

Highland Council Inner Moray Firth Local Development Plan

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

Customer Number	04440	Name	Beaufort Castle Estate	Organisation	Beaufort Castle Estate
Agent Name and Organisation (if applicable)	Mark Richardson		Ristol Ltd		
Section	4.Development Allocations		Paragraph	4.114 to 4.117	
Reference	Kiltarlity		Type	Change	Comment Late
					No

Comment Changes

It is Beaufort Castle Estate's submission that the map for Kiltarlity is changed to provide for: 1. an extension to the settlement boundary and allocation of this land identified as KT5 for mixed use development and shown on the accompanying Figure 1 – Site Plan. 2. within Section 4 Development Allocations Kiltarlity Local Centre for a mixed use site reference KT5 – land to the north of the village hall, comprising: •Area (hectares) 3 hectares •Uses – commercial building for local employment generation, including nursery, office and health centre •30 residential units, including affordable housing of various tenure •Requirements – in accordance with the general policies for determining planning applications as contained within the Highland wide Local Development Plan, a phased development of employment generating and residential uses. This should be led by a masterplan and development brief to be reviewed with the Council who may support this as supplementary guidance. Advanced landscaping along the site's northern boundary required. A new car park for the village hall and the construction of office uses prior to the commencement of residential development.

Representation

The identification of this proposed site KT5 reflects technical work undertaken by Beaufort Castle Estate which is aligned with the principles for directing development as contained within the Proposed Plan. This recognises that the pattern of the village is one of a compact layout and tight building form interspersed by several important green spaces. Beaufort Castle Estate support the Proposed Plan's position that expansion should consolidate the established shape of the village and the proposed site reflects this locational bias by virtue of its location and adjoining uses, as shown in Figure 1. Beaufort Castle Estate establishes have reviewed the constraints analysis undertaken by Highland Council in the preparation of the Main Issues Report on the site. This analysis considered that the site's merits were its close proximity to the village and facilities and its landscape characteristics. Potential constraints identified in the Main Issues Report were the size of the site and its associated proximity to the Historic Garden and Design Landscape of Beaufort Castle. Additional comment was made over the potential loss of the Village Hall car park in order to facilitate access. These potential constraints have been addressed through the proposed reduction in size of the site by 50%, combined with the provision of an enlarged and improved car park for the Village Hall. Furthermore, in response to the wider economic regeneration policies for hinterland settlements that underpin the vision in spatial strategy of the Proposed Plan, Beaufort Castle Estates are advancing a mixed use project for the site. As illustrated in Figures 2 and 3, a design framework is being advanced for the site, which would enable the delivery of four commercial properties next to the Village Hall to provide flexible, commercial floorspace for local businesses. Initial research has established potential occupier interest for a diverse range of job-creating uses including a local nursery, professional services and possibly a small healthcare facility. These uses would be within walking distance of the village and as shown within Figure 2 can be delivered in keeping with the landscape characteristics and identity of the village. It is proposed that development of the site would be led by the preparation of a masterplan for the site and that advanced landscaping would be undertaken along the site's northern boundary in order to protect the characteristics and setting of Beaufort Castle Historic Garden and Design Landscape. The commercial uses would be built prior to the commencement of residential development. It is considered that this proposed mixed use development complements allocations KT1 to KT4 as shown in Figure 1 and is closely aligned to the settlement strategy contained within the Proposed Plan, which focuses on the consolidation of the village to the north and south. Development of the scale proposed reflects the wider spatial strategy for the Inner Moray Firth Area and the role local centres have in meeting local housing demand through the Plan period. Furthermore, this proposal seeks to support the provision of job-creating uses within rural areas of a scale commensurate with demand. This proposed change would not impact upon the wider spatial strategy of the Plan. This proposed change accords with the identification of the Inverness to Nairn growth area, spatial strategy and settlement hierarchy. This proposed change will deliver a site that can come forward within the Plan period in accordance with the Plan's provision for site capacities (para 2.12 – 2.13) and infrastructure (para 2.14 – 2.19). C Mark Richardson BSc (Hons) MRTPI Enclosures: Figure 1 - Site Plan Figure 2 – Development Zones Figure 3 – Precedent Images

Allocated to	Kiltarlity	General	General	
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Customer Number	02087	Name	Ms Elaine Fotheringham	Organisation	SportScotland
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	'Safeguarded greenspace' designation		Type	Change	Comment Late
				No	

Comment Changes

Amendments to the 'Safeguarded greenspace' designation.

