

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

Reference Number:	HWLDP-MIR-186
Organisation/Individual:	Martin Mackay Solicitors – Dingwall and Highland Marts

Action:

Immediate Response Required	<input checked="" type="checkbox"/>
Meeting required with Respondent	
Issue for Area Local Development Plan	<input checked="" type="checkbox"/>
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:

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Purpose of Main Issues Report</td><td></td></tr> <tr><td>NPF2 for Scotland</td><td></td></tr> <tr><td>Vision for the Highlands</td><td></td></tr> <tr><td>Inverness and A96</td><td></td></tr> <tr><td>The A96 Corridor</td><td></td></tr> <tr><td>Phasing of Development</td><td></td></tr> <tr><td>Developer Contributions</td><td></td></tr> <tr><td>East Inverness</td><td></td></tr> <tr><td>Nairn</td><td></td></tr> <tr><td>Tornagrain</td><td></td></tr> <tr><td>Smaller Settlements in A96</td><td></td></tr> <tr><td>Caithness and North Sutherland</td><td></td></tr> <tr><td>Easter Ross and Nigg</td><td></td></tr> <tr><td>Development of Local Centres</td><td></td></tr> <tr><td>Wider Countryside and Fragile Areas</td><td></td></tr> <tr><td>Population and Housing</td><td></td></tr> <tr><td>Housing in the Countryside</td><td></td></tr> <tr><td>Affordable Housing</td><td></td></tr> <tr><td>Planning for an Ageing Population</td><td></td></tr> <tr><td>Gypsies/Travellers</td><td></td></tr> <tr><td>Retailing</td><td></td></tr> <tr><td>Developer Contributions</td><td></td></tr> <tr><td>Natural, Built and Cultural Heritage</td><td></td></tr> </table>	Purpose of Main Issues Report		NPF2 for Scotland		Vision for the Highlands		Inverness and A96		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		Population and Housing		Housing in the Countryside		Affordable Housing		Planning for an Ageing Population		Gypsies/Travellers		Retailing		Developer Contributions		Natural, Built and Cultural Heritage		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Previously used Land</td><td></td></tr> <tr><td>Wild Land</td><td></td></tr> <tr><td>Water Environment</td><td></td></tr> <tr><td>Renewable Energy</td><td></td></tr> <tr><td>Flooding</td><td></td></tr> <tr><td>Waste Management</td><td></td></tr> <tr><td>Air Quality</td><td></td></tr> <tr><td>Sustainable Design</td><td></td></tr> <tr><td>Business and Industrial Land</td><td></td></tr> <tr><td>Accessibility and Transport</td><td></td></tr> <tr><td>Agricultural Land</td><td></td></tr> <tr><td>Subdivision of Existing Crofts</td><td></td></tr> <tr><td>Allocation of Inbye Land</td><td></td></tr> <tr><td>New Crofting Township</td><td></td></tr> <tr><td>Small Scale New Crofts</td><td></td></tr> <tr><td>Coastal Development</td><td></td></tr> <tr><td>Forestry and Woodland</td><td></td></tr> <tr><td>Minerals</td><td></td></tr> <tr><td>Open Space and Physical Activity</td><td></td></tr> <tr><td>Access to the Outdoors</td><td></td></tr> <tr><td>Comments on Consultation Process (+ve)</td><td></td></tr> <tr><td>Comments on Consultation Process (-ve)</td><td></td></tr> </table>	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)	
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Key:

Background	Spatial Strategy	Policy Options	Consultation
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Notes:

Comments: see reps 181 and 182 (same)
 Promotion of site at Humberston Farm, Dingwall: Issue for Inner Moray Firth LDP – letter to inform

Action Sheet Completed by:	GW
Date:	09/12/09

Dawn Sutherland

From: Martin Mackay [redacted]
Sent: 05 November 2009 15:43
To: devplans
Subject: Highland Wide Local Development Plan- Dingwall & Highland Marts Limited

Please see attached letter of representation

Martin Mackay
Martin Mackay Solicitors
Bank of Scotland Buildings
Tulloch Street
Dingwall
IV15 9JY

[redacted]
Tel [redacted]

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06/11/2009

H.C. PLANNING DEVELOPMENT SERVICE		
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MM		
FILE REF:		



**MARTIN MACKAY
SOLICITORS**

Director of Planning and Development
The Highland Council
FREEPOST SCO5568
INVERNESS
IV3 5BR

Our Ref : MFM/GFM
E-mail : 
Your Ref : 
Date : 05 November 2009

Dear Sirs

Highland Wide Local Development Plan

We write on behalf of Dingwall & Highland Marts Limited the proprietor of Humberston Farm Dingwall and for whom we act.

Our client is broadly in agreement with all of the preferred options set out in the Main Issues Report but we have been asked to make the following additional comments:

1. In relation to your proposal for the development of local centres and the creation of a settlement hierarchy, when considering the allocation of land for development in or adjacent to local centres appropriate consideration should be given to the infrastructure constraints which apply to each settlement and adjustments made to allocations, regardless of a local centre's position within the hierarchy, to take account of a capacity issues and the potential short term deliverability of sites allocated for development within previous local plans.
2. In so far as wider countryside and fragile areas are concerned and your observations that there is a need to identify areas of countryside around main settlements where there will continue to be a high demand for housing development in the countryside and to protect these areas, protection should only be applied where a need for such protection can be demonstrated. Where there is land around or adjacent to main settlements which is identified as suitable for development then it should be allocated for such use in preference to ad hoc or sporadic development outwith the immediate confines of established settlement areas.
3. The availability or otherwise of good public transport connections to and from Regional and Sub regional centres should be a strong factor in assessing the potential suitability of land for development

Although we recognise that the representations you seek in relation to the Main Issues Report are not designed to be site specific, our client has asked us to represent to you that the area of land outlined in red on the plan annexed hereto, some of which has already been allocated for development within the current local plan, is available for housing or other appropriate development and ought to be classified as such within the finalised plan proposed for adoption.

We would be happy to answer any further queries or observations you may have.

Yours faithfully



