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IMFLDP Call for Sites  
Director of Planning & Development  
The Highland Council  
Glenurquhart Road  
INVERNESS  
IV3 5NX

Our Ref: AO/YM/1950

Date: 5 May, 2011

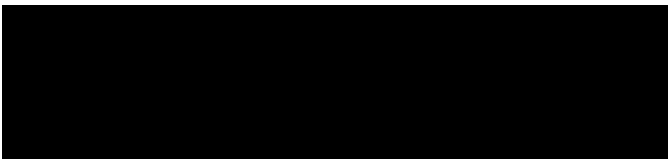
Dear Sir

**INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN CALL FOR SITES**  
**LAND NORTH OF BRAE PARK, MUNLOCHY**

We refer to our letter of 27 April 2011 regarding the above. In this we omitted to say that we were writing on behalf of Broadland Properties Limited and now ask if you would note this position.

We are sorry for any confusion or inconvenience that this may have caused.

Yours faithfully



Alan Ogilvie MRTPI  
Planning Consultant  
G H Johnston Building Consultants Ltd

cc Ronnie Urquhart, County Properties Ltd, 56 George Street, Edinburgh EH2 2LR  
Dougal Lindsay, CKD Galbraith, Reay House, 17 Old Edinburgh Road, Inverness, IV2 3HF  
John Macleod, Murray Snell WS, 40 North Castle Street, Edinburgh, EH2 3BN

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Our Ref: AO/YM/1951

Date: 27 April, 2011

Dear Sir

**INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN CALL FOR SITES  
LAND NORTH OF BRAE PARK, MUNLOCHY**

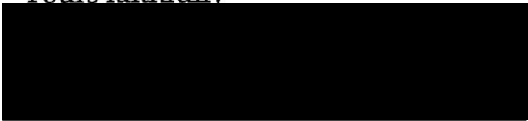
We refer to paragraph 7 of the Munloch Chapter (28) of the Ross and Cromarty East Local Plan. A copy of the Written Statement Extract covering this paragraph is enclosed for reference.

We now write to ask what the current situation is with the need for improved primary school accommodation including how realistic it is to continue to safeguard the land north of Brae Park for the building of a new school. This is important if the Local Development Plan is to include land allocations and proposals with a realistic prospect of being developed within its lifetime.

In the absence of such clarification at present we have not submitted a Call for Sites form to seek a change from the current Local Plan allocation to housing. However we now urge that in progressing the Local Development Plan through the various stages, you investigate the need for the school site with your colleagues in Education, Culture & Sport and in relation to the other submissions we have made on behalf of Broadland Properties Ltd for the sites at Millbank Road and East of Cameron Crescent.

We also ask that if the need for the school is clarified the Council enter into negotiations with our clients over its acquisition including sufficient land for a related playing field. If not required for a school we therefore ask that the area outlined in red on the enclosed Munloch Inset Map be allocated for housing for inclusion in the Main Issues Report. The remainder of that field could remain as amenity/open space.

Yours faithfully

  
Alan Ogilvie MRTPI  
Planning Consultant  
G H Johnston Building Consultants Ltd

Encs

cc Ronnie Urquhart, County Properties Ltd, 56 George Street, Edinburgh EH2 2LR

The Old Mill has been previously identified as a housing conversion opportunity. Its potential for other uses, for small business/office, tourist or community purposes would depend on off street parking being provided to the north. Land adjacent to Fraser's garage, north of the A832 road, has potential for further business/light industrial or tourist related development, subject to suitable access and landscaping. The 'Cloutie Well' to the north west is also of significant interest to visitors, but interpretation, parking and access improvements are required nearby.

### Development Factors

The village is surrounded by prime agricultural land to the north east, east and south. It is also contained by the Big Burn and woodland to the west and A832 to the north. Nature conservation interests occur to the immediate south and west of the village, where there are also significant archaeological sites and commercial forestry interests. The open prospect over the Bay from Millbank Road should not be eroded through continuous infilling by development.

