

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

Change the proposed area boundaries and the number of properties indicated in the plan.

Representation

The comments represent the views of the community council and a number of residents in the Abertarff area effected by the proposed development, The local fears and views of the proposed development for 58 properties in FA1 is that it is an extensive single housing development in relation to the size of the village. The requirement to meet the needs of the local people should be addressed initially. Any further housing development in the area should be planned to meet the needs of new employment opportunities within the area. There is a severe lack of permanent employment within the community council boundary. Travelling cost for both public and private transport are extremely expensive making the commute to Inverness or Fort William an added financial burden on potential opportunities. To relocate/move families into the area without any employment prospects would not be in the long term interests of the community. The existing capacity available for water and sewage would not be capable of meeting a housing development of the size planned. There is not an easy or favourable access route into FA1 from the A82. FA1 site plan, the current plan boundaries encroaches onto residents gardens, a working croft which has two houses on its land. the caused distress to the effected occupants. It does not include a new vehicle repair workshop built within the area. Any planned development in FA1 should not exceed 10/12 houses in 3 year phased builds to a maximum of 36 properties and within the area next to FA6 on the plan, keeping new houses close to the village centre. Housing developments should be of mixed properties, private and social. The current arrangement of mix of 25% social and 75% private should be maintained. There needs to be a local housing survey conducted to identify the current need for some local housing. The community council would welcome FA5 the possible golf course extension. FA3 a car park extension would benefit the village along with small business units. FA6 be retained for the schools.

Allocated to

Customer Number	04301	Name	Elizabeth Maclean	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.107	
Reference	Site FA1		Type	Change	Comment Late No

Comment Changes

I am opposed to the proposed building of 58 houses within the FA1 area. The boundaries in the plan are also wrong and your proposed development encroaches into my property. I also don't want access to my croft land in FA5 from FA1. I feel that there is no need for a development of this size in Fort Augustus due to very limited employment in the area. All my neighbours have voiced concerns that these houses could be used to home problem families from other areas and that they would have no realistic prospect of finding employment. I also object to the whole housing plan for Fort Augustus. We DON'T need them.

Representation

Donald Maclean for Mrs Elizabeth Maclean.				
Allocated to	Fort Augustus	FA1	Markethill	

Customer Number	04301	Name	Elizabeth Maclean	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.107 FA5	
Reference	FA5 Land at Westerdale Market Hill		Type	Change	Comment Late No

Comment Changes

I am disappointed that in the last 3 years we had an issue with the planning office re our croft being classed as "amenity land." When we contacted HRC Planning to ask what "amenity land" was, nobody could or would tell us what it meant. Now we know why!

Representation

Donald Maclean for Elizabeth Maclean				
Allocated to	Fort Augustus	FA5	Fort Augustus Golf Course	

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

We cannot possibly support a plan that means we would lose ALL of our croft land at FA5 and are disappointed that this plan was hatched behind our backs. We already provide land to Fort Augustus Golf Club and can't afford to lose any more.

Representation

Donald Maclean representing Mrs Elizabeth Maclean

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Deletion of or reduction in capacity of housing sites.

Representation

Opposes level of proposed growth because of: lack of supporting infrastructure, lack of employment to occupy new residents, loss of village character, excessive scale of sites, and need to absorb people socially which is better done by organic growth.

Allocated to

Customer Number	04478	Name	M Brady	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	Fort Augustus General		Type	Change	Comment Late No

Comment Changes

Deletion of housing development sites or reduction in their capacities.

Representation

Concerned that too much housing development will destroy the village character of Fort Augustus.

Allocated to	Fort Augustus	General	General	
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Customer Number	04474	Name	Jenny Mackenzie	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference			Type	Change	Comment Late No

Comment Changes

Maximum 10 new houses – no more!

Representation

There are already about 10 houses “for sale” so why do we need more? If the new houses will be “affordable” we do NOT want more out of work dependant residents. There is already a shortage of work for local young people.

Allocated to	Fort Augustus	General	General	
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Customer Number	04474	Name	Jenny Mackenzie	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference			Type	Change	Comment Late
				No	

Comment Changes

No more than 10 new houses needed.

Representation

Already we have problems with existing water supply. Traffic jams on main A82 route through village.

Allocated to	Fort Augustus	General	General	
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Customer Number	04474	Name	Jenny Mackenzie	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference			Type	Change	Comment Late
				No	

Comment Changes

Maximum 10 new houses not 100!!!

Representation

This is a village dependant on seasonal tourism:- it is a very pretty village and must not be made ugly by unwanted housing. There is no work in winter even for existing residents. Who would the “incomers” be? Immigrants? Present population of 550 people is a warm friendly community – to double the population with strangers would be a disaster for the community and spoil our dependence on tourism.

Allocated to	Fort Augustus	General	General	
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Customer Number	04463	Name	Carmelita Aiston	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Fort Augustus		Paragraph		
Reference			Type	Change	Comment Late
				No	

Comment Changes

Solution to sewerage problem (assumed), creation of employment (assumed)

Representation

I wish to comment on the proposed plans for Innver Moray Firth in particular in the Fort Augustus area. My main concerns for the planned new houses are: 1. There is already a sewage problem here. 2. There is no employment for so many new people.

Allocated to	Fort Augustus	General	General	
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Customer Number	00655	Name	Mr Christopher Breslin	Organisation	Scottish Canals
Agent Name amd Organisation (if applicable)					
Section	3.Strategy for Growth Areas		Paragraph	Fort Augustus Pg 111-113	
Reference			Type	Change	Comment Late
				No	

Comment Changes

Text in para 4.109 should make reference to role of Scottish canals in working with Highland Council and others to prepare Conservation Appraisal / Management Plan / Supplementary Guidance for Fort Augustus to help bring forward sensitively designed, residential infill opportunities within the village. Text and / or FA5 should make reference to the proposed Camping Pods which SC has submitted for planning. In terms of FA7 - SC supports the identification of this site for business use / canal related tourism. We also support the Scenic Tourist Routes project and the potential to implement improvements at this location and this should include enhancements to the visitor experience and pedestrian movement and safety on the A82.

Representation

SC has a significant role and landholdings within Fort Augustus and will bring forward sensitive residential development proposals for infill sites within the settlement and other canal / tourism related uses along the canal. Sc involvement in the preparation of the Conservation Appraisal / Management Plan / Supplementary Guidance for Fort Augustus is therefore essential. FA5 makes no reference to the proposed camping pods which may impinge upon the proposed FA5 site allocation.

Allocated to	Fort Augustus	General	General	
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Customer Number	04061	Name	Marjory Mackenzie	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	58 houses is extremely excessive for Fort Augustus	
Reference	This will mean about 150 persons added to 600 pers		Type	Change	Comment Late

Comment Changes

There should be no more than 20 houses as there is no employment available in Fort Augustus.

Representation

This is a village of no more than 600 people spread over a largish area. 150 or so people all together would totally change the village, which is not suitable in any way to this change. Where is the employment - there is none other than tourist associated in the Season. Even supplying some new industry would not be for many people. Are these people supposed to commute to Inverness? Or are they going to be retired? Also will the school be able to cope with lots of children - I don't think so. A scheme of 150 or so people will be like creating a new village. Will there be amenities for these new residents? We probably could do with a few new houses, possibly 20 or so/ at the present moment we have about 20 houses which are empty and for sale.

Allocated to	Fort Augustus	Housing	HousingPop	
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