

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

CU1 should be two separate sites.

Representation

The site CU1 is shown as a large section and a small section. They are not in the same ownership. They do not share the same access (The large section is accessed via Glascairn Road and the smaller section by The Cairns). Neither site can access the other. The smaller section, accessed by The Cairns, has an access road, street lighting and services in place.

Allocated to

Customer Number	00235	Name	Ms Joyce Hendry	Organisation	
Agent Name amd Organisation (if applicable)		Administrator Yvonne Macdonald		G H Johnston Building Consultants	
Section	4.Development Allocations		Paragraph		
Reference	CU2		Type	Change	Comment Late
				No	

Comment Changes

1. Modify the mapped extent of the allocation – delete committed/approved development and the client’s house (Eight Acres). 2. Modify the site area – change from 2.3 ha. to 1.4 ha. 3. Modify the site capacity – change from 4 to 7.

Representation

We act for Joyce Hendry who owns the remaining undeveloped land and existing house, Eight Acres, on the south eastern edge of Culbokie, which currently form part of the proposed allocation CU2 North of Carn Mor Dun. Whilst the allocation of the undeveloped land is welcomed and supported, we again request that the committed (with permission) or developed land is deleted from the allocation. We had suggested that the allocation be confined to the land requested as part of the submission to the Main Issues Report. We also question the capacity of 4 houses indicated for the site. The Council’s response to our previous submission states “This site does not have capacity for around 10 or more houses.” We are not sure where the figure of 10 or more houses comes from. However, if the committed development and our client’s house remain in the allocated site we consider that a capacity of 9 houses including these two would be in keeping with the density of development in this large group of houses east of site CU1. Removing the two house ‘plots’ from the area would still provide ample room for 7 houses including an allowance for setting buildings back from the woodland to the south east. A capacity of 7 houses on 1.2 hectares (5/ha.) is still very low density for an edge of settlement development and in contrast with other proposed site allocations in the village. Indeed we note that the capacities for most of the other allocations continued from the R&CELP have increased, in some cases by more than 50%. In particular, CU1 was formerly 20-30 houses and is now 36 (40 minus the 4 at the Cairns) or 12.5/ha. While CU3 was also formerly 20-30 houses and is now 50 or 20/ha. We do not take issue with these capacities but we feel that the capacity of our client’s site should reflect the density of the adjacent developed land. The Council’s response continued: “TEC’s advice is that there is a problem with further development being served off the existing access”. In this regard, on 28 November, 2012, our client was granted planning permission for the formation of a new access and house plot and provision of footpath land to the south west of her own house (12/02770/FUL). The application was the subject of negotiations with the Roads Authority officials over the access, improvements to the public road and a safe connecting footpath towards the main part of the village. Agreement was reached over these provisions and resulted in the application being approved. The proposed road and path works meet the Roads Authority’s requirements for the provision of a revised location for access to the site and serving four existing houses, visibility splays, closure of the existing access, traffic management and provision of a footpath from the site to improve pedestrian access to the village (in accordance with the adopted R&CE Local Plan). A Road Construction Consent application has since been prepared and was recently submitted to the Roads Authority. A copy of the road engineering layout plan for this is attached. The approval and implementation of these works will also provide access to and create capacity for further development. As acknowledged previously, development will have need to be set back an appropriate distance from the woodland to the south east. Our client actually owns a further strip of 4 metres beyond the adjacent allocation boundary and fence, which is where the woodland starts. Most of the nearest trees are regenerated birches which have not reached maturity. Even allowing for a 20 metres holdback from the fence nearest to the woodland there is still enough room (24 metres) to site a house on a plot with a depth of 40 metres without encroaching upon the amenity of existing and future houses in a development of 7 plots. We also note that SEPA will not object subject to the Council supporting their requirement for flood risk assessment. In this regard we seek clarification of what the potential flood risk might be as no part of the site appears to be in a 1 in 200 year flood risk area. There may be some field drainage issues relating to adjacent land but some clarity would be appreciated. To illustrate the above we attach the following: - (1) An over-marked copy of the Culbokie Inset Map with the change sought to reflect uncommitted land only. (2) A drawing of the access and Glascairn road improvements, draft plot layout plan and maximum tree holdback from adjacent woodland.

