

# 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

Identify a "future area for growth" east of Muir of Ord, north of Black Isle Road for development in future plan periods, in particular MIR site MU4.

### Representation

Scottish Planning Policy (para 73) states that Local Development Plans should identify a range of sites which are effective or capable of becoming effective to meet the strategic requirement up to year 10 (from date of adoption), and should also provide an indication of the possible scale and location of housing up to year 20. This is to provide landowners, developers, infrastructure and service providers with certainty as to where future development is likely to occur. Muir of Ord forms part of the Ross-Shire growth area (Map 6) with good accessibility to Inverness, Dingwall and further afield via a range of modes of transport. Whilst we accept that there are sufficient opportunities allocated in this plan for the short term, we do not accept that the future areas for growth of Muir of Ord will be to the south and north of the settlement (as stated at Para 4.74). We believe that the area hatched in Blue on the attached plan, north of the Black Isle Road is better located in relation to the school, shops and train station than the potential areas north and particularly south of the settlement. There is also the opportunity to form a public park, and to improve an existing junction arrangement to the east as part of development in this location and to form a logical rounding off of the settlement. It is therefore reasonable to assume that Muir of Ord will continue to be a location where development allocations are made in future LDP's and therefore future areas for growth should be identified in line with SPP. Whilst this site was not "preferred" in the Main Issues Report, the significant "pro's" were identified as being its close proximity to the town centre, and Primary School. The significant "con's" were that it was outwith the settlement boundary and would result in the significant expansion of the settlement, and that development would result in the loss of open space. We had clarified that there was no intention that the open space would be lost, rather retained and enhanced as part of the development. We have attached an example of how another Local Authority has taken this approach and would support the use of this in this instance.

Allocated to

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Comment Changes

Introduce provision that any Drainage Impact Assessment or SUDS scheme relating to any development which may result in drainage waters flowing to the north of the Muir of Ord settlement (and which may, in any way, impact upon the agricultural drainage ditch between grid references NH 518 511 and NH 522 516) should have its discharge point assessed as being the point of discharge to the Logie Burn (grid reference NH 522 516).

Representation

We write on behalf of our client, John Murrie, to make comment on the Inner Moray Firth Local Development Plan, with regard to drainage arrangements relating to development within the Muir of Ord village area, particularly those developments which may generally drain northwards towards our client’s property. At present, there is a significant drainage discharge on the northern boundary of the area designated MO4. It is noted that this discharge feeds into an agricultural field drainage system (at grid reference NH 518 511) within our client’s property before discharging to the Logie Burn at grid reference NH 522 516. The volumes of water being discharged into the agricultural drainage ditch at grid reference NH 518 511 as a result of previous development has caused significant and adverse impacts on the surrounding agricultural land and existing field drainage infrastructure. Our client has raised concerns regarding this impact on a number of occasions with Planning Officers of the Highland Council, the Scottish Environmental Protection Agency and Scottish Water. Our client considers that it is inappropriate that such development drainage should be allowed to discharge into an agricultural field drainage system without appropriate assessment of those drains and ditches having been undertaken as part of a Drainage Impact Assessment or SUDS scheme, and associated mitigation and maintenance measures being put in place. As such, we would suggest that any Drainage Impact Assessment or SUDS Appraisal for future development, where drainage may ultimately flow towards the north of the Muir of Ord settlement, should include and have regard for the full extent of the agricultural drainage ditch running through our client’s property (between grid references NH 518 511 and NH 522 516) where this is likely to be affected in any way and that the development proposals within the proposed Plan should make specific reference for this. It is further suggested that the appropriate discharge point for any Drainage Impact Assessment or SUDS scheme should be the point of discharge to the Logie Burn, being grid reference NH 522 516.

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Comment Changes

1. Allocate land at Chapelton Farm as follows: - (a) To the west of the farm buildings and A862 road, for housing on 2.7. ha. with a capacity of 30-35 houses and an informal woodland park; (b) To the south of the farm buildings and east of the A862 road for a limited amount of housing on 0.5 ha with a capacity of 12 houses and open space for general amenity/informal recreation purposes. Requirements to include an overall master plan, woodland and protected species surveys/ safeguarding and paths; road access, bus lay-by and 'village gateway' feature; allowance for partial undergrounding of power line; Sustainable Urban Drainage plan. 2. Review the site capacities for MO2 and 3.

Representation

1. Introduction We write to object to the omission of land at Chapelton Farm on the northern edge of Muir of Ord from the Proposed Plan. Our client, Mr Hamish Leslie Melville, owns Site Options H4 (Chapelton East) and H9 (Chapelton West) in the Main Issues Report (MIR). The Council's response on Chapelton West following our submission on the MIR was generally positive and concludes that there is longer term development potential (paragraph 4.74 of the Proposed Plan refers). However, it is disappointing that this is not followed through with at least a "longer term" allocation similar to land at Nairn (NA9) and Tore (TR2). This suggests a lack of consistency across the Plan area. Some of the other comments made on the MIR against the allocation of land at Chapelton are over-stated and many of the Council's responses confirm this. In part response to these we provide further information in the form of general appraisals of drainage, flood risk, woodland and protected species as further justification for allocating land at Chapelton for housing in the Plan. Our responses also incorporate the Council's previously stated views where appropriate. In rejecting the allocation of land at Chapelton the Council stated that "there is sufficient housing land identified in Muir of Ord on sites which will have less of an environmental affect." However, we note that the introduction of site capacity figures has doubled the potential development for some of the sites carried forward from the adopted Local Plan, which could result in more environmental effects. Furthermore, the Plan seeks to add to the already high density cluster of housing at the Cairns, which is more distant from the main village facilities and services. 2. Responses for Chapelton East (H4) - south of the farm buildings (i) Geological Feature It is acknowledged that the geological drumlin type hillock features are of local importance but these are not covered by a designation. There was no mention of this feature in the Report of the 2005 Public Local Inquiry into objections to the Ross and Cromarty East Local Plan. At that time the Reporter and the Council rejected it for the principal reason that there was no shortage of housing land in Muir of Ord. However, The Council stated that, subject to suitable access from the A862 road, a "designation may be possible at some future stage under a subsequent local plan review". (ii) Gateway to the village The matter of this site forming a "green gateway" to the north approach to the village and whether development is likely to lead to a change in the visual amenity could equally apply to any land on any approach to any settlement. (iii) Connections to village centre It is closer than the existing and proposed housing at and to the south of the Cairns. A footpath connection to the village centre and safer routes to school can be provided. (iv) Flood Risk and Drainage No Flood Risk Assessment (FRA) is required by SEPA as it is not within the 1 in 200 year indicative flood risk area. Nevertheless a Level 1 FRA has been carried out to examine the potential for pluvial flooding. This indicates ponding of water on this and nearby fields due to poor ground percolation. However, there is no evidence of this water finding its way across the A862 into The Meadows, Ord Road and Chestnut Drive. Proposals for development of the site will require flow routes off the site and storage of excess water on site as part of a Sustainable Drainage System (SuDS) Plan. A gravity connection can be made to the existing foul drainage network across the A862 to the west. (v) Road Safety and Access A suitable access solution including provision of appropriate levels of visibility would be addressed by a developer. A bus service passes the site and the requirement for bus layby/stop provision can be met on the site frontage to maximise opportunities for sustainable travel. (vi) Natural Heritage A general woodland appraisal and an assessment of the presence/absence of protected species was carried out by a forestry and ecological consultant. This area is comprised entirely of permanent pasture and there are no trees located within the boundaries. However, there are some shrub trees located along the northern boundary and mature individual trees along the south eastern and southern boundaries from which any development would have to be set back. The areas of steep slopes of the glacial deposits may be difficult to develop without major re-contouring of the land. Whereas there are some level areas adjacent to the railway on the east side and between the hillocks and the south boundary that could, following a Phase 2 ecological and woodland survey, support a limited form of residential development. 3. Responses for Chapelton West (H9) – west of the farm buildings and A862 road (i) Gateway to the village See response at 2(ii) above. (ii) Connections to village centre See response at 2(iii) above. (iii) Flood Risk and Drainage As this land is not within the 1 in 200 year indicative flood risk area no FRA is required by SEPA. Nevertheless a Level 1 Assessment has been carried out to examine the potential for pluvial flooding. This included an examination of areas identified in a sketch provided in response to the MIR by a nearby

