

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

Reference Number:	HWLDP-MIR-181
Organisation/Individual:	Marin Mackay Solicitors – Dingwall Auction Mart 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	
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	x
Wider Countryside and Fragile Areas	x
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	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
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Notes:

Broadly in agreement with all of preferred options
 In the development of local centres, when considering the allocation of land, appropriate consideration should be given to the infrastructure constraints and adjustments made to a local centre's position within the hierarchy.
 The need to identify areas to be protected should only be applied where a need is demonstrated.
 Availability or otherwise of good public transport connections to form Regional and Sub-Regional centres should be strong factor in assessing suitability for development
 Promotes Various sites – Inner Moray Firth LDP – response required

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



**MARTIN MACKAY
SOLICITORS**

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

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

Dear Sirs

Highland Wide Local Development Plan

We write on behalf of Dingwall Auction Mart Limited the proprietor of various parcels of land in and around Dingwall and for whom we act.

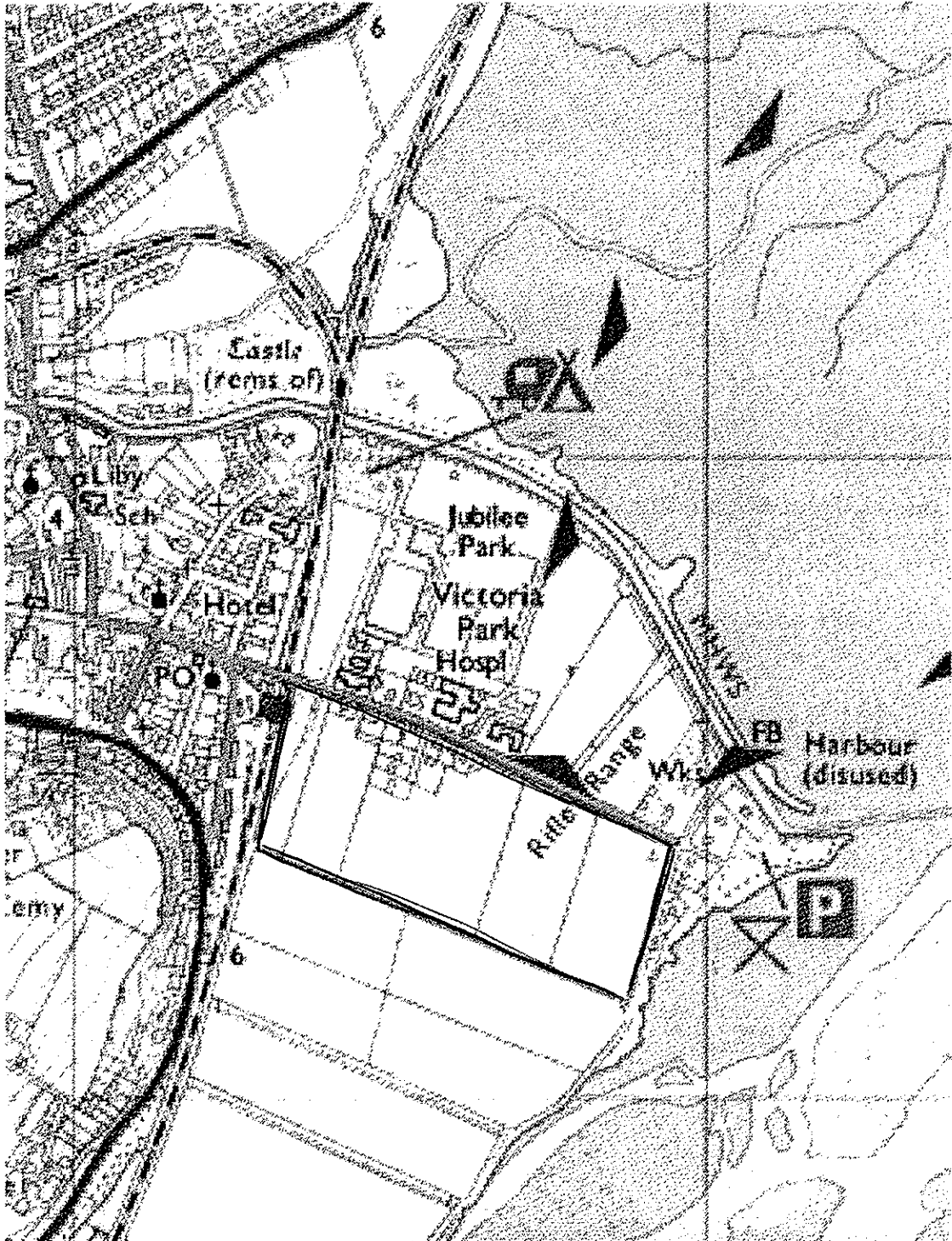
Our client is broadly in agreement with all of the preferred options set out in the Main Issues Report but we have been asked to make the following additional comments:

