

# Highland Council Inner Moray Firth Local Development Plan

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

Customer Number	04364	Name	Katharine Rist	Organisation	Woodland Trust
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	Dw2		Type	Change	Comment Late
				No	

### Comment Changes

Development area bordered by existing AW along both Eastern and Southern edges. Requirement for Tree Protection Plan in place includes 20m setback from all mature trees. Setback should be applied to entire woodland.

### Representation

The Woodland Trust Scotland considers that any woodland included in Scottish Natural Heritage's Ancient Woodland Inventory (AWI) which is present on historical maps or which exhibits a significant number of ancient woodland indicators can be considered as ancient and is therefore high value for conservation and worthy of further study and is likely to pose a constraint on development. We believe that ancient woodland is amongst the most precious and biodiverse habitats in the UK and is a finite resource which should be protected. Highland Council supplementary guidance notes that woodlands and trees offer multiple benefits in terms of addressing climate change, improving the water environment, providing valuable habitats, timber industry and creating recreational opportunities. Considerations include the cumulative impact of woodland removal, and fragmentation of habitat. Both Scottish Government policy and the Highland Wide LDP policy create a presumption in favour of protecting woodland. The Highland Wide LDP in policy 57 recognises ancient woodland as (depending on the category) of regional or national importance. Both the Woodland Trust Scotland and Scottish Planning Policy at para 148 consider ancient and semi natural woodland to be an important and irreplaceable national resource and should be protected and enhanced. The Woodland Trust Scotland would like to see a clear statement that the loss of ancient woodland cannot be mitigated, and therefore warrants protection from development. Development impacts on ancient woodland in a number of ways including chemically, disturbance by human activity, fragmentation, and colonisation of non-native plants. The cumulative effect of development is more damaging to ancient woodland than individual effects which should not be considered in isolation.

Allocated to	Dingwall	DW2	Dingwall North	
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Customer Number	04047	Name	GEORGE MACLEAN	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference			Type	Change	Comment Late
				No	

Comment Changes

I WOULD LIKE CHANGES TO THE PLAN FOR THE NUMBER OF HOUSES PROPOSED ON THE OLD EVANTON ROAD. THE INFRASTRUCTURE SIMPLY CANNOT HANDLE THE NUMBER OF HOUSES PROPOSED

Representation

THE ROADS, WATER, SEWAGE AND OTHER INFRASTRUCTURE CANNOT ACCOMODATE THE NUMBER OF HOUSES PROPOSED. THESE HOUSES WILL HAVE A DETRIMENTAL EFFECT TO HOUSES ALREADY IN THE AREA SUCH AS OLD EVANTON ROAD AND WALLACE COURT, WHERE PROPERTY PRICES WILL DROP DUE TO THE SPOILT VIEWS AND THE NUMBER OF AFFORDABLE HOUSING.

Allocated to	Dingwall	DW2	Dingwall North	
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Customer Number	03972	Name	Colin Morrison	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference			Type	Change	Comment Late
				No	

Comment Changes

I would like to bring your attention to the Inner Moray Firth Local Development Plan and in particular the site marked as DW3: Dingwall north (09/00476/fulrc), also marked as area 2/3 on the developers application. The site in question is centred on NH 54334 60168 just north of Chestnut Road and encompasses around five hectares. I would like to place an objection against this particular development on the grounds that it will severely restrict local biodiversity, fragment habitats and reduce access to local green spaces.

Representation

I have attached a full and complete file on my objection to this proposal Regards, Mr Colin Morrison

Allocated to	Dingwall	DW3	Dingwall North	
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Customer Number	04062	Name	S Grant	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	Site reference - DW3 -141 homes -		Type	Change	Comment Late No

#### Comment Changes

Do not consider the area suitable for such a development

#### Representation

The residents are already bothered with a lot of water accumulating in gardens and Scottish water have had to be called out on numerous occasions to unblock toilets due to rubble blocking drains after heavy rain . The fields are obviously vey damp with bullrushes growing in them. More houses would exacerbate the problem. Winter conditions - Tulloch Castle Drive is extremely difficult during icy /snowy winter conditions and many cars have to be abandoned lower down the hill. Delivery lorries to Tulloch Castle and refuse collection lorries have both been seen to struggle on numerous occasions, or have had to reverse back down the hill. More transport using this road in winter would add to the problem. School - not enough space forpotential additional pupils Wild life - these field are a haven for wildlife/birds. This would destroy their natural habitat.