land owner of drainage routes and catchment areas together with calculations of the potential impact of surface water from future development upon existing water courses. In general no signs of flood risk were identified and the site is adequately drained. Some small low lying areas of the site may not be able to drain into the drainage ditches. This can give rise to localised damp areas during heavy rainfall periods which may account for the responses from residents on the MIR. Whilst any future housing development will increase the runoff from roads and roofs, the existing site drainage ditches will be able to cope with this. Foul sewage can be accommodated via a connection to the existing network but some pumping may be required from any lower western areas identified for development. (iv) Road Safety and Access A suitable access solution including provision of appropriate levels of visibility would be addressed by a developer. There is also potential to extend the 30mph zone and introduce village gateway traffic calming features. A bus service passes the site and requirement for bus layby/stop provision can be met on the site frontage to maximise opportunities for sustainable travel. (v) Impact on Private Interests To reiterate what the Council said, loss of or impacts upon a view from another property are not material planning considerations. Any planning application on the site will be assessed in terms of amenity impact on existing residents. The legal right of access to allow servicing of a soakaway and emptying of a septic tank and for maintenance of the Wards sewage pumping station will be maintained. (vi) Development of Settlement and Landscape and Visual Impact The potential for “coalescence with existing housing groups to the north” is questionable in view of physical features and the fact that two houses on the west side of the A862 road and the third on the east side of the road are relatively far apart. As a detailed layout or house designs are not currently proposed, concerns about the “relationship of layout and siting to adjoining buildings, spaces and views” and the “inconsistency of proposed houses with the existing building line” are not relevant. It is also speculation to suggest that the development is likely to be an ‘up market’ scheme of executive dwellings out of character with Victorian dwellings nearby. A minimum of 25% of the houses should be ‘affordable’. In any event, these are all matters of detail for a planning application. (vii) Natural Heritage A general woodland appraisal and an assessment of the presence/absence of protected species was carried out by a forestry and ecological consultant. This confirmed an Inventory (Semi-Natural and Ancient) Woodland designation over the south western half of the site and its potential for wildlife habitats. The presence of water voles in the drainage ditch along the north western margins of the land is the most significant issue. This low lying area also contains wetter areas that do not drain into the ditch, corresponding with the findings of the flooding and drainage assessments. There is also evidence of other habitats to the south west of the north eastern most watercourse. The greatest potential for development with little impact upon natural heritage interests is therefore to the north east and above the level of this main watercourse. There is also some scope for lower density development to the south west of this in association with retaining the woodland and observing adequate holdbacks from the trees informed by a detailed survey and tree protection/ mitigation measures. This will help integrate development into the landscape and maintain the local amenity of the area. The woodland also offers the opportunity for informal access to the area and path connections with developed areas to the south. (viii) Constraints An 11 kv (high voltage) overhead power line through the site requires a setback from buildings of 9 metres from the wires or 10 metres from the poles. Alternatively, Scottish and Southern Energy advise that part or full undergrounding or diversion of a line of this voltage is relatively straightforward to achieve (at a developer’s expense) and is not a significant constraint on the development of the site. (ix) Green Network As stated by the Council, the land is not formally identified as part of the green network around Muir of Ord. The land had been in tenancy and part of a working farm up until 2012 and therefore not generally available for wider public access. There is limited evidence of use by the public including footpaths. It is therefore wrong to say that the green network would be altered by development on this site. The retention of the Inventory woodland and pockets of open land together with the development of a path network connecting it to other areas would have wider benefits to the community through “enhancing opportunities to access the outdoors and coming into contact with nature and natural environments.”

Allocated to	Muir of Ord	General	General	
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Comment Changes

More information on wider issues affecting Muir of Ord

Representation

TRANSPORT. Road, Rail and Bus. Roads - Poor surfacing in some areas, with Road Markings unclear and Speed limits especially in the North of the Village, totally ignored. Rail - What is the situation on the provision of a Halt at the Inverness Airport? Bus Provision. The morning Time Table, especially to Dingwall, means that appointments for Doctors, Dentists, Opticians and Chiropractors are not possible until after 10.15 am. INFRASTRUCTURE - FACILITIES Shops- A number are now not in use and others need repair. Housing - Empty Houses near to the pedestrian crossing also add to the "Run down" look of the village. Proposed new Bridge, Hopefully this will help, in Safety terms, to allow safe Pedestrian movement to School and Shops. Here I suggest you publish a Timetable of Start/Finish times for the Project. COMMUNITY ACTIONS The Refurbished Square is excellent and has improved the centre of the Village immensely. Muir Matters has gone from strength to strength and remains a popular read for Villagers and Visitors alike. The Village Hall is now under new Management. The Old School Building's Re-use is now a Large Project, which hopefully will get its Lottery Funding. SERVICES The Strathlene Surgery. This is providing an excellent Service at present. However will it be large enough for the next 10 or more years? Expansion on the present site would be difficult if a larger building and Car Park were necessary. Police Station/Service Point. If you are going to use the North side of the Village for expansion during the next 10-20 years both offices might not be in the correct position. Finally, with reference to the possible expansion North (ref. H4 and H9) 2012 Plan, Why have we had yet another Photographer, within the last 5 days, taking pictures of both Areas and when approached he drove off in his car which was parked on the drive of the Riding School.

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Request amendment to Para 4.75 after semicolon to read: "Whilst sufficient capacity currently exists at Assynt Water Treatment Works and Muir of Ord Waste Water Treatment Works, the cumulative impact of all proposed development within the plan makes it necessary for early engagement to take place between Developers and Scottish Water, to ensure any additional capacity demands in the future can be delivered in line with development.

Representation

As previously suggested this makes it clear that there is existing capacity and that a cumulative effect over time may require investment but does not present an issue currently.

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Representation

I write as an individual although I am a member of the Old Tarradale School development group committee. Although I find the possibility of a further 330 homes being built in the village over the next 16 years daunting, changing Muir of Ord into a small town, I do take note of the phasing suggestions in the plan, of housing construction not exceeding between 20/25 units in any calendar year. I sincerely hope that this gradual development can be adhered to. It will give time for the necessary improvements to the village centre to be developed. There are several committees and individuals in the village devoting considerable time, effort and thought to various projects to improve the community and services to it. It would be good if a completion date for the new bridge could be identified as it is long overdue and would give the locals hope that something other than houses was being built. I would urge care in balancing business opportunism as opposed to housing need in and around Muir of Ord. Certainly you need developers but simply being wealthy enough to own or buy land around Muir of Ord, several of whom are unknown in the village and all of whom have never contributed to the village, is not a good enough reason to keep building houses. Need not greed! Generally the balance and tone of the plan as it pertains to Muir of Ord is appreciated and those of us who are concerned about the future of Muir of Ord and try to work for its improvement look to you the planning authority, to help us improve Muir of Ord for the benefit of the whole community

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Comment Changes

Allocation of additional site at Tomick House

Representation

The subject site at Tomich House, Muir of Ord should be specifically allocated within the Local Development Plan for up to 4 live/work residential units. The area to be developed would be restricted to the existing clearing in the central section of the site (refer attached plan) thereby retaining the existing woodland and its contribution to the character/amenity of the surrounding area. The Proposed Local Development Plan, as written, makes no provision for such beneficial development within the rural area (where such uses are best suited in light of their sustainable character/local employment potential, the required land take, etc) and, as such, the emerging Plan fails to address the full extent of housing need within the area including the well documented and increasing demand for such live/work arrangements and the related environmental/community/economic benefits that can arise. SUPPORTING CASE - The approach set out in the adopted Highland Wide Local Development Plan (Policies 35 and 36), in the emerging Inner Moray Firth Local Development Plan, and in Highland Council's Housing in the Countryside and Siting and Design Supplementary Guidance (March 2013) in terms of the separation of countryside policy between hinterland areas and the wider countryside is noted. While the general approach to "presume against housing in the open countryside of the hinterlands around towns as defined on the Proposals Map", as set out in Policy 35 of the Highland Wide Local Development Plan, is noted it is patently clear that these restrictions would prevent beneficial residential/employment related development (live/work units) in these more accessible, and ultimately sustainable areas (with greater access to physical and social infrastructure) being delivered. At the national level the Scottish Government is committed to increasing the supply of new homes and requires the planning system to assist this process by identifying a generous supply of land for the provision of the full range of housing needs across all tenures, from affordable housing to executive housing. Local development plans are required to allocate land on a range of sites which are effective or capable of becoming effective and to ensure a minimum of 5 years effective land supply at all times. In addition to meeting housing need, Scottish Planning Policy recognises that the planning system has a significant role to play in supporting sustainable economic growth in rural areas. By taking a positive approach to new development, planning authorities can help to create the right conditions for rural businesses and communities to flourish. The aim should be to enable development in all rural areas which supports prosperous and sustainable communities whilst protecting and enhancing environmental quality. Again, it is envisaged, as per Highland Council's present approach, that most development to meet these needs will occur in and around existing towns and villages albeit an inflexible policy approach will undoubtedly deter potentially beneficial development and therefore would, in turn, not satisfy the overarching aim of supporting diversification and growth of the rural economy. Scottish Planning Policy clearly places an onus on local development plans to promote economic activity and diversification in all small towns and rural areas, not simply based on somewhat arbitrary geographical distances/zones which in themselves will contain a wide range of individual characteristics, constraints and opportunities. Scottish Planning Policy also seeks to maintain and improve the viability of communities and to support rural businesses. It is fully accepted that in more accessible and densely populated rural areas most new development should be in or adjacent to settlements. The local development plan and related policy framework has to be flexible to the extent that beneficial development outwith designated settlements, particularly development that may not readily be delivered within such areas, can still be delivered through the plan led planning system. In short, it is clear from Scottish Planning Policy that far greater flexibility, while retaining necessary safeguards, is required in order to meet the wide range of housing need generally required (from affordable housing to executive housing - which should reasonably include provision for bespoke live/work units) and to support local employment/the local economy. Indeed, it is clear from Scottish Planning Policy paragraph 94 that, in addition to a generous and effective land supply, the creation of high quality places and residential environments, and deliverability, that "Development plans should support more opportunities for small scale housing development in all rural areas, including new clusters and groups, extensions to existing clusters and groups, replacement housing, plots on which to build individually designed houses, holiday homes and new build or conversion housing which is linked to rural businesses or would support the formation of new businesses by providing funding". Live/work (home-work) units are considered a particular opportunity to deliver a form of sustainable development suited to retaining/increasing economic activity within rural areas, meeting specific business needs in some employment sectors, while also providing for housing needs. The plan, as written, seeks to provide flexibility to some extent but patently fails to provide for the form of beneficial/bespoke development being proposed. Clearly, development which unacceptably impacts on landscape quality and rural services should be resisted and a presumption against such development appears an appropriate land use planning response. However, there are circumstances where sites on/adjacent to main arterial

