

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

Reference Number:	HWLDP-MIR-242
Organisation/Individual:	Drivers Jonas LLP – ASDA Stores Limited

Action:

Immediate Response Required	
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	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	x
Wider Countryside and Fragile Areas	
Population and Housing	
Housing in the Countryside	
Affordable Housing	
Planning for an Ageing Population	
Gypsies/Travellers	
Retailing	x
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:

<p>Dispersed growth option is more sustainable Land in Tain should be allocated for Class 1 retail Approach to retail reflects National policy and is supported</p>

Action Sheet Completed by:	SH
Date:	10/12/09

Dawn Sutherland

From: Nicola Slaven [REDACTED]
Sent: 09 November 2009 14:52
To: devplans
Cc: Maria Francke; [REDACTED]
Subject: Main Issues Report - ASDA Store Limited

Please find attached comments on behalf of ASDA Stores Limited.

Regards

Nicola

Nicola Slaven
Senior Planner
for Drivers Jonas LLP

Drivers Jonas LLP, Delta House, 50 West Nile Street, Glasgow G12NP

[REDACTED]
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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.

NameASDA.Stores Limited.....

Address ...C/o,Drivers,Jonas,LLP.....

...Delta House, 50,West Nile,Street.....

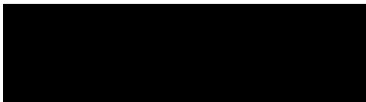
...GLASGOW.....

.....

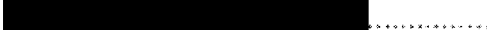
.....

Postcode ..G1,2NP.....

Phone



Email



You can respond via e-mail: devplans@highland.gov.uk

Fax: 01463 702298

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

Comments

Please see attached response to Q2 on separate sheet

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

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

Please see attached response to Q9 on separate sheet

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

Please see attached response to Q10 on separate sheet

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

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

Please see attached response to Q11 on separate sheet

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?