Allocated to	Dingwall	DW3	Dingwall North	
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Customer Number	04364	Name	Katharine Rist	Organisation	Woodland Trust
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DW3		Type	Change	Comment Late No

#### Comment Changes

Appears to skirt around existing ancient woodlands that is Dingwall Wood at NH544600. Buffering required. Encompasses AW on Northern edge at NH545602 and NH543602

#### Representation

The Woodland Trust Scotland considers that any woodland included in Scottish Natural Heritage's Ancient Woodland Inventory (AWI) which is present on historical maps or which exhibits a significant number of ancient woodland indicators can be considered as ancient and is therefore high value for conservation and worthy of further study and is likely to pose a constraint on development. We believe that ancient woodland is amongst the most precious and biodiverse habitats in the UK and is a finite resource which should be protected. Highland Council supplementary guidance notes that woodlands and trees offer multiple benefits in terms of addressing climate change, improving the water environment, providing valuable habitats, timber industry and creating recreational opportunities. Considerations include the cumulative impact of woodland removal, and fragmentation of habitat. Both Scottish Government policy and the Highland Wide LDP policy create a presumption in favour of protecting woodland. The Highland Wide LDP in policy 57 recognises ancient woodland as (depending on the category) of regional or national importance. Both the Woodland Trust Scotland and Scottish Planning Policy at para 148 consider ancient and semi natural woodland to be an important and irreplaceable national resource and should be protected and enhanced. The Woodland Trust Scotland would like to see a clear statement that the loss of ancient woodland cannot be mitigated, and therefore warrants protection from development. Development impacts on ancient woodland in a number of ways including chemically, disturbance by human activity, fragmentation, and colonisation of non-native plants. The cumulative effect of development is more damaging to ancient woodland than individual effects which should not be considered in isolation.

Allocated to	Dingwall	DW3	Dingwall North	
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Customer Number	04364	Name	Katharine Rist	Organisation	Woodland Trust
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DW4		Type	Change	Comment Late
				No	

Comment Changes

S border adjoins DW3. AW along most of southern border including large portion between sites. Substantial buffering required.

Representation

The Woodland Trust Scotland considers that any woodland included in Scottish Natural Heritage’s Ancient Woodland Inventory (AWI) which is present on historical maps or which exhibits a significant number of ancient woodland indicators can be considered as ancient and is therefore high value for conservation and worthy of further study and is likely to pose a constraint on development. We believe that ancient woodland is amongst the most precious and biodiverse habitats in the UK and is a finite resource which should be protected. Highland Council supplementary guidance notes that woodlands and trees offer multiple benefits in terms of addressing climate change, improving the water environment, providing valuable habitats, timber industry and creating recreational opportunities. Considerations include the cumulative impact of woodland removal, and fragmentation of habitat. Both Scottish Government policy and the Highland Wide LDP policy create a presumption in favour of protecting woodland. The Highland Wide LDP in policy 57 recognises ancient woodland as (depending on the category) of regional or national importance. Both the Woodland Trust Scotland and Scottish Planning Policy at para 148 consider ancient and semi natural woodland to be an important and irreplaceable national resource and should be protected and enhanced. The Woodland Trust Scotland would like to see a clear statement that the loss of ancient woodland cannot be mitigated, and therefore warrants protection from development. Development impacts on ancient woodland in a number of ways including chemically, disturbance by human activity, fragmentation, and colonisation of non-native plants. The cumulative effect of development is more damaging to ancient woodland than individual effects which should not be considered in isolation.

Allocated to	Dingwall	DW3	Dingwall North	
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Customer Number	04031	Name	mckay louise	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference			Type	Change	Comment Late
				No	

Comment Changes

I object to the proposed plan of dw3. There is a heavily wooded are to the side of tulloch square which os home to lots of wildlife including woodpeckers owls and im also led to believe badgers. I have been in touch with the rspb and they tell me woodpeckers are protected whilst breeding and badgers are also protected. Therefore i am objecting on behalf of the animals. There is also an old historical wall surrounding the wood and i feel this would be a great shame if this was pulled down.

Representation

as before. Because of the threat to the local wildlife.

