

# Highland Council Inner Moray Firth Local Development Plan

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

Customer Number	01843	Name	Mr George Angus Macleod	Organisation	Neacreath Ltd
Agent Name amd Organisation (if applicable)		Roy Stirrat FRTP		Stirrat Planning Consultancy	
Section	4.Development Allocations		Paragraph	4.122-4.123	
Reference	Tomatin Wood as an additional housing site.ousing		Type	Change	Comment Late No

### Comment Changes

The objector to the IMFLDP seeks to change housing site proposals to include “Tomatin Wood”, a brownfield land and former commercial conifer woodland site on the edge of Tomatin. It is presently accessed by a forestry road, and has potential to be re-developed for private and affordable housing served by an improved adoptable access road. There will be continuing community access to the woods for recreational purposes. There is agreement to acquire the land at front on “Tannay” for the purpose of realigning the junction of Old Mill Road and the forestry road as shown in drawings. This allows submission of an integrated and well landscaped housing and access proposal of high layout and design standard. The site has a planning history which highlights the significance of the current altered and reduced scale proposal. It is submitted that the proposal complies with development plan policies and will add a valuable additional housing site with benefit to the Tomatin community. It is thus submitted that the site should be designated as an additional housing site for the benefit of the community.

### Representation

The Location Plan shows the close proximity of the site to housing along Old Mill Road and the centre of Tomatin which includes the primary school and the approved housing and retained village shop at the main road junction. The proposed site is, in fact, closer to these community facilities than much existing and other proposed housing in the extended Tomatin area. The site slopes down to the Alt Neacreath, with derelict water works buildings still existing on the upper part. The site was previously afforested but the trees have been felled recently under Forestry Commission licence. The site is accessed by the upgraded forestry access track, within the applicant’s ownership and control, alongside the Alt Neacreath extending west from Old Mill Road. New coniferous and deciduous planting has now taken place and will integrate the site into the landscape, aided by existing woodland along the riverside and that containing Ard Park housing to the east. Planning History A proposal by the current Objector for 16 houses, including 10 affordable units, at Distillery Wood (now called “Tomatin Wood”) was considered on 10 March 2009(08/00547/FULIN). The Area Planning and Building Standards Manager recommended granting detailed planning permission, subject to conditions and a Section 75 Agreement in relation to affordable housing. His report included advice that: - the proposal is considered to be in accordance with the Local Plan - development is also considered to comply with Policy G2 (Highland Structure Plan, relating to siting, layout, landscape and amenity) - there are no infrastructure issues, subject to a link with the public sewerage system - the need for affordable housing is a material consideration - it is considered that the material considerations of tree loss and ‘urbanisation’ are insufficient to outweigh compliance with the Development Plan The proposal was refused, however, on 14th April 2009 after a site visit and formal Hearing. Grounds were inconsistency with the development pattern, adverse impact on amenity, contrary to the Local Plan, outwith settlement boundary, negative impact on trees and access too restricted. The site was designated as Site H3 and discussed in the Main Issues Report (MIR), Spring 2012 but rejected again on grounds of woodland impact and disputed technical feasibility of forming a suitable road access. Current Proposal The current proposal - see Site Plan - is based on the same location but a reduced site extent and number of houses. The western extension of the former site is deleted, and the number of housing units reduced from 16 No to 13 No. The disused water works will be removed and the hill slope re-graded (see Cross Section A-A, Site Plan). The houses will have reduced visual impact from the earlier proposal by reason of reduced house scale and height, reducing visual impact by day and night. Landscape containment will be enhanced by the establishing hillside tree planting. It is thus submitted that the proposal: • is consistent with the very extended pattern of development at Tomatin • has little if any impact of amenity • improves community access to the woods • integrates with a newly planted woodland landscape; and • has a good standard of road access compliant with standards Previous Proposal Current Proposal Site 1.3ha plus access (total 2.2ha) 0.64ha plus access road (total 1.5 ha) Site Works Major Restricted Houses 6 large detached, 2 storey 3 medium detached, 1 & 1/2 storey 6 semi-detached, single storey 6 semi-detached, single storey 4 garden flats, two storey 4 garden flats, two storey Type Private sale & housing association Private sale and housing association Access Restricted width, passing places Improved

