

Findon Mills,
Culbokie
Dingwall
Ross & Cromarty
IV7 8JJ

27th April 2011

To whom it may concern,

The following comments are my own and not associated with the Ferintosh Community Council from whom I have resigned as Chairman. At the last meeting that I chaired on Monday 18th April 2011 it was agreed that they would make a submission.

Call for sites.

1. No development outside of recognised communities/villages on the Black Isle.
2. Any development for the Inner Moray Firth area must be concentrated along the rail corridor created by the Far North Line. This must be supported by funding to provide more stations and double tracking to enable improvements to the freight, tourist and passenger services.
3. No development within the Alcaig/Corntown area as already agreed by the Highland Council (THC) but recently ignored by the Planning department (February 2011)
4. Agreed zoned areas for developments within communities delayed until the road infrastructure can cope with the associated increase in traffic. It is the condition of the roads that is the deficiency not sewerage demands.
5. Within Culbokie any future development would be more useful between the two housing concentrations so as to reduce the dumbbell effect and to shorten the distance between new housing and the existing services, i.e. shops, pub, school, church, public hall.
6. Also within Culbokie improvements should be made to the pavements, paid for with developer contributions, anywhere between the 30 mph signs delineating the boundary of the village. THC should be adventurous in their design of these pedestrian walkways by introducing traffic calming techniques i.e. brick pavers and reducing the width of the road. There are at least 3 sections that require pedestrian walkways.
7. THC must define what is meant by "affordable" housing for the benefit of prospective purchasers, developers, housing associations and communities.
8. THC must insist that houses that claim to be designed to the 1½ standard comply to the requirement that the width of the upper floor is, say, 75% of the ground floor.
9. THC should start to specify and require environmentally friendly features for driveways, roofs, photo-voltaic panels with sell-back schemes to the power utilities.
10. THC must insist that all plans supporting planning applications are also supported by "3D" style drawings that include views of neighbouring buildings to enable people to judge the visual impact of the building/s.
11. Developers should be made to make a financial payment into the Community Council account so that the community has control over the way the benefit is used. There is very little chance of abuse given the strict control exercised by Highland Council over Community Council finances. This should be based on every property from 2 upwards to avoid the current abuse carried out by developers.
12. Any development involving the installation of wind turbines must ensure that the Community benefit is fairer than has been the case in the past and THC should declare that it is to receive a reasonable percentage of the benefit to go into the overall coffers of THC.

Roger Piercy.