

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

Reference Number:	HWLDP-MIR-139
Organisation/Individual:	GH Johnston Building Consultants - Mr Leo Daly

Action:

Immediate Response Required	x
Meeting required with Respondent	
Issue for Area Local Development Plan	x
Further Information Required	
Other (<i>Please Specify</i>)	

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	x
Phasing of Development	
Developer Contributions	
East Inverness	
Nairn	
Tornagrain	x
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	

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
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Notes:

Support for looking at wider areas on search in East-Mid Ross and look at allocation beyond the existing local plan allocations
Looking for existing allocation to be maintained (Tain)

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



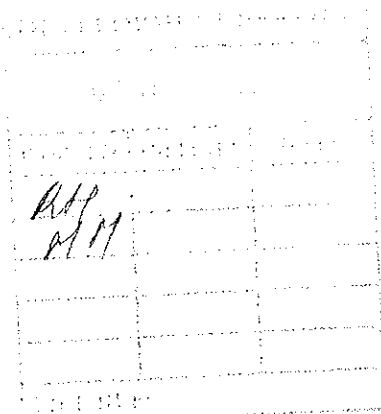
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IV2 7PA

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Our Ref: AO/IF/1828
Your Ref: HWLDP-MIR Consultation

5 November 2009

Mr Stuart Black
Director of Planning & Development
The Highland Council
Glenurquhart Road
INVERNESS
IV3 5NX



Dear Sir

HIGHLAND WIDE LOCAL DEVELOPMENT PLAN – MAIN ISSUES REPORT

We refer to your consultation letter dated 28 August 2009 regarding the above and welcome the opportunity to comment.

We represent Mr Leo Daly, owner of land at Knockbreck and Burgage Farms on the south east side of Tain. We currently head up a team of consultants preparing a master plan for land allocated for Expansion in the Ross and Cromarty East Local Plan (outlined in red on the attached Inset Map extract). In tandem with this Asda are working up proposals for a major new food store on part of this land. Both proposals are currently being steered through the statutory pre-application consultation process.

Considerable investment has already been made in this land which will help support not only the growth of Tain but in the wider Easter Ross area linked to economic development initiatives such as the Action Plan for Nigg. Given this interest therefore we have a number of comments which we ask you to take into account in the preparation of the Spatial Strategy.

Page 13 of the Main Issues Paper outlines the Council's Preferred Option as development in the A96 Corridor. We understand that it is inevitable that polar growth at Inverness East and Nairn will attract investment building upon the attributes of those settlements. However, in the current economic climate it is unrealistic to promote Tornagrain to commence in 2011 or even within the next 10 years, ahead of the development of existing and quite substantial land allocations elsewhere in the Corridor and the wider Inner Moray Firth area. It would also be more realistic for the expansion of existing communities to be prioritised particularly where less infrastructure investment is required.

In the other options to the Preferred Option, at paragraph 2, reference is made to widening the search for long term expansion sites to the rest of the Inner Moray Firth. We are generally supportive of this as an option. We feel that a much higher level of growth in the communities of Mid and Easter Ross, ideally linked to public transport provision, would help complement and balance the growth of existing communities in the A96 Corridor.

We also refer to the proposal to prepare an Action Plan for Nigg and Easter Ross (page 27) to help promote economic development in the area. The new Plan should recognise that it would be complemented by identification of more substantial land for housing and other uses beyond the current allocations in the communities of Mid and Easter Ross.

As a key settlement with a broad range of services and facilities Tain therefore has a major role to play in this strategy which promotes development as part of a broad growth corridor stretching all the way to Muir of Ord. This is consistent with the Ross and Cromarty East Local Plan strategy, which should be recognised in the Highland Wide Plan.