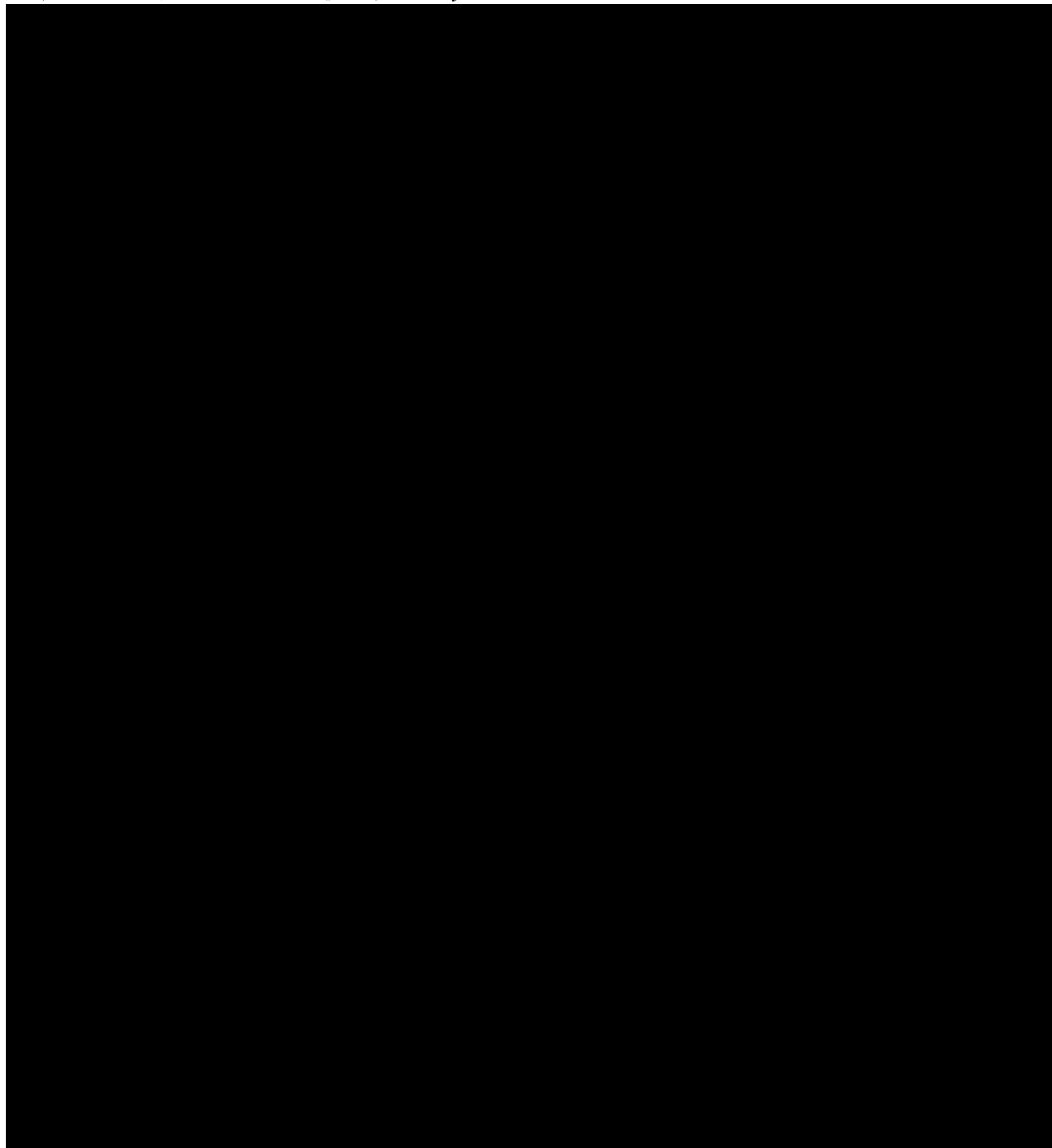
Comments

continue on a separate sheet if you need to

Equal Opportunities Questionnaire

This Equal Opportunities Questionnaire is requested in order that The Highland Council can build an accurate picture of the make-up and diversity of groups that our planning policies impact on. This information is only used for this purpose.

If you have a disability that requires us to make a reasonable adjustment to enable you to complete this form, please notify us.



**Both Questionnaires must be returned by
5pm Monday 9th November, 2009**

Q2 Spatial Strategy: A96 Corridor

The preferred option is to identify and support the development of sites within the A96 Corridor to accommodate substantial growth in the Highlands. Option 2 of the stated Alternatives considers the possibility of widening the search for long term expansion sites to the rest of the Inner Moray Firth including steering additional development towards other communities in Inverness-shire and Easter Ross.

Option 2 of the Alternatives is supported on the basis that it is considered a much more sustainable approach to disperse economic and community growth to a number of settlements throughout the area. This will ensure that existing settlements can be consolidated to ensure that they have the appropriate growth in terms of services, facilities and employment opportunities. Focussing growth entirely within the A96 Corridor will place significant development pressure within an area where there are concerns relating to the delivery and timing of infrastructure improvements. Furthermore, the lack of additional growth within the wider Inverness-shire and Easter Ross area will result in a missed opportunity to ensure the sustainable development of these communities.

In this regard, the identification of Tain as suitable for business growth within the 'Dispersed Growth Option' of Option 2 is supported.

Q9 Action Plan for Nigg and Easter Ross

The preferred option seeks to update the provisions of the current adopted Ross & Cromarty East Local Plan 2007.

This approach is supported and through updating the strategy of the current Local Plan, Tain should be specifically identified as a logical location for further economic growth to reflect its importance in providing services, facilities and employment opportunities for the local community and surrounding area.

Furthermore, land to the west of Knockbreck Road, Tain that is currently identified as an Expansion Area within the Ross & Cromarty East Local Plan 2007 should also be identified as a location suitable for delivering retail facilities. This would reflect the Council's support for a full planning application for Class 1 retail development (Reference 06/00665/FULRC). The Council was minded to grant consent in March 2007 before the application was withdrawn as a result of a lengthy public inquiry process.

Q10 Development of Local Centres

The preferred option seeks to emphasises the important role that all towns and villages play in the future development of the Highlands, identify what this role is and set out a settlement hierarchy. It also seeks to take account of any shortages of development land so that these can be addressed within the Proposed Plan.

This approach is supported and Tain should be identified as a Sub-Regional Centre within Easter Ross to reflect it's current position within the local area for providing employment and services as well as the potential growth of the town as a result of the designated Expansion Areas within the adopted Ross & Cromarty East Local Plan 2007.

Q17 Retailing

The preferred option supports the role of town centres, seeks to identify a hierarchy of larger retail centres and assess retail proposals on the basis of their impact on centres and accessibility. It also aims to develop a policy which supports the delivery of local retail facilities as part of major expansion sites.

This approach is supported as it reflects the policy approach contained within SPP8: Town Centres and Retailing. Furthermore, the identification of retailing facilities to support expansion areas and a recognition of available retail capacity within an area will assist in

ensuring that modern retailing needs of communities are catered for. These locations should be considered in consultation with retail providers to ensure deliverability and ASDA Stores Limited welcomes the opportunity to be part of this process.

In particular, land to the west of Knockbreck Road, Tain which is currently designated as an Expansion Area within the Ross & Cromarty East Local Plan 2007 should specifically be identified as a location for retail facilities, within the context of the preferred option of including for retail facilities within expansion areas. This would also reflect the Council's support for a full planning application for Class 1 retail development (Reference 06/00665/FULRC). The Council was minded to grant consent in March 2007 before the application was withdrawn as a result of a lengthy public inquiry process.