junction with Old Mill Road Access Road The access road, extending west from Old Mill Road, utilises the forestry road extending through land owned by Tomatin Estates. It also provides access to the recently re-built Melford Cottage to the west. Melford House, presently being developed to the north of the proposed site, takes primary access to Station Road via the viaduct. The forestry road system will continue to offer Tomatin residents and visitors public recreational access along the Alt Neacreath burn and throughout the area of new and existing trees and woodlands. Public access on this hillside west of the proposed development site also offers good views south and east. Woodland visitor parking will be available just to the west of proposed housing (see Location Plan). The proposed access road adopts the same route but with important improvement to the junction with Old Mill Road. Along this route there will be limited removal of trees to allow improved sightlines and passing places. The new owner of the house 'Tannay', located immediately west of No 16 Old Mill Road, have agreed for the applicant to acquire the land at front for access road realignment purposes. This will allow junction re-design and safety improvement where the exiting forestry access road meets the cul-de-sac end of Old Mill Road. Limited tree removal here will improve horizontal alignment, increase sightline visibility and allow better formation of road side parking for local residents. The proposed new road line will integrate with the established footpath kerb outside 16 Old Mill Road. This composite road access proposal is thus of significant benefit of both existing and future residents.

Woodland and Landscape The site is contained by a strong landscape framework, and has very limited visual impact for local residents, rail and A9 road travellers. Trees along the Alt Neacreath burn which runs alongside the site access road, together with established mainly conifer planting on adjoining land to the north of the site and west of the primary school, will substantially screen the site. Proposed houses will be designed with space standards for gardens and parking appropriate to the rural location, and built to high insulation standards including ground source heating.

Development Plan On IMFLDP approval, it is anticipated that the subsequent submission and approval of a planning application would also be subject to condition control including the following:

- provision of affordable housing
- provision of an adoptable road and footpath/footway from Old Mill Road to the turning head
- lighting scheme limiting urban glow and light spillage
- maintenance regime for open spaces, footways and verges
- landscaping scheme including long-term scheme for five year plant maintenance
- a tree protection plan throughout the construction period, and a related construction method statement

Designation would be described as follows: Site : TM6 Distillery Wood Area (ha): 1.5  
Housing Capacity : 13  
Requirements : Developer to prepare masterplan/development brief to be agreed with the Council who may adopt this as Supplementary Guidance. This should address public sewer connection; retention of woodland framework and woodland management; road improvement and connection of proposed access road with old Mill Road particularly with respect to public and private land ownership; improved and managed public recreational access to woodland and Alt Neacreath riverside.

Allocated to	Tomatin	General	General	
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Customer Number	04010	Name	Sandra Day	Organisation	
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Agent Name amd Organisation (if applicable)		
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Section	4.Development Allocations	Paragraph	Strathdearn
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Reference		Type	Change	Comment Late	No
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#### Comment Changes

As a general comment this present proposed plan will take away the character of the quiet highland villages in this area, which have their own character and value. This plan will lead to the complete urbanisation of this part of the Highlands with its attendant problems.

#### Representation

As per comment changes representation.

