

Highland Council Inner Moray Firth Local Development Plan

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

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Representation

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Representation

Allocated to

Customer Number	01641	Name	Fiona Urquhart	Organisation	Glenurquhart Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DR11		Type	Support	Comment Late
				No	

Comment Changes

Representation

supported

Allocated to	Drumnadrochit	DR11	West of Shinty Pitch	
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Customer Number	01641	Name	Fiona Urquhart	Organisation	Glenurquhart Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DR2		Type	Support	Comment Late
				No	

Comment Changes

Representation

Supported We would seek that the developer restores the drainage from the pond, and out with the 5 houses the remaining area is managed in a manner to support wildlife.

Allocated to	Drumnadrochit	DR2	North of Cnocan Burra Burial Ground	
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Customer Number	01641	Name	Fiona Urquhart	Organisation	Glenurquhart Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DR3		Type	Support	Comment Late
				No	

Comment Changes

Representation

Noted

Allocated to	Drumnadrochit	DR3	Land at West Lewiston	
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Customer Number	03976	Name	jamie hookham	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DR3		Type	Change	Comment Late
				No	

Comment Changes

What happened to the 30 year plan that was produced a couple of years ago? Thousands of pounds was spent on this proposal with no mention of developing the land in DR3, and now it has all changed. The massive swing in strategy is quite alarming as the site DR3 in Drumnadrochit has always been allocated as green belt to maintain the long standing division between Lewiston and Drumnadrochit. This land must not be considered for development.

Representation

This change has obviously been considered due to a land owners enquiry. Does this mean your 'strategy' is being driven by land owners? I am very disappointed in the lack of direction of our area and am very concerned about its planning management. In times of austerity surely local government should be looking to minimise outgoings and not squander it on inadequate, thoughtless and speculative proposals every couple of years. Balmacaan Road is already a very busy road with many young families residing here. There are no facilities for off road parking for residents towards the lower end of the road, so cars are parked on the road. The primary and high school is also accessed from this road, by the children living in Lewiston and Balmacaan. The increase in traffic will cause an even greater hazard to school children on their journey to and from school in quite often bad weather conditions and inadequate visibility. We've had accidents in this area already and many near misses. This proposal will increase this risk. It is not appropriate to build on every pocket of green land without thought. I am all for further development and can appreciate the advantages it will bring in many ways, but feel that this proposal is being driven by an inadequate management strategy and needs more input than just 10 minutes in front of a localised map. There are larger areas in the village that would benefit from development without the loss of character to the area and without changing long standing by-laws and these developments will not compromise the safety of its more venerable residents, if planned carefully. Will we look forward to a change in strategy in another couple of years?

Allocated to	Drumnadrochit	DR3	Land at West Lewiston	
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Customer Number	04072	Name	Lesley Carloss	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DR3		Type	Change	Comment Late
				No	

Comment Changes

I would like the area DR3 to be designated entirely as green belt land as was originally proposed.

