

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 amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

'potential access from both Fettes Road and site AR3' This information appears to be partially incorrect. When will a correct and more detailed plan be available. I would like the plans for AR2 to be scrapped.

Representation

I purchased my property in Fettes Road overlooking fields (AR2 planned site) in July 2012 from Tullock AFTER being assured by them that building work on this site, would not and could not go ahead due to ground water retention, tests had proved that building on this land would be unviable. Firstly - Building on this site would not only block my view (which was the main reason for the purchase of this house) but also reduce it's value. Secondly - Within days of moving into this property, I had to report to the council a large hole that had appeared in the road (Fettes is one of your proposed access roads). It was repaired within days but it was obvious that the road, and/ or the ground beneath, is not suitable for heavy traffic. Thirdly - Why build more houses in Ardersier when there are already many empty (derelict) properties which should be renovated and brought back into use. There are also many properties to rent and for sale. The building of new homes would greatly reduce their chances of finding new tenants/owners.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

The Plan should state at 4.87 that development will only be permitted where access, necessary to reach, develop and utilise additional land within the same zoned area, is facilitated.

Representation

Site AR2 on the plan of Ardersier at page 97 includes land that is owned by more than one owner. There is the risk that zoned land could become landlocked and hence undevelopable. The Plan should therefore make it clear that development will only be permitted if access is provided to such additional zoned land. This will enhance the ability of the Plan to achieve development in this identified preferred location.

Allocated to

Customer Number 00430 Name Mr Ronnie MacRae Organisation Highland Small Communities Housing Trust

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph

Reference AR3 - Ardersier Type Change Comment Late No

Comment Changes

Increase capacity for housing.

Representation

The capacity could be increased in order to maximise the efficient land use.

Allocated to Ardersier AR3 Station Road

Customer Number 04414 Name Medco Ltd Organisation Medco Ltd

Agent Name amd Organisation (if applicable) S White urnberry Consulting Ltd

Section 4.Development Allocations Paragraph

Reference AR4 Type Support Comment Late No

Comment Changes

Representation

The Estate welcomes the allocation at Milton of Connage Farm. The site is appropriate for development, given its location adjacent to the existing settlement of Ardersier and will make a valuable contribution to delivering a mix of housing, employment space in the village.

Allocated to Ardersier AR4 Milton of Connage Farm

Customer Number	00523	Name	Mrs Cerian Baldwin	Organisation	Scottish Environment Protection Agency
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	AR5		Type	Change	Comment Late
				No	

Comment Changes

The site is likely to be at significant flood risk and it is uncertain whether the principle of development can be established in accordance with Scottish Planning Policy.

Representation

We therefore object unless it is removed from the Plan or a Flood Risk Assessment is carried out at prior to inclusion in the Plan which demonstrates that the proposals would comply with Scottish Planning Policy

Allocated to	Ardersier	AR5	South of Cromal Terrace	
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Customer Number	01145	Name	Ms Halla McLean	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	AR5 South of Cromal Terrace		Type	Change	Comment Late
				No	

Comment Changes

I would like to retain the old bowling ground for community use.

Representation

The plan supports one house being built on this site. The land in question was gifted to Ardersier Bowling club many years ago and as such should be retained for community use. The land without housing on it offers an uninterrupted view of the sea as you drive into the conservation area of Ardersier, the only spot in the conservation are where this is available. Being in the conservation area it is very important to consider this very carefully before allowing a developer to spoil it where there is no need for additional housing and many other sites are already allocated all around the village for housing where they will not spoil the most beautiful part of the village.

Allocated to	Ardersier	AR5	South of Cromal Terrace	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Representation

I would like to support this plan as written. It is an obvious compromise to previous proposals and as such should go ahead.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

As it stands the proposal states that development is limited to Caravan accomodation and changing block. I would specifically like the words "Manager's House/Office and Shop" added to avoid future difficulties and/or objections that may arise when my planning application proper is considered.

Representation

Obviously if the proposed development is left in the IMFLDP as the wording stands at present I may perhaps have future difficulty adding a House/Office/Shop for approval in the future. A Touring Caravan Park and changing block will have to be administered from somewhere ajacent. I am more than willing to discuss the proposed nature of "House/Office/Shop" and will take on board any suggestions from Planning Dept and any other concerned parties

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

I notice that the present wording in the proposal is "limited" to caravans and changing block. I would like to see Camper vans, Manager's House, Shop and Office added.

