

Highland Council Inner Moray Firth Local Development Plan

Comments received for the consultation that ended on 13th December 2013 ordered by Site

Customer Number Name Organisation

Agent Name and Organisation (if applicable)

Section

Paragraph

Reference

Type

Comment Late

Comment Changes

No heavy vehicles should be allowed to use Obsdale Road.

Representation

Obsdale Road is already an extremely busy road used by cement lorries, refuse vehicles, aggregate and Tesco Rail lorries plus numerous others. The vehicles are very noisy and often speeding and if a new development of the proposed size goes ahead the road will be dangerous and intolerable to the nearby residents. Traffic would be increased and Obsdale Road could not cope. A new road should be considered perhaps from the A9. What a shame to ruin a beautiful landscape and open space.

Allocated to

Customer Number	03986	Name	Richard Fraser	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	73	
Reference	AL10-Obsdale Road		Type	Change	Comment Late
				No	

Comment Changes

I do NOT want any structures build in this field.

Representation

1. This is good arable land, it always yields a good crop, you know that the demand for field increases every year. People are starving all over the world and you are planning to sell off the field for housing. 2. The field is nice and flat, perfect for you, it didn't get like that by itself, hundreds of hard work made the field flat, my own family tree goes back hundreds of years in Alness and surrounding area, many of the men were plough men, many days of blood swet and tears have been put in to that land, why cant you build put the proposed houses in a rough, hilly area of land, you have not considered the effect on the heritage landscape. 3. I can't even go to my councillor (Caroline Wilson) because it is her father who is selling the plot, he is selling off his land bit by bit, it is a disgrace when more appropriate plots should be sought, that do not impact the heritage landscape and the view of current residents. I wonder what his ancestors would say? 4. I bought my council house in 2005. If I knew I was going to be boxed in, I would never have bought it, Come and see the lovely view I have at the moment, nice and quite, the reasons I bought the place. The last time (a few years ago) when they tried to build, their was suppose to be an Archaeological survey over 10 percent of the field, I should think that it still applies? I think you find that in current archaeology they are considering the landscape impact surrounding archaeological sites, I consider your plans to encroach on Cairn Lithe too close, furthermore I don't not want to see that site disrespected by youths as is likely when you surround it with 67 houses rather than leave it be, the isolation in the field protects the site for good conservation. 5. If it did go ahead, which I sincerely hope it does NOT. what would happen about the devaluation of this house, I might end up owing more than it would be worth. I cant live here being boxed in (my current house having been upgraded for disabled living), you would have to help me find some where else to live.

Allocated to	Alness	AL10	Obsdale Road	
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Customer Number	04055	Name	Gary Morris	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.46 Towns - Alness	
Reference	Zone AL10		Type	Change	Comment Late
				No	

Comment Changes

If there is a need at all for the proposed 67 homes on site AL10, I would rather see them either sited nearer the location of the current Lidl and Morrison supermarkets, or spread out along the edge of the field bordering Obsdale Road, running along towards Milnafua.

Representation

First of all, in general I do not see the need for the amount of houses proposed for Alness in general, and for zone AL10 in particular. I do not think the anticipated 'population explosion' will materialise, as a lot of the workers employed at Nigg and Invergordon are migrant workers, and will not hang around when the work dries up, as it surely will. The boom days of 5,000 workers at Nigg will not come back, and although there is plenty work at the moment, these are only short term contracts, and workers will return home, and come back again when work picks up again, so any occupation of these houses will only be temporary. In the specific case of zone AL10, I have very strong objections to this development. My house runs along the side of Mr. Oag's field, and when we moved in in 1986, we renamed our house 'Ross View' as we had an uninterrupted view across the field to the firth and beyond. The proposal shows several houses immediately in front of my back garden, from where we get our view. At the risk of sounding flippant, I have no wish to rename my house 'No View' or 'Housing Estate View'. If there is a need for houses to go in there at all, they should be sited along the perimeter fence running alngside the road linking Obsdale Road to Milnafua. Sited there, they would block nobody's view, as the houses on the other side of the road (Obsdale Park) are situated at a high enough level for their aspect not to be impeded. Alternatively, they could be sited nearer the Lidl or Morrison's supermarket, bordering the A9. Here they would be well out of the view of other households. Also, Cairn Liath has lain undisturbed for hundreds , if not thousands of years, and is a scheduled ancient monument. In all the years I have lived here, I have never even seen an inquisitive child explore the site. Local people are well aware of the importance of the site, and treat it with the respect it deserves. To site a housing estate bordering such a site is at best ill judged, and at worst, negligent on the part of the council. In no time, the site will become at best a play area for children, climbing the trees and denegrating the environment, and at worst, a drinking den and meeting place for teenagers and other unsavoury characters. I strongly urge the Council to withdraw the plans for this development at zone AL10.

