

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

Reference Number:	HWLDP-MIR-214
Organisation/Individual:	Hugh Robertson

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	
Tomagrain	
Smaller Settlements in A96	
Caithness and North Sutherland	
Easter Ross and Nigg	
Development of Local Centres	
Wider Countryside and Fragile Areas	
Population and Housing	x
Housing in the Countryside	
Affordable Housing	
Planning for an Ageing Population	x
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	x
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:

Population projections too optimistic in current downturn
 Ageing population must be taken into account
 Large scale developments should not be developer led – organic growth instead
 Prime agricultural land must be conserved
 A96 need to be addressed
 Preserve unique characteristic of Highland at all costs

Action Sheet Completed by:	SH
Date:	10/12/09

Dawn Sutherland

From: HUGH ROBERTSON [REDACTED]
Sent: 09 November 2009 15:57
To: devplans
Subject: Highland wide Development Plan Main Issues Report

Please find attached response to report.

An acknowledgement if its receipt would be appreciated.

Hugh Robertson, Newton of Cawdor, Nairn.

This email has been scanned by Netintelligence
<http://www.netintelligence.com/email>

Newton of Cawdor
Nairn
IV12 5RA

Tel: [REDACTED]

Email: [REDACTED]

Director of Planning &
Development
The Highland Council
Inverness

Dear Sir

**Highland wide Local Development Plan
Main Issues Report**

I refer to the above Report and wish to submit the following response:

- In view of the current economic downturn, population projections for the Highlands must now be revised, being *far* too optimistic. This therefore implies changes to the proposed scale of developments.
- Population demographics suggest an aging population and the recommendations must take this into account by addressing more seriously such issues as accommodation, medical and social needs.
- Young people need to be encouraged to remain in the Highlands by the availability of much more affordable housing and the creation of jobs.
- Large scale developments should not be landowner/developer led as appears to be the case at Tornagrain, Delnies and Cawdor. Instead organic growth of existing settlements based on demand should be encouraged. There are currently a large number of building sites with planning permission available in these areas as well as existing houses for sale, giving an indication of the current demand which is unlikely to change in the near future.
- Prime agricultural land *must* be conserved.
- The inadequacies of the A96 particularly within Nairnshire must be addressed before any further large scale building is allowed to take place along the A96 Corridor.
- We must preserve the unique character of the Highlands at all costs.

Yours faithfully

Hugh Robertson