Allocated to	Dingwall	DW3	Dingwall North	
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Customer Number	03975	Name	Donald Mackenzie	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	Page 78	
Reference	DW3		Type	Change	Comment Late No

#### Comment Changes

A Change to boundary of development area to protect existing, established woodland B Change to ensure existing hundred year old trees are protected C Concern at potential destruction of historic drove road D Concerns at drainage of site once developed E Concern at possible road access from Ross Place.

#### Representation

A The current plan suggests that significant removal of old deciduous woodland is planned. This is not acceptable and the boundary of the development area should be redrawn as indicated on the attached map, DW3 and marked at 1 & 3. This takes the boundary along the existing fence line protecting some exceptionally old trees (oak, beech and chestnut). Amending the boundary will protect the woodland which is a valuable and well used community asset. The woodland is also part of the old Tulloch Castle estate and the network of paths is well over 100 years old. Consideration should be given to transferring the whole of the woodland area, including "Maggie's Drive to community ownership to ensure its protection and management. It would also be preferred if the DW3 area could be split in two pieces at its narrowest point along a small green belt from the top of Maggie's Drive to the drove road. B There are several very old single trees within the development areas which should also be protected, oak, chestnut, beech and Scots pine. Marked as 2 on the attached map. C At the northern boundary of the development area (marked 4 on the map) is the historic drove road. This is under serious threat of destruction with this development. It is inevitable that if the DW4 development area is approved then the drove road will be lost which will be pure vandalism. D There are significant drainage problems with the DW3 area with much of the western part of the area boggy for a good portion of the year. Currently the main burn in the woods is fed by runoff from the field. Properties at 39,40, 41 Chestnut Road have this burn at the rear of their houses and any increase in runoff as a result of a housing development could well lead to flooding after prolonged periods of rain. In addition any loss of woodland as mention at A would add to this problem. E When planning consent was sought for the houses on Ross Place in the 1990s it was a condition that no additional vehicular access would be permitted from a development in DW3. This was for safety reasons given the proximity of Dingwall Primary School.

Allocated to	Dingwall	DW3	Dingwall North	
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Customer Number	00202	Name	Sir/Madam	Organisation	Highland Housing Alliance
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DW5 Dingwall North		Type	Support	Comment Late No

#### Comment Changes

#### Representation

Highland Housing Alliance supports the above site.

Allocated to	Dingwall	DW5	Dingwall North	
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Customer Number	04364	Name	Katharine Rist	Organisation	Woodland Trust
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DW5		Type	Change	Comment Late No

#### Comment Changes

Existing wood on Eastern edge is AW. Current permission includes setback from mature trees of 20m. This should be applied to the entire area of AW.

#### Representation

The Woodland Trust Scotland considers that any woodland included in Scottish Natural Heritage's Ancient Woodland Inventory (AWI) which is present on historical maps or which exhibits a significant number of ancient woodland indicators can be considered as ancient and is therefore high value for conservation and worthy of further study and is likely to pose a constraint on development. We believe that ancient woodland is amongst the most precious and biodiverse habitats in the UK and is a finite resource which should be protected. Highland Council supplementary guidance notes that woodlands and trees offer multiple benefits in terms of addressing climate change, improving the water environment, providing valuable habitats, timber industry and creating recreational opportunities. Considerations include the cumulative impact of woodland removal, and fragmentation of habitat. Both Scottish Government policy and the Highland Wide LDP policy create a presumption in favour of protecting woodland. The Highland Wide LDP in policy 57 recognises ancient woodland as (depending on the category) of regional or national importance. Both the Woodland Trust Scotland and Scottish Planning Policy at para 148 consider ancient and semi natural woodland to be an important and irreplaceable national resource and should be protected and enhanced. The Woodland Trust Scotland would like to see a clear statement that the loss of ancient woodland cannot be mitigated, and therefore warrants protection from development. Development impacts on ancient woodland in a number of ways including chemically, disturbance by human activity, fragmentation, and colonisation of non-native plants. The cumulative effect of development is more damaging to ancient woodland than individual effects which should not be considered in isolation.

