

# Ferintosh Community Council

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Highfield Park  
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IV7 8AP  
30<sup>th</sup> June 2011

[Emailed & 1<sup>st</sup> Class Post](#)  
[Tim.Stott@highland.gov.uk](mailto:Tim.Stott@highland.gov.uk)  
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Tim Stott  
Principal Planner  
Development Plans  
Planning & Development Department  
The Highland Council  
Glenurquart Road  
Inverness  
IV3 5NX

Dear Mr. Stott,

## Inner Moray Firth Local Development Plan

I refer to your meeting with Ferintosh Community Council on Monday 20<sup>th</sup> June 2011 when you explained the Plan process to us and allowed us until the end of June 2011 to respond. I have been asked to respond with particular reference to drainage issues in the area.

We have become increasingly concerned that houses are being granted Planning Approval in areas where the subsoil is well known to be unsuitable for septic tank effluent disposal due to poorly draining subsoils and/or high winter water tables. There are large parts of the Black Isle which are unsuitable and large parts within this Community Council area such as Easter Kinkell, Highfield Park, Corntown etc. Some of these issues have caused the residents so much concern that, in the past, that they have commissioned an independent report to highlight the problems. Other areas have been highlighted by SEPA as 'drainage hot spots' although you informed our meeting that SEPA was no longer intending continuing in this vein.

Disposal of foul drainage to a soakaway is **NOT** an exact science. Should the soakaway fail, which is highly likely given the poor draining nature of the subsoil and the high winter water table found in much of the Black Isle, this would inevitably, due to the proximity of other neighbours, result in sewage effluent causing a nuisance in an adjoining plot, an other area of land, in a ditch, or in a watercourse. At this stage there would also be few if any reasonable alternative means of disposal of foul drainage available to a household owner, especially, as this area has no major water courses close to areas of proposed development.

We therefore believe Planning Approvals should not be granted for housing out with sewerage until all the requirements of B.S. 6297:2007 (the relevant British Standard relating to sewage disposal to soakaways) have been fully complied with.

We also believe that adequate means are not in place, at present, to prevent Approvals being granted in poor draining areas, as your Department does not consult SEPA on single house applications (which form the majority of applications in our Community Council area) and does not appear to require BS 6297:2007 requirements at the planning application stage to enable a suitable judgment to be made. Applicants with a Planning Approval then build the house and register a proposed soakaway with SEPA all without adequate control which can and has caused environmental issues in the area.

We also believe for the above reasons that it is bad policy to allow houses to develop into a village type situations in close proximity unless these can, and are, drained to a public sewerage system.

We therefore believe this is a fundamental issue which requires to be addressed and therefore must appear in the Main Issues Report stage of this plan.

Yours sincerely

C.C.Craig  
For Ferintosh Community Council

# Ferintosh Community Council

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16 Balnatua  
Culbokie  
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30<sup>th</sup> June 2011

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Tim Stott  
Principal Planner  
Planning & Development Service  
The Highland Council  
Glenurquhart Road  
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Dear Mr Stott,

## **Inner Moray Firth Local Development Plan**

Ferintosh Community Council, following a presentation and discussion with yourself at our Monday 20<sup>th</sup> June meeting, has decided to address some significant development issues in this letter. We are aware that within this 'Call for Sites' phase about to end on 30<sup>th</sup> June, your primary request is for specific sites to be identified for either development or non-development. However, we are also aware that "information we (i.e. THC) have collected about the area's building needs and constraints to building" will be taken into account in this phase and it is to address the 'constraints to building' that this letter has been written.

### **1. Landward Area**

#### **Alcaig**

We believe that no new development should take place unless connected to the public sewerage system. We also feel that the problem of the two very sharp bends on the main through road, within the village envelope, where there have been accidents in the past, has never been addressed. The road should be re-aligned to reduce the severity of the bends and improve the junction as part of any expansion of this village. This should be made clear as an expectation within the plan. We are also very concerned that there is only an inadequate, single-track road connecting the village to the A9 to the East (B9163). For any further

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significant housing development, we believe it essential that the road be upgraded to a double track road before any building begins.

### **Corntown**

We believe there should be no further development unless there is adequate public drainage.

### **Easter Kinkell**

We wish to maintain the inclusion of traffic calming measures for the B9169 as well as the provision of a play area for the village. We believe there should continue to be no further development until there is the provision of a mains drainage system.

### **Ferintosh**

Although we do not consider this area to be a village, we consider the roads running through this area to be too narrow to permit further development.

### **Newton of Kinkell**

We believe that no further development should take place here due to drainage restrictions.

## **2. Settlements**

### **Culbokie**

We believe the village should not be elongated (NE & SW) any further and believe that the approaches to the village be softened significantly by planting. We believe the areas at either end should be tree belts in a more curved shape to mark clearly the extremities of the village rather than the stark straight lines proposed.

We believe that no further housing development should take place within the village envelope as previously zoned unless there is parallel development of further community facilities.

## **3. Small Housing Groups**

We believe the small housing groups of Balnaben, Duncanston, Wester Alcaig, Drummondreach, Mid Alcaig, Dunvournie and Balmeanach have extremely limited potential for in fill/expansion. The major barrier to development is the lack of access to a public drainage system.

## **4. General**

We feel there should be an assessment made on the potential impact of the increased traffic on roads and junctions, which will result as a consequence of any additional housing. Any necessary upgrading of roads and junctions should then be carried out in advance of the housing developments. We also believe that the Council should look at transport issues as a whole for the plan area and consider how best to develop these in conjunction with the proposed developments to meet with a proper integrated transport policy.

Yours sincerely

Bruce Morrison, co-Chair  
Les Robinson, co-Chair