



Report of Publicity

Planning & Development Service
The Highland Council
Glenurquhart Road
INVERNESS IV3 5NX



PREFACE

This is a summary of the events and arrangements to date for public engagement with a view to informing *Drumnadrochit Futures: A Vision and Actions* and the Draft Allanmore-Pitkerrald Development Brief, published for consultation and with an invitation for views by 15th August 2008. Arrangements have been made to hold an Exhibition/Drop-in Day on 9th June 2008 (11.00am-8.00 pm) and a Public Meeting on 11th June 2008 at 7.45 pm, both at Glen Urquhart High School, Drumnadrochit.

The Council wishes to extend grateful thanks to the community and technical stakeholder participants for their contributions to date.

This *Report of Publicity* records the Council's consideration of these matters and the Stakeholder Workshops held on 8th June and 11th September 2006.

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**DRUMNADROCHIT ACTION PLAN AND DEVELOPMENT BRIEF
COMMUNITY ENGAGEMENT/STAKEHOLDER WORKSHOP: 8th JUNE 2006****PURPOSE AND OBJECTIVES**

(see DRUMNADROCHIT KEY SITES: PROGRAMME OF EVENTS)

Programme**TASK ONE: CONSTRAINTS AND OPPORTUNITIES**

SERVICES/ENVIRONMENT GROUP

COMMUNITY GROUPS (1)/(2)

SERVICES/ENVIRONMENT GROUPS (45 mins)

As separate groups, consider and set out - from the perspective of the organisation/agency/body you represent - the technical constraints and opportunities arising in the context of the potential of sites 1-10 for development or other uses.

COMMUNITY GROUP (1)/COMMUNITY GROUP (2) (45 mins)

As separate groups, consider and set out – your vision for the village arising in the context of the potential of sites 1-10 for development or other uses. Consider the assets (views, micro-climate, visual impact, habitats, proximity) presented by the different locations/parts of locations, the nature and type of development or other uses/activities in each, the implications for access, services and the setting of the village.

TASK TWO: IDENTIFIED CONFLICTS

SERVICES/ENVIRONMENT GROUP

COMMUNITY GROUPS (1)/(2)

SERVICES GROUP/ENVIRONMENT GROUP (15 mins)

As a con-joined group, consider and identify any conflicting objectives arising from the constraints and opportunities identified by the different organisations/agencies/bodies.

COMMUNITY GROUP (1)/COMMUNITY GROUP (2) (15 mins)

As a con-joined group, consider and identify common or any conflicting objectives or options arising for different locations.

TASK THREE: DESIGN PRIORITIES AND ACTIONS

SERVICES/ENVIRONMENT GROUP

COMMUNITY GROUPS (1)/(2)

As separate conjoined groups, consider the respective COMMUNITY and SERVICE/ENVIRONMENT outputs from Tasks 1 and 2, and identify related design priorities and actions needed to bring about the changes proposed. This should include the shape and composition of development and open spaces; the height, form and density of building; access and links with the existing village/future opportunities/other land; landscaping and public routes and the phasing of development/sequence in which opportunities might be taken up. Identify any conflicts/unresolved issues.

TASK FOUR: AS TASK THREE ABOVE

SERVICES/ENVIRONMENT GROUP

COMMUNITY GROUPS (1)/(2)

TASK FIVE: PRIORITIES, KEY ACTIONS, OUTSTANDING CONFLICTS AND OPTIONS

SERVICES/ENVIRONMENT GROUP

COMMUNITY GROUPS (1)/(2)

As a con-joined COMMUNITY AND “TECHNICAL” GROUP identify priorities, key actions, and/or outstanding conflicts and options for resolving outstanding matters.

The following tabulated record of issues and options arising as part of the Workshops Tasks refers (where appropriate) to the site (see Drumnadrochit Key Sites: Programme of Events) and topic of the matter arising and to its subsequent reference as part of the vision (*Drumnadrochit Futures*) or as part of the actions identified in that publication, or as part of the *Allanmore-Pitkerrald Draft Development Brief*, as appropriate.

TASK ONE: CONSTRAINTS AND OPPORTUNITIES

| TASK ONE : OUTCOMES | | | |
|-----------------------------------------------------------------------------------|-------------|---------------------------|----------------------|
| COMMUNITY GROUP 1 | | | |
| | site | topic | ref. |
| Access A82 – junction – Drum Bridge – South – Pitkerrald Road – spurs into Site 4 | 1 | Roads A82/ Access | Vision Actions Brief |
| Site 1 – housing infill | 1 | Development/ Structure | Vision Actions |
| Action north-west of village centre | 1 | Village Centre | Vision Actions Brief |
| Golf Course land low ground | | Structure/Land Management | Vision Actions |
| Development at Pitkerrald – cul-de-sac – streets/linear, crescent not blocks | 4 | Development/ Character | Vision Brief |
| Centre – shop – surgery/Visitor Centre | 6 | Village centre/ Services | Vision Actions |
| Extension | | Health Centre | Vision Actions |
| Affordable housing – to tie in with Old School/Tullochs | | Development/ Structure | Actions Brief |

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|----------------------------|----------------------|
| | | | |
| Open Space/Lewiston – Balmacaan | 9 | Structure/Land Management | Vision Actions |
| TECHNICAL ADVISERS | | | |
| Alan Phillips (Trunk Roads) – A82 easterly diversion – possible, but longer route – more expensive – doesn't address Lewiston Junction | 1 | Roads A82 | Vision Actions Brief |
| Arthur Mackenzie (Roads) – easterly diversion – bridge/embankment/over flood-plain, westerly diversion – loop – could be done, but difficulty turning into junction therefore links to Site 4, but could probably overcome constraints along Pitkerrald Road | 4 | Roads A82/ Access | Vision Actions Brief |
| Robert Patton – main triangle – woodland resource should remain/widening Kilmore Road is about detail, woodland planting down Enrick to link SAC Urquhart Bay - large scale benefits from woodland. Flooding land, but certain woodland types acceptable | | Structure/Woodland | Vision Actions |
| Kim Leech (Forestry Commission) – Avoid flood risk area – supports golf proposal on lower land. Loop through car park – construction time approx one year | | Flood/Flood Risk | Vision Actions Brief |
| Martin Boshoff – Steer away from lower ground – land raising – SPP7 – subject to flood capacity compensation | | Flood/Flood Risk | Vision Actions Brief |
| Arthur Mackenzie (Roads) – land raising – hydraulics - needs to be in right place, land between embankment - village needs drainage | 1 | Village Centre/ Flood Risk | Vision Actions |
| COMMUNITY GROUP 2 | | | |
| Moved away from Site 4 | 4 | Development/ Structure | Vision Actions Brief |
| West diversion of A82 | 1 | Roads A82 | Vision Actions |
| Woodland adjacent to site | 4 | Structure/Woodland | Vision Actions Brief |

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------|----------------------|
| Village Centre housing/shops opposite Kilmore Road/Druimlon – access Kilmore | 1 | Village Centre | Vision Actions |
| Business Units? | 1 | Uses | Vision Actions |
| Keep wood triangle | | Structure/ Woodland | Vision Actions |
| Extend cemetery strip – John Fraser | | Services/ Cemetery | Vision Actions |
| Sheltered housing behind care centre, but landlocked. Temporary access through care centre | | Development/ Uses | Vision Actions |
| Access road to East Lewiston | | Roads Stopping-up | Vision Actions |
| Community Centre – move medical centre to old school | | Services Integrated | Vision Actions |
| Longer term mixed development towards Lewiston | 6 | Development/ Structure | Vision Actions |
| TECHNICAL ADVISERS | | | |
| Pearl Machray (Scottish Water) – need for impact assessments on current networks. Likely drainage capacity for next 5 years | | Water | Vision Actions Brief |
| Arthur Mackenzie (Roads) – integrate Kilmore development into village – develop and re-use old High School, access off Kilmore Road | | Roads/ Integrated Network | Vision Actions |
| Robert Patton (Forestry) – wooded link between Tullochs and school – escarpment – difficult in parts. Other access options off car park, planting down site 6 field to connect Kilmore to shops, link Lewiston/Drumnadrochit | | Structure/ Land Management/ Public Access | Vision Actions |
| Streets linear | | Development/ Character | Vision Brief |
| Safe off-road car parking | | Village Centre/ Parking | Vision Actions Brief |
| Bridge – circular path CPN - Drumclune | | Structure/ | Vision |

| | | Public Access | Actions Brief |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----|----------------------------------------------------------|----------------------------|
| Borlum – touring caravan park link Great Glen Way, A82 access, come off at Borlum, main campsite to west end and keep cutting field. Holiday homes | 10 | Development/ Gateway Borlum | Vision |
| Allanmore – infrastructure costs – too high, you will get 100 houses | 4 | Development/ Viability | Vision Actions Brief |
| Leisure - cycle paths/ golf course, environmental features | | Structure/ Open Space/ Public Access/ Safety | Vision Actions Brief |
| woodland – screen houses in Kilmore | | Structure/ Planting | Vision Actions |
| A82 – new bridge make road more visible | | Roads A82 | Vision Actions |
| Housing need – strong connections | | Development/ Linkages | Vision Actions Brief |
| Woodland, village centre, linking village together, doesn't mean build, linking with green space | | Structure/ Land Management/ Public Access | Vision Actions Brief |
| A82 – protect and do something with CP/and part Fire Station | | Roads A82/Village Centre | Vision Actions Brief |
| Flood protection | | Flood/ Flood Risk | Vision Actions Brief |

TASK TWO: IDENTIFIED CONFLICTS

| TASK TWO: OUTPUTS | | | |
|--------------------------|--|--|--|
| COMMUNITY GROUPS | | | |
| | | | |

| | | | |
|------------------------------------------------------------------------|--|-------------------------------------------|----------------------------|
| A82 – by pass | | Roads – A82 | Vision Actions |
| housing growth at a steady and slower pace than 15-20 houses per annum | | Sustainability/ Rate of Development | Vision Brief |
| views on approaches into the village | | Setting | Vision Actions Brief |
| TECHNICAL ADVISERS | | | Vision Actions Brief |
| some improvements need large scale funding from more development | | Action/ Funding | Vision Actions Brief |