Representation

These comments regard the designated area DR3 between Balmacaan Road, Drumnadrochit and West Lewiston. 1) The allocation of this site for further housing runs contrary to assurances made to local residents when the 5 houses on the Balmacaan Road side of the site were erected a few years ago. At that time we were told that no further housing would be added. Councillor Margaret Davidson confirmed the green belt status of the whole site DR3 when we expressed concern about the impact of development to the rear of our own property. 2) Developing DR3 would create a link between the two hitherto separate areas of Balmacaan and Lewiston. Such a move has not been discussed in the local community and has not been part of the local plan. 3) There is no indication in the proposed local development plan of the point(s) of access, the siting, the proportions, height or area of the two proposed housing plots. Neither does it state the direction or position of the ‘green corridor’, its dimensions or who would manage and tend it. If the ‘green belt’ recently provided in East Lewiston is an example of what is intended, then we would consider this to be inadequately planned and maintained. 4) We see no need to extend the provision of new housing in this location, in view of the other, much more extensive developments proposed elsewhere in the area. There are also many existing, unsold, properties in the area. 5) Our own property (2 West Lewiston) is situated downhill of the site DR3 and any building in the area above us will make a significant impact on both our privacy and our visual amenity. The houses recently built on the edge of the site can now be seen from our house. A house or road any closer than that would look directly into the rear of our house and overlook the garden. 6) Over the past 19 years we, as well as our neighbour at 3, West Lewiston, have maintained the triangle of rough, common land which borders the site DR3 at the end of our properties. (Formerly, this formed part of an access track serving all of the properties in our part of Lewiston which border the field.) We have ensured that the trees there are kept safe, that the telephone cables positioned there are not impeded, and we have recently endeavoured to increase the tree screening from the new housing behind us. With a view to ensuring a properly maintained and visually attractive green belt area, we would welcome an opportunity to discuss with the Council the purchase both of this waste land and, with the seller, of appropriate adjoining areas of DR3. 7) Moreover, we are concerned that the existing mature trees in the triangle of adjacent land be retained and do not end up being sacrificed to serve nearby development objectives. Not only do they provide a visible boundary to our properties, but they help secure a rocky, potentially unstable slope of land between DR3 and the gardens of Numbers 1,2 and 3 West Lewiston. 8) Why not offer the whole of DR3 to our local Greenspace group to use for the development of allotments for the local community?

Allocated to	Drumnadrochit	DR3	Land at West Lewiston	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

for reason noted in section 5, there must be recognition of nee d for continued use of major part of site dr3 by farm owner.

Representation

site has always been recognised as farmland and as area separating drumnadrochit and Lewiston. site has only one access and egress to balmacaan road for connection to mains services making whole site uneconomic for development. for this reason, any development would have to be limited and allow for continued farm use.

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	01641	Name	Fiona Urquhart	Organisation	Glenurquhart Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DR4		Type	Change	Comment Late
				No	

Comment Changes

Important flood protection does not add to upstream flood risks (Kilmichael area) and therefore the field needs to accept and store flood waters such that the river does not back up towards Kilmichael.

Representation

Supported with reservations. It is welcomed that the area will provide flood protection to the village green. It is important that this flood protection does not add to upstream flood risks (Kilmichael area) and therefore the field needs to accept and store flood waters such that the river does not back up towards Kilmichael. We support the requirement for high quality architectural design for tourism, business, retail and community use. We note that a suitable junction with the A82 is required as would additional parking to cope with any planned business activity.

Allocated to	Drumnadrochit	DR4	Land west of Post Office	
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Customer Number	01641	Name	Fiona Urquhart	Organisation	Glenurquhart Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DR5		Type	Support	Comment Late
				No	

Comment Changes

Representation

Noted. The planning requirements are fully supported in particular the phasing conditions.

Allocated to	Drumnadrochit	DR5	Drum Farm	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Remove last sentence "A82 junction to be compatible with access to DR7 opposite" and replace with "Access to be taken from local roads"

Representation

Drumnadrochit Previous Transport Scotland comment: An appropriate access strategy taking into account the cumulative impact of the various development opportunities should be discussed and agreed with Transport Scotland. It would be expected that existing junctions will be used to access the proposed sites. Additional Notes: Transport Scotland has recently had discussions with Developers regarding these sites and has recommended refusal (TRNPA2 has been issued) based upon the position that access should be taken from the local road and indicating concerns over the speed limit on this section. Reason: An appropriate access strategy has not been agreed, and direct access to the A82 trunk road is not supported by Transport Scotland.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Representation

Noted. The planning requirements are fully supported in particular the phasing conditions.

