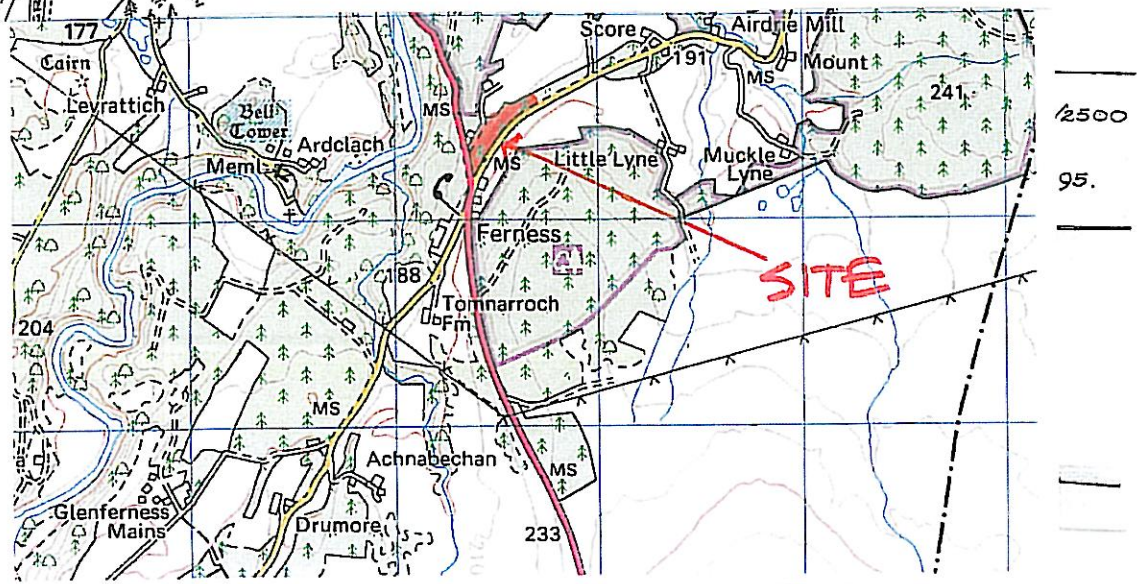


**SITE 1 :  
LAND ADJOINING  
FERNESSE**

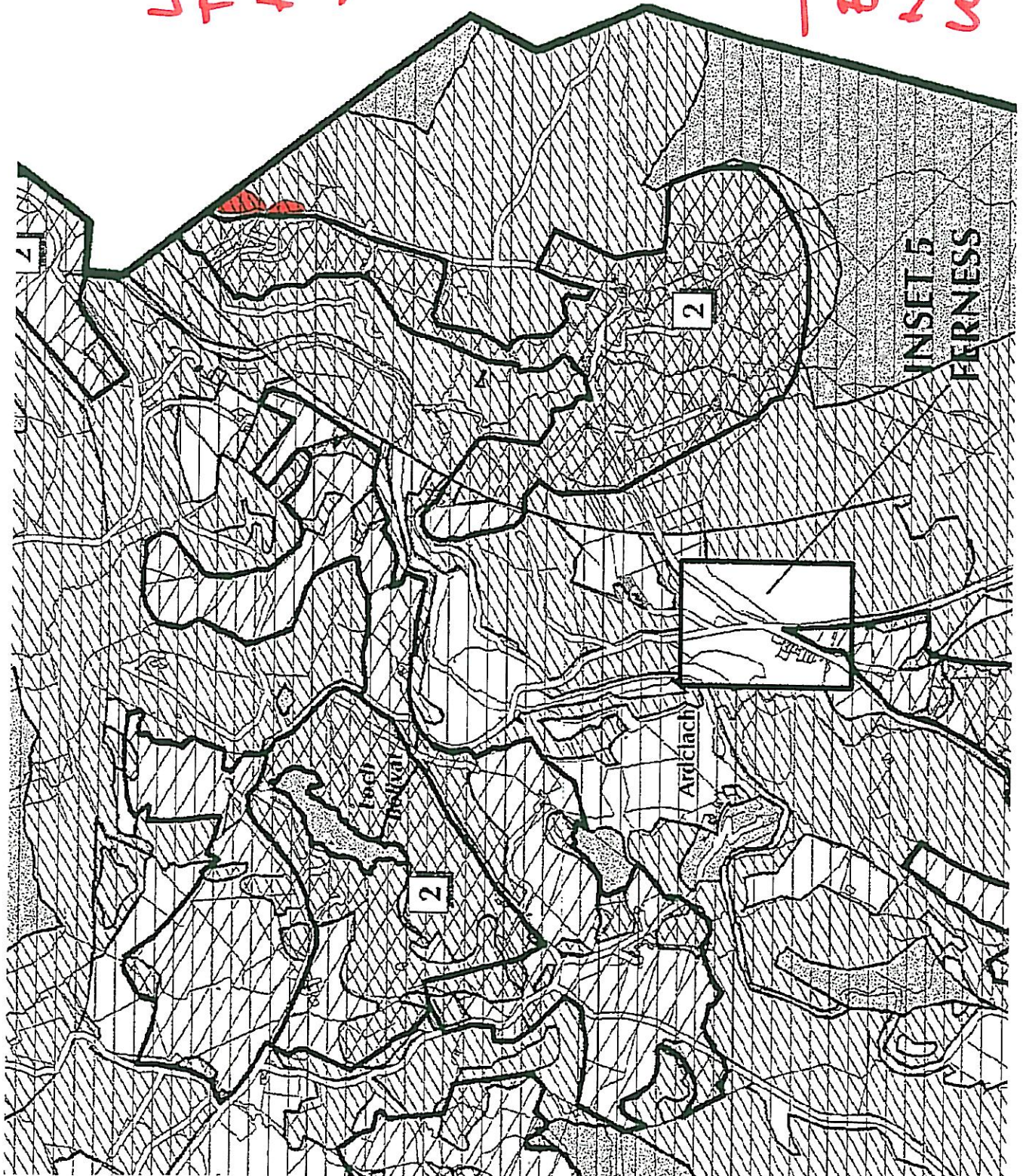