TASK THREE / FOUR: DESIGN PRIORITIES AND ACTIONS

| | | | |
|-------------------------------------------------------------------|--|-------------------------|-------------------|
| TASK THREE / FOUR : OUTPUTS | | | |
| COMMUNITY GROUP | | | |
| <i>first priorities</i> | | | |
| commercial, business, retail, offices leisure | | Uses | Vision |
| commercial/ business/ recreation before housing - but need people | | Services/ Prioritise | Vision Actions |

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------|----------------------------|
| <i>second priorities</i> | | | |
| surgery, light industry | | Uses | Vision |
| control housing | | Development Rate/ Phasing | Vision Actions Brief |
| leisure – core path network, off-road cycling, golf course, retention of environmental sites, woodland and some fields | | Environmental Management | Vision Actions Brief |
| <i>third priorities</i> | | | |
| replace shop | | Enhancement | Vision Actions |
| TECHNICAL GROUP | | | |
| <i>short term</i> | | | |
| water supply dependent on Glenconvinth improvements, new health centre | | Water/ health centre | Vision Actions |
| <i>medium term</i> | | | |
| access to Pitkerrald – road alignment and flood banks to protect existing development and open up better access to Pitkerrald, allow environmental opportunities in centre. Attenuation would relieve flood constriction at bridge and protect historic bridge | 4 | Roads/Flood | Vision Actions Brief |
| development land towards Lewiston would allow access at the A82 junction to close | 9 | Access stopping-up | Vision |

TASK FIVE: PRIORITIES, KEY ACTIONS, OUTSTANDING CONFLICTS AND OPTIONS

The Workshop is invited to indicate the “one most important change” for the village in the next 25 years.

| | | | |
|------------------------------------------------------------------------------------|--|--------|----------------------------|
| TASK FIVE: OUTPUTS | | | |
| more thought given to what developers of housing are allowed to do – colour design | | Design | Vision Actions Brief |

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------------------|----------------------|
| reduce the flow of traffic through the centre of the village | 1 | Traffic/ Village centre | Vision Actions |
| something really useful and enduring to be done at the Old School for the benefit of the whole community | | Former High School | Vision Actions |
| connected woodland paths | | Public access | Vision Actions Brief |
| Areas at risk to flooding identified at an early stage. Development should be steered away from these areas – especially sites in the Local Plan allocations | 1/2 | Flood risk/Village centre | Vision Actions Brief |
| A82 realignment | 1 | Traffic/ Village centre | Vision Actions |
| replacement of the bridge and food market | | Traffic/ Village centre | Vision Actions |
| develop area (north) for mixed village facilities including a variety of housing, retail, recreation, and woodland plantation to link-up all areas: Kilmore, Lewiston and Drumnadrochit | 9 | Development | Vision Actions |
| demolish existing supermarket building and replace with some easy-on-the-eye retail development, housing, shop, butcher, baker, chemist | | Focal Point/Village centre | Vision Actions |
| replace the supermarket | | Focal Point/Village centre | Vision Actions |

DRUMNADROCHIT ACTION PLAN AND DEVELOPMENT BRIEF COMMUNITY ENGAGEMENT/STAKEHOLDER WORKSHOP: 11th SEPTEMBER 2006

PURPOSE AND OBJECTIVES

Each of the community groups are invited to reconvene to undertake four further tasks. In the same Groups, participants are asked to consider particular aspects about the design and development of key sites **identified** in the Adopted Local Plan. The purpose is to build on to and elaborate in more detail the matters discussed at the initial workshop held on 8th June 2006. This considered – in the context of the entirety of the village - constraints and opportunities; local assets and a vision for Drumnadrochit. This evenings TASKS are about the detail of the sites which are already earmarked for development and which require more detailed guidance. The outcome of both workshops will contribute to a VISION, ACTION PLAN and DEVELOPMENT BRIEF.

An assortment of building templates and photographs are available to help – as a guide only – to give an appreciation of the scale and character of development. Please refer to these for each task as necessary.

Programme

TASK ONE: STRUCTURE AND CONNECTIVITY

(20 mins)

Consider the structure of the community and “fit” of development on the key sites identified. Identify the following for each site and its surroundings, allotting 5 mins to each of the issues 1-4. Use GREEN pens/GREEN POST IT notes for comments.

| | |
|----|-------------------------------|
| 1. | focal points/centres |
| 2. | landscape/open space |
| 3. | connections/foot-cycle |
| 4. | views in/out |

TASK TWO: USES AND ACTIVITIES

(30 mins)

Consider what uses and activities need to be accommodated and where these should be located. Certain sites or parts of sites may be suitable for a mix of the uses/activities 1-4 below; others may be suited to a predominant use. Allow 20 mins initially, and 10 mins review. Use RED pens/RED POST IT notes for comments.

| | |
|----|---------------------------|
| 1. | community |
| 2. | housing |
| 3. | business/retail |
| 4. | leisure/recreation |

CRITIQUE/FEEDBACK – Each Group will be invited to explain their outcomes: both groups will identify conflicts or “gaps” for TASKS 1 AND 2.
(30 mins)

TASK THREE: FORM AND STYLE

(30 mins)

Consider how buildings and development should look and function. Indicate generally, the most suitable locations for development of the different forms and styles 1-4 below. Allow 20 mins initially, and 10 mins review. Use BLUE pens/BLUE POST IT notes for comments.

| | |
|----|-----------------------------------------------------------------------------------------|
| 1. | high density/tight form low density/loose form |
| 2. | large buildings/high buildings small buildings/low buildings |
| 3. | modern style/ traditional style |
| 4. | building cluster/building group building single-semi/building terraced |

TASK FOUR: PHASING

(20 mins)

Consider the layout of each site and how development might proceed. Consider, particularly for larger sites, how different phases might link together and which might come first or second, or later. Allow 20 mins. Use BLACK pens/WHITE POST IT notes for comments.

| | |
|----|--------------------------------|
| 5. | access/roads |
| 6. | compartments/enclaves |
| 7. | direction/timing |
| 8. | services/infrastructure |

CRITIQUE/FEEDBACK – Each Group will be invited to explain their outcomes: both groups will identify conflicts or “gaps” for TASKS 3 AND 4.
(30 mins)

TASK ONE: STRUCTURE AND CONNECTIVITY

| TASK ONE: OUTCOMES | | | |
|------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------|----------------------|
| | site | topic | Place |
| take account of displacement of flood risk by protection measures and increasing risk to other developed areas | 1, 2, 6, 10, 11 | Flood/ Flood Risk | Vision Actions Brief |
| SPP7 sites for development should not require flood defence measures if possible | 10 | Flood/ Flood Risk | Vision Actions Brief |
| regard for Jacobs Baptie Flood Study and SEPA Flood maps – need to include river Coilte which suffers flood risk | | Flood/ Flood Risk | Vision Actions Brief |
| new structural planting in the A82 road corridor linking habitats and access | 2,9 | Structure/ Planting A82 | Vision Actions |
| focus open recreation to flood prone areas | | Flood/ Recreation | Vision Actions Brief |
| some of the flood alleviation measures would have dramatic impact on trees and other landscape elements | | Flood/ Woodland Management | Vision Actions |
| agricultural land of environmental and scenic value | | Structure/ Land Management | Vision Actions Brief |
| traffic air quality, noise, and change in the volume of traffic using the trunk road | | Roads/ Development/ Public Routes | Vision Actions Brief |
| seek bio-diversity under expansion/enhancement | | Structure/ Land Management | Vision Actions Brief |
| higher ground offers better flood avoidance: development would be further away from roads | 3, 4, 5, 6, 7, 9 | Development Structure | Vision Actions Brief |

| | | | |
|--------------------------------------------------------------------------------------|--|--------------------------------------|----------------------------|
| | | | |
| sufficient water supply? | | Water | Vision Actions Brief |
| new health centre | | Health Centre | Vision Actions |
| protection for existing trees and woodland cover with future management and planting | | Structure/ Woodland Management | Vision Actions Brief |
| WwTW would have sufficient capacity | | Waste Water | Vision Actions Brief |

TASK TWO: USES AND ACTIVITIES

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--|------------|----------------------------|
| TASK TWO: OUTCOMES | | | |
| COMMUNITY GROUP | | | |
| identify village centre new A82 route with development, junction improvement and reduce speed limit | | Roads | Vision Actions |
| shopping units, vet, chemist, bakery butcher, garage | | Use | Vision Actions |
| Services, fire and police station | | Use | Vision Actions |
| affordable housing | | Use | Vision Actions Brief |
| sheltered and general housing, public hall, business units starter accommodation/business retail – plumber, electrician, carpenter, butcher, baker | | Use | Vision Actions Brief |
| library community centre at school | | Use | Vision |
| golf course, core path network | | Recreation | Vision Actions Brief |

| | | | |
|-------------------------------------------------------------------------------------|---|-----------------------|----------------------------|
| maintain character, lines | | Character | Vision Actions Brief |
| reduce car dependency, public transport, ability to walk to school, cycle paths | | Sustainability/Safety | Vision Actions Brief |
| green, open space, woodland | | Structure | Vision Actions Brief |
| supermarket | | Use | Vision Actions |
| existing surgery | | Health Centre | Vision Actions |
| what size can a village sustain? | | Sustainability/Land | Vision Actions |
| SERVICES GROUP | | | |
| trunk road realignment in village centre with access into Pitkerrald via escarpment | 9 | Roads | Vision Actions Brief |
| Benleva-East Lewiston – A82 roundabout | | Roads | Vision Actions |
| 135 houses maximum WwTW | | Waste water | Actions Brief |
| water supply constraint to 2011? | | Water | Vision Actions Brief |

