

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

Representation

Allocated to

Customer Number	04363	Name	Alick & Doreen Polson	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	BE1 Beauly East		Type	Change	Comment Late
				No	

Comment Changes

1. Inherent additional drainage/sewage problems for the area adjacent to Croyard Drive would be massive and insurmountable to overcome without first resolving the existing long term flooding problem. 2. Building on an environmentally friendly area. 3. No infrastructure in place for existing developments and therefore future developments would cause significant problems. 4. Village way of life being eroded by over development of housing. 5. Traffic congestion on Croyard Road – road safety issue because of nearby primary school.

Representation

PUBLICATION OF INNER MORAY FIRTH PROPOSED LOCAL DEVELOPMENT PLAN : SITE BE1 – BEAULY EAST – YOUR LETTER : REF. IMFLDP/PP/NN We refer to the Highland Council Local Development Plan in respect of the Inner Moray Firth Proposed Local Development Plan, in particular the site identified as Site BE1, ie adjacent to Croyard Drive, Beauly, details of which were recently circulated. We wish to lodge our objection to the proposed housing development shown thereon and identified as Site BE1. In recent years Beauly has expanded significantly and at the present time the infrastructure is barely adequate to cope with the current population level. Further development would only serve to add greatly to this already existing problem. We moved to Croyard Drive just over two years ago and already within that time we have seen tremendous flooding at the rear of our back garden when there is heavy rain and/or snow - the most recent occasion being 5th/6th December. In fact it is a great worry to us. Last October one of our neighbours narrowly avoided having his house flooded because of the quick thinking of his immediate neighbour to call the fire brigade to pump the water. All this flooding is a result of a very poor and incapable drainage system. The heavy clay soil exacerbates this problem. The water in the field ditch flows furiously and when it arrives at the culvert the pipe is not large enough to cope with the fierce impact of the water and, having nowhere else to go, backs up and flows over the banks of the ditch, spilling into the field area identified as Site BE1. In fact, since our tenure, the water also spills onto the main road to the front of the Police Station/Catholic Church area and causes flooding there – a great road hazard to travelling motorists. It doesn’t leave much to the imagination to guess what an additional 238 homes would do to an already mammoth problem. The inherent additional drainage/sewage problems for this area would be massive and insurmountable to overcome without first resolving the existing problem. Flooding in this area is a very real fear for us and it is hoped that commonsense will prevail in this instance and our objection will be upheld. The area to the rear of Croyard Drive is environmentally friendly and is a pleasant rural green belt area. Large gaggles of geese frequently winter in these fields. The countryside is slowly being eroded (in a most unattractive manner) by all kinds of development, ie housing. Beauly/Denny overhead lines. Beauly is termed a “village” but the way things are going it will soon be a town it’s almost that already. The “village” way of life is an extremely important community asset which would be eroded if it is developed in the way proposed. The additional housing would also undoubtedly add to the already severely congested Croyard Road area which in the interests of road safety would be a main concern because of the existence of the nearby primary school. I would summarise our objections as follows : 1. Inherent additional drainage/sewage problems for the area adjacent to Croyard Drive would be massive and insurmountable to overcome without first resolving the existing long term flooding problem. 2. Building on an environmentally friendly area. 3. No infrastructure in place for existing developments and therefore future developments would cause significant problems. 4. Village way of life being eroded by over development of housing. 5. Traffic congestion on Croyard Road – road safety issue because of nearby primary school. Alick and Doreen Polson 4 Croyard Drive IV4 7EE

Allocated to	Beauly	BE1	Beauly East	
--------------	--------	-----	-------------	--

Customer Number	04206	Name	Harry Black	Organisation	BEI ADJOINING RESIDENTS ASSOCIATION
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.26	
Reference	BE1		Type	Change	Comment Late
				No	

Comment Changes

We do not want any further housing development within the village. If development is approved it should only be after extensive investigation and major engineering works to minimise flood risk and resolve drainage issues.