Allocated to	Culbokie	CU2	North of Carn Mor Dun	
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Customer Number	01071	Name	William Gray Construction Ltd	Organisation	
Agent Name amd Organisation (if applicable)		Mr Chris Mitchell		Keppie Design	
Section	4.Development Allocations		Paragraph		
Reference	CU2 - North of Carn Mor Dun	Type	Change	Comment Late	No

Comment Changes

Site CU2 housing allocation at Carn Mor Dun be deleted from the Plan and the village boundary re-drawn accordingly to maintain this site in the countryside.

Representation

The site CU2 should be deleted for a number of reasons. William Gray Construction Ltd initially generally supported all the sites in the main Issues Report which were identified for development within the Culbokie village envelope. Since the Main Issues Report, a number of factors have changed and William Gray Construction Ltd now see no need or reason to include CU2 for housing purposes. Location The site CU2 is the most remote of the sites from the village centre and the areas that are being earmarked for mixed uses, e.g. CU4 Community Retail, Business & Office, CU5 Community Business and Retail and Office, plus 15 houses, CU6 similar to CU5 with 22 houses and CU7 6 houses. The other housing sites CU1 and CU3 are better placed to meet the needs of Culbokie. Scale The scale of this development, 4 houses on 2.3 hectares, is entirely wasteful of land. It further indicates that there is limited, if any, justification for releasing this site as it will have a minimal impact on meeting the needs of the village, whilst taking up a disproportionately large area of countryside. This release site is totally inefficient in land use terms. Issues The site has issues of constrained development potential as recognised by the Council on page 27 of the Main Issues Report. It further has flood risk and unsafe access issues. Existing Conditions The existing access road should have been improved by the owners by this point, due to the number of new houses constricted recently in this vicinity. The road is in a very poor condition, it has no footways and it is unlit, i.e. there is no street lighting. The development of this site albeit inefficiently for 4 very large houses will make a bad situation worse. In addition, traffic speeds are unrestricted beyond the entrance to this site, and the nature of traffic currently using this stretch of road is agricultural. We have no confidence, based on the past experience of this developer/owner, that infrastructure matters locally will be improved and this is a further reason for this site now to be rejected as a housing release location. Local Supply There is sufficient housing sites allocated on sites CU1, CU3, CU5, CU6 and CU7 to more than meet the housing needs of Culbokie for the foreseeable future. General William Gray Construction Ltd is still supportive of the other initiatives being proposed for Culbokie and this objection only relates to the suitability, viability and deliverability of this unnecessary release at land north of Carn Mor Dun, CU2.

Allocated to	Culbokie	CU2	North of Carn Mor Dun	
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Customer Number	00446	Name	Ms Penny Edwards	Organisation	Culbokie Development Group
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	CU4 South of Village Store	Type	Support	Comment Late	No

Comment Changes

Representation

We welcome the continued safeguarding of land at CU4 for 'Community and Retail, Business and Office'. Given its 'safeguarded' status we have prioritised this site for a community partnership project to develop a larger shop and additional community facilities

Allocated to	Culbokie	CU4	CU4 South of Village Store	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Representation

We welcome the identification of land at CU5 as suitable for Community and Business, Retail and Office. In the long term, this site will be essential to the unification of the village and the provision of a real village centre

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

It is considered that this site would be best-suited for housing development; your comment about it being "suitable for all uses" would need clarification.

Representation

I wish to record my interest in this site, being the part-owner (with my sister) of the field to the south of this site, which is accessed from the main road. The upper part of this site, accessed from the Findon road, has already been developed to form housing plots

Allocated to

Customer Number	03934	Name	Shirley Frasert	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	CU6		Type	Change	Comment Late
					No

Comment Changes

Remove CU6 from future developments in respect to housing etc.

