

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

Reference Number:	<b>HWLDP-MIR-229</b>
Organisation/Individual:	Strutt & Parker LLP (John Wright)

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

### Key:

Background	Spatial Strategy	Policy Options	Consultation
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### Notes:

Support the dispersed growth option  
 Development of Nigg yard will require sustainable public transport  
 High growth supported  
 Shared pot approach to developer contributions is borderline compliant with 12/1994

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

**Dawn Sutherland**

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**From:** John Wright [REDACTED]  
**Sent:** 06 November 2009 13:05  
**To:** devplans  
**Subject:** MIR Response

Dear Sir/Madam,

Please see attached electronic copies of the Forms and accompanying Statement in response to the MIR. I have sent a copy by first class post this evening.

It would be helpful if you could confirm receipt.

Many Thanks,

John

**John Wright**  
**Associate**  
**Strutt & Parker LLP**  
**28 Melville Street**  
**Edinburgh**  
**EH3 7HA**

[REDACTED]

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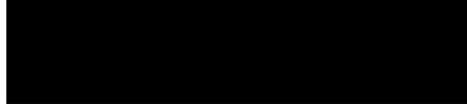
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**Edinburgh**

Strutt & Parker LLP  
28 Melville Street  
Edinburgh EH3 7HA



Director of Planning and Development  
The Highland Council  
Freepost SCO 5568  
Inverness  
IV3 5BR



Our ref: JAW/NC

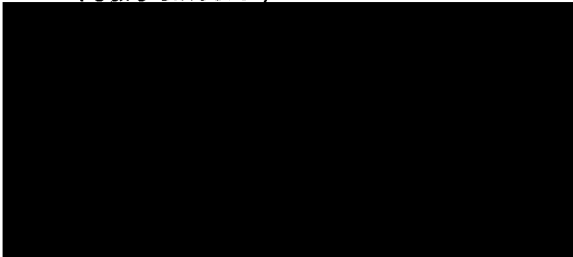
6 November 2009

Dear Sir or Madam:

**HIGHLAND COUNCIL - MAIN ISSUES REPORT**

Please find enclosed a response on behalf of the Balnagown Estate. It would be helpful if you could confirm receipt.

Yours sincerely



Enc: MIR Statement & Forms

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

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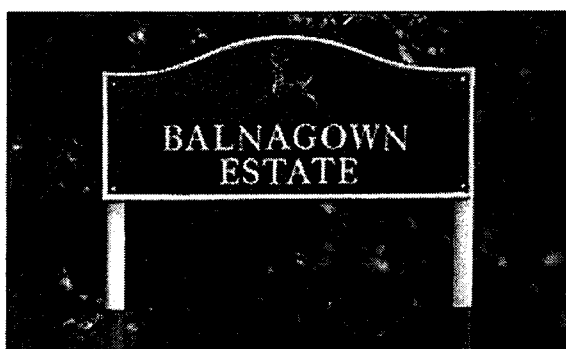


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INVESTOR IN PEOPLE



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Highland Wide Local Development Plan  
Main Issues Report – August 2009  
Response on Behalf of The Balnagown Estate

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**Prepared:**  
November 2009  
John Wright

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# Highland Wide Local Development Plan Main Issues Report – August 2009 Response on Behalf of The Balnagown Estate

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## 1. Introduction

Strutt & Parker are instructed on behalf of the Balnagown Estate to make representations to the Highland Council Main Issues Report (MIR) Public Consultation.

Before commenting on the individual questions posed in the Main Issue Report, we would firstly express our concern about the process adopted by Highland Council to the preparation of a Local Development Plan (LDP).

Whilst we accept that the Vision Statement and Policies are applicable across the Highland Council Area and are suitable for incorporation in a single "Council wide" Policy/Strategy document, we feel that the proposal to incorporate specific sites in this document runs contrary to the spirit of the Act. We would accept broad areas being referenced in the Highland Wide LDP, however, any discussion on site-specific issues/allocations should be dealt with in the Area Land Allocations documents to follow.

We also feel that the current proposals border on simply renewing the Highland Structure Plan and amalgamating some of the Historic Local Plans into a fewer number of documents. We do not consider that this was what was envisaged in the legislation.

