

From: Claire Peters [cpeters@g-s.co.uk]

Sent: 26 April 2011 10:50

To: imfldp

Subject: Land at old Edinburgh Road South / Stevenson Road [Scanned]

Dear Sirs,

**Inner Moray Firth Local Development Plan Call for Sites
Land at Old Edinburgh Road South / Stevenson Road**

I refer to the site as above and as per the attached Call for Sites response form and location plan (site marked in pink). Graham + Sibbald has been appointed by the site owner to seek the allocation of this site for **commercial / community uses**.

The attached forms provide a response to the details requested by the Highland Council, however we wished to supplement this with a letter to set out some further background information.

Graham + Sibbald made representations regarding this site in relation to the now Adopted Inverness City Local Plan. I attach for your reference a letter from the Highland Council dated May 2003. In that letter, a summary of representations is provided together with a comment on the Council's intended response. Page 102 notes that Graham + Sibbald had made representation relative to, "the small site shown on the current Local Plan for commerce / tourism lying immediately to the west of the open space identified 4.3.9(d)." I also attach an extract of the previous Local Plan map. This shows that it is our client's site which was previously allocated for commerce / tourism - it is thus this small area of land which Graham + Sibbald previously sought for ongoing allocation for these purposes. The Council's response at that time was to agree to the Modification as per page 102. However, the resultant allocation for commercial / community use (site reference 86 in the Adopted Inverness City Local Plan) relates instead to land further to the west, and slightly separated from our client's land by Old Edinburgh Road. Furthermore; we note that the site description for site 86, "land at Miller Road / adjoining the westernmost junction with the SDR [A9-A82 Trunk Road]" does not accurately describe neither our client's site nor site 86 as shown on the Adopted Local Plan Proposals Map.

For the avoidance of doubt, Graham + Sibbald's participation in the last Local Plan process sought continued allocation of our client's site for commercial use - it was allocated in the 1994 Adopted Local Plan, and no further representations were made after May 2003 as it was understood that G+S's comments had been taken into account, and the Plan modified to reflect this. In spite of the Council's comments noting the Modification; this was not reflected in the Proposals map - which instead shows land further to the west as benefiting from this allocation. The incorrect text description of this site seems to confirm that there was an error in finalizing this allocation.

We appreciate that any previous misunderstandings are not in themselves reason to alter the Local Plan / Local Development Plan at this allocation; however we wished to raise this matter and to note in particular:

- Our client's site was allocated for commercial / tourism uses in the 1994 Adopted Local Plan;
- We understand that the failure to continue to allocation into the Adopted Inverness City Plan may have been an error, as set out above;
- The land comprising allocated site 86 was in fact acquired by THC from our client as part of the SDR. As it was to be severed by the realigned Old Edinburgh Road, it was considered of no material value and it was suggested that it was used for landscaping. Following on from the understanding that site 86 was allocated in error, and without knowing whether THC as landowner wished to promote their site for commercial development; we suggest that it would be simple to move the allocation back to our client's site.

I trust the above is of assistance to supplement the forms, and please do not hesitate to contact the writer should you wish to discuss.

Yours sincerely,



Claire Peters

Principal Planner

Graham+Sibbald - thecompleteproperty service | 18 Newton Place |Glasgow |G3 7PY |[mail](mailto:) <http://www.g-s.co.uk>
tel: 0141 332 1194 |**fax:**0141 332 5914 |**mob:** 0771 732 1449

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Should you have a complaint about our service please contact the sender of this email in the first instance. Graham + Sibbald is a member of the [Surveyors Ombudsman Service](#) who may be able to help you with your complaint if we are unable.

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INNER MORAY FIRTH • Linne Mhoireibh A-staigh

Call for Sites • Gairm airson Làraich



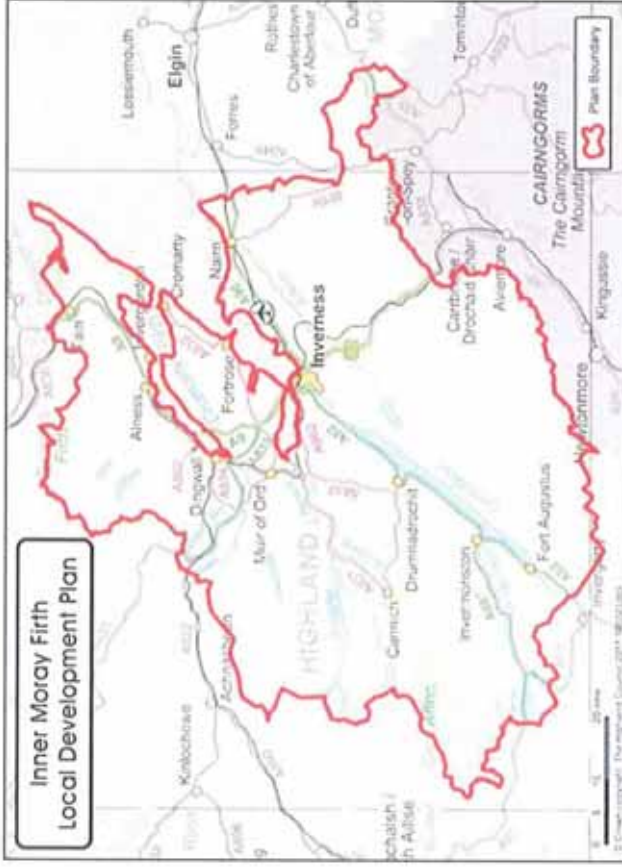
Where should future building go and which areas should be protected?



January 2011
Faoilleach 2011

Purpose

We are seeking your suggestions on which land, in the next 10 years, should be built on and which areas should be protected across the Inner Moray Firth (as shown on the map below).



Who Should Respond to the “Call for Sites”?

Anyone that in the next 10 years may wish to:

- promote a building project for any kind of development (we are particularly inviting larger scale proposals - e.g. 10 or more houses), and/or;
- safeguard an area of cherished public open space from building.

Easy Read Guide

This document is written for the general public. *Landowners, developers, agents and those interested in the complexities of the development process should also read the technical information on page 3 and further material available via the Council’s web-site www.highland.gov.uk.*

Why Is it Important to Make Suggestions?

This *Call for Sites* is the first step in producing a document called the Inner Moray Firth Local Development Plan (the *Plan*). This *Plan* and other Highland local development plans are important because they tell people where the Council is likely to support planning applications and where it is not. You may have already heard about the Highland wide Local Development Plan. This provides the “bigger picture” on development across Highland. The *Plan* will provide the local detail. These documents therefore affect the use and value of land and property. They are also a factor in public investment decisions - for example - new sewers, new schools and new bus routes will follow the location of new development.

How do I Submit My Suggestions?

Please write down your ideas and send them to us - do this by filling in the *Site Forms* for each parcel of land you have a suggestion for.

How do I Fill in the *Site Forms*?

We need as much information as possible to decide whether your suggestions should be included in the Council’s *Plan*. The better the reasons for the site’s inclusion then the more chance it will be included.