Representation

I note that CU6 includes an area that is already divided into serviced plots and has planning permission. I would consider in the circumstances this is inappropriate to be included in your future development plan. I am also alarmed that the other part of this area, to the south of the above, presently agricultural land, is allocated for housing. I consider this to be an over provision in an area already densely populated and over developed.

Allocated to	Culbokie	CU6	North of Schoolcroft	
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Customer Number	00446	Name	Ms Penny Edwards	Organisation	Culbokie Development Group
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	CU6 North of Schoolcroft		Type	Support	Comment Late
					No

Comment Changes

Representation

We welcome the identification of land at CU6 as suitable for ‘Business, Retail, Office and Community uses’. This site provides some flexibility for additional community facilities at the north east end as the village grows

Allocated to	Culbokie	CU6	North of Schoolcroft	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Remove the proposal to have this land allocated for housing if no business, retail of office use is found.

Representation

This is a small parcel of land that Cairn Housing own and they have already applied for and had refused an application to have 8, then 6 flats situated upon it. Their plans were considered unsympathetic for the site. An appeal to the Scottish Government also failed. I have no doubt they will pursue a planning change to allow them to develop this plot at any cost. I find it strange that the Highland Council is now attempting to ratify this in their new plan, one could almost suggest they are working hand in glove with them. There is a lot of local opposition to Cairns plans. Affordable housing is not only not wanted within Culbokie, but there is an over provision of it. I can not see how this change would be justified and even an argument could be made, then there is plenty of other land in the area that could be used, rather than have all the affordable housing at one end of the village.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Change the allocation.

Representation

We believe that this area should be used for community use or sheltered housing. however the proposed housing density is yoo high and out of keeping with the surrounding area.

Allocated to

Customer Number	03946	Name	Simon Fraser	Organisation		
Agent Name amd Organisation (if applicable)						
Section	4.Development Allocations		Paragraph			
Reference	CU7		Type	Change	Comment Late	No

Comment Changes

Delete the provision that would allow this land to be reassigned to housing.