Allocated to	Tomatin	General	General	
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Customer Number	00908	Name	Mr Duncan Bryden	Organisation	Strathdearn Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.122	
Reference			Type	Change	Comment Late
				No	

#### Comment Changes

Changes to 1 Types of wildlife surveys 2 Additional land allocation for road junctions 3 Requirement for developer masterplan to include detailed community consultation and duty to integrate with published community development plans

#### Representation

1. We wish to extend the requirements of developers to undertake 'wildlife surveys – including reptile, red squirrel and bats, where appropriate' Reason: Possible unknown wildlife value. 2. We wish to see appropriate recognition given to land allocation requirements at the north end of the village for junction improvements associated with the dualling of the A9 (T) road. Reason: We believe land take for the road will impact upon the effectiveness of the allocations TM11 and possibly TM 10. 3. We wish to see included in reference to developer preparing masterplan/development briefs that there is a requirement for the developer to consult with local communities bodies and address priorities set out in local community development plans. Reason: The community have invested huge time and effort in consulting and preparing community development plans. We believe developers should be required integrate their proposals with community needs and wishes in line with the fundamental purposes of planning legislation.

Allocated to	Tomatin	General	General	
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Customer Number	04211	Name	David Bonniface	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.122	
Reference			Type	Change	Comment Late
				No	

#### Comment Changes

The plan does not take into account the impact of dualling of the A9, particularly if improving access to Tomatin involves over or underpasses which would take up land (potentially TM10, TM11, TM12) and have strong visual impact.

#### Representation

I wish to object to any change to access to the A9 from Tomatin which affects the land north of the distillery along the "old" A9, particularly the residential developments at the North End known as Altdubh and Altdubhag.

Allocated to	Tomatin	General	General	
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Customer Number	04236	Name	C Glynne-Percy	Organisation	
Agent Name amd Organisation (if applicable)		Mr Richard Heggie		Urban Animation	
Section	4.Development Allocations		Paragraph	4.122-4.123	
Reference	Site Allocations (see below)		Type	Support	Comment Late
					No

Comment Changes

### Representation

Tomatin Estate wishes to support the LDP proposals for Tomatin. The Council’s vision for a vibrant Inner Moray Firth depends on many factors. Whilst the success of Inverness City, the Inverness-Nairn Growth corridor and the Ross-shire Growth Corridor dominate the development strategy set out in the LDP, the Plan acknowledges the importance of a robust settlement strategy for the entire Plan area. As a free standing village designated as a Local Centre, it is important that Tomatin has suitable sites for housing development, employment and community uses. New homes will help to sustain and expand local services and facilities which have been under increasing threat over a period years. There is an ambition locally to see the reinstatement of the station at Tomatin. The campaign for the station has significant challenges in persuading Network Rail of the merits of the case. The LDP acknowledges that reopening the station may be possible. However, the Plan could go further and express support for this eventuality more directly. Reopening the railway station would help to drive growth, through new housing, employment and tourism developments, in accordance with the Council’s ambitions for Tomatin. The Council has recognised the importance of the proposed dualling of the A9 north and south of the village as a driver for growth. Tomatin Estate supports the LDP’s proposals for future development at the village. Road access is obviously a key factor in encouraging growth. However, the A9 road link north to Inverness and south to Aviemore and Kingussie is already of a good standard relative to some other parts of the route. Whilst expansion of Tomatin would undoubtedly benefit from upgrading of the A9, the village is already well placed to act as a growing Local Centre. The LDP recognises the fragmented settlement form at Tomatin and proposes housing development in the central part of the village as a means of creating a more integrated village. This approach has been promoted by Tomatin Estate during the earlier stages of the LDP process and is supported. Whilst Tomatin Estate supports new development in the village, it is important that it is of a good standard of design and layout. The use of briefs and master plans is supported as a means of ensuring good quality development. Para 2.12 of the LDP discusses development densities, which are set as indicative guidance, based upon a number of factors relating to specific sites and their context. Tomatin Estate notes that the three central housing sites in the village all have the same indicative density (10 dph). The LDP states that divergence from the indicative density is acceptable subject to the quality of the layout and design, and factors such as land use efficiency. This flexibility is supported and the briefs or master plans for the Tomatin sites should clarify house numbers for each site through design analysis, taking account of market conditions. The spacing, scale and density of new development should be led by placemaking principles which are set out by other development plan policies, notably Policy 28 ‘Sustainable Design’, and Policy 29 ‘Design Quality and Placemaking’ in the Highland-wide LDP. The TM3, TM4 and TM 5 sites are ideally located to achieve settlement consolidation over a period of time. The rate of house construction will be subject to a number of external factors, such as the prevailing market conditions. However, it is important that the scale of housing land allocation is adequate to ensure confidence in the funding of the necessary infrastructure, in particular the proposed waste waste treatment works towards the north of Tomatin and upgrading of sewerage and treatment works towards the south. The housing sites are in relatively well enclosed positions and will have no significant impacts upon the wider landscape surrounding Tomatin. They can all be accessed directly from the main road through the village - the former A9. Greatly improved paths for active travel can be accommodated within the development sites, resolving a recognised lack of connectivity in Tomatin. There are no known flood issues and site investigations at the TM5 site have already confirmed that the ground has suitable porosity conditions and adequate bearing capacity for traditional development. Development at the housing sites can facilitate improved woodland management, recreational access and enhancement of habitats. Surveys can be undertaken in advance of development to assess protected species and ensure any necessary mitigation is incorporated into site layout proposals and construction programmes. It is anticipated that issues relating to habitat and protected species will be similar to those encountered at similar sites throughout the Inverness and Inner Moray Firth area. Sections 3 (Strategy for Growth Areas) and 4 (Delivering Development) of the LDP identify the infrastructure likely to be required to support the developments allocated in the Plan. The LDP Action Programme also addresses Essential Facilities and Infrastructure Projects. At Tomatin, there is a foul drainage constraint which requires to be overcome. The need for waste water treatment to keep pace with new development is obvious. The Plan notes the need for co-operation between private development interests and Scottish Water to achieve this. However, there is also an important role for the Council in driving delivery of the LDP proposals by facilitating action by Scottish Water at an appropriate time. Tomatin Estate supports the allocation of its land at the TM12 site for the development of a waste water treatment facility and requests that the Council should support discussions with Scottish Water to bring forward this treatment works. In summary, Tomatin Estate supports the LDP allocation of the following sites : TM3, TM4 and TM5 for housing use; TM7 for mixed uses; TM8 for use as sports pitches and associated facilities (subject to the development of TM5);

