

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

Reference Number:	HWLDP-MIR-80
Organisation/Individual:	Rose Miller Farms (John Rose-Miller)

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:

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	x	Renewable Energy	
The A96 Corridor	x	Flooding	
Phasing of Development		Waste Management	
Developer Contributions		Air Quality	
East Inverness		Sustainable Design	
Nairn		Business and Industrial Land	
Tornagrain	x	Accessibility and Transport	x
Smaller Settlements in A96	x	Agricultural Land	
Caithness and North Sutherland		Subdivision of Existing Crofts	
Easter Ross and Nigg		Allocation of Inbye Land	
Development of Local Centres	x	New Crofting Township	
Wider Countryside and Fragile Areas	x	Small Scale New Crofts	
Population and Housing	x	Coastal Development	
Housing in the Countryside	x	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	x	Comments on Consultation Process (-ve)	
Natural, Built and Cultural Heritage			

Key:

Background	Spatial Strategy	Policy Options	Consultation
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Notes:

General comments on elements of spatial strategy | policy options including population | housing in countryside | developer contributions | previously used land | accessibility and transport

Detailed comments: Tornagrain

Action Sheet Completed by:	GW
Date:	8/12/09

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 JOHN ROSE-MILLER

Address WESTER BAR EVAN

CAWDOR

NAIRN

(PARTNER in ROSE-MILLER FARMS)

Postcode IV12 5XU

Phone  ..

Email

You can respond via e-mail:

Fax:

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 9th 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 type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments A key element of the plan should be provision of a more effective transport infrastructure

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

Comments The assumption is that development will be subject to commitments covering the provision of the necessary infrastructure.

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

Comments

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

Comments

continue on a separate sheet if you need to

Nairn in the A96 Corridor

Yes No

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?

Comments

continue on a separate sheet if you need to

Tornagrain in the A96 Corridor

Yes No

Q6 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

See comments box at page 12.

continue on a separate sheet if you need to

Smaller Settlements in the A96 Corridor

Yes No

Q7 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments *Consider also the provision of housing in the wider countryside whose occupants use the villages' facilities.*

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

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

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
*NAIRN should be one of the
Sub-Regional Centres like Dingwall.*
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 *The so called protection of areas
and constraints have resulted in a
reduction of the rural population, and
its ability to sustain local communities*
*Agree with Appendix
on page 75.* *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

The figures are theoretical

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

There is much land in the countryside served by existing services which is under utilized and whose use could reverse the decline in rural communities occasioned by previous restrictions

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

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

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

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

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 *Naimu needs a bypass as part of the infrastructure benefiting the whole area. Suggest a proportion of development contributions be reserved to fund a by-pass.* *continue on a separate sheet if you need to*

SAFEGUARDING OUR ENVIRONMENT

Natural, Built and Cultural Heritage

Yes No

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?

Comments

continue on a separate sheet if you need to

Previously Used Land

Yes No

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

Are there any other alternatives that should be considered?

Comments *Increasing the opportunity to use each land, e.g. for housing, instead of prohibiting its use because it is in the countryside would be welcome. However targets are suspect.*

continue on a separate sheet if you need to

Wild Land

Yes No

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?

Comments

continue on a separate sheet if you need to

Water Environment

Yes No

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?

Comments

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

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

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

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

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

continue on a separate sheet if you need to

COMPETITIVE, SUSTAINABLE & ADAPTABLE HIGHLAND ECONOMY

Business and Industrial Land

Yes No

Q28A 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

continue on a separate sheet if you need to

Accessibility and Transport

Yes No

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

Are there any other alternatives that should be considered?

Comments

Don't forget the operation of Dalriada Airport, its effect on local development and facilitate its link to the city.

continue on a separate sheet if you need to

Crofting and Agriculture

Yes No

Q29 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

continue on a separate sheet if you need to

Subdivision of Existing Crofts

Yes No

Q30 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

continue on a separate sheet if you need to

Allocation of inbye land

Yes No

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?

Comments

continue on a separate sheet if you need to

New Crofting Township

Yes No

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?

Comments

continue on a separate sheet if you need to

Small Scale New Crofts

Yes No

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?

Comments

continue on a separate sheet if you need to

Coastal Development

Yes No

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?

