

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

Reference Number:	HWLDP-MIR-106
Organisation/Individual:	Kirkton Farms (Shaun MacDonald)

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

Previously used Land	
Wild Land	x
Water Environment	
Renewable Energy	
Flooding	x
Waste Management	
Air Quality	
Sustainable Design	
Business and Industrial Land	
Accessibility and Transport	x
Agricultural Land	x
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
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Notes:

If there is an increase in the amount of affordable housing required, it may make developments not viable.
Flood areas need to be mapped accurately

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

TEL: [REDACTED]
FAX: [REDACTED]

HWLDP-MIL-~~106~~
106
TORGORM,
CONON BRIDGE,
DINGWALL,
ROSS-SHIRE,
IV7 8DN

9th November 2009

Director of Planning & Development
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

Dear Sirs

HIGHLAND WIDE LOCAL DEVELOPMENT PALN – MAIN ISSUE REPORT

Please find enclosed questionnaire filled in as requested.

Kirkton Farms is an award winning family farm running to 1,300 acres on the south side of the Beauly Firth between Inverness and Beauly a mixed unit of beef cattle, sheep, cereals and forestry. We have an open access policy encouraging in particular horse riding and hacking and in the last five years been awarded conservation awards from RSPB and NFU.

I enclose a map for your interest identifying different areas for potential extension of existing housing groups and communities. We are aware of new legislation relating to development in the countryside, and have identified the areas for discussion next year as field 29 and part of fields 5, 6, 35, 38 and 40, all marked green on map.

At Kirkhill, field number 3 in yellow, which runs to 14 acres, we have had discussion with the planning department previously about the possible development of this area. This area consists of birch and poor agricultural land. We suggested six or seven plots extending each to two acres to address the demand from the horse community enabling them to build a house with adequate land for pony grazing. When we raised this initially, it was suggested by the Planning Authority to wait until the Master of Lovat Development to the west of Kirkhill, (in pink) had begun. It is now 70% complete.

We therefore propose to come and see you in the New Year with a view to submitting an application for field 3. We feel with future development at the west end of the village, that this low density housing will enhance the transition from rural to village and add further to the attraction of Kirkhill

You will note from my map the area of land available for hacking (in red) and it is our intention to develop Wester Kirkhill Farm Steading (blue on map - picture enclosed) for stabling for those that wish. There is in this area already an active and vibrant horse community.

We/Contd...

DIST. PLANNING AND LOCAL DEVELOPMENT SERVICE	
11/11/09	
DATE	
BY	
RH	
MM	

EMAIL: [REDACTED]

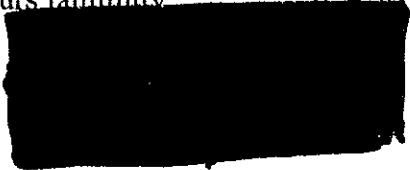
9th November 2009

-2-

We have also identified the potential expansion of the Master of Lovat/Batten Homes Development into land owned by Kirkton Farms and have asked the managing director of Batten Homes to submit comments in relation to the continuation of this development. (Coloured orange on map).

Kirkton Farms are interested in a long term strategy to be considered for the west end of the village and look forward to further discussions.

Yours faithfully



S Shaun Macdonald
Director
Kirkton Farms Ltd

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 KIRKTON FARMS
Address TORGORM
..... CONON - BRIDGE
..... ROSS-SHIRE
.....
.....
Postcode IV78DN
Phone ()
Email [REDACTED]

You can respond via e-mail: [REDACTED]

Fax: [REDACTED]

