

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

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|--------------------------|---------------------------|
| Reference Number: | HWLDP-MIR-219 |
| Organisation/Individual: | Eleanor and Philip Hodges |

Action:

| | |
|---------------------------------------|--|
| Immediate Response Required | |
| Meeting required with Respondent | |
| Issue for Area Local Development Plan | |
| 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 | x |
| The A96 Corridor | |
| Phasing of Development | |
| Developer Contributions | |
| East Inverness | |
| Nairn | |
| Tornagrain | |
| Smaller Settlements in A96 | |
| Caithness and North Sutherland | |
| Easter Ross and Nigg | |
| Development of Local Centres | |
| Wider Countryside and Fragile Areas | x |
| Population and Housing | |
| Housing in the Countryside | |
| Affordable Housing | |
| Planning for an Ageing Population | |
| Gypsies/Travellers | |
| Retailing | |
| Developer Contributions | |
| Natural, Built and Cultural Heritage | |

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|--|---|
| Previously used Land | x |
| Wild Land | |
| Water Environment | |
| Renewable Energy | |
| Flooding | |
| Waste Management | |
| Air Quality | |
| Sustainable Design | |
| Business and Industrial Land | |
| Accessibility and Transport | x |
| 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 |
|------------|------------------|----------------|--------------|

Notes:

Conservation area around Redcastle should be preserved
 Park and Ride scheme at Tore would be essential if development went ahead
 Public transport needs to be improved
 Need to place greater emphasis on train use
 Should look at bringing more people into Inverness City Centre to live
 Allotments should be promoted more in HWLDP
 Care needs to be taken to not urbanise the countryside

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

Simon Hindson

From: [REDACTED]
Sent: 08 November 2009 11:41
To: devplans
Subject: comments on Main Issues Report

We have read the above report and have the following comments, starting with our local area, Killearnan/Redcastle, then working outwards.

Killearnan/ Redcastle Area

We feel strongly that the existing local **conservation/heritage area** around Redcastle should be preserved and extended and the area made a housing development free zone. The most recent massive new house at Killearnan Brae is a frightening pointer to what could happen along the fragile narrow coastal strip here. Your strategy could also be focussing on ways to bring back in to use our **local empty houses** such as the School House - and its neighbouring highly underused old school to the north of Killearnan Church, as well as the house called Parkton, to the north of Redcastle Mains Farm. Even the ruined Redcastle castle is not beyond redemption- yet!

Tore

The proposed development of more housing at Tore would clearly increase the traffic pressures on the Kessock Bridge, so a **Park & Ride** scheme would have to be an essential part of such a suggestion, but there could be conflicts here with using high quality agricultural land, so the siting & design of any carpark needs imagination and care. Also a big **roundabout upgrade** is needed as the existing appalling design has always been so dangerous for pedestrians and cyclists. We would gladly use our bicycles much more, if there were a **cycle track** along the Tore/ Muir of Ord main road the A832 (some of the old road still exists at Fettes and at Garguston for example, so use of these would help to save costs). Traffic generally moves along this road at frightening speed.

Public Transport is a non starter for those of us by the shore as the nearest bus route needs a half to three quarter mile walk uphill first and then there's only a few buses a week. The better bus service at Tore is over 2 miles away. However, a small postbus type service, looping round in our direction even once a week would be an improvement! The Dial- a -Bus service for the Black Isle never extended to those of us south of the A9 for some reason.

Other P&R schemes you mention could be focussed on using the **train**, especially if/when extra halts are in place at eg Kirkhill .

Inverness and suburbs

We think you could be putting much more emphasis on using the **train** to move people around, especially to the east. When oil becomes so expensive or runs out, it will be electric options which will come to the fore. The existing underused lines to east and south could be running lots of electric shuttle trains between eg the airport or Croy. A **new tramway loop** could be built to link Smithton, Balloch & Culloden with the city centre as well as the airport and proposed university campus. This could be getting planned now and built with money put up partly by developers/industrial firms wanting to be part of the new scene!

09/11/2009

We are pleased you are using up **brownfield sites** for new housing development, as it is always preferable to using up yet more agricultural land. The city centre also seems to have a large number of empty offices, especially on the higher floors eg the AI building in Academy Street. Can the Council develop a way of turning some of these into flats? If there were more people actually living in the city centre it would help to bring back more vibrancy. You only have to look at Paris to see how this works. Also new housing - not just in the city centre- could be built taller as in so many other countries as well as in the tenements of Edinburgh/ Glasgow , so that less land needs to be used to create more housing. Struthers Lane looks good!

You don't mention **allotments** anywhere in your report. Increasing numbers of people are likely to be living in flats or have access only to very small gardens. Already there's evidence of increasing demand for allotments with long waiting lists in some areas. Please allocate some suitable land in and around the city for allotments so that the desire for locally grown fresh produce can be met in the light of ever increasing transport costs for food. The more our food can be produced locally, the greater is our **food security**.

Wider area

We think that great care needs to be taken not to urbanise the countryside. We have just returned from southern Ireland where the housing boom of the last decade or more leaves much of the countryside looking like it is dotted with houses transported from the suburbs. Some parts of the Black Isle are tending that way too, also parts of Fife where old farm steadings have not just been done up (in themselves looking good) but lots of other houses have been allowed to be built alongside so that the whole effect is of an urban carbuncle in the midst of an otherwise rural setting.

Thank you for putting all these reports onto the website. Unfortunately we were away at the time of the nearest public meetings. We would be happy to meet up with someone from the Council if that seemed appropriate to discuss any of this further.

Eleanor and Philip Hodges

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