

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

Reference Number:	HWLDP-MIR-277
Organisation/Individual:	Halliday Fraser Munro – Deveron Highland Ltd

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	
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	
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:

<p>Raises issue in the SEA accompanying the MIR – Comments will be dealt with as part of the ongoing work on the SEA</p>
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Action Sheet Completed by:	SH
Date:	14/12/09

HALLIDAY FRASER MUNRO
PLANNING

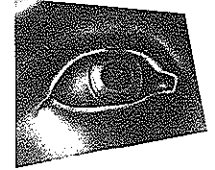
H.C. PLANNING AND DEVELOPMENT SERVICE		
12 NOV 2009		
PASS TO	INITIALS	DATE
UUU		
FILE REF:		

STANHOPE HOUSE
STANHOPE PLACE
EDINBURGH
EH12 5HH

Our Ref: P1180/HS

9 November 2009

Director of Planning and Development
The Highland Council
Glenurquhart Road
INVERNESS
IV3 5NX
Attn Malcolm Macleod



Dear Mr Macleod

**HIGHLAND WIDE LOCAL DEVELOPMENT PLAN- MAIN ISSUES REPORT: STRATEGIC
ENVIRONMENTAL ASSESSMENT**

OFFICES IN ABERDEEN
BELFAST, DUNDEE
AND GLASGOW

I write on behalf of my clients Deveron Highland Ltd in respect of the SEA prepared to inform the emerging Highland Wide Local Development Plan. I write specifically in relation to the assessment of Sandown, Nairn, which is identified as Site reference H8, H9 and BUS1 in Nairn Proposed Site Allocations, which form part of the Appendices.

CHARTERED
ARCHITECTS
CHARTERED PLANNING
CONSULTANTS
LAND USE
CONSULTANTS
URBAN DESIGNERS
SPACE PLANNERS
PROJECT MANAGERS

I have major concerns regarding the accuracy of the assessments for the following reasons:

- The map does not reflect the land use allocations contained within the Nairnshire Local Plan for the Sandown site. Primarily, land to the south of the A96, which is allocated for residential purposes within the adopted Plan, is indicated as open space within the SEA document.
- There are also inaccuracies regarding open space and residential allocations to the north of the A96. (H8)
- The SEA suggests that there may be a requirement to 'consider upgrading the unclassified road running along the northern boundary of the site', however this presupposes that any developer wishing to build on this land has control over this stretch of road.
- In relation to Site H9, Point 4 suggests that there may be a requirement to consider upgrading the B road running along the western boundary of the site. This is inaccurate- there is no B road in this location, purely a right of way.
- Point 22, also in relation to site H9, incorrectly identifies that there are no water bodies within the vicinity. Again this is not the case; a burn runs from south of the A96 along the eastern boundary of this area of land.
- Site H8 and H9 Point 27 both indicate a potential development size i.e. medium and medium- large. There is no justification for these conclusions. It is suggested that there should be no generalisations as to the size of development the sites can contain. This is dependent on detailed proposals.

PARTNERS

JOHN HALLIDAY
DIP ARCH (ABDN)
ARIBA ARIAS

IAN G FRASER
B ARCH (HONS)
RIBA ARIAS

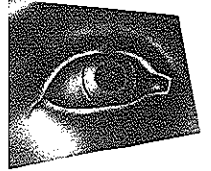
HAMISH B MUNRO
DIP ARCH (ABDN)
RIBA ARIAS

DIRECTOR OF
PLANNING
BOB G REID
BA(HONS) MCD MRTPI

REGIONAL DIRECTOR
HAZEL SEARS
BSC (HONS) DIP TP
MRTPI

- B1, Point 15- during discussions with Council officers regarding the development of the site there has never been any mention of a Tradespark Monument. This issue was also not identified by any statutory consultees in respect of a recent planning application for the site.
- B1, Point 18- recent ecological surveys have concluded that there are no protected species within the site.

On behalf of my clients I would wish these points to be addressed in the next stage of the Highland Wide Local Development Plan. Should you wish to discuss any aspect of this representation please do not hesitate to contact us.



Yours sincerely


Hazel
For HALLIDAY FRASER MUNRO PLANNING

Cc Gordon Ramsay Deveron Highland Ltd