**← ACCESS POINTS**





LOCATION OF  
TWO RURAL  
HOUSE PLOTS

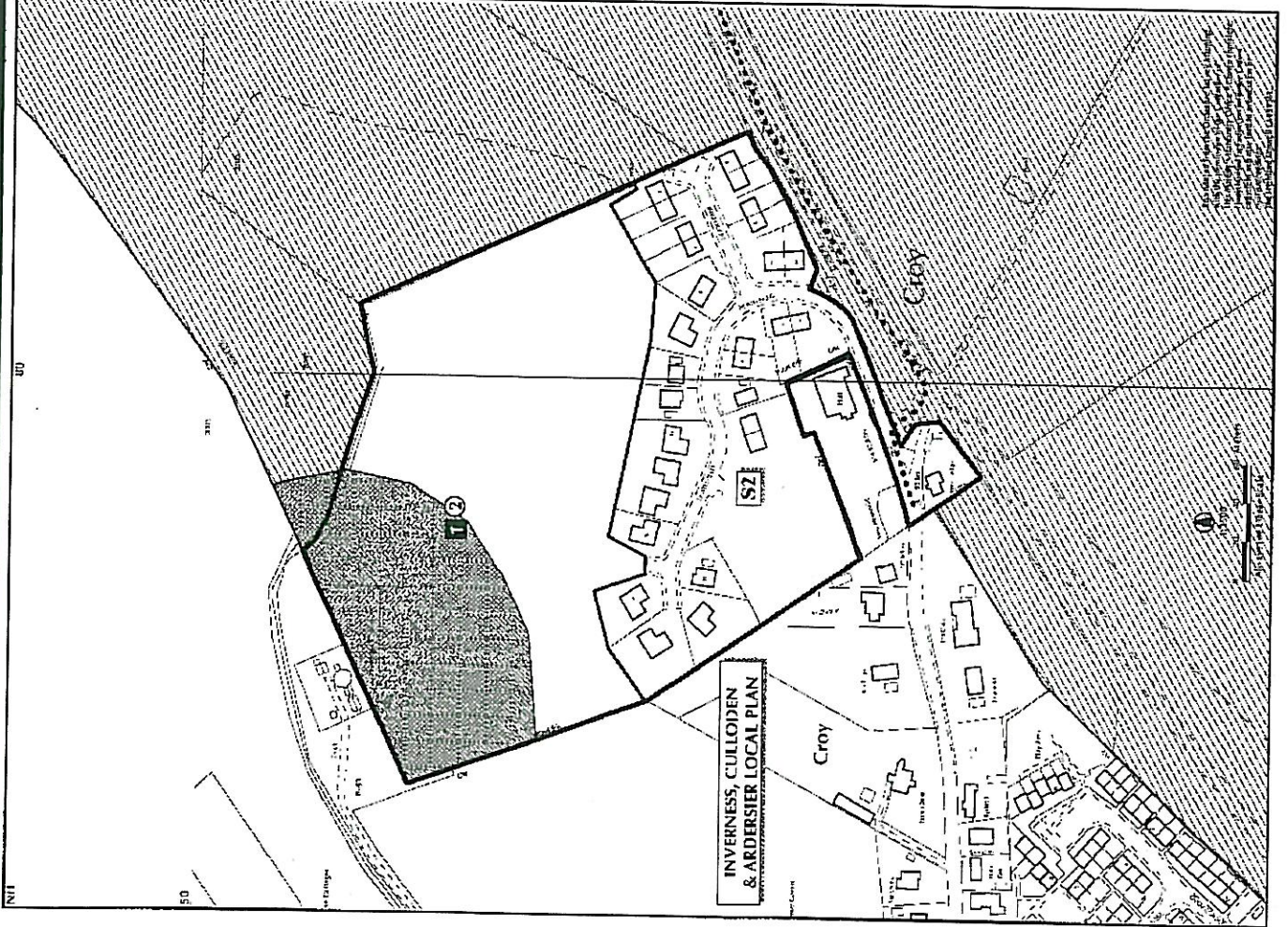
EXTRACT  
