

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

Reference Number:	<b>HWLDP-MIR-314</b>
Organisation/Individual:	EMAC Planning – Croy South West (Scotia Homes)

**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	x
Inverness and A96	
The A96 Corridor	x
Phasing of Development	
Developer Contributions	x
East Inverness	
Nairn	
Tornagrain	
Smaller Settlements in A96	x
Caithness and North Sutherland	
Easter Ross and Nigg	
Development of Local Centres	
Wider Countryside and Fragile Areas	
Population and Housing	x
Housing in the Countryside	
Affordable Housing	x
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	x
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:**

General support for preferred options  
 Land allocations at South West Croy  
 Dispersed growth option is supported  
 Support for preferred option for smaller settlements – ability to deliver in short, medium and long term  
 Innovative methods for delivering affordable housing is supported

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

**From:** Emelda Maclean  
**Subject:** Highland Wide MIR: Croy South West (Scotia Homes)  
**Date:** 9 November 2009 16:01:28 GMT  
**To:** MIR Highland Wide  
▶ 2 Attachments, 1.6 MB

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Please find attached a covering letter and statement on the above on behalf of Scotia Homes Ltd.

If there are any matters raised in the submission which you would like clarified or wish to discuss please do not hesitate to contact me.

In the meantime I look forward to confirmation that these representations have been received.

Regards

Emelda

My Ref: 09/036  
9<sup>th</sup> November 2009



Director of Planning & Development  
The Highland Council  
Freepost SC05568  
Inverness  
IV3 5BR

Dear Sirs,

**Highland Wide Local Development Plan: Main Issues Report, August 2009  
Consultation Response: Croy South West**

Thank you for the opportunity to contribute to the preparation of the Highland Wide Local Development Plan.

Please find attached a statement on behalf of Scotia Homes in support of inclusion of land at Croy South West within the LDP for residential and mixed-use development.

Please do not hesitate to contact me should you wish to discuss the contents of this submission further.

Yours faithfully,

EMELDA MACLEAN MRTPI  
EMAC PLANNING

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 www.scotia-homes.co.uk



**SCOTIA**

DWW/LC

20 November 2009

Mr Malcolm MacLeod  
 Development Plans Manager  
 The Highland Council Headquarters  
 Glenurquhart Road  
 INVERNESS IV3 5NX

H.C. PLANNING AND DEVELOPMENT SERVICE		
24 NOV 2009		
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Dear Malcolm

**Croy, South West**

Thank you for meeting Mr Mike Taylor and myself regarding the above development on Wednesday 18 November 2009.

As promised, I now wish to advise that Scotia Homes will be progressing an application for Croy, South West and I enclose a copy of our submission on the Highland Wide Local Development Planning Main Issues Report, which was submitted to yourselves on 9 November 2009.

I also wish to advise that we will be progressing a presentation at your Pre-Application Meeting on the 26 January 2010 and Mr Taylor will submit all required forms etc.

I would like to take this opportunity to thank you and your colleagues for all your help in this matter to date.

Yours sincerely

Dennis W Watt  
 Director

Enc

SUBMISSIONS ON  
HIGHLAND WIDE LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT

ON BEHALF OF  
SCOTIA HOMES LTD

CROY SOUTH WEST



BALLINARD HOUSE, 3 DAVIDSON STREET, BROUGHTY FERRY, DUNDEE DD5 3AS  
NOVEMBER 2009

## 1.0 INTRODUCTION

1.1 This statement has been prepared by Emac Planning on behalf of Scotia Homes Ltd in relation to land in which they have an Interest to the south west of Croy.

1.2 Scotia Homes respectfully request the identification of the land concerned for residential development within the Highland Wide Local Development Plan (LDP) and welcome the opportunity to comment on the Main Issues Report (MIR).

## 2.0 REPRESENTATION SUMMARY

2.1 Whilst this representation provides a specific response to the questions raised by the MIR, the comments are made within the context provided below. We trust that sufficient information is provided in justification of the comments made and that land to the south west of Croy is identified for residential development in the LDP. In summary, the representations are:

- General support for the preferred options of the Council, including the identification of potential growth for the smaller settlements in the A96 corridor, particularly at Croy, subject to the caveats expressed.
- The allocation at South West Croy should be phased to identify approximately 200 houses in the short term (2011-2016).
- The allocation of medium and long term housing at South West Croy up to the period (2016-2021), facilitating and contributing to the relevant infrastructural and community requirements.
- Support for a new housing land requirement in accordance with a high migration scenario.
- Support for the provision of Affordable Housing within the context of ensuring for a wide range of mechanisms for delivery.
- Support for mixed use developments and high quality design led proposals, secured through community and stakeholder liaison.

