

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

Reference Number:	HWLDP-MIR-129
Organisation/Individual:	GH Johnston Building Consultants – Brahan Farms Ltd

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:

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Purpose of Main Issues Report</td><td></td></tr> <tr><td>NPF2 for Scotland</td><td></td></tr> <tr><td>Vision for the Highlands</td><td></td></tr> <tr><td>Inverness and A96</td><td></td></tr> <tr><td>The A96 Corridor</td><td style="text-align: center;">x</td></tr> <tr><td>Phasing of Development</td><td></td></tr> <tr><td>Developer Contributions</td><td></td></tr> <tr><td>East Inverness</td><td></td></tr> <tr><td>Nairn</td><td></td></tr> <tr><td>Tornagrain</td><td></td></tr> <tr><td>Smaller Settlements in A96</td><td></td></tr> <tr><td>Caithness and North Sutherland</td><td></td></tr> <tr><td>Easter Ross and Nigg</td><td></td></tr> <tr><td>Development of Local Centres</td><td></td></tr> <tr><td>Wider Countryside and Fragile Areas</td><td></td></tr> <tr><td>Population and Housing</td><td></td></tr> <tr><td>Housing in the Countryside</td><td></td></tr> <tr><td>Affordable Housing</td><td></td></tr> <tr><td>Planning for an Ageing Population</td><td></td></tr> <tr><td>Gypsies/Travellers</td><td></td></tr> <tr><td>Retailing</td><td></td></tr> <tr><td>Developer Contributions</td><td></td></tr> <tr><td>Natural, Built and Cultural Heritage</td><td></td></tr> </table>	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		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		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Previously used Land</td><td></td></tr> <tr><td>Wild Land</td><td></td></tr> <tr><td>Water Environment</td><td></td></tr> <tr><td>Renewable Energy</td><td></td></tr> <tr><td>Flooding</td><td></td></tr> <tr><td>Waste Management</td><td></td></tr> <tr><td>Air Quality</td><td></td></tr> <tr><td>Sustainable Design</td><td></td></tr> <tr><td>Business and Industrial Land</td><td></td></tr> <tr><td>Accessibility and Transport</td><td></td></tr> <tr><td>Agricultural Land</td><td></td></tr> <tr><td>Subdivision of Existing Crofts</td><td></td></tr> <tr><td>Allocation of Inbye Land</td><td></td></tr> <tr><td>New Crofting Township</td><td></td></tr> <tr><td>Small Scale New Crofts</td><td></td></tr> <tr><td>Coastal Development</td><td></td></tr> <tr><td>Forestry and Woodland</td><td></td></tr> <tr><td>Minerals</td><td></td></tr> <tr><td>Open Space and Physical Activity</td><td></td></tr> <tr><td>Access to the Outdoors</td><td></td></tr> <tr><td>Comments on Consultation Process (+ve)</td><td></td></tr> <tr><td>Comments on Consultation Process (-ve)</td><td></td></tr> </table>	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)	
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Key:

Background	Spatial Strategy	Policy Options	Consultation
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Notes:

Issue for area local development plan – Sealing land allocation South of Maryburgh
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Action Sheet Completed by:	SH
Date:	9/12/09



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STONEFIELD BUSINESS PARK
INVERNESS
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Project Ref: CM/IF/1761

5 November 2009

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



Dear Mr Black

**HIGHLAND-WIDE LOCAL DEVELOPMENT PLAN
DEVELOPMENT OF LOCAL CENTRES - MARYBURGH**

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 our client Brahan Farms Ltd.

We represent the owners of three landholdings at Maryburgh allocated in the adopted Local Plan for expansion. That land amounts to 10 ha. and the proprietors are presently negotiating an Option Agreement with the Highland Housing Alliance with a view to preparing a masterplan. We expect that allocation to be reaffirmed in the Inverness and Inner Moray Firth Local Development Plan. One of the proprietors of that land is Brahan Farms Ltd. which is part of the Brahan Estate.

The MIR refers under "The A96 Corridor" and "Any Other Options To This Preferred Option?" (page 13) to "Brahan" as a "long term candidate location" for a new settlement. The "Inner Moray Firth Ports and Sites Strategy" in which that opportunity is mapped indicates a location between Conon Bridge and Muir of Ord. Whilst the description and identification are out of kilter, Brahan Farms Ltd. very much welcomes the opportunity to be involved in an appropriate new settlement concept within the Estate - whether free standing or attached to Maryburgh - and as part of the long term planning of its interests.

In particular, the Estate extends west of Maryburgh between the River Conon and the A87(T), adjoins Maryburgh and the allocated lands above, and offers potential for the community's long-term growth. The land is substantially south facing (though not exclusively) and the strategic infrastructural connections required to activate development could be protected as part of the above masterplan and by other initiatives. Such long-term opportunities require to be planned within an appropriate development framework.