NAIRNSHIRE  
LOCAL PLAN





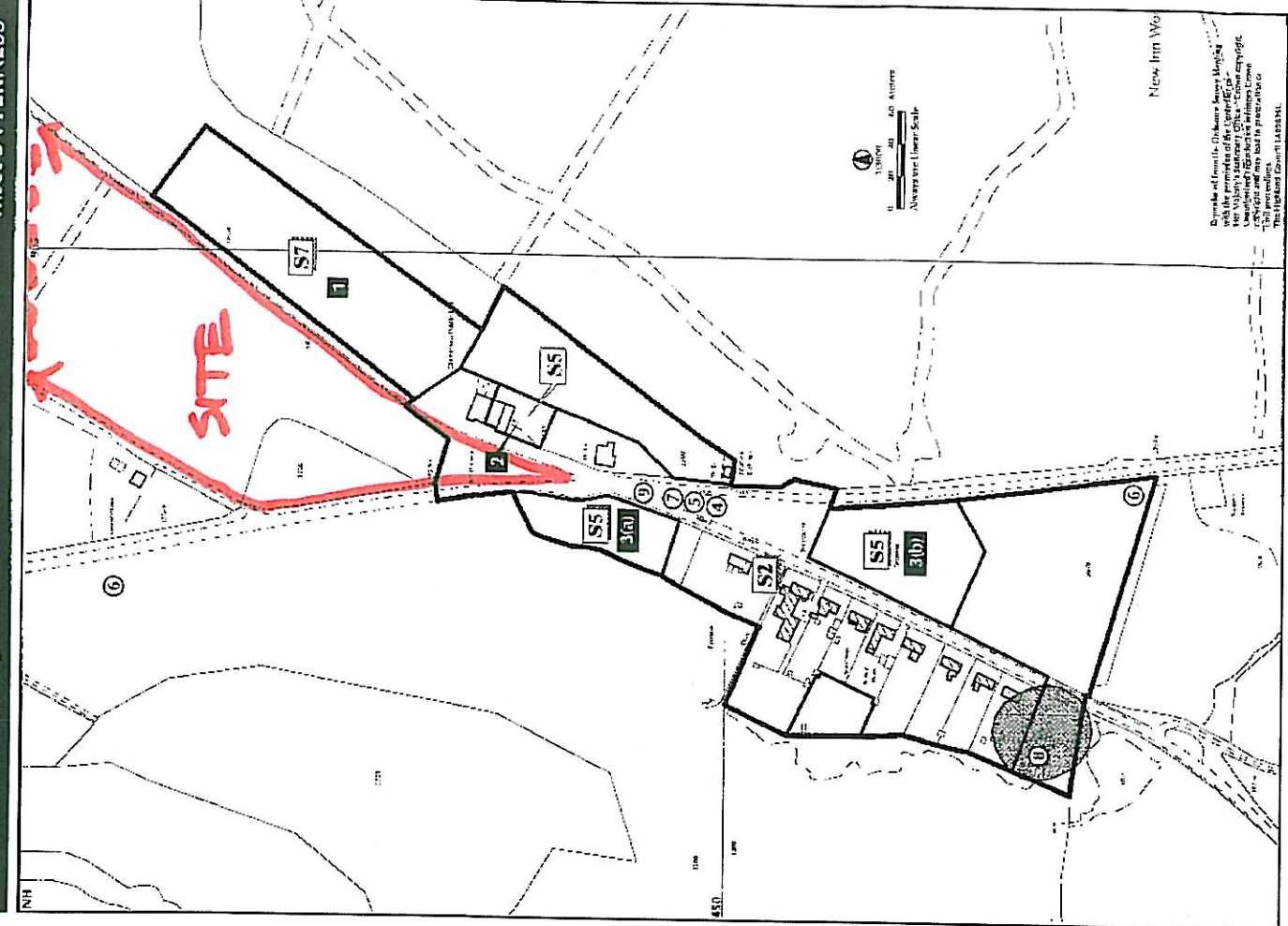
Nairnshire Local Plan : Adopted Plan : December 2000