Representation

[redacted] Having been served notice regarding the above, we the undersigned wish to object to the Plan. Our main area of concern is the risk of future flooding. We may also write to you individually regarding this particular item and any other items we feel affect us arriving out of the proposals. Many objections were raised regarding the housing behind the Fire Station as detailed in the 2003 Plan. We were at the time concerned that Councillors and Planners did not give proper consideration to our concerns about potential flooding arising from the proposed development. We feel that events in the intervening years have shown our fears to be well founded. There is a history of flooding in the area and there are photographs attached evidencing some of the incidents, which have occurred over the years. Drainage in the Croyard Road/Croyard Drive area is not good and we are concerned this would be exacerbated by further development in adjacent fields. The problem would appear to have been accepted by Highland Council as it is stated in Para 4.31 of the proposed plan that “Beauly has a history of flooding and drainage issues, as such many development proposals will required to be accompanied by a flood risk assessment and/or drainage impact assessment the outcome of which may affect the development options of sites and require complex mitigation measures”. In view of this statement by the Council we feel that a development of 238 houses in site reference BE1would appear unwise, even reckless. Beauly sits on a floodplain and there is a substantial watercourse runs past part of Croyard Drive, existing allotments and enters a twenty-four inch culvert to the north of Shrewsbury House. The design capacity of this culvert is totally inadequate to cope with the existing upstream volume of the watercourse. This watercourse has been the source of numerous flooding incidents since the Croyard Drive houses were established in 1991. All of the foregoing leads us to conclude that this watercourse must be redesigned to current engineering regulations to effectively eliminate flooding incidents in future. We believe this to be a prerequisite to any further development. BE1 Adjoining Tenants Association.

Allocated to	Beauly	BE1	Beauly East	
--------------	--------	-----	-------------	--

Customer Number	04206	Name	Harry Black	Organisation	BEI ADJOINING RESIDENTS ASSOCIATION
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.26	
Reference	BE1		Type	Change	Comment Late
				No	

Comment Changes

We do not wish to see any further housing development in the village. If development is approved it should only be after extensive investigation and major engineering works in respect of flooding risk and drainage.

Representation

[redacted] Having been served notice regarding the above, we the undersigned wish to object to the Plan. Our main area of concern is the risk of future flooding. We may also write to you individually regarding this particular item and any other items we feel affect us arriving out of the proposals. Many objections were raised regarding the housing behind the Fire Station as detailed in the 2003 Plan. We were at the time concerned that Councillors and Planners did not give proper consideration to our concerns about potential flooding arising from the proposed development. We feel that events in the intervening years have shown our fears to be well founded. There is a history of flooding in the area and there are photographs attached evidencing some of the incidents, which have occurred over the years. Drainage in the Croyard Road/Croyard Drive area is not good and we are concerned this would be exacerbated by further development in adjacent fields. The problem would appear to have been accepted by Highland Council as it is stated in Para 4.31 of the proposed plan that “Beauly has a history of flooding and drainage issues, as such many development proposals will required to be accompanied by a flood risk assessment and/or drainage impact assessment the outcome of which may affect the development options of sites and require complex mitigation measures”. In view of this statement by the Council we feel that a development of 238 houses in site reference BE1would appear unwise, even reckless. Beauly sits on a floodplain and there is a substantial watercourse runs past part of Croyard Drive, existing allotments and enters a twenty-four inch culvert to the north of Shrewsbury House. The design capacity of this culvert is totally inadequate to cope with the existing upstream volume of the watercourse. This watercourse has been the source of numerous flooding incidents since the Croyard Drive houses were established in 1991. All of the foregoing leads us to conclude that this watercourse must be redesigned to current engineering regulations to effectively eliminate flooding incidents in future. We believe this to be a prerequisite to any further development. BE1 Adjoining Tenants Association.

Allocated to	Beauly	BE1	Beauly East	
--------------	--------	-----	-------------	--

Customer Number	04208	Name	Harry Black	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.26	
Reference	BE1		Type	Change	Comment Late
				No	

Comment Changes

No further housing development in the. If development is approved it should only be after extensive investigation and major engineering works regarding flood risks and drainage systems.