The MIR starts by setting out the "Vision for the Highlands" which is one we feel is appropriate for the Highland Council Area and one that we support, in principle.

## 2. Spatial Strategy

### 2.1 Spatial Strategy: Inverness

#### Q1) Do You Agree With The Preferred Option?

Whilst we tentatively support the preferred option, we would reiterate our concerns expressed above that this document should focus of highland wide strategy and policy issues and not be drawn in to discussion on individual sites. These should be dealt with in the subsequent land allocation documents in due course.

We consider that the preparation of an updated City Vision should comprise a stand alone document adopted as Supplementary Planning Guidance (SPG) rather than being included in the Proposed Plan which should focus of Policy and Strategy.

In general terms we do not disagree with the principle of highlighting the major development sites still to be developed in Inverness and placing priority on these, this should be done with realistic phasing and timeframes taking in to account the significant lead in times for major infrastructure projects required to facilitate development.

We consider the preparation of Master Plans to be a sensible step, however should not be undertaken until the Site Specific documents have been produced, and consulted on, to avoid abortive expenditure.

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# Highland Wide Local Development Plan

## Main Issues Report – August 2009

### Response on Behalf of The Balnagown Estate

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We broadly support the linking of planning work with the Local Transport Strategy to ensure that identified priorities are supported. However, this proposed transport improvements in locations not in the A96 corridor which would be brought forward much quicker if development was promoted in these areas.

However, with significant phased development already proposed in the A96 Corridor, we feel that the new LDP offers an opportunity to look beyond the immediate environs of Inverness and to promote a more dispersed pattern of development. The opportunity to set a long term pattern of development for the whole area, and provide a range and choice of type and location of employment and residential land, should not be missed and it is therefore the "alternative" which we support.

We do not accept the Council's assertion that this approach would impact on the uptake of land identified for expansion/regeneration as this could be controlled through phasing of sites. Simply put, if these expansion/regeneration sites are not being taken up, then an assessment of the reasons for this needs to be undertaken and those issues addressed. Neither do we accept that this approach would mean that the City Vision could not be updated.

#### **2.2 Spatial Strategy: A96 Corridor**

##### **Q2) Do You Agree With The Preferred Option?**

We do not agree with the preferred option. We consider the identification of sites set out in the A96 corridor framework in the proposed plan to be contrary to the thrust of the 2006 Act and this should be reserved for the Site Specific Allocation documents. This document should focus of Policy and Strategy issues and leave the site specific issues to the individual area documents.

We would express concerned at the approach of allowing development to be undertaken prior to infrastructure being completed. The approach on this corridor has been to "pool" developer contributions towards major infrastructure projects, and all it takes is for one significant site to be constrained and the delivery of major infrastructure is brought into question at a time when housing is occupied and the negative effects of this are being experienced with no certainty as to when the issues will be resolved.

We would support a Dispersed Growth Option, based on a hybrid of the two alternatives put forward. This would allow for some development in the A96 corridor in association with infrastructure delivery, whilst allowing for a wider search for long term expansion areas to the rest of the Inner Moray Firth focussing on the growth of existing settlements in preference to new settlements.

The presence of constraints (such as bridge crossings) should not preclude areas from consideration. As was the case in the A96 Corridor, these issues can be addressed through a detailed study and methodology arriving at transparent developer contributions towards the particular improvements required.

#### **2.3 Developer Contributions in the A96 Corridor:**

##### **Q3) Do You Agree With The Preferred Option?**

Whilst we acknowledge the developer contributions protocol arrived at for the A96 corridor, we would question the validity of this approach across the whole Council area on the basis that it will be difficult

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# Highland Wide Local Development Plan Main Issues Report – August 2009 Response on Behalf of The Balnagown Estate

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to link many of the elements to individual developments as required by Circular 12/1996 and therefore we consider this approach across the whole Council area to be borderline in its compliance with National Guidance.

Whilst we appreciate a purely case by case basis is not appropriate there must be transparency in the calculation of developer contributions and a clear link between contributions sought and the impact of the development proposed.