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

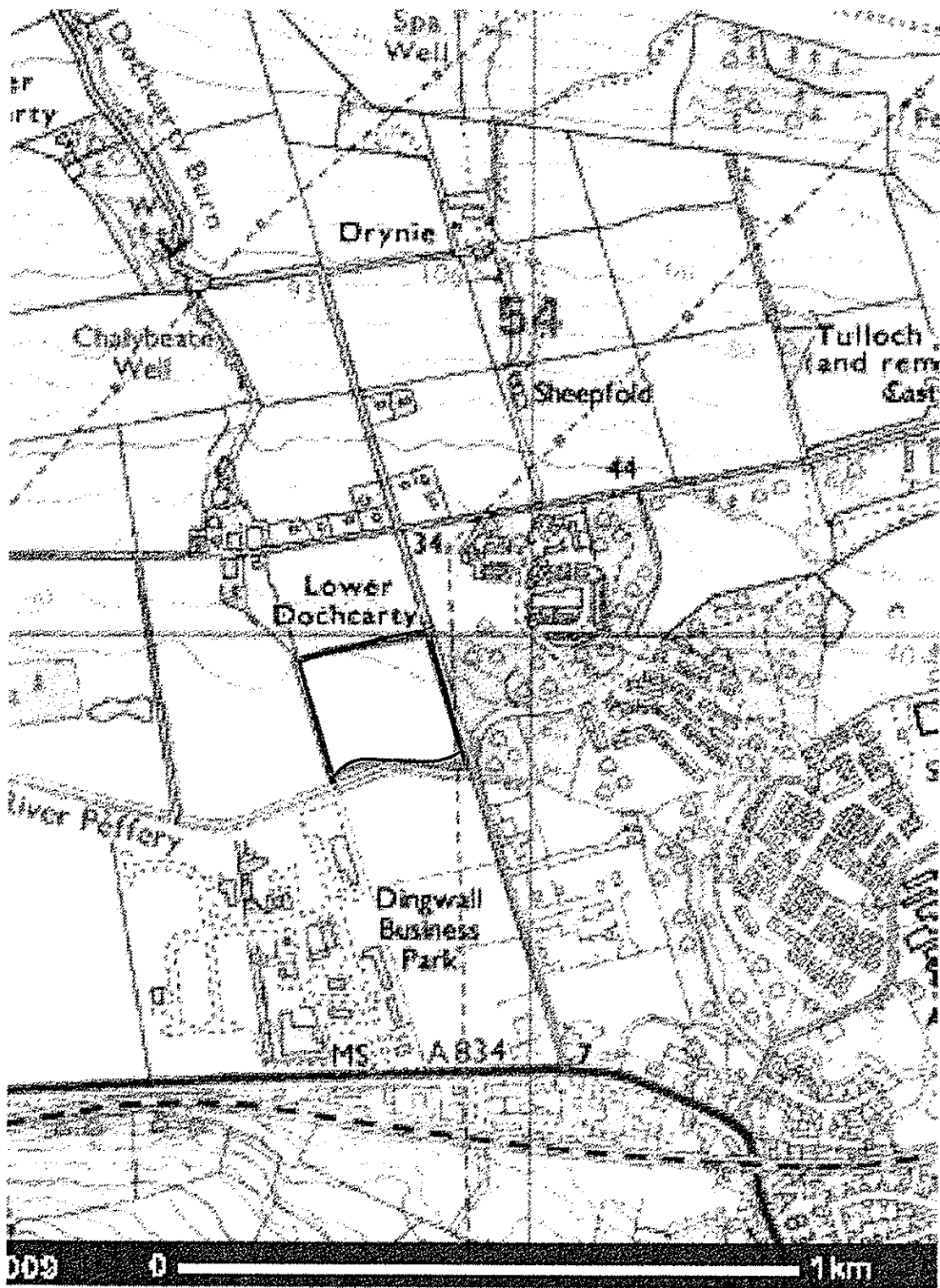
Although we recognise that the representations you seek in relation to the Main Issues Report are not designed to be site specific, our client has asked us to represent to you that the area of land outlined in red on the plans annexed hereto, some of which has already been allocated for development within 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.

