

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

Reference Number:	HWLDP-MIR-256
Organisation/Individual:	Kirkhil and Bunchrew Community Council (James Ogilvie)

Action:

Immediate Response Required	
Meeting required with Respondent	
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	
NPF2 for Scotland	
Vision for the Highlands	
Inverness and A96	x
The A96 Corridor	x
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	
Wider Countryside and Fragile Areas	x
Population and Housing	
Housing in the Countryside	x
Affordable Housing	
Planning for an Ageing Population	x
Gypsies/Travellers	
Retailing	
Developer Contributions	
Natural, Built and Cultural Heritage	

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

Key:

Background	Spatial Strategy	Policy Options	Consultation
-------------------	-------------------------	-----------------------	---------------------

Notes:

<p>Infrastructure in Nairn in need of an upgrade Rail link from Alness to Nigg Yard Further clarification is needed on preferred option for wider Countryside Houses should be well designed in the whole Countryside, not just in preferred areas Clear policy needs to be developed with regard to renewables with more protection of micro-renewables Energy from water is suitable option to address waste management Sustainable design should apply to all new developments Requirement of mixed user development should be cut from 100 to 50 houses Greater use of railways Need clear target for CO2 emissions</p>
--

Action Sheet Completed by:	SH
Date:	11/12/09

Dawn Sutherland

From: James Ogilvie [REDACTED]
Sent: 06 November 2009 12:50
To: devplans
Cc: 'Alison Hay'; 'Ally MacNeill'; 'Arthur Lacey'; Cameron Kemp; 'Caroline Crawford'; 'Chris Heaton-Armstrong'; 'Fred Geddes'; 'Iain Urquhart'; 'Ian Cowan'; 'Ian Weir'; 'Karen Young'; Alasdair Christie - Member; Claire Robertson 23/10/2009; Drew Hendry - Member; Hamish Wood - Member; Helen Carmichael - Member; Louise McCaul; Margaret Davidson - Member; Morven MacLeod
Subject: Highland wide Development Plan

Please find the thoughts of Kirkhill and Bunchrew Community Council on the above document.

Jim Ogilvie

Secretary.

This email has been scanned by Netintelligence
<http://www.netintelligence.com/email>

Kirkhill & Bunchrew Community Council (KBCC)

Final Response (November 2009) to the

Highland-wide Local Development Plan Main Issues Report

Question 1 - **Spatial strategy for Inverness** - KBCC agrees with the preferred option.

Question 2 - **A96 corridor** - KBCC agrees with the preferred option with the proviso that Nairn which is in dire need of redevelopment has its infrastructure improved in conjunction with the scheme which includes a bypass for Nairn. We also feel that if any large scale developments were to be envisaged for the western side of Inverness the infrastructure of the area would have to be vastly improved, particularly the canal crossing at Muirtown and the road bridge over the railway at Clachnaharry.

Question 3 - **Developer contributions in the A96 corridor** - KBCC agrees with the preferred option

Question 4 - **East Inverness** - KBCC agrees with the preferred option.

Question 5 - **Nairn** - KBCC agrees with the preferred option.

Question 6 - **Tornagrain** - KBCC agrees with the preferred option.

Question 7 - **Smaller settlements in the A96 corridor** - KBCC agrees with the preferred option

Question 8 - **Caithness and North Sutherland** - KBCC agrees with the preferred option.

Question 9 - **Easter Ross and Nigg** - KBCC agrees with most of the recommendations but feels strongly that the access to the Nigg site should be improved by providing a rail link from Alness to the yard thus allowing the increased workforce which would as before reside mainly in Tain, Alness and Invergordon an easy journey to the site without a substantial increase in CO₂ emissions which would come from a large increase of motor traffic.

KBCC urges the Highland Council to get on with the compulsory purchase of the yard if no foreseeable benefit is coming from the present owners as all the work available on different renewable energy schemes will not be around forever and it would be too bad if the area missed the boat.

Question 10 - **Development of local centres** - KBCC agrees with the preferred option.

Question 11 - **Wider countryside and fragile areas** - KBCC agrees entirely with the first bullet-point of the preferred option, but thinks that the other two are ambiguous and need further clarification.