Representation

[redacted] Having been served notice regarding the above, I wish to object to the above. Following are my grounds for objection:- My main area of concern is the risk of future flooding. Many objections were raised regarding the housing behind the Fire Station as detailed in the 2003 Plan. I was at the time concerned that Councillors and Planners did not give proper consideration to my concerns about potential flooding arising from the proposed development. I feel that events in the intervening years have shown my fears to be well founded. There is a history of flooding in the area and there are photographs attached evidencing some of the incidents, which have occurred over the years. Drainage in the Croyard Road/Croyard Drive area is not good and I am concerned this would be exacerbated by further development in adjacent fields. The problem would appear to have been accepted by Highland Council as it is stated in Para 4.31 of the proposed plan that “Beauly has a history of flooding and drainage issues, as such many development proposals will required to be accompanied by a flood risk assessment and/or drainage impact assessment the outcome of which may affect the development options of sites and require complex mitigation measures”. In view of this statement by the Council we feel that a development of 238 houses in site reference BE1would appear unwise, even reckless. Beauly sits on a floodplain and there is a substantial watercourse runs past part of Croyard Drive, existing allotments and enters a twenty-four inch culvert to the north of Shrewsbury House. The design capacity of this culvert is totally inadequate to cope with the existing upstream volume of the watercourse. This watercourse has been the source of numerous flooding incidents since the Croyard Drive houses were established in 1991. I could not have confidence in remedial work being carried out to this culvert providing a long term solution. I believe that no further housing development should take place in the village. If however development is approved I believe that a prerequisite should be the diversion of the existing watercourse to another outlet, for example in open ground between Beauly and Muir of Ord. During consultations regarding the 2003 Plan it was repeatedly stated that one of their main concerns was that the character of the village should be retained. Since that time there have been in excess of one hundred housing units built in Beauly and plans have been passed for a further thirty-seven behind the Fire Station. Now we are talking about a further two hundred units. It would be nonsensical to now suggest that the character of the village would be retained. When the 2003 local plan was adopted The Reporter recommended “that future development should be well-designed, landscaped, drawn up with consideration for its surroundings, the amenity of neighbouring residents, and not be intrusive or impact adversely on individual or community residential amenity. The reporter also stated that the local infrastructure of the village should be improved before further large-scale development takes place”. I don’t believe that developments since the adoption of that Plan have taken account of the Reporter’s recommendation regarding neighbouring residents or improvement to the infrastructure. The maintenance of the rural nature of our village has already become unbalanced since the implementation of the current Local Plan and generally existing residents are fearful for the manner in which our village is being developed and expanded. I notice now that the 2013 Plan now refers to Beauly as a town rather than a village. The re-opening of the railway was good for the village but with such a large scale development at the opposite end of the village it is obvious that the station car park, even after the recent extension, will not be able to cope. This will lead inevitably lead to an increase in road traffic to and from Inverness – completely contrary to the thinking behind the re-opening of the station. Parking and traffic flows are major problems in the village at the moment. It would seem obvious that such large scale development can only make matters much worse. There will simply be huge under provision of parking spaces. The proposed loop road is unlikely to alleviate the problem of the huge increase in the number of cars trying to move around in the village. In conclusion I would say that I object very strongly to the proposals in the Inner Moray Firth Proposed Local Development Plan and would not wish to see any further housing development in the village until the foregoing concerns are adequately addressed. At the very least I think the matter merits a Public Enquiry. Yours faithfully Harry Black 12/12/13

Allocated to	Beauly	BE1	Beauly East	
--------------	--------	-----	-------------	--

Customer Number	04230	Name	Lovat Highland Estates Ltd	Organisation	
Agent Name amd Organisation (if applicable)		Mr George Reynolds		Reynolds Architecture Ltd	
Section	4.Development Allocations		Paragraph	4.26 to4.31	
Reference	BE2		Type	Change	Comment Late No