Allocated to	Alness	AL10	Obsdale Road	
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Customer Number	04481	Name	Veda a McClorey	Organisation		
Agent Name amd Organisation (if applicable)						
Section	Development Allocations		Paragraph			
Reference	AL12		Type	Change	Comment Late	No

Comment Changes

Deletion of allocation

Representation

Objects because of: insufficient business premises demand evidenced by number of existing units vacant, scale of buildings will dwarf her property, loss of good farmland, flood risk from burn, adverse impact on wildlife, need for set-back from burn.

Allocated to	Alness	AL12	West of Teaninich Wood	
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Customer Number	04057	Name	Patricia Clough	Organisation		
Agent Name amd Organisation (if applicable)						
Section	3.Strategy for Growth Areas		Paragraph	AL13		
Reference	AL13		Type	Change	Comment Late	No

Comment Changes

The area AL13 should be preserved in its current state.

Representation

The area AL13 should be preserved in its current state. It is currently bordered by signed footpath network. This network is currently used by walking groups and families alike. Their area for recreation should be protected. The area is used by wildlife such as roe deer, owls, buntings and, recently, polecats. Work in this area could damage the protected trees of Teaninich. The current planning permission for this site is for a hotel. The necessity for another hotel in this town must be queried as the owner of Teaninich Castle has raised concerns re the detrimental effect this will have on his business. Any industry here would encourage vehicles to use the private access road to the nursing home which is used by vulnerable persons, sometimes in wheelchairs. Finally the approach to Alness would be visibly impacted. Currently the green field and view of Teaninich Castle would encourage visitors. This part of the plan would have a negative impact on this.

Allocated to	Alness	AL13	South of Teaninich Wood	
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Customer Number	04141	Name	Robert Baxter	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	AL16		Type	Change	Comment Late
No					

Comment Changes

Requirement to link two boundary roads and make access to the A9 by Milnafua the main access to the quarry.

Representation

Regarding the Inner Moray Firth proposed local development plan, I note that there are proposals relating to site AL16 - Caplich Quarry in Alness the major access to the site at present is via Caplich road, linking from Obsdale road. Although improvements were made to the junction between these two roads some years ago, its has become a serious safety issue in recent years with the use of increasingly heavier and heavier vehicles, often with trailers. Some travel along the road with up to 3 loaded waste skips and low-loaders carrying heavy construction vehicles. On the narrower section of Caplich road above the Springfield terrace/Perrins road junction, Caplich road is quite narrow and more often vehicles are having to negotiate the section very carefully: In the original Jack Holmes report for Alness a distributor road linking Shilinghill boundary road with Obsdale Estate boundary road was proposed. This road would pass through the existing quarry. If there is now provision for re-development of the quarry site, it would be opportune to re-visit the original plan and take almost all of the heavy traffic away from the Caplich road/Obsdale road/ High street area by linking the two boundary roads as originally proposed and making access to the A9 by Milnafua the major means of access to the quarry the would not be detrimental to the proposed development and would make a very significant contribution to the safety of other vehicle users on Caplich road.

Allocated to	Alness	AL16	Caplich Quarry	
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Customer Number	04529	Name	Johanna Watt	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	AL17		Type	Change	Comment Late
No					

Comment Changes

As per representation.

Representation

Re AL17, Overhanging boundary trees, bushes have been blocking access to my home also I have phoned service point numerous times over the years about fly tipping on that ground only to be told the council could not do anything about. Please clear that litter and keep Alness tidy.

Allocated to	Alness	AL17	Alness Industrial Estate	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Representation

Re AL17, Overhanging boundary trees, bushes have been blocking access to my home also I have phoned service point numerous times over the years about fly tipping on that ground only to be told the council could not do anything about. Please clear that litter and keep Alness tidy.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

The narrative within this section highlights that a master plan/Development brief to be agreed. Part of this area comes under a 1973 planning permission that was enacted and therefore the narrative should read to be developed in accordance with planning permission V/6770/B/3607/1.

Representation

The highland council have already aged that as the permission was enacted the planning permission remains live and therefore the area concerned should not be subject to a master plan application.

Allocated to

Customer Number	04400	Name	Wm Morrison Supermarkets Ltd	Organisation	Wm Morrison Supermarkets Ltd
Agent Name amd Organisation (if applicable)		Peter Carus		GVA James Barr	
Section	4.Development Allocations		Paragraph		
Reference	AL21: Invergordon Road East		Type	Change	Comment Late
				No	

Comment Changes

We would like to see a change in this retail allocation to a more restrictive retail allocation.