TASK THREE: FORM AND STYLE

| TASK THREE: OUTCOMES | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---|------------------------|----------------------------|
| COMMUNITY GROUPS | | | |
| large wooded flood plain south of village centre | | Woodland/ Structure | Vision Actions Brief |
| new road to west of village centre | 1 | Roads – A82 | Vision Actions |
| village centre housing | 1 | Village centre | Vision Actions |
| keep road to church | | Roads Stopping-up | Vision Actions |
| Balmacaan/Benleva axis – community centre | | Use | Vision Actions |
| Health centre site with shops | | Health Centre/Use | Vision Actions |
| recreation | | Use | Vision Actions Brief |
| Sheltered housing as part of mixed developments | | Use | Vision Actions Brief |
| trunk road realignment west of village centre with access to Pitkerrald along embankment | 1 | Roads – A82 | Vision Actions Brief |
| trunk road realignment east of village centre with spur into fire station and to Drumnadrochit Hotel with roundabout at Benleva/Pitkerrald junction | 1 | Roads – A82 | Vision Actions |
| flood plain and golf course to the west of village centre | 4 | Open/Structure | Vision Actions Brief |
| housing crescent behind Drumlon and keep trees on escarpment | | Open/Structure | Brief |

| | | | |
|----------------------------------|---|-----------------------------------|-------------------|
| old school affordable housing | | Use | Vision Actions |
| open space next to bowling green | 6 | Open/Structure /Village centre | Vision Actions |

TASK FOUR : PHASING/SUMMARY OF OUTPUTS

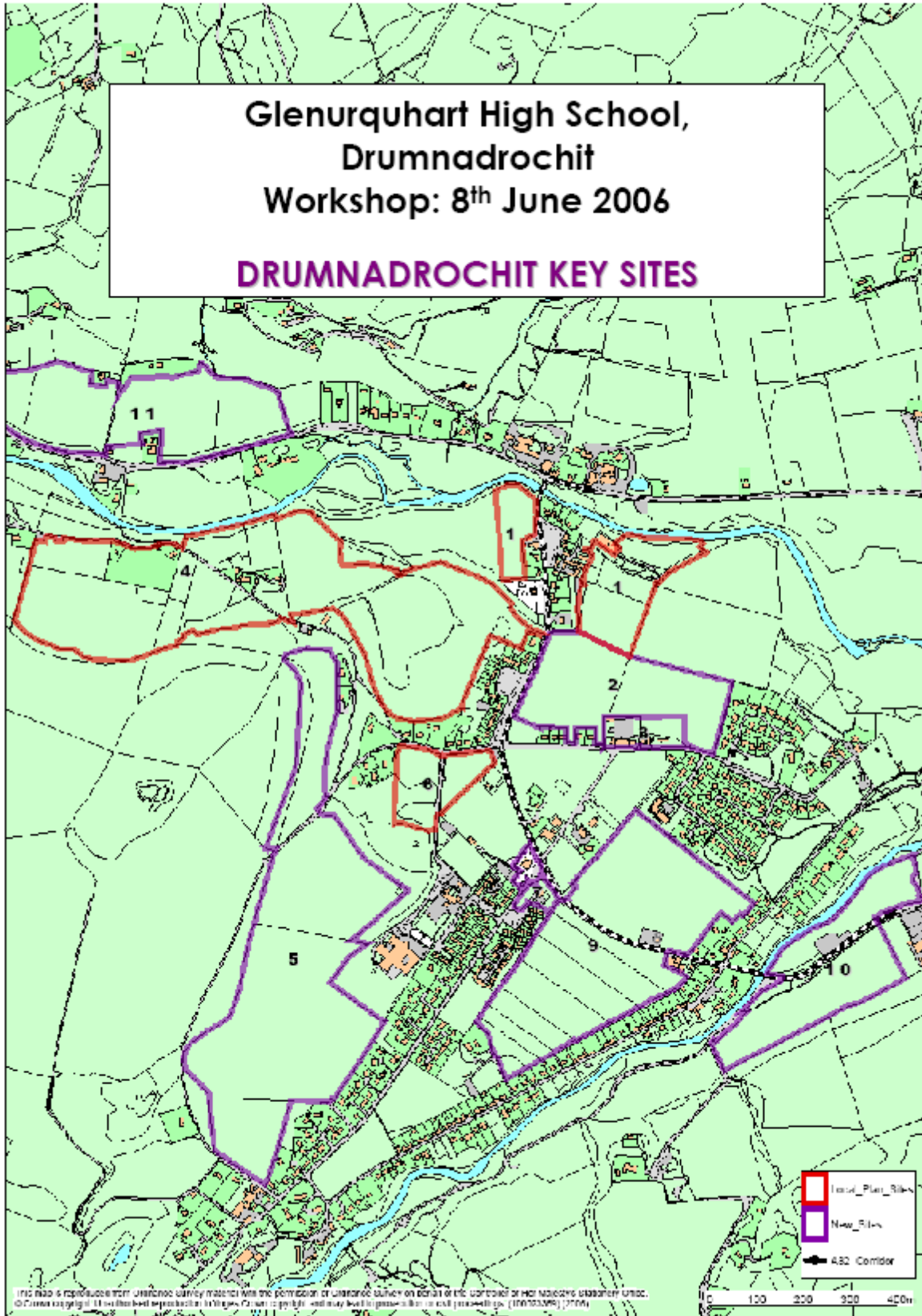
| TASK FOUR : SUMMARY OF OUTPUTS | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------|----------------------------|
| | site | topic | ref. |
| GROUP ONE | | | |
| village centre – tourist centre path network either side of river | 1 | Village Centre/ Public Access | Vision Actions |
| focal points – garages Milton Lewiston, supermarket, schools, surgery, care centre, halls – accessibility path network | | Structure/ Services | Vision Actions |
| Old Golf Course – housing to Pitkerrald Road – clubhouse restaurant/bar | 6 | Land Management | Vision Actions |
| opposite Drumloan reflect Drumloan with “green”, retail units develop housing behind old school – but extension of woodland to river margins | 2 | Village Centre | Vision Actions |
| commercial units at Bakery | | Use | Vision Actions |
| paths through woodland – Community Woodland to east of supermarket/A82 | 1 | Public Access | Vision Actions |
| eyesore local shop school-hall – “hive” of local community | | Enhancement | Vision Actions |
| surgery/health centre capability extend existing footprint to Balmacaan site with roundabout access | 9 | Health Centre | Vision Actions |
| housing for elderly at care centre Glenurquhart Centre | 9 | Development/ Services | Vision Actions |
| areas of housing Lewiston, Kilmore north and Allanmore | 4, 9 | Structure/ Development | Vision Actions Brief |

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------------------------|----------------------|
| transport links within community shuttle-bus Urquhart Castle | | Transport | Vision Actions Brief |
| landowners – A82 replanting the oaks | 2/9 | Enhancement/A82 | Vision Actions |
| GROUP TWO | | | |
| avenues of trees | | Enhancement/A82 | Vision Actions Brief |
| A82 – problems linking both sides – vehicular/pedestrian access | 1/2 | Public Access/Safety/Enhancement/A82 | Vision Actions Brief |
| proposed route of A82 bridge – reduce division | 1 | Village centre/Roads A82 | Vision Actions |
| focal points – tourist visitor shops/services | | Structure/Focal Points | Vision Actions |
| surgery not fixed east/north opposite Drumlon – central access/parking | 2/6 | Health Centre | Vision Actions |
| shops/businesses – Smiddy-Lewiston frontage | 9 | A82 Corridor/Uses | Vision Actions |
| leisure space alongside A82 paths widen for cyclists Route Action Plan | 2/9 | Public Access/Safety/Enhancement/A82 | Vision Actions |
| access to river | | Public Access | Vision Actions Brief |
| importance of views in and out | | Landscape Structure/Development | Vision Actions Brief |
| Allanmore/Pitkerrald – alternative ideas to finish village – but for housing keep the island with access through car park under escarpment or Pitkerrald Road – area | 4 | Development/Structure | Brief |

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------|----------------------------|
| opposite sub station for terraced housing; front visible to A82 requires early planting, set back and detached properties – not overlooking Drumlon | | | |
| protect open space – second phase to west | 4 | Structure/ Open Land | Vision Actions Brief |
| safe routes to school Pitkerrald Road unsuitable for bikes - new routes around old tracks via the monument to school also via play park to Drumlon | 4 | Public Access/ Safety | Vision Actions Brief |
| infrastructure capacity controls growth | | Development/ Services/ Phasing | Vision Actions Brief |
| A82 cycle routes plus forestry routes to Craigmonie | 4 | Public Access | Vision Actions Brief |

DRUMNADROCHIT VISION, ACTION PLAN AND DEVELOPMENT BRIEF
WORKSHOP BRIEFING : Thursday 5th July 2007

Community/stakeholder participants were invited to a further workshop *briefing* on Thursday 5th July 2007. The purpose was to present the key findings and possible outcomes prior to completing a draft the Vision, Action Plan and Development Brief for consideration by the relevant Council Committee; and wider community consultation thereafter.



DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

PROGRAMME OF EVENTS**4.30pm INTRODUCTION / WALKABOUT (60 mins)****5.30pm TASK 1****SERVICES GROUP/ENVIRONMENT GROUP (45 mins)**

As separate groups, consider and set out - from the perspective of the organisation/agency/body you represent - the technical constraints and opportunities arising in the context of the potential of sites 1-11 for development or other uses.

COMMUNITY GROUP (1)/COMMUNITY GROUP (2) (45 mins)

In groups, consider and set out – your vision for the village arising in the context of the potential of sites 1-11 for development or other uses. Consider the assets (views, micro-climate, visual impact, habitats, proximity) presented by the different locations/parts of locations, the nature and type of development or other uses/activities in each, the implications for access, services and the setting of the village.