Comment Changes

Extent the "Mixed Use" classification to the field on the North East side of Croyard Road. (Outlined in red on the enclosed file and noted as R1)

Representation

Beaully already has a considerable area allocated just for housing. This proposal would not prevent housing in the area marked R1 but gives flexibility to accommodate housing, business and community projects on either side of Croyard Road. Once the link road is in place Croyard Road would give a direct, safe and close link to the centre of Beaully (the Square) If the area were to be extended it could allow the Allotments to be moved to within the new enlarged BE2 area. Still providing good access from the centre of the village but also releasing an area of ground very close to the Square for Close care housing, assisted living or day care centre.

Allocated to	Beaully	BE2	Curling Pond/Cnoc na Rath Field	
--------------	---------	-----	---------------------------------	--

Customer Number	04319	Name	Chris Mearns	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	BE3 North East of Police Station		Type	Change	Comment Late No

Comment Changes

Proposed plan suggests use as Retail and Business/Tourism. I would prefer this to be housing. Proposed plan also suggests access to be taken from existing fire station access. I would want this to be taken from area BE1, as shown on planning drawing 08/00430/FULIN

Representation

The planning application 08/00430/FULIN for BE1 was submitted with consideration to area BE3 being allocated for housing in the future(given that there was no requirement for a fire station there anymore). The road layout for area BE1 was designed to provide future access to area BE3 from BE1. Access to area BE3 from the Fire station access road as suggested in the proposed plan would not be possible as the proposed SUDS device for area BE1 is to be located there. In addition Tech Services had previously advised that they would not permit access to area BE3 from the fire station access road, as this is to become the future distributor road. The current proposed access shown on planning drawing 08/00430/FULIN would not be a suitable route for serving area BE3 if it was to be used for Retail/ Business.

Allocated to	Beaully	BE3	North East of Police Station	
--------------	---------	-----	------------------------------	--

Customer Number	00661	Name	G Simpson Builders	Organisation	
Agent Name amd Organisation (if applicable)		Mr Neil Gray		Colliers Internatioinal	
Section	4.Development Allocations		Paragraph		
Reference	BE5		Type	Support	Comment Late
No					

Comment Changes

Representation

Colliers International has been instructed by G Simpson Builders Ltd to respond to the current consultation about the Inner Moray Firth Local Development Plan (IMF LDP) – Proposed Plan, published for comments earlier this month. This representation indicates support for the identification of Proposal BE5 “Wellhouse”. However, the support is subject to clarification of the responsibility for delivery of the proposed loop road between Croyard Road and the High Street, Beauly as this appears to be implicated in the developer requirements for BE5 as well as for Proposal BE1 “Beauly East”. In the event that the proposed strategy suggested below is not acceptable to Highland Council, then my client objects to the phrase contained in the developer requirement for Proposal BE5 stating: “link road connecting to adjacent housing site and A862”. In the Proposed Plan settlement statement for Beauly, at paragraph 4.30 it is stated “...growth is predicated on the continuation of Priory Way link road between the High Street and Croyard Road which will relieve central congestion, and again, further highlighted at paragraph 4.31 where it is explained how “The expansion of Beauly will require upgrades to its road network, in particular the aforementioned loop road between the High Street and Croyard Road”. It is not clear from these statements whether the reference to “link road connecting to adjacent housing site and A862” stated for Proposal BE5 is reliant on the implementation and delivery of Proposal BE1; or that developer’s commitment to formation of part of the link road, in line with the minded to grant planning permission reference 08/00430/FULIN Erection of 37 houses (10 affordable) on Land Adjacent To Fire Station, East End, Beauly. As a minded to grant permission, it is understood the section 75 planning agreement for that proposal has not been concluded and thus the road will not have been constructed. The committee report for planning application 08/00430/FULIN states: “S75 Agreement being concluded prior to release of the permission to cover the number and types of affordable housing units, costs and meeting housing for varying needs standards; the transfer of the solum of the distributor road, at nil cost, to the Council; and the number, type and position of screens to be provided in the burn”. It is apparent that the distributor road referred to has not been implemented. The proposal BE1 for a much larger scale of housing development implies a significant commitment for the developer of BE1 to deliver the road. My client is willing to work with the Council and the landowner of Proposal BE1 in any required masterplanning process in so far as the planning of the link road referred in Proposal BE5 is required. My client is however not willing to contribute to the planning, implementation or delivery of the loop road between the High Street and Croyard Road. To do so may place undue and unreasonable burden on the ability of Proposal BE5 to be delivered in terms of timing and costs associated which may turn the project unviable. My client has undertaken early pre-planning feasibility and design testing of initial proposals for Proposal BE5, which has been influential in efforts to test the property market for suitable future occupants of the allocated uses at Proposal BE5, particularly for a residential institution elderly care home (Class 8) and prospective non-residential institutional use (Class 10) occupiers. On the basis of firm progress being made, my client would resist any requirement to be burdened by the need to contribute to the delivery of the High Street to Croyard road loop. It would be appreciated that you contact me in the event that you wish to discuss the link road / access proposal in greater detail at this stage and how my client can make a positive contribution to the process of masterplanning delivery of this important infrastructure for Beauly.

