

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

Reference Number:	HWLDP-MIR-311
Organisation/Individual:	Colin Armstrong Associates – Mr I Mackay

Action:

Immediate Response Required	X
Meeting required with Respondent	
Issue for Area Local Development Plan	X
Further Information Required	
Other (Please Specify)	

If no box ticked - issues raised will be dealt with in preparation of the Proposed Plan.

Issues Raised in Response:

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

Key:

Background	Spatial Strategy	Policy Options	Consultation
------------	------------------	----------------	--------------

Notes:

Land allocation at Leanach Farm, Leanach – Issue for Inner Moray Firth LDP

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

COLIN ARMSTRONG ASSOCIATES

Chartered Architects

JKL/jl/0001

06 November 2009

Director of Planning & Development
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

FAO Malcolm Macleod: Ref HWLPD-MIR Consultation

H.C. PLANNING AND DEVELOPMENT SERVICE		
09 NOV 2009		
PASS TO	INITIALS	DATE
FILE REF:		

Dear Sir

**HIGHLAND WIDE LOCAL PLAN-MAIN ISSUE REPORT
LEANACH FARM FOR I MACKAY ESQ**

We refer to your letter dated 28 August 2009 identifying the writer as a landowner or agent representing a landowner in connection with the consultation exercise over the above local plan and in particular the Housing Land Audit section.

Having considered the Housing Land Audit we note your view that there is sufficient land designated for residential use for the next few years but we wonder whether the allocated land is always located to suit all preferences given private demand for sites on land owned by our various clients.

We would therefore ask that you consider incorporating an area of land owned by our client and forming part of Leanach Farm at the Leanach crossroad as indicated on the attached layout. This area featured in earlier discussions on the local plan from 2001 onwards and approval for residential use was subsequently granted for 3 no house sites along the road to the River Nairn to the south of the crossroads. Since approval last year these sites have been sold and there is clearly a demand for residential development in this area. However to the best of our knowledge the land buffer for expansion no longer exists and a 3 house site development would site comfortably in this area with the adjacent existing residential properties and complete a coherent development given previous planning history.

Please let us know if you require anything further at this time.

Yours faithfully

John K. Marr
Director
For Colin Armstrong Associates
enc

Lyle House, Pavilion 1, Fairways Business Park, Inverness, IV2 6AA

T: (0

W: www.colinarmstrong.com

Colin Armstrong Associates Limited trading as Colin Armstrong Associates
Company Number 259880 Registered Office: Lyle House, Pavilion 1, Fairways Business Park, Inverness, IV2 6AA
Managing Director: Colin J. Armstrong, B.Sc. (Hons.), Dip.Ad.Arch., R.I.B.A., F.R.I.A.S.
Director: John K. Marr, Dip.Arch., R.I.B.A., A.R.I.A.S.
Associates: David J. Cameron, B.Sc., B.Arch. (Hons.), R.I.A.S. and Stuart Lloyd, A.C.I.O.B.
Company Secretary: Sandra Armstrong VAT Registration No. 596 8698 45



