

# Highland Council Inner Moray Firth Local Development Plan

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

Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

### Comment Changes

### Representation

IMFLDP – Comments and objections from Muirtown Community Council IN 17 Carse Road 16 Houses :- No comment IN 18 Glendoe Terrace, 50 Houses :- This appears to be the existing Co-op Supermarket site, if so we strongly object to the proposed change of use as the Co-op is a well used and valued facility which serves its catchment area extremely well, with a wide range of additional services, over and above that of a normal supermarket. IN 19 Clachnaharry, 16 Houses, quarry site :- Object. We have had strong representations from the community which we fully support. The site is not suitable for housing, it is partly made up ground, is accessed off a dangerous bend on a road with an existing and well documented speeding problem, and is too close to listed Telford houses. The village does not have the necessary infrastructure to support more housing. The site should be retained as it is a wild green space nature area, habitat for indigenous plants and wildlife in an urban area. IN 20 Westercraigs 37 Houses, business, retail :- As an existing long standing consent we have no objection but would recommend that the Council enforce on the developer the undelivered conditions regarding community woodlands, improved access roads etc attached to the original Craig Dunain Hospital consent. IN 21 Muirtown Basin, Scottish Canals to develop with the Council a masterplan /brief:- We strongly recommend, that there is no restriction on the current public access to the existing canal toepaths, that sufficient land be set aside and safeguarded to allow for future improvements to the existing Muirtown canal crossing ( tunnel or second bridge)which constitutes one of the major traffic congestion problems in the City. There should also be a presumption against canal-side housing. IN 22 Highland Council HQ, 50 Houses, business, retaining Ardross St. listed building :- Express concern regarding the potential relocation of so many high salary jobs currently in close proximity to the failing City Centre IN 23 UHI relocating from former RNI. :- Express concern regarding further job relocations from the periphery of the City Centre. In 24 Torvean and Ness-side (north) :- Strongly object as much of this proposal assumes and depends on the approval and implementation of the Option 6 River and Canal crossings to which we Strongly Object and believe will not proceed following public enquiry. IN 25 Torvean Quarry Business and Tourism and temporary stop site for travelling people:- Strongly object to the travelling peoples site which is totally incompatible with the business and tourism proposals. This site is an important tourist gateway to the City and to Loch Ness and should be developed to enhance/ improve the visitor experience. The former quarry site has enormous potential as a country park and outdoor recreation and events arena. IN 29 Dunain Woodland, Community woodland :- Recommend that this area be protected for Community use and that the Council should be more proactive in ensuring that the Craig Dunain developer is more co-operative in their dealings with the Community Woodland Group in order that the woodland can be retained and further developed for the benefit of the community. In order that funding can be accessed it is important that a lease or ownership is obtained. IN 13 Former Longman Landfill Site. Waste management, energy from waste:- Strongly Object. Although not opposed to the waste to energy principle we believe that this is far too prominent a site for an incinerator. It is too close to the city centre and will sit incongruously between potentially high quality developments centred on the Marina and UHI, generating substantial HGV deliveries. This type of development should be located unobtrusively in a well screened more undeveloped location such as the former Daviot quarry or similar.

Allocated to

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Comment Changes

For relevant canal-side sites (e.g. IN21, IN19, IN16 and IN24) reference should be made to encourage developers to consider utilising the canal as a receptor for surface water discharge and as a potential heating / cooling source for adjoining developments. In addition there should also be a reference to the need for developments to contribute towards the upgrading of canal-side areas or facilities such as moorings which developments ultimately will take advantage of and gain benefit from in terms of amenity and value.

Representation

The Canal represents an alternative opportunity for drainage of development sites. Work is already underway in north Glasgow as part of the Metropolitan Glasgow Strategic Drainage Partnership which is pioneering unique and innovative methods for draining currently constrained sites in north Glasgow into the Forth and Clyde Canal via smart technology and SUDS. Sites beside the Caledonian Canal could also be drained into the Canal. SC would also wish for relevant canal-side sites to include in their allocation the need for development sites to provide upgrades to adjoining canal-side areas or facilities such as moorings on the basis that developments often utilise the canal-side for amenity and added value and often result in increased use (and necessary maintenance) of the canal-side. SC would welcome the opportunity to work with Highland Council to prepare any necessary Supplementary Guidance on these issues if it would aid further understanding of the opportunities highlighted and potential delivery of realistic solutions.