Please:

- use separate *Site Forms* for each site suggested;
- draw the boundary of the site you're suggesting on a map and attach this to the *Site Forms* (try and use a detailed Ordnance Survey base map if at all possible (these can be purchased from <http://maps.blackwell.co.uk/> or if your site is within or close to a large village or town then photocopy one of our existing local plan maps (available via: <http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/> and add your suggestion) although a hand drawn map will suffice);
- note we can't keep your suggestion confidential because this is a public process;
- note however we will redact (exclude or blackout) all private phone numbers, e-mail addresses and signatures from whatever you send in before it can be seen by others;
- provide full contact information so we can come back to you if we need to clarify anything.

When & Where Should I Submit my Suggestions?

Please send your completed *Site Forms* and maps to be received by 29th April 2011 to:

IMFLDP *Call for Sites*
Director of Planning and Development
Glenurquhart Road
Inverness
IV3 5NX

Or preferably by e-mail to:
imfldp@highland.gov.uk

What Happens After I've Submitted My Suggestions?

We will:

- let you know we have received your suggestion and then compare and assess it against others and information we have collected (about the area's building needs and constraints to building);
- then produce the first draft of the *Plan* called a *Main Issues Report* which will contain options for sites to be built on or safeguarded from building - you can then see whether your ideas have been included or not;
- invite views on these site options;
- then decide which of the options to keep;
- invite objections to any of the sites the Council has decided to keep - you can object at this point if your site suggestion has not been included or kept;
- refer objections to an independent person (a Scottish Government appointed *Reporter*) for him/her to test the merits of the views of objectors and the Council about each contested site, and;
- produce the finished *Plan* including the changes recommended by the *Reporter*.

As you can see the current "*Call for Sites*" is only the start of a relatively long process. You will not get a final answer to your suggestion for 2-3 years.

Why Does it Take so Long to Decide Where to Build?

This is because the *Plan* is a statutory document. As such, it involves several chances for anyone with an interest in the environment around us to have their say whether for or against. Also to ensure

fairness, objections are heard and decided upon by a person independent of the Council and objectors.

What Should I do if I Want a Quicker Answer to My Building Suggestion?

You should consider lodging a planning application. However, large scale building proposals that don't have any support within the Council's existing *Plan* have less chance of obtaining planning permission. There is no Council fee to submit your suggestions on the *Plan* so responding to the "Call for Sites" is particularly suitable for those landowners looking at development potential in the longer term but who do not want to incur the cost and risk of a planning application.

Site Forms

Fill in and return one of the forms below for each site suggestion (remember to append a map for each and continue on separate sheet(s) if necessary). **The forms are available on the Council's web-site and can be e-mailed to anyone who requests them by phoning the number below.**

Queries

If you would like further information or have any other queries please contact Tim Stott on 01463 702265 or e-mail imfldp@highland.gov.uk

Further Information

The Council's web-site www.highland.gov.uk (search for "imfldp") will provide comprehensive information on the *Plan* throughout its progress.

This "Call for Sites" is the first step in the Council's production of a detailed local development plan for the Inner Moray Firth. The area covered by the *Plan* stretches from Tain round to Nairn and as far south as Fort Augustus and the Cairngorms National Park boundary. The western boundary encloses Garve and Strathconon.

For larger and more complex development proposals requiring the submission of more information, landowners, developers and/or agents may wish to copy and expand the forms which are available as Word or Excel templates on the Council's web-site.

It is proposed that the *Plan* will have a streamlined format and will therefore focus mainly on larger development proposals and areas to be safeguarded in the main towns and villages in the area. We welcome other site suggestions in other smaller places but these ideas may be redirected to our Area Offices so they can offer advice prior to the submission of any planning application.

Landowners, developers and/or agents do not need to suggest sites which are already allocated in an adopted local plan unless they wish to suggest a material change to the nature of that allocation - e.g. they wish to increase the site's capacity, amend the boundary, change the use or uses of the site or reduce listed developer requirements. The *Plan* will carry forward the principles and fill in the detail of the Highland wide Local Development Plan (as approved post Examination).

Site Forms

YOUR DETAILS	
Your Name (and organisation if applicable)	DEREK MACHENZIE CIO AGENT
Your Address / Contact Details	DAVLOT HOUSE DAVLOT INVERNESS IV2 5ER
Landowner's Name (if known / applicable)	AS ABOVE
Agent (if applicable)	GRAHAM + SIBBALD (CLAIRE PETERS)
Agent's Address / Contact Details (if applicable)	18 NEWTON PLACE GLASGOW G3 7PY

DETAILS OF SITE SUGGESTED	
Site Address	LAND TO SOUTH OF STEVENSON ROAD
Site/Local Name (if different from above)	✓
Site Size (hectares)	0.3 HA
Grid Reference (if known)	-
Proposed Use (e.g. housing, affordable housing, employment, retail, waste, gypsy traveller, utility, community, retained public open space)	COMMERCIAL / COMMUNITY USE
Proposed Non Housing Floorspace / Number of Housing Units (if known/applicable)	NO FIXED DETAILS YET PREPARED
Map	(please attach a map of the site ideally on an Ordnance Survey base)

If you wish to suggest a site that should <u>not</u> be built on, fill in this form	
REASONS WHY YOUR SITE SHOULD BE SAFEGUARDED FROM BUILDING	
How do the public enjoy the space - e.g. used for dog walking, children's play?	/
What makes the site more special than other areas in the village/town?	
Does the site have attractive or rare features such as mature trees, historical significance or protected wildlife?	

Landowners, developers and/or agents wishing to suggest a site should fill in the following form and as much as possible of the strategic environmental assessment form (at the end of this document) which assesses the environmental effects of possible development sites.

If you wish to suggest a site that should be built on, fill in this form	
REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION	
How can the site be serviced? (give details of proposed access, foul drainage, surface water and water supply arrangements)	NEW ACCESS CAN BE FORMED OFF OLD EDINBURGH ROAD SOUTH. FOUL WASTE TO PUBLIC SEWER, SUDS WOULD BE INCORPORATED INTO DESIGN, MAINS WATER SUPPLY WOULD BE USED.
FORM CONTINUES BELOW	

REASONS FOR YOUR DEVELOPMENT SITE SUGGESTION

<p>What are the site's constraints and how can they be resolved or reduced? (e.g. does the site flood, are there protected species present, will good farmland be lost, will the local landscape be affected, will valued trees be felled, are any other heritage features likely to be affected?)</p>	<p>NO FLOOD RISK. SITE IS UNMANAGED OPEN SPACE - NOT AWARE OF ANY PROTECTED SPECIES ETC. NO TREES ON SITE.</p>
<p>What benefits will result to the wider community from the site's development? (e.g. will there be more or better jobs, will the land be put to a more productive use, will the development increase infrastructure capacity for others, will more affordable houses result, is there an unmet demand for the development?)</p>	<p>OPPORTUNITY FOR LOCAL COMMERCIAL / COMMUNITY FACILITIES. (SITE TO WEST IS ALLOCATED FOR COMMERCIAL / COMMUNITY USE IN ADAPTED PLAN, BUT HAS NOT BEEN DEVELOPED)</p>
<p>What impact will there be on travel patterns from the site's development? (e.g. will more or less people engage in active and healthy travel (walk / cycle) or go by public transport as a result of the site's development rather than travel by private car?)</p>	<p>NO SIGNIFICANT IMPACT EXPECTED DUE TO SCALE OF SITE</p>
<p>Is the site well connected? (e.g. will the average travel time to community and commercial facilities reduce or increase as a result of the site's development, is the proposed use compatible with existing / proposed surrounding uses?)</p>	<p>SITE IS WELL CONNECTED BY VIRTUE OF ITS LOCATION WITHIN A RESIDENTIAL AREA - AFFORDABLE OPPORTUNITIES FOR WALKING & CYCLING. BUS STOP ON FRONTAGE WITH STEVENSON ROAD</p>
<p>Is the site energy efficient? (e.g. will the site allow for energy efficient siting, layout, building design and local renewable energy source connection?)</p>	<p>WITHIN BUILT-UP AREA. ENERGY EFFICIENT MEASURES CAN BE CONSIDERED AT DESIGN STAGE.</p>
<p>What other negative impacts will the development have and how will they be resolved or offset? (e.g. will the site's development increase any form of pollution or decrease public safety?)</p>	<p>NONE KNOWN</p>