Allocated to	Dingwall	DW5	Dingwall North	
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Customer Number	04466	Name	Michael J Burns	Organisation	
Agent Name amd Organisation (if applicable)					
Section			Paragraph		
Reference	DW6		Type	Change	Comment Late No

#### Comment Changes

Removal of site DW6 from the plan

#### Representation

As a former solicitor in private practice I have represented the former County of Ross and Cromarty and in particular the planning department at various local planning enquiries. I am therefore not anti planning and had a very good relationship with your former local planning officer, James Farquhar, was able to work in tandem with him on local issues. I believe in good planning for the benefit of the local population. I object strongly to the proposal of your department to issue a development order affecting the Ferry Road Dingwall, where I live. The proposal is the have a housing development. This is bad planning. First of all it impinges on private garden ground belonging to Mr Powrie. The inclusion of this area shows an ignorance of current events, and in any event is in an area subject to serious flooding.

Allocated to	Dingwall	DW6	Land opposite Sherriff Court	
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Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

1. Correct the boundary planned for development 2. Clarify what is meant by business/ tourism - factories, hotels, .... 3. Demonstrate how drainage will be dealt with

Representation

1. Boundary shown on DW6 plan takes in part of our neighbours garden which would seem to be an error. 2. Ferry Road has a large proportion of homes and so certain types of businesses would not be compatible with this. I would hope that the type of businesses that would be allowed could be specified. 3. Of greatest concern is the issue of flooding in the winter. Most of our gardens sit in water during the winter and so any development that was built higher than our gardens would add to our problem. I would hope to see adequate drainage put in and in doing so enable current residents to benefit from this also.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Part of the land contained within the red boundary(DW6) is my garden and I would wish it removed before submission to the Scottish Government. I have shaded the land referred to and will POST this to you.Please ensure this amendment is made. By simply saying ( at the open meeting) that mapping errors will be addressed post submission does not wash with me,as once approved by the Scottish Government,this will have the look of sinister solidity about it.

Representation

The land chosen and bounded by red box DW6 is unsuitable for development due to the drainage issues and flood risk.In developing the site,water run off will have an unintended but very real effect upon mine and other properties.With us being so close to the sea and the hinterland being so flat,even the most sophisticated of drainage will fail at high tides and during periods of wet weather. It was just 2 years ago that we saw extensive and damaging flooding to properties and I have ample photographic evidence to support such. I will try to attach these,but my PC struggles with attachments so I will also POST these as back up. Whilst I appreciate that a drainage survey /evaluation will be required,I was informed (at open meeting) that this is commissioned by and for the developer,and perhaps cynically I've yet to see any report of any genre that doesn't tell the paymaster what they want to hear.I can only therefore hope that both THC and SEPA afford any report due diligence and a questioning and robust response.

Allocated to

Customer Number	03937	Name	Rod MACIVER	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DW6		Type	Change	Comment Late No

#### Comment Changes

We do not agree with this area being planned for development as I stated when the previous plan was issued some years ago. My letter and the other letters of objection from that time should still be on file.

#### Representation

This area is severely flooded for most of the winter months and is obviously a flood plain area. Any building work in this area would obviously have an effect on the water table levels in the surrounding areas possibly having a detrimental effect on our property. I would like some assurances that any work /development on this site would not have a negative effect/damaging effect on our property.there is also an issue related to the access/egress to/from this site as it would require to be immediately at the bottom of a blind summit hump back bridge. With the amount of traffic and speed of vehicles using this road this would be an accident waiting to happen.Access to the rear of the Railway Station would also be compromised. Currently to access or egress from the Railway Station yard vehicles and especially railway work vehicles require to sweep across to the other side of the road in order to get onto the bridge road. Again a dangerous situation which would only be made more dangerous with more traffic and additional junctions

Allocated to	Dingwall	DW6	Land opposite Sherriff Court	
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Customer Number	04119	Name	Mr Powrie	Organisation	Personal Resident
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DW6		Type	Change	Comment Late No

#### Comment Changes

Access Issues onto/from the proposed site.

#### Representation

The Development area DW6 which is deemed suitable for Industrial/Commercial/Residential usage will have severe access issues,especially for HGV's who will be turning onto a very dangerous junction and immediately faced with a blind summit over the Railway line.

Allocated to	Dingwall	DW6	Land opposite Sherriff Court	
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Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

DW6: Remove the business/tourism element.

Representation

It would be wrong to bring business use to a residential area with the potential increase in traffic that would inevitably result, access to the area via the one way system does not lent it self to this increase so would make the representation that the area should only be for residential use and that 10 houses would be the correct use for the planned area.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

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

Customer Number	04494	Name	Elaine Fraser	Organisation	Dingwall Petition
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	DW7 Dingwall Riverside North		Type	Change	Comment Late
				No	

Comment Changes

As per Petition Response.