**2.4 East Inverness in the A96 Corridor:  
Q4) Do You Agree With Our Preferred Option?**

We acknowledge the importance of East Inverness for the future expansion of the City in the short term and have no significant comments to make on this issue. However, we would reiterate our consideration that site specific details should be more appropriately dealt with at the relevant site allocation document stage, whilst this Plan should focus on strategy and policy.

**2.5 Nairn in the A96 Corridor:  
Q5) Do You Agree With The Preferred Option?**

Whilst we would agree with the recognition of existing Local Plan sites within an updated strategy for the town we would caution against any further allocations in this area until those sites already identified are delivered. The question must be asked why sites in this location have not been brought forward in the short to medium term and whether they are in fact truly "effective". Again, we would reiterate our consideration that site specific details should be more appropriately dealt with at the relevant site allocation document stage, whilst this Plan should focus on strategy and policy.

**2.6 Tornagrain in the A96 Corridor:  
Q6) Do You Agree With Our Preferred Option?**

We have no specific views on this issue.

**2.7 Smaller Settlements In The A96 Corridor:  
Q7) Do You Agree With The Preferred Option?**

We have no specific comments to make on this issue.

**2.8 Action Plan Caithness and Northern Sutherland:  
Q8) Do You Agree With The Preferred Option?**

We have no specific comments to make on this issue.

**2.9 Action Plan for Nigg and Easter Ross:  
Q9) Do You Agree With The Preferred Option?**

We agree with the preferred option proposed to address this issue.

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# Highland Wide Local Development Plan

## Main Issues Report – August 2009

### Response on Behalf of The Balnagown Estate

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We support the identification of Nigg Yard as a strategic development site for the Highlands providing employment opportunities over the next fifteen to twenty years.

We would support the generation of a policy which updates the provisions of the current Ross & Cromarty East Local Plan and, whilst we acknowledge that there is sufficient land available in the short term to support growth in this area we would stress that the new Development Plan Regulations place more emphasis than has previously been the case on deliverability and effectiveness of sites and therefore we would recommend a review of the currently allocated sites to establish those which are truly effective within a five year period for inclusion in this Local Development Plan.

The level of development envisaged at the Nigg Yard will require sustainable public transport to be provided to minimise the use of the private car. One way of reducing dependence on the private car would be to locate more housing development in the area over this period and improving local public transport links to the yard and train stations.

Again, we would reiterate our assertion that this should be dealt with in strategic/vision terms in this LDP by adopting a dispersed distribution of development strategy with Site Specific allocations being dealt with in the individual Site Allocation Documents prepared in due course. This will simplify things for lay people trying to understand the process, and avoid revisiting arguments over the issue of need when preparing the Inner Moray Firth LDP, which should focus purely on land allocations.

#### **2.10 Development of Local Centres: Q10) Do you Agree With The Preferred Option?**

We support the preferred option put forward by the Council, emphasising the important role that all towns and villages play in the future development of the Highlands by identifying a settlement hierarchy. We would however, stress that local housing needs should be met in the areas where the need is prevalent and, even if that does not tie in with the settlement hierarchy, flexibility should be incorporated to allow for housing needs to be met where they arise.

#### **2.11 The Wider Countryside and Fragile Areas: Q11) Do You Agree With The Preferred Option?**

The proposal for a consistent approach to development in the Highland countryside is welcomed. The existence of numerous "area Local Plans", with differing approaches, needs to be streamlined if the vision and objective are to be achieved.

The identification of pressured areas for protection is supported. However the identification of these pressured areas is not quite as straight forward as drawing a line on a plan. These lines should be viewed as "soft" and the peripheral parts of the hinterland areas should be viewed with flexibility to take into account local circumstances. We welcome the support for development in fragile areas where clearly a more relaxed approach, particularly to housing, is required to retain and grow population and sustain local services.

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## Highland Wide Local Development Plan Main Issues Report – August 2009 Response on Behalf of The Balnagown Estate

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### **2.12 Population and Housing Requirement:**

#### **Q12) Do You Agree With Our Preferred Option?**

We support the positive approach taken to the delivery of effective allocated housing land to address the highest rate of projected population and housing growth.