Allocated to

Customer Number	00943	Name	Ms Caroline Stanton	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.103 to 4.106	
Reference	DR6		Type	Change	Comment Late
				No	

Comment Changes

Withdraw proposal for site DR6

Representation

I object to the proposal for site DR6 as set out within the Inner Moray Firth Proposed Local Development Plan. This is because it would have significant adverse landscape and visual effects and would not comply with the policies of the Highland-Wide Local Development Plan. For many years, there has been pressure to develop the area covered by site DR6. However, the community and planners recognised the importance of maintaining the openness and agricultural character of this site and that on the south side of the A82 – both to protect the distinct landscape character of the area, but also the distinct settlements of Lewiston and Drumnadrochit. For this reason, it is now extremely disappointing that the Highland Council are proposing site DR6 for ‘mixed use’ development. During public exhibitions and meetings over the last year (copy attached of comments to the developer copied to Highland Council), the only reason that The Highland Council planning officers could give me for this change in approach was the fact that the site was being pushed by a developer and had easy access to the A82 (criteria that had been long resisted in the past as the main justification for development). No methodical capacity assessment, including landscape sensitivity or capacity assessment, was provided to justify the selection of site DR6. This is despite the fact other sites exist within the village (including some areas not included in the map on p108) on which development could better fit the character of the landscape and follow the characteristic pattern of the Lewiston and Drumnadrochit settlements. The intrinsic character of Drumnadrochit and Lewiston relies on the general openness of site DR6 and the area to the south. This allows views of the distinct setting of the village - seeing the open glen floor within the context of the surrounding hill slopes and Craigmonie, and the meeting of the Rivers Enrick and Coiltie and associated woodland. These views are particularly important not only to residents within the glen, but also to visitors (many observed stopping adjacent to the site to take photographs), including those travelling along the A82 and walking the Great Glen Way that passes the site. The Landscape Character Assessment (LCA) for the area highlights that key characteristics include: ‘... a mix of open agricultural land and small woodlands [that] add diversity to the flat alluvial plains at the base of the glen’. Its guidance warns ‘...new developments within these areas will tend to have a particularly strong influence in the overall perception of rural character and remoteness along the whole of the Great Glen. Additional housing may also obscure views of the loch or encroach upon areas of ... agricultural ground... within the intersecting glens as flat and gently sloped ground is so scarce’. Guidance within the LCA also includes: ‘The key consideration for change in this landscape character type relates to its land use patterns and characteristic balance between openness and enclosure... At the broadest scale, changes in land use should respect each area’s characteristic balance between open and enclosed space; this will help to prevent homogenisation of different areas and retain the diverse mix of landscape patterns and land uses which make the Wooded Glens distinctive’. The Highland Wide Local Development Plan highlights that, through use of LCAs, ‘...the aim is to ensure the landscape has the capacity for development whilst promoting sustainable growth’ (21.7.2). Following this, policy 28 on sustainable design states that all developments should ‘conserve and enhance the character of the Highland area’ and ‘minimise the environmental impact of development’. While the Inner Moray Firth Proposed Local Development Plan acknowledges clearly that ‘The open fields that separate Drumnadrochit’s settlements are important to its character’, it then shows complete misunderstanding of how openness can be maintained by suggesting this could be ‘... safeguarded by green corridors” and a ‘development landscaped set back’ (p107). For anyone driving or walking through the village or surrounding hills, it is very clear that a narrow ‘corridor’ could not maintain the open character of the site or views across the glen. As the proposal for site DR6 would not maintain the intrinsic landscape and settlement character of Drumnadrochit and Lewiston, it would not comply with the following policies: • Policy 28 - Sustainable design • Policy 35 - Housing in the Countryside (Hinterland areas) • Policy 61 - Landscape In addition, linked to Policy 35 above, the proposal for site DR6 would not follow the Housing in the Countryside and Siting and Design Supplementary Guidance. Specifically, it would not comply with section 5.2 which states that ‘proposals will only be supported when they meet the criteria below:... • Do not impact detrimentally on natural, built and cultural heritage; protected species and scenic quality and are compatible with landscape characteristics...’ I am not against change per se within the Drumnadrochit and Lewiston landscape - this is expected within a dynamic environment and community. However, change should not be at any cost - it is crucial that development is sited sensitively to protect the intrinsic qualities of the Highlands, as highlighted in the Highland Wide Local Development Plan and the Housing in the Countryside and Siting and Design Supplementary Guidance. Unfortunately Site DR6 is inappropriate for the type of development being proposed. This means that, even with the ‘best will in the world’ and good masterplanning and design, development of the proposed site would result in significant adverse landscape and visual effects. This is mainly because good design cannot compensate for