### Representation

44 co-signatories. Inner Moray Firth Proposed Local Development Plan Dingwall Riverside Development Brief Site DW7. As residents of Old River Road we wish to have recorded by Highland Council our concerns for any future developments in site DW7 Dingwall Riverside North. 1. Why are SEPA carrying out another flood assessment? 2. What was the results of the 2008 survey by SEPA? 3. Old River Road is built on heavy clay soil which causes water to lie on top of the ground all around this area following heavy rain. 4. Residents would be compelled to safeguard their houses against increased risk of flooding caused by any future development in this site. 5. The junction at the top of Old River Road is very hazardous due to poor visibility and not enough access for 2 cars therefore it is not safe for any increase in traffic flow. 6. There are no excess car parking spaces in this area. 7. The residents would have to object if any further development plan arose in the Reith and Anderson field due to further flooding. We have a street representative Elaine Fraser [redacted] who we are happy for you to correspond with and she will keep us up-to-date on future findings. signed dated 12/2013

Allocated to	Dingwall	DW7	Dingwall Riverside (North)	
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Customer Number	01850	Name	Ms Amelia Windsor	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph	4.57	
Reference	DW7 & DW8		Type	Change	Comment Late
				No	

Comment Changes

Changes to area

### Representation

Until Craig Road becomes a cul de sac at no.1 level crossing we cannot support any development here. Craig Road is wholly unsuitable now for the HGV’s and other heavy vehicles that use it now.

Allocated to	Dingwall	DW7	Dingwall Riverside (North)	
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Customer Number	01068	Name	Dingwall Auction Mart Limited	Organisation	Dingwall Auction Mart Limited
Agent Name amd Organisation (if applicable)		Mr Martin Mackay		Martin Mackay Solicitors	
Section	4.Development Allocations		Paragraph		
Reference	DW7	Type	Change	Comment Late	No

#### Comment Changes

Suggest clarification regarding extent of likely contaminated area and propose amended use within proximity to town centre.

#### Representation

With reference to Site DW7, this comprises part brown field and part green field sites. The land lying to the north and east beyond the existing developed area has never been developed and it is not known to be the subject of any historic contamination or pollution issues. Due to the proximity of this area as a whole to the town centre, consideration should be given to allocating parts of this site to affordable, sheltered or retirement housing.

Allocated to	Dingwall	DW7	Dingwall Riverside (North)	
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Customer Number	01851	Name	Ms Patricia Strack	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph 4.57		
Reference	DW7 & DW8	Type	Change	Comment Late	No

#### Comment Changes

Changes to area

#### Representation

Until Craig Road becomes a cul de sac at No.1 level crossing we cannot support any development here. Craig Road is wholly unsuitable now for the HGV's and other heavy vehicles that use it now.

Allocated to	Dingwall	DW7	Dingwall Riverside (North)	
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Customer Number	00523	Name	Mrs Cerian Baldwin	Organisation	Scottish Environment Protection Agency
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DW8/DW11		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. In addition a developer requirement to restore the watercourse should be included.

Allocated to	Dingwall	DW8	Dingwall Riverside (South)	
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Customer Number	04356	Name	Lidl UK GmbH	Organisation	Lidl UK GmbH
Agent Name amd Organisation (if applicable)		Hargest Planning Ltd		Hargest Planning Ltd	
Section	4.Development Allocations		Paragraph		
Reference	DW8 Dingwall Riverside South		Type	Change	Comment Late
				No	

#### Comment Changes

The supporting text for DW7 (and also DW8) should expressly state that, notwithstanding the provisions of the Dingwall Riverside Development Brief, proposals that adversely affect the operation of adjacent premises and business will not be acceptable.

#### Representation

By reference to the text for Site DW7 the Proposed LDP requires that development proposals for site DW8 should be in accord with the Dingwall Riverside Development Brief. This Development Brief is relatively vague in terms of identifying potential uses for site DW8 – two options are identified but it is clear from these that a number of potential development mixes could be potentially acceptable on the site. However both options identify the requirement for “improved access” along the existing access road to the Lidl foodstore at Tulloch Street. Any proposals for “improving” this access that have adverse implications for the operation of the existing Lidl foodstore will be unacceptable and should not be supported through either the development brief or the Local Development Plan. Furthermore the Proposed LDP is seeking to provide an enhanced status to the Development Brief as a “Supplementary Guidance”. This proposal to enhance the status of this document is confirmed by the requirement in the LDP that development proposals should be in accord with the brief. Given this change in status it is necessary that formal consultation, as part of the development plan process, is undertaken for the proposals contained in the Development Brief to ensure that any proposals on this site do not adversely affect any owners, occupiers or uses of the land and/or adjacent premises.