TM10 for business use; TM12 for development of a waste water treatment facility.

Allocated to Tomatin General General

Customer Number 00396 Name Mr William Paton Organisation Scottish Water

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph 4.127 Page 124

Reference Tomatin Type Change Comment Late No

#### Comment Changes

Request additional wording within this section to insert after the words 'Assynt Treatment Works/': "across the planning period and beyond"

#### Representation

Emphasises that the engagement is important on an ongoing basis and not as a result of a current capacity issue.

Allocated to Tomatin General General

Customer Number 04010 Name Sandra Day Organisation

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph

Reference Strathdearn Type Change Comment Late No

#### Comment Changes

Less dense development of housing More amenity and infrastructure

#### Representation

The suggested density of housing without more amenities and infrastructure will be highly detrimental to the quality of life in this small village. The present proposed shop and public house development is too small in scale even for the present population. There is a great need for recreational areas to be preserved and also improved (pathways, amenity planting to ameliorate the woodland clearance for housing) The increase in traffic into the village along , the extra commuting to Inverness by car would be highly detrimental and there would need to be better facilities for public transport, as by bus or by opening the railway station to passengers.

Allocated to Tomatin General General

Customer Number	00396	Name	Mr William Paton	Organisation	Scottish Water
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.122 Page 120 Bullet 3	
Reference	Tomatin		Type	Change	Comment Late No

Comment Changes

Suggest the bullet point reading "New development will help to sustain local facilities and prompt investment in the waste water network....." may benefit from further clarification. In most development scenarios it would be incumbent upon the developer to mitigate any issues resulting from their development being added to the existing network. This is a priority required by Scottish Water to protect existing customers. Therefore it is suggested that the section be amended to "...., prompt investment in the waste water network delivered as a result of new development....."