That framework arises in the context of a vision to be brought forward as part of the Highland-wide Development Plan and the development allocations that would flow from it. Any vision should recognise the role and potential of established communities, in particular recognised centres within the East Ross/Cromarty Firth growth corridor that are capable of supporting the wider Inner Moray

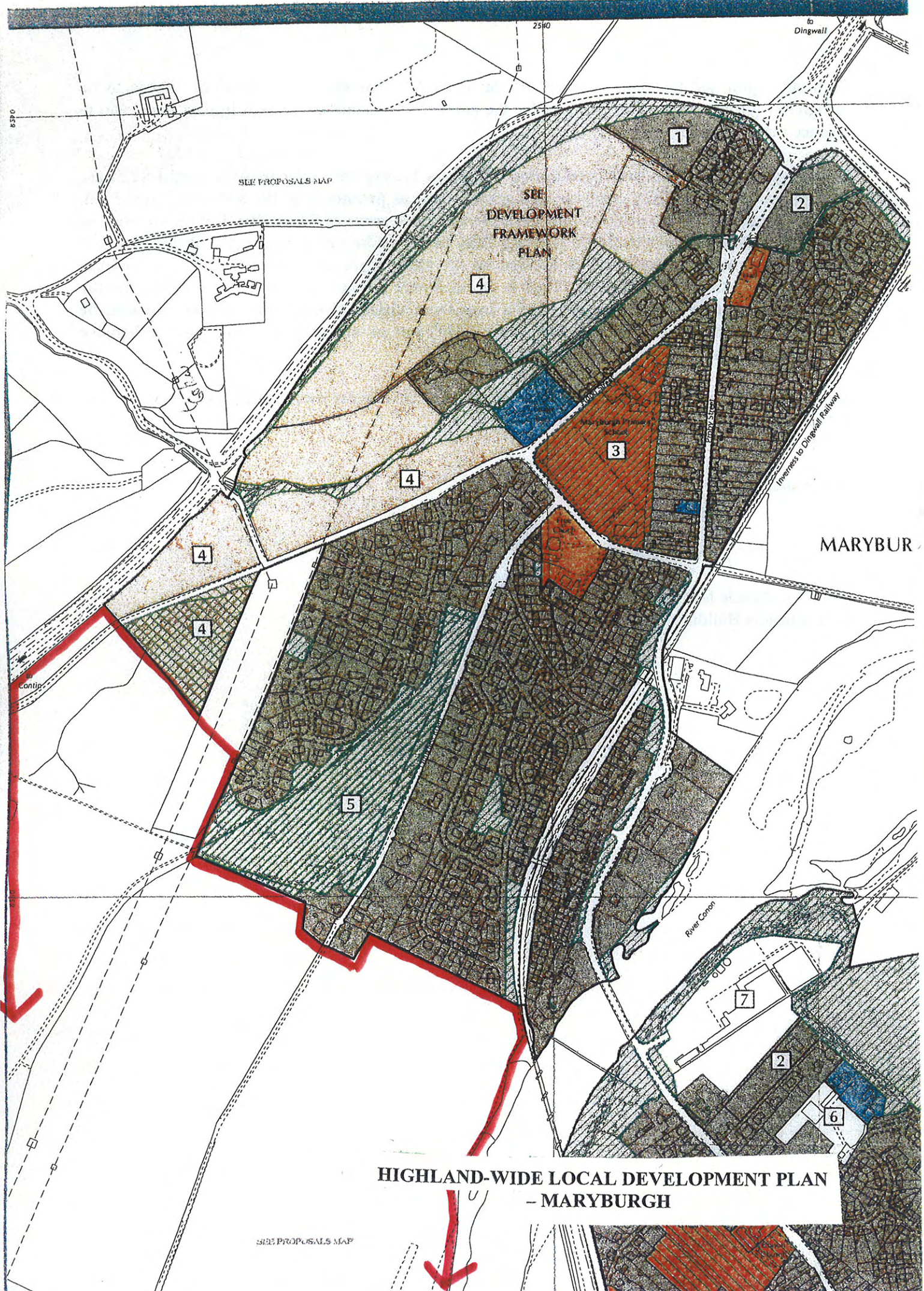
Firth sub-region as the major “driver” of the Highland economy. That “corridor” needs to be recognised for its contribution to maximise the potential for economic growth in East Ross; and to balance the A96GCDF.

With regard to Q2, “the preferred option” does not convey the strategic value and role of the East Ross-Cromarty Firth corridor as a growth axis as promoted in the adopted Local Plan. Present economic circumstances and variable forecasts serve to emphasise the importance of established communities and the priority that needs to be given to their viability. In that regard, Maryburgh is well placed, located on the main regional transport routes and within commuting distance of Inverness. That is an economic advantage with strategic benefits for the sub-region that needs to be part of a long-term vision. It need not, and should not, be regarded as a choice (set against the A96 GCDF) but as an integrated and comprehensive vision for the whole Inner Moray Firth area.

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

Colin Mackenzie MRTPI
G H Johnston Building Consultants Ltd



SEE PROPOSALS MAP

SEE DEVELOPMENT FRAMEWORK PLAN

MARYBURGH

**HIGHLAND-WIDE LOCAL DEVELOPMENT PLAN
- MARYBURGH**

SEE PROPOSALS MAP