routes, which are readily accessible to nearby services and where a strong landscape framework exists, could add to deliverable development and in doing so increase the effective housing supply within an area, in effect delivering an appropriate form of sustainable development with related economic spin-offs while having no conflict with the underlying vision, spatial strategy, aims and objectives of the local development plan. It remains the case that most development should be directed to existing settlements and, as indicated, this approach is fully supported. However, the approach proposed by Muir Homes Limited requires an additional degree of flexibility which may be addressed by specific land allocations within the plan and/or a criteria based policy framework setting out an assessment methodology for proposals through the Development Management process. In all cases it is envisaged that additional development within the hinterland around towns area would be small scale (not more than 3 to 4 units), easily accessible in all respects (access to the site/local services etc), and contained/absorbed within a landscape context in order to protect the visual amenity/integrity of the rural environment. In this case, the terms of established policy in the district wide Local Development Plan appears restrictive with respect to applying a different policy context for the emerging LDP. This is a matter that could be address within the related Highland Council’s Housing in the Countryside and Siting and Design Supplementary Guidance (March 2013). However, it is considered that there is a case based on the specific characteristics of the subject site for an allocation based on the bespoke use proposed. The landscape containment, available land and infrastructure, accessibility, and lack of alternatives in the area (and indeed elsewhere in the LDP area) all point to the need for this allocation in order to meet this niche requirement. LAND AT TOMICH HOUSE, MUIR OF ORD: THE SITE AND SURROUNDINGS - The identified site at Tomich House (refer attached plan) lies immediately to the south of Muir of Ord (opposite Windhill) and directly adjacent to and accessed from the A862. It is within an area generally punctuated/characterised by development outwith the defined settlement boundary albeit the site is almost entirely, if not fully, obscured from public view by established landscaping. The site is largely surrounded by established woodland with a central clearing where the proposed development would occur, the existing trees would be retained with additional planting also proposed (areas annotated on attached plan). The site is accessible (to the A862 and to local services in Muir of Ord), is fully contained within a long established landscape framework (which, as indicated, would be retained and enhanced as part of any development), and would represent an attractive and deliverable development that would contribute positively to increasing sustainable economic growth within the area and meeting a form of housing not provided for elsewhere in the plan area. The development would comprise low density bespoke units containing residential and related business space designed to facilitate home working (live/work units). They would meet a particular market niche for this type of development within local (and wider) the area. Development of the site in the manner proposed would have no negative impacts on local services or on local landscape quality, the stated rationale for resisting development in such areas set out within Highland Council’s present policy. Rather, the development would be of high quality fully integrated within a landscape framework and making a positive contribution to meeting housing/employment needs in a sustainable manner while responding positively to the requirements of Scottish Planning Policy. It cannot be stressed enough that this form of supported development cannot readily be delivered within established settlements. Pragmatically, and the planning process requires be pragmatic especially in the present economic climate, the delivery of such development and the economic benefits that can arise will only be achieved in a truly sustainable/acceptable manner in areas close/assessable to services and transport. It is clear that this is a niche market but Scottish Planning Policy requires for all housing needs to be planned for as part of the local development plan process. For all of the reasons set out it is respectfully requested that the identified site be identified for a sympathetic and fully justified form of bespoke development addressing an unmet need within the area and in a truly accessible/sustainable location, all in accordance with Scottish Planning Policy while having no conflict with the underlying vision, spatial strategy, aims and objectives of the emerging local development plan.

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Representation

Consider these comments on the development potential at Muir of Ord along the Corrie Road. We have recently been asked to prepare a planning appraisal for this site but in the light of the development plan progress, thought it important to flag up our interest in this site. The area we would like to see included within the developable area of the village is located on the west side of Muir of Ord on the Corrie Road at NH 52057 49585 (centred). It is immediately outside the area identified in the Development Plan for expansion and is 4.66 hectares of former commercial woodland (now felled) and between the existing housing at Croc na Boull, Ardnagrask Mains, Rowan Cottage and The Policies – all of which is existing residential development which strings out westwards along the south side of Corrie Road. The plot is well served by public transport with access to the station and buses by foot or cycle with links to the airport and the national railway system from Inverness and so it can help to achieve the Council’s objective of: promoting a positive and innovative approach to master planning new developments that contribute towards reducing the need to travel and encourage people to walk, cycle or use public transport providing for the development of places that contribute to increasing healthy lifestyles, opportunities for quality open space provision and access to enjoy the outdoors; and protecting and enhancing the green network within and around settlements leading to a cohesive and fit for purpose network of green spaces and opportunities for active travel. It is close to the village and the amenities it provides (and has the potential to provide more in terms of local shops, cafes etc) and so any small scale development (whether residential or tourism based) in this area would not only be of a low environmental impact because of its lack of reliance on the car, but also help to introduce more local economic activity in the village and thus contribute towards local efforts to revive and enhance the historic building stock in the village centre. In particular we are keen to see a development here that would create a higher beneficial economic impact by seeking to target a higher spending element of the community to contrast with the relatively lower cost accommodation that is currently being built on the west side of the village (development plan plots 15). I would therefore like you to consider including this plot of land as a transitional development area which combines low density high quality development that creates a transitional character area between the village and the more sparsely developed hinterland. Such transitional development would have to meet high design standards and reintroduce a new vernacular for the village which, outside the 19th century core, has rather lost its way in design terms. It would merge into the countryside rather come to an abrupt stop as existing development along the village boundary does. The existing extent of development along The Corrie Road lacks local distinctiveness once the road leaves the station area, but most properties are well set back from the lane and so it is the rural lane, with plenty of tree cover from mature gardens and mossy covered drystone walls which make a positive contribution towards local character and this could be retained in this development plot. However this area has been excluded from the development plan, despite its clear advantages in terms of proximity to the village centre, the railway station and its ability to attract a higher spending resident or visitor. I suggest that development in this location is not only desirable and will help to meet the council’s objectives of sustainability but it should also set out to meet the following criteria: Retention and management of existing woodland (allowing for building regulations) Introduction of a new vernacular style of building using a combination of traditional and modern materials and referencing traditional building styles. Renewable sources to be used where practical Retention of wildlife areas such as ponds Small scale and high quality residential housing of less than 10 plots, or small scale self catering tourist accommodation (both can make a positive economic contribution to the village) The historic heart of Muir of Ord is suffering from the effects of economic decline and poor building maintenance and this has had an impact on the quality of the historic building stock in the village centre. I am keen to see more innovative new development that brings in high standards of sustainability, a reduced reliance on car travel and possibly a contribution toward economic development in the form of tourism. This in turn will help bring in the funds necessary to see better stewardship of the historic buildings in the village centre. The proximity of this plot to the local amenities means that it can make a positive contribution towards development and create a more considered transition with the countryside beyond than an abrupt halt on the edge of a housing estate. I would therefore be grateful if you would consider including this plot as a future possible developable area.

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Comment Late

#### Comment Changes

Allocate land at Balvaird Road for housing, previously as referred to as Site Option H7 in the Main Issues Report. Land area 5.5 ha and capacity of 90 and include other requirements from the Ross & Cromarty East Local Plan in respect of the need for a master plan, improved access and contributions to improving village facilities.

#### Representation

We write to object to the omission of land at Balvaird Road on the north eastern flank of Muir of Ord from the Proposed Plan. Our client, the 3A Partnership, owns land forming part of Site Option H7 in the Main Issues Report (MIR). This land is also currently allocated for development in the adopted Ross & Cromarty East Local Plan (R&CELP), as part of the site referenced 8. The rest of site 8 is owned by a Mr Cameron and adjoining this land to the north is a longer term area ref 17, owned by another client, Mr James Sutherland. Earlier this year the 3A Partnership sought to obtain planning permission for a development of 13 houses on part of the current allocation. This application (ref. no. 13/02423/FUL) was refused on the grounds that it did not provide a master plan developed in partnership with adjacent landowners together with the lack of a suitable safe access and a disproportionately high density relative to the remaining land. A separate direct access to the 3A Partnership land from Balvaird Road formed part of the planning application, dictated mainly by ground site level differences between this and Mr Cameron's land. We were still in negotiations with the Council's Roads service when the Area Planning office decided to refuse permission under delegated powers. The preferred single access to this and Mr Sutherland's land is also indicated on Mr Cameron's land holding. At the time it was not possible for the 3A Partnership to prepare an overall master plan in partnership with the adjacent land owners, particularly as Mr Cameron does not wish to see his land developed. However, that is not to say that this situation will not change in future and therefore overcome the "difficulty" referred to by the Council. The density reason is now contradicted by the Council's intention to increase the capacity of sites MO2 and MO3. In response to the MIR submissions the Council advised of concerns about the capacity of the Balvaird/Seaforth/Great North Roads junction in the centre of the village at present if this development were to proceed. The Reporter to the 2005 R&CELP Inquiry stated that much of the road network is no better, or worse, than many local roads in the surrounding area. The Local Plan also made provision for the improvement of Balvaird Road as a requirement for sites 8 and 17, possibly including road widening, street lighting and traffic calming. Some improvements were also carried out in recent years in relation to the development of other land served by Balvaird Road. The MIR response also advised that there is some scope to bring forward improvements to the junction to increase its capacity, some of which are planned to proceed with the refurbishment of the railway bridge. These latter improvements suggest a slightly longer timescale for development at Balvaird Road. A development timescale to follow sites MO1 to 4 will allow further time to seek the co-operation of all the landowners involved to prepare the overall master plan and explore all access options. However, we are concerned that the present situation was given as the main reason for not allocating the land in the Proposed Plan. There are a number of other land allocations continued into the Plan where their effectiveness depends on more than one party to bring forward master plans in advance of development and where not all the parties are in agreement. This includes, for example, land at Tain (TN5) and Maryburgh (MB1). In any case we challenge whether not having the co-operation of all land owners is a valid reason for removing the allocation from the development plan. It is more important to prepare an overall master plan and assemble enough land to allow a satisfactory permission to be granted and implemented. Nevertheless, the 3A Partnership is willing to work together with the other land owners to bring forward a master plan. We also note that although rejecting land such as at Balvaird Road from being included in the Proposed Plan there may be the prospect of development to the north of the settlement in the longer term, as paragraph 4.74. However, it is disappointing that this is not followed through with at least a "longer term" allocation similar to land at Nairn (NA9) and Tore (TR2), which suggests a lack of consistency across the Plan area. In rejecting the allocation of other land around the fringes of the village the Council stated that "there is sufficient housing land identified in Muir of Ord on sites which will have less of an environmental affect." However, we note that the introduction of site capacity figures has doubled the potential development for some of the sites carried forward from the adopted Local Plan, which could result in more environmental effects. Furthermore, the Plan seeks to add to the already high density cluster of housing at the Cairns, which is more distant from the main village facilities and services. The capacity of MO2 (Tore Road) has increased from 40-65 in the adopted Local Plan to 104 in the Proposed Plan. The former indicates the requirement for perimeter planting and amenity space, which are now missing from the Proposed Plan. These seem to have been sacrificed for more housing, which will have more of an environmental effect in terms of visual impact, increased traffic and surface water discharge. Similarly, the capacity of Mo3 (Ardnagrask, Corrie Road) has been increased by almost 132% from 22 in the adopted Local Plan to 51. This is a site with access limitations examined during the 2005 Public Local Inquiry for the adopted R&CE Local Plan. At the time the Council did not support an increase in