### 3.0 SITE CONTEXT

- 3.1 These representations relate to the area of land to the south west of Croy as identified on Plan 1 (Appendix 1). Scotia Homes consider that the land should be allocated for residential and mixed use development within the Highland Wide LDP and consider that the site is capable of delivering effective housing land both in the short and long term to meet the Council's preferred options and strategy for providing for future housing land.
- 3.2 The land extends to the south west of Croy. Part of the northern boundary is contained by the minor road to the A96, with the remainder of the northern boundary being contained by residential development. The south east boundary is also contained by residential development with the southerly section having a boundary with the B9006 to Inverness. The remainder of the site is surrounded by agricultural land and woodland to the south west.
- 3.3 The site is entirely within the settlement boundary of Croy as identified in the Inverness Local Plan, adopted 2006. The land is currently utilised for agricultural purposes.
- 3.4 The Inverness Local Plan, adopted in 2006 has identified that Croy is well placed to important and diverse employment locations east of Inverness including the Ardersier, Dalcross and Morayhill. The Plan also identifies that the village has service provision in terms of a new primary school, drainage works and a by-pass. The village also benefits from other community facilities including shops/post office, a church and village hall.
- 3.5 Planning Permission was granted in 2006 (Ref: 06/00092/FULIN) by Highland Council for 40 houses at Rosebank to the north of the subject land. This development has now been completed by Scotia Homes.

#### 4.0 DEVELOPMENT PROPOSAL

4.1 Scotia Homes would wish to work with the Council, the Community and other interested parties in delivering the phased residential development of the land over the Plan period, together other 'Special Uses' as identified in the adopted Local Plan. Scotia Homes are committed to securing a high quality design led approach to the future development of the land whilst securing road, infrastructure and other community benefits for the village.

#### 5.0 RELEVANT DEVELOPMENT PLAN CONTEXT

5.1 It is considered that the following summary of the development plan context is relevant to this representation:

##### 5.2 *National Planning Framework for Scotland 2 (2009)*

- Paragraph 58 on 'Sustainable Growth' identifies key locations which have been identified as offering substantial strategic growth potential including the Inverness to Nairn Corridor.
- Paragraph 133 identifies the Government's commitment to further improvements to the A96 recognising that its continued maintenance and improvement is essential to ensure the safety of the network and to support long-term development.
- Paragraph 176 recognises that substantial investment in water and drainage infrastructure will also be needed to support expansion in the A96 Corridor between Inverness and Nairn.
- Paragraph 185 on Spatial Perspectives identifies that co-ordinated action is needed in the national interest to tackle the major change which is taking place along the Inverness-Nairn corridor, and the scale and complexity of the issues to be addressed.
- Paragraph 214 re-iterates that the A96 corridor between Inverness and Nairn is the main focus of growth in the Inner Moray Firth. Highland Council's *A96 Corridor Development Framework* includes proposals designed to accommodate an additional 30,000 people in

the area over 35 years.

### 5.3 *Highland Structure Plan, 2001*

- Policy H2 on New Settlements identifies that the Council "...will support proposals for the establishment of comprehensively planned new settlements in meeting future housing demand in the Inner Moray Firth area which accord with the General Strategic Policies. Further locational information will be provided by The Council as part of a strategy map and commentary for the future distribution of housing land. Such proposals will also be assessed against the following additional criteria:
  - location relative to housing need and demand;
  - mix of housing tenures;
  - proximity to existing and potential employment opportunities;
  - opportunities for generation and support of local employment;
  - location relative to public transport infrastructure;
  - level of provision of new infrastructure; and
  - range of services and facilities.

Outwith the Inner Moray Firth, in fragile areas experiencing difficulty in maintaining population and services, the Council will support the establishment of new crofting townships.

- The explanation to the Policy states that "The forthcoming review of the Inverness Local Plan will need to explore the identification of suitable land to meet housing demand for longer term needs. The A96 corridor provides an option of linking new housing development to business opportunities associated with the airport and rail link to Inverness and Nairn."

### 5.4 *Inverness Local Plan, 2006*

- The Local Plan identifies that the subject land is located within the settlement boundary of Croy.