STRATEGIC ENVIRONMENTAL ASSESSMENT FORM

Landowners, developers and/or agents wishing to suggest a site should fill in as much as possible of the following form. Strategic environmental assessment of local development plan sites is now a statutory requirement and considers the possible environmental effects of development proposals. We will check your answers and fill in any gaps.

No.	Issue	Detailed Explanation	Answer	Any Proposed Mitigation Measures (how will you reduce or offset the effects of your development?)
1	<p>a) Will the site safeguard any existing open space within the area?</p> <p>b) Will the site enable high quality open space to be provided within the area?</p>	Will the site have any impact on useable public open space (such as parks, playing fields etc) or any opportunities to create additional public open space?	SITE IS CURRENTLY ALLOCATED OPEN SPACE BUT THIS IS UNDERSTOOD TO BE AN ERROR - PLEASE REFER TO ATTACHED LETTER.	SCOPE TO SWITCH ALLOCATION WITH NEIGHBOURING SITE?
2	Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?	<p>Is any part of the site within 400m straight line distance of any community/commercial building? or will development provide a community/commercial building within walking distance of existing residential areas?</p> <p>- Are there opportunities to create new walking/cycling routes or improve existing routes?</p>	ADJOINS ESTABLISHED RESIDENTIAL AREA	
3	Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?	For example, can a subsidy to a local bus route be provided?	SITE IS LOCATED ALONGSIDE A BUS ROUTE	
4	Will the site involve "off site" road improvements that will contribute to road safety?	Is the site likely to improve the local road network such as junctions or crossings?	UNLIKELY DUE TO SCALE	
5	Is there scope for road	Will development incorporate on-site traffic	THIS CAN BE FACTORED INTO	

	safety measures as part of the development of the site?	calming measures (e.g. speed bumps) or street lighting? Will it incorporate the principles of Designing Streets available via: http://www.scotland.gov.uk/Publications/2010/03/22120652/0	DEVELOPMENT DESIGN	
6	Is the site near any existing "bad neighbour" uses?	Will the site be negatively affected by any neighbouring use? (bad neighbour uses include those that affect residential property by way of fumes, vibration, noise, artificial lighting etc). Is the site affected by any of the Physical Constraints identified in the Council's Physical Constraints Supplementary Guidance?	NO	
7	Are there any contaminated land issues affecting the site?	Are you aware if the site has been previously used for industrial or any other uses likely to cause contamination?	NO	
8	a) Is the site on derelict, vacant or other land that has previously been used? b) Is the site on greenfield land?	a) Has the site been identified in Scottish Government's Vacant and Derelict Land Survey (which can be found here: http://scotland.gov.uk/Publications/2010/01/26135819/0) or has the land got an existing use? b) Will the site be located on presently undeveloped land e.g. presently or capably used for agriculture, forestry or amenity purposes?	NO YES - UNUSED OPEN SPACE	
9	Is the site within the current settlement boundary?	Is the site within any identified settlement boundary in the Local Plan? Is it allocated for any uses?	YES	
10	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any landscape designation?	Does the site conform with the Landscape Capacity Assessment (if available)? Will the site result in the removal of valued landscape features or negatively affect any key views? Is it located within or would otherwise affect a National Scenic Area or Special Landscape Area, having regard to their special qualities?	NO - SMALL AREA ADJOINING PARK	

11	Will the site affect any areas with qualities of wildness? (that is land in its original natural state?)	Are you aware if the site is inside or likely to affect an area of Wild Land? (These areas are identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside) and areas of Remote Coast identified by the Council, or an area of wildness identified in the draft Wild Land Supplementary Guidance?	NO	
12	Will the site affect a conservation area?	Is the site inside or likely to affect the character of a confirmed Conservation Area?	NO	
13	Will the site impact on any listed building and/or its setting?	Is there a listed building or a part of the setting "area" of a listed building within the site?	NO	
14	Will the site affect a site identified in the Inventory of Gardens and Designed Landscapes?	Is any part of the site inside the outer boundary of an inventory "entry" or will the site affect the setting of an "entry"?	NO	
15	Will the site affect any locally important archaeological sites identified in the Historic Environment Record?	Does the site contain any features identified in the HER? If yes, will the site affect the feature?	NO	
16	Will the site impact on any Scheduled (Ancient) Monument and/or its setting?	Is there any SAM within the site boundary or will a SAM be affected?	NO	
17	a) Will the site affect any natural heritage designation or area identified for its importance to nature conservation? b) Will the site affect any other important habitat for the natural heritage?	a) Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, Ramsar) or Local Nature Conservation Site? b) Is any part of the site within or likely to affect non-statutory features identified as being of nature conservation importance e.g.	NO	

		Ancient, Semi-Natural or Long-Established Woodland Inventory sites, priority BAP habitats, habitats included on the Scottish Biodiversity List, non-designated habitats listed in Annex 1 of EC Habitats Directive?		
18	<p>a) Will the site affect any protected species?</p> <p>b) Will the site affect any other important species for the natural heritage?</p>	<p>a) Will the site affect any European Protected Species, Badgers and species (birds, animals and plants) protected under the Wildlife and Countryside Act 1981 as amended. If such a species may be present on or near the site, a survey should be carried out to inform this assessment (for which a licence from SNH may be required)</p> <p>b) Will the site affect species listed in the UK and Local BAPs, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive?</p>	NO	
19	Is the site proposed to provide any form of renewable energy?	For example, will the site provide or be capable of providing a district heating system, solar panels of a wind turbine?	NO	TO BE CONSIDERED AT DESIGN STAGE
20	Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge?	Are you aware of any part of the site being within the 1 in 200 year flood risk contour as identified by SEPA? (which can be found here: http://www.sepa.org.uk/flooding/flood_risk_maps/view_the_map.aspx)	NO	
21	Will development of the site result in the need for changes in land form and level? If yes, how will soil and drainage issues be addressed?	Will there be any change in rate, quantity, quality of run-off plus groundwater impact on or off site? If so, will these affect priority habitats, especially blanket bog?	NO	
22	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water	Will there be any culverting, diversion or channelling of existing watercourses?	NO	