Representation

Proposed Allocation AL21: Invergordon Road East The Inner Moray Firth Proposed Plan continues to promote the above site for retail development. This site has been allocated for retail development since at least the Ross and Cromarty East Local Plan (February 2007), which was adopted six years ago. Scottish Planning Policy (SPP, 2010) paragraph 52 states that all Development Plans should enable gaps and deficiencies in the provision of shopping, leisure and other services to be remedied by identifying appropriate locations for new development. In doing so, commercial realities are to be taken into account when Development Plans are prepared. Paragraph 56 of the SPP adds that planning authorities should identify suitable and viable sites in terms of size, location and availability within a reasonable time period. Although a ‘reasonable time period’ is not defined in the SPP, this has previously been defined as five years in earlier versions of SPP on town centres / retailing. We are not aware that any proposals have been progressed / submitted for planning permission. Given that over at least the last six years since the Ross and Cromarty Local Plan was adopted, the site has not been developed for retail use, we would question the viability of this site for retail development. Therefore the Council should consider whether promoting this site for another period of approximately 5 years through the emerging Inner Moray Firth Local Development Plan is practical, necessary or indeed likely to be implemented. In the meantime, should the proposed retail land use allocation be maintained, we would strongly urge that careful consideration is given to the type and scale of retail development for this land. Given that Morrisons and Lidl stores are located to the immediate west of the proposed allocation, we would argue that only non-food retailing should be promoted. It is important that an indication is provided in the emerging plan to identify the type and scale of retail that is considered to be most appropriate (as noted in SPP). In doing so, this is more likely to ensure that the most appropriate retailer shall be attracted to the site, should this retail allocation remain in place. This will also help from an operational point of view to ensure that the infrastructure in the area, as well as Morrisons’ operating and trading characteristics are not adversely affected. At this stage, there is no evidence available to suggest that there is a gap/deficiency in retail provision in Alness or how the proposed allocation would address any such gap/deficiency. However, given that Morrisons is already well established in the area, it is not likely that a further convenience (food) retail development is required. With reference to Circular 1/2009, paragraphs 34 – 37 refer to the need for a monitoring and evidence base. As noted above, we are not aware of any evidence that has informed the emerging retail allocation AL21. Paragraph 37 of Circular 1/2009 clearly states that evidence is required to inform plan making, justify the plan’s content, and provide a baseline for later monitoring. This lack of evidence or apparent justification for additional retail floorspace is a concern. The allocation of retail land should be based on deficiencies in provision in the area and supported by evidence of this. Similarly Policy 1 of the Proposed Plan notes the importance of promoting and protecting town centres and the need for sequential assessment of retail proposals. As a result we would question why an out of centre location has been allocated for retail development within the Proposed Plan. This lack of evidence, combined with the lack of any proposals/applications over the preceding six years, casts doubts over the merits of continuing to promote this site for retail. As is stands, we therefore object to the proposed land use allocation AL21 which would allow unrestricted retailing. Should further evidence become available to inform the proposed allocation or should the Council seek to clarify the type, scale and nature of retail that is acceptable for the site, we would be pleased to review this and comment further as appropriate.

Allocated to	Alness	AL21	Invergordon Road East	
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Customer Number	04356	Name	Lidl UK GmbH	Organisation	Lidl UK GmbH
Agent Name and Organisation (if applicable)		Hargest Planning Ltd		Hargest Planning Ltd	
Section	4.Development Allocations		Paragraph		
Reference	Site AL21 Invergordon Road East		Type	Change	Comment Late
				No	

Comment Changes

Amendment to both proposed “Uses”: This should be amended to specify Non-Food Retail/Comparison Goods only.

Representation

Whereas it is accepted that retail use of site AL21 would be appropriate this should be restricted to comparison goods only i.e. food retail should not be permitted on this site (except insofar as this is ancillary to other retail goods sold from units). The market area served by retail in this location comprises Alness, Invergordon and nearby rural areas. This market area has a limited population but already significant supermarket retail offer. Using the Scottish Neighbourhood Statistics the population of Alness, Invergordon and surrounding rural areas is approximately 12,500 which equates to available expenditure convenience goods of only approximately £22m (net Special Forms of Trading - 2012 prices). However within Alness and Invergordon are the following supermarkets/principal foodstores: •Morrisons, Alness (est 3300 sq m GFA) •Lidl, Alness (1650 sq m GFA) •Co-op, Alness (est 1100 sq m GFA) •Co-op, Invergordon (est 1150 sq m GFA) •Farmfoods, Invergordon (est 400 sq m GFA) In addition to these there is a significant range of small and independent convenience goods shops in both Alness and Invergordon. There is therefore already a good range of choice for convenience supermarkets and foodstores within the local area. If one considers the notional average turnover of these shops, based on typical average sales densities for the operators/types of units this would equate to an average turnover of approximately £35m-£40m pa. In other words the existing available expenditure within the catchment area of Alness will not support additional convenience floorspace or, if new additional convenience floorspace is proposed, it will adversely affect the viability of convenience goods shops in Alness and Invergordon town centres. Even with the significant new housing proposed within the local area in the proposed LDP this will not sustain any significant new convenience floorspace without adversely affecting the town centres. In contrast there is a very limited retail offer for comparison goods within Alness and Invergordon with the result that there is substantial expenditure leakage to Inverness and elsewhere. Site AL21 should expressly encourage this type of retail floorspace to assist in reducing retail expenditure leakage. In conclusion site AL21 should expressly support the provision of retail floorspace for comparison goods only and not permit additional convenience floorspace at this location.