On the B9161, which gives access onto the A9, the Littlemill Bridge is a notorious local hazard. However, no funds are currently allocated to its improvement. Foul sewage from the village is treated at the extended works at Avoch and, subject to adequate capacity, all development within the settlement envelope should be directed to public sewers. The need to improve the primary school accommodation is a key local concern. The additional pupils likely to be generated by the new housing at Brae Farm will increase pressure for improvements. The restricted site and fragmentation of the existing facilities limit its prospects for suitable improvement. The ideal solution may be to develop a new school, possibly in association with a new playing field.

At Brae Farm necessary access and traffic calming works will be progressed in conjunction with further house building. The open corridor to the south of the A832 should be retained with appropriate landscaping and tree planting.

### Policies, Proposals and Opportunities

C: Village Centre

1. *The Council will favour proposals for additional commercial/retail uses to be located within the areas identified on the frontage of Millbank Road.*
2. *The local community is seeking the development of a large off-street car park, a landscaped amenity area and visitor information/interpretation facilities over land lying between the Old Mill and the post office.*
3. *In the event that the Old Mill ceases to be required for agricultural purposes, the Council will favour proposals for restoration and conversion to uses compatible with its village centre location. This might include either residential use, its potential for business/office, tourism or community depending upon satisfactory access and more significant off-street parking over adjoining land to the north (see 2 above).*

H: Housing

*The following areas are allocated for housing development: -*

Ref.	Area (ha.)	Location	Capacity	Requirements
4.	5.7	Brae Farm	39*	Under construction – approx no. of houses to be completed at end of Dec. 2005. An element of social/affordable housing to meet local needs, based upon a minimum requirement of 25%. Open space with play area. Setback from A832 road and provide new access from A832 before 50% of development is completed.
5.	0.6	The Grange	3	Under construction. Retain trees on margins. House designs to a high quality in harmony with the design, materials and setting of the adjacent church and manse.

B/I: Business/Industry

6. *Land at and surrounding Fraser's garage offers potential to create additional local employment opportunities, subject to suitable access, landscaping, drainage and flood risk assessment. The timescale for development is most likely to be in the medium to longer term for a public development, but could be short term for a private developer. The possibility of developing up to 2.5 hectares for business/light industrial and tourist related uses should therefore be explored with HIE Inverness and East Highland, the land owners and the community. Access should be taken via an improved A832/B9161 junction from the Culbokie leg. The belt of trees along this frontage should be retained as best as possible and substantial additional tree planting and landscaping will be required to a depth of at least 20 metres to enclose the land well in advance of development commencing, possibly as a grant assisted farm woodland scheme (S.75 Agreement). The derelict building in the south east corner may offer potential as the location for a tourist facility incorporating interpretation of Munloch Bay. In the absence of detailed Centre for Ecology and Hydrology maps on flooding, developers will have to undertake a flood risk assessment in advance of detailed proposals for the land.*

S: Special Uses

7. *The Council will keep under review the need for improved primary school accommodation, including the prospects for building a new school, possibly in association with a playing field for wider community use. Land to the north of Brae Park has local support. In the absence of detailed Centre for Ecology and Hydrology maps on flooding, a flood risk assessment will have to undertake in advance of detailed proposals for this land.*

8. *On Millbank Road the Council proposes to undertake traffic calming measures.*

A: Amenity

9. *The woodland to the north of the A832 road has potential to be formally designated as a Community Woodland for informal recreational use.*

10. *The Council, in conjunction with the local community and owners, Forest Enterprise, will explore the prospects for improving access parking and interpretation close to the 'Cloutie Well'.*