	environment be protected from development?			
23	Will the site offer opportunities for sustainable waste management?	Will the waste produced by the site be minimised and processed close to source in a sustainable way?	YES	
24	Can the site be connected to the public water and sewerage system?	Can the site be connected at reasonable cost? If not, what alternative is proposed?	YES	
25	Will the site require alteration to the local landform?	Can the site (including access) be developed without significant re-contouring etc.? Will access tracks and parking areas have significant cut and fill?	NO	
26	Will the site affect or be affected by coastal erosion or natural coastal processes?	This will be noted on any relevant shoreline management plan.	NO	
27	Is the site sheltered from the prevailing wind and does it have a principal aspect between SW and SE?	Will development make best use of the site in terms of energy efficiency?	YES	
28	Will the site have any impact upon local air quality?	Is the site near areas of employment or close to public transport? Such developments are less likely to result in additional traffic which may contribute to air pollution.	NO - SITE CLOSE TO RESIDENTIAL AREAS + BUS ROUTE	
29	Will the site have an impact on light pollution levels?	Is it likely that the Council policy likely will require street lighting at this location? Are there proposals for floodlighting on the site?	NOT YET ASSESSED .	
30	a) Will it the site affect the present green network of the area?	a) Will the site affect features that currently provide for the movement of species and/or people e.g. woodland, hedgerows, field margins, watercourses, coastlines, tree belts, greenspace?	NO - UNUSED AREA OF OPEN SPACE BESIDE PARK	

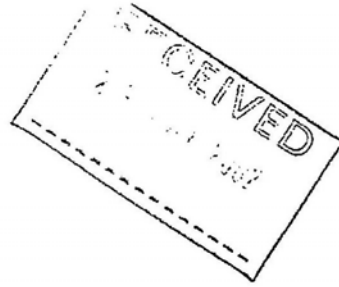
	b) Will the site provide opportunities to enhance the present green network of the area?	b) Will connectivity of natural features or open space and paths used for public amenity be improved? Will existing fragmentation of habitats and open spaces be improved? Will species be enabled to move where at present there is an obstacle?	NO	
31	Will the site provide opportunities for people to come into contact with and appreciate nature/natural environments?	Is the site close to (within 1.5km) an opportunity to come into contact with nature/natural environments e.g. Local Nature Reserves, local greenspace, green networks? Are there proposals which will increase opportunities to come into contact with nature/natural environments?	NO	
32	a) Will the site affect any core paths or right of way? b) Will the site affect any other existing paths or outdoor access opportunities? c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site?	a) Is a diversion of a core path or right of way required? Will there be any impact on the usability of a core path or right of way? b) Will it affect an existing path in the Highland Path Record? Will it provide additional access opportunities or adversely affect access opportunities afforded by the Land Reform (Scotland) Act 2003? c) Will new paths be created within and beyond the site? Will any existing paths be improved e.g. to increase accessibility to a wider range of users? Will the site help to realise priorities identified in the Council's outdoor access strategy or aspirational paths identified in the core path plans?	NO NO NO	
33	Will the site have an impact on the geodiversity of the area?	Are you aware if the site lies within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site? (or other site with geodiversity value e.g. distinctive landforms, areas with natural processes, rock exposures for study?)	NO	

34	Will soil quality and capability of the site be adversely affected?	Will the site result in a loss of soil due to development or removal of good quality soil from the site? Is the site on land identified as Prime Quality Agricultural Land?	NO	
35	Is the site on peatland?	Is the site within or functionally connected to an area of peatland? Would the allocation involve the disturbance of peat? If yes, how would impacts on peatland be avoided or minimised? Would any tree felling be required?	NO	
36	Will the site have any affect on the viability of a crofting unit?	Does the site represent a significant loss of good quality inbye crofting land or common grazing land?	NO	



The
Highland
Council

The Highland Community



Graham & Sibbald
(on behalf of Mr Dereck Mackenzie)
4 Ardross Street
Inverness
IV3 5NN

Please ask for: Mr Stott
Direct dial: (01463) 702265
Our Ref: LP/IN/3.5/MODS(1)/P&C TS/AA
Your Ref:
Date: May 2003

COPY

Dear Sir/Madam

INVERNESS LOCAL PLAN: DEPOSIT DRAFT WITH MODIFICATIONS

Further to your recent objection/representation in respect of the Deposit Draft of the Inverness Local Plan, your views have been considered by the relevant Council Committees. The Council's decision in respect of the issue(s) you raised is attached.

The Deposit Draft with Modifications version of the Plan will be published in accordance with the attached statutory notice. This allows for **objections to the Modifications only** at this stage.

The Council is required by statute to refer any unresolved objections to a Public Local Inquiry (PLI) for consideration by an Inquiry Reporter appointed from the Scottish Executive's Inquiry Reporters Unit. The timing of a PLI has yet to be confirmed.

To progress arrangements for the Inquiry it is necessary to ascertain how parties wish to proceed with their objections/representations. **Accordingly, I should be most grateful if you would confirm on the form attached whether you wish your concerns to be regarded as objections or representations and how you wish to proceed. Please note that the Council is not required to refer representations to the Inquiry. Completed forms should be returned to the address below before Friday 20 June.**

Should you require any assistance or clarification please do not hesitate to contact Tim Stott on (01463) 702265. An electronic copy of the form can be obtained from tim.stott@highland.gov.uk. This will be of particular use for those individuals or organisations objecting to many parts of the Plan.

Yours faithfully

BOB SHANNON
Head of Planning Policy & Europe

Enc

INVERNESS LOCAL PLAN PUBLIC LOCAL INQUIRY

Please clarify how you wish to proceed with (each of) your objection(s) / representation(s) by choosing one of the options below for each issue you made comment on and return to: John D. Rennison, Planning & Development Service, Highland Council Headquarters, Glenurquhart Rd., Inverness IV3 5NX

Example: An objector to two policies in Beauly who wishes to withdraw his/her objection to site 5 in Beauly and yet appear at Inquiry on site 11 would complete the table as follows:

2	Beauly Policy 5	✓	WITHDRAW
5	Beauly Policy 11	✓	APPEAR AT INQUIRY

Your Signature

Your Name & Day-time Telephone Number

Client (if applicable)

