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IMFLDP Call for Sites
Director of Planning and Development
The Highland Council
Council Headquarters
Glenurquhart Road
Inverness
IV3 5NX

Our Ref: AO/YM/1930

Date: 26 April, 2011

Dear Sir

INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN - CALL FOR SITES
Land north of railway at Resaurie/Cradlehall, Inverness

We refer to the decision of the HQ Planning, Environment and Development Committee on Wednesday 16 March to continue to include the above land in the finalised Highland wide Local Development Plan (HwLDP) and to carry this forward into the Inner Moray Firth Local Development Plan (IMFLDP) Call For Sites process as a detailed land allocation.

We note from the relevant Schedule 4 appendix to the Committee report (Issue 89: East Inverness) that the Council attempts to clarify how major road infrastructure will be delivered across the whole of East Inverness. It is indicated that this will be led by Transport Scotland constructing the main Strategic A9/A96 Link Road, post 2016, under the Strategic Transport Projects Review.

We also note that Local Distributor Roads will be delivered by a combination of funding through the Council's Capital Programme with contributions from developers. Unfortunately, it is still not clear whether the main Strategic A9/A96 Link Road has to be completed in its entirety all the way from the B9006 Culloden road to the A96 Smithton roundabout in advance of opening up our client's land for development. This aspect is further confused by reference to the need for traffic modelling to determine the phasing of development. However, we did not request in our representation to the HwLDP that *"the later phases of development on clients land should not be permitted until the A9-A96 link (or alternative) is brought forward in partnership with Transport Scotland."* We merely drew attention to that view being given by a Transport Scotland official during the A96 Corridor Framework Plan Stakeholder meetings.

We also note that our client's neighbours at Ashton Farm raised a number of related concerns, which brings with it the prospect of consideration by the Reporters examining the HwLDP objections.

Notwithstanding the above we welcome the fact that the Council is prepared to support the continued allocation of Mr Hutcheson's land in the HwLDP and to carry this forward into the IMFLDP. As such, as advised by Mr Stott, we understand there is no requirement to make a full bid to include the land at the "Call for Sites" stage of the latter Local Development Plan through completing the 9 page pro-forma response justifying the proposed land allocation or a "detailed explanation" of the merits of the site set against the 36 questions that assess the environmental

effects of development. Presumably this also means that there will be no need to make a detailed submission for this land to the next stage of the draft Plan, the Main Issues Report.

Nevertheless, we now write to confirm that Mr Hutcheson agrees to his land being taken forward as a more detailed allocation through the public consultation stages of the IMFLDP. In this regard we trust that we shall be notified of progress at each stage of the Plan.

Yours faithfully



Alan Ogilvie MRTPI
Planning Consultant
G H Johnston Building Consultants Ltd

cc Mr Fraser Hutcheson, Willow Croft, Newton of Ferintosh, Conon Bridge IV7 8AS