

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

Reference Number:	<b>HWLDP-MIR-222</b>
Organisation/Individual:	Floris Greenlaw

**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	x
Phasing of Development	
Developer Contributions	
East Inverness	
Nairn	
Tornagrain	
Smaller Settlements in A96	
Caithness and North Sutherland	x
Easter Ross and Nigg	x
Development of Local Centres	
Wider Countryside and Fragile Areas	
Population and Housing	
Housing in the Countryside	x
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:**

<b>Background</b>	<b>Spatial Strategy</b>	<b>Policy Options</b>	<b>Consultation</b>
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**Notes:**

<p>Hinterland boundaries could be widened to cover Kinerrus Support the alternative of dispersed growth rather than the A96 corridor</p>
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Action Sheet Completed by:	SH
Date:	10/12/09

**Dawn Sutherland**

**From:** Floris Greenlaw [REDACTED]  
**Sent:** 09 November 2009 15:59  
**To:** devplans  
**Subject:** Kinerras Kiltarlity Response to Main Issues Report:HwLDP

To Highland Council Development Plan staff,

We wish to respond to only a few of the issues raised in the above document, primarily ones relating to Kinerras, Kiltarlity but with wider implications. Asterisks \*\* and \*\*\* refer to more detailed footnotes at the end of the email.

**A) Hinterland : Question 13** We appreciate that detailed consideration of Hinterland policies and boundary is more a matter for the subsequent replacement for the 2006 Inverness Local Plan. We understand consultation on this more local document is expected to start next year. However, at this point we wish to make several points as follows:-

- - in response to Q13, yes there is another alternative : to extend the Hinterland boundary outwards in certain areas where, as at Kinerras and other Kiltarlity locations but also some other communities within easy reach of Inverness, there have been excessive pressures for new housing in the countryside \*\* just beyond the Hinterland boundary. From where we live, Inverness can be reached by car in twenty minutes if the road is reasonably clear i.e. it is definitely commuter territory.
- - Kiltarlity Community Council (which I only joined in early 2008) has also independently held these views regarding the Hinterland boundary for some years : subsequent to the Inverness Local Plan PLI, but prior to the adoption of that Plan. To quote from their secretary, Ron Maclean's letter of 27th February 2006 in relation to planning application 06/00082/OUTIN for houses in Eskadale Wood "The Rural development Area (RDA) makes good sense when applied to independent and more isolated communities such as Struy (Strathglass). Kinerras is not an independent community and development should be considered in the context of Kiltarlity as a whole. ....It is within the same catchment area of school, church, shop, hotel, post office etc, is dependent on the same roads and services infrastructure and is no further away from Beaully and Inverness than several hinterland "sub-communities"." We strongly agree with these views which are now being briefly reiterated in the Community Council's questionnaire response to the above HwLDP document.
- - In relation to Policy G2 Design for Sustainability in the 2001 Structure Plan, which is presumably likely to be incorporated in some recognisable form in the HwLDP, it does not make sense in general terms to be encouraging the development of countryside housing round Kiltarlity more in the outer reaches of the community, than within the Hinterland area closer to village services.

At the Local Plan PLI some years ago, we argued our case that the whole of Kinerras should be in the Hinterland, but not coming in at an early stage of the consultation process as we are doing now, it was not surprising that the Reporter did not uphold our objections. She had to take a pragmatic view. Otherwise, the Hinterland boundary would either have had a long kink in it or, if rounded off, would have had implications for housing in the countryside policy in neighbouring areas along the boundary which could have dragged out the development plan process for years.

We continue to believe that in terms of sustainable planning, the whole of Kinerras and equivalent areas i.e. Clunevackie, Eskadale and probably a straggle of houses beyond Ardendrain, should be within the Hinterland where pressures for housing in the countryside are better managed..