the level of housing in the area due to the potential traffic impact on the single track road. We also question the contribution of allocations MO4 and MO5 to the supply of effective housing land. By the time the LDP is adopted MO4 may be substantially completed and therefore not count towards this supply. We would also expect the sites Mo1, 2 and 3 to be substantially developed in advance of other land being opened up for development, particularly in view of their closer proximity to the village centre. MO5 is more distant than Balvaird Road from the centrally located village community and commercial facilities, including the primary school. It is more difficult to achieve safe active travel along the A862 road. Its development would also result coalescence with the large housing group of Windhill to the south. In view of the above we now seek the re-inclusion of land at Balvaird Road, previously indicated as H7 in the MIR. Even if it is the medium to longer term before the development can commence the land should at least be allocated in line with allocations at Nairn South (NA9) and Tore (TR2). We also suggest that the site capacities for MO2 and 3 be reviewed.

Allocated to	Muir of Ord	General	General	
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Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section

Paragraph

Reference

Type

Comment Late

#### Comment Changes

Allocate land at Balvaird Road for housing, previously as referred to as Site Option H7 in the Main Issues Report. Land area 5.5 ha and capacity of 90 and include requirements from the Ross & Cromarty East Local Plan in respect of the need for a master plan, improved access and contributions to improving village facilities.

#### Representation

We write to object to the omission of land at Balvaird Road on the north eastern flank of Muir of Ord from the Proposed Plan. Our client, Mr James Sutherland, owns land forming part of Site Option H7 in the Main Issues Report (MIR). This land is also currently allocated for longer term development in the adopted Ross & Cromarty East Local Plan (R&CELP) with site reference 17. Mr Sutherland's land adjoins R&CELP site 8 which is owned by two other parties. One of the parties, the 3A Partnership, sought to obtain planning permission for a development of 13 houses on their part of the allocation in the last 6 months. This application (ref. no. 13/02423/FUL) was refused on the grounds that it did not provide a master plan developed in partnership with adjacent landowners together with the lack of a suitable safe access and a disproportionately high density relative to the remaining land. It was not possible for the 3A Partnership to prepare an overall master plan in partnership with the adjacent land owner of site 8. That owner is a local crofter, Mr Cameron, who presently does not wish to see his land developed. However, that is not to say that this situation will not change in future and therefore overcome the "difficulty" referred to by the Council. The preferred single access to this and Mr Sutherland's land is also indicated on that land holding. In response to the MIR submissions the Council advised of concerns about the capacity of the Balvaird/Seaforth/Great North Roads junction in the centre of the village at present if this development were to proceed. The Reporter to the 2005 R&CELP Inquiry stated that much of the road network is no better, or worse, than many local roads in the surrounding area. The Local Plan also made provision for the improvement of Balvaird Road as a requirement for sites 8 and 17, possibly including road widening, street lighting and traffic calming. Some improvements were also carried out in recent years in relation to the development of other land served by Balvaird Road. The MIR response also advised that there is some scope to bring forward improvements to the junction to increase its capacity, some of which are planned to proceed with the refurbishment of the railway bridge. These latter improvements suggest a slightly longer timescale for development at Balvaird Road. The alternative means of access to Mr Sutherland's land considered is through the adjacent local authority developed areas served by Chapelton Place and Balvaird Terrace to the south west. However, site level differences, tree cover ownership make that option expensive. It would also see traffic finding its way down to the Balvaird/Seaforth/Great North Roads junction. A development timescale to follow sites MO1 to 4 will allow further time to seek the co-operation of all the landowners involved to prepare the overall master plan and explore all access options. However, we are concerned that the present situation was given as the main reason for not allocating the land in the Proposed Plan. There are a number of other land allocations continued into the Plan where their effectiveness depends on more than one party to bring forward master plans in advance of development and where not all the parties are in agreement to participate. This includes, for example, land at Tain (TN5) and Maryburgh (MB1). In any case we challenge whether not having the co-operation of all land owners is a valid reason for removing the allocation from the development plan. It is more important to prepare an overall master plan and assemble enough land to allow a satisfactory permission to be granted and implemented. Nevertheless, Mr Sutherland is willing to work together with the other land owners to bring forward a master plan. We also note that although rejecting land such as at Balvaird Road from being included in the Proposed Plan there may be the prospect of development to the north of the settlement in the longer term, as paragraph 4.74. However, it is disappointing that this is not followed through with at least a "longer term" allocation similar to land at Nairn (NA9) and Tore (TR2), which suggests a lack of consistency across the Plan area. In rejecting the allocation of other land around the fringes of the village the Council stated that "there is sufficient housing land identified in Muir of Ord on sites which will have less of an environmental affect." However, we note that the introduction of site capacity figures has doubled the potential development for some of the sites carried forward from the adopted Local Plan, which could result in more environmental effects. Furthermore, the Plan seeks to add to the already high density cluster of housing at the Cairns, which is more distant from the main village facilities and services. The capacity of MO2 (Tore Road) has increased from 40-65 in the adopted Local Plan to 104 in the Proposed Plan. The former indicates the requirement for perimeter planting and amenity space, which are now missing from the Proposed Plan. These seem to have been sacrificed for more housing, which will have more of an environmental effect in terms of visual impact, increased traffic and surface water discharge. Similarly, the capacity of Mo3 (Ardnagrask, Corrie Road) has been increased by almost 132% from 22 in the adopted Local Plan to 51. This is a site with access limitations examined during the 2005 Public Local Inquiry for the adopted R&CE Local Plan. At the time the Council did not support an increase in the level of housing in the area due to the potential traffic impact on the single track road. We also question the contribution of allocations

MO4 and MO5 to the supply of effective housing land. By the time the LDP is adopted MO4 may be substantially completed and therefore not count towards this supply. We would also expect the sites Mo1, 2 and 3 to be substantially developed in advance of other land being opened up for development, particularly in view of their closer proximity to the village centre. MO5 is more distant than Balvaird Road from the centrally located village community and commercial facilities, including the primary school. It is more difficult to achieve safe active travel along the A862 road. Its development would also result coalescence with the large housing group of Windhill to the south. In view of the above we now seek the re-inclusion of land at Balvaird Road, previously indicated as H7 in the MIR. Even if it is the medium to longer term before the development can commence the land should at least be allocated in line with allocations at Nairn South (NA9) and Tore (TR2). We also suggest that the site capacities for MO2 and 3 be reviewed.

Allocated to Muir of Ord General General

Customer Number 01182 Name Mr John D Murrie Organisation

Agent Name amd Organisation (if applicable)

Section Development Allocations Paragraph

Reference MO4 Type Change Comment Late No

Comment Changes

Drainage from MO1 and MO4 combine, then flow through overloaded ditch system or my land at east Highfield on route to Logie Burn, the first main water course.

Representation

Technical supporting evidence supplied.

Allocated to Muir of Ord General General

Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

SEE COMMENT 1 ABOVE 1. Allocate land at Chapelton Farm as follows: - (a) To the west of the farm buildings and A862 road, for housing on 2.7. ha. with a capacity of 30-35 houses and an informal woodland park; (b) To the south of the farm buildings and east of the A862 road for a limited amount of housing on 0.5 ha with a capacity of 12 houses and open space for general amenity/informal recreation purposes. Requirements to include an overall master plan, woodland and protected species surveys/ safeguarding and paths; road access, bus lay-by and 'village gateway' feature; allowance for partial undergrounding of power line; Sustainable Urban Drainage plan. 2. Review the site capacities for MO2 and 3.