Inset 4 : CROY



Nairnshire Local Plan : Adopted Plan : December 2000

Inset 5 : FERNESS





**WILLOW HOUSE**  
**STONEFIELD BUSINESS PARK**  
**INVERNESS**  
**IV2 7PA**

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Mr T Stott  
Planning & Development Service  
The Highland Council  
Glenurquhart Road  
INVERNESS  
IV3 5NX

Our Ref: CM/YM/1898

Date: 16 June, 2011

Dear Mr Stott

**LAND AT FERNESS, NAIRNSHIRE**  
**LAND EAST OF AIRDRIE, NAIRNSHIRE**

Thank you for discussing the above with us on 13 June, 2011; we had earlier discussed the same issues with Jim Harbison. We act for the owner of the above land (see attached location plans) and would be grateful of your advice.

Land at Ferness

We discussed the prospect of bringing forward a development proposal involving some 1.5 ha. of land east of the village junction. Your preference was for a mixed use master plan embracing housing, affordable homes and a commercial/tourist opportunity; we ourselves acknowledged that any proposal should be supported by tree, habitats and species and archaeological surveys together with and services/utilities investigations as necessary; initial public engagement and a possible design concept. We are mindful of the character of the Estate village and the existing Forestry Houses to the east, between which our clients land sits. Scope would reasonably appear to exist for approximately 10-12 dwellings and you indicated the potential for a landowner to act in concert with the Highland Small Communities Housing Trust towards securing affordable homes.

We understand that such a proposal would help to fulfil the fragile area and regeneration objectives identified in the adopted/approved development plan and need not prejudice the Council's likely approach in respect of the Inner Moray Firth Local Plan. We believe development along these lines could give fresh impetus to a community where development in the past decade has been limited; and could help to support repopulation, local employment and facilities. You indicated that the Council would welcome a proposal along these lines; that it aligns with the development plan and that there need be no impediment - in principle - on grounds of policy or prematurity to a suitable proposal being supported by the Council, subject of course to details and due process.

You will appreciate that a master plan and supporting documentation will require a significant commitment on the part of our client. Thank you for kindly offering to respond in order to enable our client the opportunity to take an informed decision as to how to proceed.

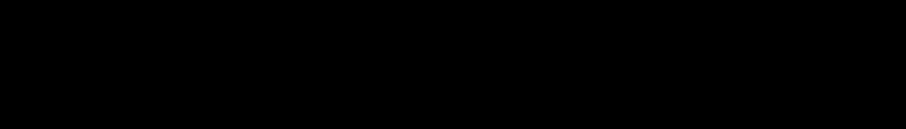
### Housing in the Countryside

The same policy objectives apply to the countryside in the south-east reaches of Nairnshire where the Council operates a permissive policy in respect of rural housing. Our client also owns two small sites with potential for single houses to the east of "Airdrie" located on the outer edge of the settlement envelope (2) identified on the Local Plan Proposals Map. This land is identified ENV2 within which the "Council will favour development unless this would significantly affect features of local importance." Notwithstanding that the local plan also seeks to promote resource development, you appear accepting that policy - insofar as it relates to two self contained sites - would not discourage two houses, subject again to site planning and suitable details, and the statutory process.

Could we please ask for confirmation in respect of both of the above. We have copied Jim Harbison also in the event that a co-ordinated view might be helpful.

Thank you.

Yours sincerely



Colin Mackenzie MRTPI  
Planning Consultant  
G H Johnston Building Consultants Ltd

Enc

cc Jim Harbison, Area Planning & Building Standards Office, Inverness