Representation

Clarifies the responsibilities for network mitigation to ensure existing network services are protected.

Allocated to	Tomatin	General	General	
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Customer Number	04491	Name	James Robertson	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	TM13		Type	Change	Comment Late No

Comment Changes

Replace requirements with Additional planting and improvements of the bonded warehouses and/or tourism related uses.

Representation

Proposals for development at the following Location; Sites TM13- TM 12 TM8 Descriptions of the proposal. For TM13 (I believe this to be misleading) Site TM13 Tomatin Distillery. Requirements: Only for expansion /recon:figuration of distillery or related operations; I believe this will leave it yet again open to is interpretation and we may again be confronted by an application for a Transport Depot in the location ofTM13 As occurred in the last Deposit Draft local Plan Sep 2002 and the way it was phrased, was misinterpreted by both the planning officer and the applicant/agent. Remove Recon:figuration of Distillery or related operations. Suggestion; Replace with Additional planting and improvements of the Bonded Warehouses and /or Tourism, Related Uses. Representation Any further increase in heavy goods vehicles on this part of the old A9 will be in direct contradiction of government policy to reduce the impact of heavy road use through Scotland. Suggestions have been made that reinvestment in the local rail connections both North and South ofTomatin would not only avoid further stress on the local road infrastructure but would also benefit the local community. This also appears to be recognised under the present Local Draft Site TM9. Little attention has been paid to the Topography of the Area, and is the Gateway into Tomatin from the junction of the A9 onto the Old A9,as this is a dangerous access and there have been a large number of accidents there over the years. It is also part of the National Cycle Network-A9 Millennium Route, and would have an impact of safety of both cyclists and road users and for Pedestrians who at times have to walk on the road because of the poor condition of the foot bridge and the overgrown vegetation.

Allocated to	Tomatin	TM13	Tomatin Distillery	
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Customer Number	04500	Name	Dennis Simpson	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	TM13		Type	Change	Comment Late
				No	

Comment Changes

Change requirements to: Additional planting and improvements of the boarded warehouses and or tourism related uses.

Representation

TM 13 Tomatin Distillery - Seeking to Change -Terms such as "Reconfiguration of Distillery" or related operations should be removed. Replace with Additional planting and improvements of the Bonded Warehouses and or Tourism, related Uses. Representation If relative ,these will only encourage renewed applications for a transport depot, or similar, at TM13which have already been rejected,

Allocated to	Tomatin	TM13	Tomatin Distillery	
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Customer Number	04364	Name	Katharine Rist	Organisation	Woodland Trust
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	TM2		Type	Change	Comment Late
				No	

Comment Changes

houses on current conifer plantation with planning permission already granted 07/00355/OUTIN. While planted in conifer this entire site is AW and has significant rehabilitation potential. Opposed.

Representation

The Woodland Trust Scotland considers that any woodland included in Scottish Natural Heritage’s Ancient Woodland Inventory (AWI) which is present on historical maps or which exhibits a significant number of ancient woodland indicators can be considered as ancient and is therefore high value for conservation and worthy of further study and is likely to pose a constraint on development. We believe that ancient woodland is amongst the most precious and biodiverse habitats in the UK and is a finite resource which should be protected. Highland Council supplementary guidance notes that woodlands and trees offer multiple benefits in terms of addressing climate change, improving the water environment, providing valuable habitats, timber industry and creating recreational opportunities. Considerations include the cumulative impact of woodland removal, and fragmentation of habitat. Both Scottish Government policy and the Highland Wide LDP policy create a presumption in favour of protecting woodland. The Highland Wide LDP in policy 57 recognises ancient woodland as (depending on the category) of regional or national importance. Both the Woodland Trust Scotland and Scottish Planning Policy at para 148 consider ancient and semi natural woodland to be an important and irreplaceable national resource and should be protected and enhanced. The Woodland Trust Scotland would like to see a clear statement that the loss of ancient woodland cannot be mitigated, and therefore warrants protection from development. Development impacts on ancient woodland in a number of ways including chemically, disturbance by human activity, fragmentation, and colonisation of non-native plants. The cumulative effect of development is more damaging to ancient woodland than individual effects which should not be considered in isolation.