Allocated to	Alness	AL21	Invergordon Road East	
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Customer Number	04400	Name	Wm Morrison Supermarkets Ltd	Organisation	Wm Morrison Supermarkets Ltd
Agent Name amd Organisation (if applicable)		Peter Carus		GVA James Barr	
Section	4.Development Allocations		Paragraph		
Reference	AL5 - Dalmore Lodge		Type	Support	Comment Late
No					

Comment Changes

Representation

Our client is not averse to the principle of residential development in this location; however there are issues which the planning authority must consider in relation to Morrisons presence in this location for over 13 years. As the Council will be aware, the Morrisons Alness store currently benefits from 24 hour deliveries under permission 06/00651/FULRC. Given this permission, our client is understandably concerned that the new residential site may impact on their existing operating and trading abilities. Accordingly, we would stress that every effort should be made to ensure that adequate protections are assured to Morrisons that their 24 hour delivery operation, which has been in place for 6 years will continue, unhindered. Finally with regards to this allocation, we would respectfully request that Morrisons are kept updated on the progress of this residential development and are given the opportunity to comment on any future AMSICs on the site with regards to any impact on Morrisons’ existing operations.

Allocated to	Alness	AL5	Dalmore	
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Customer Number	00419	Name	Mr Donald Lockhart	Organisation	Albyn Housing Society Ltd
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	AL5		Type	Change	Comment Late
No					

Comment Changes

The Plan should include no references to the 'improvements to the mini-roundabout' as these have already been dealt with in the Planning Permission which asks for minor improvements to the approach road to the existing roundabaout

Representation

This representation is made to avoid confusion as to what the developer is required to provide

Allocated to	Alness	AL5	Dalmore	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Representation

The site AL6 Milnafua Farm has all the infastruture roads etc. And it has been allowed to become overgrown where fly tipping and prowlers in the dark making it at the present a health hazard and danger to the public and it is a must Houses should be built on the site

Allocated to	<input type="text" value="Alness"/>	<input type="text" value="AL6"/>	<input type="text" value="Milnafua Farm"/>	<input type="text"/>
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Area as marked on the attached plan (Area 5) to be included in the development plan as housing.

Representation

Area 5 (North East of Obsdale Park, Alness) - Triangle to the south west of AL16 to be included for housing. As there is a high demand for housing in the area, we propose that this area is included for expansion to meet the demands highlighted in the development Plan and the economic growth of the area.

Allocated to	<input type="text" value="Alness"/>	<input type="text" value="AL6"/>	<input type="text" value="Milnafua Farm"/>	<input type="text"/>
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Customer Number	04278	Name	Hamish Little	Organisation	Pat Munro (Alness) Ltd
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	Page 73 Paragraph 2	
Reference	Policy Reference AL6 Milnafua		Type	Change	Comment Late No

Comment Changes

The narrative within this section highlights that a master plan/development breif to be agreed. Part of this are comes under a 1973 plannning permission which was enacted and therfore, the narrative should read to be developed in accordance with planning permission V/6770/B/3607/1.

Representation

The highland council have agreed that as the permission was enacted the planning permission remains live and therefore the area concerned should not be subject to a masterplan application.

Allocated to	Alness	AL6	Milnafua Farm	
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Customer Number	00893	Name	Mr And Mrs Norman And Christina Chisholm	Organisation	Chisholms Property Development
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.5	
Reference	AL8		Type	Change	Comment Late No

Comment Changes

Alter stated number of units from 16 to 21

Representation

Please note that the housing capacity is incorrectly stated. The partially implemented consent referred to within the policy as 04/00223/FULRC is for 21 units (13 detached houses and 8 flats) and not 16 units as stated. (For information 4 houses have been constructed, completed and are occupied and a further 4 houses are currently under construction.)

Allocated to	Alness	AL8	River Lane	
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Customer Number	04278	Name	Hamish Little	Organisation	Pat Munro (Alness) Ltd
Agent Name amd Organisation (if applicable)					
Section	3.Strategy for Growth Areas		Paragraph	Page 71 Alness Development Allocations	
Reference	Area between AL12 and AL18		Type	Change	Comment Late

Comment Changes

We would propose to include the are highlihgted on the attached plan (area 1) for Business and Industry Expansion.