We consider the adoption of a high growth scenario, which allows for a planned approach to meeting housing needs. If high growth is adopted, and low growth transpires then the surplus sites will be rolled forward to the next plan. If a low growth scenario is adopted and high growth transpires then demand will be met by departure, rather than in a planned and considered manner.

Whilst in Caithness and Sutherland we note that the land requirements for the period 2010 to 2019 and 2020 to 2029 are exceeded by the sites identified in the 2007 Housing Land Audit (effective land supply), we would however point out that, since 2007 further constraints may have emerged meaning that some of these sites will not come forward in the time scales envisaged and, therefore, a review of all allocated sites should be undertaken as part of the Local Development Plan (site allocations) document in due course.

### **2.13 Housing in the Countryside:**

#### **Q13) Do You Agree With Our Preferred Option?**

We broadly support the preferred option and its suggestion that an approach be put in place supporting a development of well sited and designed houses in the countryside within pressured areas. However, we do have some sympathy for the alternative (option 2) with much smaller pressured areas and a higher level of well sited and designed development in the Countryside, which could also prove workable.

We do however acknowledge the potential adverse consequences of this approach, which need to be given careful consideration in formulating the policy. We do however consider that there are significant areas of brownfield land, redundant buildings and other suitable infill and rounding off opportunities, which should be provided for in the emerging Policy.

The proposed SPG on Housing design in the countryside, should deal with issues of servicing, siting and landscape fit as well as purely design issues.

### **2.14 Affordable Housing:**

#### **Q14) Do You Agree With Our Preferred Option?**

SPP3 – Housing sets a benchmark provision of 25% of all housing to be affordable. Flexibility is provided for in the areas of higher/lower need/demand and we consider the Highland Council approach should retain the 25% benchmark, with variations where the housing need and demand assessment indicate appropriate.

We support the investigation of innovative methods of delivery of affordable housing and allocation of land specifically for affordable housing, which should assist RSL's in procuring sites for this provision.

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# Highland Wide Local Development Plan

## Main Issues Report – August 2009

### Response on Behalf of The Balnagown Estate

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We would consider that an approach whereby, in certain areas, affordable housing is provided on-site and in others where an off-site contribution would be suitable.

In summary we would not support a level of provision over and above that set out in SPP3, unless local circumstances indicated that this was appropriate.

#### **2.15 Planning for an Aging Population:**

##### **Q15) Do You Agree With Our Preferred Option?**

We would broadly support the preferred option whereby the Council will identify the need for housing suitable for older people and put in place a policy that will help identify housing sites suited for an older population or people with disabilities.

Rather than identify specific sites which may only serve to artificially increase the value of land, we would suggest that, similar to the approach for wind farms, broad areas for search are identified at Local Development Plan level based on distance from services and facilities.

#### **2.16 Needs of Gypsies/Travellers:**

##### **Q16) Do You Agree With Our Preferred Option?**

We support the provision of specific sites for gypsies and travellers, which can address some of the undesirable effects of not making any provision at all (i.e. unauthorised sites etc). However, strong consideration should be given to the representations of the Landowner who may, for one reason or another, not wish to see this use accommodated on their land making any specific land allocation constrained.

We would also recommend that consideration be given to maintaining a register of the occupiers of such sites so that any clean up operation required following their departure can be appropriately recovered from the responsible parties.

#### **2.17 Retailing:**

##### **Q17) Do You Agree With Our Preferred Option?**

We accept the need to support the role that town centres continue to play in meeting the majority of shopping needs. We would strongly support an approach to developing a policy supporting the delivery of local retail facilities, as part of the Master Planning of major expansion sites. However, we would also consider that consideration and support be given to destination retailing/farm shops being incorporated as part of Master Planning major redevelopment sites.

#### **2.18 Developer Contributions:**

##### **Q18) Do You Agree With Our Preferred Option?**

Whilst we support a transparent and consistent method of collecting and recording developer contributions we consider a "shared pot" approach to be borderline in terms of compliance with regulations set in Circular 12/1994.

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## Highland Wide Local Development Plan Main Issues Report – August 2009 Response on Behalf of The Balnagown Estate

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We consider that the Council should put in place an accounting system whereby contributions are received, detailed and recorded against the items of infrastructure that they will be spent on and accounted for to the contributor on an annual basis.