Allocated to	Beauly	BE5	Wellhouse	
--------------	--------	-----	-----------	--

Customer Number	00661	Name	G Simpson Builders	Organisation	
Agent Name amd Organisation (if applicable)		Mr Neil Gray		Colliers Internatioinal	
Section	4.Development Allocations		Paragraph		
Reference	Proposal BE5		Type	Support	Comment Late
No					

Comment Changes

Representation

Please refer to attached letter of representation expressing support for the allocation Proposal BE5. There is a request for clarification about the access requirements associated with this Proposal and how it links with Proposal BE1. Subject to clarification, my client is content to support, however suggestion for an approach to the matter is contained in the letter.

Allocated to	Beauly	BE5	Wellhouse	
--------------	--------	-----	-----------	--

Customer Number	04230	Name	Lovat Highland Estates Ltd	Organisation	
Agent Name amd Organisation (if applicable)		Mr George Reynolds		Reynolds Architecture Ltd	
Section	4.Development Allocations		Paragraph		
Reference	BE7		Type	Change	Comment Late
No					

Comment Changes

Redesignate the area noted as BE7 for Close care housing, assisted living, care home or day centre

Representation

If BE2 was extended as per our first comment the Estate would make land available within BE2 for new Allotments. This would mean that BE7 would be available for the uses we proposed above. The advantage of this proposal is that BE7 is adjacent to existing shelter housing. Access for residents and casual used is simple safe and convenient given the close proximity of the village square. Siting a care home or day care centre on the allotment site could improve the care facilities provided within the village and keeps them together for the convenience of users. Mid street and Croyard road give good, safe, level access to and from the Square rather than having to travel along the side of the very busy A862 from a site possibly beyond the link road junction with the A862..

Allocated to	Beauly	BE7	Fraser Street	
--------------	--------	-----	---------------	--

Customer Number	01626	Name	Mr George Reynolds	Organisation	Reynolds Architecture
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.27 to 4.31	
Reference	BE1, BE2, BE3 and BE5		Type	Change	Comment Late
				No	

Comment Changes

Consider changing link road junction with A862 from BE3 to BE5

Representation

The document suggests that the link road connects with the A862 beside area BE3 (lorry park junction) While this proposal satisfies the needs of the Local Plan as proposed it restricts any further development towards the north east of the village without creating a further junction with the A862 Creating another junction could be problematic because there is a TPO on the trees along the A862 Consideration should be given to moving the link road junction further to the east of the village to meet the A862 through BE5. the advantage of this proposal would be 1. the junction (which will be busy) is moved further from the centre of the village especially as it expands as proposed in the plan. 2. all the land included in the proposed local plan can still be fully serviced from the route shown dotted in red on the attached plan. 3. there is the opportunity in the future to consided zoning further land to the north east of the village by taking access from the relocated link road where it is either just outwith or adjacent to the proposed plan area (see attached plan) 4, This proposal would avoid the need for another junction with the A862 for some considerable number of years 5. This proposal could avoid removing trees in the future from the TPO area adjacent to the A862.