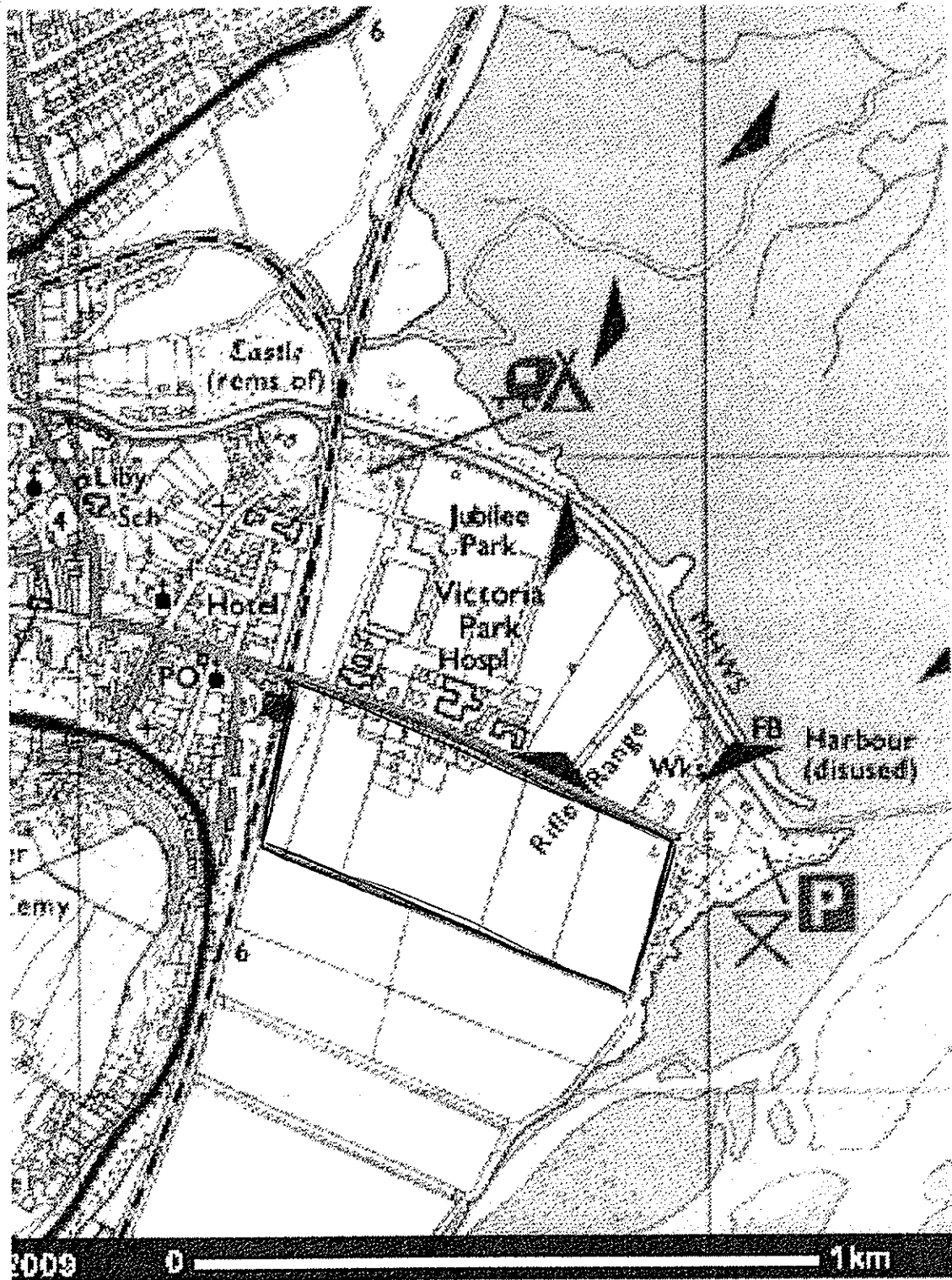
We would be happy to answer any further queries or observations you may have.

Yours faithfully



2009 0 1 km





Dawn Sutherland

From: Martin Mackay [mailto:Martin.Mackay@bankofscotland.co.uk]
Sent: 09 November 2009 13:42
To: devplans
Subject: Highland Wide Local Development Plan

Please see attached supplementary submission lodged on behalf of Dingwall Auction Mart Limited.

Regards

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

[REDACTED]

[REDACTED]



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Director of Planning and Development
The Highland Council
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INVERNESS
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Our Ref : MFM/GFM
E-mail : 
Your Ref : 
Date : 09 November 2009

Dear Sirs

Highland Wide Local Development Plan

We write on behalf of Dingwall Auction Mart Limited the proprietor of various parcels of land in and around Dingwall and for whom we act and further to our letter of 05 November.

We have also been asked to clarify that the additional parcels of land in Dingwall shown outlined in red on the two plans annexed hereto are available and considered by our clients as owners to be suitable for development.

Yours faithfully


Martin Mackay