Representation

4. Sufficient housing land on other sites that have less of an environmental affect In concluding that the Chapelton West site is longer term in nature the Council states that there is "sufficient housing land identified in Muir of Ord on sites which will have less of an environmental affect." This claim is artificially supported by the significant increase in the development capacities of sites MO2 and MO3. There is no reference in relevant documents to consultation with the wider community or representations from land owners/developers, or any justification in the Proposed Plan for these increased capacities. The capacity of MO2 (Tore Road) has increased from 40-65 in the adopted Local Plan to 104 in the Proposed Plan. The former indicates the requirement for perimeter planting and amenity space, which are now missing from the Proposed Plan. These seem to have been sacrificed for more housing, which will have more of an environmental effect in terms of visual impact, increased traffic and surface water discharge. Similarly, the capacity of Mo3 (Ardnagrask, Corrie Road) has been increased by almost 132% from 22 in the adopted Local Plan to 51. This is a site with access limitations examined during the 2005 Public Local Inquiry for the adopted R&CE Local Plan. At the time the Council did not support an increase in the level of housing in the area due to the potential traffic impact on the single track road. We also question the contribution of allocations MO4 and MO5 to the supply of effective housing land. By the time the LDP is adopted MO4 may be substantially completed and therefore not count towards this supply. We would also expect the sites Mo1, 2 and 3 to be substantially developed in advance of other land being opened up for development, particularly in view of their closer proximity to the village centre. MO5 is more distant than Chapelton from the centrally located village community and commercial facilities, including the primary school. It is more difficult to achieve safe active travel along the A862 road. Its development would also result coalescence with the large housing group of Windhill to the south. However, it is a more appropriate location for expansion of business and light industrial development at the southern end of the village. 5. Conclusions While not a strong enough reason to warrant safeguarding from development and the lack of designation for this geological feature, the local amenity value of the hillocks on the land south of the Chapelton Farm buildings is recognised by our client. The previous suggestion of maintain this feature and limiting development to the fringes of the field is promoted again. The land comprising this feature could be made available for informal recreational use and ground percolation issues overcome in association with development adjacent to the south and east fringes. The general environmental appraisal and flood risk and drainage assessments of the land west of the farm buildings and the A862 confirm the potential for development on the north eastern half that respects the natural heritage interests. However, as with the other site, inclusion of the remainder of the area within the settlement boundary and its safeguarding for its natural heritage interest and amenity value would provide an opportunity for public access and enjoyment, possibly as community woodland in future. Safe access, active travel and suitable drainage solutions can also be achieved for both sites. The power line on the site west of the A862 is not a significant constraint. While the Council asserts that other less environmentally constrained sites should be brought forward prior to the development of land at Chapelton, by increasing the density of development on these other sites it does not account for the potential environmental impacts of such action. Nevertheless we would still expect development to be advanced on sites MO1, 2 and 3 prior to other land. If the adopted plan site capacities are maintained and the housing potential of the more peripheral new site MO5 is omitted, there would be potential for around 200 houses, well short of the "potential for over 330 homes by 2030." As such, we continue to seek the allocation of land at Chapelton for development after the substantial take up of existing effective land (i.e. MO1, 2 & 3). This land would also help provide a choice of future housing development opportunities and deliver contributions towards improving facilities within the settlement. We provide a copy of each of the supporting assessments as one attachment and site and development framework plans referred to above as the second attachment.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

I wish to object to any new housing development in the Broomhill area of Muir of Ord.

Representation

I object to any new housing being built at the Broomhill area of Muir of Ord. The golf course has already spent considerable sums of money correcting drainage problems, and any new housing development adjacent to the golf course will increase this problem.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

The Plan on page 90 is incorrect and does not match approval 08/001140.FULRC. Site area and housing capacity for area shown allows for 35 houses and 30 completed. Green area to south and west formed part of 08/00140FULAC for 55 houses. Development work may extend beyond plan boundary or indeed local plan boundary. See attached notes.

Representation

Wet land area to North of site should no longer form part of area scheduled for housing development. Open ditch drainage and bank forming activity breached planning approval within wet land.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

The changes I would like to see is specific to MO2 (Tore Road). This development has been continually objected to by Community Assoc, Community Council and members of the public based on safety, road safety, prostitution of the village, previous history of lack of industry and morals by the developer. Therefore I am now concerns that this is still being raised as an active proposition.

Representation

The changes I would like to see is specific to MO2 (Tore Road). This development has been continually objected to by Community Assoc, Community Council and members of the public based on safety, road safety, prostitution of the village, previous history of lack of industry and morals by the developer. Therefore I am now concerns that this is still being raised as an active proposition.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

The Corry Road is a single track country road with passing places and unsuitable for any additional traffic. There is no proper drainage in place and the runoff from the fields and surface water causes flooding both on the road and in our garden. In addition the high number of houses planned does not fit in with the layout of the existing houses.

Representation

We are objecting to the housing development proposed at site MO3. The road to be used is inadequate for the current volume of traffic let alone any increase. It is a single track country road with frequent pot holes and no proper drainage system. There has been a warning notice stating "Temporary Road Surface" for at least the last 7 years. The run off water from the road and fields is directed into our garden resulting in flooding and regular destruction of our paths and plants. Currently, the raised area with gorse bushes and trees bordering our garden, is a link route for wildlife between wooded areas. We regularly see deer and their young, pine martins, stoats, red squirrels and foxes. The building of houses and in particular in such huge numbers would endanger this. If houses have to be built in this area then the road needs to be up graded and the problems We've outlined resolved. The development would need to be much smaller (around 20 houses) and sited well away from the wildlife link route which should be protected at all costs.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

the reduced density of the development and the areas of hard development relative to the site area. The provision of a two lane road up Corrie Road paid for by the developer. The provision of a ball fence along the whole length of muir of ord golf club provided by the developer to safeguard golf club members from the householders for damage to their person and property caused by wayward balls. Provide surface water drainage so that the golf club subterrain does not get more saturated than it is at present.

Representation

I am a member of Muir of Ord golf club and have been for many years. Golf Clubs throughout the Highland Area have been badly hampered by planning and development decisions.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Remove MO3 or curtail the scope of MO3 to provide a wide buffer zone

Representation

A major and historical recreation facility is threatened vicariously by the proposed development. The golf course has become land locked by development. This would be one of, and possibly the only, site for expansion. (although I understand that MoOGC previously agreed not to oppose development on this site, but in different circumstances). There is potential conflict between uses around golf courses, e.g. Dornoch has had to alter the space of its third hole for at least the third time in response to adjacent housing development. Standard Golf Design Health and Safety parameters should be applied to constrain the sites of houses on any development approved.. Landscaping rarely solved the conflict problem in the long term (e.g. Inverness and Dornoch GCs) As any liability seems always to pass to the golf course (or individual players) no matter how long it has been in existence, there may be cost consequences for an organisation struggling to break even in the past few years (insurance and landscaping at least). Drainage is already a costly challenge to MoOGC and the topography of MO3 runs towards the golf course. Solutions (SUDS?) for surface and foul drainage avoiding further risks to MoOGC would seem likely to be costly. From my experience alone, both Woking and Little Aston GCs suffered significant unforeseen drainage problems and costs following housing development in non-adjacent sites.

Allocated to

Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section

Paragraph

Reference

Type

Comment Late

Comment Changes

Reduction in number of houses in the proposed site to allow some landscaping along the boundary with the golf course.

Representation

I am the Greens convener of Muir of Ord Golf Course and I am concerned with the housing proposal for the following reasons: The golf club club has invested a significant sum of money rectifying drainage problems throughout the course but particularly on the 11th fairway which is adjacent to the proposed development). Given the topography and proximity of the site to the course, how will the Council and any developer ensure the golf course are not subjected to increased risk of flooding and /or drainage problems re-occurring or indeed worsening? · How will the golf club and individual golfers be protected against the increased possibility and cost of litigation should any damage occur to persons or property within a new housing development at this location? To cope with these Health and Safety issues, industry standard Golf Design Health and Safety parameters should be adopted and taken into consideration. These parameters normally include a 60 metres gap from the centre of the fairway to any proposed development · Should these concerns not be addressed at the outset, who will bear responsibility for the cost of any remedial work required to rectify either, or both, of these issues? · The golf club are slowly becoming land locked by housing, if the club ever wish to expand this would be an ideal site. Density of housing seems over ambitious when taking the local build fabric into consideration. If you look at an aerial image (gmaps), the existing 12-15 private houses adjacent to the site would potentially fill the whole site if superimposed onto the proposed area. Is this the correct location to adopt another high density Cairns style development? The topography of the site runs towards the golf course, creating a hydrological issue and sewage connection issue. There would be a visual impact for existing home owners and additional noise from the road would be created. An existing green corridor would become urban sprawl which would in turn create a precedent for further expansion of development in the rural landscape in the future. Corrie Road is mostly single track with only the first mile or so from the village being two lanes.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Consideration of issues as developer requirements for Site MO3.

Representation

I am writing to object to the proposed development for 51 houses in the field below Ardnagrask, off Corrie Road, Muir of Ord. Although not resident of Corrie Road, I have strong links to this area and, for the following reasons, am very concerned as to the impact this proposed development would have on the residents of Corrie Road. 1) Corrie Road currently has a semi rural aspect which would be completely lost. 2) Additional traffic along this road leading to increased noise, pollution, and as this road is barely two way, reduction in safety for users. 3) As yet there has been no improvement to the infrastructure and facilities available to current residents of Muir of Ord, despite other housing development already in process in Muir of Ord. 4) The development will visually impact on this area. 5) Further loss of precious green space. 6) Loss of privacy for existing residents on the south side of Corrie road. 7) Potential drainage/flooding problems, already an issue caused by previous building along this stretch of road.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Having now looked at the plan, and the letter received by my neighbours, I should like to express my surprise and dismay that Highland Council is considering altering the nature of Muir of Ord, and Corrie Road in particular, by such radical changes to the rural nature of this area. We are already suffering increased traffic noise from the lorries taking aggregate to build an access road for plant working on the part of the Beauly-Denny power line at Ord Hill, but that at least we can expect to be temporary. Should a planning application be made to create access from Corrie Road to new housing on this scale I should certainly wish to lodge an objection.

Representation

I cannot see a need for such a large housing development. The planned Broomhill development is far from complete, and building has stopped there for more than two years. The town centre has a number of properties which are neglected and empty. The field which is ear-marked for this site is frequently flooded and it would in any case create a significant alteration to the rural nature of this neighbourhood. It's difficult to see where the demand is for so many new proposed houses. Access from Corrie Road would increase traffic noise and disturbance from lights; it would destroy the open nature of this semi-rural area; it would be out of scale with the surrounding countryside and would, from my personal point of view, mean a considerable loss of peace and privacy. Clearly, when planning was granted for the Broomhill development it was accepted that there should be only pedestrian access from Corrie Road, because anything further would be unacceptable. There is no reason this should not continue to be the case.

Allocated to

Customer Number 04334 Name David Paterson Organisation Member of Muir of Ord Golf Club

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph

Reference Type Change Comment Late No

Comment Changes

No house or garden to be built within range of a miss hit drive from the 11th tee.