## CROY SOUTH WEST

- Part of the site fronting the minor road to the A96 is allocated for 'Special Uses' where Policies 6 & 9 apply.
- Policy 6 states that "1.3 ha. West of Dalcroy Road is allocated for community/commercial uses and associated amenity areas. This would be suitable for relocating the shop or a hotel/public house, which could create a focal point with "green" in the village."
- Policy 9 states that "Consideration should be given to providing lay-by parking opposite the shop. Alternatively, the shop could be relocated."
- The remainder of the site is identified as 'Amenity Area' where Policy 11 applies.
- Policy 11 states that: "The Council will apply a strict presumption against piecemeal development of 14.4 ha. of land west of the village. This land is safeguarded for the long term expansion of Croy including possible village centre, residential, business and community uses. The existing open character and use of the land will be expected to continue in the interim."
- The Local Plan identified one site for expansion to the west of the village for 25 houses. Development of this site has now taken place and there are no other sites designated for development.
- The Local Plan identifies 'Development Factors' which influence the future growth of the village. It concludes that development to the north is constrained by the high pressure gas pipeline and waste water treatment works, development outwith the secure boundary defined by the B9091 would be inappropriate and development to the east is constrained by topography and distance separation from community facilities.

### 5.5 *Inverness City-Vision (2003)*

- "Farsighted planning and collaboration with major landowners will create six new communities strategically located along the trunk road and rail route through to Nairn. These settlements will occupy a diverse recreational and countryside mosaic bounded by major footpaths following coastline and high forest margins."

5.6 *The A96 Growth Corridor Development Framework, approved 2007*

- Although the document has the status of supplementary guidance, it does identify the potential route for the A96 and identifying the prospect for growth along the corridor from 2011 onwards to 2030.
- The framework identifies the requirement for 'settlement expansion' at Croy (Map 3).
- The Green Framework (Fig. 2) identifies green wedges and buffers to the north, west and south of Croy containing the subject site, which is, as stated above, identified for settlement expansion. A new landscape framework is proposed to the east of Croy to ensure the village is clearly defined and its setting enhanced.
- Section 3 identifies that further development proposals establish that some limited growth of smaller settlements across the Corridor to meet local need will be essential. The Framework identifies Croy as an appropriate location and the framework identifies that:  
"The detailed allocations will be brought forward through statutory development plans."
- Croy is identified as falling within the Central Development Corridor with a potential capacity for 1,955 residential units to 2041.
- The Plan also identifies proposed phasing of development with 202 units required in both the period 2011-2016 and 2016-2021. Thereafter 1,481 units would be required over the four periods until 2041.
- In terms of delivery of the corridor infrastructural requirements the Framework identifies the principle of establishing a joint venture and a Development Funding Protocol.

6.0 COMMENTS ON MAIN ISSUES REPORT & PREFERRED OPTIONS

Section 3. The Vision for the Highlands

6.1 Scotia Homes supports this vision and the stated objectives.

Section 4. Where should Growth Go & How Can We Deliver it?

- 6.2 Support is given to addressing the development issues along the A96 corridor within this LDP rather than waiting until the preparation of the Inner Moray Firth LDP. The requirement for this is justified in the context of the current requirement to deliver new effective housing land at Croy, as identified by the A96 Corridor Framework, and the Housing Needs and Demands Assessment, Draft 2009.

Q2. Dispersed Growth Option/ The A96 Corridor

- 6.3 The Preferred Option for dealing with the issue of growth, including identifying development sites within the A96 Corridor Framework, and the identification of phases of development for the periods 2011-2016 and 2016-2021 is supported. This approach will allow for certainty and assist in ensuring deliverability. There is some concern, however, over linking phasing to the outcome of further work on the sites in Inverness. This could create uncertainty along the wider corridor area and undermine objectives for individual settlements including Croy.
- 6.4 Alternative Option 1 is not supported as this approach would fail to deliver the phased housing land requirement identified in the Housing Needs and Demand Assessment and the A96 Corridor Framework. In essence, this approach would undermine the growth objectives of the area as a whole and potentially jeopardise the delivery of the A96 and other infrastructural requirements. It is considered that any issues of concern over incremental growth can be controlled through a development framework and through appropriate contributions from the developments concerned.
- 6.5 It is considered that Option 2 would dilute and potentially jeopardise the deliverability of the A96 corridor by allocating development in locations of low demand.

