

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

Reference Number:	HWLDP-MIR-137
Organisation/Individual:	GH Johnston Building Consultants - County Properties (Northern) Limited

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	x	Flooding	
Phasing of Development		Waste Management	
Developer Contributions	x	Air Quality	
East Inverness		Sustainable Design	
Nairn		Business and Industrial Land	
Tornagrain	x	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
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Notes:

Growth on Black Isle could be balanced with growth of A96 corridor
 Supportive of growth at Tore
 Developer contributions should not be based on A96 protocols
 Land allocations at Tore, Avoch, Munloch and North Kessock issue of area Local Development Plan

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

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Your Ref: HWLDP-MIR Consultation

5 November 2009

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

BH
 MH

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 now write on behalf of County Properties (Northern) Ltd, owners of various land holdings in the Black Isle who have instructed us to represent their interests in the preparation of the Spatial Strategy.

1. A96 Corridor / Dispersed Growth Options: Expansion of Tore and other existing Black Isle communities

Page 13 of the Main Issues Paper outlines the Council's Preferred Option, development in the A96 Corridor. We accept 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. Infrastructure investment should be more realistically prioritised for expansion of existing communities.

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 the Black Isle, Easter and Mid Ross linked to public transport provision would help balance the growth with the A96 Corridor.

As owners of land at Tore, our clients are particularly interested in and supportive of the suggestion of its growth. This follows on from the identification of this potential by Planning officials during the preparation of the Ross and Cromarty East Local Plan. This was eventually excluded because it was felt that it was too long term, beyond the period of the Local Plan. Nevertheless the Council subsequently included this potential in the Inner Moray Firth Ports and Sites Strategy. As such, we feel that this should now be included in the Highland Wide Local Development Plan.

Preliminary investigations have been carried out for expansion of Tore east of the A9. This

includes discussions with adjacent land owners, most of whom support this potential in principle. Investigations undertaken by the Council at the time of the R&CE Local Plan preparation covered more than just housing development. Provision for business/industry, open space and community uses including possibly relocating the primary school, were all considered in conjunction with solutions to the public drainage issue. Obviously these are matters for the new Inner Moray Firth Local Development Plan at the appropriate time but we feel that the principle of expanding Tore and other existing settlements should be established in the Highland Wide Local Development Plan.

County Properties also have land at Avoch, Munlochy and North Kessock. In addition to land currently allocated in the R&CE Local Plan, there is other adjacent land which is available for the longer term growth of these communities. We ask that existing allocations are at least maintained and that the potential to expand these communities further be taken into account in preparing the Highland Wide Local Development Plan.

2. Developer Contributions

We note the intention to bring forward a consistent, transparent protocol and method of collecting such contributions across Highland. However, we feel that this should not be based upon the hastily 'agreed' A96 Corridor Protocol, which is inconsistent with other guidance produced by the Council. We previously expressed concerns on behalf of other clients about the calculation and effect of developer contributions across the whole Corridor, which illustrated some of the flaws in the assumptions and methodology in this guidance.

Yours faithfully

A large black rectangular redaction box covering the signature of Alan Ogilvie.

Alan Ogilvie MRTPI
G.H. Johnston Building Consultants Ltd

Copy to: Mr Ronnie Urquhart, County Properties (Northern) Ltd