Representation

Area 1 to the south of AL12 and to the west of AL18 (West of Teaninich Avenue). Area to be included within the development plan for Business and Industry Expansion. In introducing this area AL 12 will no longer be isolated, the inclusion of the area will make the development a more viable business proposition, increase employment opportunities for the area and create an area for increased business and industry expansion. We would request that the area be included in the proposed development plan.

Allocated to	Alness	General	General	
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Customer Number	01072	Name	Mr William Gill	Organisation	
Agent Name amd Organisation (if applicable)		Mr Ken Bowlts		Bowlts Chartered Surveyors	
Section	4.Development Allocations		Paragraph	4.50	
Reference	H8		Type	Change	Comment Late
				No	

Comment Changes

We would like our client's site to be included within the IMFLDP for housing.

Representation

We act for Mr William Gill who owns land to the south and east of Alness and following our Mr Bowlt’s recent telephone conversation with your Lynn Clarke, now enclose herewith a plan showing outlined in red the site discussed with Ms Clarke. At the Main Issues Report stage, this site was identified as H8 and shown as “non-preferred”, the suggested cons being that development of this site would result in loss of open space, a visual impact, a loss of prime farmland and the site was also not favoured because of its proximity to the A9. However, a significant pro was the site constituted a useful infill opportunity which had been allocated in the existing Local Plan, according to the table in the Main Issues Report. The site lies within the settlement boundary of Alness and at a Public Consultation Workshop meeting for the Alness area on 10th May 2012, the following pertinent facts were highlighted:-

- Alness has capacity within its schools to accommodate more children; most of the schools run at around two-thirds capacity and Obsdale capacity at about one third;
- there was capacity within the existing water and sewerage systems to accommodate growth;
- development should help to secure local facilities and should be encouraged;
- maintenance of a green barrier between Alness and the A9 was desirable;
- the importance of ensuring that any land allocated for housing should constitute an effective land supply given the history of some sites at Alness not coming forward for development;
- the importance of having a number of sites within different ownerships allocated for housing.

We have considered carefully your Council’s Inner Moray Firth Proposed Local Development Plan and are disappointed to note that our above client’s site and the opportunity that it affords for a small scale infill development within the settlement boundary has been disregarded. We have prepared the attached initial sketch proposal illustrating how it should be possible to have 11 detached units, of similar size to the recently constructed dwellings in the Davis Drive development, with access from the old A9 main road immediately to the north of the site, with access junctions staggered at 50m. Our sketch proposals show a minimum of 15m and a maximum of 55m between the A9 road edge and the proposed site boundaries. This buffer would consist of planting and a 6m access road. The layout of the houses is indicative but reflects the pattern of Alness at Obsdale Road. The houses are located nearer to the old A9 edge of the site, whilst still giving adequate garden space, but a larger buffer to the trunk road. Although this area is currently allocated as farmland, limited housing development and a buffer zone is a much more productive use of the land. In terms of the policies of the Highland Wide Local Development Plan, we would refer to Policy 28 – Sustainable Design and would suggest that the proposed development is compatible with public service provision (water and sewerage, drainage, roads, schools and electricity) and it accessible by public transport, cycling and walking as well as car. We would also refer to Policy 34 – Settlement Development Areas and would confirm that this site sits within the existing settlement boundary of Alness and therefore would be able to make use of existing infrastructure and services. We understand that water and sewerage provision either lies within or immediately adjacent to the site. The site sits opposite an existing development and as noted above, is compatible with the existing pattern of development and landscape character. We would be grateful if you could give further consideration to the inclusion of this site within the IMFLDP and treat this letter as a request that the merits of the site be reconsidered and our client’s objection to the site’s exclusion from the IMFLDP.

Allocated to	Alness	General	General	
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Customer Number	01072	Name	Mr William Gill	Organisation	
Agent Name amd Organisation (if applicable)		Mr Ken Bowlts		Bowlts Chartered Surveyors	
Section	4.Development Allocations		Paragraph	4.5	
Reference	AL3, AL4 and AL11		Type	Support	Comment Late No

Comment Changes

Representation

We write on behalf of our client, Mr William Gill, the owner of sites AL3, AL4 and AL11, identified within the Inner Moray Firth Proposed Local Development Plan as Achnagarron South, Achnagarron North and Achnagarron Farm. We write to confirm our clients’ continued support of the inclusion of his land within the Inner Moray Firth Local Development Plan and his hope that the land can be brought forward for development in early course.

Allocated to	Alness	General	General	
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Customer Number	00396	Name	Mr William Paton	Organisation	Scottish Water
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.50 Page 72	
Reference	Alness		Type	Change	Comment Late No

Comment Changes

Change the last sentence in 4.50 from "Early engagement.....Treatment Works" to: "Early engagement is required between developers and Scottish Water to ensure sufficient capacity can be planned and delivered across the lifespan of the plan and beyond at the Assynt and Newtonmore Water Treatment Works."