Allocated to	Dingwall	DW8	Dingwall Riverside (South)	
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Customer Number	01251	Name	Redco Milne Ltd	Organisation	
Agent Name amd Organisation (if applicable)		Mr Adrian Smith		Muir Smith Evans	
Section	Development Allocations		Paragraph	4.51 - 4.58	
Reference			Type	Support	Comment Late
					No

Comment Changes

Representation

Redco Milne welcomes the acknowledgement that Dingwall plays a significant role as a service centre for Ross and Cromarty and that the LDP aims to strengthen its role as the county town. Redco Milne also particularly supports to identification of site DW8 as a mixed use development opportunity. The company is one of the main landowners within DW8 and looks forward to working with the council to bring forward retail and/or related town centre development at this location. This should take account of Redco Milne's extant planning permission as well as the Riverside Development Brief and the LDP. It is noted from the Action Plan that the council intends to re-visit the development brief during 2014 and to seek its formal adoption as supplementary guidance. There is no objection to this proposal but as a key stakeholder Redco Milne would wish to be actively involved in any review. Similarly it is noted that the Dingwall Developer Contributions Protocol is to be updated and adopted as supplementary guidance. Redco Milne would also wish to be consulted and actively involved in this process.

Allocated to	Dingwall	DW8	Dingwall Riverside (South)	
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Customer Number	01214	Name	Mr Robin Gardner	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DW9		Type	Change	Comment Late
				No	

Comment Changes

Change the allocation to Business/Industry, Industry or Mixed Use.

Representation

We make this representation on behalf of Mr Robin Gardner, owner of just over 3 hectares of land to west of Docharty Road and north of Strathpeffer, Dingwall. We note that part of this land extending to 1.76 ha. now forms the Business allocation DW9. The change in status in the MIR from “non-preferred” back to an allocation within the development plan is welcomed in principle. As advised in our Main Issues Report (MIR) submission, this land was the subject of preliminary feasibility work, including the preparation of a draft layout in advance of its potential marketing for development. Market conditions have improved of late and the demand is for more than premises and land in the “Business” Use Class. For example, short term civil engineering contracts continue to require large areas for laydown of materials and a secure compound for external storage. Small industrial units are also in demand for fledgling manufacturing companies and local building tradesmen. Our client also received planning permission in 2004 to relocate his then builders’ merchants business to the north east part of his land (ref 04/00294/FULRC). The high voltage power transmission line passing through the middle of the land restricts buildings from being erected within a corridor of 15 metres either side of it but this should not preclude uses including open storage yards, access roads, parking, landscaping and surface water drainage measures. The land is of course currently allocated for light and general industrial purposes in the Ross and Cromarty East Local Plan, which are covered by both the Business (Class 4) and General Industrial (Class 5) Use Classes. Indeed the land had been allocated in previous Local Plans for this purpose going back more than 20 years. We also appreciate that this limited allocation is due to the assumption from the SEPA Flood Map that as the remainder of the land and the Auction Mart land to the north lie within 5 metres of the level of the River Peffery it will flood in a 1:200 year event. In the absence of a detailed Flood Risk Assessment (FRA) our client accepts the allocation and the requirement carry out such a FRA at the time of taking forward detailed proposals. However, in the event that the FRA might identify a greater area of land for development and given that this is located within the Dingwall Settlement Development Area, we would hope that additional land could be included in a future planning application. This might include, for example, land for vehicular access, external storage, SUDS measures and landscaping. At the present time the preferred access (by the Roads Authority) is from Docharty Road, which lies outside the Proposed Plan allocation. In light of the above, whilst we appreciate the allocation of the land in the Local Development Plan we feel that in addition to Business it should also allow for General Industrial uses. This would broaden its potential and align more with the current market conditions. We would also appreciate notification of any contrary views on our client’s land or of similar representations for adjoining land to the north. If as a consequence of any such representations or objections the Reporter decides to hold an Examination Hearing on this issue we would wish to be involved.

