye Land	
New Crofting Township	
Small Scale New Crofts	
Coastal Development	
Forestry and Woodland	
Minerals	
Open Space and Physical Activity	
Access to the Outdoors	
Comments on Consultation Process (+ve)	
Comments on Consultation Process (-ve)	

**Key:**

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

Development of Inverness should not be at the expense of other parts of Highland  
 Land allocation in Muir of Ord – issue for Inner Moray Firth LDP  
 Support the ambitious growth target for Highland

Action Sheet Completed by:	SH
Date:	10/12/09

**Dawn Sutherland**

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**From:** Gary Purves [REDACTED]  
**Sent:** 09 November 2009 14:53  
**To:** devplans  
**Subject:** Response to the Public Consultation on the Main Issues Report for the Highland Wide Local Development Plan  
**Importance:** High

Dear Sir/Madam

Please find attached to this email a representation made by Knight Frank LLP on behalf of our client Mr Morrison in relation to land at Muir of Ord in response to the public consultation on the Main Issues Report for the Highland Wide Local Development Plan.

I trust that this is satisfactory however if you require any further information please do not hesitate to contact me.

Kind regards


Gary

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Knight Frank LLP write on behalf of our client Mr Morrison to make representation on the Main Issues Report which has been published by Highland Council as part of the process of preparing the new Highland Wide Local Development Plan.

### EASTER ROSS AND NIGG

**Question 9: Do you agree with our preferred option? If not, please tell us why. Are there any other alternatives that should be considered?**

In principle, we support the identification of the Nigg Yard as a strategic development site for the Highlands.

We also support the proposal to put in place a policy which updates the provisions of the current Ross & Cromarty East Local Plan. Within this context, we believe that it is essential to recognise the importance of the role played by settlements such as Muir of Ord in providing land for new housing to support workers of the proposed strategic employment developments.

### DEVELOPMENT OF LOCAL CENTRES

**Question 10: Do you agree with our preferred option? If not, please tell us why. Are there any alternatives that should be considered?**

On behalf of our client, we strongly believe that the development of Inverness and the surrounding areas should not be at the expense of other parts of Highland. We welcome recognition that other settlements are equally important to the strategy.

We believe that it is vital for the Local Development Plan to identify sufficient land for new development outwith the major settlements. This will help to support the role and function of settlements such as Muir of Ord, providing land for new housing which can help to maintain the local services, jobs and facilities to the benefit of the local community.

The settlement of Muir of Ord is conveniently located for access to Inverness and Dingwall and it is therefore popular with commuters as a place to live. The current Easter Ross & Cromarty Local Plan recognises that the settlement also supports a comprehensive range of local services and enjoys good recreation provision. The Plan also recognises that a shortage of serviced land for housing and further industrial expansion threatens to limit the future prosperity of Muir of Ord. Our client's land to the south of the golf course in Muir of Ord (as shown on the attached plan) presents an opportunity for a sustainable expansion to the settlement which can help to meet demand for housing over the next 10-15 years.

The site is well contained between A862 road and Inverness to Dingwall railway line and can help to round-off the settlement through the incorporation of appropriate landscaping features. The site can link in with the existing housing land allocation to the south of the Golf Course and can incorporate a landscape buffer maintain the setting of the settlement and prevent coalescence with Windhill to the south. The site is also conveniently located to provide safe pedestrian links to local services such as the primary school and the industrial estate.



### POPULATION AND HOUSING

**Question 12a): Do you agree with our preferred option? If not, please tell us why.**

We support the preferred option for dealing with these issues whereby a positive approach will be adopted in relation to the delivery of housing land to meet the highest rate of projected population and housing growth. We believe that it is essential for the Local Development Plan to be ambitious and ensure that there is enough land allocated to support the number of homes, jobs and services that are required to maintain and enhance the region's prosperity.

We welcome the recognition in the Main Issues Report that there is a shortage of land supply forecast for the 3 Ross-Shire Housing Market Areas. The release of identified housing land will be critical to the delivery of housing across Highland. There are no constraints relating to our client's land at Muir of Ord (e.g. ownership, costs, physical) and it can be brought forward in the early phases of the new Local Development Plan for the area to help meet demand for housing.

We support the proposal to identify a generous amount of housing land across Highland is a positive approach which should be adopted. This will help to support Highland Council's aspiration to make the area one of Europe's leading region's with balanced growth and economic development as well as avoiding planning by appeal. Our client's land can help to deliver a range and mix of housing in a sustainable location with good access to local services with good links to major sources of employment in Inverness, Dingwall and Nigg.

### CONCLUSION

In conclusion, we believe that the new Highland Wide Local Development Plan should seek to achieve an ambitious target for growth which can help to provide enough homes, and jobs to support the region's economy.

In order to achieve this vision, it is essential to recognise the importance and role of smaller settlements such as Muir of Ord. The Local Development Plan for Ross and Cromarty East should identify sufficient land for new housing which can help to sustain local services (e.g. employment, education) as well as recognising the important role played by such settlements in supporting the larger settlements such as Inverness and Dingwall.

Our client's land to the south of Muir of Ord Golf Course as illustrated in the attached plan provides an ideal opportunity for a compact peripheral expansion to the existing residential area in Muir of Ord. The site is well contained within the settlement boundary between the A862 and the Inverness to Dingwall railway line which can help to provide a robust and defensible long-term settlement boundary and the incorporation of landscaping features can help to round-off the settlement and help to prevent coalescence with neighbouring Windhill.

There are no constraints relating to the site which would prevent it coming forward for development and it can therefore help to meet local demand for new housing over the lifetime of the new Local Development Plan. The site is also conveniently



located to provide pedestrian links to the nearby industrial estate and local services in the village centre.