Representation

I refer to the above. Please pass on my comments to the appropriate person or inform me who that is and I will do it. It is not clear on your site how one should address any observations. In relation to the recent draft Development Plan, specifically at CU7. Land east of the Old Primary School, Culbokie. I note the your comments and those made by the Culbokie Development Group and the Fenintosh Community Council. The former who have stated it is their opinion that the land is unsuitable for housing. I wholeheartedly agree. Put basically, your proposals in this plan are fatally flawed. Cairn Housing own this land and have a pending change of use application to permit them to use this land to their own advantage in the provision of social housing. It has not been progressed, so I presume they have anticipated your opinion as to the possible future use of the land in this report. Your comments do appear to be a fait accompli in that it gives Cairn latitude to potentially restrictively market the land for a token 6 months, unrealistic in the present economic climate, and in all probably at inflated price, which would not attract any interest, merely to satisfy the conditions that would then allow them to justifiably apply to a change of use for the land. You then state that potentially 6 units would be put onto this small piece of land. It is totally unsuitable and unneeded and contrary what a lot of residents would prefer to happen to this land. I therefore object to you proposals. Historically, Cairn Housing purchased this plot several years ago, arrogantly assuming they would be allowed to develop it for affordable housing, departing from the then local plan which allocated it for business use. To potentially build high density accommodation blocks, is totally incompatible with the designation of this land under the last Structure Policy Plan G2 and as stated, against the majority wishes of the local community. Unfortunately, this misconception was endorsed by the misguided Councils Estate Department on disposal of the land and by the local Planning Office. Thankfully, it was rejected by the Planning Committee. Cairn then went to appeal and lost. Reference should be made to the Reporters Appeal Decision, which state the reasons why. Encapsulated, this report states that the site hasn't been marketed for any form of business, so it cant be established that there is no demand for that use. How could it, for all intents and purposes, it seems that a behind closed doors deal was done prior to it becoming surplus. That itself requires investigation and the results made public. Cairn then utilised the land as a Builders Site for a substantial period of time, whilst constructing affordable housing at another site a short distance away at Raven Croft. Now that development is completed, they now seek to change the usage of this plot as a precursor to development. Culbokie has reached a saturation point with affordable housing with its present infrastructure. The Raven Croft development still has vacant property if we are to believe the For Sale/Reserved sign in the windows there. We do not need more, nor do we need it in the concentration that is proposed. By placing any development so close to an existing one, there is a real danger that the east end of Culbokie will become known as the poorer part. There is a high possibility that potential residents will not be integrated, but ghettoised with all the potential problems that will entail. A social error in the making that accentuates Cairns lack of vision beyond the build and one that could be endorsed by you plan. The site is physically very small in any case. 0.29 acre, yet under former proposals, Cairn was willing to squeeze 8 flats in, all being 3 person properties. In a desperate attempt to have plans passed, they reduced this to 6 flats. I would maintain the site is unsuitable per se. Properties would have to be built right on the boundaries with the pavement. There are also physical limitations and concerns with regards to drainage, the site slopes away to the north by a meter overall, increased traffic, congestion, parking and the existing residents privacy would not only be compromised, but severely encroached upon. This would transpose to a diminution of private property values locally. Cairn earlier this year engaged in a meeting with near neighbours. They stated they did not intend to develop this land for at least 2 years and were open to the site being used for a community asset in the meantime. There was a hint that they would consider a community buy out. I view this meeting as being an appeasement to satisfy their ultimate motive to build on this land. It is my impression they are less than genuine in engaging with the local community unless they think it will help their cause. Put simply, they are not to be trusted. What I can say with conviction is as a local resident for the last 20 years, I am getting weary with all the development there has been recently in this part of the village, be it the conversion of the local Church, the upgrade of the access road, the provision of private housing plots to the north or indeed Cairns previous planning attempt and their builders site. Time should be called on them now and prevent further speculation on the future of this site and your plan should be the starting point not the green light. [redacted]

Allocated to	Culbokie	CU7	East of Old Primary School	
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Customer Number	00284	Name	Mr Bruce Morrison	Organisation	Ferintosh Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.146 Mixed Use CU7	
Reference			Type	Change	Comment Late
				No	

Comment Changes

Under 'Uses' - Delete '6 homes and' Under 'Requirements' - change to " Community use delivered as part of any scheme; however, if a viable community project does not come forward after three years of resident involvement, then can revert to business/retail until reassessment at the next planning cycle.

Representation

FCC is not content with the new designation for CU7 (East of Old Primary School) that now includes 'housing' for the first time in any plan for this area. Following resident consultation, FCC does not consider this small area suitable for housing, nor is there need. There is already adequate provision for housing, and, with the 25% rule covering affordable housing, that also is well provided for. We would also just note that an application for affordable housing has already been rejected by the Scottish Government on this site. We do welcome, however, the expansion of use to include 'community' in this mixed use site and considerable time (at least three years) should be given for community projects/uses to come forward.

Allocated to	Culbokie	CU7	East of Old Primary School	
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Customer Number	00284	Name	Mr Bruce Morrison	Organisation	Ferintosh Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	Mixed Use CU7	
Reference			Type	Change	Comment Late
				No	

Comment Changes

Change to 'Uses': Delete '6 homes and' Change to 'Requirements': Community Use delivered as part of any scheme; however if the community use cannot be delivered within three years of resident involvement, then this site can be developed for business/retail and office.

