

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

Reference Number:	<b>HWLDP-MIR-50</b>
Organisation/Individual:	Mrs J Mayhew

### 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		Previously used Land	x
NPF2 for Scotland		Wild Land	
Vision for the Highlands		Water Environment	
Inverness and A96	x	Renewable Energy	
The A96 Corridor		Flooding	
Phasing of Development		Waste Management	
Developer Contributions	x	Air Quality	
East Inverness	x	Sustainable Design	x
Nairn	x	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	x
Easter Ross and Nigg	x	Allocation of Inbye Land	
Development of Local Centres		New Crofting Township	
Wider Countryside and Fragile Areas		Small Scale New Crofts	
Population and Housing	x	Coastal Development	
Housing in the Countryside	x	Forestry and Woodland	x
Affordable Housing	x	Minerals	
Planning for an Ageing Population	x	Open Space and Physical Activity	x
Gypsies/Travellers	x	Access to the Outdoors	x
Retailing	x	Comments on Consultation Process (+ve)	
Developer Contributions		Comments on Consultation Process (-ve)	
Natural, Built and Cultural Heritage			

### Key:

Background	Spatial Strategy	Policy Options	Consultation
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### Notes:

<p>General comments re: A96 corridor Housing figures need more research Too much emphasis on new housing in Green Belt while Town Centre decline</p>
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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 ..... Mrs J. Maykew .....

Address ..... 28 Drummond Circus .....

.....

.....

.....

.....

Postcode ..... IV24 8P .....

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

Comments do not assume that growth will continue!  
The big question is begged.  
Do not assume Beechwood campus "will happen"  
But transport improvements - yes  
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments Pr. option is "subject to commitment in principle" - these can so easily be breached  
Try option 1 and resist the pressure for development in greenspace - Developers are not God!  
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments get a policy in place for developer contribution protocol. Then case by case - a full assessment of infrastructure.  
Pr. option is bribery  
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments again assumption not valid  
① College may not move  
② growth may not happen  
"incremental approach" is a threat can be resisted  
continue on a separate sheet if you need to

Nothing on map about RAIL development yet it is bounded  
1 on 2 sides of the triangle by rail lines

Nairn in the A96 Corridor

- 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?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments *ie not "no development = no bypass"*

*continue on a separate sheet if you need to*

Tornagrain in the A96 Corridor

- Q6 Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments *Tornagrain seems to be too far advanced to be gone back on now. But*  
*① rail links*  
*② what jobs? It will become another dormitory*

*continue on a separate sheet if you need to*

Smaller Settlements in the A96 Corridor

- Q7 Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

*for Ardross - but A96 access?*

Comments *Local regeneration in Ardross is excellent but it is different from the other. Caithness for example is being developed in a crude way just filling up fields, like S. Inverness*

*continue on a separate sheet if you need to*

Action Plan for Caithness and North Sutherland

**Q8** Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

*continue on a separate sheet if you need to*

Action Plan for Nigg and Easter Ross

**Q9** Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments *but wishful thinking? Hasn't Nigg had its day? Look at how the boom years came + went + what was prophesied then*

*continue on a separate sheet if you need to*

Development of Local Centres

**Q10** Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

*continue on a separate sheet if you need to*

The Wider Countryside and Fragile Areas

**Q11** Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

*continue on a separate sheet if you need to*

## SUSTAINABLE HIGHLANDS

### Population and Housing requirement

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?

Yes No

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

#### Comments

Take the lower level. The higher, by your own admission (p. 33) is aspiration by Scott. Govt + H.E. In particular it is in H.E.'s interest to preserve high growth

continue on a separate sheet if you need to

### Housing in the Countryside

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?

Yes No

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

but -

#### Comments

BUT "well sited and designed" - not much evidence of that so far (see your photo p. 37) public + private buildings are mostly off-the-shelf kits

continue on a separate sheet if you need to

### Affordable Housing

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?

Yes No

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

Comments + hope that the UK Govt's plans to rescind right to buy for new tenants, will come to pass. "Affordable" must have a clause prohibiting sale: keep them all rented.

continue on a separate sheet if you need to

### Planning for an Ageing Population

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?

Yes No

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

Comments centrally located" is crucial use brownfield sites within towns + villages

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 *Sorry but why can't they just keep travelling as they have done for centuries? They are entitled to their life choices but if they don't contribute maybe they shouldn't get?*

*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 *Keep developments to the centres. A sprawl of new housing which then "demands" shops etc (eg Milton Keynes) is not the way.*

*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

*continue on a separate sheet if you need to*

## SAFEGUARDING OUR ENVIRONMENT

### Natural, Built and Cultural Heritage

**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?

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*

### Previously Used Land

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

Are there any other alternatives that should be considered?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

yes yes

Comments

*continue on a separate sheet if you need to*

### Wild Land

**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?

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*

### Water Environment

**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?

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*

## SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

### Renewable Energy

- 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?

Yes No

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

Comments

*continue on a separate sheet if you need to*

### Flooding

- 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?

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*

### Waste Management

- 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?

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*

### Air Quality

- Q26** Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes No

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

Comments *see below - make housing estates walker- and cyclist-friendly.*

*continue on a separate sheet if you need to*

### Sustainable Design

- Q27** Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes No

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

Comments

*Take a much stronger line on eg width of roads in housing devel. eg. the whole housing area Inshes - Milton of Leys has roads fit for racing cars and is a deterrent to pedestrians. The*

*continue on a separate sheet if you need to*

*7 proportion road/housing is completely out of scale, + this is replicated all over*

# COMPETITIVE, SUSTAINABLE & ADAPTABLE HIGHLAND ECONOMY

## Business and Industrial Land

**Q28A** Do you agree with our Preferred Option? If not, tell us why

Yes No

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

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

Yes No

Are there any other alternatives that should be considered?

Comments

*pedestrian/cyclists  
public transport esp trains  
encourage idea of local stopping  
trains as well as intercity (eg at  
least a station at Dalross)*

*continue on a separate sheet if you need to*

## Crofting and Agriculture

**Q29** Do you agree with our Preferred Option? If not, tell us why

Yes No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*not qualified to say but sounds  
reasonable*

*continue on a separate sheet if you need to*

## Subdivision of Existing Crofts

**Q30** Do you agree with our Preferred Option? If not, tell us why

Yes No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*as above.*

*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 *not qualified*

*continue on a separate sheet if you need to*

New Croffing 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 *not qualified*

*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 *not qualified*

*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 *alternative sounds v learnable - and avoids expense of a review*

*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 *green networks sound good. Not just making a football pitch + a few swings but use eg wooded areas for sensitive recreation devel.*

*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 *close local consultation is key. Not just "encourage" developers to take account of access issues - force them!*

*continue on a separate sheet if you need to*

End of Questionnaire

## Comments Box

Always the emphasis on new housing while the centre of the town continues to decay, and houses in the traditional stock remain on the market for months. And also in the older estates, eg Culloden

Have you thoroughly researched where the "demand" comes from? Anecdotally there are many theories. A proper social survey is needed. A very high income is needed to buy these new houses - they can't all be retired or European migrants.

A suspicion, anecdotally, is that a large part of the "demand" is within the existing population as families move from one "latest" housing development to the "very latest" for all the inducements & new road cars on offer. Very often, for "demand" one can substitute "wish".

People go to the outlying estates + new build + then complain there are "no facilities" while in Liverpool itself, eg there are dozens of homes on the market with schools, shops etc already in place. The trend seems to be to move to a greenfield development + then "demand" urban facilities.