Allocated to	Beauly	General	General	
--------------	--------	---------	---------	--

Customer Number	04342	Name	P and D Wortham	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.26-4.31	
Reference			Type	Change	Comment Late
				No	

Comment Changes

We are seeking to make changes to paras 4.26-4.31 with specific reference to sites BE1 and BE2 as highlighted in our representation below.

Representation

We are objecting to the Plan in relation to the proposals for Beauly as outlined below: Trees and Woodland: The plan recognises the importance of protecting and enhancing the historic, vibrant centre. In contrast there is almost no recognition of the important contribution that trees, and the small pockets of woodland, make to the overall amenity and environment of Beauly. The tree lined roads as well as areas such as the Priory grounds and Cnoc na Rath make a huge contribution to Beauly being such an attractive place. The plan should recognise this and build upon this heritage so that it continues to be an attractive place to live, work and visit. Recreation: The plan also fails to recognise how popular walking is within and around the village. The walks down Ferry Road to the old Ferry, along the Cnoc and up towards the Braes are well used by locals and visitors. The importance and benefits of walking in and around Beauly must be recognised and provision made for walkers. Proposals BE1 / BE2: The amount of housing proposed for BE1 and BE2 is out of proportion to the current size of the village. The population of Beauly Community Council area as shown on the Highland Council website is only 1,429. We recognise the need for a certain amount of further housing in Beauly, but an extra 423 homes seems excessive, especially given the amount of recent housing development in the village. What evidence is there of a demand for over 400 new homes in Beauly? The 423 homes proposed for BE1 and BE2 will have a big impact on services within the village but this impact does not appear to have been considered very carefully. For example, there is no mention of the current parking issues in the Square and the amount of new development proposed is only likely to make matters worse. There is reference in the Plan to a ‘link road’ but it is not clear what status this has and where it would go. This must be clarified. The proposals for BE1 and BE2 identify the need for a flood risk assessment and a landscape plan. The fields covered by BE1 and BE2 are very wet in the winter and there is a history of flooding in Croyard Drive. Any flood risk assessment must address the impact of flooding from any new development on neighbouring properties such as in Croyard Drive. In the event of the proposals being taken forward the neighbouring properties should be consulted on any flood risk assessment or landscape plan since they would be directly affected by the consequences of development. It is essential that any landscape plan for BE1 and BE2 includes tree planting to ensure that the rural character of Beauly is maintained. The lack of tree planting in some of the recent housing developments is regrettable and, if this is allowed to continue, it is likely to result in Beauly being a much less pleasant place to live, work or visit. It is not clear from the plan how the existing proposals for BE1 interact with the “land covered by the ‘minded to grant decision’ 08/00430/FULIN”? This should be clarified. Are the current proposals instead of, or in addition to, the earlier proposals?

Allocated to	Beauly	General	General	
--------------	--------	---------	---------	--

Customer Number	04306	Name	Donald MacIennan	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.26	
Reference			Type	Change	Comment Late
				No	

Comment Changes

As per representation.