Representation

FCC is not content with the new designation for CU7 (East of Old Primary School) that now includes 'housing' for the first time in any plan for this area. Following resident consultation, FCC does not consider this small area suitable for housing, nor is there need. There is already adequate provision for housing, and, with the 25% rule covering affordable housing, that also is well provided for. We would also just note that an application for affordable housing has already been rejected by the Scottish Government on this site. We do welcome, however, the expansion of use to include 'community' in this mixed use site and considerable time (at least three years) should be given for community projects/uses to come forward.

Allocated to	Culbokie	CU7	East of Old Primary School	
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Customer Number	00446	Name	Ms Penny Edwards	Organisation	Culbokie Development Group
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations	Paragraph			
Reference	CU7 East of Old Primary School	Type	Change	Comment Late	No

Comment Changes

We would like to change the time required for marketing from 6 months to three years

Representation

We welcome the preference at CU7 for 'Community and Business, Retail and Office' over housing. However, we request that there should be at least a three year period for marketing this site. We believe that this is justified on two main grounds: 1. Firstly, the community itself has expressed an interest in purchasing the site for community facilities and this has been discussed with the current owners. However, the community is at an early stage of organising community development and it would need time to bring such a project to fruition 2. Secondly, the current market is not conducive to a rapid commercial private sector investment

Allocated to	Culbokie	CU7	East of Old Primary School	
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Customer Number	00284	Name	Mr Bruce Morrison	Organisation	Ferintosh Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations	Paragraph			
Reference	Culbokie Map p137	Type	Change	Comment Late	No

Comment Changes

Request to define more amenity areas in the map of Culbokie, according to the details in the representation below.

Representation

Amenity areas (marked green). We request that the grey area at the end of the village (NE of Mount Eagle i.e. beyond CU3) be designated as amenity. We also request that the boundary of the grey area SW of Carn Mor be extended to include an amenity area to permit the planned structural tree planting/ gateway feature. Both those requests reinforce the commitment stated in 4.144 to 'consolidating the form of the village. We also note that the area around the west side of the burn just NE of CU5 is no longer designated as amenity and should be returned to that status. We also request that the grey area north of CU6 be designated amenity area.

Allocated to	Culbokie	General	General	
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Customer Number	00284	Name	Mr Bruce Morrison	Organisation	Ferintosh Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.144	
Reference	Culbokie Map	Type	Change	Comment Late	No

Comment Changes

Seeking changes to the allocation of amenity areas in the Culbokie Map

Representation

Amenity areas (marked green). We request that the grey area at the end of the village (NE of Mount Eagle i.e. beyond CU3) be designated as amenity. We also request that the boundary of the grey area SW of Carn Mor be extended to include an amenity area to permit the planned structural tree planting/ gateway feature. Both those requests reinforce the commitment stated in 4.144 to 'consolidating the form of the village. We also note that the area around the west side of the burn just NE of CU5 is no longer designated as amenity and should be returned to that status. We also request that the grey area north of CU6 be designated amenity area.

Allocated to	Culbokie	General	General	
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Customer Number	04113	Name	Martin and Ruth Mackenzie	Organisation	
Agent Name amd Organisation (if applicable)		Mr John Urquhart			
Section	4.Development Allocations		Paragraph		
Reference	Iv7 8jh	Type	Change	Comment Late	No

Comment Changes

My clients failed to include land owned by them when the development plan was being formulated, the area of land is adjoining Woodholm Croft .Culbokie.

Representation

The area of land extends to 3.15hato the south of Woodholm Croft and is currently dormant poor agricultural land with limited agricultural use, access is available both to the east and within Woodholm Croft as shown on the Culbokie plan. The School adjoins the eastern boundary and any future expansion would likely require to be within my clients land,it would be appreciated if this area could be considered for future housing and community use. I understand that any amendment request will need to be submitted to the reporter for determination, if however you require further information please contact me.