Allocated to	Tomatin	TM2	Land at Hazelbank	
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Customer Number	04462	Name	Fiona Glynne-Percy	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Housing	Paragraph	122		
Reference	TM3 Land north west of old post office, Tomatin	Type	Change	Comment Late	No

#### Comment Changes

There should be no housing development here on TM3

#### Representation

Inappropriate site – well known front pocket – bad drainage, boggy land and extremely difficult road access due to the steep land drop from old A9. Tomatin is not an attractive village and building here would damage it still further aesthetically. There are better sites elsewhere and lessons should be learnt from where the council built the new school playing field as an example.

Allocated to	Tomatin	TM3	Land north west of Old Post Office	
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Customer Number	04364	Name	Katharine Rist	Organisation	Woodland Trust
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations	Paragraph			
Reference	TM5	Type	Change	Comment Late	No

#### Comment Changes

Adjoins TM4 to East of that site. Comments as above regarding inappropriateness of site. Improved recreational access to site appropriate to AW site welcomed but not development. Strongly opposed.

#### Representation

The Woodland Trust Scotland considers that any woodland included in Scottish Natural Heritage's Ancient Woodland Inventory (AWI) which is present on historical maps or which exhibits a significant number of ancient woodland indicators can be considered as ancient and is therefore high value for conservation and worthy of further study and is likely to pose a constraint on development. We believe that ancient woodland is amongst the most precious and biodiverse habitats in the UK and is a finite resource which should be protected. Highland Council supplementary guidance notes that woodlands and trees offer multiple benefits in terms of addressing climate change, improving the water environment, providing valuable habitats, timber industry and creating recreational opportunities. Considerations include the cumulative impact of woodland removal, and fragmentation of habitat. Both Scottish Government policy and the Highland Wide LDP policy create a presumption in favour of protecting woodland. The Highland Wide LDP in policy 57 recognises ancient woodland as (depending on the category) of regional or national importance. Both the Woodland Trust Scotland and Scottish Planning Policy at para 148 consider ancient and semi natural woodland to be an important and irreplaceable national resource and should be protected and enhanced. The Woodland Trust Scotland would like to see a clear statement that the loss of ancient woodland cannot be mitigated, and therefore warrants protection from development. Development impacts on ancient woodland in a number of ways including chemically, disturbance by human activity, fragmentation, and colonisation of non-native plants. The cumulative effect of development is more damaging to ancient woodland than individual effects which should not be considered in isolation.

Allocated to	Tomatin	TM4	Land north of Station Cottages	
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Customer Number	04462	Name	Fiona Glynne-Percy	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Housing	Paragraph	122		
Reference	TM4 Land north of station cottages	Type	Change	Comment Late	No

#### Comment Changes

No new housing on 70% of this site.

#### Representation

“Sandside Cottage” is one of the few cottages in Tomatin that give it any character or charm, it should really be “listed”. Aesthetically only the top section, immediately backing on to the existing Station Road Cottages might be appropriate with access from the station road for TM4. Where is Village Centre? There isn’t one anywhere! The rest of TM4 is subject to forestry regulations “once a wood always a wood”. Development permission behind Sandside Cottage has been turned down in the past and should be turned down again

Allocated to	Tomatin	TM4	Land north of Station Cottages	
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Customer Number	04364	Name	Katharine Rist	Organisation	Woodland Trust
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations	Paragraph			
Reference	TM4	Type	Change	Comment Late	No

#### Comment Changes

More housing on wooded AW site. Retention of woodland “framework” and planting mitigation not enough as entire site is AW. Strongly opposed.