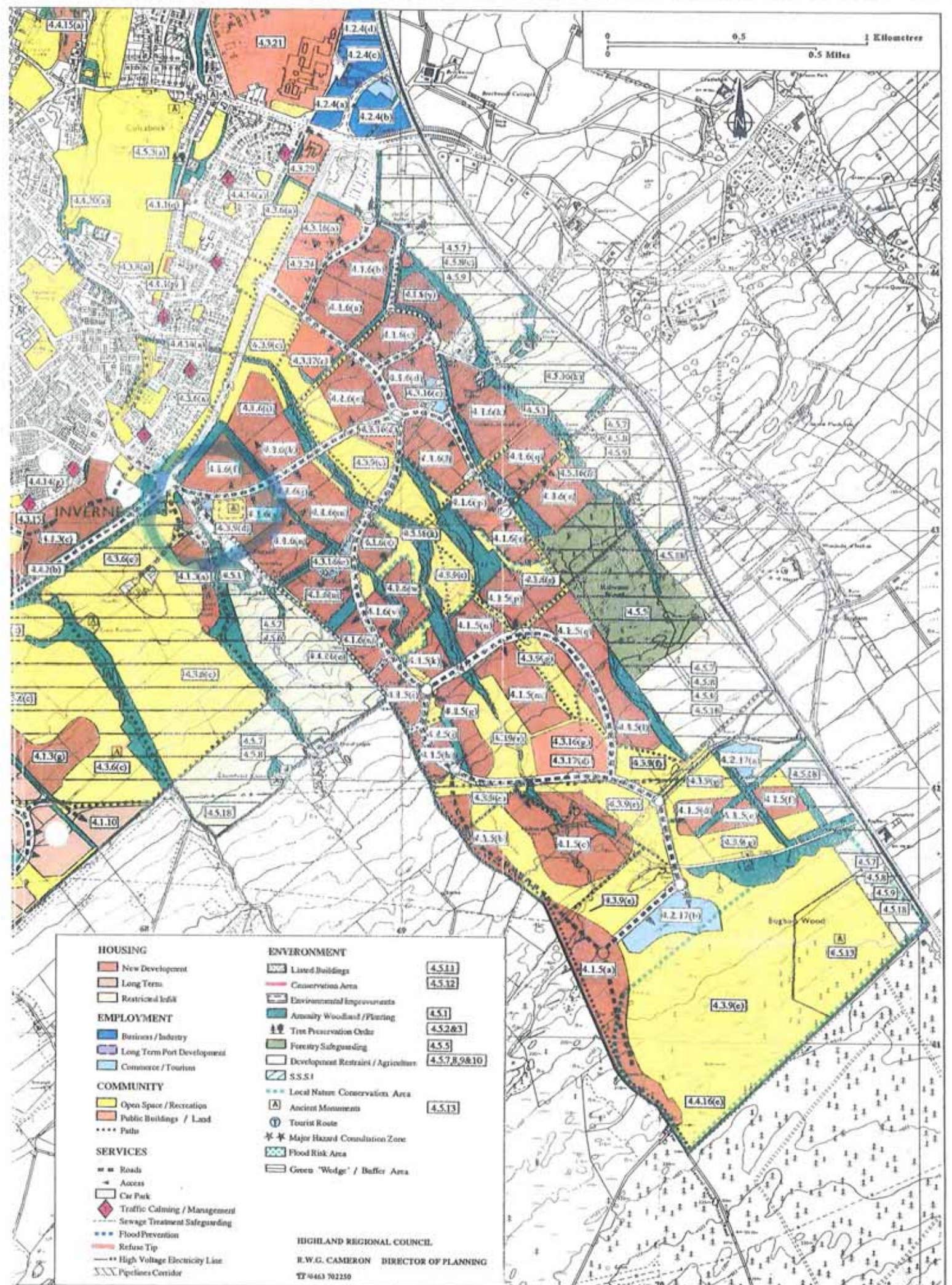
Organisation (if applicable)

OPTION	ISSUE(S) Please list each issue as per Decision Extract enclosed — continue on separate sheet if necessary	CHOICE (✓)	HOW I WISH TO PROCEED
1			CLARIFY NOT AN OBJECTION (where your original letter was not intended as a formal objection to the Plan but rather a comment and you therefore do not wish to take the matter any further)
2			WITHDRAW your objection (where you feel that the Council has made a change to the Plan that meets your concerns and/or you do not wish to take the matter any further)
3			REST on your original letter(s) as your WRITTEN SUBMISSION to the Inquiry (where you wish your views to be considered by the Inquiry Reporter but do not wish to speak at the Inquiry or submit further documentation to the Inquiry Reporter)
4			send FURTHER WRITTEN SUBMISSIONS (where you do not want to speak to the Inquiry but wish to submit further documentation for consideration by the Inquiry Reporter)
5			APPEAR AT INQUIRY (where you wish to present your case in person)
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Para. Source Summary of Objection/ Representation Decision and Reason

	<p>new plan for a similar use to that shown on the existing Local Plan.</p>	
<p>The City of Inverness Policy 36(ii) Culdnthel-Slackbuie</p>	<p>SEPA strongly supports the principle that development in each of the major allocations will be subject to an agreed Development Brief/Master Plan to be prepared in consultation with inter alia agencies, and will be pleased to be consulted on these to ensure that its interests are reflected in the resulting development.</p> <p>However, SEPA objects to the sentence in the Culduthel-Slackbuie section which states that "Development phased ahead of the latter [the Storm Water Relief Interceptor] will be dependent on adequate interim surface water drainage measures by the developer acceptable to the Council" unless it is modified to make it clear that developers would be expected to demonstrate that the drainage arrangements were acceptable on a permanent basis and would be integrated with the proposed drainage development for the area in general. SEPA's experience has been that interim, piecemeal drainage measures can prove to be very difficult to integrate.</p>	<p>DELETE "interim"</p> <p>The Planning Authority agreed that this Modification was appropriate in response to the matters raised.</p>
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0 0.5 1 Kilometres
0 0.5 Miles

HOUSING

- New Development
- Long Term
- Restricted Infill

EMPLOYMENT

- Business / Industry
- Long Term Port Development
- Commerce / Tourism

COMMUNITY

- Open Space / Recreation
- Public Buildings / Land
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SERVICES

- Roads
- Access
- Car Park
- Traffic Calming / Management
- Sewage Treatment Safeguarding
- Flood Prevention
- Refuse Tip
- High Voltage Electricity Line
- Pipelines Corridor