Allocated to	Culbokie	General	General	
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Customer Number	00284	Name	Mr Bruce Morrison	Organisation	Ferintosh Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.142 Culbokie	
Reference		Type	Support	Comment Late	No

Comment Changes

Representation

FCC is content with the planned growth of 130 new homes in Culbokie over the 10 to 20 year planning period in support of the existing village assets, especially with projected falling school rolls. We also welcome the rejection of developments outside the boundary of Culbokie, and indeed the tightening of the boundary in some places, all of which restrains the increase in housing stock to manageable levels.

Allocated to	Culbokie	General	General
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Customer Number	04101	Name	Eric McCallum	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference		Type	Change	Comment Late	No

Comment Changes

I would like to change the boundaries of the proposed plan of Culbokie so that the 2 existing houses and the proposed 3rd site East of Woodholme next to the playing fields are included in the new proposed plan. All 3 sites were all already allocated in the previous zoned area. I am amazed and concerned that this has been omitted for no justified reason!

Representation

I wish to record a representation about this proposed local plan with respect to the settlement boundary of Culboke. I have attached a plan showing the area concerned. The village boundary has for some reason been drawn between existing houses built on zoned land and the main road through the village. This seems totally bizarre as the road is well within the existing 30mph speed limit at this point and the two existing houses are located on land already zoned for three dwellings. There are existing pavements and street lighting. This representation is because we own the remaining area of zoned land and we wish to build a home for our family who are presently in rented accommodation. I cannot fathom why the new plan proposes to remove a area of land already zoned for housing on which two existing houses have already been built all within the existing village envelope. As these houses are actually fronting onto the existing main street in the village and within a few metres of both the old and new schools, and also the village hall, it is difficult to imagine how a house could be very much closer to the "centre". This area is the original centre of the village and the expansion to the south and west is all much more recent. This contrasts with the situation at the west end of the village where two recently built houses have been included in the village boundary. There are no pavements or streetlighting at that end of the village.

Allocated to	Culbokie	General	General
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Customer Number	00446	Name	Ms Penny Edwards	Organisation	Culbokie Development Group
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	Grey land north of CU6		Type	Change	Comment Late
				No	

Comment Changes

Grey land should be green

Representation

Land north of CU6 is currently a SUDS and landscaping area and should be shown in green.

Allocated to	Culbokie	General	General	
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Customer Number	00446	Name	Ms Penny Edwards	Organisation	Culbokie Development Group
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.146	
Reference			Type	Support	Comment Late
				No	

Comment Changes

Representation

We strongly welcome the recognition of the need to deliver enhancements to the path linkages between developments, to village services and to the forest network (4.146)

Allocated to	Culbokie	General	General	
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Customer Number	04246	Name	Grigor Hannan	Organisation	
Agent Name amd Organisation (if applicable)		Mr Billy Reynolds		William J Reynolds	
Section	4.Development Allocations		Paragraph	4.144 future development should be to south.	
Reference	Previous H1 + H7 rejected sites. Future expansio		Type	Change	Comment Late No

Comment Changes

The site to the southern approach of Culbokie currently zoned for a landscape belt and housing in the local plan and proposed by the owner as ideal for long term future expansion of the village with designed in landscaping to the southern extremity of field H7 should be included within the development plan for mixed housing. The site has existing access from Carn Mor and adjacent public services. Inclusion of this site would allow for long term expansion and concentrate village amenity: play space, shops etc. room to develop at the centre of the village notably CU5, CU6, CU7. Exclusion of this site entirely limits long term housing development and the sustainability of local services: shops, pub, school etc.