6.30pm TASK 2**SERVICES GROUP/ENVIRONMENT GROUP (15 mins)**

As a con-joined group, consider and identify any conflicting objectives arising from the constraints and opportunities identified by the different organisations/agencies/bodies.

COMMUNITY GROUP (1)/COMMUNITY GROUP (2) (15 mins)

As a con-joined group, consider and identify common or any conflicting objectives or options arising for different locations.

6.45pm TASK 3**COMMUNITY GROUP(1)/SERVICES GROUP****COMMUNITY GROUP(2)/ENVIRONMENT GROUP (45 mins)**

As separate conjoined groups, consider the respective COMMUNITY and SERVICE/ENVIRONMENT outputs from Tasks 1 and 2, and identify related design priorities and actions needed to bring about the changes proposed. This should include the shape and composition of development and open spaces; the height, form and density of building; access and links with the existing village/future opportunities/other land; landscaping and public routes and the phasing of development/sequence in which opportunities might be taken up. Identify any conflicts/unresolved issues.

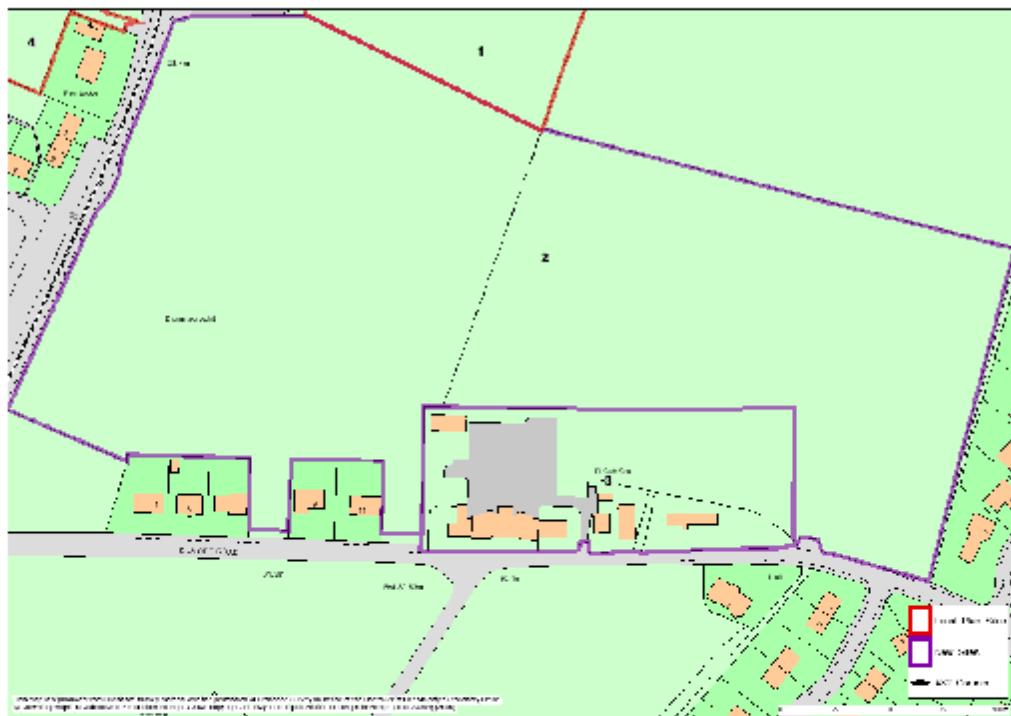
7.30pm TASK 4**COMMUNITY GROUP(2)/SERVICES GROUP (45 mins)****COMMUNITY GROUP(1)/ENVIRONMENT GROUP (45 mins)**

As above.

8.30pm TASK 5**COMMUNITY GROUP(1)-(2)/SERVICES GROUP/ENVIRONMENT GROUP (15 mins)**

DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE 2 | EAST OF A82 – open green buffer between Kilmore, the River Enrick and Urquhart Bay Woods SAC/SSSI. Part flood risk |
| LOCAL PLAN | identified as amenity area, presumption against development not associated with maintaining open character; suitable for agriculture, community facilities/local events, recreation/public access, landscape, flood protection. 1.4 ha. allocated for community sports field, potential to link Kilmore to village centre |
| OWNERSHIP | D Fraser, Milton Farm |
| ISSUES | <ul style="list-style-type: none"> • could westernmost parts/A82 frontage (opposite Drumloin) offer an alternative to village centre expansion? • access to take account of allocated Allanmore-Pitkerrald lands (Site Four) • flood protection? |



 DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

As a con-joined COMMUNITY AND "TECHNICAL" GROUP identify priorities, key actions, and/or outstanding conflicts and options for resolving outstanding matters.

8.45pm NEXT STEPS/CLOSE

FACILITATING

| | |
|------------------------------|--------------------------------------------------------|
| Councillor Margaret Davidson | The Highland Council |
| Mr Colin Mackenzie | The Highland Council, Planning and Development Service |
| Mrs Elaine Watt | The Highland Council, Planning and Development Service |

AGENCIES

| | |
|---------------------|---------------------------------------------------|
| Mr Di Alexander | Highland Small Communities Housing Trust |
| Mr Jim Briggs | Scottish Water |
| Ms Kim Leech | Forestry Commission |
| Ms Pearl Machray | Scottish Water |
| Mr Jim Mackay | Scottish Environmental Protection Agency |
| Mr Sam MacNaughton | The Highland Council, Transport & Infrastructure |
| Ms Gillian MacVicar | Highland Health Trust |
| Mr Arthur McKenzie | The Highland Council, TEC Service, Inverness Area |
| Mr Robert Patton | Forestry Officer |
| Mr Alan Phillips | Transport Scotland, Scottish Executive |

COMMUNITY REPRESENTATIVES

A number of members of the community have been invited to attend.



 June 2006: Workshop

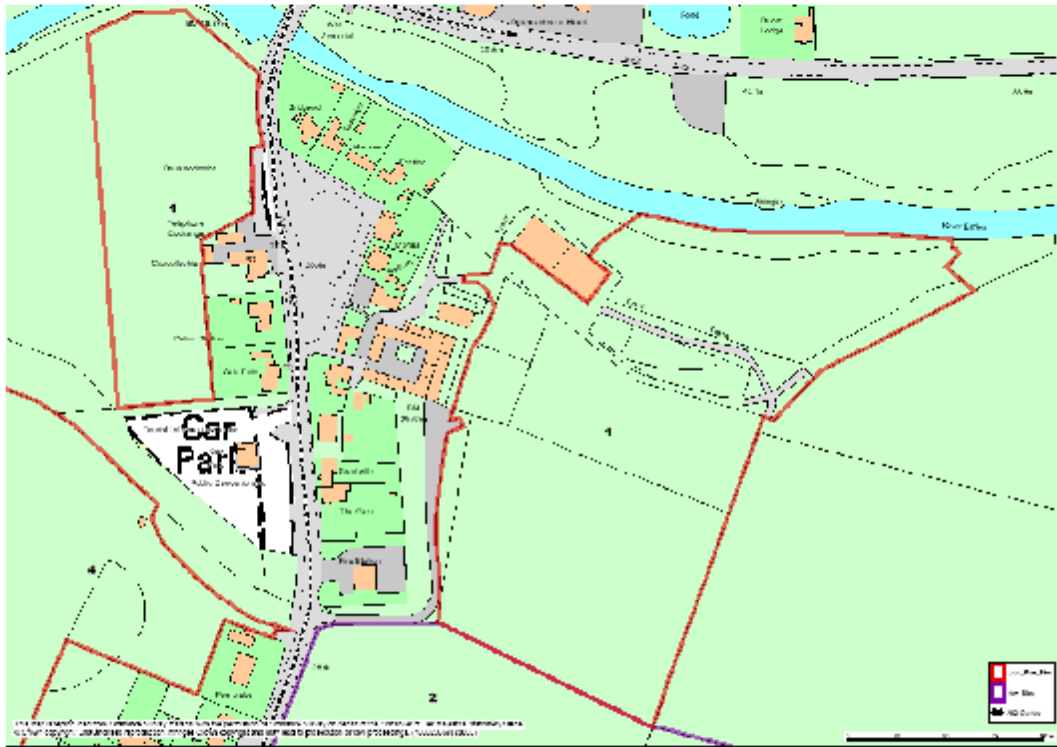
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DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

| | |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE 1 | VILLAGE CENTRE – attractive, vibrant village focal point. Mixed community and visitor facilities, fire and police services, tourist information and parking, traditional buildings around village green, local walks terminus. Pressure for a wider range of business and commercial facilities on adjoining land, but subject to flood risk. SPP7 enables development where protection for existing property |
| LOCAL PLAN | identified for village centre uses – retail, commercial, business, community/social facilities, visitor accommodation and facilities, housing and extension of car parking, subject to flood risk assessment |
| OWNERSHIP | D Fraser, Milton Farm |
| ISSUES | <ul style="list-style-type: none"> • nature, type, location and viability of development opportunities; related "land-take" variable with extent/cost of flood protection measures • preferred/optional flood protection measures/engineering works • fit of higher/larger/bulk buildings? • preferred access to "backlands" east and west of the village centre and best fit with adjacent development opportunities and traffic measures for entirety of A82 through the village • realignment of A82 possibly including new Enrick crossing and retention/replacement of existing Category B Listed bridge • the future of the village centre – traffic management and pedestrian priority; reconfiguration of car parking? • long term viability of emergency services and preferred alternative locations? • management of treed escarpment |
| SUPPORTING INFORMATION | <p>Consultants Jacobs Baptie identify the following flood protection options (relative estimated costs subject to 60% increase):</p> <ul style="list-style-type: none"> • land raising to a height of 1-1.5m west and/or <u>west and east</u> of village centre, need not be level and could protect existing properties (includes flood wall adjacent to properties downstream of Drumnadrochit bridge 1-1.5m in height; 60m x 1m high embankment upstream of bridge, costs variable according to extent of land raising/development – to create 2.6 ha. west = £0.9m, to create additional 4.3 ha. = east £2.6m); not exclusive and must be considered in parallel with at least one of the options below • bunding/reinforcement alongside the River Enrick (incl. 350m x 0.5m embankments upstream and downstream of Drumnadrochit bridge; flood wall adjacent to properties 1-1.5m height; 60m x 1m embankment upstream of bridge, £0.15m) • flood by-pass channel – 14m wide/2m deep and 1.5km long, south of village car park/fire station, predominantly dry, £1.40m) • replacement A82 bridge - new single span crossing of River Enrick (incl. 350m x 0.5m embankment downstream of existing bridge and flood wall adjacent to properties 1-1.5m height, 60m x 1m embankment upstream of bridge £0.72m) |