#### Representation

The Woodland Trust Scotland considers that any woodland included in Scottish Natural Heritage’s Ancient Woodland Inventory (AWI) which is present on historical maps or which exhibits a significant number of ancient woodland indicators can be considered as ancient and is therefore high value for conservation and worthy of further study and is likely to pose a constraint on development. We believe that ancient woodland is amongst the most precious and biodiverse habitats in the UK and is a finite resource which should be protected. Highland Council supplementary guidance notes that woodlands and trees offer multiple benefits in terms of addressing climate change, improving the water environment, providing valuable habitats, timber industry and creating recreational opportunities. Considerations include the cumulative impact of woodland removal, and fragmentation of habitat. Both Scottish Government policy and the Highland Wide LDP policy create a presumption in favour of protecting woodland. The Highland Wide LDP in policy 57 recognises ancient woodland as (depending on the category) of regional or national importance. Both the Woodland Trust Scotland and Scottish Planning Policy at para 148 consider ancient and semi natural woodland to be an important and irreplaceable national resource and should be protected and enhanced. The Woodland Trust Scotland would like to see a clear statement that the loss of ancient woodland cannot be mitigated, and therefore warrants protection from development. Development impacts on ancient woodland in a number of ways including chemically, disturbance by human activity, fragmentation, and colonisation of non-native plants. The cumulative effect of development is more damaging to ancient woodland than individual effects which should not be considered in isolation.

Allocated to	Tomatin	TM4	Land north of Station Cottages	
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Customer Number	04491	Name	James Robertson	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	TM5		Type	Change	Comment Late
				No	

Comment Changes

Remove site from plan
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### Representation

Highland Council to remove TM5 from plan, and enter into further discussions with future Developer/Landowner as to what they now propose. Representation I no longer believe that the plan represents a true picture of the location due to the recent Tree Felling and Stacking Operations in this location and does not now meet many of the requirements as stated in this document. The retention area of trees within TM5 Adjacent to Station Road have now been felled and is now used as a Stacking and Extraction point for the Timber, which are loaded from Station Road This in itself is causing problems. With both local residents being unable to access their homes by the Articulated Timber Vehicles obstructing Station Road and also obstructing the old A9 with one Parking while another is Loading. This road is also Used by Pedestrians who access it to work at the Distillery, and is also used by School Children to access the foot bridge to the Bus Stop. Little attention has been paid to the safety of road users both Pedestrians and cyclists also motorists. Station Road is a Public right of way and has been for Generations. I have lived in this area for forty years and have never known Station Road to be closed, other than by snow. Please note Timber Transfer point as indicated on the enclosed plan, this point was in fact the proposed line of the new road into the wood for the proposed development see attached Plan with indicative line of road. Yet again no attention was paid to the Topography of the area It is also noted that when Tomatin Estate was granted a Felling application. Little or no Attention was paid to the Inner Moray Firth Proposed Local Development Plan as you will see from the enclosed plans . End Maps are for Reference.

Allocated to	Tomatin	TM5	East of Distillery	
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Customer Number	04462	Name	Fiona Glynne-Percy	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Mixed Use		Paragraph	122	
Reference	TM6 Former Inn site		Type	Change	Comment Late
				No	

Comment Changes

Sort it out soonest, please!
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### Representation

The village of Tomatin desperately needs a “Heart”. Since the closure of the old village shop, post office and petrol pumps we have nothing, not even an inn/pub for years! The “temporary shop” is an eyesore in the middle of TM6. A compulsory “purchase if not properly reinstated” should be placed on this site immediately. The site is unsuitable and too small for all the development proposed, namely shop and housing. It should be one or the other and parking and safe access an issue. Shambles.

Allocated to	Tomatin	TM6	Former Inn site	
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Customer Number	04462	Name	Fiona Glynne-Percy	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Community		Paragraph	122	
Reference	TM8 Land north west of Porters Lodge		Type	Change	Comment Late No

Comment Changes

There should be no development at all on this site TM8

### Representation

Inappropriate site for sports pitches. Too noisy directly by motorway and too far from school Aesthetics are important for a village and tourism. This field opposite the distillery should be left vacant.

