

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

Reference Number:	HWLDP-MIR-135
Organisation/Individual:	GH Johnston Building Consultants - Lochuichart Estate

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	
NPF2 for Scotland	
Vision for the Highlands	
Inverness and A96	
The A96 Corridor	x
Phasing of Development	
Developer Contributions	
East Inverness	
Nairn	
Tornagrain	x
Smaller Settlements in A96	
Caithness and North Sutherland	
Easter Ross and Nigg	
Development of Local Centres	
Wider Countryside and Fragile Areas	
Population and Housing	
Housing in the Countryside	
Affordable Housing	
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	
Business and Industrial Land	
Accessibility and Transport	
Agricultural Land	
Subdivision of Existing Crofts	
Allocation of Inbye Land	
New Crofting Township	
Small Scale New Crofts	
Coastal Development	
Forestry and Woodland	
Minerals	
Open Space and Physical Activity	
Access to the Outdoors	
Comments on Consultation Process (+ve)	
Comments on Consultation Process (-ve)	

Key:

Background	Spatial Strategy	Policy Options	Consultation
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Notes:

Potential for greater growth in Eas-Mid Ross supported
Existing settlements to be expanded prior to new settlements
Land considered at Muir of Ord

Action Sheet Completed by:	SH
Date:	9/12/09

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Our Ref: AO/IF 1921
Your Ref: HWLDP-MIR Consultation

5 November 2009

Mr Stuart Black
Director of Planning & Development
The Highland Council
Glenurquhart Road
INVERNESS
IV3 5NX

H.C. PLANNING AND DEVELOPMENT SERVICE		
09 NOV 2009		
PASS TO	INITIALS	DATE
RM		
MM		

Dear Sir

HIGHLAND WIDE LOCAL DEVELOPMENT PLAN – MAIN ISSUES REPORT

We refer to your consultation letter dated 28 August 2009 regarding the above and welcome the opportunity to comment.

We represent the interests of the Lochuichart Estate, which has various holdings including Chapelton Farm immediately to the north of Muir of Ord. In this regard we have a number of comments which we ask you to take into account in the preparation of the Spatial Strategy.

Page 13 of the Main Issues Paper outlines the Council's Preferred Option as development in the A96 Corridor. We understand that it is inevitable that polar growth at Inverness East and Nairn will attract investment building upon the attributes of those settlements. However, in the current economic climate it is unrealistic to promote Tornagrain to commence in 2011 or even within the next 10 years, ahead of the development of existing and quite substantial land allocations elsewhere in the Corridor and the wider Inner Moray Firth area. It would also be more realistic for the expansion of existing communities to be prioritised particularly where less infrastructure investment is required.

In the other options to the Preferred Option, at paragraph 2, reference is made to widening the search for long term expansion sites to the rest of the Inner Moray Firth. We are generally supportive of this as an option. We feel that a much higher level of growth in the communities of Mid and Easter Ross, ideally linked to public transport provision, would help complement and balance the growth of existing communities in the A96 Corridor.

Reference is also made to the potential for a new settlement at 'Brahan' which had its early origins in the Inner Moray Firth Ports and Sites Strategy. The mapped location of this (page 14) is between Muir of Ord and Conon Bridge and not on the Brahan Estate. We feel that it is inappropriate (a) to promote this ahead of expanding existing settlements, as argued above relative to Tornagrain and (b) because the communities of Muir of Ord and Conon Bridge are located only 4 km (2.5 miles) apart.

In view of the above we therefore feel that Muir of Ord has potential for further expansion in the medium to longer term and that this be taken into account in preparing the Highland Wide Local Development Plan. This should be promoted as part of a broad growth corridor stretching from Muir of Ord to Tain. This includes consideration of land in the ownership of the Lochluichart Estate on the north side of the village at Chapelton Farm (see attached plan).

This land is well contained in landscape/visual terms and offers potential for low density development in a wooded setting. Assuming that the principle of the Growth Option now put forward is reflected and confirmed in the new Highland Wide Plan we would follow this up with a request for the allocation of this land in the Inner Moray Firth Local Development Plan at the appropriate time.

Yours faithfully

Alan OGHVIE MURIEL
Planning Consultant
G.H. Johnston Building Consultants Ltd

CCs
Mr Hamish Leslie Melville, Lochluichart Estate
Mr Jamie Whittle, R&R Urquhart, Inverness



ROSS & CROMARTY EAST LOCAL PLAN

ADOPTED PLAN - FEBRUARY 2007

**INSET 10 : CONON BRIDGE
INSET 25 : MARYBURGH
INSET 27 : MUIR OF ORD**

PLANNING & DEVELOPMENT SERVICE