Question 12 - **Population and housing** - KBCC could not agree with the preferred option as the table provided needs further clarification as to what the numbers represent.

Question 13 - **Housing in the countryside** - KBCC agrees in part only with the preferred option. Houses should be well designed and sited in the whole countryside and not just in the areas identified for high development, and the work should be carried out by suitably qualified people with experience in the field. A housing design guide should be used for guidance.

Question 14 - **Affordable housing** - KBCC agrees with the preferred option.

Question 15 - **Planning for an ageing population** - KBCC agrees with the preferred option but elderly people should be integrated into the community as much as possible and not lumped together.

Question 16 - **Gypsies/travellers** - KBCC agrees with the preferred option.

Question 17 - **Retailing** - KBCC agrees with the preferred option.

Question 18 - **Developer contributions** - KBCC agrees with the preferred option.

Question 19 - **Natural, built and cultural heritage** - KBCC agrees with the preferred option.

Question 20 - **Previously used land** - KBCC agrees with the preferred option as long as the policy is uniform and no unreasonable conditions are imposed.

Question 21 - **Wild land** - KBCC agrees with the preferred option but feels that most of these types of sites are already well monitored by the likes of the National Trust for Scotland, the Royal Society for the Protection of Birds and other organisations.

Question 22 - **Water environment** - KBCC agrees with the preferred option.

Question 23 - **Renewable energy** - KBCC agrees in part with the preferred option, but a clear policy for development should be put in place. As an alternative to large scale wind farms or expensive tidal wave machines the use of micros should be encouraged together with solar panels on suitable south facing roofs of houses to decrease the use of power for water heating. As an alternative the use of more hydro power should be investigated.

Question 24 - **Flooding** - KBCC agrees with the preferred option.



Question 25 - **Waste management** - KBCC *prefers the stated alternative.*

We in the Highland area have been exporting our waste for far too long already, so there should be no further delay in identifying a range of potential sites for strategic waste facilities. One obvious site is the former Longman tip site in Inverness, which will take years to remediate till it is suitable for anything other than industrial use. We recommend that a modern type incinerator, like the one in the picture which is a tourist feature in Vienna, should be built there, and the excess heat produced should be used for power and heating.

Question 26 - **Air quality** - KBCC agrees with the preferred option. The standard should be set and universally applied.

Question 27 - **Sustainable design** - KBCC agrees largely with the preferred option, but it should apply to all new developments, not just larger ones. A target for reductions in CO₂ emissions from the housing sector should be set.

Question 28a - **Business and industrial land** - KBCC agrees with the preferred option but thinks that the threshold for the requirement to bring forward mixed use proposals should be cut from 100 to 50 houses.

Question 28b - **Accessibility and transport** - KBCC agrees with the preferred option but thinks that “placing an emphasis on the reduction of emissions” is a bit woolly. There needs to be a clear target for CO₂ reductions.

Greater use should be made of the railways by putting in a link to Nigg from Alness and from Inverness to the Airport. The success of Beaully station coming back on line shows the way forward and more pick up points at Clunes, Lentrane and Bunchrew would help to decrease the carbon footprint. Consider running a smaller unit like a tram in off peak times.

A rationalisation of the timetables for all public transport should be undertaken to make sure that they run to the times required for the public and not to times suited to the transport providers.

Question 29 - **Agricultural land** - KBCC agrees with the preferred option.

Question 30 – 31 – 32 - 33 – **Crofting** matters.

KBCC members feel they do not have the relevant experience or expertise to comment on these issues.

Question 34 - **Coastal development** - KBCC *prefers the stated alternative*. There are too many poorly sited fish farms.

Question 35 - **Forestry and woodland** - KBCC agrees with the preferred option.

Question 36 - **Minerals** - KBCC *prefers the stated alternative*. The environmental impact of mines and quarries can be huge.

Question 37 - **Open space and physical activity** - KBCC agrees with the preferred option.

Question 38 - **Access to the outdoors** - KBCC agrees with the preferred option.

This was sent on the 6th November.

Jim Ogilvie

Secretary Kirkhill&Bunchrew Community Council.