

THE HIGHLAND COUNCIL
PLANNING, ENVIRONMENT AND DEVELOPMENT
COMMITTEE – 12 August 2009

Agenda Item	
Report No	

Drumnadrochit Futures and Allanmore-Pitkerrald Development Brief

Report by Director of Planning and Development

SUMMARY

This report summarises work carried out to date on Drumnadrochit Futures: A Vision 2030 and the Draft Allanmore-Pitkerrald Development Brief. Work which has been carried out on these documents will be carried forward through the production of the Inner Moray Firth Local Development Plan.

Members are asked to agree that the work carried out to date is put on hold, pending the preparation of the new Inner Moray Firth Local Development Plan during 2010.

1. Introduction

- 1.1 As agreed at Planning, Environment and Development Committee on 23rd May 2008, a public consultation was carried out regarding the Draft Development Brief for the Allanmore-Pitkerrald site in Drumnadrochit and Drumnadrochit Futures: A Vision 2030. The documents were published for public comment from June 6th 2008 for 10 weeks until 15th August 2008.
- 1.2 Both of these documents looked to the long term future of the village to reinforce the established linear form of the village, create a network of connecting green “buffers” and offer scope to extend the mix of local houses and amenities.
- 1.3 This report outlines the results of the consultation and how the work is to be progressed.

2. Results of the consultation - Allanmore-Pitkerrald Development Brief

- 2.1 A total of 22 comments were received.
- 2.2 A number of issues emerged from the public consultation on the draft development brief. These related to the difficulties in accessing the site, the impact that the size of the development would have on the village, the phasing of development in the area, the impact on wildlife, biodiversity, the landscape and the provision of affordable housing.

3. Results of the Consultation - Drumnadrochit Futures: A Vision 2030

- 3.1 This document looked at the longer term development of Drumnadrochit and the key sites which could be developed in future. This consultation attracted a total of 73 responses during the 10 week consultation.
- 3.2 This work began discussion on the future directions for growth for the village of Drumnadrochit and in time the results of this work will be very useful in being taken into consideration when preparing the Inner Moray Firth Local Development Plan.

4. Recent Activities

- 4.1 At the Housing and Social Work Committee on the 17th September 2008, a report was brought forward regarding land and property in the Highlands. The report noted that the Highland Housing Alliance (HHA) had negotiated an opportunity to secure options to purchase 2 key sites in Drumnadrochit at Pitkerrald.
- 4.3 Following further assessment it has become clear that due to high infrastructure costs, this site is not suitable for development at this time. The site will still be identified for expansion of the village as part of the Inverness Local Plan however no further work will be brought forward on the Allanmore-Pitkerrald Development Brief at this time. This site and the need for the development brief will be considered as part of the Inner Moray Firth Local Development Plan during 2010.

5. Strategic Environmental Assessment

- 5.1 It was determined that if the Drumnadrochit Futures were to progress this would require a Strategic Environmental Assessment (SEA), however as this would be taken forward under the Inner Moray Firth Local Development Plan the SEA for the Local Development Plan would cover this work.
- 5.2 It was determined that a SEA would not be required for the Allanmore-Pitkerrald Development Brief should this document progress. A Determination notice and Statement of Reasons were published in October 2008 and can be viewed on the Council website.

6. Equalities Impact Assessment

- 6.1 An Equalities Impact Assessment was not carried out for this work but when it progresses under the Inner Moray Firth Local Development Plan this would will be assessed.

7. Community Engagement

7.1 During the consultation on these documents the Council met with the National Standards of Community engagement as set out in PAN 81: Community Engagement.

7.2 Feedback from the consultation has been discussed with Glenurquhart Community Council at a meeting on the 7th July 2009 and at this time they were also updated on recent events, how the work will be taken forward and likely timescales of production of the Inner Moray Firth Local Development Plan.

8. Financial Implications

8.1 There are no financial implications arising from this report.

9. Conclusion

9.1 It was clear following the consultation on the draft Allanmore-Pitkerrald Development Brief that there were significant issues with infrastructure delivery therefore at this time it is considered that it would be more appropriate to bring forward work on the development brief when producing the Inner Moray Firth Local Development Plan.

RECOMMENDATION

Members are asked:

- (i) Agree no further work is carried out on the draft Allanmore-Pitkerrald Development Brief in the short term; and
- (ii) Agree the work from both Drumnadrochit Futures: A Vision 2030 and draft Allanmore Pitkerrald Development Brief is carried forward into the production of the Inner Moray Firth Local Development Plan.

Signature:

Designation: Director of Planning and Development

Date: 22nd July 2009

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