Representation

I OBJECT to the Proposed Local Development Plan with regards to Beauly Village in general and Site BE1 (Beauly East) in particular. My representations are outlined below. Many parts of the proposals for our village need further serious consideration and consultation before the adoption of this plan as it affects Beauly can be considered. Here we are ten years on from our last approved Local Plan and our village has grown with total disregard to the recommendations of The Reporter to that Plan. Ref 4.26 · Housing expansion within railway line In July 2003 I raised objections to the Inverness Area Draft Local Plan with regard to some of the policies, which affected Beauly Village. There were many other objections at that time and as I stated then the opinions of several well-respected local professional people went unheeded. The Community Council representations were also ignored at that time regarding the expansion and development of our village. When that local plan was adopted The Reporter recommended that future development should be well-designed, landscaped, drawn up with consideration for its surroundings, the amenity of neighbouring residents, and not be intrusive or impact adversely on individual or community residential amenity. The reporter also stated that the local infrastructure of the village should be improved before further large-scale development takes place. The development at Farlie View to the southwest of the village is a particular instance of poor planning with many varying house types, visual intrusion into neighbouring properties etc. and all visible from the A862 to visitors entering or leaving our village. The planning application for part of Site BE1 where 37 houses were granted permission in 2009 indicated two storey Flat Type development bounding the properties No’s 7 to 11 Croyard Drive. The private residences in Croyard Drive (No’s 1 to 11) were restricted to single storey bungalow type development when built in the early nineties. Only the objections of the affected adjoining proprietors with support from other sympathetic householders within the village had this facet of the planning application altered. · Ease congestion within Beauly by completion of link road “Link road” or “Loop Road”? Local Distributor? Your text on this is rather confusing and I don’t believe that any of these options will relieve central congestion in our village. What transportation, traffic or parking surveys have been done to justify this statement? The junction at Priory Way is already congested during peak hours and with the re-development of “House of Beauly” by The Cooperative, traffic movement at this junction can only deteriorate. Congestion still exists in the speed-restricted length of Croyard Road particularly at the southeast end due to the servicing of shops, access to doctors surgery and access to Aird Motors/Croyard Park. The northwest end of Croyard Road is congested daily (Mon/Fri) due to Beauly Primary School. Congestion occurs 8:50/09:30, 12:15/12:45 and 15:00/1545. The major topic regarding congestion in our village occurs daily in the ‘Village Square’. The recent Streetscape Scheme has only been successful on the northwest side of the ‘Village Square’. The southeast side of the ‘Village Square’ was designed as a one-way system but during consultation local traders, householders and others objected to this element of the scheme and it was removed from the plan. However the physical elements of the scheme were never altered to take account of two way turning movements at both entrances to our ‘Village Square’. The result is chaotic to say the least and requires to be amended as soon as possible. Ref Site: BE1 – Beauly East My objection to this site is covered in a letter from BE1 Adjoining Tenants Association. In summary no development of this site should be considered until the watercourse to the North of Croyard Drive is diverted or the culvert at the southeast end of the open watercourse is redesigned to take the upstream flow. In conclusion I accept that some land requires to be zoned for housing, retail and business development but in my opinion there should be no further large-scale housing development within our village. The maintenance of the rural nature of our village has already become unbalanced since the implementation of the current Local Plan and generally existing residents are fearful for the manner in which our village is being developed and expanded. When did Beauly become a Town? Beauly has always been a village and existing residents have no wish to become a Dormitory Town of Inverness.

Allocated to	Beauly	General	General	
--------------	--------	---------	---------	--

Customer Number	00396	Name	Mr William Paton	Organisation	Scottish Water
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.31 page 60	
Reference	Beauly		Type	Change	Comment Late
				No	

Comment Changes

We would ask the Council to consider the following amendment: The last sentence of Para 4.31 reading "Early engagementTreatment Works. to be substituted with: "Whilst sufficient capacity currently exists at Assynt Water Treatment Works and Muir of Ord Waste Water Treatment Works, the cumulative impact of all proposed development within the plan makes it necessary for early engagement to take place between Developers and Scottish Water, to ensure any additional capacity demands in the future can be delivered in line with development."

Representation

There is a significant amount of capacity available at the Assynt WTW currently but the current sentence might be interpreted as there being capacity issues currently. However, the cumulative impact of the overall plan must be considered and at some point in the future additional capacity may be required. We feel that the suggested amendment encourages development by making it clear that there is existing capacity but as a matter of routine, planning for future development is essential to deliver capacity in line with growth.

Allocated to	Beauly	General	General	
--------------	--------	---------	---------	--