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## 29. North Kessock

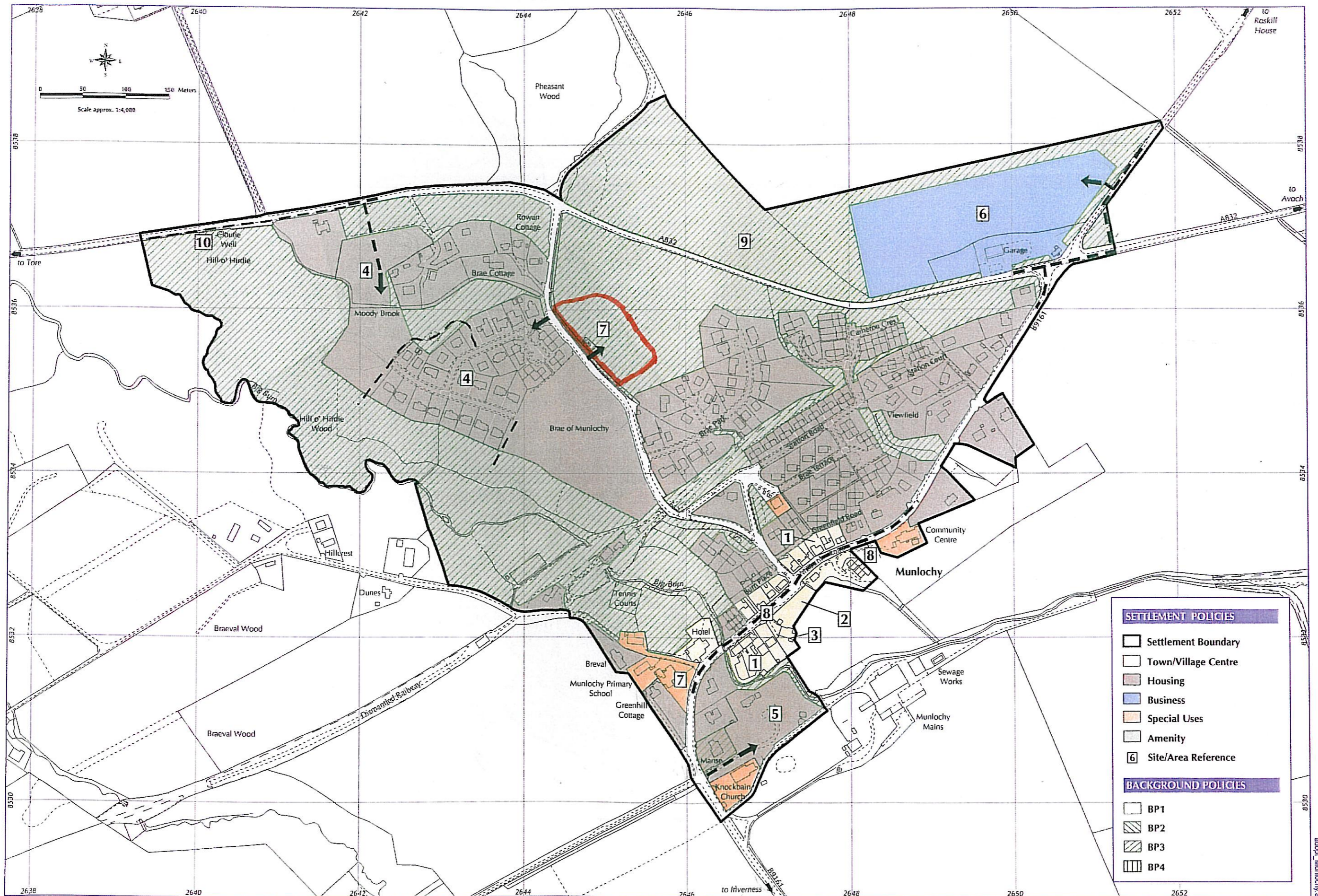
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### Background

The North Kessock settlement area (pop 920) has a strong linear emphasis along the northern entrance to the Beaully Firth, stretching from the historic village of Charleston in the west to the Kessock Bridge in the east. Most of the settlement lies between the A9 and the sea, except for the group of houses at Craigton to the north east, perched above the Kessock Bridge. Whilst located in Ross and Cromarty, it is in very close proximity to Inverness and has the advantage of a magnificent, mainly southerly aspect and panoramic outlook.

Early growth related to its role as the Black Isle ferry terminal for Inverness. More significant growth occurred following the opening of the Kessock Bridge in 1982 and has seen improvements to the water supply, as well as the development a new primary school, playing field, bowling green, church and surgery. A good range of other facilities also exists including a hotel, post office, shop and hall. Apart from jobs associated with some of the community and commercial uses, employment based within the settlement is limited to marine related activities connected with the old ferry slipway and recreational sailing in the adjacent Firth.

Outline proposals have been approved for further housing, recreation land, community and commercial facilities at Bellfield Farm. The close proximity to Inverness means that the development will be attractive to commuters. However, 30% of the proposed dwellings are for affordable low cost local needs and a number of additional tourism and service jobs will be created. The housing element of these proposals will go some way towards meeting future requirements in the settlement area.



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