Allocated to	Dingwall	DW9	Land to East of Dingwall Business Park	
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Customer Number	01068	Name	Dingwall Auction Mart Limited	Organisation	Dingwall Auction Mart Limited
Agent Name amd Organisation (if applicable)		Mr Martin Mackay		Martin Mackay Solicitors	
Section	4.Development Allocations		Paragraph		
Reference	DW9		Type	Change	Comment Late
No					

Comment Changes

Additional provision of land allocated for business use to be made available.

### Representation

With reference to Site DW9, there is significant concern as to the lack of an allocation of sufficient land for a material future expansion of the Dingwall Business Park. This lack of allocated land may lead to a curtailment of new business investment in Dingwall. There is substantial undeveloped land lying to the north of Site DW9 which has never been known or shown to flood which would comprise a natural and, indeed, a logical option for extension of the Dingwall Business Park and consideration ought to be given to the inclusion of this area for future business expansion. Given the clay nature of the land, it is thought that the top soil stripped in any development could be usefully utilised in enhancing existing flood prevention measures on or adjacent to the River Peffery. If the representations to extend DW9 northwards are not favourably received, then active consideration should be given to locating additional land outwith the current settlement boundaries for future business expansions as all reasonable efforts should be made to encourage investment and business location to the Dingwall area. There is an area of land to the north of DW7 behind and adjacent to the McConechys Tyre Depot about which several enquiries for redevelopment have already been received and in the absence of an expansion of DW9, this area ought to be considered for future business expansion.

Allocated to	Dingwall	DW9	Land to East of Dingwall Business Park	
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Customer Number	01850	Name	Ms Amelia Windsor	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	DW2		Type	Change	Comment Late
No					

Comment Changes

Changes to area

### Representation

The present roads which now serve the residential areas of Dingwall are barely adequate during the twice daily “rush hours” namely Old Evanton Road, Kinnairdie Brae and Craig Road. Until Craig Road becomes a cul de sac at no.1 level crossing, we cannot support any further houses because of the increase in the number of vehicles that will be generated. Drivers must be forced to use wider, safer Newton/Relief road.

Allocated to	Dingwall	General	General	
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Customer Number	01851	Name	Ms Patricia Strack	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph	4.56	
Reference	DW2	Type	Change	Comment Late	No

Comment Changes

Changes to area

#### Representation

The present roads which now serve the residential areas of Dingwall are barely adequate during the twice daily “rush hours”, namely Old Evanton Road, Kinnairdie Brae and Craig Road. Until Craig Road becomes a cul de sac at No.1 level crossing, we cannot support any further houses. Drivers must be forced to use wider, safer Newton/Relief road

Allocated to	Dingwall	General	General	
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Customer Number	01251	Name	Redco Milne Ltd	Organisation	
Agent Name amd Organisation (if applicable)		Mr Adrian Smith		Muir Smith Evans	
Section	Strategy for Growth Areas		Paragraph	3.9 - 3.10	
Reference		Type	Support	Comment Late	No

Comment Changes

#### Representation

Redco Milne welcomes the identification of the Ross-shire Growth Area and supports the proposal that Dingwall should continue to be a key service centre and a focus for development activity. It also welcomes the fact that the LDP notes that a key component of the Growth Area will be well integrated town and local centres with accessible services and facilities. Redco Milne owns development land within Dingwall town centre and looks forward to working with the council to bring forward retail and/or related town centre development in line with the extant planning permission, development brief and LDP development allocation.

Allocated to	Dingwall	General	General	
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Customer Number	04281	Name	Una Lee	Organisation	Dingwall CARS Stakeholder Group
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	Paragraph 4.55	
Reference			Type	Support	Comment Late
				No	

Comment Changes

### Representation

The Dingwall CARS Stakeholder Group welcomes and endorses the Council’s intention to prepare Supplementary Guidance to aid the delivery of the Draft Dingwall Conservation Area Management Plan. In particular, the group wishes to see greater control over alterations to shop fronts in the Conservation area, including a means of deterring inappropriate materials and signage. Its members are strongly in favour of bringing forward the proposed Area of Special Control to complement and enhance recent improvements to the public realm in Dingwall town centre that include conservation of the built heritage through the Dingwall Conservation Area Regeneration Scheme.

Allocated to	Dingwall	General	General	
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