

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

Reference Number:	HWLDP-MIR-107
Organisation/Individual:	Inverness South Community Council (Mrs Mitchell)

Action:

Immediate Response Required	
Meeting required with Respondent	
Issue for Area Local Development Plan	
Further Information Required	
Other (<i>Please Specify</i>)	

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		Previously used Land	X
NPF2 for Scotland		Wild Land	
Vision for the Highlands		Water Environment	X
Inverness and A96	X	Renewable Energy	
The A96 Corridor	X	Flooding	X
Phasing of Development	X	Waste Management	
Developer Contributions	X	Air Quality	
East Inverness	X	Sustainable Design	
Nairn		Business and Industrial Land	X
Tornagrain	X	Accessibility and Transport	X
Smaller Settlements in A96	X	Agricultural Land	X
Caithness and North Sutherland	X	Subdivision of Existing Crofts	
Easter Ross and Nigg	X	Allocation of Inbye Land	
Development of Local Centres	X	New Crofting Township	
Wider Countryside and Fragile Areas	X	Small Scale New Crofts	
Population and Housing	X	Coastal Development	
Housing in the Countryside	X	Forestry and Woodland	
Affordable Housing	X	Minerals	
Planning for an Ageing Population	X	Open Space and Physical Activity	
Gypsies/Travellers		Access to the Outdoors	
Retailing	X	Comments on Consultation Process (+ve)	
Developer Contributions	X	Comments on Consultation Process (-ve)	
Natural, Built and Cultural Heritage	X		

Key:

Background	Spatial Strategy	Policy Options	Consultation
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Notes:

There is a risk that development of the A96 corridor would be detrimental to Inverness.
 Need to look more closely at areas outwith the A96 corridor
 HWLDP + Local Transport Strategy need to be consistent
 Need to explain population increase further

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

Highland wide Local Development Plan Main Issues Report

Questionnaire

Please fill in this questionnaire. Your views are extremely important to us and we will take them into consideration when preparing the proposed plan.

If you would prefer you can answer only the questions on the issues that you are interested in. If you have any general comments, please put them in the box on page 12.

Please fill in your details below so we can keep you up to date with the progress of the Highland wide Local Development Plan.

Name Mrs. V.A. Mitchell (Chair ISCC)

Address 18 Cedarwood Ave

Milton of Leys

Inverness

1

Postcode LV2 69W

Phone [REDACTED]

Email [REDACTED]

You can respond via e-mail: [REDACTED]

Fax: [REDACTED]

Post: Director of Planning and Development
The Highland Council
Freepost SCO 5568
Inverness
IV3 5BR

H.C. PLANNING AND DEVELOPMENT SERVICES		
09 NOV 2009		
PASS FOR	INDICATE	FILE
RM		
MA		
FILE REF		

This form can also be filled in online at <http://www.highland.gov.uk/developmentplans>

**This Questionnaire must be returned by
5pm Monday 9th November, 2009**

SPATIAL STRATEGY

Please tick one box

Spatial Strategy: Inverness

- Q1** Do you agree with our Preferred Option? If not, tell us why
- Do you prefer the stated alternative?
- Are there any other alternatives that should be considered?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments

See attached sheet

continue on a separate sheet if you need to

Spatial Strategy: A96 Corridor

- Q2** Do you agree with our Preferred Option? If not, tell us why
- Do you prefer the stated alternative? *Option 2*
- Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

See attached sheet

continue on a separate sheet if you need to

Developer Contributions in the A96 Corridor

- Q3** Do you agree with our Preferred Option? If not, tell us why
- Do you prefer the stated alternative?
- Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

Sheet attached.

continue on a separate sheet if you need to

East Inverness in the A96 Corridor

- Q4** Do you agree with our Preferred Option? If not, tell us why
- Do you prefer the stated alternative?
- Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments

See attached.

continue on a separate sheet if you need to

Nairn in the A96 Corridor

- Q5** Do you agree with our Preferred Option? If not, tell us why
Do you prefer the stated alternative?
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

No Comments

continue on a separate sheet if you need to

Tornagrain in the A96 Corridor

- Q6** Do you agree with our Preferred Option? If not, tell us why
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

See attached

continue on a separate sheet if you need to

Smaller Settlements in the A96 Corridor

- Q7** Do you agree with our Preferred Option? If not, tell us why
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

See attached.

continue on a separate sheet if you need to

Action Plan for Caithness and North Sutherland

Yes No

Q8 Do you agree with our Preferred Option? If not, tell us why
Are there any other alternatives that should be considered?

Comments

see attached

continue on a separate sheet if you need to

Action Plan for Nigg and Easter Ross

Yes No

Q9 Do you agree with our Preferred Option? If not, tell us why
Are there any other alternatives that should be considered?