Representation

6. Requested change: It is noted in the Kiltarlity section of the Plan in paragraph 4.116 that protection is given to the shinty pitch to the east of the village, and this is achieved by the ‘green render’ designation, which, it is stated on page 166, shows areas where the Council does not wish to encourage development because they represent greenspace from which the public may derive amenity value, and this may be from active recreation, such as in the case of a sports pitch. While sportscotland is on the whole supportive of any protection that can be afforded to sports facilities, pitches etc. through the Development Plan, it is unclear why particular pitches should be singled out in this way when, as noted on page 166, the protection of such areas is already underpinned by, with particular reference to playing fields and sports pitches, Policy 76 in the Highland-wide LDP. sportscotland, as noted in the introductory text to these representations, is content that Policy 76 is a reflection of the provisions of paragraph 156 of SPP, and is therefore concerned that this new designation introduces a hierarchy of importance in the protection of playing fields and pitches. Although reference has been made to Kiltarlity in this representation, sportscotland requests that all existing pitches and playing fields are protected in this way (if this is not already the case – it has not been possible to check that every pitch has been given this designation), or that further clarification is given as to why these pitches have been identified in the way that they have, over and above the protection they already receive from Policy 76. Please note that in accordance with SPP paragraph 156, sportscotland considers that all playing fields, including those within educational establishments, which are required to meet existing or future needs, should be identified in the Local Development Plan. Therefore, our preference is for all pitches/playing fields and sports areas to be identified in the proposals maps of development plans, and the relevant policy/designation for the sites to be shown on these maps. Reason: To ensure that this designation does not create a hierarchy of protection for playing fields and pitches, and to provide clarity. In addition to the above representation, three further comments on the Proposed Plan are set out below. They have been included alongside this representation as the online form does not give the option to add comments - one other comment was submitted in our first and separate online representation form. 7. Comment: sportscotland notes that the requirement for a number of new/replacement school facilities is identified in the Plan, and recommends that the Council makes use of sportscotland’s publications, ‘Design guidance for primary school sports facilities’ and ‘Design guidance for secondary school sports facilities’ with regard to the design of any new school facilities. These documents outline how both primary and secondary school sports facilities can be designed to provide the ideal environment for providing both physical education and community sport, and can be accessed at the following links: http://www.sportscotland.org.uk/resources/facilities/schools/design_guidance_for_primary_school_sports_facilities http://www.sportscotland.org.uk/resources/facilities/schools/design_guidance_for_secondary_school_sports_facilities Further planning and design guidance on school playing fields specifically is also contained in sportscotland’s ‘School Playing Fields Planning and Design Guidance’ document, which can be accessed at the following link: http://www.sportscotland.org.uk/sportscotland/Documents/Resources/SSC0100192AmendedPlayingFields_PlayingFields_WEB.pdf sportscotland would be pleased to assist the Council in any discussions on the design of any new school with regard to the provision of sports facilities and playing fields. 8. Comment: sportscotland notes that there is a significant amount of new development proposed in the Plan, and also notes that the recent Inverness pitches review carried out on behalf of the Council is yet to be finalised. sportscotland considers that it would be helpful if the review could be finalised in order that it could be used to inform decisions on development in Inverness, whilst recognising that the Local Development Plan is the delivery mechanism for improved sports provision in the area. 9. Comment: sportscotland would be pleased to assist the Council in the preparation of any Supplementary Guidance, Masterplans, or Development/Planning Briefs that will be used to guide development where there is either an existing or proposed sport or recreation interest, including outdoor sport and recreation, and respectfully requests that the Council keeps sportscotland informed of the development of any such documentation as appropriate. The attached document is a cover note and provides information on sportscotland and the context for our representations.

Allocated to	Kiltarlity	General	General	
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Customer Number	00430	Name	Mr Ronnie MacRae	Organisation	Highland Small Communities Housing Trust
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	KT1 and KT3 Kiltarlity		Type	Support	Comment Late

Comment Changes

Representation

It is important to maintain a good level of land supply and maximise efficient land use.

Allocated to	Kiltarlity	General	General	
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Customer Number	03188	Name	Mr Hamish D Maclellan	Organisation	Architectural Technologist
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	kiltarlity 4.114	
Reference	area between village and church of scotalnd		Type	Change	Comment Late

Comment Changes

The local main churchyard is very near full and will require additional ground and the only area is ground facing the village. The local farmer is not very cooperative on this and I feel that there should be area zoned for this I would not think it would be a to large an area.

Representation

I live in the village and on the community council and have been approached by residents in the area and they feel very strongly on this matter. With the lack of cooperation from the land owner of area of ground required we seek help of the planning dept.

Allocated to	Kiltarlity	General	General	
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Customer Number	04050	Name	Mrs Caroline Hooper	Organisation	Kiltarlity Community Council
Agent Name amd Organisation (if applicable)					
Section	3.Strategy for Growth Areas		Paragraph	4.117	
Reference			Type	Change	Comment Late
				No	

Comment Changes

The roads and infrastructure need upgrading and drainage is a big problem.

Representation

Kiltarlity has suffered quite badly recently with flooding of the roads down beside Brockies Lodge Hotel where water gathers causing problems with access to and from the Village. There has also been a big problem in Balgate Drive with the water running down the School Road and entering into the sewerage system causing it to flood. The Fire Brigade were in attendance most of the night to avoid contamination.