ENVIRONMENT

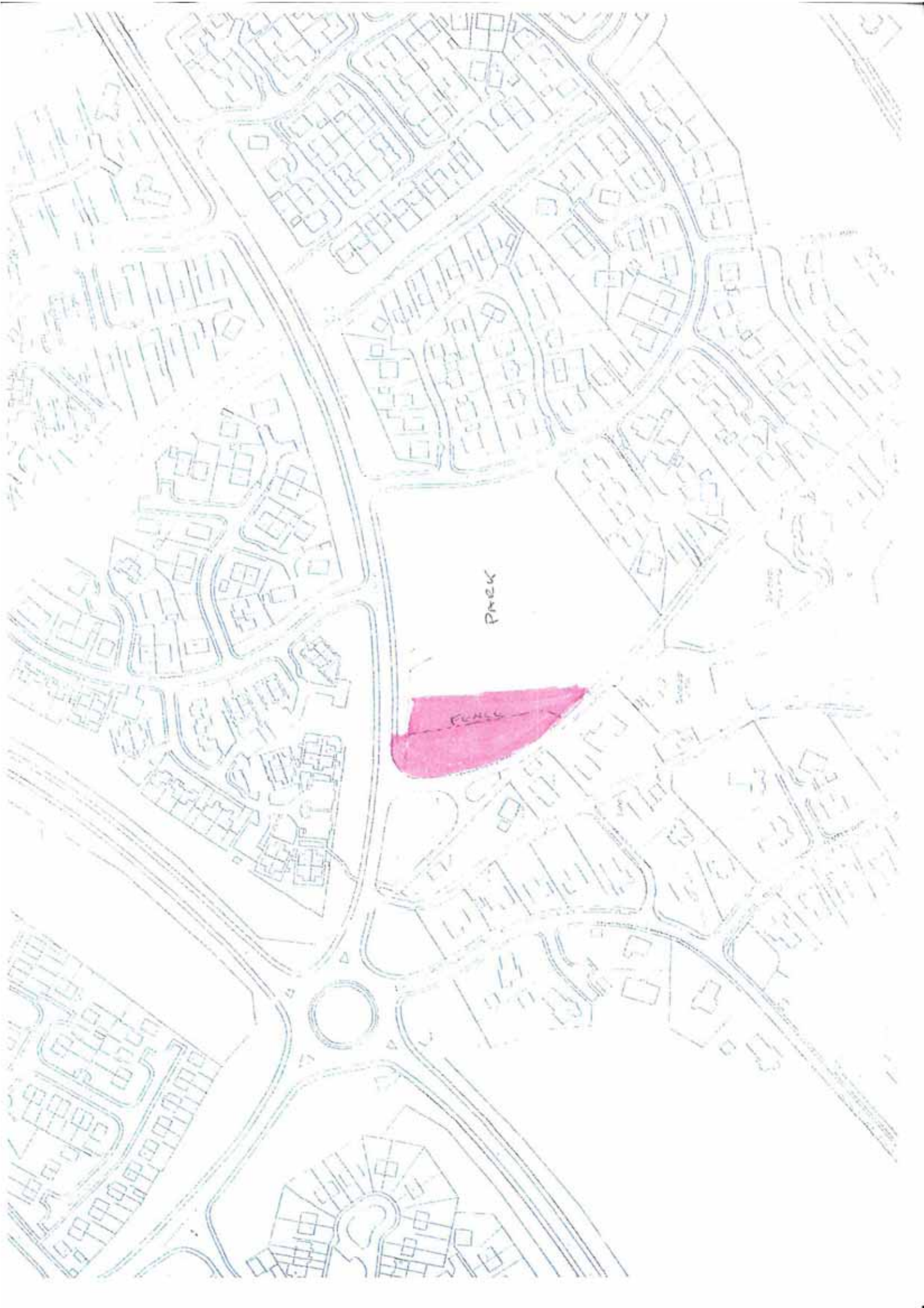
- Listed Buildings
- Conservation Area
- Environmental Improvements
- Amenity Woodland / Planting
- Tree Preservation Order
- Forestry Safeguarding
- Development Restraint / Agriculture
- S.S.S.I
- Local Nature Conservation Area
- Ancient Monuments
- Tourist Route
- Major Hazard Consultation Zone
- Flood Risk Area
- Green "Wedge" / Buffer Area

- 4.5.11
- 4.5.12
- 4.5.1
- 4.5.2&3
- 4.5.5
- 4.5.7,8,9&10

- 4.5.13

HIGHLAND REGIONAL COUNCIL
R.W.G. CAMERON DIRECTOR OF PLANNING
TF 0463 702150

Based upon Ordnance Survey Maps with the permission of the Controller HMSO



PARK

FENCE

To be scanned & appended to INV57

G-S/592CP

26th May 2011

Head of Planning
Director of Planning and Development
Glenurquhart Road
Inverness
IV3 5NX

Dear Sirs,

Land at Old Edinburgh Road South / Stevenson Road

I refer to the site as above and as per the attached location plan.

Graham + Sibbald recently made representation about this site in response to the Inner Moray Firth Local Development Plan Call for Sites. That representation addressed the various issues identified on the Call for Sites form, but also raised our client's key concern that there appears to have been some error in the drafting of the Proposals Map of the now Adopted Inverness City Local Plan.

For the avoidance of doubt; I set out below our understanding of how it appears that the wrong site was allocated for commercial / community use in the now Adopted Inverness City Local Plan.

Graham + Sibbald made representations regarding our client's site in relation to the Inverness City Local Plan. I attach for your reference a letter from the Highland Council dated May 2003. In that letter, a summary of representations is provided together with a comment on the Council's intended response. Page 102 notes that Graham + Sibbald had made representation relative to, "the small site shown on the current Local Plan for commerce / tourism lying immediately to the west of the open space identified 4.3.9(d)." I also attach an extract of the previous Local Plan map.

This shows clearly that it is our client's site which was previously allocated for commerce / tourism. It is this small area of land which Graham + Sibbald was promoting for ongoing allocation for these purposes.

The Council's response at that time was to agree to the Modification as per page 102. However, the resultant allocation for commercial / community use (site reference 86 in the Adopted Inverness City Local Plan) relates instead to land further to the west, and slightly separated from our client's land by Old Edinburgh Road.

Furthermore; we note that the site description for site 86, "land at Miller Road / adjoining the westernmost junction with the SDR [A9-A82 Trunk Road]" does not accurately describe neither our client's site nor site 86 as shown on the Adopted Local Plan Proposals Map.

For the avoidance of doubt, Graham + Sibbald's participation in the last Local Plan process sought continued allocation of our client's site for commercial use - it was allocated in the 1994 Adopted Local Plan, and no further representations were made after May 2003 as it was understood that G+S's comments had been taken into account, and the Plan modified to reflect this. In spite of the Council's comments noting the Modification; this was not reflected in the Proposals map - which instead shows the land further to the west being allocated.

The incorrect text description of this site seems to confirm that there was an error in finalizing this allocation.

H.C. PLANNING AND DEVELOPMENT SERVICE		
27 MAY 2011		
PASS TO	INITIALS	DATE
RH	/	
MM	/	
JS	/	
	TJM	-
FILE REF: please deal with this Malcolm		



Graham + Sibbald

18 Newton Place
GLASGOW, G3 7PY

T: +44 (0)141 332 1194
F: +44 (0)141 332 5914
glasgow@g-s.co.uk

www.g-s.co.uk

Partners

- IC Gillies HMC HMCB
- ID Leighton HMC
- NR Fisher HMC DEB
- BJ Devine HMC
- P McEachern HMC
- BD Murdoch HMC HMC
- DS Ross HMC DEB
- L McAndrew HMC HMC
- KA Murchie HMC HMC
- IR Croall HMC HMC
- KM Scobbie HMC HMC HMC
- GR Louttit HMC HMC
- RW Buchanan HMC DEB HMC
- C Henderson HMC
- S Buglass HMC HMC HMC
- PE Docherty HMC DEB
- CMC McCash HMC HMC
- MA Wilson HMC HMC
- AW Dandie HMC
- G Tonner HMC
- C Campbell HMC HMC HMC
- G Davidson HMC HMC HMC
- DC Cameron HMC HMC HMC
- J Cropper HMC HMC DEB HMC
- PH Lang HMC HMC
- S McGarvie HMC HMC HMC

Associates

- AP Clerk HMC HMC
- K Blair HMC HMC
- I Johnstone HMC HMC
- N MacFarlane HMC DEB
- AR Wells HMC HMC HMC
- SE Drysdale HMC HMC HMC

Planning Consultant

- I Kelly HMC HMC HMC

Consultants

- JD Robb HMC
- JB Christie HMC



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A Quality Assured Firm

Whilst we have made representation to the Local Development Plan process as stated above, given the apparent error, we wished also to raise this matter outwith the statutory consultation period, and we would ideally seek to meet the appropriate Planning Officer to discuss the Planning Department's position on this issue and possible way forward.