Comments

see attached

continue on a separate sheet if you need to

Development of Local Centres

Yes No

Q10 Do you agree with our Preferred Option? If not, tell us why
Are there any other alternatives that should be considered?

Comments

see attached.

continue on a separate sheet if you need to

The Wider Countryside and Fragile Areas

Yes No

Q11 Do you agree with our Preferred Option? If not, tell us why
Are there any other alternatives that should be considered?

Comments

see attached.

continue on a separate sheet if you need to

SUSTAINABLE HIGHLANDS

Population and Housing requirement

Yes No

Q12 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments
see attached.
continue on a separate sheet if you need to

Housing in the Countryside

Yes No

Q13 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments
see attached
continue on a separate sheet if you need to

Affordable Housing

Yes No

Q14 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments
see attached.
continue on a separate sheet if you need to

Planning for an Ageing Population

Yes No

Q15 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments
See attached.
continue on a separate sheet if you need to

Needs of Gypsies / Travellers

Yes No

Q16 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

no comments.

continue on a separate sheet if you need to

Retailing

Yes No

Q17 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

see attached.

continue on a separate sheet if you need to

Developer Contributions

Yes No

Q18 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

see attached

continue on a separate sheet if you need to

SAFEGUARDING OUR ENVIRONMENT

Natural, Built and Cultural Heritage

Q19 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

see attached.

continue on a separate sheet if you need to

Previously Used Land

Q20 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

see attached

continue on a separate sheet if you need to

Wild Land

Q21 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

see attached.

continue on a separate sheet if you need to

Water Environment

Q22 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

see attached

continue on a separate sheet if you need to

SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

Renewable Energy

Q23 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

continue on a separate sheet if you need to

Flooding

Q24 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

See attached

continue on a separate sheet if you need to

Waste Management

Q25 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

continue on a separate sheet if you need to

Air Quality

Q26 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

continue on a separate sheet if you need to

Sustainable Design

Q27 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

continue on a separate sheet if you need to

COMPETITIVE, SUSTAINABLE & ADAPTABLE HIGHLAND ECONOMY

Business and Industrial Land

Q28A Do you agree with our Preferred Option? If not, tell us why
Do you prefer the stated alternative?
Are there any other alternatives that should be considered?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

see attached.

continue on a separate sheet if you need to

Accessibility and Transport

Q28B Do you agree with our Preferred Option? If not, tell us why
Are there any other alternatives that should be considered?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

see attached

continue on a separate sheet if you need to

Crofting and Agriculture

Q29 Do you agree with our Preferred Option? If not, tell us why
Do you prefer the stated alternative?
Are there any other alternatives that should be considered?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

See attached, a by part acceptance

continue on a separate sheet if you need to

Subdivision of Existing Crofts

Q30 Do you agree with our Preferred Option? If not, tell us why
Do you prefer the stated alternative?
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

No comment

continue on a separate sheet if you need to

Allocation of inbye land

Yes No

Q31 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

No Comm^v

continue on a separate sheet if you need to

New Crofting Township

Yes No

Q32 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

No Comm^v

continue on a separate sheet if you need to

Small Scale New Crofts

Yes No

Q33 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

No Comm^v

continue on a separate sheet if you need to

Coastal Development

Yes No

Q34 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Forestry and Woodland

Yes No

Q35 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Minerals

Yes No

Q36 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

Encourage the building industry to look to alternatives.

continue on a separate sheet if you need to

A HEALTHIER HIGHLANDS

Open Space and Physical Activity

Yes No

Q37 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

H.C. must be prepared to enforce this on developers.

continue on a separate sheet if you need to

Access to the Outdoors

Yes No

Q38 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

End of Questionnaire

Comments

Q1 Comments

In principle agree with the preferred strategy but with the following caveats. A defined boundary should be created which will ensure a specific location not a sprawling mass of different types of developments which are forever growing. This would ensure that a proper vision can be set, something to work towards.

There is more to Inverness and the Highlands than the A96 corridor, the emphasis being placed on this proposed development could be to the detriment of Inverness and the Highlands.(see Q2)

The areas shown for Expansion within Inshes includes the land for the district park, why?

Inshes is shown as being zoned for Regeneration, why?

This option states that the Local Transport Strategy will be linked to the future development but the detail in the Transport document does not see the future in the same way and certainly the needs as different. (see 5.6 CP1 general principles (a) and (b)).

The emphasis in the Local Transport Strategy is not the same as the Main Issue Report, concern is expressed for the existing areas and less emphasis on expansion and yet more expansion of houses.

Q2 Comments

To permit limited expansion before any road improvement is repeating previous mistakes. There is no indication as to when the funds will be forthcoming and when funds are available, in say 10 years time, then the Scottish Govt. will have to review the order of priorities. There is no guarantee that this will happen in the next 20 years.