Representation

Field to south of Carn Mor, Culbokie Proposed for mixed housing incorporating private plots, affordable plots, sheltered housing area and recreational space. Currently partially included within the local plan. Safe access for vehicles as indicated from Carn Mor. Foul drainage connected to existing sewer system on Carn Mor. Surface water disposed of in SUDS pond on site. Public water supply taken from Carn Mor. The site is not prone to flooding. It is already partially included in the Ross & Cromarty East Local Plan and represents a logical extension to the south of the village of Culbokie. Vehicle access, public sewer and water are already available on Carn Mor. The field is currently used for agriculture, but does not represent a significant loss of farmland. There will be no adverse impact on trees or other important landscape features. The additional houses proposed will further reinforce the community of Culbokie and support local amenities such as the school, park and shops. It will furthermore diversify the mix of residents with the inclusion of affordable housing and sheltered housing. The site is adjacent to a bus route and proposes an additional bus stop to the B9169 at the periphery of the site. The site is within walking distance of local amenities. The development of the site is consistent with recent developments to Carn Mor and Balnatua. The proposal creates additional public recreational space within its boundary. There is no reduction in useable public external space. The site arrangement allows for significant screening to minimise the impact of development on the nearest properties to the north. The site is in close proximity to the Culbokie Inn, local shop and post office and adjacent play space. The site includes for the provision of a bus lay-by and multiple paths and walkways. Community Council representation indicates that the preference is for the currently zoned land within the local plan (for housing and landscape screening) should revert to amenity space for the village. This is considered to be highly unsuitable located on the periphery of the village with greater suitability on sites CU 4,5,6,7 do to centrality.

Allocated to	Culbokie	General	General	
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Customer Number	04101	Name	Eric McCallum	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	Culbokie	
Reference			Type	Change	Comment Late
				No	

Comment Changes

Change to the Settlement Development Area boundary to include land shown on attached plan.

Representation

As you can see from the attached plans there appears to be adequate room to build a dwelling house on the land and maintain 15m distance from the existing trees. It does appear strange that it should be considered that this site should be proposed for removal from the new Inner Moray Firth Local Plan. It appears to be at odds with several relevant sections of the Scottish Planning Policy document regarding consistency confidence and stability etc for a partially developed currently zoned site. As far as I am aware a significant part of the site is the solum of the old public roadway so the point about it being the "open space" variety of forestry is presumably not relevant.

Allocated to	Culbokie	General	General	
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Customer Number	00284	Name	Mr Bruce Morrison	Organisation	Ferintosh Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.145	
Reference			Type	Change	Comment Late
				No	

Comment Changes

Extra sentence: Priority must be given to non-housing developments (that are supported by residents and provide services and facilities) ahead of housing developments.

Representation

FCC is not content, however, with the current imbalance between housing stock (too high) and community and commercial facilities (too low). We welcome the new expanded designation of CU6 (North of Schoolcroft) to mixed use (including housing). We also welcome the retention of mixed use (including housing) for CU5 (South of Tir Aulinn) as well as the mixed use (with no housing) for CU4 (South of Village Store). However, we would request throughout this planning period a presumption to provide all possible support and priority to any plans for community/business/office developments that come forward with resident support.

Allocated to	Culbokie	General	General	
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Customer Number	00284	Name	Mr Bruce Morrison	Organisation	Ferintosh Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations	Paragraph	4.145		
Reference		Type	Change	Comment Late	No

Comment Changes

Add a sentence: Priority must be given to non-housing developments supported by residents.

Representation

FCC is not content, however, with the current imbalance between housing stock (too high) and community and commercial facilities (too low). We welcome the new expanded designation of CU6 (North of Schoolcroft) to mixed use (including housing). We also welcome the retention of mixed use (including housing) for CU5 (South of Tir Aulinn) as well as the mixed use (with no housing) for CU4 (South of Village Store). However, we would request throughout this planning period a presumption to provide all possible support and priority to any plans for community/business/office developments that come forward with resident support.

Allocated to	Culbokie	General	General	
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Customer Number	00446	Name	Ms Penny Edwards	Organisation	Culbokie Development Group
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations	Paragraph			
Reference	Grey land in centre of villageadjacent to CU5	Type	Change	Comment Late	No

Comment Changes

This land shoudl be green

Representation

The 'grey' land along the burn in the centre of the village should be green. This land could be an important and picturesque part of a future path network offering a potential link from the centre of the village into Culbokie Woods

Allocated to	Culbokie	General	General	
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Customer Number	00446	Name	Ms Penny Edwards	Organisation	Culbokie Development Group
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	Village Boundary		Type	Support	Comment Late No

Comment Changes

Representation

We agree with the proposed village boundary and exclusion of large housing developments beyond this boundary.

