

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

| | |
|--------------------------|---|
| Reference Number: | HWLDP-MIR-138 |
| Organisation/Individual: | GH Johnston Building Consultants - Macdonald Hotels and Resorts Limited |

Action:

| | |
|---------------------------------------|---|
| Immediate Response Required | |
| Meeting required with Respondent | x |
| Issue for Area Local Development Plan | |
| Further Information Required | x |
| 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 | 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 | |

| | |
|--|--|
| 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:

Would like allocation changing from hotel to residential + land access not be restricted
 Review of developer contributions not to be based on A96 protocols
 Meeting required to discuss aspirations for site and to seek further information on proposals

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

HIGHLDF-1112-150

G. H. JOHNSTON BUILDING CONSULTANTS LTD

Architectural and Planning



WILLOW HOUSE
STONEFIELD BUSINESS PARK
INVERNESS
IV2 7PA

www.ghjohnston.com

Tel: [REDACTED]

Fax: [REDACTED]

Project Ref: AO/IF/1617

Mr Stuart Black
Director of Planning and Development
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

H.C. PLANNING AND DEVELOPMENT SERVICE
09 NOV 2009

| PASS TO | INITIALS | DATE |
|---------|----------|------|
| RH | | |
| MM | | |
| | | |
| | | |
| | | |

FILE REF:

November 2009

Dear Mr Black

HIGHLAND-WIDE LOCAL DEVELOPMENT PLAN LAND AT EAST INVERNESS

We refer to your consultation letter dated 28th August 2009 and welcome the opportunity to participate. Further to the Council's Main Issues Report we wish to lodge the following representations on behalf of Macdonald Hotels and Resorts Ltd.

Our client is the owner of the former Stratton Lodge Hotel and associated land located within the East Inverness "framework". In the framework it still remains identified for a hotel despite representations made by us in a letter dated 2 March 2007 to the A96 Corridor Draft Strategy. At that time we had requested that this be changed to residential. We also expressed concerns about the arrangements for access to this area and serving future housing development to the north, all of which went unanswered.

We accept that these are matters of detail perhaps best considered under the Inner Moray Firth Local Development Plan. However, if this is to be delivered as part of the wider strategy it is vital that the land use is acceptable to the land owner and that its opportunity for development is not land-locked.

In regard to Q4, therefore this land would contribute to the preferred option, but on the basis that our clients are only prepared make it available if changed to residential and with clarification that access will not be restricted by third parties.

With regard to **Developer Contributions** we note the intention to bring forward a consistent, transparent protocol and method of collecting such contributions across Highland. However, we feel that this should not be based upon the hastily 'agreed' A96 Corridor Protocol, which is inconsistent with other guidance produced by the Council. We previously expressed concerns on behalf of other clients about the calculation and effect of developer contributions across the whole Corridor, which illustrated some of the flaws in the assumptions and methodology in this guidance.

We would be grateful of the Council's consideration of the matters we raise and would be available for discussion should that be helpful to you.

Yours sincerely

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