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

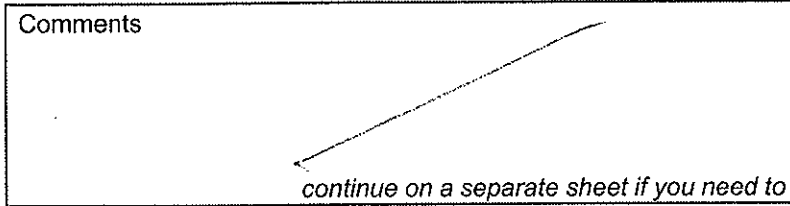
Please tick one box

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

Comments



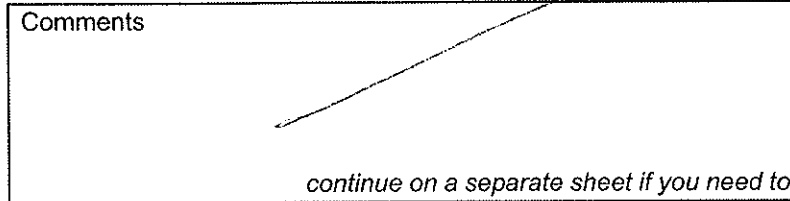
continue on a separate sheet if you need to

Spatial Strategy: A96 Corridor

- Q2** 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



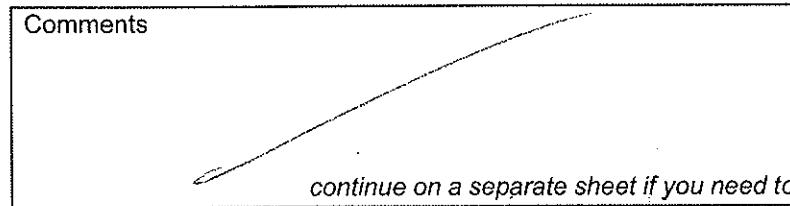
continue on a separate sheet if you need to

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

Comments



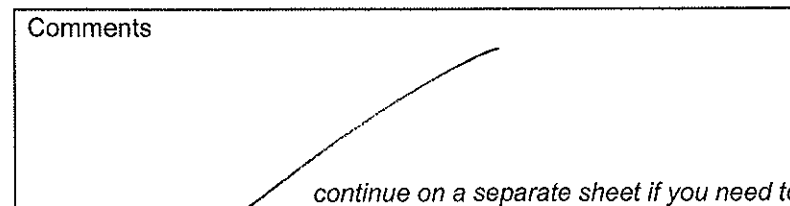
continue on a separate sheet if you need to

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

Comments




continue on a separate sheet if you need to

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



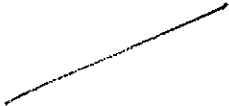
continue on a separate sheet if you need to

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

Comments




continue on a separate sheet if you need to

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

Comments



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

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 *Inverness is already congested.*

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 *All Hamlets should be considered.*

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

Comments

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?

Are there any other alternatives that should be considered?

Yes No

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

Comments No 2 of Preferred option is a sensible approach.

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

Comments Stats Gov. these have just been adjusted, increasing will make sites uneconomic for developers.

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

Note about contributions, this is a spill over from the boom, we are now at the bottom of the cycle, care needs to be taken to ensure critical mass & confidence remains.

continue on a separate sheet if you need to

It is a unregulated stealth tax.

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

Comments We are already over burdened by legislation and Quangos who do not take responsibility for decisions, and very often do not visit site, but look from a safe earth.
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

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

Comments All green energy projects should have a balance of need for green energy and impact on biodiversity.
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

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

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

you are already doing this it is expensive, not accurate its a guess at best, it has taken a lot of land out of development.

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

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

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

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

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

Are there any other alternatives that should be considered?

Yes No

Comments

Train stations in villages similar to Beaulieu.

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

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

Comments

Case by case. Flood risk has removed areas therefore other land will have to be used. Some of which is adjacent to towns. Infrastructure costs will determine where houses are most effective to build.

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

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

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

Yes No

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?

Comments

continue on a separate sheet if you need to

Minerals

Yes No

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?