Representation

Makes it clear that current capacity exists and advance engagement helps plan for additional capacity within and beyond the current plan requirements.

Allocated to	Alness	General	General	
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Customer Number	04266	Name	Sean Danaher	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference			Type	Change	Comment Late
				No	

Comment Changes

look at the indicative housing densities in relation to the potential for mitigating the road junction at Rosskeen

Representation

We refer to the notification of the publication of the Inner Moray Firth Local Development Plant sent to us with reference to site AL4. Having read the document together with other documents and maps referred to we are struck by the enormity of the task attempted and are generally supportive of the policies and vision set out. The realization of those policies and vision over the next 20 years is the real challenge. We have particular concerns relating to the impact of introducing the indicative housing capacities of 693 houses for AL2,AL3,AL4,AL6, and AL7. Our concerns relate specifically to two aspects. Namely the implied traffic generated and the apparent dangers of piecemeal development. It is noted that for AL3 and AL4 a transport assessment in particular to determine appropriate mitigation measures on the road between Mossfield and the A9 trunk road will be required.. Whereas for AL2 and AL6 there is only mention of the Old Milnafua Road upgrade. The proposal for near continuous housing between Obsdale School and Mossfield will hugely increase traffic attempting to join the A9 at the Rosskeen Church junction. There is no reason to think that pressure will not include a significant proportion of traffic from AL2 and AL6. In any event there is no indication of what such mitigation measures may be, though para 3.19 mentions improvements to important A9 junctions including Rosskeen. As residents we have been using this junction on a daily basis for over 30 years. The time taken to safely join the 60 mph traffic stream has noticeably increased particularly at peak times. That the authorities have erected an electronic sign warning A9 users of traffic turning ahead is an indication of the concern at the traffic accident record of this junction. Our point is that the A9 is already struggling to cope with demand. The designation of indicative housing capacities appears not to acknowledge the real difficulty of finding a safe solution to the junction. Neither does it acknowledge the steep left hand bend of the Old Milnafua Road as it enters Mossfield nor the 10-15 meters sight lines at the junction with the Mossfield Rosskeen church road. Mitigation measures would appear to be limited by garden boundaries along this road. A safe resolution of these traffic pressures is likely to be very difficult to achieve and may even require a separate road from AL3. We fear that even were a feasible solution found, the relatively quiet rural character of Mossfield will be changed for the worse. We turn to our second main area of concern and refer to the brief entries for AL2, AL3, AL4, AL6 and AL7 and the general dangers from piecemeal and un-coordinated development.. It is noted that for AL2 (248 houses) and AL6 (206 houses) the developer is required to prepare a masterplan/brief to be agreed with the council. This is not stated for AL3 (111 houses), AL4 (48 houses), nor AL7 (77 houses). This approach appears piecemeal. Given that the expansion of housing in Alness is likely to be a gradual one over the next 20 years it is hard to see how the various parcels of land will deliver the ideals set out in particular in Policy 29 (Design Quality and Place making) and Policy 74 (Green Networks). The holistic delivery of these and other policies through the commitment of commercial developers does not see very likely. We would suggest that the expansion of Alness warrants a charrette process involving the entire community. This approach has been encouraged elsewhere in the Highlands such as Wick and Thurso. The process might also include staff and students from academic planning courses and the local schools. The process could examine the issues in far more detail than is currently presented and at least explore some realistic scenarios. We have some comments relating to site AL4 nearest to our property. It is noticed that for AL3 issues to be addressed include “ set back from pylons and associated power lines....”. If this is relevant for AL3 then it is critical for AL4 where there is no such comment. We suspect this may be an error but if not it is an oversight. The main grid marches to the edge of this site where the ground falls steeply making development un likely. Nonetheless the site is designated as suitable for 48 houses some 3 times the density of existing housing at Mossfield. Again the process for calculating indicative housing capacity seems to be driven by the need to match numbers required than by any relationship to the existing housing density and character. We suggest that such density as indicated is inappropriate, and detrimental to the existing community and does not reflect the aspirations expressed elsewhere in the planning guidance. Finally we would make the following suggestions. There is mention in para 2.17 that work is progressing on the Rossshire Green Network. This is encouraging and awaited with interest. We wonder if the potential of the nearly worked out Caplich Quarry is being considered. With a little ingenuity and cooperation this large space could be made safe for access as a hugely beneficial recreational and wildlife resource in close proximity to the expanding Alness. We see no specific mention of the importance of minimizing light pollution. One of the enduring pleasures of living in Rossshire is the relatively dark sky at night with the marvelous star scape and occasional display of the Northern Lights. This is something frequently noticed with delight by visitors to the north. This may be mentioned but not found. At least it needs to be flagged up with emphasis on the need to use the least light polluting systems available. This should also tie in with the Carbon Clever agenda. There have been numerous examples over the past 30 years of thoughtless costly over provision of street lighting

spreading the orange glow. More recently the spread of ill directed domestic and commercial security lighting has started to impact on the beauty of the night sky. THC policy could more clearly address this issue.