the choice of an unsuitable site in the first place. I am particularly aware of this limit of scope as a Chartered Landscape Architect that has worked in the Highlands for 19 years, including working on landscape character assessments, landscape capacity studies for housing, and providing advice on housing masterplans and housing design. Following the assessment described above, I strongly recommend that the proposals for Site DR6 are withdrawn and that the landscape sensitivity and capacity of the village are assessed to identify areas that are more appropriate for new development.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Supported for health centre, pharmacy and dental surgery only. This site looks bigger than 0.2 hectares

Representation

Supported for health centre, pharmacy and dental surgery only. This site looks bigger than 0.2 hectares

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

We support the redevelopment of the existing Scotmid site; it may be possible to include flats above new shop units. We query that the site extends to 3.1 hectares, more likely 0.3.

Representation

We support the redevelopment of the existing Scotmid site; it may be possible to include flats above new shop units. We query that the site extends to 3.1 hectares, more likely 0.3.

Allocated to

Customer Number	01641	Name	Fiona Urquhart	Organisation	Glenurquhart Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DR9		Type	Change	Comment Late
				No	

Comment Changes

We believe this site would be better suited to affordable housing due to access restraints.

Representation

We believe this site would be better suited to affordable housing due to access restraints.

Allocated to	Drumnadrochit	DR9	Medical Practice	
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Customer Number	00288	Name	Mr David Fraser	Organisation	Glenurquhart Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	Housing		Type	Change	Comment Late
				No	

Comment Changes

I wish to appeal the decision to leave the area known as H4 in the Drumnadrochit section of the Main Issues report out of the Proposed Plan and ask that it be included in the final version of the Local Plan. This is the triangle of land including the house Culcreuch, Pitkerrald Rd, Drumnadrochit.

Representation

• It was identified as a preferred site by Highland Council. •Although the proposed plan identifies land for around 140 new homes in Drumnadrochit 130 of these are in the hands of 2 developers. This severely restrains the options for small scale development by local builders. • The land is within the village envelope and settlement pattern. • The site was generally supported by those responding to the initial consultation • The site extends to over 1.1 hectares and can accommodate a small number of new houses (up to 5) on areas that currently have no trees or heavily coppiced sycamore. The semi mature oak trees and areas of birch / hazel planted by the current landowner would be retained. • There are no flooding issues and all mains services are in close proximity • In the event that development is permitted at Pitkerrald Farm then agreement can be reached regarding land for road improvements.

Allocated to	Drumnadrochit	General	General	
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Customer Number	04184	Name	Jonathan Wynne Evans	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.104, 4.105	
Reference	DR5, DR6, DR7		Type	Change	Comment Late No

Comment Changes

1. Removal of DR5, DR6 and DR7 from the Proposed Plan with substitution as Open Space. 2. Consideration of possible development along the Beaul Road on the periphery of the Drumnadrochit settlement to meet residential land requirement if any with adjustment of Settlement Development Area boundary accordingly.

Representation

The proposed sites flagrantly disregard the importance of the open fields which are a fundamental part of the rural character of this tourist centre, and which is acknowledged in 4.104. The Drumnadrochit settlement has been and remains two distinct communities separated by two of the field affected by the proposals. Urbanisation in the way proposed will destroy both the rural character, the community distinction and much of the visual attraction of the place. Development locally over time has been linear along the highways of the area, and given the already significant development of residential housing outside the Settlement Development Area boundary, any increase in housing thought to be required may be made with much less damage to the visual heritage in such areas, and in particular along the Beaul Road, away from the A82 and still within good access reach of the Drumnadrochit centre. I am further concerned that allocation of the proposed sites will threaten the open Space adjacent in the future by setting the wrong precedent. In particular I fail to see why a site of at least an acre should be required for a medical centre when we already have a good site in use that is proposed for further improvement. I would expect to see a change of use proposed in short order if the site is allocated.