Representation

As the wording as written at present may make future planning applications more difficult and it is fairly obvious that a Caravan Park/Site needs these extra facilities I would like to see these added at this stage.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

I would like to see "Camper Vans, House, Office and Shop" added to the proposal as at the moment it seems worded to limit development to Caravans and Toilet/Changing block only

Representation

I think the above ie "Camper Vans, House, Office and Shop" need to be added at this stage to avoid any problems or difficulties later when full planning is applied for. They are after all a standard requirement in such a development.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Could a house be added to this proposed develoment ? Maybe with a shop and Reception area as well. A small coffee shop would also be very convenient for tourists and caravaners alike since we don't have this sort of facility anywhere locally.

Representation

I'm wanting not so much to change the proposed plan but to add things that I thought were mentioned in the original call for sites application. Not much point in having a caravan park if it is restricted to caravans and changing block only. The facilities I mention above would obviously enhance the proposal. Perhaps it was just an oversight in the final wording ?

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

We are a bit worried here that after going to a lot of effort getting support for this proposal the actual wording says "limited to caravan accomodation and changing block. It is vital that a manager's house, office, reception, shop and maybe small cafe is added at this stage to make the actual planning permission easier in future.

Representation

It is obvious that these things will be necessary to run a caravan site efficiently.

Allocated to

Customer Number	01145	Name	Ms Halla McLean	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	AR6 north of Cromal Terrace		Type	Change	Comment Late
				No	

Comment Changes

Reference AR6 development to north of Cromal Terrace, Ardersier. I would like to retain the common in Ardersier as wildlife habitat and a place where local residents and visitors can enjoy the diverse plant and wildlife that exists there and the quality of life that comes with enjoying the common.

Representation

The current plan supports the conversion of about a third of Ardersier common into a caravan park. The area in question is old woodland made up of alder, willow, birch and hawthorn and supports an enormous quantity of wildlife, notably invertebrates that feed the great quantity and variety of birds that inhabit it. This ecosystem relies totally on the high water table and this is what makes it unique. Any change to the water levels by for instance road building or hard stands for caravans which will certainly be required will be of great risk to these trees and the wildlife that relies on them throughout the entire common. It would also be a great shame to lose this unique and very beautiful woodland, both for the residents of Ardersier and for visitors that come to admire it and this could be greatly enhanced by re-opening the paths through it that were fenced off a few years ago. The common in Ardersier is a very valuable amenity for the people living here and a great number of people walk and play there every day of the year. The common was an important factor for me and my family when we chose to move here because of the opportunities it allows to enjoy nature that is unique and beautiful and right next to a village and the same can be said for a lot of our friends around here. A caravan park in that location will detach the common from the village as it will be placed next to the village and cut the common off direct access from the village. Everyone who uses it on a daily basis would have to walk past the caravan park to enjoy the common that rightly belongs to the people of Ardersier. As such the placement of a caravan park in that precise spot will spoil our living environment more than placing it at the other end of the common, or in one of the many empty fields all around the village that might be available for businesses such as this. As a resident of Cromal Terrace I am also concerned about the effect such a development will have on my immediate living environment and specifically the entrance to the area being to the south. The road at the back of Cromal Terrace is narrow and overcrowded with cars, even without all the houses being occupied. Widening the road and subjecting it to more traffic will severely deteriorate my quality of life and that of my young children. The plan refers to the conservation area of Ardersier as being the most important area in the village. It should be noted that this land proposed for a caravan park lies directly adjacent to the conservation area and will be the the view that the many tourists coming in from Fort George will see of the village as they drive in. I hope these points are given careful consideration before carelessly handing out the quality of life of the residents of Ardersier to a developer hoping to make a lot of money out of the green belt land in that is Ardersier common.