**B) CONFUSION BETWEEN Q11 AND Q13** We consider there is likely to be an element of confusion in the minds of those of us responding to Q11 on "Wider Countryside and Fragile Areas" and Q13 "Housing in the Countryside". The recently amended Interim Guidance document does little

to clarify the position. However, we do appreciate that it seems to be the intention to discontinue use of the phrase "Rural Development Area (RDA)" and presumably replacing this terminology in some way should help to clarify matters in due course.

**C) CRUIVE (ESKADALE) IMPORTANT HABITAT AREA (IHA)** The Environmental Statement accompanying the application under the Electricity Acts for the proposed Beauly to Denny High-Voltage Overhead 400kV Transmission Line did the Council and various communities a good turn in identifying areas of some significance in terms of flora and fauna, which are not covered by designations recognised by SNH and the Council.

In the case of Kinerras, attention was drawn for the first time to the Cruive (Eskadale) Important Habitat Area of Regional Value, the only such specific designation along the miles of the power line route from Balblair Sub-station to Eskadale Moor. We subsequently commissioned a habitat survey of this area of woodland and wet heath.\*\*\* The botanists involved carried out a detailed habitat survey in 2008 which confirmed the presence of a mosaic of species-rich habitats, and confirmed it is a site worthy of conservation for its biodiversity.

Should all objectors, other than the Council who held to the published report of their own consultant, succeed in their attempt in PLI document EA 94 to ensure the Beauly to Denny power line does not cut right through this important area of wet heath, then the threat of housing development may well take over. This land has been purchased within recent years by an individual who is likely to be interested in development rather than conservation. Much of the site, not in the version of the Local Plan which was considered at the PLI but in the one approved in March 2006, is designated Background Policy BP1 "The Council will favour development subject to site factors". Stronger protection is required and we will be seeking advice and liaising further with yourselves on this matter shortly.

**D) BRIEF RELATED RESPONSES TO Q2, Q8 AND Q9** Despite its inclusion in National Planning Framework 2, we do not support the A96 Corridor Framework whereby an increased population of some 35,000 people would be accommodated in expansion areas between Inverness and Nairn over the next 30 years. This could only be achieved at the expense of much needed infrastructure and general improvements in other parts of the Highland Council area, and would lead to further concentration of Highland population round Inverness.

Much better to "widen the search for longterm expansion sites to the rest of the Inner Moray Firth" and to promote the potential especially for marine renewables in Caithness and Sutherland. However, to emphasise just one point, irrespective of improved local job opportunities further north in line with such policies, one of the Council's absolutely top priorities must be getting through to TransportScotland and the Scottish Government that relief is essential to the major bottleneck at the south end of the Kessock Bridge, probably by a grade-separated junction. We hope but have not checked that this is currently being adequately highlighted in the draft Local Transport Strategy, also currently out for consultation.

(Mrs) Floris H. Greenlaw, Knockchoille, Kiltarlity IV4 7JL and half a dozen Kinerras neighbours.  
PS If I'm wrong in assuming that details and signatures are not necessary at this stage in the consultation process, this can be remedied on request.

\*\*Until recently there had been no pressure whatsoever for any new houses in Kinerras for several decades (yes, decades!). Since the 2006 Local Plan was approved with Kinerras beyond the Hinterland boundary, as well as a totally acceptable new house for a young crofter, there have been three planning applications for new houses. One for four, then amended to three, large houses in Eskadale Wood was refused, with a local crofter and myself speaking against the application at Committee. Two others on two crofts purchased with development in mind, were granted, and further applications on these two crofts seem likely once the recession is over. More recently and in fairly close vicinity, a holiday home with a fair area of land attached, and previously well used by the

same family for over forty years, has now been purchased by individuals expected to have speculative development in mind.

\*\*\* Regrettably, due to my inability to do attachments, a copy of this Cruive (Eskadale) Habitat Survey cannot accompany this email. A hard copy will be sent by post this week. This survey, now available to interested parties, was carried out on a voluntary basis by the botanists involved, but final publication in a more lasting form for future reference in the years ahead, is being progressed with financial assistance from Kiltarlity Community Council and from Iain Fraser of no.2 Knockchoille.

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