If developments are permitted in the meantime they will be a scattered all along the corridor which may never be completed. The costs of the infrastructure services water electric etc. will be prohibitive when only partial development is allowed – the developer contribution passed onto the purchaser of the properties may limit the sales of the buildings. There is no guarantee that there will be a requirement for this massive development re population statistics

Renewable energy projects have more certainty but this is on the A9N (where there is already unemployment). If development is permitted along the A96 then this would increase the pressure on both the Raigmore Interchange for Inverness and Kessock Bridge if the employment is situated on the A9N. Neither of these two bottlenecks should be ignored.

Unless employment is on the A96 east of Inverness the above two bottlenecks will become even worse.

There is life outside of Inverness, if efforts are not made to increase the viability of the fragile areas of the Highlands all the younger people will migrate to Inverness depleting the rural areas of its life blood.

There are the opportunities to develop the A9N with the Nigg and renewable energy projects but to do this the A9N will need improving – why develop something the A96 which has no inherent employment when there is scope north of Inverness. Investment must go north not east. Green energy is going to become more important as time passes and these projects will happen and monies will become available for the development. Perhaps in the next long term planning, development after 2020, when the economies have fully recovered it will be appropriate to revisit the A96.

The urgent housing needs in the whole of the UK including the Highlands is affordable that is social and low cost housing probably well in excess of the 1 in 4 or 1 in 10 as outlined in this report. Developing along the A96 will not solve the issue in Inverness, it would provide a fraction of the need and that is without considering an increase in population. The need for affordable housing has to be addressed but this type of development will not cure the current problem.

Agricultural land should be preserve as much as possible to lower the carbon footprint and the problems in the long term in the production of food. Poorer land and consolidating developments is the way forward.

Q3 Comments

As the proposed development is scheduled over a lengthy period of time it is impossible to gauge the cost of the infrastructure given that plans may change, may never happen, requirements change plus inflation.

Each development must be seen as a separate entity with the exception of flood assessment which must be for the whole area.

Q4 Comments

No proposals should be made until the Eastern Link road is finalised in terms of the route and funding is available. It is in fifth place in the list of Trunk road priorities for the Highlands but not in the same place of priorities of Transport Scotland. Commencing development in the area without the road link would put more pressure on the Raigmore Interchange.

The Eastern Link road has been 'sold' as a way to solve the congestion at the Inshes roundabout not solely to open up an area of land for development and in doing so creates a significant impact on Inshes. **The limited congestion on the roundabout could be much improved if the traffic lights were connected to the Scoot monitoring system as all city traffic lights of Inverness are, then the short period of congestion would be resolved.** Also the Reporter's report on the Asda application is a useful source document covering traffic issues.

The proposed route for the Eastern Link takes the traffic onto the roundabout in Inshes increasing the problem of traffic management. The HIE/UHI campus have confirmed in print and in presentations that this link is not required for the development of their site.

Potentially to open East Inverness could gridlock Inshes, not the way forward.

Q5 Comments

None

Q6 Comments

'Long term housing needs for the area' used as a reason for this option – where is the justification, this would be creating a new town, why, where are the people, where are the jobs, why spoil the countryside for something that may never be completed, where is the money for the infrastructure, no A96 improvement (no signs of the funds or timing for the improvements), delay everything until these points are answered. Great danger of blighting an area because there may be no need for housing for non-existent people with no employment.

Any developments if required should be consolidating existing areas like Ardersier which is in dire need of regeneration.

Q7 Comments

The principle is worth exploring but one comes back to the A96, it is extremely dangerous to turn right onto the A96 at Auldearn, how will the A96 cope with the increase in traffic. The back roads are not fit for purpose.

Q8 Comments

Will provide much needed improvements and employment for the area but again the road network will hamper the development.

Q9 Comments

This has been talked about long enough, it is time that this project was up and running. Again roads will be an issue.

Q10 Comments

These areas are key to tourism, a major part of the Highland economy. Investment must take place in these areas to ensure their survival which will mean having to provide social and low cost housing to keep the young people in the local communities. Holiday homes have a place in these communities for visitors to stay but this distorts the value of property such that the local people cannot afford to buy homes - a vital part to staying in these local towns and villages is affordable housing.

Q11 Comments

As above

Q12 Comments

As already stated there is no indication where this theme of substantial increase in population comes from, it needs to be justified before great masses of land are allocated for building. In the current economic climate everything will be delayed by lack of money and employment problems both in the public and private sectors.

There appears to be no adjustment to the aspirations in spite of the seriousness of the situation. History is going to repeat itself in that areas are labelled for development but no monies for infrastructure including roads or people will be in the right place at the right time. The one area that still is not being addressed is employment where is it coming from? There are many people in Inverness and beyond that have two or more part time jobs and still cannot make ends met and that is without additional people in the area. Page 34 table needs further explanation!