Q3. Developer Contributions in the A96 Corridor (Q18: Developer Contributions also applies)

- 6.6 This approach is supported in principle, however, it is considered that such a policy should be subject to consultation prior to inclusion within the Proposed LDP. It is considered that the requirements will need to be reasonable and relate to the development of the site concerned and not prohibit the effective delivery of new development.
- 6.7 The A96 Corridor Framework identifies significant costs associated with the provision of infrastructure in the Central area, of which Croy forms a part, and the delivery of sufficient effective housing land in the short, medium and long-term will be required to satisfy the potential requirements. It is considered that the land at Croy is capable of contributing to this objective and delivering effective housing land and other required land uses over the LDP period.
- Q7. Smaller Settlements in the A96 Corridor: Croy
- 6.8 Scotia Homes support the preferred option identified. The allocation of the land to the south of Croy within the LDP would be consistent with the location for the long term expansion of the village as identified in the adopted Local Plan and also as identified in the A96 Corridor Framework.
- 6.9 Within this context, it is considered that land to the south of Croy has the ability to deliver short, medium and long-term housing land, together with the Special Uses identified in the Local Plan. This may allow for up to 200 residential units delivered over a 10 year period.
- 6.10 In addition, it is considered that the site can ensure the delivery of a range and choice of effective housing land in accordance with paragraph 58 of SPP3: Planning for Homes, 2008. It is considered to be vital that a sufficient and generous supply of housing land is identified at South Croy to ensure that the costs associated with the A96, and any other costs can be funded and delivered by future housing/mixed use development land.

Q12. Housing Land Requirement and Supply

6.11 The preferred option is supported as it will assist in the effective delivery of housing land and contribute to the stated vision and objectives of the Plan. It is considered that the housing land requirement should be sufficiently high as to reflect and accommodate the projected housing numbers required along the A96 Corridor as identified in the Framework.

6.12 The provision of a “generous supply” of land to ensure the delivery of homes and “provide sufficient flexibility to enable the continued delivery of new housing in response to unpredictable changes to the effective land supply which will occur during the life of the plan” is supported by SPP3 (paragraph 33).

Q14. Affordable Housing

6.13 It is recognised that there is a significant shortfall in Affordable Housing provision across the Highlands and clearly the principle such provision is supported. In particular the issue of considering ‘innovative methods of delivery’ is supported, given the current economic circumstances. It is considered that the Affordable Housing policy should be worded to allow flexibility in provision by the private sector. It is considered, for example, that level entry housing appropriately secured through design would comply with the advice contained in PAN 74: Affordable Housing, 2005. Scotia Homes would wish to engage with the Council further on the future Policy on Affordable Housing .

Q17. Sustainable Design

6.14 Scotia Homes are supportive of the underlying principles of sustainable design, the importance of high quality design and the creation of sustainable communities and are committed to applying these principles within future development at land to the south of Croy.

## 7.0 CONCLUSION

- 7.1 It is considered that the characteristics of the land to the South of Croy lend the site to future residential/mixed use development. The allocation of the land within the LDP would ratify the previous views of the Council as identified in the adopted Local Plan and the A96 Growth Corridor Development Framework, 2007 that the site can accommodate the expansion requirements of the village. The village is well located in relation to the A96 and outlying employment land and also benefits from a range of service provision. Land to the south of Croy is ideally located to deliver effective housing and other land use requirements for the village.
- 7.2 At a national level, NPF2 identifies the provision of the A96 corridor as being vital for the future prosperity of the Highlands identifying that its maintenance and improvement is essential to ensure the safety of the network and to support long-term development. NPF2 also identifies that the A96 corridor between Inverness and Nairn is the main focus of growth in the Inner Moray Firth. The allocation of the land to the South of Croy would contribute to this national objective in relation to the A96.
- 7.3 Both Government Policy and the Council's Preferred Option on the Housing Land Requirement support the allocation of a generous supply of housing land both in the short and long term to ensure the effective delivery of housing land which would provide for a range and choice of housing and which would also deliver identified national infrastructural requirements.
- 7.4 It is considered that the allocation of housing land to the south of Croy for the periods 2011-2016 and 2016-2021 would be wholly in accordance with the above strategy and would furthermore be capable of delivering the Council's housing land requirements, whilst assisting in the delivery of the A96 corridor framework and addressing community aspirations for the future of Croy. It is clear that new housing is required to be allocated now and cannot wait on the final costs of the A96 being agreed.

## CROY SOUTH WEST

- 7.5 It is respectfully requested that land to the south of Croy is allocated for residential development and special uses, as identified by the adopted Local Plan, in the forthcoming Highland Wide Local Development Plan.

APPENDIX 1: GENERAL SITE AREA