Comments

continue on a separate sheet if you need to

A HEALTHIER HIGHLANDS

Open Space and Physical Activity

Yes No

Q37 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

Access to the Outdoors

Yes No

Q38 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

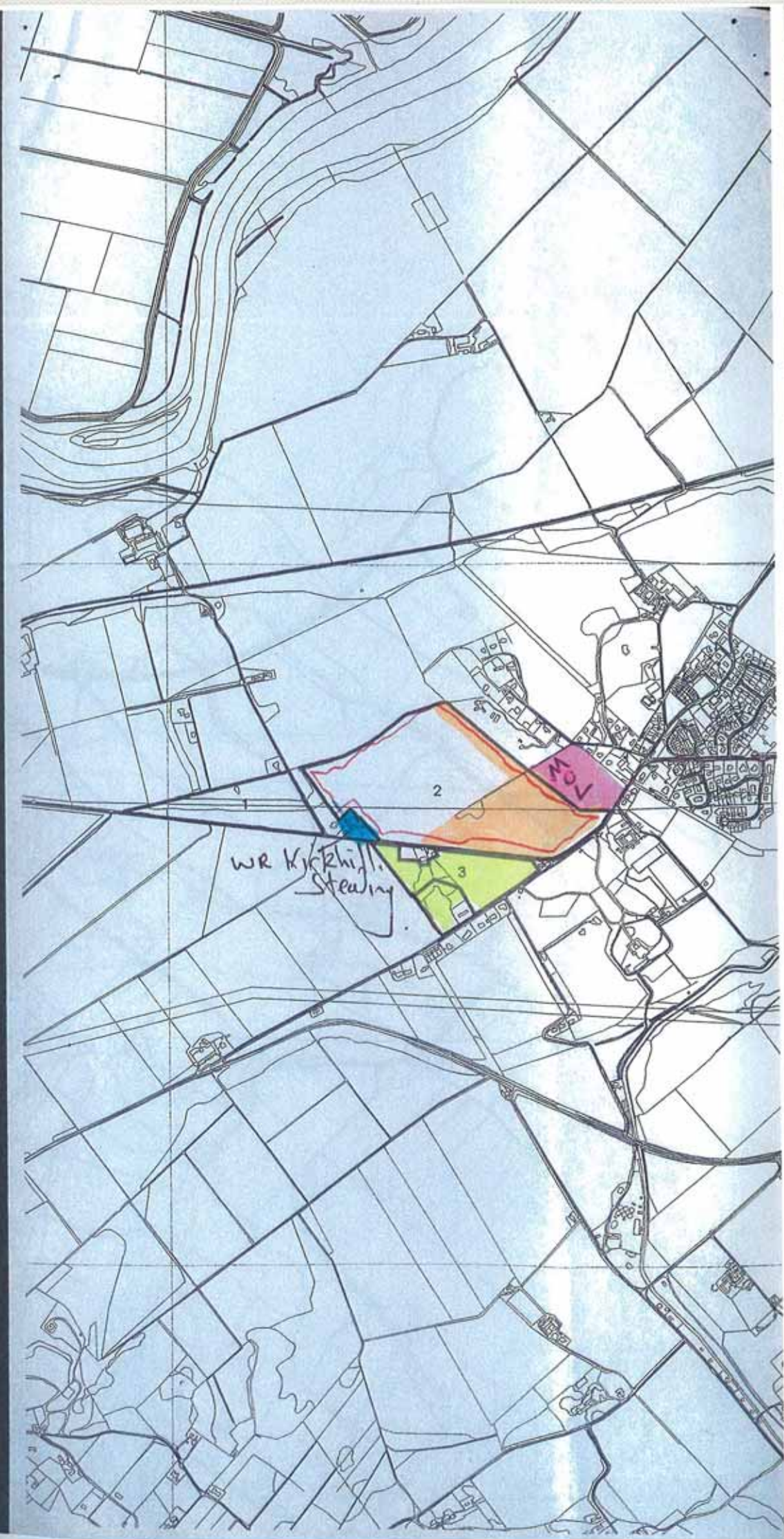
Comments *we have a wonderful network*

