

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

Reference Number:	HWLDP-MIR-264
Organisation/Individual:	Cawdor Estates (Angus MacNicol)

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	
NPF2 for Scotland	
Vision for the Highlands	
Inverness and A96	
The A96 Corridor	
Phasing of Development	
Developer Contributions	x
East Inverness	
Nairn	
Tornagrain	
Smaller Settlements in A96	x
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	

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)	

Key:

Background	Spatial Strategy	Policy Options	Consultation
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Notes:

Linked to representation HWLDP-MIR-140
 Developer contributions for a masterplan at Cawdor should be on a case-by-case basis not as part of A96 protocols

Action Sheet Completed by:	SH
Date:	14/12/09

Dawn Sutherland

From: Simon Hindson on behalf of devplans
Sent: 19 November 2009 11:54
To: Dawn Sutherland
Subject: FW: Highland Wide Local Development Plan
Importance: High

LINKED TO REPRESENTATION
SUBMITTED BY:-

G. H. JOHNSTONE

HWLDP-MIR-140

-----Original Message-----

From: Angus McNicol [mailto:angus@cauldor.com]
Sent: 19 November 2009 10:46
To: devplans
Subject: Highland Wide Local Development Plan
Importance: High

Dear Sirs

**Highland Wide Local Development Plan
Main Issues Report Consultation**

We write with regards to the above consultation with comments on behalf of Cawdor Estates in addition to those already made on our behalves by G H Johnston Ltd of Inverness. These comments follow on from a meeting with David Mudie and personnel from Scottish Water on 11 November 2009 with regards to developer contributions and other matters.

In response to Question 3 of the report (page 15) we would ask that the Developer Contributions are treated on a case by case basis for developments such as the Cawdor village masterplan. We believe Cawdor is a special case for the following reasons and should therefore be excluded from any general formula for sharing contributions to services and infrastructure in the wider A96 Corridor:-

1. A Traffic Impact Assessment we have recently received from specialist consultants indicates that there will be no material impact on the A96 trunk road as a result of the development proposed at Cawdor.
2. Cawdor village has its own waste water treatment works which Scottish Water confirmed at the above meeting on 11 November 2009 will handle all waste water treatment from the proposed development.
3. The village has a new primary school and public hall/community rooms built just over 2 years ago under a PPP scheme which is currently underutilised.
4. The developing masterplan for the village includes a significant amount of green space and public amenity land for which the public purse will not be called upon.
5. The village is, at best, geographically marginal in the context of the A96 Corridor.

We believe it would therefore be very iniquitous for development at Cawdor to have to contribute to a wider deficiency in services and infrastructure brought about by development elsewhere between Nairn and Inverness that does not stand alone in the same way as Cawdor.

We would be grateful if you could take these points into account in forming the framework for Developer Contributions within the A96 Corridor.

Angus McNicol
For Cawdor Estates

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