Allocated to	Drumnadrochit	General	General	
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Customer Number	04087	Name	Caroline Wright	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	DR3 2 Homes and DR6		Type	Change	Comment Late No

Comment Changes

I do not want any more properties going up in West/East Lewiston/Drumnadrochit

Representation

I am completely opposed to any more buildings being built in West Lewiston. The last ten years has seen this village grow more than twice-fold with new properties. This has lost the very essence of what was once a beautiful village. Also the proposed site DR 3 will lose the boundary that exists between Drumnadrochit and West Lewiston that I was led to believe from yourselves would always remain. This area is in danger of becoming a town rather than a quaint village that attracts a good deal of visitors from around the world. This in turn would be bad news for B&B's and hotels in this area.

Allocated to	Drumnadrochit	General	General	
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Customer Number	04013	Name	karen mackenzie	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference			Type	Change	Comment Late
				No	

Comment Changes

As per representation.

Representation

I have lived at this address for 12 years and 10 months and have never been asked for my views on the possibility of the land proposed for development and if I had I would be strongly against it. I live in Lewiston which I was always under the belief was always going to be kept as a separate village from Drumnadrochit. This, I also was lead to believe was being done by NOT developing in this field any further than already had been. The plans are very vague which leaves me very worried to where exactly these houses planned to be built. I would really like more clearer information on this proposition.

Allocated to	Drumnadrochit	General	General	
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Customer Number	02235	Name	Mr Neil Angus Martin Mackay	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.106	
Reference			Type	Change	Comment Late
				No	

Comment Changes

To include the representations for mixed use in the Proposed Plan in Section 5 below.

Representation

PROPOSED INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN BLAIRBEG WOOD, DRUMNADROCHIT. It is proposed that 4 house plots are created on the south west edge of Blairbeg Wood. 2 plots would be on the edge of the woodland and 2 on the site of the adjoining brewery. All 4 plots would be accessed from a new private lane off Kilmore Road providing off-street parking for all plots. The remaining area of woodland would be gifted to the local community possibly via the Glenurquhart Greenspace Community Company. The original submission for inclusion in the Local Plan was for 3 plots on the edge of the woodland. Following extensive consultations with the Planning Department their concerns regarding loss of trees have been taken on board and a revised submission is proposed for 2 plots occupying a smaller area of the wood. It was also agreed that there would be compensatory planting in other parts of Drumnadrochit by the community company, prior to development of the plots, of more trees than would be removed and that this could be the subject of a ‘condition’ of any Planning Permission in Principle. It is envisaged that the development would be carried out at the same time as the adjacent plots, the site currently being occupied by Loch Ness Brewery. The owners of the Brewery, formerly the Royal British Legion and latterly the Blarmor Bar, wish to relocate to larger premises with the expectation of additional jobs being created locally. This also removes an industrial use from this otherwise residential area. The new proposal is for 4 good quality houses to blend in with the existing properties and form a compact group. The development will be screened from Kilmore Road by new tree and shrub planting and every reasonable effort made to protect existing trees on the site. We are mindful of the presumption against loss of any trees but submit that the social, economic and environmental benefits to the Community will outweigh the presumption in this instance. The community will decide how they wish to manage the majority of the wood for the benefit of all. It is not for the present owners to say, but it is hoped there will be regeneration and the wood brought back to a healthy condition, increased use by the public with the upgrading of footpaths, installation of benches etc., and compensatory planting elsewhere. The wood would form part of the green corridor between Coiltie Crescent and the proposed development on the land to its south west (DR6 in the Proposed LDP) to the wider village network. It is appreciated that developments of less than 10 houses will as a rule not be included and put before the Reporter for consideration in the current Local Plan proposals, but it is submitted that the above raises matters other than simply size. We therefore request that it be referred to the Scottish Ministers for consideration by the Reporter.

Allocated to	Drumnadrochit	General	General	
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