Representation

As I have previous experience of urban development buildings and gardens being built right up to the boundary of a golf course. I am aware of the dangers to both the building i.e. slates,tiles,windows etc and to adults and children and animals in the gardens if they are struck by a miss it golf shot. This could lead to liability problems for both the golf club and golfers and even those who permitted the development to take place. It ingenders bad feelings between the occupier and the golfclub and can lead to serious litigation problems.

Allocated to Muir of Ord MO3 Ardnagrask, Corrie Road

Customer Number 04149 Name D Kemp Organisation

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph 4.74

Reference M03 Type Change Comment Late No

Comment Changes

An objection to the proposed housing development at Ardnagrask, Corrie Road, Muir-of-Ord.

Representation

1. Development would have a severe impact on the landscape/wildlife of this natural environment. 2. There are inappropriate levels of services and facilities to cater for such an increase which would adversely affect current residents. 3. Character and social balance of the community would be severely affected. 4. Housing is not similar in sense of spacing, scale and density to others in the area. 5. Corrie Road is completely unsuitable for the quantity of traffic this development would produce. Apart from accessibility to development issue, there would be road safety issues, more fumes and noise which would hugely impact current residents and adversely affect joggers, walkers, cyclists etc., and once again, the environment and wildlife. 6. The Golf Course would be severely affected by the close proximity of the development. As an important and sensitive natural asset for the village, it needs to be protected at all costs. These areas of green space need to be protected - they have amenity value that benefits locals and the wider community. 7. Some areas, the Report states, 'are being protected and enhanced with only appropriate materials allowed and only specialist housing (not mainstream) suitable for an aging population being permitted'. Perhaps this would be an alternative for Muir of Ord in a more appropriate location? 8. Unfortunately, the creation of an undesirable precedent, as stated in your Report, seems to be happening in Muir-of-Ord!

Allocated to Muir of Ord MO3 Ardnagrask, Corrie Road

Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section

Paragraph

Reference

Type

Comment Late

Comment Changes

The site should be removed altogether from the proposed plan. It is perplexing that it was ever considered suitable for housing in the first place. It surely cannot be classed "edge of settlement" being clearly in farmland in the countryside. Your own literature suggests settlement expansion in Muir of Ord. may lead to potential conflict with policy GSP7. This is because previous development has been disproportionately high and promised infrastructure improvements have failed to materialise. Accepting that some development may be desirable, there are better sites available elsewhere in the town. Kindly advise by what process the number of houses earmarked for Ardnagrask has risen from capacity 22 ( "long term, low density subject to access and master plan") to 51 today, no strings attached.

Representation

I am a part owner with my extended family of two houses on Corrie Road. I am also a longstanding member of the golf club. In both capacities I have strong grounds for objection to the proposal. These include loss of amenity, flooding , increased accident risk on an already dangerous single track road, addition traffic to add to bottleneck at the bridge. Essentially though it is about allowing our precious countryside, truly green belt, to be eaten up so rapaciously. The golf club is likely to lose its 11th hole because of inevitable health and safety complaints from the houses adjacent. There is no other land available to build a replacement because it is already hemmed in by houses that have been allowed to proliferate on all sides. It is already in precarious financial condition....loss of members could lead to insolvency eventually with disastrous consequences for employment, tourism and a social scene integral to the life of the village I will be writing separately to cover my objections in detail.

Allocated to

Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

1. Health & Safety Risk will be created if building too close to the existing adjacent golf course. 2. Who will hold liability for a person/property being hit by a stray golf ball. Muir-of-Ord golf Club and the golfers who play there should not have this risk of liability forced upon them. 3. Density of housing in a country side location seems over ambitious. 4. This development will create a precedent for future development in the countryside around Muir-of Ord. 5. Significant visual impact. 6. Golf Course will have no opportunity to expand with proposed housing in such close proximity. 7. Drainage issues associated to this part of the golf course could become more of an issue. 8. Corrie Road is currently single track, transport issues. 9. Noise Pollution. 10. Unwanted footfall on the golf course. 11.If a significant buffer is created which takes professional golf course design health and safety parameters into consideration some housing may be achievable. High fencing will be required to be erected if health and safety parameters are not taken into consideration.

Representation

Initially I would oppose the proposed development of housing in this area but in the worst case scenario my below comments should be taken onto consideration. 1. Health and Safety; Industry standard Golf Design Health and Safety parameters should be adopted and taken into consideration. The boundary of any proposed development should be at least 60m from the centreline of play from the 11th hole on the Muir-of-Ord golf course as indicated in the attached professionally drawn plan by me a qualified golf course architect. 2. Liability; Law cases are becoming more common in golf, I would have concerns about liability's created for the golf club and the players. 3. The density of housing seems over ambitious when taking the local build fabric into consideration. If you look at an aerial image (gmaps), the existing 12-15 private houses adjacent to the site would potentially fill the whole site if superimposed onto the proposed area. Is this the correct location to adopt another high density Cairns style development in Muir-of-Ord? 4. Is this site classified as countryside location? This would surely act as a precedent for future development, with the potential for the golf club to become completely land locked by housing. 5. Visual impact from local house owner receptors and from the golf course. 6. If the golf club were ever to consider to expand this would be an ideal location for golf. 7. Historically there has been drainage issue on the adjacent 11th hole and associated with the ditches running across the 12th hole to behind the clubhouse. Any hydrological water run off would naturally fall towards these drainage channels on the golf course. This could be an issue. Also the woodland above the site has always been prone flooding where peat bogs are present. This is currently overflowing into the site due to recent tree removal which would have helped keep water in situ. 8. The Corrie Road can be dangerous at the best of times, further traffic will only make this worse. 9. Noise pollution would be significant from any new housing and from traffic. 10. There is a possibility of people traversing the golf course or gaining unpaid access in this location some distance from the golf clubhouse. 11. It would be recommended that the Highland Council liaise with a professional golf course architect to understand the health and safety parameters used in modern day golf course design. My professionally drawn attached image identifies this. Please do not hesitate to contact me for further consultation of required. High fencing would be visually intrusive and an unnecessary solution.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Protection of Golf Club from increased influx of surface water resulting from development. Mitigation measures re. civil liability of GC members.

Representation

I am a member and past captain of GC and concerned about implications for the course of housing development adjacent to 11th. fairway which lies below MO3. Surface water can only drain downwards and the club would have to be assured and satisfied that any SUDS would permanently protect the course from the effects of excess water penetration. This has been an ongoing problem anyway in this area and in 2011/12 we spent a lot in successfully installing a new drainage arrangement which, whilst primarily benefitting the club must also have saved the farmer a bit of hassle. There is also the obvious question of civil liability resulting from wayward shots. Any houses would have to be the appropriate distance away. Density mentioned would make this virtually impossible. Any planning conditions eventually imposed must reduce density and put obligation on developer to erect and maintain a barrier of some sort. Planners should bear in mind the social importance of the GC to the district. It provides a vital leisure facility to 600+ members including a thriving junior section and membership is open to all. Any additional expenditure for the club arising from adjoining development that increased subscriptions and decreased the attractiveness of the course would be a retrograde step. Encroaching development already means the course is becoming more and more a "lung" for M of O and it should be maintained as such.

Allocated to

Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Amendment of LDP so area MO3 is not zoned for residential development of any kind. If residential development does go ahead, contractual guarantees written into any developer agreement to protect the club against: 1. Flooding/drainage issues caused by the development. 2. Potential litigation against club and golfers through injury & damage caused by golf balls. 3. Any such pre or post development remedial work required to be carried out entirely at the cost of the developer.

Representation

As Club Manager at Muir of Ord Golf Club I am responsible for the ensuring the well-being of the club on behalf of its members. It would be remiss of me, therefore, not to raise a number of concerns we have with the proposed Local Development Plan at the specific site MO3: • The club has invested a significant sum of money rectifying drainage problems throughout the course. Given the topography and proximity of the site to the course, how will the Council and any developer ensure we are not subjected to increased risk of flooding and /or drainage problems re-occurring or indeed worsening? • How will the golf club and individual golfers be protected against the increased possibility and cost of litigation should any damage occur to persons or property within a new housing development at this location? • Should these concerns not be addressed at the outset, who will bear responsibility for the cost of any remedial work required to rectify either, or both, of these issues? • The golf club are slowly becoming land locked by housing, if the club ever wish to expand this would be an ideal site. In terms of the effect of the development as a whole, we would also highlight the following potential concerns: • Density of housing seems over ambitious when taking the local build fabric into consideration. If you look at an aerial image (gmaps), the existing 12-15 private houses adjacent to the site would potentially fill the whole site if superimposed onto the proposed area. • Is this the correct location to adopt another high density Cairns style development? • The topography of the site runs towards the golf course, creating a hydrological issue and sewage connection issue. • There would be a visual impact for existing home owners and additional noise from the road would be created. • An existing green corridor would become urban sprawl which would in turn create a precedent for further expansion of development in the rural landscape in the future. • Corrie Road is mostly single track with only the first mile or so from the village being two lanes. We consider ourselves to be the social hub of the community, for golfers and non-golfers alike and having been established in 1875 can lay claim to being the oldest golf club in the Highlands. As such, we have a rich history intertwined with that of the village itself and thus feel that such an important resource within the community should be protected against the 'urbanization' of the immediate surrounding area. We do understand there is always a need for the provision of housing, especially that classed as 'affordable', however we feel there are alternative sites available around the village which are far more suitable for development. Should residential development indeed be permitted here, the club must be protected against all costs associated with installing the necessary safeguards as highlighted above. To not do so would be a failure on the part of both Local and National Governments, especially given the current delicate financial climate in which we find ourselves.

Allocated to

Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

I believe the development of housing at this site, ie adjacent to the 11th hole at Muir of Ord Golf Club - would have an adverse effect on not only the Golf Club but also existing properties in that area as the drainage/sewage system is already a problem.