Contributions not expended on the items for which they were sought should be returned to the Contributor within 5 years as per the regulations.

Whilst we understand that Scottish Water have a statutory obligation to provide for the contents of the development plan, we are concerned that this does not appear to be happening. This is not specific to Highland Council and is representative across Scotland, however should be borne in mind when seeking contributions from developments, particularly those allocated in the Local Plan.

**2.19 Natural Built and Cultural Heritage:  
Q19) Do you Agree With Our Preferred Option?**

We would broadly support the preferred option.

**2.20 Previously Used Land:  
Q20) Do You Agree With Our Preferred Option?**

We broadly support the preferred option, however consider that, in the first instance, there should be a presumption in favour of the redevelopment of previously used land particularly where evidence of previous structures and the effects of previous land uses remain. These should be supported in principle subject to, access, servicing and where necessary site investigations and risk assessment identifying required remediation works.

A provision for this should be incorporated in the new Housing in the Countryside Policy as a category of development that will be supported in principle, subject to other factors.

**2.21 Wild Land:  
Q21) Do You Agree With Our Preferred Option?**

Whilst we agree that "wild land" is an important, and limited, feature in the countryside, it remains a local designation. If included in the Local Plan, this could open the gates to other local designations being recognised in the Local Plan, which may not be desirable.

We do consider nevertheless that this should be an area of development constraint and given similar protection to grade 1 agricultural land (i.e. should not be lost unless justification is provided).

**2.22 Water Environment:  
Q22) Do You Agree With Our Preferred Option?**

We do not agree with the preferred option. We consider that SEPA should remain the statutory consultee on all planning applications and that any additional involvement by the Council on this point will introduce further confusion, and potentially delay, in the process.

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## Highland Wide Local Development Plan Main Issues Report – August 2009 Response on Behalf of The Balnagown Estate

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**2.23 Renewable Energy:  
Q23) Do You Agree With Our Preferred Option?**

Whilst we broadly support the preferred option, in particular the identification of broad areas for search and areas for protection from renewable energy schemes, we consider that in identifying these areas the capacity in the national grid, and improvements required, should be a major considerations. Therefore we consider there is a balance between the alternative and the preferred options in this case.

**2.24 Flooding:  
Q24) Do You Agree With Our Preferred Option?**

Yes, we agree with the preferred option.

**2.25 Waste Management:  
Q25) Do You Agree With Our Preferred Option?**

We broadly support the preferred option.

**2.26 Air Quality:  
Q26) Do You Agree With Our Preferred Option?**

We broadly support the preferred option.

**2.27 Sustainable Design:  
Q27) Do You Agree With Our Preferred Option?**

Sustainable Design should underscore all references to development in the LDP. Whilst we note that there is no alternative suggested by the Council, we broadly support the preferred option.

**2.28 Business and Industrial Land:  
Q28A) Do You Agree With Our Preferred Option?**

We broadly support the preferred option.

**2.29 Accessibility and Transport:  
Q28B) Do You Agree With Our Preferred Option?**

We support the dualing of the A96 and A9 (with A9 as the priority) and improvements to a number of other routes including the A9 north of Inverness to reduce journey times and increase the viability and attractiveness of the area.

Furthermore we support the rail improvements proposed north of Inverness, especially in the Nigg area which in association with the road improvements should be a priority to increase the

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## Highland Wide Local Development Plan Main Issues Report – August 2009 Response on Behalf of The Balnagown Estate

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attractiveness and sustainability of the area. Furthermore, we support the proposed “Active Travel Masterplan” in the Nigg Area.

**2.30 Crofting and Agriculture:  
Q29) Do You Agree With Our Preferred Option?**

We broadly agree with the preferred option.

**2.31 Sub-Division of Existing Crofts:  
Q30) Do You Agree With The Preferred Option?**

We broadly agree with the preferred option.

**2.32 Allocation of In-Bye Land:  
Q31) Do You Agree With Our Preferred Option?**

We broadly agree with the preferred option.

**2.33 New Crofting Township:  
Q32) Do You Agree With Our Preferred Option?**

We consider the preferred option to be suitable, however in the first instance the question should be asked whether there is a need for new crofting township or not, if not then there is no need for this issue to be dealt with in the LDP.

