

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

Reference Number:	HWLDP-MIR-307
Organisation/Individual:	Bowlts Chartered Surveyors – Hector Munro

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	x
The A96 Corridor	x
Phasing of Development	x
Developer Contributions	x
East Inverness	x
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	
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:

Unconstrained sites should be prioritised
 Protocol revision should ensure contributions are sought from early phases
 Sufficient areas should be safeguarded for major infrastructure

Action Sheet Completed by:	SH
Date:	15/12/09

K.S.BOWLTS, BSc FRICS

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H.C. PLANNING AND DEVELOPMENT SERVICE		
09 NOV 2009		
PASS TO	INITIALS	DATE
FILE REF:		

Our Ref: KSB/RM/LMO/JS
2012

Your Ref:

Date: 05 November 2009

Dear Sirs

**THE EXECUTORS OF HECTOR MUNRO, ASHTON FARM
HIGHLAND WIDE LOCAL DEVELOPMENT PLAN MAIN
ISSUE REPORT**

Following the issue of the Highland Wide Local Development Plan Main Issues Report for public consultation, we would make the following comments in relation to our client's land within the A96 corridor.

1. Q1 Inverness and A96 Corridor, Inverness

We note the preferred option for Inverness will include guidance on how the development of the existing site still to be developed will affect the phasing of development of the A96 corridor. Within the Main Issues Report text, it suggests that sites identified in the current Local Plan for Inverness will be prioritised before any major expansion. We do not agree with this position and propose that unconstrained sites (whether in the A96 corridor or within the existing Local Plan for Inverness) should be prioritised. This will allow allocations to meet housing demand more effectively within the coming five years.

2. Q2 A96 Corridor Phasing of Development

We agree with the preferred option which would identify sites within the A96 Corridor Framework (September 2007) as this provides increased certainty for developers and land owners by identifying the land in a Development Plan context. The A96 Framework covers a period of over 30 years and by including all the sites within the Highland Wide Local Development Plan, this allows the corridor to move forward as a coordinated whole, rather than in a piecemeal fashion.

We/

property consultants
forestry services
architectural services
survey services



INVESTOR IN PEOPLE



We welcome the support for early phases of development across the corridor before major infrastructure is completed. However, it is important that any early phases do not restrict the ability for the major infrastructure to be constructed and land should be safeguarded for this purpose. We also support the proposal to set out the amount of development that will be allowed between 2011-2016 and 2016-2021.

3. Q3 Developer Contribution in the A96 Corridor

We welcome the proposal to prepare a revised developer contribution protocol, particularly given the changes in economic circumstances. The protocol will also require to set out how contributions from early phases (before major infrastructure is completed or commenced) will be dealt with. The contributions protocol is essential to ensure a coordinated approach to the development of the infrastructure associated with the A96 corridor and also implementing the green framework.

4. Q4 Area Specific Issues East Inverness

We support the Council's preferred option to support early (2011-2016) phases at East Inverness before major infrastructure is completed. However, sufficient area must be safeguarded within these developments to ensure the provision of major infrastructure requirements are not restricted in the future and appropriate contributions must be sought in line with the agreed protocol. We also agree that early gain should be sought on the infrastructure provision associated with the first phase. We agree that priorities for development in the area from 2016-2021 should be set out, as this provides clear guidance as to how the Council envisages the A96 Corridor Framework developing and by linking their priorities to the delivery of open space provision and transport improvements allows the A96 Framework to move forward in a co-ordinated way.

One of the key aspects of the development of the A96 Development Framework has been the collaborative working and consultation with the various stakeholders. We therefore hope this collaborative approach with all the A96 stakeholders will continue through the Local Development Plan Review process as this is an essential element to the successful implementation of the framework.

We look forward to the Proposed Plan and would be happy to discuss our comments further if necessary.

Yours sincerely

K S BOWLT