

Highland Council Inner Moray Firth Local Development Plan

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

Customer Number	01079	Name	Mr Peter Rattray	Organisation	
Agent Name amd Organisation (if applicable)	Mr Atholl Newlands		Bowlts Chartered Surveyors		
Section	4.Development Allocations		Paragraph	North Kessock 4.162 to 4.164	
Reference	North Kessock		Type	Change	Comment Late
				No	

Comment Changes

Allocate areas within and to the eastern end of the North Kessock Settlement for residential development as detailed and shaded pink on the plans submitted with this representation, and which are allocated within the Ross & Cromarty East Local Plan 2006, Chapter 29 "North Kessock", and identified within the corresponding inset plan as area number "2" for such use.

Representation

On behalf of our client, Peter Rattray, we write to promote the re-allocation of two areas of land to the eastern end of the North Kessock Settlement (as identified and shaded pink on the plan submitted with this representation) for residential development. The areas being proposed are considered to be suited to such development and are allocated within the current adopted Local Plan for the area, the Ross & Cromarty East Local Plan 2006, Chapter 29 "North Kessock" and identified within the corresponding inset plan as "Area 2" for residential development. Whilst we understand that the Council consider that the general policies within the proposed Development Plan may provide support for residential development on these areas which lie within the settlement boundary, it is of considerably greater comfort and assistance in considering promoting an area for such development to have this formally allocated. Further, allocation of these areas would provide an opportunity for a balance and a variety of development opportunities throughout the settlement, as opposed to having this focused entirely at the western periphery.

Allocated to	North Kessock	General	General	
--------------	---------------	---------	---------	--

Customer Number	01208	Name	Ms Anne Thomas	Organisation	Friends of the Earth Inverness
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.162	
Reference			Type	Change	Comment Late
				No	

Comment Changes

Public transport connections need to be improved with a cycle path under the top span of the bridge at Craigton and a bus service to the new housing development at Bellfield.

Representation

The current bus services serve North Kessock once an hour with inconvenient gaps at times. Other more frequent buses pass by on the A9 but North Kessock residents are only able to access these via laybys at Craigton and Charleston. There is no link between bus stops at Craigton except over the A9, an unofficial route under the top span of the bridge or a very long and steep diversion to the lifeboat station and back up. Transport Scotland have now agreed that it would be possible to convert the unofficial route to a proper cycle path along the culvert and round the 'cage' under the span. This would also improve access from the Tourist Information Office to walks on Ord Hill. At Charleston whilst a bus stop has been built at the new development there seem to be no plans for it to be used. A link path from the Charleston layby directly to the housing would work much better and a footbridge or link via the Kessock underpass for buses stopping at the Coldwell layby on the other side for the return journey.

Allocated to	North Kessock	General	General	
--------------	---------------	---------	---------	--

Customer Number	04041	Name	Elaine Thoms	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.163	
Reference			Type	Change	Comment Late
				No	

Comment Changes

Extend the boundry/settlement line north west of Rover Cottage, Craigton. What degree of development will the road network require for future residential development

Representation

Looking to place a planning application for one dwelling house on land above Rover Cottage. (North West). It looks as if the land in question is not on the proposed plans. The land at present is owned by my mother, Mrs H Henderson, Rover Cottage. I wish to build a property behind her house and relocate to North Kessock due to ill health of family members.

Allocated to	North Kessock	General	General	
--------------	---------------	---------	---------	--

Customer Number	04451	Name	Paul MacLean	Organisation	
Agent Name amd Organisation (if applicable)					
Section	North Kessock		Paragraph		
Reference			Type	Change	Comment Late
				No	

Comment Changes

Objection

Representation

In ref to NK1 I have no wish for you to turn site opposite my house into an industrial site. It will be looking straight into my bedroom and sitting room and I can't understand how you propose to build petrol station on top of high pressure gas main.

Allocated to	North Kessock	NK1	Bellfield	
--------------	---------------	-----	-----------	--

Customer Number	04437	Name	Broadland Properties Ltd (BPL)	Organisation	
Agent Name amd Organisation (if applicable)		Mr Alan Ogilvie		G H Johnston Building Consultants	
Section	4.Development Allocations		Paragraph		
Reference	NK1		Type	Change	Comment Late
				No	

Comment Changes

Increase the size of the area of the Mixed Use land allocation NK1 to include the indicative petrol filling station site.