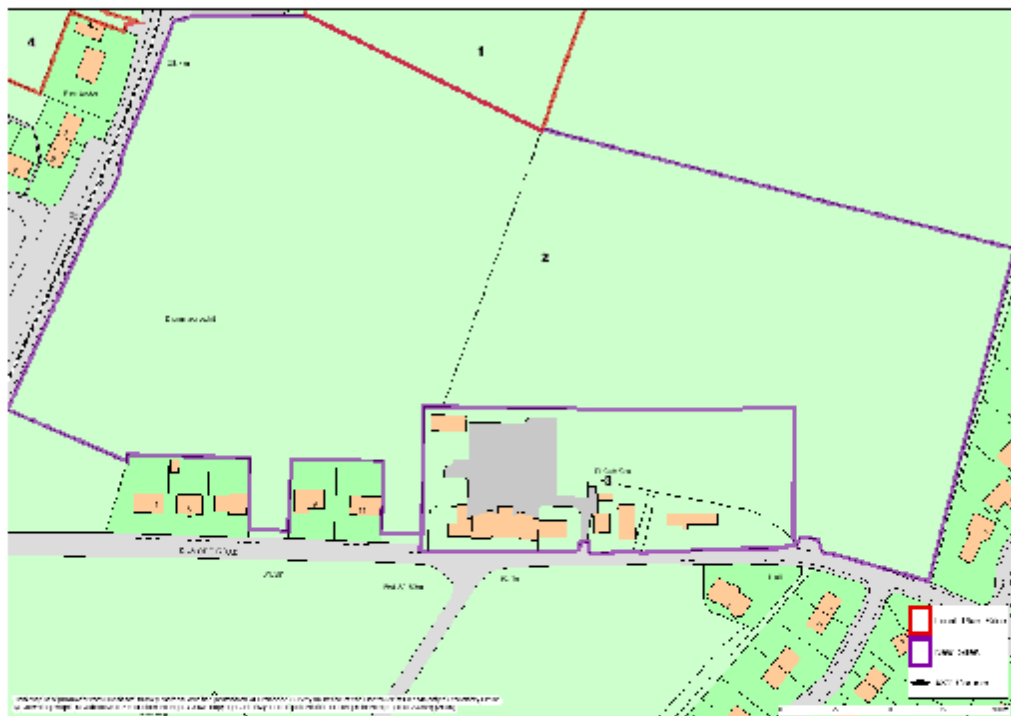
DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

- **water storage** – increasing capacity for flood attenuation at Loch Meiklie (incl. 350m embankment adjacent to A862 at eastern reaches of loch and 60m x 1m embankment upstream of Drumnadrochit bridge, £0.41m) or at Corimony (1000m embankment and flood walls/embankment in Drumnadrochit, £0.25m) (see attached flood risk map)



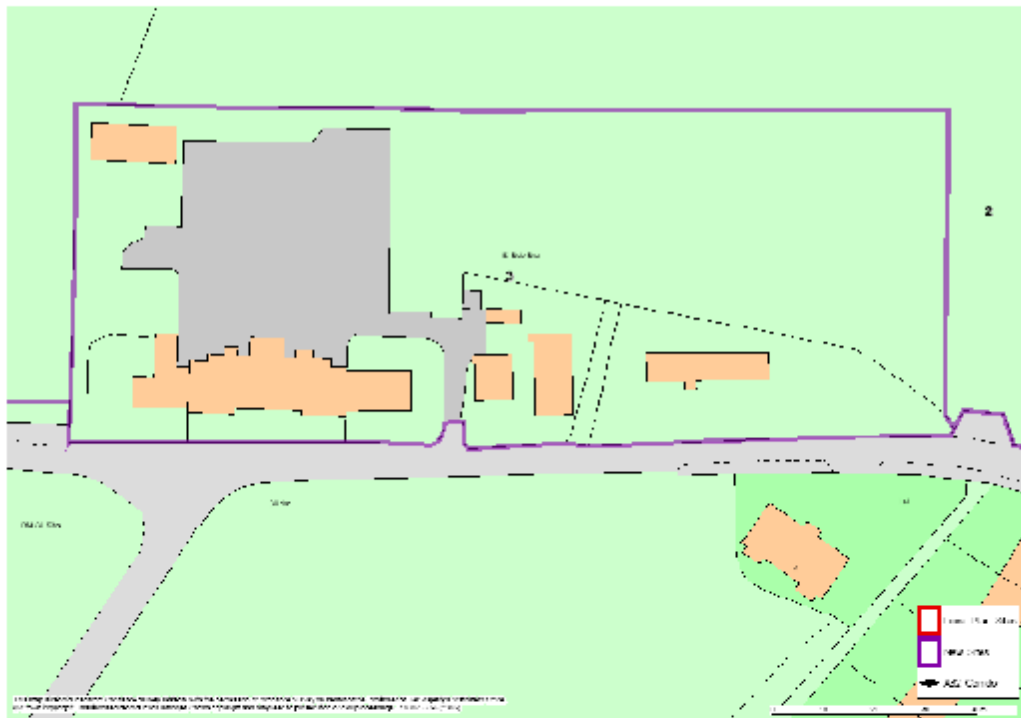
DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE 2 | EAST OF A82 – open green buffer between Kilmore, the River Enrick and Urquhart Bay Woods SAC/SSSI. Part flood risk |
| LOCAL PLAN | identified as amenity area, presumption against development not associated with maintaining open character; suitable for agriculture, community facilities/local events, recreation/public access, landscape, flood protection. 1.4 ha. allocated for community sports field, potential to link Kilmore to village centre |
| OWNERSHIP | D Fraser, Milton Farm |
| ISSUES | <ul style="list-style-type: none"> • could westernmost parts/A82 frontage (opposite Drumloin) offer an alternative to village centre expansion? • access to take account of allocated Allanmore-Pitkerrald lands (Site Four) • flood protection? |



DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

- SITE 3** EAST OF A82/KILMORE ROAD – comprising the /former school buildings and curtilage together with immediately adjoining land. Mature trees, traffic calmed access
- LOCAL PLAN** identified for a mix of community related residential, business, health-care, visitor-heritage uses; including 0.5 ha. of adjoining land. Pedestrian/cycle link with village centre
- OWNERSHIP** The Highland Council/D Fraser, Milton Farm
- ISSUES**
- preferred uses?
 - protecting the Listed Building and trees
 - access to adjoining "backlands"?



DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

SITE 4

WEST OF A82 – ALLANMORE-PITKERRALD – major stock of development land stretching through to Allanmore from the A82. Elevated, above escarpment, mature woodland setting

LOCAL PLAN

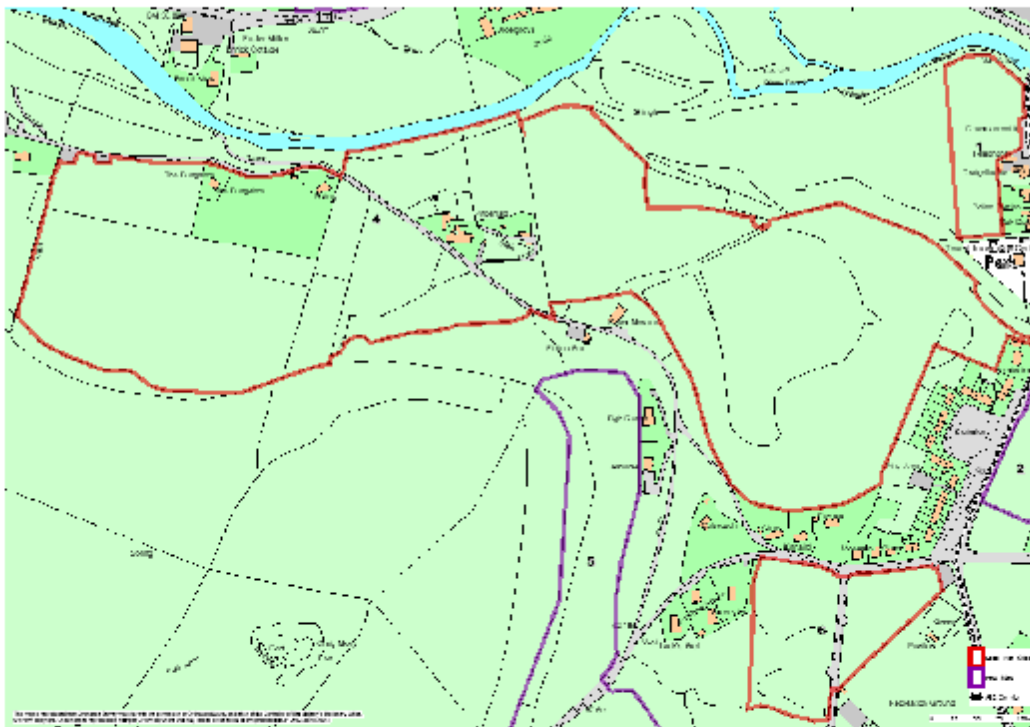
identified for expansion – housing and community uses, medium/longer term, access reserved from A82 north of Drumlain. Presumption against prejudicial development; Enrick footbridge

OWNERSHIP

D Fraser, Milton Farm; Fraser Trustees; R J Patterson, Allanmore

ISSUES

- examine access options including direct to A82, as part of any trunk road realignment/village centre expansion and via Pitkerrald Road
- layout and phasing of development and extent/treatment of open areas, planting framework
- mix of housing
- connections to adjoining development/facilities/amenities including linkage to A862/Milton and open lands by the Enrick for recreation
- long term linkage and access to Balmacaan lands?



DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

SITE 5

WEST OF A82 – BALMACAAN – extensive open “buffer” comprising the substantive parts of Balmacaan Farm, located between the new High School/Balmacaan and the Woodland Trust Estate. Central position, elevated, above escarpment

LOCAL PLAN

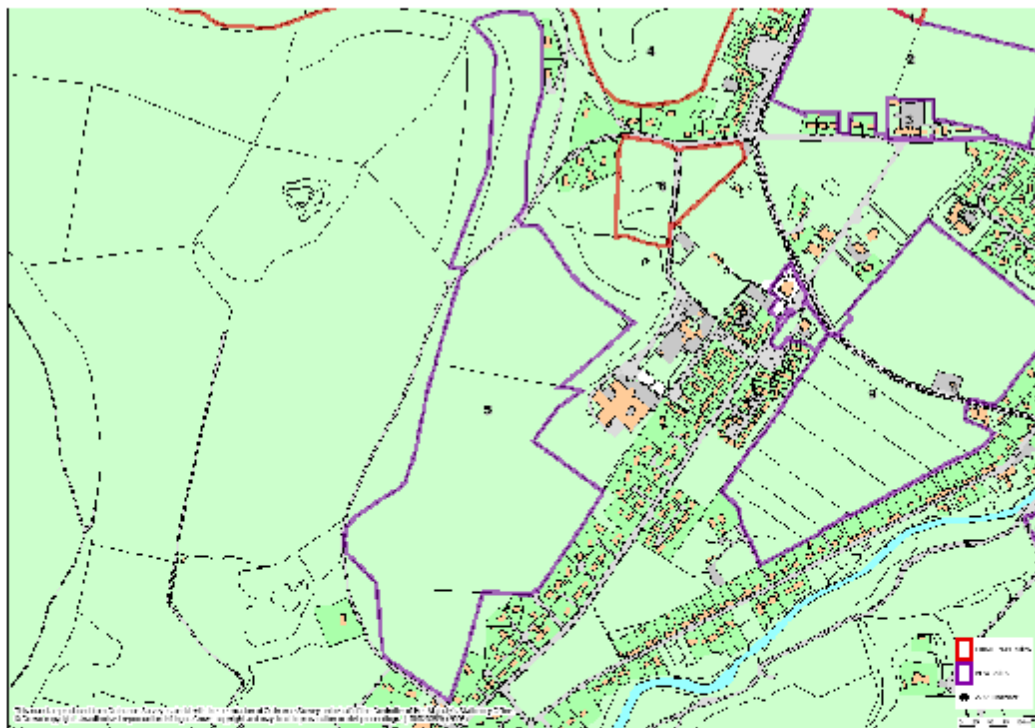
identified as amenity area, presumption against development not associated with maintaining open character; suitable for agriculture, community facilities/local events, recreation/public access, landscape, flood protection; potential for golf course

OWNERSHIP

J Cameron, Balmacaan Farm

ISSUES

- long term development?
- extent of any development potential and use of remnant green “buffers”
- establish and safeguard access options
- links with existing development/activity areas



DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

SITE 6

WEST OF A82/ADJOINING BOWLING GREEN/PITKERRALD ROAD - three parcels of land either side of the new school access, easternmost has potential to extend park/games field. Central position, accessible location close to other community facilities

LOCAL PLAN

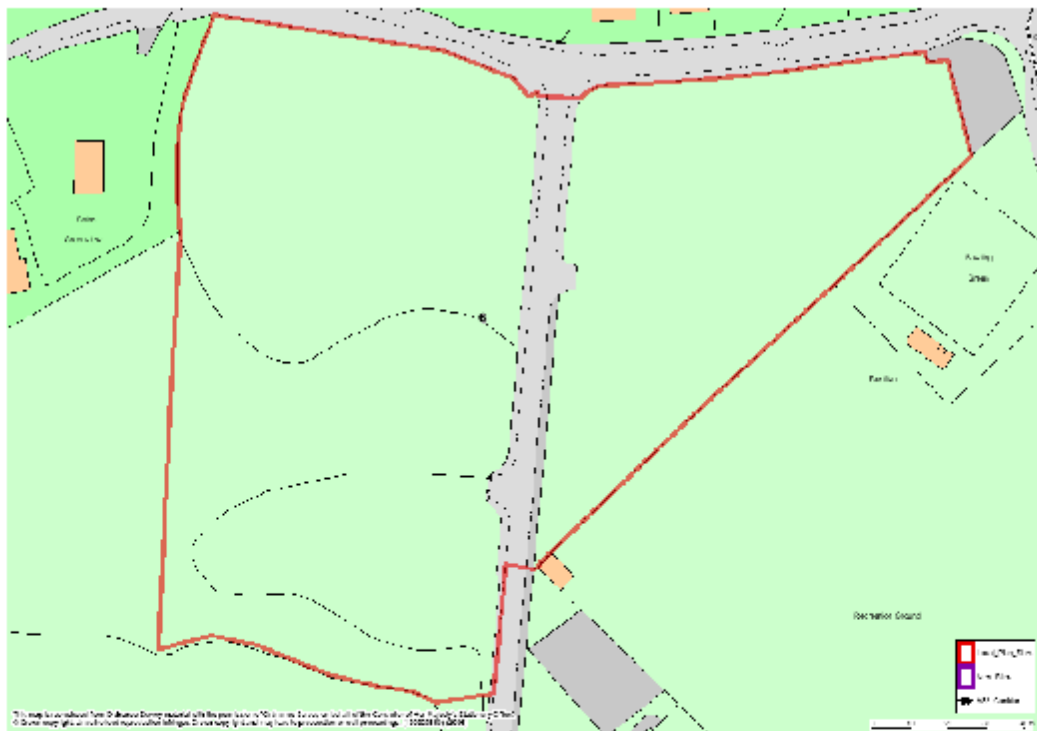
- (a) identified as amenity area, presumption against development not associated with maintaining open character; suitable for agriculture, community facilities/local events, recreation/public access, landscape, community park/extension recreation ground/games field
- (b) allocated for housing – 5 plots;
- (c) allocated for housing – 5 plots – Section 75 agreement to secure land adjoining bowling green (a) for open space

OWNERSHIP

J Cameron, Balmacaan Farm

ISSUES

- protection for burial ground and access to viewpoint
- potential to amalgamate housing allocations?
- scope for additional community facilities or open space?
- need to retain scope to widen Pitkerrald Road/alternative access to the wider Balmacaan lands?



DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

SITE 7

WEST OF A82 - SHOP/SURGERY - part of focal point straddling Balmacraan Road at A82 junction

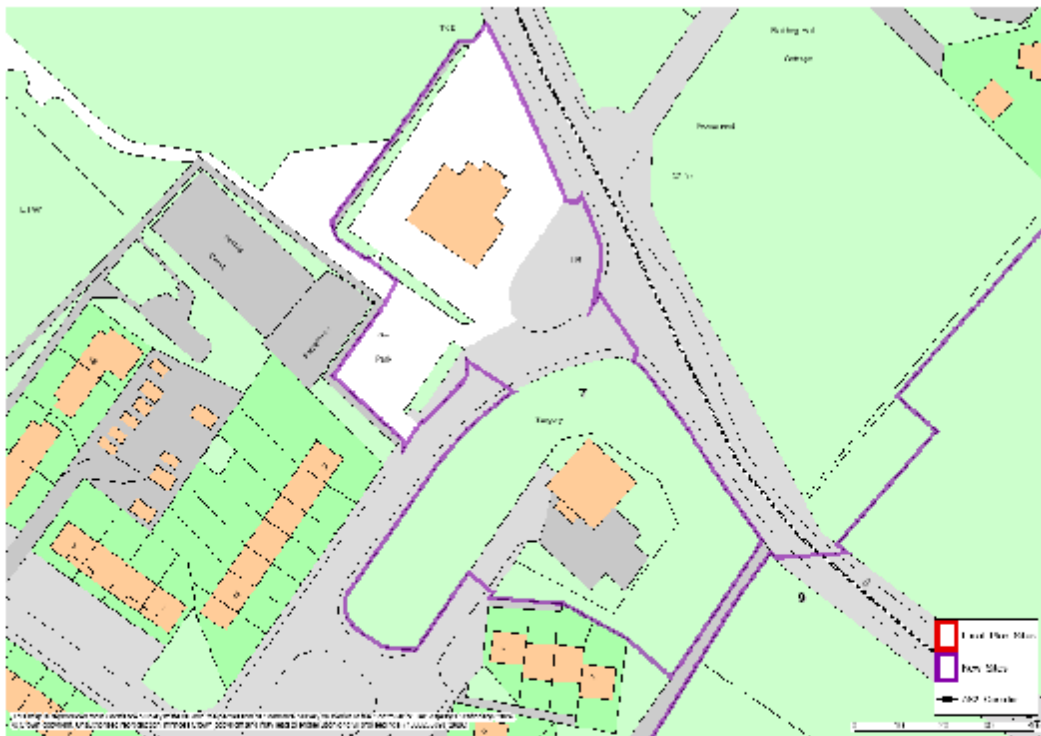
LOCAL PLAN

identified "Action Area". Re-use/redevelopment or redesign of buildings and associated service areas for mixed commercial/community or business use including health centre redevelopment

OWNERSHIP

ISSUES

- preferred site for new health centre, sufficient land for redevelopment, parking/servicing?
- links to adjoining land?
- shop accommodation under-used, potential for redevelopment. What uses?
- pressure for larger supermarket, preferred location?



DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

SITE 8

A82 - THOROUGHFARE/CORRIDOR – stretching from Borlum to Drumnadrochit Visitor Centre, trunk road with opportunities to serve adjoining land/improve existing access/safety

LOCAL PLAN

extension of 30mph limit, footpath between Village Centre-Kilmore junction; A82-East Lewiston loop/junction - "possible stopping-up";

comprehensive landscape enhancement initiative/habitats audit – possible community land acquisition/landowner agreements – planting schemes associated with existing and future development, walling/boundary treatments, public access routes

OWNERSHIP

Scottish Executive/various adjoining landowners

ISSUES

- access to future development sites/land adjoining A82 including installation of roundabout(s)
- future key focal/crossing points and pedestrian footpaths
- safety/speed control measures
- junction improvements Kilmore-Balmacaan/East Lewiston/West Lewiston
- A82 alignment/River Enrick bridge
- village centre traffic management/parking/access rationalisation
- reconfiguration of access/pedestrian links from Borlum to village/Bunloit junction improvements?
- Highland Games parking?
- utility networks
- role for all adjoining lands in wider landscape framework, what are the key compartments - retain openness/create containment or enclosure?
- amenity improvements/"gateway" treatments
- orientation of development and profile to trunk road, main design components?



11
Workshop

June 2006:

DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

SITE 9

EAST AND WEST OF A82 – BALMACAAN-LEWISTON – extensive “green” lands comprising the setting for existing development at Lewiston, Balmacaan and Kilmore

LOCAL PLAN

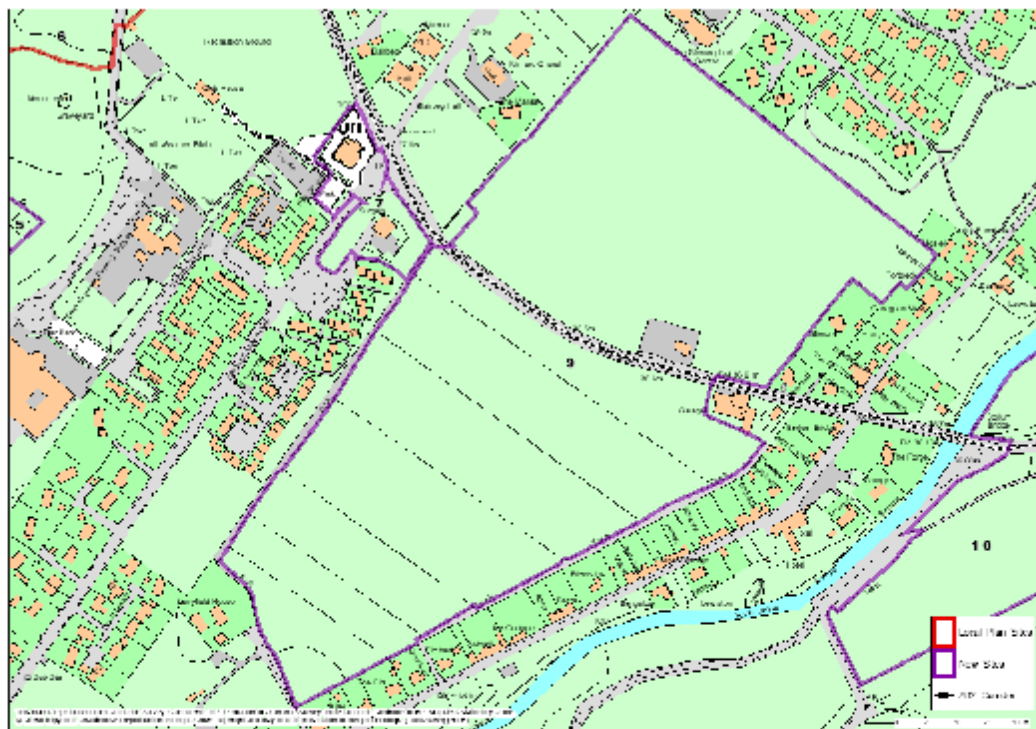
identified as amenity area, presumption against development not associated with maintaining open character; suitable for agriculture, community facilities/local events, recreation/public access, landscape

OWNERSHIP

J Fraser

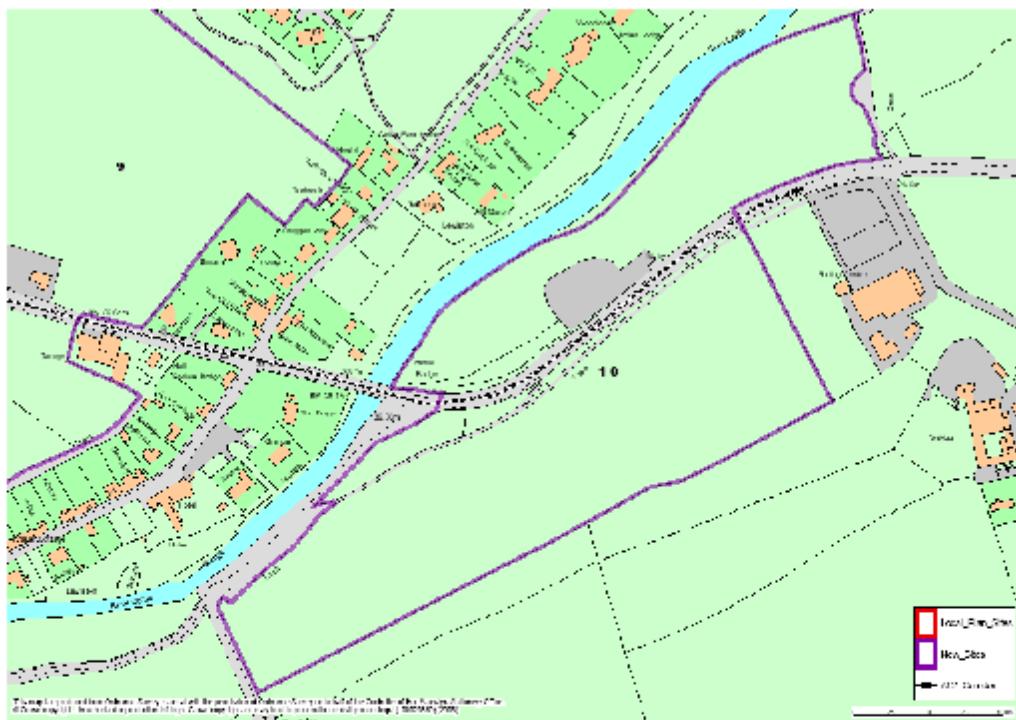
ISSUES

- scope for community woodland and access agreement
- long term development potential either/both sides of the A82 and whether priority might lie to the east or west?
- extent of any development potential and use of remnant green “buffers”
- safeguard access options compatible with traffic management aspirations for the entirety of the A82 through the village
- scope to improve/realign access to Kilmore?



DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE 10 | WEST OF A82 – BORLUM FARM – farm diversification, visitor accommodation and facilities including caravan camping site and riding centre. Planning permission for overspill caravan/camping facilities on the north/east side of the trunk road; segregated footpath/cycle route to Urquhart Castle, adjoining River Coilte |
| LOCAL PLAN | identified for visitor and recreation facilities north/south of A82 and building conversions; 1.5 ha. allocated for camping and caravan facilities; Coilte footbridge |
| OWNERSHIP | A D MacDonald-Haig |
| ISSUES | <ul style="list-style-type: none"> • whether development should be contained on the south/west side of the A82 • the capacity of the main Borlum access to support expansion of facilities/other development or possible improvements; the suitability of alternative access from the Bunloit road • longer term potential for housing extending village east of the Coilte? |



DRUMNADROCHIT KEY SITES ACTION PLAN AND DEVELOPMENT BRIEF

SITE 11

NORTH OF A862 - KILMICHAEL – open green “buffer” comprising the substantive parts of farmlands between Kilmichael and Milton

LOCAL PLAN

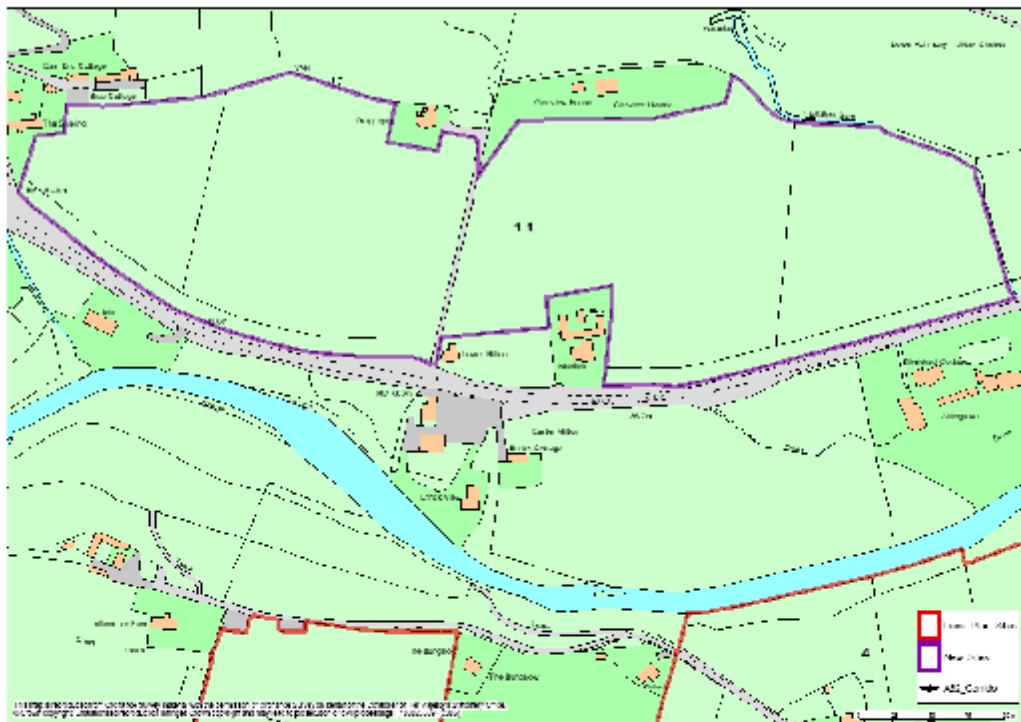
identified as amenity area, presumption against development not associated with maintaining open character; suitable for agriculture, community facilities/local events, recreation/public access, landscape, flood protection

