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IMFLDP  
Director of Planning and  
Development  
Glenurquhart Road  
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IV3 5NX  
27 April 2011

Dear Sir,

### Comments on IMFLDP Call for Sites

With regard to this initiative we wish the following comments to be noted.

- 1 Proposed development must not put undue strain on existing infrastructure such as roads, foul water drainage, surface water drainage or water supply.
- 2 The *Call for Sites* initiative must *not* endanger the natural organic development of any settlement. Refer to enclosed map of Cawdor village.
- 3 No development should be considered where it would entail the loss of good quality agricultural land. Development should not adversely affect the viability of existing enterprises.
- 4 All development should be contained within existing settlement areas, thus avoiding development of open space.
- 5 Mature trees should not be felled to accommodate any development.
- 6 Since the Plan is intended as a statutory document, Community Councils must be alerted to all development proposals so that information can be disseminated to those immediately affected, prior to the finalising of the document.
- 7 We would expect that all sites deemed acceptable for development were serviced by carbon-neutral technologies to a minimum of 50% site requirement, in particular housing.

Clarification is required on a number of points in the mission statement, the first being the timescale. If, as stated in *Call for Sites Guide*, endorsement of any site will not be notified for between 2-3 years, then the 10 year Plan becomes 7 years. Or is it the case that the Plan does not commence until all suggestions (where required) have been tested by the Reporter. Given the length of time predicted by economists for the recovery of the economy, should this not be a 20 year plan?

If the pre-notification of sites within, for example a small settlement is substantial and perhaps greater in number than existing housing, what safeguards are in place to protect against over-development?

Will all sites endorsed by HC Planning be carried over into the next 10 plan, if not developed within the timespan of the first? This gives HC little opportunity to react to external changes, since any future Call for Sites initiative will require to be scaled down.

Yours sincerely

Doug Piggott

For Margaret Robertson  
Chair, Cawdor and West Nairnshire Community Council