Allocated to Alness General General

Customer Number 04275 Name Alasdair Hardman Organisation

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph

Reference Sites AL2, 3, 4, 6 , and 7 Type Change Comment Late No

Comment Changes

Reduced housing density proposed in these areas, or such as would result in increased traffic on the road from Mossfield to the A9

Representation

In accordance with these sections of the proposed Plan, approx 160 new dwelling houses may be built to the east of the existing town of Alness, and to the south of the A9. This will effectively move the centre of Alness eastwards, and join the town up with the existing ribbon development at Mossfield/ Achnagarron South. The conurbation in this area will then exceed 200 houses added to the east of the town of Alness. Such intense development will place severe pressure on existing capacity of the road from Mossfield to the A9 to deal with vehicular traffic. The junction with the A9 is already dangerous, and already affected by traffic coming from Invergordon, also to the East of Alness. This junction cannot sustain increased traffic safely unless radical steps are taken to accommodate the new build which would be permitted by the proposed Plan. It is difficult to envisage what practical traffic solutions could be put in place to the east of Alness to deal with such an increase. In effect, the only safe solution would appear to be: a) create a roundabout on the A9 (clearly unacceptable as restricting the traffic flow on a major trunk road at a spot where visibility is restricted by the contours of the surrounding land); or b) create a flyover and access roads on both sides of the A9 to service both the anticipated increase in traffic flow, and also the existing increasing traffic volume to and from Invergordon (also to the east of the town of Alness) to replace the existing bridge and access road on one side of the A9 at the 'LIDL/Morrison junction' . Neither solution appears particularly easy in view of the sight lines in this part of the A9. Accordingly, I urge instead reconsideration of the proposal to impose such extra pressure on an area already under strain from volume of traffic seeking to join the A9. I suggest the possibility be examined of decreasing the proposed permitted housing density to the east of Alness, and instead expanding housing volume to the west of Alness, where better traffic solutions already exist at Alness Point and Skiach junction.

Allocated to Alness General General

Customer Number	04278	Name	Hamish Little	Organisation	Pat Munro (Alness) Ltd
Agent Name amd Organisation (if applicable)					
Section	3.Strategy for Growth Areas		Paragraph	Page 71 Alness Development Allocations	
Reference	Area to the east of AL13 and South of AL15		Type	Change	Comment Late No

Comment Changes

We propose to include the area highlihgted on the attached plan (area 2) for Tourism.

Representation

Area 2 to the east of AL13 (East of Teaninich Avenue) – Proposal to include this for tourism at the request of the Alness Community. It is our proposal to introduce a caravan park to this area which we consider being the ideal location. There are existing footpath links to the town centre and the wider countryside, which will allow tourists and visitors to explore the vibrant town centre and the historic and costal links. The inclusion of a caravan park in this area would provide additional employment to the area and increase the numbers of visitors and tourists to the area. We would request that the area be included in the proposed development plan.

Allocated to	Alness	General	General	
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Customer Number	04278	Name	Hamish Little	Organisation	Pat Munro (Alness) Ltd
Agent Name amd Organisation (if applicable)					
Section	3.Strategy for Growth Areas		Paragraph	Page 71 Alness Development Allocations	
Reference	Area to the North of AL10		Type	Change	Comment Late No

Comment Changes

Area as highlihgted on the attached plan (Area 6) to be included in the development plan for housing

Representation

Area 6 (North of Obsdale Road) – Triangle to the North of AL10. It is noted that the area is not highlighted as an area for expansion of housing to the town. This area has been highlighted as being ideal for this type of development and we are currently negotiating a contract with the Highland Council and Albyn to provide 12No affordable units to the plot of land. In doing so we will create affordable homes to the town which have been under provided for a number of years and would request that this area be included in the IMFLDP.

Allocated to	Alness	General	General	
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Customer Number	03983	Name	gary slupek	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	page 72	
Reference			Type	Change	Comment Late
				No	

Comment Changes

Remain as amenity ground as opposed to housing development as there is already a large area of development spreading out of Alness of the East side - no development westwards. There is very limited infrastrucure with poor coinditon roads, inadequate passing places, no street lighting & no footpaths for children to get to school (safety issue)