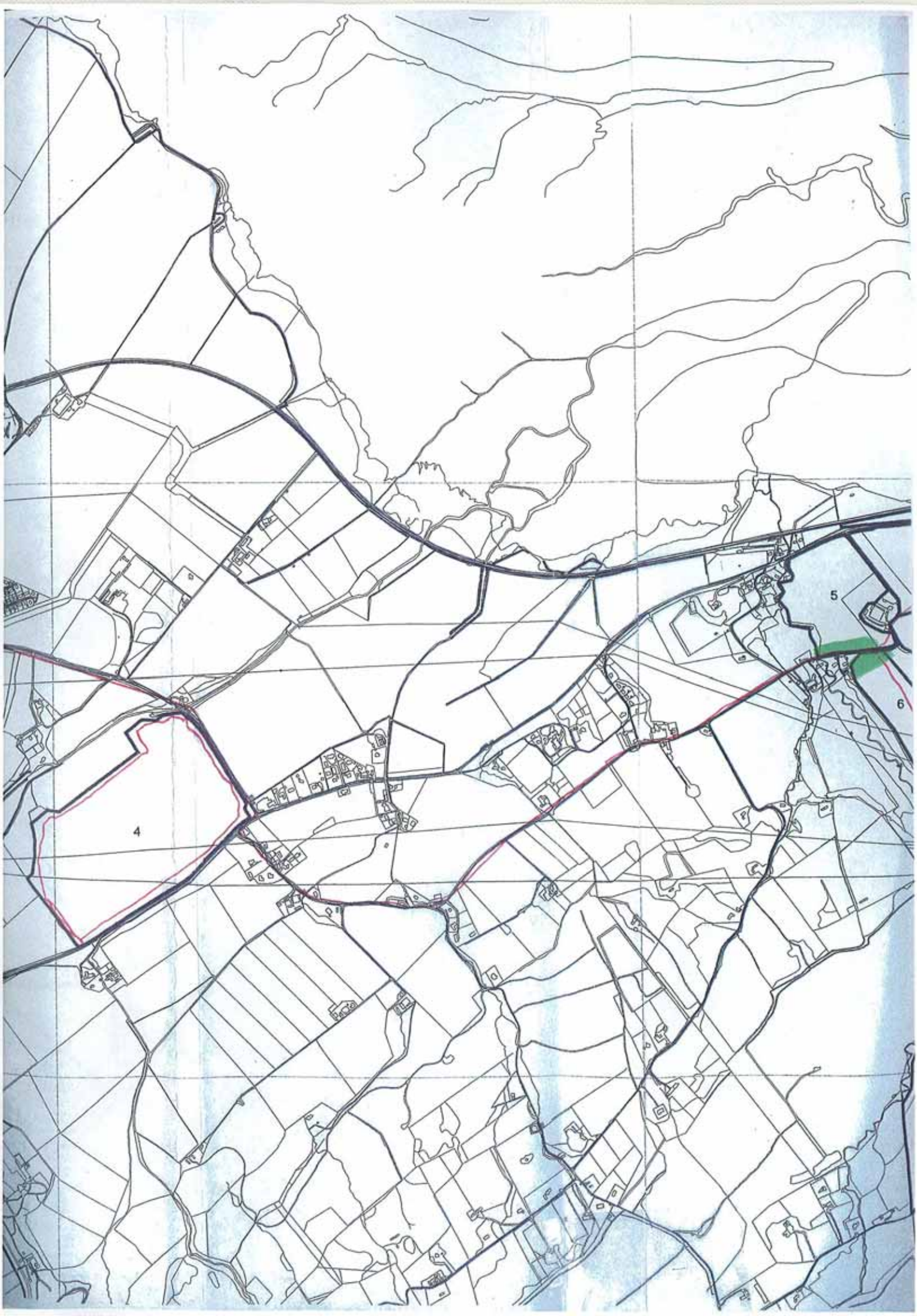
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End of Questionnaire

Comments Box

A large, empty rectangular box with a black border, intended for user comments. It occupies the majority of the page's vertical space below the header.





Areas already used for Horse/Pony Trekking & Hacking.