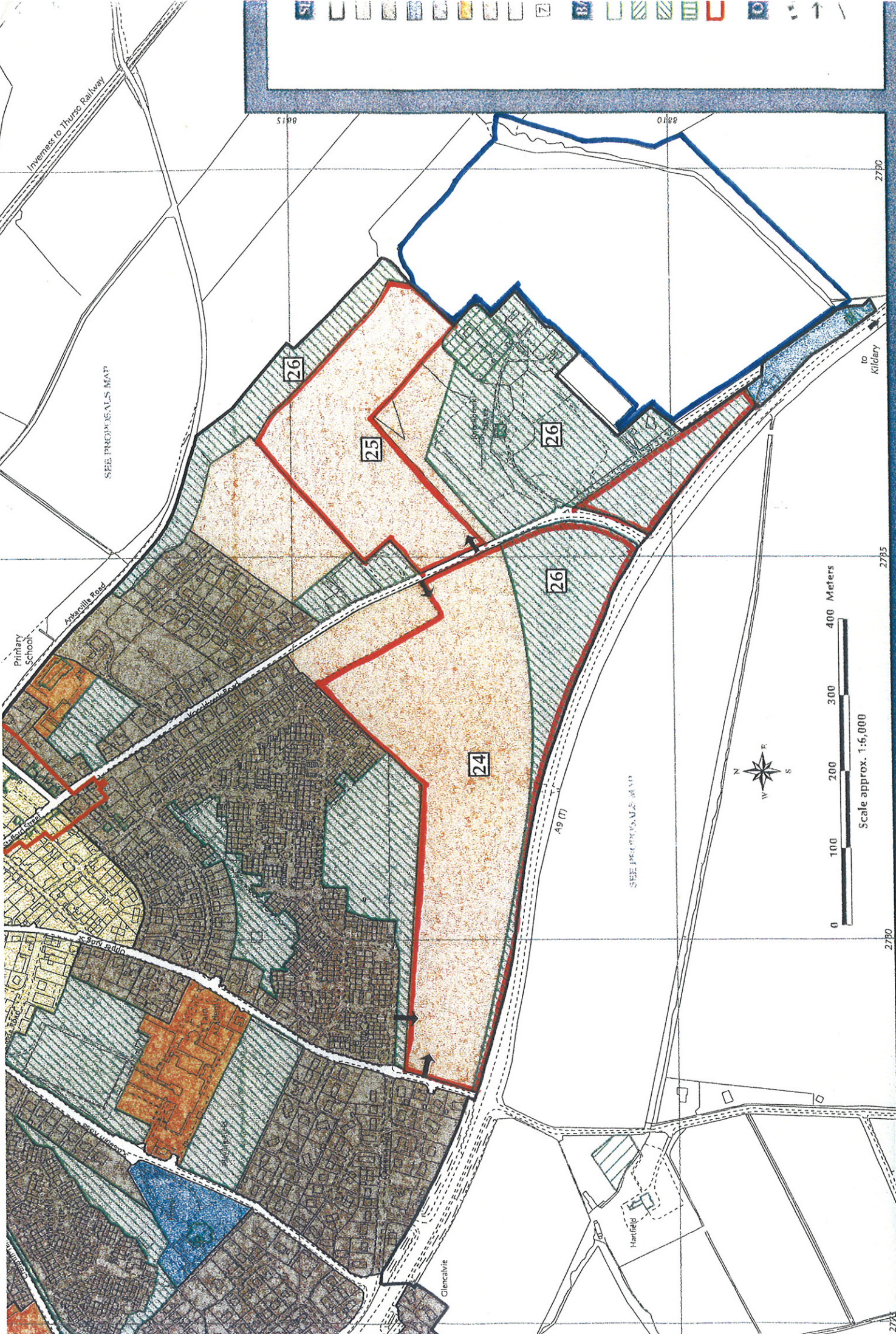
In addition to the land allocated in the Local Plan, Mr Daly owns adjoining a further area to the south east (outlined in blue), which could help support the much the longer term growth of the settlement. Within the strategic context we outline above we ask that the existing allocations are at least maintained and that the potential to further expand Tain beyond these in the longer term be taken into account in preparing the Highland Wide Local Development Plan.

Yours faithfully

Alan Ogilvie MRTPI
Planning Consultant
G.H. Johnston Building Consultants Ltd

Copy to: Mr Leo Daly, Ruailos, Ness Castle, Dores Road, Inverness, IV2 6DJ

Enc



Inverness to Thurso Railway

SEE PROPOSALS MAP

Primary School

Abbeville Road

High Road

Asbury garden

Glenceltvie

SEE PROPOSALS MAP

24

25

26

26

26

26

49 (m)



to Kildary

2790

2785

2780

2775