

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

Reference Number:	HWLDP-MIR-147
Organisation/Individual:	Westhill Community Council (Mrs C M Johnston)

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

Previously used Land	
Wild Land	x
Water Environment	
Renewable Energy	x
Flooding	x
Waste Management	x
Air Quality	
Sustainable Design	x
Business and Industrial Land	
Accessibility and Transport	x
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	x
Access to the Outdoors	
Comments on Consultation Process (+ve)	
Comments on Consultation Process (-ve)	

Key:

Background	Spatial Strategy	Policy Options	Consultation
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Notes:

Development shouldn't proceed on incremental basis
 Expansion of smaller settlements should be carefully planned and controlled
 Population projections need reappraisal
 Enforcement of developer contributions
 No building on flood plains
 Energy from waste plants must be built to deal with waste locally
 Proper traffic management and public transport needed

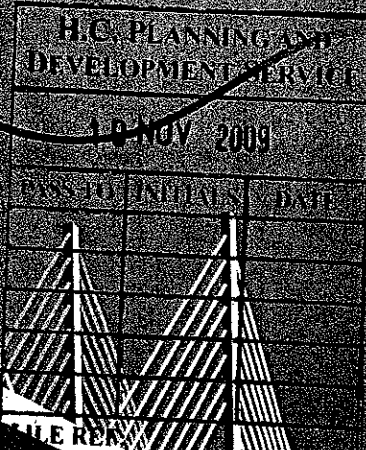
Action Sheet Completed by:	SH
Date:	9/12/09

Highland wide Local Development Plan Am Plana Leasachaidh Air Feadh Na Gàidhealtachd

Main Issues Report Aithisg nam Prìomh Chùisean

August 2009
An Lùnastal 2009

Questionnaire
Ceisteachan



PLANNING & DEVELOPMENT SERVICE



The Highland
Council
Comhairle na
Gàidhealtachd

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 ... Mrs C. M. JOHNSON (CHAIR, WESTHILL
Address ... SARUM COMMUNITY COUNCIL)
... CAULFIELD ROAD NORTH
... CLADUEHAN
... INVERNESS
.....
Postcode ... IV2 5NG
Phone
Email

You can respond via e-mail: devplans@highland.gov.uk

Fax: 01463 702298

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 9th 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments *Vital to complete existing plans before considering any future developments & more importantly, complete any transport improvements. Thereafter only brownfield sites should be considered - absolute continue on a separate sheet if you need to*

need to keep greenbelt unbothered

Spatial Strategy: A96 Corridor

- Q2 Do you agree with our Preferred Option? If not, tell us why
- Do you prefer the stated alternative? *No 2 ONLY*
- Are there any other alternatives that should be considered?

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

Comments *Developments should not "proceed on incremental basis... base strategic overview" - you as planners are in charge of the planning framework - you can choose which future developments (of any) are allowable. Preferably NO development at all. All "improvements" P.12 Para 2 to be in place now - before anything considered*

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 checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments *Surely your present policy insists assessment of facilities & infrastructure provision next with large planning applications - why not? Developers must put in place all required infrastructure (roads, sewerage, schooling, health, community facilities etc) BEFORE ANY DEVELOPMENT ALLOWED*

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 checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments *See also responses to Q2+Q3. No DEVELOPMENTS should be allowed. A96 is already gridlocked & Dishes Rdbt Infrastructure (particularly transport improvements) MUST be COMPLETED FIRST. Open space provision (13ha) conflicts with your recommended figures - should be at least double this*

continue on a separate sheet if you need to

See also our response to Strabton Farm Proposal (enclosed)

E. Stratton response on Proposed East Inverness / Stratton Farm Development

Contextual

- **Need:** We see no need for the retail elements of the proposed development when many Inverness Town centre retail facilities stand empty, and when the proposed new/extended retail park at West Seafield is under active consideration.
- **Local Plan:** because of the considerable scale of the required infrastructure, we believe that the application should only be considered when the local/structure plan process is both complete and also if it provides for such a development as this one.
- **A 96 widening and TLR delays:** in view of the apparent delays in funding for these two projects, we are concerned that, if planning permission is awarded and the development goes ahead, then the additional traffic will cause unacceptable delays on the A96 itself, and also Barn Church Road and in the Westhill area generally.

Site specific

- **Building design and density:** the total number and height of the proposed blocks are out of keeping with the character of the surrounding area, as is the proposed density of housing.
- **Hotels and retail outlets:** again, the number and size of the hotels and retail outlets are excessive in relation to the surrounding populated areas of Culloden, Smithton Resaurie and Westhill.
- **Loss of agricultural land:** we are concerned about the amount of agricultural land that would be lost to this development.

Yours sincerely

Westhill Community Council

T Response on Proposed Tornagrain Development

Contextual

- **Need:** We see no need for the retail elements of the proposed development when many Inverness Town centre retail facilities stand empty, and when the proposed new/extended retail park at West Seafield is under active consideration.
- **Local Plan:** because of the considerable scale of the required infrastructure, we believe that the application should only be considered when the local/structure plan process is both complete and also if it provides for such a development as this one.
- **A 96 widening:** in view of the apparent delays in funding for this project, we are concerned that, if planning permission is awarded and the development goes ahead, then the additional traffic will cause unacceptable delays on the A96 itself.

