



WILLOW HOUSE  
STONEFIELD BUSINESS PARK  
INVERNESS  
IV2 7PA

admin@ghjohnston.co.uk  
technical@ghjohnston.co.uk  
www.ghjohnston.com  
Tel: (01463) 237229  
Fax: (01463) 243258

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

Our Ref: AO/YM/1617

Date: 26 April, 2011

Dear Sir

**INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN - CALL FOR SITES**  
**Land at Stratton Lodge, Inverness**  
**Macdonald Hotels Ltd**

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 welcome the indication in the relevant Schedule 4 appendix to the Committee report (Issue 89: East Inverness) that the Council is prepared to change the phasing of development at Stratton Lodge but will consider the detailed phasing of this and adjoining land in drafting allocations for the IMFLDP. In this regard we provide a sketch plan which indicates how our clients would wish the phasing to proceed and relevant road access.

We also note from the 16 March PED Committee report that the Council attempts to clarify how major road infrastructure will be delivered across the whole of East Inverness. 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.

Notwithstanding the above we welcome the fact that the Council is prepared to support the continued allocation of the Stratton Lodge land and 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.

We now therefore confirm that Macdonald Hotels Ltd agree to their 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. We would also welcome involvement in any discussions on the detailed phasing of the development areas.

Yours faithfully



Alan Ogilvie MRTPI  
Planning Consultant  
G H Johnston Building Consultants Ltd

Enc

cc Mr Hugh Cooper, Macdonald Hotels Ltd, Bobsleigh Hotel, Hempstead Road, Bovington,  
Hertfordshire HP3 0DS

