

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

Reference Number:	HWLDP-MIR-218
Organisation/Individual:	Croy and Culloden Community Council (Bruce Strachan)

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	
Caithness and North Sutherland	
Easter Ross and Nigg	
Development of Local Centres	
Wider Countryside and Fragile Areas	
Population and Housing	x
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	x
Waste Management	x
Air Quality	
Sustainable Design	
Business and Industrial Land	
Accessibility and Transport	x
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
------------	------------------	----------------	--------------

Notes:

Infrastructure should be established before development
 Protection of agricultural land is key
 Housing should be developed in areas outwith the A96 corridor
 Flooding policy should be more prescriptive
 Needs to be clear financial commitment to Local Transport Strategy
 There is no established need for Tornagrain

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

Response by Croy and Culloden Moor Community Council to the Main Issues Report

We object to the form that the Main Issues Report is in.

People are going to read it on the basis that some statements that are made are factual whereas they are not.

For example:

Page 1 Para 4 beginning 'the HWLDP will set out....' we understood that the MIR would be a consultation over all the issues, and this Para seems to indicate that the main growth areas are already established.

Page 7 Para 1 – this statement appears as a fact and is purely arbitrary. We understood that this plan was to cater for the whole of the Highlands. If this statement is the basis of the MIR, then we feel it will be very detrimental to the rest of the Highlands.

Page 16 Para 1 'East Inverness....' - this statement is also arbitrary

We have concerns as to what changes this consultation will bring about to the final plan. The Council convenor has clearly indicated his support for the plan as it is.

Infrastructure-

Generally the MIR seems to have been contrary to what we have been assured at previous meetings by planning officials i.e.: we have been assured that there will be no development without infrastructure. There are several references in the report which indicate a withdrawal from these statements e.g... Page 16 'preferred option - support early phases at East Inverness before major infrastructure is completed'

In terms of infrastructure it should be established *before* developments are approved that there is sufficient capacity in existing services e.g. Health, Education, Police, and Social Work etc. If not, then no development should be passed until it is certain that these services can cope.

Waste Management;

We support provision of local recycling points and community composting.

Page 55 Para 3 'outline specific requirements....' New developments of the order of 300 houses or more should only be granted planning permission if in fact they only have capabilities of dealing with their own waste within the development.

The council should consider the possibility of requiring Major stores to have their own waste disposal facilities e.g. recycling of white good packaging.

Agricultural Land:

We object to quality farmland being built upon. At a recent land use conference in Inverness Richard Lockhead in his opening speech referred to the concerns about the future food needs and the environmental problems and cost of transporting food. On this basis this clearly implies producing more local food which we wholeheartedly support, and hence we object to the proposals on the A96 corridor where good farmland will be built upon.

Ref Page 65 The statement 'This would lead to greater level of protection but may limit development opportunities of particular areas' is only of concern should the proposed development around East Inverness be regarded as essential which we do not accept. We also refer you to our next paragraph on Housing in this regard.

Housing:

From the table on page 34 the land requirement is well under the capacity of available land in the Highlands. There is only a shortage of land in Inverness and Nairn and this is only brought about by the councils own policy to build many more houses in this area. The council should seriously consider the option of transferring development to where there is an adequate supply of very low grade land (non agricultural) hence encouraging economic development in other areas of the Highlands. The shortage of land is also because the MIR addresses the highest rate of population growth which is a speculative figure.

Highland Council should be more prescriptive in the provision of truly affordable housing for lower income bracket people.

Flooding:

The council should adopt a much more prescriptive policy which would prohibit certain areas being built upon, unless there were legal and binding agreements with the developer, that the developer would meet all costs of any future flood prevention and flood damage.

Accessibility and Transport:

Ref page 60 - The local transport strategy is a fantasy unless there is a clear financial commitment to it. After having been at two meetings at which a representative of Transport Scotland was speaking, there seems little indication that there will be financial support for these schemes.

We do support improving pedestrian and cycle networks. At the time of writing this upwards of 600 houses are to be built in Nairn. As things are at the moment the vast number of these people will be employed in Inverness, hence adding to an already very congested piece of road. The council needs to investigate ways to make public transport attractive so that people will prefer this mode. Before expanding existing communities there needs to be economic opportunities in place to provide employment and hence avoid the need for large amounts of people to be travelling between communities each day.

Tornagrain:

There is no established need for this development. The housing land tables clearly indicate there is land available for housing in other areas of the Highlands.

Also we find it incomprehensible that it is even being considered building a New Town so close to an Airport.

Please refer to Para 17.2 of part two of the Planning (Scotland) Act 2006 which states that a reasonable or reasonable alternatives should be given to proposals. There are no alternative proposals in this case. We believe the Council should have provided alternative proposals as per the above Act.

Closing Remarks:

We feel that more credence should be given to public views rather than developers after all, it is we the existing communities who have to live with the results of any development in our area. Reference : a letter dated 14th April 2008 from Sandy Cumming, HIE to Jim Mackinnon, Chief Planner in response to NPF2 discussion draft 'The key drivers of regional competitiveness over the coming years were seen as:...Communities: giving local communities greater involvement in the shaping of their own futures.'

We trust that you will be prepared to consider the above issues and be prepared to make some changes to the MIR accordingly.

We reserve the right to add to this response.

Yours Faithfully,

A large black rectangular redaction box covering the signature of Bruce Strachan.

Bruce Strachan, Chairman, Croy and Culloden Moor Community Council, Balblair Farm, Croy, Inverness, IV2 5PH