Comments

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

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

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

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

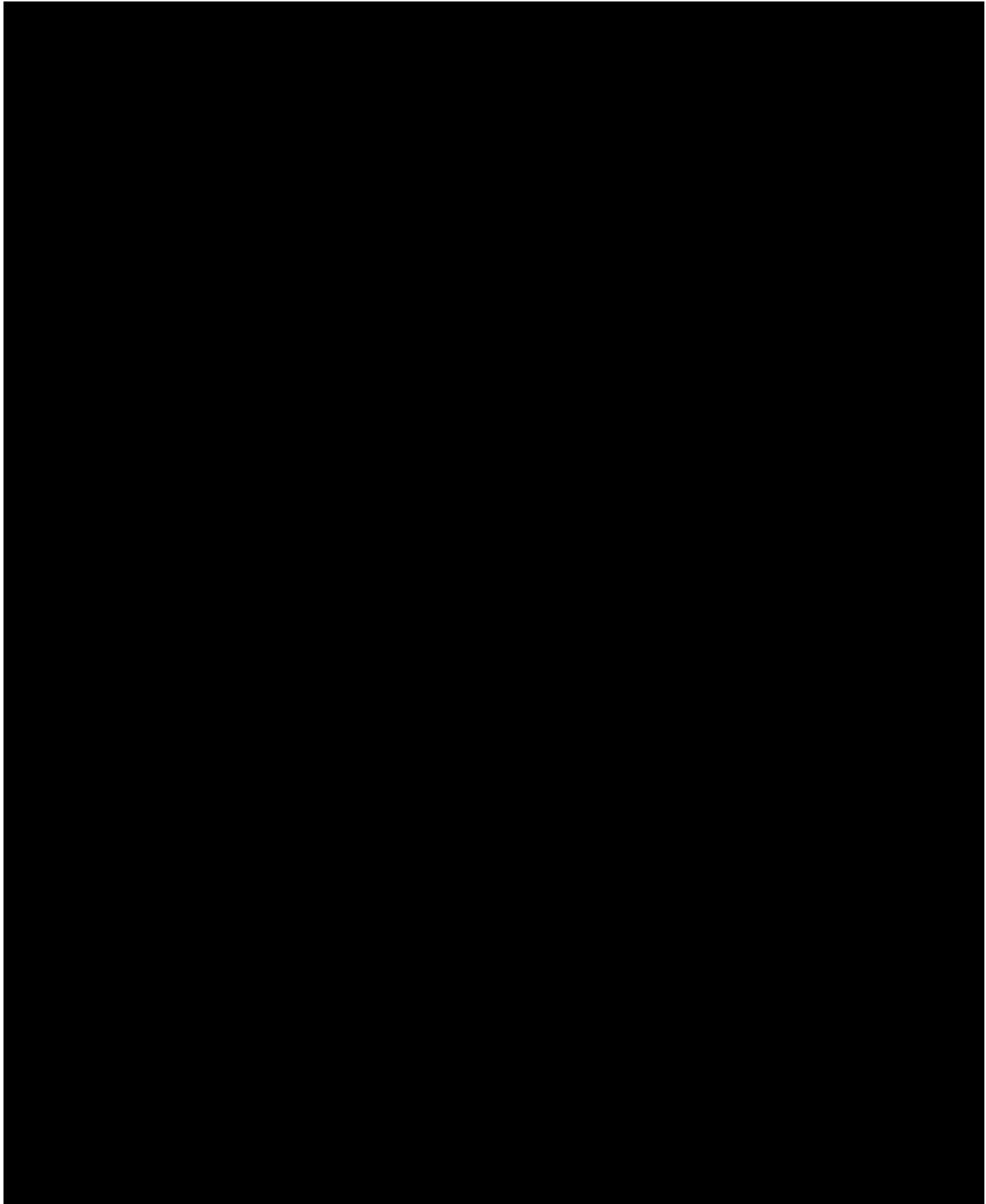
continue on a separate sheet if you need to

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 9th November, 2009**

Comments Box

It is asserted on page 22 of the Main Issues Report that the main pressure for development in smaller settlements is at CAUSDOR, where there are proposals being drawn up for the expansion of the village. The two planners, who explained the report to an open meeting of the Community Council, were referred to the Council's minutes which stated that Causton Estate Master Plan had been considered "ill conceived and should be opposed at every opportunity". The planners were apparently being influenced by pressure from the feudal landowners, in much the same way as Moray Estate are enticing them with a scheme at TERNAGRAIN to rally out of character in the Highlands on the basis that it will deliver a large number of houses.

There is much land in the countryside with an existing infrastructure of services (roads, water supply, electricity etc) which could not be developed because of bureaucratic restrictions. I welcome the more enlightened policy described in the Appendix on page 75. More house building in the country, for which there is a strong demand, could reverse the present decline in the rural population and make local centres fed by them, such as Causton, more sustainable. The grandiose primary school might not end up as a white elephant. Very few of its pupils actually live in the village. Most travel in from the hinterland.

The economies of Inverness and Nairn could benefit from improvements to the strategic trunk road, the A96, by dualing and the provision of a bypass round the congestion of Nairn. If developers could be obliged to contribute to this cost I am sure it would be beneficial for the area in general, and Causton, in particular.

How would the Council ensure that contributions were linked to improvements to the A96?