If there is an unmet need then the precise location should be dealt with as part of an area Local Development Plan Review or as part of a criteria based element of the Housing in the Countryside Policy.

**2.34 Small Scale New Crofts:  
Q33) Do You Agree With Our Preferred Option?**

As above, if there is an unmet need, then this should be dealt with as a criteria based element of the Housing in The Countryside Policy. The applicant should be asked to provide justification of the need to be on site with any application.

**2.35 Coastal Development:  
Q34) Do You Agree With The Preferred Option?**

No specific comments to make.

**2.36 Forestry and Woodland:  
Q35) Do You Agree With The Preferred Option?**

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Firstly, we consider that the scale of the plans needs to be at a more appropriate scale to properly identify the areas identified for various types of woodland.

Support the preferred option as an appropriate basis for moving forward.

**2.37 Minerals:**

**Q36) Do You Agree With The Preferred Option?**

We broadly support the preferred option.

**2.38 Open Space and Physical Activity:**

**Q37) Do You Agree With The Preferred Option?**

We broadly agree with the preferred option.

**2.39 Access to the Outdoors:**

**Q38) Do You Agree With Our Preferred Option?**

We broadly agree with the preferred option.

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Highland wide Local Development Plan  
Am Plana Leasachaidh Air Feadh  
Na Gàidhealtachd

Main Issues Report  
Aithisg nam Prìomh Chùisean

August 2009  
An Lùnastal 2009

Questionnaire  
Ceisteachan

PLANNING & DEVELOPMENT SERVICE

 The Highland  
Council  
Comhairle na  
Gàidhealtachd

# Highland wide Local Development Plan Main Issues Report

## Questionnaire

Please fill in this questionnaire. Your views are extremely important to us and we will take them into consideration when preparing the proposed plan.

If you would prefer you can answer only the questions on the issues that you are interested in. If you have any general comments, please put them in the box on page 12.

Please fill in your details below so we can keep you up to date with the progress of the Highland wide Local Development Plan.

Name ..... BAUNAGOWN ESTATE  
Address ..... 90 Strutt and Parker (Ref JAW)  
..... 28 Melville Street  
..... Edinburgh  
.....  
.....  
Postcode EH3 7HA.....  
Phone .....  
Email .....

You can respond via e-mail: [devplans@highland.gov.uk](mailto:devplans@highland.gov.uk)

Fax: 01463 702298

Post: Director of Planning and Development

The Highland Council

Freepost SCO 5568

Inverness

IV3 5BR

This form can also be filled in online at <http://www.highland.gov.uk/developmentplans>

**This Questionnaire must be returned by  
5pm Monday 9<sup>th</sup> November, 2009**

## SPATIAL STRATEGY

Please tick one box

### Spatial Strategy: Inverness

- Q1** Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments

*Tentative support - See attached .*

*continue on a separate sheet if you need to*

### Spatial Strategy: A96 Corridor

- Q2** Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments

*Support Dispersed Growth Option -  
See attached .*

*continue on a separate sheet if you need to*

### Developer Contributions in the A96 Corridor

- Q3** Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments

*See attached .*

*continue on a separate sheet if you need to*

### East Inverness in the A96 Corridor

- Q4** Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments

*No specific comments - Site Specific  
details should be dealt with  
in separate document.*

*continue on a separate sheet if you need to*

**Nairn in the A96 Corridor**

- Q5** Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments

*See attached.*

*continue on a separate sheet if you need to*

**Tornagrain in the A96 Corridor**

- Q6** Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

*No comment.*

*continue on a separate sheet if you need to*

**Smaller Settlements in the A96 Corridor**

- Q7** Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

*No comment.*

*continue on a separate sheet if you need to*

Action Plan for Caithness and North Sutherland

Yes No

**Q8** Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Comments  
*No comment.*  
*continue on a separate sheet if you need to*

Action Plan for Nigg and Easter Ross

Yes No

**Q9** Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Comments  
*See attached.*  
*continue on a separate sheet if you need to*

