

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

Reference Number:	<b>HWLDP-MIR-308</b>
Organisation/Individual:	Bowlts Chartered Surveyors – A Ross

### 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	
The A96 Corridor	x
Phasing of Development	x
Developer Contributions	x
East Inverness	
Nairn	x
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	

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:

<b>Background</b>	<b>Spatial Strategy</b>	<b>Policy Options</b>	<b>Consultation</b>
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### Notes:

Land at East of Nairn could be more sustainably developed  
 Welcome support for early phases  
 Support for revised protocol but must take into consideration early phases and green infrastructure

Action Sheet Completed by:	SH
Date:	15/12/09

K.S.BOWLT, BSc FRICS

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H.C. PLANNING AND DEVELOPMENT SERVICE		
09 NOV 2009		
PASS TO	INITIALS	DATE
FILE REF		

Web: [www.bowlts.com](http://www.bowlts.com)Our Ref: ADN/RM/LMO/IS  
2011

Your Ref:

Date: 06 November 2009

Dear Sirs

**A ROSS - ACHNACLOICH FARM, NAIRN  
HIGHLAND WIDE LOCAL DEVELOPMENT PLAN MAIN  
ISSUES REPORT**

Following the issue of the Highland Wide Local Development Plan Main Issues Report for public consultation, we would make the following comments in relation to our client's land within the A96 corridor.

**1. Q2 A96 corridor phasing of development**

We agree with the preferred option which would identify sites within the A96 corridor framework (September 2007), as this provides increased certainty for developers and land owners by identifying land in a Development Plan context. The A96 framework promotes land over a 30 year period and by including all these sites within the Highland Wide Development Plan the corridor can move forward as a coordinated whole. However, we consider that the east of Nairn could be more sustainably developed. At present, the land east of Nairn is allocated for commercial development only. A mix of residential and commercial usage should be made as there is too much emphasis on commercial development to the east of Nairn, generating more cross town movement of traffic. A mix of uses would be in line with one of the principles of the A96 corridor, which sought to "promote a mix of land uses that allows houses and jobs to be closely related and the mix to be more varied towards the centre of places." By promoting a mix of uses in east Nairn there would be a more sustainable link between work and home. Whilst a housing allocation has been made to the north east of Nairn, due to the alignment of the railway there is no link between this area and/

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*architectural services*  
*survey services*



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and the land at east Nairn, requiring traffic to head back into the centre of Nairn and out to the A96. A mix of uses would also enhance the eastern gateway to Nairn.

We welcome the support of early phases of development across the corridor before major infrastructure is completed. However, it is important that any early phases do not restrict the ability for the major infrastructure e.g. the Nairn by-pass, to be constructed. Sufficient land should be safeguarded for this purpose. We support the proposals to set out the amount of development that will be allowed between 2011–2016 and 2016–2021.

2. Q3 Developer contributions in the A96 corridor

We welcome the proposal to prepare a revised developer contribution protocol, particularly given the changes in economic circumstances. The protocol will also require to set out how contributions from early phases (before major infrastructure is completed or commenced) will be dealt with. The contributions protocol is essential to ensure coordinated approach to the development of infrastructure associated with the A96 corridor and also implementing the green framework.

3. Q5 Area specific - Nairn

Our comments in relation to Q2, A96 Corridor Phasing are relevant here. In addition to our comments in relation to Q2, we welcome the proposal to reflect existing Local Plan sites and to include a broad corridor for delivery of the by-pass. As previously indicated, sufficient land should be safeguarded for major infrastructure, particularly if early phases are to be progressed before major infrastructure is completed. We note the Council only propose to identify expansion sites at Delnies and Nairn south. Allocations in east Nairn should be included and this should be in line with our comments regarding a mix of uses referred to in our response to Q2. We agree that the Local Development Plan should identify what developments should take place in 2011–2021 and note this should include the land at east Nairn currently identified as commercial development. We think identifying what infrastructure is required before and after the bypass will assist in delivering the early phases of development.

One of the key aspects of the development of the A96 development framework has been the collaborative working and consultation with the various stakeholders. We therefore hope that this collaborative approach with all the A96 stakeholders will continue through the Local Development Plan review process as we consider this an essential element of the successful implementation of the framework.

We look forward to the proposed plan and would be happy to discuss our comments further if necessary.

Yours sincerely

P.P. E

A D NEWLANDS BLE (Hons) MRICS