

Issue 88		Inclusion of New Sites	
Development plan reference:		Land submitted for inclusion in HwLDP	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number)			
Halliday Fraser Munro for Fairways Leisure Group (69), James Barr for MacDonald Estates PLC (98), Highlands and Islands Enterprise (HIE) (190), Keppie Planning & Development for Mr D MacDonald (199), Strutt & Parker LLP for Balnagown Castle Properties Ltd (229), Madison Sol Limited (372), Mr and Mrs G Goode (415), Mr R MacDonald (416), Bowlts for James Baille (460), Strutt & Parker LLP for I & DJ Alexander (488), Invergordon Community Council (497), Bracewell Stirling for Aviemore and Inverness Properties LTD (501), Mr & Mrs R MacDonald (517).			
Provision of the development plan to which the issue relates:		Various	
Council's summary of the representation(s):			
<u>Inclusion of new sites</u> <i>The representations below all have maps attached to their original representation showing the boundary of the sites put forward for inclusion.</i> <ul style="list-style-type: none">• Wish to promote Fairways as a housing site in order to meet perceived difficulties in delivering housing sites identified elsewhere. (69)• Promotion of Balloch Farm as effective and available land for housing and associated uses as an alternative to East Inverness. As detailed in the supporting Masterplan, the land at Balloch Farm can provide residential uses constituting 500 homes, community facilities, local shops and. recreational space. The potential allocation of this land for future development also creates the opportunity to provide land for the expansion of, and improvements to, Culloden Academy and introduce public facilities and services that are not currently available in the local area.(98)• Site to north east of 'Lochloy' allocation – land on its own is not of a scale to be considered as a strategic release for the area in terms of the HwLDP however the site would help increase land supply, variety and choice within Nairn and allow for an extension of consented land at Lochloy. The site will be submitted for consideration in the Inner Moray Firth LDP. However if other strategic sites prove to be undeliverable would like the Council to consider it as an extension to Lochloy. (199)• Land to the South West of Jamestown, Strathpeffer should be allocated for housing. (372)• Owners of the land in Abriachan would like the settlement boundary to be re-aligned to include the 20 acre section to the north. This area is immediately adjacent to the settlement boundary and is a logical extension of the existing designated housing policy. There is an established need for additional housing in the Abriachan settlement and the inclusion/designation of this area would allow Highland Council to take a permissible approach towards the natural expansion of			

Abriachan without increasing the linear extent of the settlement boundaries. (415)

- Seeks inclusion of site at Abriachan re-designated from amenity to housing. There is an established need for additional housing in the area and would allow natural expansion of the village. Estimate between 3-5 houses could be accommodated. This would also create jobs and can be accommodated without the need for upgrading of existing road services or infrastructure. (416, 517)
- Request the inclusion of a housing allocation at Scaniport Estate, Former Caravan Site, Scaniport. The rationale is that; the site could be considered as 'brownfield', benefits from an existing access, some services remain in situ from its previous use and would integrate well with the landscape. (460)
- Promotion of a site in Drumnadrochit for mix of uses including tourism, housing, community and commercial uses. Allowing for a more balanced spatial strategy as the development is currently concentrated to the A96 (501).

Other Issues

- The development potential of Leanachan Forest (as captured in WHILP) should be set out in the Plan. (190)
- Invergordon Community Council would like the area to the west of the town, known as Linear Park, to be retained as amenity land for use by the people of Invergordon and not be subject to any future development. It is currently an area of high quality and accessibility with wonderful views of the Cromarty Firth and Ben Wyvis. It enhances Invergordon as a pleasant place to live and work. (497)

Objections to allocations in the plan

- Too much emphasise on site allocations in the Plan which is supposed to be a strategic policy document. (98)
- Object to chapters 9, 10, 11, 12, 13, 14, 15, 16, and 17 as they contain land allocations. These should be left for area LDPs. Supplementary Guidance could be prepared instead if clarity is required. (229) (488)

Modifications sought by those submitting representations:

- Inclusion of land at Fairways for housing (69)
- Inclusion of land at Balloch Farm for housing (98)
- Inclusion of land at Abriachan for Housing. (415)
- The development potential of Leanachan Forest (as captured in WHILP) to be set out in the Plan. (190)
- Consideration of site North East of Nairn as an extension to Lochloy. (199)
- Change of use of site at Abriachan from amenity to housing. (416, 517)
- Inclusion of site at Scaniport Estate, former caravan site as housing allocation. (460)
- Inclusion of site at Kilmore, Drumnadrochit for mixed use including tourism, housing, community and commercial uses. (501)
- Remove Chapters 9, 10, 11, 12, 13, 14, 15, 16 & 17 in their entirety.

- Re-number Chapters 18 (and the Policies) onwards as required.
- Protection of Linear Park, to be retained as amenity land for use by the people of Invergordon

Summary of responses (including reasons) by Planning Authority:

Inclusion of New Sites

- Although the sites mentioned present potential the council's position is that key allocations have been identified and that the potential of additional sites will be addressed through the area local development plans (including change of use of sites).

Inner Moray Firth Local Development Plan (IMFLDP)

- The Council has begun work on the first of its new style local development plan for the Inner Moray Firth. This Plan area covers from Tain round to Nairn, as far south as the Cairngorms National Park boundary and Fort Augustus, and as far west as Strathconon and Garve. The current Plan phase is a "Call for Sites". This is a call to communities, landowners, developers and agents to suggest sites for protection or development. The Council are seeking suggestions on which land, in the next 10 years, should be built on and which areas should be protected across the Inner Moray Firth. Those seeking allocations above are invited to write in with their suggestions by Friday 29th April 2011 using the guidance provided - [Call For Sites](#).

Other Issues

- The council's view on the development potential of Leanachan Forest is set out in the West Highland and Islands Local Development Plan. As the councils view has not altered this will remain the council's position.
- Regarding the retention of Linear Park, Invergordon Community Council should write in as mentioned above to the IMFLDP to put forward the park for an area of protection.

Rationale for inclusion of allocations within the HWLDP

- The HWLDP covers both policies and allocations. Some of the representors request the removal of these allocations – the council's position is the HWLDP allocations will remain for the following reasons.
- The HWLDP addresses strategic sites, those with development pressure and where there is an identified need. As part of our strategic overview we have reaffirmed existing established land supply in Inverness. The A96 Corridor Framework gave a strategic overview looking at potential for development along the A96 corridor through non statutory supplementary guidance. The HWLDP gives the council a chance to add status to the framework and reassess it to produce an up-to-date council position on development along the A96. This is in line with the National Planning Framework 2 which identifies the A96 Corridor between Inverness and Nairn as an Area for Co-ordinated Action and the main focus for growth in the Inner Moray Firth.

Any further plan changes commended by the council
None.
Reporter's conclusions:
Added by Reporter at later date.
Reporter's recommendations:
Added by Reporter at later date.