Development of Local Centres

Yes No

**Q10** Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Comments  
*See attached*  
*continue on a separate sheet if you need to*

The Wider Countryside and Fragile Areas

Yes No

**Q11** Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Comments  
*See Attached.*  
*continue on a separate sheet if you need to*

## SUSTAINABLE HIGHLANDS

### Population and Housing requirement

Yes No

**Q12** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached.*

*continue on a separate sheet if you need to*

### Housing in the Countryside

Yes No

**Q13** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached.*

*continue on a separate sheet if you need to*

### Affordable Housing

Yes No

**Q14** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached.*

*continue on a separate sheet if you need to*

### Planning for an Ageing Population

Yes No

**Q15** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached.*

*continue on a separate sheet if you need to*

Needs of Gypsies / Travellers

Yes No

**Q16** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached .*

*continue on a separate sheet if you need to*

Retailing

Yes No

**Q17** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached .*

*continue on a separate sheet if you need to*

Developer Contributions

Yes No

**Q18** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached .*

*continue on a separate sheet if you need to*

## SAFEGUARDING OUR ENVIRONMENT

### Natural, Built and Cultural Heritage

**Q19** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments

*See attached.*

*continue on a separate sheet if you need to*

### Previously Used Land

**Q20** Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments

*See attached.*

*continue on a separate sheet if you need to*

### Wild Land

**Q21** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments

*See attached.*

*continue on a separate sheet if you need to*

### Water Environment

**Q22** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments

*See attached.*

*continue on a separate sheet if you need to*

## SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

### Renewable Energy

Yes No

**Q23** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached.*

*continue on a separate sheet if you need to*

### Flooding

Yes No

**Q24** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached.*

*continue on a separate sheet if you need to*

### Waste Management

Yes No

**Q25** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached*

*continue on a separate sheet if you need to*

### Air Quality

Yes No

**Q26** Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

*See attached.*

*continue on a separate sheet if you need to*

### Sustainable Design

Yes No

**Q27** Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

*See attached,*

*continue on a separate sheet if you need to*

# COMPETITIVE, SUSTAINABLE & ADAPTABLE HIGHLAND ECONOMY

## Business and Industrial Land

**Q28A** Do you agree with our Preferred Option? If not, tell us why

Yes No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached.*

*continue on a separate sheet if you need to*

## Accessibility and Transport

**Q28B** Do you agree with our Preferred Option? If not, tell us why

Yes No

Are there any other alternatives that should be considered?