Allocated to	Kiltarlity	General	General	
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Customer Number	04050	Name	Mrs Caroline Hooper	Organisation	Kiltarlity Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	H1 and H8		Type	Support	Comment Late
				No	

Comment Changes

Representation

We support the Council policy of no development on H1 green field site as we feel the village has more than doubled with the existing planning permission. We also support the Council policy on H8 for the same reasons as above but we do feel that South of this site next to the Tomnacross Cemetery should be earmarked for expansion of the Cemetery which is almost full.

Allocated to	Kiltarlity	General	General	
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Customer Number	04050	Name	Mrs Caroline Hooper	Organisation	Kiltarlity Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations	Paragraph			
Reference	H5 Old Builders Depot	Type	Change	Comment Late	No

Comment Changes

We feel that the old Builders Depot being an abandoned brown field site should be developed in this Plan as sheltered housing rather than building on green field sites.

Representation

We feel that this unsightly site needs to be developed before any green field sites are developed.

Allocated to	Kiltarlity	General	General	
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Customer Number	03858	Name	Mr Duncan MacDonald	Organisation	Blueprint Architecture And Design Limited
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations	Paragraph	4.117		
Reference	KT2	Type	Support	Comment Late	No

Comment Changes

Representation

We have been appointed by Mr. & Mrs. Ferguson of Glebe Farm, Kiltarlity to write to you in support of the inclusion of an area of land identified in the Inner Moray Firth Proposed Local Development Plan, which is currently out for consultation. The area referred to is KT2 Glebe Farm South (1.6ha) and is identified to be allocated for housing as part of the future expansion of the Kiltarlity settlement. It was identified as being for future expansion in the previous Local Plan (item 12.6, At Glebe Farm, page 71, Sept 2002) The neighbouring area of land to the North (KT3), which is already allocated for Housing, is now under development. There have been a number of actions taken in anticipation of the allocation of area KT2; • Overhead power cables have been removed on both areas KT3 and KT2, and all the way to the school. • The footpath has now been built, again this takes in parts of both KT3 and KT2. • New service connections for Area KT3 have been designed to also accommodate new houses in Area KT2. The Glebe Farm South, Area KT2, will form a natural and progressive expansion of the settlement, with suitable access being available and the provision of service connections. It will also place new houses within walking distance of the local school, whilst still allowing the settlement to have a defined boundary, thus preventing scattered development. Our client is aware that the next stage would be to look at layouts for Area KT2, including junction improvement, landscaping and initial archaeological assessment. We have suggested this information could be prepared to aid Pre-application Consultation with The Highland Council. We trust that the above information is useful in supporting the inclusion of Area KT2 and it forming part of the new Inner Moray Firth Local Development Plan.

Allocated to	Kiltarlity	KT2	Glebe Farm South	
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Customer Number	04050	Name	Mrs Caroline Hooper	Organisation	Kiltarlity Community Council	
Agent Name amd Organisation (if applicable)						
Section	4.Development Allocations		Paragraph			
Reference	KT2		Type	Change	Comment Late	No

Comment Changes

We have objected to KT2 due to increased density of KT1 and KT3 but if it is agreed to keep KT2 within the Plan, then we would like to restrict the housing numbers to less than the proposed 29; the road to be widened up to Tomnacross School and a defined kerb and path with street lighting to allow the children to walk safely to the School.

Representation

If it is agreed that KT2 must stay within the Plan, then we would like conditions that the road be twin tracked up to the School with a defined kerb and path with street lighting for the safety of the children.

Allocated to	Kiltarlity	KT2	Glebe Farm South	
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Customer Number	04050	Name	Mrs Caroline Hooper	Organisation	Kiltarlity Community Council	
Agent Name amd Organisation (if applicable)						
Section	4.Development Allocations		Paragraph	K.114-K.117		
Reference	KT2		Type	Change	Comment Late	No

Comment Changes

We are objecting to KT2 due to the increased density of housing on the sites of KT1 originally 70, now 96, and KT3 originally 14, currently now planning for 24 houses on this site.

Representation

We are objecting to KT2 due to the increased density of housing than was originally agreed. KT1 originally 70, now 96 houses and KT3, originally planning for 14 houses, currently now planning for 24 houses on this site.

Allocated to	Kiltarlity	KT2	Glebe Farm South	
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Customer Number	04050	Name	Mrs Caroline Hooper	Organisation	Kiltarlity Community Council	
Agent Name amd Organisation (if applicable)						
Section	4.Development Allocations		Paragraph	4.114 - 4.117		
Reference	KT4 Old Mill		Type	Support	Comment Late	No

Comment Changes

Representation

We support the Plan as Business use with the requirement that the junction is upgraded and visibility improved.

Allocated to	Kiltarlity	KT4	Old Mill	
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