Allocated to	Tomatin	TM8	Land north west of Porters Lodge	
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Customer Number	04500	Name	Dennis Simpson	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	TM9		Type	Support	Comment Late No

Comment Changes

### Representation

Business - TM9 - Rail Halt -Representation - Upgrading of road to Adoptive Standards is to be welcomed, and is particularly required at the northern end of station road. This section although passing 4 Council Tax Properties is a disgrace and is not "Adopted" even council snowploughs and gritters ( although using this section as a winter shortcut to the old A9) will not clear the road even in passing!!! Reason? Road not "Adopted"!! In winter, the residents of said properties are Frequently victims of late deliveries (Mail Etc) and quite often cancelled refuse collections. Yes please, adopt the Whole Road.

Allocated to	Tomatin	TM9	Land at former railway station	
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Customer Number	03642	Name	Grainne Lennon	Organisation	Scottish Government
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	Site: TM9 Land at former railway station		Type	Change	Comment Late
				No	

Comment Changes

After the sentence... “Land safeguarded to leave open future possibility of rail halt.” add the text “An appropriate transport appraisal in accordance with STAG is required. Transport Scotland has no commitment towards funding the delivery of a station at this location.”

Representation

Tomatin Previous TS comment: Potential Rail Halt - Until appropriate transport appraisal work has been undertaken for the Tomatin area, which identifies a railway station as a preferred option and where a positive business case is produced then Transport Scotland will not be in position to support this proposal. On this basis, the station should not be shown in the Proposed Plan. Additional notes: Any proposal for a station would have to be shown to be an appropriate transport solution, through the completion of a properly complete STAG appraisal, which would need to consider any station in the context of alternative solutions that may be developed to address recognised transport issues. It would also have to be shown to be a viable financial and technical solution, assessed through the application of the guidance in Network Rail's Guidelines on Investment in Stations. These require the consideration of such factors as the capital costs of building a station and any associated infrastructure, the on-going costs that may be associated with operating subsidies, the potential need for additional rolling stock and the impacts of stations on wider rail timetabling. Funding for new railway stations can be considered under the £30 million Scottish Station Fund which aims to lever in third party funding to provide improved and new stations. The responsibility to demonstrate the need for a new station will continue to lie with the relevant promoter, for example, Local Authorities, Regional Transport Partnerships or developers. More details can be found on the Transport Scotland website: [http://www.transportscotland.gov.uk/files/documents/rail/rail2014/Scottish\\_Stations\\_Fund\\_Process\\_0.pdf](http://www.transportscotland.gov.uk/files/documents/rail/rail2014/Scottish_Stations_Fund_Process_0.pdf) Reason: To clarify the position and the process and to make clear that the station is an aspiration of the Council which has not been assessed or confirmed as deliverable.

Allocated to	Tomatin	TM9	Land at former railway station	
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Customer Number	04491	Name	James Robertson	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	TM9		Type	Change	Comment Late
				No	

Comment Changes

Highland Council to under take temporary reparis and/or find the owners of it or compulsory purchase of the road.

Representation

TM9 - Uses Rail Halt -Requirements -Upgrading of road to adoptive standards; land safeguard to leave open the future possibility of a rail halt. Seeking to change Highland Council to Undertake Temporary Repairs and/or find the owners of it. Or Compulsory Purchase of the road. Representation We the residents ofTomatin would welcome a rail halt and station square to be returned to it's former self or as near as possible. But the main concern is the reinstatement of Station Road because of the additional damage caused by the recent Timber Operations in TM5. Adjacent to the road. There is also the problem that nobody seems to know just who owns the road. There is also an underpass with an over bridge, who would be responsible for this should it be damaged. Yet again little attention is paid to the Topography of the Area There is also the question of Public Liability.

Allocated to	Tomatin	TM9	Land at former railway station	
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