Allocated to	Culbokie	General	General	
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Customer Number	00446	Name	Ms Penny Edwards	Organisation	Culbokie Development Group
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	Grey land at north and south edges of village		Type	Change	Comment Late No

Comment Changes

Grey land at north and south edges of village should be green

Representation

The grey land to the north of CU3 and the grey land on the southern edge of the village should be green. This land is required to achieve the objective stated in the plan (para 4.144) of defining the village edge on its northern and southern approaches by securing structural tree planting

Allocated to	Culbokie	General	General	
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Customer Number	00679	Name	Miss Anthea Whitehead	Organisation	
Agent Name amd Organisation (if applicable)		Kerri McGuire		Graham And Sibbald	
Section	4.Development Allocations		Paragraph		
Reference	CU1 and CU4		Type	Change	Comment Late
				No	

Comment Changes

Our client supports the allocation of the site CU1 for residential use. They are seeking a change in the allocation requirements. It is requested that the phasing restriction is removed from the requirement. It is also requested that the land to the south of the site, outwith our clients ownership and the boundary of the existing consent, is allocated as a separate site. Our client supports the allocation of site CU4 for community use.

Representation

We refer to the current consultation for the Inner Moray Firth Proposed Local Development Plan. We write on behalf of our client Mrs Anthea Whitehead. Our client owns the land at Glascairn Road, Culbokie that is identified for residential and community use (Allocations CU1 and CU4). Our client fully supports the continued allocation of these sites for residential and community use. However, our client would like to make some comments in relation to the policy requirements associated with these allocations. Site CU1: South of Village Store The site boundary for CU1 extends beyond our client’s ownership and beyond the boundary of the existing planning consent (application reference: 11/00972/FUL). The attached plan shows the extent of our client’s ownership marked in red hatching. As the area to the south is in separate ownership we request that this site is allocated as a separate residential site. The requirements specify the phasing for the site as a whole and set a limit that development should not exceed 10 houses per year. We object to the inclusion of phasing as a planning policy requirements. The conditions attached to this planning consent are not prescriptive in the number of units to be developed per year. As this is not a requirement of the planning consent it will be difficult for the Council to enforce this policy requirement. Condition 3 attached to the original planning consent (application reference: 02/00779/OUT) details a requirement for: “A comprehensive phased plan of roads and services completion as well as details of house building – phased intentions.” We consider that it would be more appropriate for phasing to be addressed when an application for the approval of matters specified in conditions is submitted. Furthermore, as stated above, allocation CU1 currently extends to land beyond our clients ownership and therefore not in their control to deliver the specified phasing. Site CU4: Community Use The allocation of site CU4 is in accordance with the planning consent obtained for this site (application reference: 10/03436/FUL). We therefore support the allocation of this site for community use.

Allocated to	Culbokie	General	General	
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Customer Number	04101	Name	Eric McCallum	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	Culbokie	Type	Change	Comment Late	No

Comment Changes

Amendment to the Culbokie Settlement Development Boundary to include land North East of Woodholme Croft.

Representation

Please add these two photographs to my previous representation, one as you can see is my propose site clearly showing the trees in the distant the other picture with the newly developed site next door showing the trees only 5 meters away from the houses. Is there different rules within the village of Culbokie or is it only my site.

Allocated to	Culbokie	General	General	
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Customer Number	00446	Name	Ms Penny Edwards	Organisation	Culbokie Development Group
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.144	
Reference		Type	Support	Comment Late	No

Comment Changes

Representation

We agree with the need to protect the views to the north and west of the village (particularly the land directly opposite CU5) and the proposal for longer term growth towards the east.

Allocated to	Culbokie	General	General	
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