Representation

As a playing member of the Muir of Ord Golf Club I respond to the proposals as follows. Muir of Ord has already expanded and the site adjacent to the 11th hole does not seem a practical proposal for several reasons. The main reason, as I see it, would be the inherent additional drainage/sewage problems for the Golf Course, which already falls victim to flooding problems in rain/snow conditions. The additional houses would, therefore, add to that problem as well as the inevitable sewage connection issue. The Golf Club may well consider future expansion and the area identified at the 11th hole would be the ideal, in fact only, area that would facilitate this. Should such expansion be considered by the Golf Club this would not detract from the rural landscape of that locality. Also, the road there is mostly single track and the housing development proposed would add significantly to the traffic problem. I feel that the proposal to develop this site with private housing would not serve this area to best advantage. I would therefore oppose and lodge my objection to such a proposition. Alick Polson Muir of Ord Golf Club Member

Allocated to

Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

I would like this site to be removed from the proposed plan or at least a considerable reduction in the number of homes proposed for this site.

Representation

As it exists today Corrie Road and the surrounding area are semi-rural. The addition of 51 homes at Ardnagrask will completely change the nature of the area. It will become built-up and urban, the opposite of where my husband and I chose to live! The day to day noise created by an extra 51 homes living in such close proximity would be unacceptable and would have an adverse effect on the existing residential neighbours. The high density of the homes would also have a devastating effect on the amount of traffic using Corrie Road. It is narrow and unsuitable to take anymore traffic, as highlighted by the additional traffic generated by the construction of the Beaully-Denny Transmission Line. The increased noise and light pollution caused by the vehicles accessing so many extra houses would be unacceptable. The safety of pedestrians is already a concern on Corrie Road due to the footpath being narrow and poorly maintained in parts. Further up Corrie Road, past An Tealloch, there is no footpath at all. I have 2 young children and the walk to school and back can be perilous. This problem will only be exacerbated with the extra traffic from the proposed development. The land to the north east of the proposed site (directly in front of my home) is prone to flooding and building on this may simply push this problem somewhere else. If the water coming down the hill, through my and neighbours gardens, has nowhere to drain off to, it may back up and cause significant damage and disruption to the existing homes above and to the side of the site. Surely this deserves considerable attention. The north-east field is directly in front of my house and there is only a narrow track (wide enough for one car) and a post and wire fence separating us from this field. I am deeply concerned about the close proximity of the development and the loss of our privacy. I am also concerned about the loss of our existing view across the valley to the hills beyond. I put these concerns forward for your consideration. Kate Malecha An Caorann Corry Road Muir of Ord IV6 7TL.

Allocated to

Customer Number 04520 Name Donella Macgruer Organisation

Agent Name amd Organisation (if applicable)

Section Development Allocations Paragraph

Reference MO3 Type Change Comment Late No

Comment Changes

Remove site from plan

Representation

I wish to object strongly to the proposal. I have lived at the old manse', Corrie Road for over 30 years. Over this period I have noticed a steady increase In the amount of traffic using the Corrie Road, outside the house in which I live. I am concerned about both the volume of traffic and the dangerous speed at which vehicles use the road. It troubles me particularly when my grandchildren and great grandchildren are home on holiday. The situation would become intolerable if the proposed development of MO3 ardnagrask, Corrie Road, muir of ord was allowed to proceed.

Allocated to Muir of Ord MO3 Ardnagrask, Corrie Road

Customer Number 04524 Name JB Mck Black Organisation

Agent Name amd Organisation (if applicable)

Section Development Allocations Paragraph

Reference MO3 Type Change Comment Late No

Comment Changes

Removal of site MO3

Representation

I refer to the above planning application for the building of 51 houses below Ardnagrask in Muir of Ord, and would like to register my objection to this plan. My objection is not based on the principle of NIMBY as I am aware that people have to live somewhere or we would all still be living in caves. My objection is based on the following points: 1. It would result in an unacceptable density of housing in a quiet rural area. 2. Recent developments higher up Cony Road have already resulted in flooding lower down the hill, and it is quite obvious to me as a layman that the planned drainage from these houses was either inadequate from the beginning or the original plans if they were adequate were not adhered to. I have little faith in any other development such as is proposed doing anything other than exacerbating the present problems. 3. My last objection is probably the most important of all; there is at approximately 52.06W and 49.07N on OS sheet 26 a knoll of Pinus Sylvestris, our native pine tree where a pair of Buzzards have raised at least one chick each year since we came here 9 years ago, and the parent birds use the surrounding fields for fmding a food source. In addition, Red Kite patrol the area almost every day seeking food sources. Any development such as is suggested would drive these birds away, thereby restricting their ability to survive. This would be contrary to the policy of our present government. I trust that the planning authority will pay due cognizance to the above points.

Allocated to Muir of Ord MO3 Ardnagrask, Corrie Road

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Removal of site M03 or addition of reference to requirement for drainage mitigation measures as appropriate.

Representation

The Site referenced M03 is new to this version of the IMFLDP - this is our first chance to comment on this particular site. This site is the lowest point in the surrounding area and acts as drainage for a significant volume of water from the catchment above. This then runs through/adjacent to the Golf Course - who have had to invest significant amounts of money in recent years in additional drainage following recent other developments affecting drainage from this area. If development of this site were to go ahead the community wishes to raise it's concerns as to the capacity of the existing drainage to cope with increased volumes of water. We would wish to see this investigated fully before this site was considered for inclusion in the Inner Moray Firth Local Plan. If this site were to be included then appropriate mitigation/additional drainage may be required as a planning condition on any development

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Removal of site MO3

Representation

I wish to object to the above outline planning application. Although the development will not affect my own house to a great extent, ( it will only be seen from my garden and not my house), I am very concerned about the impact the development would have on the area of Corry Road. This is currently on the edge of the village, with a rural aspect, greatly enjoyed by many in the village. It is a popular area for local families to walk, with beautiful trees in the area which would be developed. This open aspect will be lost for all who currently enjoy it : residents, walkers, runners and cyclists. I know this may not constitute part of the objection but it does seem very unfortunate that beautiful aspects of the village may be sacrificed for housing when housing in the High Street is being allowed to crumble. We all have to suffer looking at it and I do feel it is criminal that this is allowed to happen. I realise that this does not equal the same amount of housing but it does all come down to amenity. I appreciate that there is a need for housing but would it be possible for the scale of the proposed development to be reduced so that as much of the rural nature of the area can be retained, for the benefit of all.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Representation

We would like to object to the outline planning submitted for 51 houses at Ardnagrask in Muir of Ord and have several objections. 1. Existing residents moved here because of the semi-rural nature of the area. The neighbourhood would be completely transformed into an inner-city housing scheme. 2. The plan is out of scale with the existing neighbourhood due to high density. 3. Visually the scheme will create a nightmarish carbuncle on the landscape. 4. Corrie Road is an unclassified and unsuitable road to take any more traffic. This has been highlighted by the additional traffic generated by the Beaully Denny Electricity Line Construction. 5. The additional traffic from 51 houses would cause unacceptable visual disturbance due to car lights at night. 6. Road users, especially pedestrian's safety would be compromised by the increased traffic. 7. Noise from traffic as well as people living in such close proximity would seriously affect the existing residents. 8. The field is very wet and some of the surrounding areas are prone to flooding. To sum up the development would destroy the appeal of the village, would create lots of issues as shown above and importantly not bring any benefits to the community.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Representation

My family bought a home from this developer in March 2010, at this time we were told that the containers would be removed from our view. We were also assured their would be lighting outside our property. I raised an issue with the grates on the road and our cars, they put some tar around the grates outside my property nearly three years ago but have done nothing with the road since.

Allocated to

Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

We object unless the site has a developer requirement for a Flood Risk Assessment. This in order to ensure any prospective developers are full informed that the site is at flood risk and that the developable area may be affected.

Representation

We object unless the site has a developer requirement for a Flood Risk Assessment. This in order to ensure any prospective developers are full informed that the site is at flood risk and that the developable area may be affected.