In summary:

- Our client's site was allocated for commercial / tourism uses in the 1994 Adopted Local Plan;
- We understand that the failure to continue to allocation into the Adopted Inverness City Plan was in error, as set out above;
- The land comprising allocated site 86 was in fact acquired by THC from our client as part of the SDR as it was severed by the realigned Old Edinburgh Road junction. When acquired it was considered of no material value and it assumed that it would be used for landscaping / visibility / amenity.
- The area which was zoned for commercial on the 1994 Local Plan however (i.e. our client's site) did not form part of the park lying immediately to the east when the land was given over for the park as part of Planning Gain for the Boswell Road residential development. The commercial site (i.e. our client's site) was in fact retained specifically in our client's ownership for commercial purposes.
- We suggest that it would be simple to move the allocation back to our client's site.

I trust the above is of assistance and look forward to hearing from you.

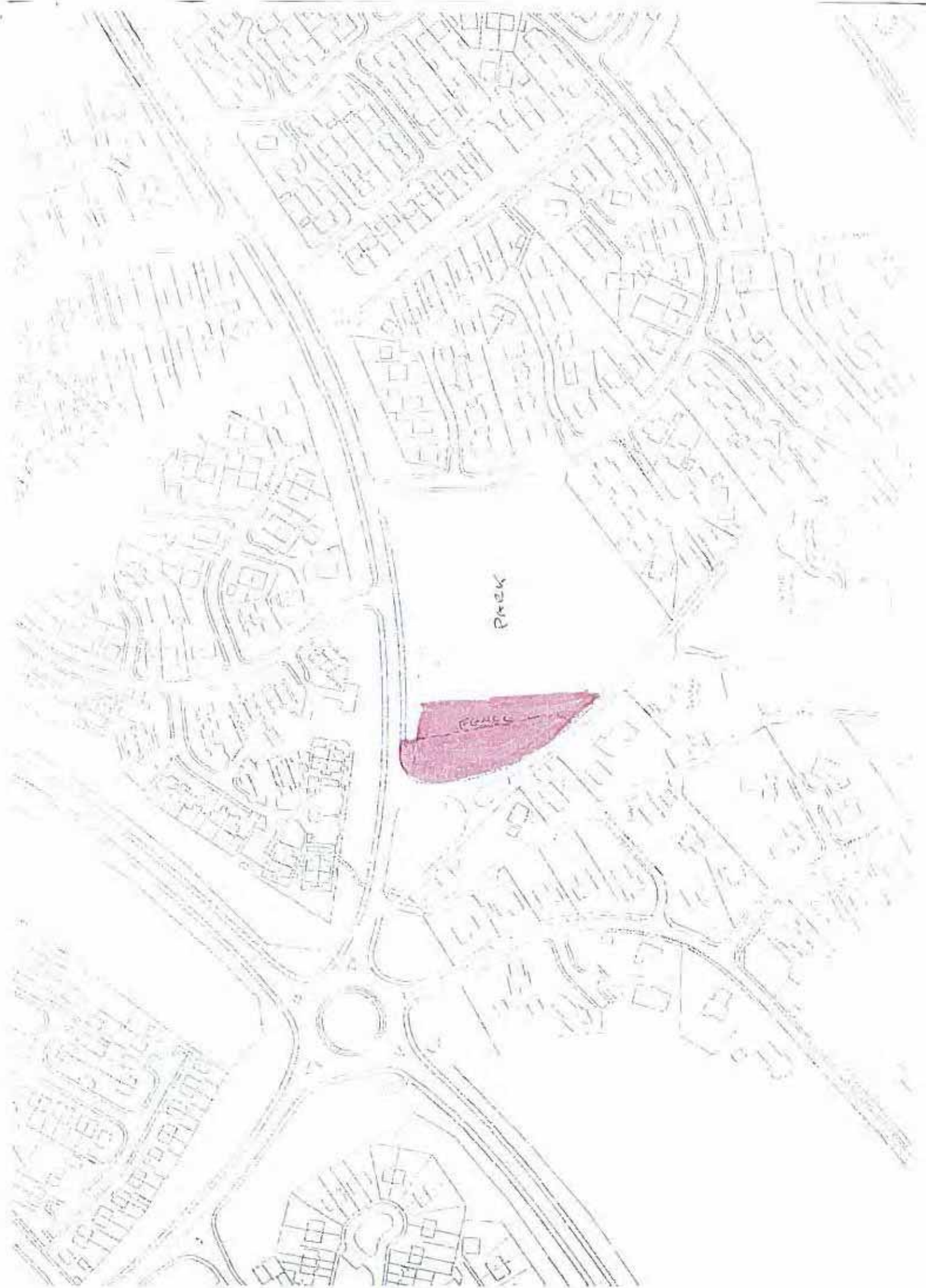
Yours sincerely,



Claire Peters
Graham and Sibbald
Email: cpeters@g-s.co.uk

Tel: 0141 332 1194
Mobile: 07717 321 449

CC. Mr Dereck MacKenzie. Daviot House, Daviot, Inverness, IV2 5ER



PARK

PARK



Graham & Sibbald
(on behalf of Mr Dereck Mackenzie)
4 Ardross Street
Inverness
IV3 5NN

Please ask for: Mr Stott
Direct dial: (01463) 702265
Our Ref: LP/IN/3.5/MODS(1)/P&C TS/AA
Your Ref:
Date: May 2003

COPY

Dear Sir/Madam

INVERNESS LOCAL PLAN: DEPOSIT DRAFT WITH MODIFICATIONS

Further to your recent objection/representation in respect of the Deposit Draft of the Inverness Local Plan, your views have been considered by the relevant Council Committees. The Council's decision in respect of the issue(s) you raised is attached.

The Deposit Draft with Modifications version of the Plan will be published in accordance with the attached statutory notice. This allows for **objections to the Modifications only** at this stage.

The Council is required by statute to refer any unresolved objections to a Public Local Inquiry (PLI) for consideration by an Inquiry Reporter appointed from the Scottish Executive's Inquiry Reporters Unit. The timing of a PLI has yet to be confirmed.

To progress arrangements for the Inquiry it is necessary to ascertain how parties wish to proceed with their objections/representations. **Accordingly, I should be most grateful if you would confirm on the form attached whether you wish your concerns to be regarded as objections or representations and how you wish to proceed. Please note that the Council is not required to refer representations to the Inquiry. Completed forms should be returned to the address below before Friday 20 June.**

Should you require any assistance or clarification please do not hesitate to contact Tim Stott on (01463) 702265. An electronic copy of the form can be obtained from tim.stott@highland.gov.uk. This will be of particular use for those individuals or organisations objecting to many parts of the Plan.