Representation

1) There was a previous agreement that I read that a 50m ‘buffer’ zone would be provided against development between the north eastern section of AL2 and the existing settlement of Mossfield, Alness. However in the proposed plans, page 72 shows a change of use - section AL4 is now zoned for housing growth. Can you explain the reason for the removal of the buffer? Interestinglyt Pat Munro have a public meeting with regard to the development of AL4 - what provision of infrastructure would be required for this? (ie road widening, footpaths, streetlights, utility services) Also see item 7 weith reagrd to the chronilogical order of east ALness being developed. 2) AL3 was also previously deemed at amenity and now changed to housing. Can the change of use be explained? 3) Would the Trunk Road Authority have to give consent to such a large scale development due to the increased use of the Roskeen junction? I recognise they would be consulted, but could their safety concerns be ‘over-ruled’ by council officials / members? This area has experienced a large number of both non-injury and slight injury accidents and a safety concern would obviously be raised by local users of this area due to the increased use of the traffic from AL2, AL3, AL4 AL6 & AL7 using this existing junction to access the A9 rather than having to drive through the village to access either the Milnafua junction onto the A9 or the Dalmore flyover access onto the A9 (‘Morrisons junction’) – Surely an increase of traffic use at an existing accident site area, increases the risk of further accidents, with a potential for greater accident severity (slight injury – serious injuries and/or even fatalities)? 4) Where would the separation be between Alness & Invergordon for postcode and telephone STD area codes? Currently all of Mossfield & Achnagarron area is under Invergordon postcode & telephone codes. Since this area is under the umbrella Invergordon ‘area’, how does the expansion of the Alness area to meet up with Achnagarron, match up with the Alness/Invergordon divide? 5) It has been noted that there is a natural habitat of wildlife in section AL4 of deer – does this has any implication of the change in use from Amenity in the 2012 edition of the Local Plan (section 36) to Housing in the draft? 6) Can you give any further details at this stage what provision of green areas/playpark areas would be provided for the amount of houses being proposed within zones of AL2 (248), AL3 (111) , AL4 (48), AL6 (209, & AL7 (77)? I recognise that section AL11 is itemised as ‘Community’ but there is no clear definition of this term. Unless space is specifically allocated for play area use (ie play equipment), developers would maximise space for housing development only. 7) Would the proposed development of such be restricted to progressional development? Ie that AL2 is developed 1st in an east to west direction and ONLY once this section along with AL6 is fully developed, AL4 / 3 would be next?

Allocated to	Alness	General	General	
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Customer Number 04278 Name Hamish Little Organisation Pat Munro (Alness) Ltd

Agent Name amd Organisation (if applicable)

Section 3.Strategy for Growth Areas

Paragraph Page 71 Alness Developemnt Allocations

Reference Area to the North of AL14

Type Change

Comment Late No

Comment Changes

The area as highlighted on the attached plan, area 3 to be included in the plan for tourism and business.

Representation

Area 3 to the north/east of AL14 (South of the A9 at the junction to Teaninich Avenue). We would request that this area be expanded for tourism and business. The proposal is to locate a restaurant/country shop and garden centre. The expansion and development for this area will provide additional employment to the area and provide tourist the opportunity to sample local produce and engage with the historic background of the area. The inclusion of a gardening centre would also provide Alness and the surrounding area a much needed facility which would be easily assessed from the A9. We would request that the area be included in the proposed development plan.

Allocated to Alness General General

Customer Number 00632 Name Mr Anthony Chamier Organisation

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations

Paragraph 4.47-4.50

Reference Alness - development

Type Change

Comment Late No

Comment Changes

The plan should recognise that measures to limit and calm the increase in motor traffic in the town centre will be required. Otherwise the town's planned growth will have the effect of destroying the present character and attractiveness of its centre and High Street for business, shopping and social life.

Representation

Motor traffic in Alness High Street has grown very substantially in the past decade. At certain times of day it has already become congested and unpleasant for pedestrians to visit businesses or shop on foot. The plan provides for a massive increase in population (some 1200 additional houses) and for additional employment. The plan acknowledges the implications of growth for local amenities and refers to local access issues in relation to new housing developments. But there is no reference at all to the wider question of how the High Street and adjacent areas are to handle much more traffic without its destroying what the draft plan calls the vibrancy of the town centre. It is not just a question of retaining perhaps the last commercially successful High Street north of Inverness, but of keeping a public space that is a meeting place for local people and a focus for social life.

Allocated to Alness General General

Customer Number	04278	Name	Hamish Little	Organisation	Pat Munro (Aness) Ltd
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	Area to the North of AL16 and AL2	
Reference	Page 71 Aness Development Allocations		Type	Change	Comment Late
				No	

Comment Changes

The area above AL16 and AL2, as marked up as area 4 on the attached plan, to be maintained as previous designation.

Representation

Area 4 to the North of Aness (North of Old Milnafua Road) was previously identified in the Spring 2012 Inner Moray Firth Local Plan as being permitted for Industry. The area highlighted has been removed from the latest issue of the IMFDP with no designation allocated. As part of the consultation we would request that the area be re-included in the proposed development plan. Although the area in general will be returned to farmland in the future, its current use will be maintained for industry.

Allocated to	Aness	General	General	
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