Allocated to

Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Representation

SUBMISSION ON BEHALF OF IAIN ELLIOT LIMITED LAND 150M WEST OF WYNDHILL INDUSTRIAL ESTATE, GREAT NORTH ROAD, MUIR OF ORD IV6 7UA Colliers International has been instructed by Iain Elliot Limited to respond to the current consultation about the Inner Moray Firth Local Development Plan (IMF LDP) – Proposed Plan, published for comments earlier this month. This representation indicates support for the identification of Proposal MO5 “Land to South of The Cairns”. The support is subject to a minor modification of the site boundary of Proposal MO5. Please refer to attached updated red line boundary which more accurately represents the site boundary on the south and south east. This accounts for a detailed review of land titles of the landowners Iain Elliot Limited, and presents the most accurate extent of land in their control. The allocation is supported on the basis that it has the continued support of the Council, as the proposal was identified as a preferred option in the Inner Moray Firth Local Development Plan Main Issues Report when published in April 2012. Since that time, Iain Elliot Limited has undertaken further feasibility on advancing proposals for the site in order to demonstrate its feasibility and deliverability. Once initial feasibility had been considered, Iain Elliot Limited has been working collaboratively with Highland Council officers and other stakeholders, along with the local Muir of Ord community to develop its plans for delivery of Proposal MO5. This consultative process is outlined below. Iain Elliot Limited chose to access the Council’s Pre Application for Major Developments advice service in June 2013 on the basis of the earlier identification of the site in the Main Issues Report. At that time, it took advice from council officers about the form, content and timing of presenting a planning application for Proposal MO5. Officers advised that a planning application pre-dating the Inner Moray Firth Local Development Plan Proposed Plan consultation may be premature. However the officers also advised that weight can be attached to a Proposed Plan in the decision making process for planning applications, reference 13/01775/PREAPP. The submission of any planning application for the site could thus be supported by the Council prior to adoption of the IMFLDP (it follows, any determination by the Council would be made and judged on the applications’ own merits). As a major development project, Iain Elliot Limited undertook wide ranging community consultation about the developing proposals, once a Proposal of Application Notice (PAN) was lodged and agreed with Highland Council in August 2013 (reference 13/03032/PAN). The consultation took the form of formal press notices, public meetings with Muir of Ord Community Council and a 2-day public drop in session on the 3rd and 4th September 2013. A further public meeting took place with Muir of Ord Community Council on 12th November 2013 to provide an update on progress and to take further comments. The local press also ran news articles during September 2013. Iain Elliot Limited has signed a Planning Processing Agreement with Highland Council which restricts the presentation of a planning application until 29th November 2013 or later. This was agreed in order to meet the consultation timing of this IMF LDP Proposed Plan stage; to allow any comments to be made to the proposed allocation MO5 and enable the determination of a planning permission in principle (PPP) application when lodged. The planning application was lodged on 29th November 2013. With regard to the previous comments made in the IMF LDP consultations, matters relating to: avoidance of coalescence with Windhill; preservation in situ of the Windhill Standing Stone scheduled monument; retail development outwith the settlement centre; impact on protected species and designated sites; the consideration of an off-road footpath/cycle way for safe route to school and to access village services; the provision of affordable housing; enhancement of the village boundary / gateway - these have all been addressed in the process of pre-application masterplanning and the close consultations. The consultations have included exchanges with Historic Scotland, SEPA, Scottish Natural Heritage and council departments. These have added great value to the pre-planning and masterplanning process, along with subsequent opportunities for refinement of proposals displayed at the community consultation events. The matters expressed in the Main Issues Report responses have been addressed in the PPP planning application that will be lodged on or after 29th November 2013. Other matters expressed and advised by Highland Council and other agencies in the pre application pack (13/01775/PREAPP) have been addressed through the appointment of expert consultants to study and recommend appropriate mitigation on matters relating to: ecology (and presence of protected species); archaeology (and the treatment and possible promotion of the scheduled monument); noise assessment (for consideration of local amenity to existing and proposed properties); traffic impact assessment and transportation (for the consideration of impact on the road network and the accessibility of the site for walking, cycling and public transport); drainage and flood risk assessment (for the examination of site constraints and public safety); commercial property advice (for the consideration of the current vitality and viability of Muir of Ord High Street) and design/sustainability and place making advice to prepare a holistic masterplan for the Proposal MO5. A copy of the plan is enclosed with this representation. Indicative Proposals for MO5 The planning permission in principle (PPP) application does not require applicants to submit detailed designs, elevations of buildings or samples of colours or finishes. However, the masterplanning process and public consultation

stages have allowed a much broader and very open expression of the indicative proposals for the site. In addition to supporting studies, a reasonably detailed concept masterplan has been refined and submitted showing the approach to siting, arrangement and layout of the key uses and how they fit into the identified constraints and opportunities of the site. The proposals all meet the requirement of the Proposed Plan allocation MO5 in that the proposal is for: Uses: 2.7Ha Business (Class 4); 1.2Ha Commercial (Class 1 food and non-food) and 60 homes (including affordable). Requirements: Safe route to school; Safeguard around the Windhill standing stone; Extension of the 30 mph speed limit; Formation of a suitable access from the A862; Development in separate phases not exceeding 20 houses in any one calendar year (if the 20 units are not built in the calendar year, the balance may be carried over to the subsequent phase). Please refer to attached concept masterplan and the red line boundary defining the site boundary in greater accuracy. It would be appreciated that you contact me in the event that you wish to discuss the proposal in greater detail at this stage. For instance if you require any further supporting information in relation to this consultation.

Allocated to Muir of Ord MO5 Land to South of The Cairns

Customer Number 04111 Name Iain Elliot Limited Organisation Iain Elliot Limited

Agent Name and Organisation (if applicable) The Iain Elliot Partnership

Section 4.Development Allocations Paragraph

Reference Proposal MO5 Land to South of The Cairns Type Support Comment Late No

Comment Changes

#### Representation

Please refer to attached representation. This expresses support for the Council's preference to allocate Proposal MO5 for mixed use development. The representation explains how a Planning Permission in Principle (PPP) application has recently been submitted for Proposal MO5. Reference 13/01775/PREAPP and 13/03032/PAN. It expresses the steps taken by the applicant in line with officer advice relating to timing and content of a PPP application in light of the LDP process. It also explains and justifies the applicant's approach to site layout and design in so far as compatible uses; which includes the provision of the developer requirements listed in Proposal MO5. Further details are found within the attached representation along with an attachment showing the Planning Processing Agreement between Highland Council and the applicant which sets out the timings and commitments taken by both parties - draw reference to timing of submission of a planning application.

Allocated to Muir of Ord MO5 Land to South of The Cairns

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section

Paragraph

Reference

Type

Comment Late

Comment Changes

I object to and would like to have the Development Allocation M05 removed from the Proposed Plan on the basis of major impact on traffic and congestion in the local area. I object to and would like to have the Development Allocation M05 removed from the Proposed Plan on safety grounds due to the development being adjacent to a SEPA regulated site.

Representation

Any further development in the Muir of Ord area will compound existing traffic congestion on the A862 route. Current developments at the care home in Muir of Ord as well as construction of approximately 170 residential units have already impacted on this road in and around Muir of Ord. Developments in the wider area will also impact on the volume of traffic on this route. Any closure of the Kessock Bridge due to accident or weather event diverts all traffic via the A862. Any development of M05 for residential, retail or business use and any development of M06 for industrial use will only make the situation worse. In addition any development near to the SGL Carbon plant (a SEPA regulated site) has safety implications if the evacuation of the surrounding area during a major incident is delayed due to increased development. The proposed development at M05 by Colliers International (agent) proposes a pedestrian crossing in an unsuitable position. Having resided at Wyndhill since 1989 the proposed crossing does not address the problem we as locals have with traffic on the A862 at the Wyndhill/Wyndhill crossroads. Should this development proceed I would suggest an alternative location. At present the pick up and drop off points for school and public service buses is at the Wyndhill/Wyndhill crossroads. A traffic light controlled pedestrian crossing at this position would be a much needed, safer system for school children, pedestrians and cyclists crossing the road. It would also improve access for vehicles joining the A862 from the side roads. In addition I suggest that a new footpath is incorporated from the M05 development to join the existing footpath from Windhill to Beaully making it safer for pedestrians and cyclists travelling to Beaully from the M05 development.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Changes to sites MO5 and MO6 on the grounds of road safety

Representation

I am very concerned about the two proposed developments near my house. I live at Windhill and the road is already very dangerous without the addition of at least 60 new homes. It is very hard to make a right turn onto the main road due to the speed and frequency of traffic. The schoolchildren waiting for buses to school take their life in their hands every day trying to cross the road. At this time of year it is dark when they leave and when they come home and it is very hard to judge how far away the traffic is. In the time I have lived here I have seen many accidents including two cars landing in my next door neighbours garden. The extra traffic will make living here almost impossible, I can already sit at the end of my road for several minutes before I can make a right turn and then a car will come tearing up behind me having ignored the sign for an approaching crossroads.I have great fears for the schoolchildren,who also, can wait some time before crossing the road and then take risks and run. Surely there are other sites which could be used for housing apart from this one which is so close to the already very busy main road? Where is the evidence of demand for the housing and the commercial aspects? The site at MO6 also concerns me. Again, this will increase the level of traffic in the area, including large vehicles. According to the plans, the site will also cut out a path which is very popular with walkers and cyclists and leads to one of Highland Councils core path networks route. I think that that is unacceptable. If the development must go ahead, at least leave pedestrian access to he network of existing paths.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Retention of exisiting mature trees to the east of 2 Tomich, assurances that these will not be reduced to 25m. Expansion of 25m belt around development to 50m

Representation

Environmental impact, noise reduction, visual impact. Stronger belt of trees would withstand stronger winds

Allocated to

Customer Number 04371 Name David Smart Organisation

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph MO6

Reference Type Change Comment Late No

Comment Changes

Plan to specify hours of noise related activity during construction ie should not normally take place outwith 08.00 -19.00 Mon to Fri, 08.00 - 13.00 Sat. No Sunday or bank holiday working

Representation

Environmental Impact, Noise disturbance to residential property

Allocated to Muir of Ord MO6 Muir of Ord Industrial Estate Expansion

Customer Number 04006 Name Edward Rush Organisation

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph

Reference Type Change Comment Late No

Comment Changes

As per representation.

Representation

1-Looking at the proposed map regarding the industrial estate in Muir of Ord (MO6) it appears the unnamed track which extends beyond my house to Bellvue is blocked by the development. This road is used daily by myself and lots of other people as a walking and running route. If it is blocked will there be any provision to create a new route so access will be unhindered? 2-Some of the unit sites are in an untidy condition. What provisions will there be to ensure the place is kept tidy? The un kept condition of some of them has a visual impact on our local environment. Also throughout the year I collect rubbish blown into the lane leading down to my house which comes from the industrial estate. I do not wish to see the expansion increase the problem. 3- Recently a new unit was built directly opposite my house. The amount of noise at times was intolerable and the vibration caused during the construction could be felt throughout my house. What provisions will be in place should the development expand as it is so close to my property to curtail the noise impact during the construction phase? 4-Would we be informed when any new development will take place? 5-As the new development is so close to our property what screening will be in place to afford us privacy? 6-To limit the impact on our lives what restrictions will be in place to the working hours and noise levels generated by the industrial estate post expansion? 7-At present the main use of the access road to my house is limited to ourselves, my neighbour and a local farmer. With young children I do not wish to see an increase in traffic along this road. Will all access points for the estate come from the Black Isle show ground as they do at present?

Allocated to Muir of Ord MO6 Muir of Ord Industrial Estate Expansion