Allocated to	Ardersier	AR6	North of village	
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Customer Number	04126	Name	Richard McLean	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	page 93	
Reference	AR6		Type	Change	Comment Late
				No	

Comment Changes

Removal of change of land use to Tourism and village with Caravan Site

Representation

This land is currently used by the community in Ardersier and forms part of Ardersier common. The land is under water for a considerable amount of the year and is under water table. This provides an ideal environment for wildlife which is unique to this area and any development would ruin or severely disrupt it. The business proposed is a caravan park which would most certainly require the ground level to be raised to provide dry standings. The area in question is old woodland made up of alder, willow, birch and hawthorn and supports an enormous quantity of wildlife, notably invertebrates that feed the great quantity and variety of birds that inhabit it. This ecosystem relies totally on the high water table and this is what makes it unique. Any change to the water levels by for instance road building or hard stands for caravans which will certainly be required will be of great risk to these trees and the wildlife that relies on them throughout the entire common. It would also be a great shame to lose this unique and very beautiful woodland, both for the residents of Ardersier and for visitors that come to admire it and this could be greatly enhanced by re-opening the paths through it that were fenced off a few years ago. Such a caravan park would additionally require amenities such as toilet block and warden’s house spoiling the beautiful beachline and the views both to and from the fort. The same developer has already been refused planning for a house in the same area where the reasons are listed as: 3.1The application is unsupported by any detailed information or case demonstrating compliance with Highland Structure Plan policy H3 Housing in the Countryside, therefore development as proposed would be contrary to this policy. 3.2The application site lies within an area identified susceptible to a 1 in 200 year flood risk and therefore development as proposed, in the absence of remedial measures would be contrary to Scottish Planning Policy 3.3Development of a house on the proposed site would result in reduced standards of amenity available to local residents, specifically those of Cromal Terrace and Ardersier in general; contrary to principles upheld through Structure plan Policy G2. 3.4Development of a house as proposed could encourage further housing applications on this area of unallocated land which in turn would weaken approved planning policy and erode the Council’s wider development strategy.compliance Based on the above I would deduce the developer intends to profit from this land, no matter the cost to the community, without regard to the conditions under which the land was sold to him. One of the arguments for changing the land use to business is to encourage positive tourism to the village. The village currently has a large amount of tourist traffic going to and from Fort George and sharing the wonderful natural beauty of the common in its current natural state with them is much more appropriate than ruining it with an unsightly caravan site. There are plenty of empty fields around the village that would be much more appropriate for business use. Additionally the picnic spot in Ardersier common has been voted one of the best picnic spots in Scotland. The area proposed for business use is immediately adjacent to that picnic spot and would most certainly spoil it if not completely ruin it. As a resident adjacent to this site my children and I are frequent users of Ardersier Common and the beach as are all my neighbours. The common and the amenity it provides were an important factor when we decided to move here and I know the same can be said for a great number of the people I meet on their daily walks. The site in question is visible from a long way in both directions from the path along the beach and development of this area will spoil both the look and feel of our beach side path. A caravan park will create noise throughout the day and evening in what is a quiet area where we can enjoy the bird life on the beach and within the common, and where our children can play safely. I believe there is in existence a control of woodland removal policy which states that anything over 0.1 hectares should not be removed from existing woodland when there is public benefit. This woodland falls squarely within those parameters for the reasons stated above and the development would certainly result in more than 0.1 hectares being lost. I sincerely hope these points will be taken into consideration when you review this submission.

Allocated to	Ardersier	AR6	North of village	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

I would like the statement "built development to be limited to Caravan accomodation and changing block" not to have the word "limited". I would like to see Manager's house, Toilet facilities, Reception, shop and perhaps small coffee shop added to the description.

Representation

Limiting the proposal to only Caravan accomodation and changing block severely hampers the proposal. It could perhaps lead to future problems.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

I would like to see this section of the Proposed Plan discarded.

Representation

As Landowner of the land involved in the proposed expansion of the Industrial Estate, I obviously do not want to see good agricultural land being used for this purpose. Is it right to propose a change of use from agriculture to industry without even knowing if there might be a demand for industrial units in future? The farm has been in my family since generations and very well established and to lose such a large area of land would have a severe impact on our activities.

Allocated to

Customer Number	03941	Name	John Haaslam	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.84	
Reference	Ardersier		Type	Change	Comment Late
				No	

Comment Changes

clarification on ammenities to be provided

Representation

Development of Ardersier would require more than building housing on various greenfield sites, the village at present lacks suitable amenities for children & adults, there is no community hub where sports can be played indoors etc later in the day. would the increase in population push the council to provide a suitable sports facility for the existing residence along with the proposed increase?

Allocated to	Ardersier	General	General	
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