Site specific

- **Building design and density:** the total number and height of the proposed blocks are out of keeping with the character of the surrounding area, as is the proposed density of housing.
- **Hotels and retail outlets:** again, the number and size of the hotels and retail outlets are excessive in relation to the surrounding populated areas of Balloch and Culloden.
- **Loss of agricultural land:** we are concerned about the amount of agricultural land that would be lost to this development.

Yours sincerely

Westhill Community Council

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 Again see previous comments on A96 corridor development. No development will bypass - where is funding since v. doubtful after 2016 Scot Gov (Transport Scot) will have any money for future projects after Forth Rd Bridge
 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 checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments Tornagrain is not now needed. Population estimates need to be reappraised. Housing will not be required if not long term. Jobs proposed development (altho' well planned in town etc) has no long term job prospects. Any infrastructure improvements should be in
 continue on a separate sheet if you need to

Also see enclosed ^{now} on previous cl response

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 checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments Any expansion must be very carefully controlled as it will probably destroy the village ambience which makes these places so attractive
 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 *Development of marine renewables MUST be sensitive to the wild life & particularly sealife such as cetaceans*

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

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?

Yes No

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments Again projected population housing statistics need reappraised. Social changes ~~now~~ after reversion to larger households (mortgage problems (repossessions etc) people can't wait to obtain mortgages)

continue on a separate sheet if you need to

Housing in the Countryside

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

Do you prefer the stated alternative? ① NOT alt ②

Are there any other alternatives that should be considered?

Yes No

<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments Alt. ①

Once any development is allowed (for whatever special circumstances) the precedent for building is created, thereby undermining the ability to refuse subsequent permissions. ie none housing allowed

continue on a separate sheet if you need to

Affordable Housing

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?

Yes No

<input checked="" 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

Planning for an Ageing Population

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?

Yes No

<input checked="" 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

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

Retailing

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 *Greater powers are required to ensure developer contributions are obtained & recorded (publicly) - severe penalties must be applied if the developer renege on any planning conditions - this is*
continue on a separate sheet if you need to

particularly relevant to playpark/greenspace provision & community facilities

SAFEGUARDING OUR ENVIRONMENT

Natural, Built and Cultural Heritage

Q19 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 checked="" 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

Previously Used Land

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

Are there any other alternatives that should be considered?

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

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

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

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

Comments *Mainly agree but very strict
constraint must be applied to
ensure the area remains "wild"*

continue on a separate sheet if you need to

Water Environment

Q22 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

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 As stated previously extreme sensitivity required when allowing development of marine renewables to ensure no damage to Seattle
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 ^{more} No building on flood plains
Creation of huge car parks on previous fields preventing soaking away of water must be stopped.
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 Present handling of waste (transport by road to other landfill sites) is ridiculous
Energy from waste plants must be built eg rejection of Langman landfill site
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 Policy guidelines must be strengthened
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

*Transport issues response
will be ^{made} for HT & S domain*

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
<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

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
<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

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

*Policy should ensure NO
DEVELOPMENT ALLOWED ON GREENBELT
LAND*

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
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

continue on a separate sheet if you need to

End of Questionnaire

Comments Box

We appreciate the need to formulate a new "Local Plan". However, with such a large area we, as Inverness citizens can effectively comment only on those plans directly affecting ourselves.

We find the plans often difficult to fully appraise since one development may directly affect another, or conversely, if one should not go ahead another becomes more viable or important. The absence of any indication of which alternatives are more likely thus makes definitive comments difficult.

Whilst, these comments are supposed to reflect the feelings of Westhill residents, regrettably, due to the very few members of the public attending our meetings, the opinions are often those of the Westhill CC members themselves.

Allowing, indeed sometimes encouraging, the massive expansion on the outskirts of Inverness has created a vacuum at its centre. This, combined with the present recession (which may still take some time to resolve), results in businesses going bankrupt and more and more city centre premises lying vacant creating an unattractive ghost town. The £6 million spent on improving the streets in the centre would have far better been spent renovating and/or purchasing the dilapidated buildings, creating a city centre where tourists and local residents alike take pleasure in spending their time (and money).

The outlying "business parks" result in traffic chaos (not only at peak times) and the city centre itself is frequently gridlocked. No proper traffic management / public transport


... continued /

strategy has ever been implemented. By previously allowing such unchallenged expansion without the concomitant road infrastructure/improvements it is probably now impossible to rectify the situation.

Such failures have turned a previously attractive and individual Highland town into an ordinary, urban eyesore with the same design and street furniture as many other degenerating Scottish towns. Regrettably, residents of Westhill remain unconvinced that the future Development Plan will change any of this.

Perhaps the biggest question of all is "Where is the funding for all these new ideas?" With the council desperate to make massive savings on all its budgets and the Scottish Government acknowledging future large scale spending cuts, there will be an enormous "financial black hole" - not only for the next couple of years.

We appreciate this is a somewhat pessimistic view of the proposed plans, based, unfortunately, on past performance. However, we hope that the many new councillors elected since the last Local Plan was adopted will strive to obtain a better future for Inverness and the Highlands

 Chair WCC
PP Westhill Community Council

