

Highland Council Inner Moray Firth Local Development Plan

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

Customer Number	04438	Name	John M MacIntosh	Organisation	
Agent Name and Organisation (if applicable)		Mr Alan Ogilvie		G H Johnston Building Consultants	
Section	4.Development Allocations		Paragraph	4.166 & 4.168 in Seaboard Villages	
Reference			Type	Change	Comment Late
				No	

Comment Changes

1. Allocate 0.26 ha of land North East of Shore Street, Shandwick with a capacity of 5 houses. 2. Indicate requirements for reflecting pattern of surrounding development, setback from coastal path, a landscaping scheme, a Flood Risk Assessment and maintain peripheral path links to the coastal path and beach.

Representation

Section 5 We act for Mr John MacIntosh, owner of 0.35 ha of land at the north end of Shandwick within the Seaboard Villages Settlement Development Area (SDA). This is outlined on the attached location plan and an over-marked copy of the Seaboard Villages Inset Map. The land is identified as Amenity in the Ross and Cromarty East Local Plan (R&CELP). We now note that in the Proposed Local Development Plan it forms part of the odd shaped proposed Open Space designation varying in width between the existing built up area and the shore. Our client is concerned that this designation implies that it is in public ownership and that it is freely available for people to wander across it or for other recreational purposes. The site slopes gently eastwards from a line of houses on Park Street and the east part of the site is protected from the shore by a dune feature. To the east is the coastal footpath and to the south is a public car park with path to the beach. There are informal path links from Park Street and Shore Street to the beach along the north east and south peripheries of the land. It sits at between 4 and 6 metres above sea level. Mr MacIntosh purchased this land from the local estate long before the R&CELP was prepared and specific amenity land or open space designations were placed on it. This was with the intention of bringing forward proposals for a small scale infill housing development including a home for his retirement. Mr MacIntosh currently lives and farms land at Broomhill, Invergordon, which is adjacent to the large scale industrial land allocation at Delny (IG12 in the Proposed Plan). He does not wish to live with the continued prospect and significant impact of that development on his doorstep in his retirement. As such, he seeks to build a home for himself on his land at Shandwick, which will also be feasible with additional plots. This form of development proposed is in keeping with other similar developments undertaken in the last 30 years on the seaward side of the village's main street between Balintore harbour and the south end of Shandwick. In that time the availability of such plots has helped to meet the local demand for low cost one off plot developments and, in the case of Harbour View, other housing needs in the area. This development opportunity contrasts with the larger land allocations such as at Murray View (SB1), East of the Primary School (SB2) and North East of the Cemetery (SB3), which all require more extensive servicing and have been or are more expensive to develop. In this regard it is no surprise that the rate of development on these sites, which have been allocated in successive development plans in the last 30 or more years, has been very slow. The only land allocated for development in Shandwick, south of Shore Street (SB4 for Mixed Use), also requires significant investment in overall servicing. Whereas there are public sewers and a water main already passing through Mr MacIntosh's land and it has access to the public road and other services. The Proposed Plan at paragraph 4.166 states that "with the renewed vigour of the employment market in the area, the Seaboard Villages has a key role to play in meeting the demand for housing for the in migration of skilled workers to the area." Then at 4.168, "Development in the village has largely been in the form of infill development in recent times however, a number of planning permissions have been secured on larger sites prior to the economic down turn. These sites remain suitable for development and will meet the existing and future needs and demands for the villages. As such there is no need to identify any significant areas for future expansion." The point we make in relation to these paragraphs is that if the demand is on the increase and more recent demand for housing development was met in the form of infill despite the availability and permissions on larger sites, there is still a need to identify small scale opportunities to meet demand locally. The availability of smaller scale infill sites within the such as Mr MacIntosh's or the previously approved and R&CELP allocated site 3 north of Park Street, offer a choice of locations and scale or be "significant areas for future expansion." In light of the above we feel that inclusion of Mr MacIntosh's land as a housing development opportunity or at least as an unallocated infill site within the Local Development Plan would be in keeping with the existing settlement pattern whereby the precedent has already been set for development of a second line of houses between the main village street and the shore or dune system. In addition, it would not extend the built up area any closer to the shore than existing development or extend the SDA in any other direction. Furthermore, it would not have a significant landscape impact if built to a similar height to adjacent houses or

represent a significant loss of informal amenity “open space” between the main street and the shore. In terms of the potential for development we consider that the site has capacity for 4 or 5 houses. While the form and layout of development would be matters for a detailed design brief or planning application some general guidance or requirements could be indicated in the Local Development Plan. This includes siting houses to reflect the pattern of adjacent houses, but far enough apart from these to minimise impact on their outlook and amenity. The eastern site boundary would also be set back from the coastal path and the intervening land made available for public open space. In more detail, houses could also be set back from the dune feature to minimise visual impact and maintain it as a natural landscape feature. One house could be sited on the higher western part of the site with a frontage to the adjacent single track public road, in line with the adjacent house, Marhaba. The other houses could be sited parallel to the shoreline with the same orientation as the traditional row of houses fronting Shore Street. Access to these could be taken via a private road from a point just north of No 10 Shore Street, to maximise visibility. To illustrate these points we attach a number of plans and photographs of the site and nearby development in Shandwick and Balintore. We also appreciate that the proximity of the site to the coast and only being a few metres above sea level there will be a requirement for a Flood Risk Assessment. This would be consistent with the requirement for site SB4 to the south of Shore Street and will help clarify whether there is a risk from coastal flooding

Allocated to	Seaboard Villages	General	General	
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Customer Number	00313	Name	Mrs Eveline Waring	Organisation	Nigg And Shandwick Community Council
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Agent Name amd Organisation (if applicable)		
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Section	4.Development Allocations	Paragraph	
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Reference	SB4	Type	Change	Comment Late	No
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Comment Changes

SB4 needs careful thought for the proper mix of houses. business (shop) and tourist accommodation to blend in with the rest of the area

Representation

SB4 needs careful thought for the proper mix of houses. business (shop) and tourist accommodation to blend in with the rest of the area

Allocated to	Seaboard Villages	SB4	Land south of Shore Street	
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