OWNERSHIP

D Fraser, Milton Farm

ISSUES

- long term development?
- extent of any development potential and use of remnant green “buffers”, including flood risk
- establish and safeguard access options and linkage with other expansion areas



THE HIGHLAND COUNCIL

CITY OF INVERNESS AND AREA PLANNING (POLICY),
DEVELOPMENT, EUROPE AND TOURISM COMMITTEE
2 MAY 2006

| | |
|-------------|------------|
| Agenda Item | 3 |
| Report No | PDET 16/06 |

INVERNESS LOCAL PLAN
DRUMNADROCHIT KEY SITES - ACTION PLAN/
DEVELOPMENT BRIEF

Report by Director of Planning & Development

SUMMARY

This report seeks Committee's authority to prepare an Action Plan/Development Brief to guide implementation of the Inverness Local Plan in relation to key sites at Drumnadrochit. This will embrace the land allocated for housing, business and community uses adjoining the village centre and at Allanmore-Pitkerrald and the commitment - as part of the Local Plan - to prepare supplementary policy in respect of these locations in particular. Notwithstanding, and given the infrastructure, flood protection and landowner considerations which are common to these and other allocated sites, this is also an opportunity to draw together the necessary commitments from the relevant agencies and to present an overview and co-ordinated plan of action for land adjoining the A82 thoroughfare through the village.

1.0 BACKGROUND

- 1.1 The adopted Inverness Local Plan identifies land at Drumnadrochit adjoining the village centre for commercial, business and residential uses and at Allanmore-Pitkerrald, for housing and related facilities. In both cases, policy declares the Council's intention to prepare a Development Brief and in the case of land adjoining the village centre, a Brief will be subject to flood risk assessment.
- 1.2 These sites adjoin one another, and are linked also by a dependency on shared utilities, access options and in substantial part, by ownership. Such factors also extend to land adjacent to the main A82 thoroughfare through the village and embrace further opportunities for infill and redevelopment, a health centre, additional open space provisions, traffic safety and land management initiatives, all declared in the Local Plan.
- 1.3 These are high profile development opportunities which would benefit considerably from joint actions by the agencies and landowners and a co-ordinated overview, which could also enable efficiencies as regards public involvement and consultation. In particular, such an approach would be timeous with the Highland Communities NHS Trust site investigations, the Scottish Water QS III programme notably in relation to water supply improvements, the desirability of a comprehensive overview by the Scottish Executive in relation to the local stretches of trunk road, and delivery of the River Enrick Flood Risk Assessment by the Consultants Jacobs Baptie, commissioned

by the Council, Forestry Commission and the Glen Urquhart Land Use Partnership.

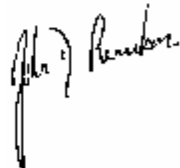
- 1.4 It is proposed to bring together local and agency interests in the first instance as part of a *stakeholders* workshop to assess related planning, design and phasing considerations, involve landowners as necessary and invite wider community participation in advance of reporting back to Committee.
- 1.5 As regards flood risk and the implications for development at the village centre, a draft Flood Risk Assessment has been the subject of preliminary consultation locally. The Consultants recommend options - founded on hydrological modelling of the River Enrick - embracing additional flood storage, a flood relief channel, land raising and related protection measures. Whilst these are not conclusive outcomes at this stage and indeed require further assessment against an erosion model in due course, an Action Plan/Development Brief would enable their merits to be reviewed in the context of the land allocations brought forward in the Local Plan; the viability of a package of development, infrastructure and amenity measures; and the principles of *SPP7 Planning and Flooding*.

2.0 RESOURCE IMPLICATIONS

- 2.1 This work requires to be dovetailed with other commitments in the Service Plan to Local Plans across the Highland Area. Given a degree of dependency on external agencies, it would be appropriate to aim to report a draft ActionPlan/Development Brief to Committee at its meeting on 2nd October 2006.

RECOMMENDATION

Committee is invited to authorise preparation of the Drumnadrochit – Key Sites: Action Plan and Development Brief and to invite participation by interested community groups and the relevant agencies in this regard.



Signature:

Designation: Director of Planning & Development

Date: 24 April, 2006

Author: Colin Mackenzie – Tel: (01463) 702261

Background Papers

1. Inverness Local Plan – Adopted 2006
2. Draft River Flood Risk Assessment Draft Report - Jacobs Baptie Group
3. SPP7 Planning and Flooding

The Highland Council
 Planning, Environment and Development Committee
 26 September 2007

| | |
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| Agenda Item | |
| Report No | |

Drumnadrochit: Vision, Actions and Development Brief
Report by Director of Planning and Development

Summary

This report seeks Committee's authority to consult on the draft *Drumnadrochit: Vision, Actions and Development Brief*. It contains the relevant text, with mapping to be available in the Members Library for reference.

The *vision* presents an overview of community development and land use prospects to 2025. The *actions* summarises related infrastructure/environmental management priorities expressed as recommendations to the appropriate agencies and advice in respect of current Local Plan commitments in order to help facilitate the *vision*. The Development Brief provides guidance about the assembly, servicing and development of land at Allanmore-Pitkerrald, identified in the Local Plan as the preferred direction for growth of the village and the *first phase* of the *vision*.

This follows intensive engagement with local people and the agency partners and embraces a wide range of initiatives as a result of their collaborative working. Further to commitments in the Adopted Local Plan and the potential to inform its review in future, it is appropriate at this time to open-up the *Vision, Actions and Development Brief* to wider debate within the community and to others with an interest. It is also proposed to proceed with a screening determination under the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004 to establish whether Strategic Environmental Assessment is required.

This initiative contributes towards the Administration's Programme for *Sustainable Communities and A Planned Culture of Enterprise and Growth*. It contributes to one of the 3 new Local Development Plans providing detailed planning guidance and to its objectives in working with partners, community engagement and transport.

1. BACKGROUND

- 1.1 At its meeting on 2nd May 2006, the City of Inverness and Area Planning (Policy), Development, Europe and Tourism Committee agreed to prepare a *Vision, Actions and Development Brief* relating to land at Drumnadrochit; and to engage with community interests and the agencies - including Scottish Water, SEPA, Highland Health Board, Transport Scotland - in so doing.

2. OUTCOMES

- 2.1 The attached Vision, Action Plan and Development Brief sets out a long term framework, identifies the key actions required to begin to bring this about and offers additional guidance in respect of proposals contained in the existing Local Plan. Respectively, the purpose is to:
- inform choices about development options as the Local Development Plan is reviewed on a five-yearly cycle. The *vision* presents a view of the village built out to its landscape limits and capacity over 25 or more years;
 - enable the agencies/partners to consider the necessary infrastructure upgrades or environmental initiatives. The *actions* are articulated as recommendations to partners encouraging the timeous programming of investment in respect of utilities, transport, community facilities and environmental management; and
 - provide more detailed guidance for implementing the proposals contained in the current Local Plan. The *development brief* refers to the early phases of the vision, notably the major allocation of land at Allanmore-Pitkerrald and further advice is brought forward in respect of some 10 key sites in the village.
- 2.2 Workshop sessions involving agency and community representatives have been held on two occasions to generate ideas, test options and examine different outcomes. Matters have been further informed by subsequent feasibility and impact studies relating in particular to village expansion, flood risk arising from the River Enrick and refurbishment/redevelopment of the former High School campus. Discussions have been held subsequently with partners and with key landowners, and a further feedback session held to explain how the participants' collaborative efforts were being drawn together. All told, this approach has begun to implement the principles being brought forward in the Planning etc. (Scotland) Act 2006 and the initiatives promoted in PAN 81: Community Engagement "Planning with People".

3. NEXT STEPS

- 3.1 It is proposed now that the *Vision, Actions and Development Brief* is opened-up for wider discussion within the community and to others with an interest and that this is accompanied by a report of the arrangements for public engagement and the processes undertaken thus far. Consideration is being given to designing a publication in a user friendly style for the widest possible circulation locally.
- 3.2 Due publicity - including the availability of the documentation and information at the Council's website - and the opportunity for representations, notably a Public Meeting and an Exhibition/"Drop-in" day session, will enable explanation of the various components and invite views including from Community Councils, other local interests and schools. Any representations will be reported back for Committee's consideration in due course.

- 3.3 In accordance with the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004 the Council is required to carry out a *screening determination* to establish whether Strategic Environmental Assessment is required. This will require consultation with the agency partners SEPA, Scottish Natural Heritage and Historic Scotland.

RECOMMENDATION

That Committee approves the *Drumnadrochit: Vision, Actions and Development Brief* for consultation including:

- (i) wide circulation of the document
- (ii) advertisement and invitation for comments over an eight week period
- (iii) a Public Meeting and full day Exhibition to be held locally
- (iv) discussion with the relevant agencies in relation to Strategic Environmental Assessment.

Signature:

Designation: Director of Planning & Development

Date: 19 September 2007

Author: Colin Mackenzie – Tel: (01463) 702261

Background Papers:

1. Inverness Local Plan: Adopted 2006
2. SPP7 Planning and Flooding
3. PAN 81: Community Engagement "Planning with People"
4. River Enrick Catchment Management Study – Jacobs Babbie Group: 2006