Representation

We act for Broadland Properties Ltd (BPL), owner of substantial land holdings over the remainder of Bellfield and Lettoch Farms, North Kessock. This extensive area of land includes land allocations NK1 and 2, forming part of the planning permissions granted under 05/0466/OUTRC and 07/00876/REMRC for an integrated mixed development of housing with open space, tourism, leisure and recreation facilities. Despite our previous submission at the Main Issues Report (MIR) stage and a change in status of the area covered by NK1 to Mixed Uses, the land allocation on the Inset Map continues to omit the area immediately to the north of the main roundabout access. This was the land indicated in the master plan as having potential for a petrol filling station in the master plan layout. Reference is made to this in the Uses part of the Written Statement but it is strange that it is missing from the Inset Map. While this use is not viable in the current market conditions and it benefits from an extant planning permission, we feel that this land should also be included within the NK1 allocation.

Allocated to	North Kessock	NK1	Bellfield	
--------------	---------------	-----	-----------	--

Customer Number	04396	Name	Sonia Wayman	Organisation		
Agent Name amd Organisation (if applicable)						
Section	4.Development Allocations		Paragraph			
Reference	NK1		Type	Change	Comment Late	No

Comment Changes

The landscape setting of North Kessock and the shore road is an important asset for the village that is valued by residents and tourists alike. The allocation of land should be sympathetic to this and consideration should be given to more sensitive positioning of the development site in a less obtrusive location. The development site should be set within the contours of the fields towards the A9 in order to reduce the visual impact and should not encroach onto the lower shore level as is shown on the proposal.

Representation

The proposed housing allocation in NK1 will have a significant negative visual impact on the western approach to the village. The character and setting of Charleston and that of the rural shore road landscape should be safeguarded and protected. Developing housing sites down to the shore road will erode the amenity of this highly valued local landscape and will set an unwelcome precedent for future expansion and encroachment into this area. Given the proximity of the adjoining rural landscape and the traditional character of Charleston, the development should be sympathetic to this context. Consideration should be given to a landscape buffer zone between the development and Charleston and along the shore road in order to mitigate the visual impact of the development.

Allocated to	North Kessock	NK1	Bellfield	
--------------	---------------	-----	-----------	--

Customer Number	03981	Name	Peter Grant	Organisation		
Agent Name amd Organisation (if applicable)						
Section	4.Development Allocations		Paragraph			
Reference	NK1 & NK2		Type	Change	Comment Late	No

Comment Changes

I was under the impression that, due to a main gas line near my house area, that no further expansion would be possible for NK1 or NK2 near the A9 carriageway. Moreover, I am unsure what impact more residential areas will have on the local facilities such as the school and Surgery. Finally, regarding the proposed Golf Course, as long as it's not being built by Donald Trump and I don't get any broken windows, I have no objections there. I also have few objections to business development.

Representation

As per comment changes representation.

Allocated to	North Kessock	NK1	Bellfield	
--------------	---------------	-----	-----------	--

Customer Number	04437	Name	Broadland Properties Ltd (BPL)	Organisation	
Agent Name amd Organisation (if applicable)		Mr Alan Ogilvie		G H Johnston Building Consultants	
Section	4.Development Allocations		Paragraph		
Reference	NK2		Type	Change	Comment Late
No					

Comment Changes

Increase the size of the area of the Business land allocation NK2 in line with the area indicated in the MIR.