Q13 Comments

Consolidation of housing in the countryside by enlarging pre existing settlements only. The costs of services from water to Royal Mail, from waste collection to road maintenance will be reduced to the benefit of all the residents of the Highland region.

Q14 Comments

Preferred option too vague and open to negotiation. Alternative option 1 does not address the back log for affordable housing and option2 does not make sense.

Q15 Comments

Should be a complex catering for the elderly and disabled with mixed needs with common areas for interaction between residents. Day care facilities are a must to ensure a smooth transfer as one's condition deteriorates. Preferably these complexes should be running by non profit organisations.

Q17 Comments

Big retail parks are here to stay along with the car park facility to enable a 'big shop' to take place. The town centre need help with partners to provide niche products to visitors and local residents something like the Victoria market. Small retailers cannot compete with big retailers nor can they cope with high rents and local taxes, their profit margins do not allow this. The old town centres all need to address old buildings which are not being used, legislation means vast sums of money are required to make them habitable as flats or for commercial use. These buildings will just fall into total disrepair and require demolition unless action is taken.

Local retail shops are must for residents and at the same time keep the carbon footprint down.

Q18 Comments

Developers contribution should be levied across all builds including self builds.

Q19 Comments

Developers must be monitored to ensure compliance, there is no turning back once the natural habitat has been destroyed. Developers can be cavalier about the nature of the land. Strict enforcement procedures must be put in place and used on a timely basis.

Plaques should be erected giving the historic significance of places of interest to maximise the attraction for visitors.

Q20 Comments

Developers should be encouraged to utilise this land and preserve the greenfield sites.

Q21 Comments

Encourage land to be transferred to the likes of RSPB eg Abernethy and Flow County which will ensure that the land is preserved along with its flora and fauna.

Q22 Comments

SEPA currently has limited powers and responsibilities, any mechanism to protect the water supply has to be welcomed.

Q24 Comments

The criteria of the likelihood of a flood 'once in 100 years' etc. needs to be reviewed in the light of climate changes and the amount of building which has taken place or is to take place. Building on boggy land, hillsides, natural springs etc. all have an implication on the developments at the end of the chain. Flood prevention appears to apply to the one site without reference to what will eventually be built in the area e.g. the SUDS for the link road in the District Park but ignoring the potential development of houses on the hillside.

Q28A Comments

The right of the developer to apply for the change of use to residential should be curtailed.

Q28B Comments

There is a great emphasis throughout the document on Inverness and its perceived growth possibly to the detriment of the rest of the Highlands. The transport network is poor across the whole region if everything is geared to Inverness then the outlying areas will suffer, in some cases to extinction.

Q29 Comments

Preferred option but not part two of the option. Agricultural land must be preserved for the production of food, if a development is restricted so be it. There is no point in having houses everywhere without being able to feed the residents. In view of this question why is the A96 the focus of attraction for development?

Comments Box

The on-line questionnaire for this Main Issues Report is not user friendly, you cannot readily see what you have written, you cannot save your comments on the document one has to complete the whole return in one go and finally there is no way of saving a computer copy or paper copy of your comments. Enough to deter many people giving any comments other than ticking radio buttons.

This is a serious document for the future of the Highlands and meaningful feedback from all aspects of the communities of the Highlands both domestic and commercial should be encouraged not deterred by computer technology.

Throughout the whole document there is no reference as to how the figures for expansion have been calculated even less indication where the employment is to come from. This question has been asked in the roadshows and the answer paraphrased is **'not my brief'**. Not helpful. Potentially it is suggested that the population of the Highlands over the period to 2031 could increase by 14% with no reference as to how this has been calculated nor the ageing of this population nor from where e.g. migration, natural growth. If most of this increase is of working age where are the jobs coming from, if not and it is a high proportion of under 18years where is the funding for the education of these children and where are the funds for the creation of the schools let alone the maintenance of the current schools and finally if it is over 60+ these needs are completely different and very demanding, hospitals, care homes, social care, bungalows, good local transport, local shops etc. For the success of this development plan careful consideration of the population and the age bands must be considered and should be available to the public.

The document throughout is risking the lives of drivers by placing traffic time and time again on the A96 without the benefit of any improvements. The HC has stated it does want to repeat the mistakes made in the past. This should include statistical models which are not representative of the current trends e.g. cars per house, children per house, travel journeys etc. etc. This history is repeating itself.

The thrust of this document is houses houses and more houses. Whilst planning is very much involved in the vision of the future an all encompassing report should be available explaining how employment will be attracted e.g. grants, incentives etc, how the economic model has generated the 'demand' for housing and where, the effect of the economic climate on the Highlands and most important of all the factors for the future, funding for the transport system when, where and how much. **This is the key factor to the success or failure of any vision held by the HC.** There are more questions raised by this proposal than answers. One cannot understand a vision of houses on its own.