

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

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|--------------------------|---------------------|
| Reference Number: | HWLDP-MIR-39 |
| Organisation/Individual: | George MacWilliam |

Action:

| | |
|---------------------------------------|--------------------------|
| Immediate Response Required | <input type="checkbox"/> |
| Meeting required with Respondent | <input type="checkbox"/> |
| Issue for Area Local Development Plan | <input type="checkbox"/> |
| Further Information Required | <input type="checkbox"/> |
| Other (Please Specify) | <input type="checkbox"/> |

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

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| 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:

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

Notes:

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| General comments regarding East Inverness, UHI Campus, green spaces and developer contributions |
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|----------------------------|---------|
| Action Sheet Completed by: | GW |
| Date: | 8/12/09 |

Dawn Sutherland

From: Simon Hindson on behalf of devplans
Sent: 28 October 2009 15:21
To: Dawn Sutherland
Subject: FW: Response re Highland wide Development Plan

Can you log this as a response to the MIR and acknowledge please.

Thanks,

Simon Hindson
Graduate Planner

Planning and Development Services
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

Telephone [REDACTED]

Keep up to date with the progress on the Highland wide Local Development Plan - <http://hwldp.blogspot.com>

-----Original Message-----

From: George MacWilliam [mailto:[REDACTED]]
Sent: 28 October 2009 14:34
To: devplans
Subject: Response re Highland wide Development Plan

Please see attached.

George MacWilliam

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17 Broadstone Park
Inverness
IV2 3JZ

27 October 2009

Director of Planning & Development
The Highland Council
Glenurquhart Road
INVERNESS

Dear Sir

HIGHLAND WIDE LOCAL DEVELOPMENT PLAN

You are presently consulting on the Main Issues Report in respect of the above plan. I would like to make the following comments.

- 1 Although the Main Issues Report is largely a Highland wide document it contains proposals regarding the East Inverness area on the basis it seems that the Council wants to move ahead with consideration of the proposals for this area without having to wait for the publication in due course of the Local Development Plan for the Inner Moray Firth. The East Inverness Framework Plan on Page 17 of the Report indicates a development proposal which is very substantially at variance with the current Inverness Local Plan. It is unfortunate that in publicising the East Inverness Framework Plan the Council do not seek to justify the departure from a Local Plan which was adopted only in 2006 albeit after a lengthy procedure. The proposed disappearance of the Green Wedge from within this area is greatly regretted.

I would also suggest that the presentation of the East Inverness Framework Plan is misleading. Although the UHI campus is shown as a purple box surrounded by green space this is surely an unrealistic portrayal of the amount of building which would take place within any campus. The portrayal of the regional Sports Complex as a green area is also potentially misleading as this will also be an area which will be built upon. The Plan suggests a greater amount of green space than will actually result.

- 2 Whilst the vision for the Highlands on Page 4 of the Main Issues Report contains a commitment to protecting the quality of the natural environment in the Highlands this does not appear to extend to the area at East Inverness. Any City is often identified by a reference to the green space which it's residents enjoy. Inverness needs to have its own spaces throughout the built-up areas where residents can wander without feeling that they are cheek by jowl with buildings and roads. The present Local Plan seems to recognise the need for such spaces whereas the East Inverness Framework Plan does not. The Main Issues Report appears to ask how the development proposals for this area can best be accommodated rather than the more fundamental question of whether we should be moving away from the model proposed within the current Local Plan.

- 3 The Main Issues Report states that an important part of the A96 corridor framework is the developer contributions protocol. As the Council is aware, there is now a degree of uncertainty as to whether such protocols can be enforced. If they are not enforceable the whole of the plans for the A96 corridor, including East Inverness, will presumably have to be re-visited. It may therefore be premature for the Council to identify specific proposals within the context of a Highland wide Local Development Plan at this stage based on the assumptions contained in the Main Issues Report.

Yours faithfully

George MacWilliam

