

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

Reference Number:	HWLDP-MIR-128
Organisation/Individual:	GH Johnston Building Consultants – Mr G Philip, Mr W Lean and Messrs N Grant and W Arbuthnott

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	
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:

Issue for area local development plan – Sealing land allocation at Flemington

Action Sheet Completed by:	SH
Date:	9/12/09

G. H. JOHNSTON BUILDING CONSULTANTS LTD
Architectural and Planning

WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS
 IV2 7PA

Project Ref: CM/IF/1920

5 November 2009

Mr Stuart Black
 Director of Planning and Development
 The Highland Council
 Glenurquhart Road
 Inverness
 IV3 5NX

H.C. PLANNING AND DEVELOPMENT SERVICE		
09 NOV 2009		
PASS TO	INITIALS	DATE
<i>RAP</i>		
<i>MM</i>		

Dear Mr Black

**HIGHLAND-WIDE LOCAL DEVELOPMENT PLAN
 A96 CORRIDOR - FLEMINGTON**

We refer to your consultation letter dated 28th August 2009 and welcome the opportunity to participate. Further to the Council's Main Issues Report we wish to lodge the following representations on behalf of our clients Mr G Philip, Mr W Lean and Messrs N Grant and W Arbuthnott.

Existing land allocations at Flemington make modest housing, business/commerce and open space provisions. The housing land has planning permission and would deliver the open space; and an initiative to activate the business opportunity is nearing application. It is reasonable to expect that committed land to be taken up in the short term. Additional land should be earmarked for development, notably that adjoining Flemington to the north and east where development would be comfortable in landscape terms and offer scope to create a coherent structure for the community.

The existing community comprises some 30 houses, a "street" form and lacks local facilities. The existing (though presently undeveloped) allocated lands are bound by historic field boundaries and ownership, but could relate much better to the existing form with some reconfiguration and in so doing create a better place in terms of its functioning and appearance. We act for the proprietors of the three principal land holdings who are prepared to work together to enable such opportunities to be realised. Their land is identified on the attached plan - in terms of early and later development options - together with connections that are able to integrate the community and open-up substantial "backlands" that otherwise might be closed down as a future option, were the existing allocations/commitments to proceed unchecked.

A sustainable long-term development "footprint" for Flemington should be part of the A96 GCDF and part of the Highland-wide Local Development Plan vision; albeit that development would proceed at a rate and scale comfortable to the community and available infrastructure. The Local Development Plan should integrate the existing allocations and provide for the next increment of development.

We therefore offer to work with the Council to bring forward an appropriate framework for development at Flemington for inclusion in the Highland-wide Local Development Plan in order to

enable development to proceed in appropriate form and location where serviceable; and to connect as necessary with "corridor-wide" infrastructure when that is phased in. Our clients' representation is a contribution to sustainability within the A96 GCDF that presently does not appear to recognise a role for communities of this scale, their role in housing choice or their need for sustainability in their own right.

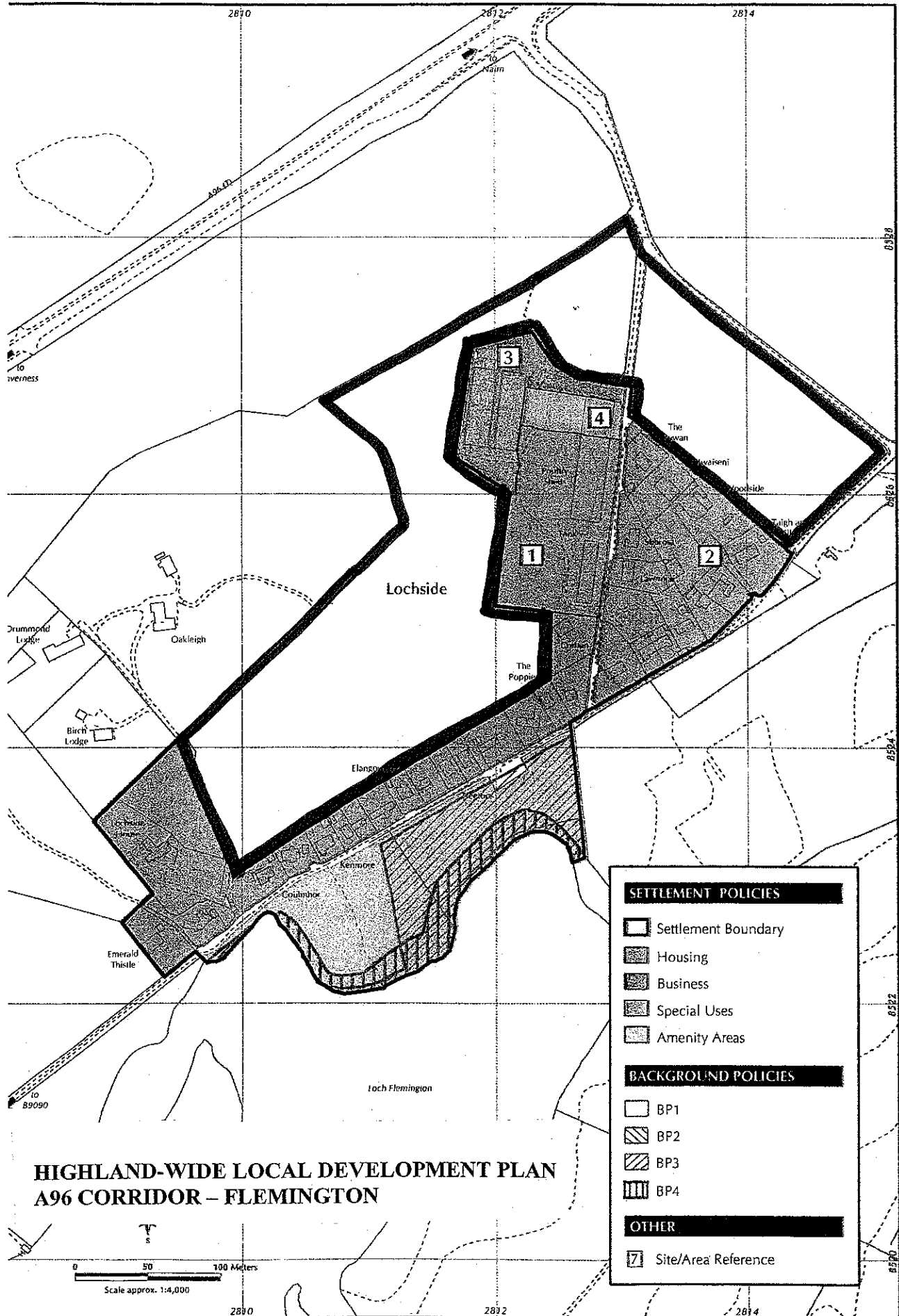
As regards Q7 we agree therefore that the potential for growth of the smaller villages in the A96 Corridor area should be identified and that that principle should apply at Flemington.

We would be grateful of the Council's consideration of the matters we raise and would be available for discussion should that be helpful to you.

Yours sincerely

Colin Mackenzie MRTPI
G H Johnston Building Consultants Ltd

Encl.



**HIGHLAND-WIDE LOCAL DEVELOPMENT PLAN
A96 CORRIDOR – FLEMINGTON**

Scale approx. 1:4,000

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FOOTNOTE: Not all of the policy definitions listed in the Appendix to the Written Statement are identified on this Proposals Map Inset.