Representation

We act for Broadland Properties Ltd (BPL), owner of substantial land holdings over the remainder of Bellfield and Lettoch Farms, North Kessock. This extensive area of land includes land allocations NK1 and 2, forming part of the planning permissions granted under 05/0466/OUTRC and 07/00876/REMRC for an integrated mixed development of housing with open space, tourism, leisure and recreation facilities. We refer to NK2, the area we previously requested be extended and re-configured. However, after agreeing to show the revised/expanded area in the MIR the Council has decided to contract the boundary to accord with the extant permission, apparently bowing to the pressure of representations from the local community. The whole point of seeking an increase in the area of land and range of uses is to help provide a mix and critical mass of development potential that would provide the greater flexibility required to make the development and a golf course more financially attractive to potential developers and therefore more marketable. This would still include land for a golf club house, indoor sports/leisure club, hotel, etc. but also additional land to offer scope for holiday apartments, offices and other business uses mainly associated with leisure and tourism. Confining this to the area that accords with the 2005 outline planning permission and R&CE Local Plan will not leave a lot of room over and above a golf clubhouse, hotel, leisure facilities and self-catering accommodation. Whilst our clients acknowledge that the 2005 Outline Planning Permission requires tourism and other associated development will also be predicated on the golf course development, and now also business uses, they also consider that the significant turn-around in the demand for new golf courses makes this approach outdated. Since the original permission was granted the implementation of proposals at Castle Stuart has taken up much of the demand for golf tourism and associated accommodation from high spending overseas visitors. Also in that time the demand from the local population has also peaked and membership levels have been dropping at most of the courses within a 25 mile radius. Waiting lists are generally a thing of the past and clubs are more welcoming than ever to encourage play, including through lower cost ‘pay and play’ options for casual or non-members. It may therefore be some time before sufficient demand will materialise to warrant the building of another golf course in the area and certainly not without additional development to subsidise it. We also question why reference is made in the Council’s response to “the extended areas to the south east and to the north east would possibly require a Transport Assessment”, particularly when access to the overall master planned land was greatly enhanced with a £2 million grade separated access. There is also every intention to retain the core path through the site, whilst maintaining or enhancing its amenity value. In addition, the loss of additional prime agricultural land is not “a key planning issue for this Plan” when the principle of developing the surrounding area for a golf course was accepted through granting the planning permissions.

Allocated to	North Kessock	NK2	West of Bellfield Cottage	
--------------	---------------	-----	---------------------------	--

Customer Number	03980	Name	S kinsella	Organisation	
Agent Name amd Organisation (if applicable)					
Section	1.Introduction		Paragraph	Title paragraph 1 - ref to filling station	
Reference	NK2		Type	Change	Comment Late

Comment Changes

I can not find a detailed plan on the development plan, however I feel that a petrol station, as proposed within North Kessock is not be required and I would like to see it removed from the paln.

Representation

I believe there are plenty of accessible and potentially cheaper alternatives at supermarkets within inverness. I believe these convenient petrol stations are more appropriately situated away from residential housing and places of environmental interest and beauty. You have cited the need for surveys of local potential disruption to wildlife and therefore the likelihood that this would .happen I would also be concerned about the safety of a petrol station in close proximity to residential housing due to potential increased traffic which would put children at higher risk. At present this area is only used by residents and therefore with closed roads children and public in general enjoy the freedom to use the residential area and entrance to farmland and woods. this creates peace of mind for parents and public alike as the traffic is minimal and considerably slow appreciating the demographic. I chose to move to this area with the latter point as a priority, the proposal retrospectively takes that informed choice away.

Allocated to	North Kessock	NK2	West of Bellfield Cottage	
--------------	---------------	-----	---------------------------	--

Customer Number	03980	Name	S kinsella	Organisation	
Agent Name amd Organisation (if applicable)					
Section	3.Strategy for Growth Areas		Paragraph		
Reference	NK2		Type	Change	Comment Late

Comment Changes

I am concerned that there is not enough detail regarding the proposed business' that may be sited at this location. I would be opposed if they are more than tourist business' that would compliment the area and the golf course.

Representation

The Black Isle, North Kessock is an area of natural beauty therefore it should not be spoilt with industrial units. There are more than enough of these industrial areas in Inverness and areas around these that should surely be reclaimed as Brown belt land. I would also be concerned about the safety of children within this area if there was a disproportionate and insensitive consideration of the type of business' allowed driving through the residential housing. the business' would potentially increase traffic which would put children at higher risk. At present this area is only used by residents and therefore with closed roads children and public in general enjoy the freedom to use the residential area and entrance to farmland and woods. this creates peace of mind for parents and public alike as the traffic is minimal and considerably slow appreciating the demographic. I chose to move to this area with the latter point as a priority, the proposal retrospectively takes that informed choice away.

Allocated to	North Kessock	NK2	West of Bellfield Cottage	
--------------	---------------	-----	---------------------------	--