Yours faithfully



BOB SHANNON
Head of Planning Policy & Europe

Enc

INVERNESS LOCAL PLAN PUBLIC LOCAL INQUIRY

Please clarify how you wish to proceed with (each of) your objection(s) / representation(s) by choosing one of the options below for each issue you made comment on and return to: John D. Rennilson, Planning & Development Service, Highland Council Headquarters, Glenquhart Rd., Inverness IV3 5NX

Example. An objector to two policies in Beauly who wishes to withdraw his/her objection to site 5 in Beauly and yet appear at Inquiry on site 11 would complete the table as follows:

2	Beauly Policy 5	✓
5	Beauly Policy 11	✓

Your Signature _____

Your Name & Day-time Telephone Number _____

Client (if applicable) _____

Organisation (if applicable) _____

OPTION	ISSUE(S) Please list each issue as per Decision Extract enclosed - continue on separate sheet if necessary	CHOICE (✓)	HOW I WISH TO PROCEED
1			CLARIFY NOT AN OBJECTION (where your original letter was not intended as a formal objection to the Plan but rather a comment and you therefore do not wish to take the matter any further)
2			WITHDRAW your objection (where you feel that the Council has made a change to the Plan that meets your concerns and/or you do not wish to take the matter any further)
3			REST on your original letter(s) as your WRITTEN SUBMISSION to the Inquiry (where you wish your views to be considered by the Inquiry Reporter but do not wish to speak at the Inquiry or submit further documentation to the Inquiry Reporter)
4			send FURTHER WRITTEN SUBMISSIONS (where you do not want to speak to the Inquiry but wish to submit further documentation for consideration by the Inquiry Reporter)
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Para.

Source

Summary of Objection/Representation

Decision and Reason

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See above.

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It is not necessarily the case that a Section 75 is invariably required.

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NO CHANGE.

Noted. The Plan indicates that Briefs/Masterplans will be a requirement.

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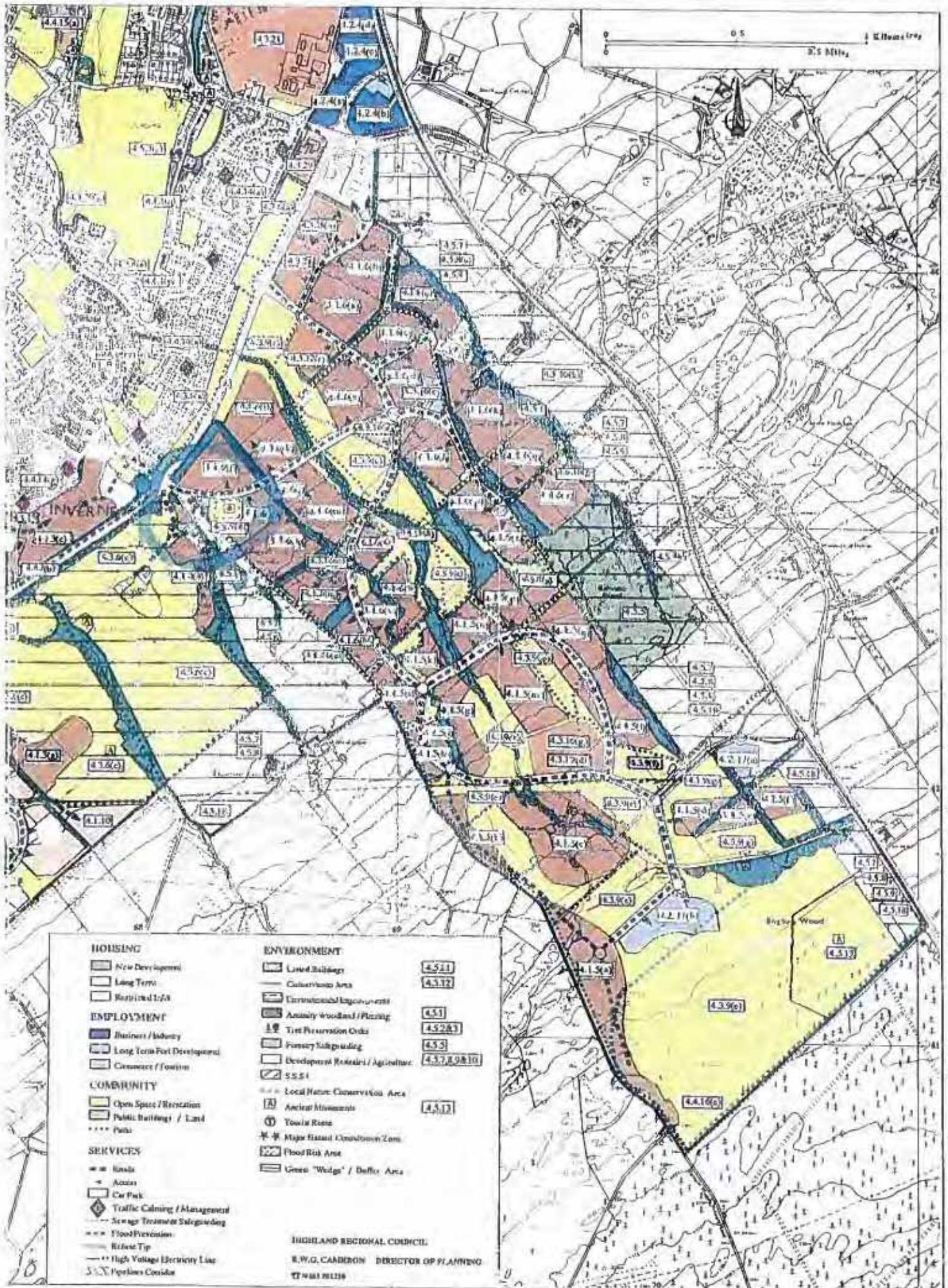
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<p>The City of Inverness Policy 36(iii) Westhill</p>	<p>Westhill Community Council</p> <p>Following from our recent Community Council meeting I have been asked to inform you of our response to the Woodside-Firthview development. There was serious concern on several issues.</p> <p>Considerable concern was expressed about the strain a new development of this size would place on the schools in the area. It was felt that both Cradlehall and Smithton primary schools would experience overcrowding with a detrimental effect on the quality of education to the existing children. If the development was to go ahead it was felt that the existing plan for a new school in the development area should be implemented. It was felt that this would also impact on pre-school nursery places. The same concern was felt for Culloden Academy and its ability to cope with greater numbers. The increased numbers would also have implications for the Safe Routes to School project especially at Cradlehall where there is at present severe traffic problems due to the school building being at the end of a cul-de-sac. The second issue concerns the provision of community facilities in the Westhill area. At present there is very little in the way of community facilities in the area. It should be paramount that any new development should provide play areas, shop and community hall facility. It should be made plain to developers that these facilities MUST be in place at the same time as house development and not to follow on after.</p>	<p>ADD "Development will be expected to proceed in accordance with the agreed Development Brief."</p> <p>Further to the adopted Local Plan and in accordance with the Deposit Draft Plan, the Council in consultation with the relevant agencies, community groups and the public prepared and agreed a Development Brief to guide development of 500 houses and community facilities at Firthview-Woodside. Subsequently and in accordance with the Brief, outline planning permission has been given for development of this land. The Council considered the following representations as part of the preparation of the Brief and made substantial adjustments to the Brief before it was agreed. Notwithstanding, these representations were reaffirmed in respect of the Local Plan.</p>



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HIGHLAND REGIONAL COUNCIL
 R.W.G. CAMERON DIRECTOR OF PLANNING
 TEL 01842 81238

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