Comments

*Broadly support elements - See attached.*

*continue on a separate sheet if you need to*

## Crofting and Agriculture

**Q29** Do you agree with our Preferred Option? If not, tell us why

Yes No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached*

*continue on a separate sheet if you need to*

## Subdivision of Existing Crofts

**Q30** Do you agree with our Preferred Option? If not, tell us why

Yes No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached.*

*continue on a separate sheet if you need to*

**Allocation of inbye land**

**Q31** Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes No

Comments  
*See attached*  
*continue on a separate sheet if you need to*

**New Croffing Township**

**Q32** Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes No

Comments  
*See attached.*  
*continue on a separate sheet if you need to*

**Small Scale New Crofts**

**Q33** Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes No

Comments  
*see attached*  
*continue on a separate sheet if you need to*

**Coastal Development**

**Q34** Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes No

Comments  
*No comment.*  
*continue on a separate sheet if you need to*

**Forestry and Woodland**

Yes No

**Q35** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached.*

*continue on a separate sheet if you need to*

**Minerals**

Yes No

**Q36** Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*See attached.*

*continue on a separate sheet if you need to*

**A HEALTHIER HIGHLANDS**

**Open Space and Physical Activity**

Yes No

**Q37** Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

*See attached*

*continue on a separate sheet if you need to*

**Access to the Outdoors**

Yes No

**Q38** Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

*See attached*

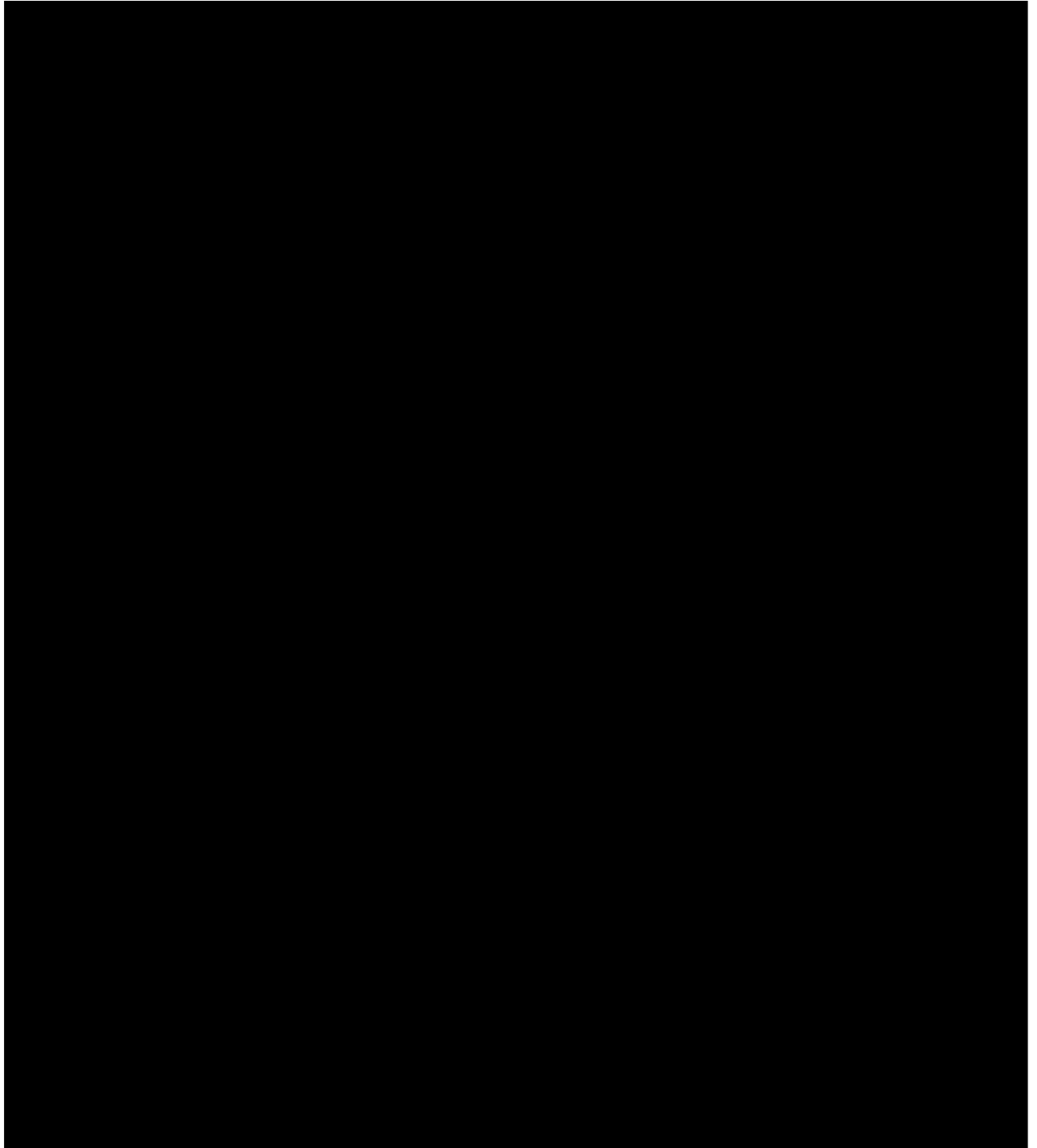
*continue on a separate sheet if you need to*

**End of Questionnaire**

# Equal Opportunities Questionnaire

This Equal Opportunities Questionnaire is requested in order that The Highland Council can build an accurate picture of the make-up and diversity of groups that our planning policies impact on. This information is only used for this purpose.

If you have a disability that requires us to make a reasonable adjustment to enable you to complete this form, please notify us.



**Both Questionnaires must be returned by  
5pm Monday 9<sup>th</sup> November, 2009**

**Comments Box**

A large, empty rectangular box with a black border, intended for user comments. It occupies most of the page's vertical space below the header.