Allocated to

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#### Comment Changes

• Opportunity at Woodside Croft, a redundant grazing site of 3.3 ha, to add a windfall housing group of 15 houses (1 existing and 14 proposed) and a substantial new woodland on the city's urban edge. Woodside Croft sits within the IMFLDP proposed reduced green wedge focussed on Craig Phadrig but which excludes the intervening area of grazing land and sporadic housing south of Leachkin Brae to Craig Dunain previously defined in the Inverness Local Plan. • Woodside Croft is but a small part of this intervening area. Many houses, all accessed by Leachkin Brae, are visible on this city-facing slope and landscape ridge, with many also located over the ridge. • Development of the group, with woodlands and paths over one third of the site, will strengthen the area's landscape role. Proposed houses will be sited below 125m, utilise existing infrastructure, be served by an access road from Leachkin Road South, and will extend public recreational access. • Development of this housing group and woodland will contribute to housing need, city boundary landscape strengthening and environmental diversity.

#### Representation

The following Representation justifies Woodside Croft being designated as a Housing site within Section 4 West Inverness. The IMFLDP notes that the Highland wide Local Development Plan, Supplementary Guidance and the retained parts of the Inverness Local Plan (ILP) will guide future development; once adopted it will join both in determining planning applications. Representation recognises relevant planning policies and development guidelines. Reasons are submitted, however, to support positive consideration and a justified exception THE INVERNESS LOCAL PLAN (ILP)(adopted 2006) 1. The ILP described the role of 'green wedges' and the priority of the city's setting including protection of its distinctive skyline and bounding ridges; and that the City should sit comfortably within the frame of the Great Glen. It noted that the Council will safeguard, and seek to open to public access, six major "green wedges" of strategic importance to the setting of the City where there will be a presumption against development likely to prejudice the intended purpose and function. 2. The setting of Inverness is regarded as an integral part of the City's structure with major "green wedges" preventing coalescence of the built up area and offering scope to create commons, urban forests and parks. They will provide for recreation and public access, wildlife and landscape enhancement together with amenity "buffers". Development should be held well below the bounding limits of Craig Phadrig and land above 125m should not be intensively developed. 3. The Green Wedge at Leachkin/Craig Phadrig comprises the Craig Phadrig Forestry Commission Scotland woodland and footpaths, designed landscape at Craig Dunain, and croft land at Leachkin Brae; and is earmarked for Great Glen Way, other footpath improvements, landscape management and interpretation of the hill-fort. 4. Although not described or measured, the Green Wedge includes three areas: i. the extensive forested hill of Craig Phadrig rising to 170m ii. Leachkin Brae to Craig Dunain, including Woodside Croft - sporadic housing and grazing land, with the chambered cairn on Craig Dunain at 200m (this area noted in the Representation as the "intervening area" – see below) iii. Craig Dunain complex (80.9ha) - the former hospital, a magnificent 19C Listed Building set in mature "parkland", promoted for hotel, educational, business/office and residential use or appropriate mix. Upgrading of Leachkin Brae and other distributor roads could be supplemented by public transport, cycle and pedestrian links. 5. In and beyond the western part of the wedge area, between the A862 along the Beaully Firth and Leachkin Brae, there are also numerous detached houses in large grounds within open countryside. Many are situated above 125m and all are accessed by the extensive winding cul-de-sac of Leachkin Brae. HIGHLAND WIDE LOCAL DEVELOPMENT PLAN – HINTERLAND POLICY 6. Policy guidance presumes against new housing in the Highland hinterland countryside outwith existing Settlement Development Areas. Exceptions relate to maintaining rural business, affordable housing, use of 'brownfield' sites and expansion of housing groups. Where exceptions are justified, all proposals should still accord with the general policies of the Plan and the Policy 35 Housing in the Countryside/Siting and Design : Supplementary Guidance: • do not impact detrimentally on existing trees and/or woodland which are important to the character, setting, amenity and/or containment of the housing group or surrounding landscape • do not conflict with adjacent land use • do not impact detrimentally on natural, built and cultural heritage; protected species and scenic quality and are compatible with landscape characteristics • do not impact to the detriment of other services and utilities and are serviceable by the local road network and relevant junctions • are compatible with existing servicing infrastructure, or acceptable arrangements are made • do not impact on the economic viability of service delivery • demonstrate a consideration of siting principles and layout, building design and residential amenity • accord with all applicable policies of the Development Plan. 7. More significant proposals must be promoted through the formal Local Development Plan process providing it does not: • constitute ribbon/linear development along a public road, result in the coalescence of the housing group with a nearby settlement/another housing group or constitute the unplanned extension of a defined settlement • impact detrimentally on existing trees and/or woodland • create an

These representations are as submitted to the Highland Council and have only been changed (redacted) to exclude private contact details and invalid comments.

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The Highland Council will in due course summarise them and provide a response to those issues raised which are relevant to the development plan.

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inappropriate intrusion into a previously undeveloped field or open land or overwhelm their landscape setting 8. There is a presumption in favour of the redevelopment of previously used land and buildings where former uses have ceased, and the land has been significantly degraded to the point where it can no longer be used productively without significant investment and remediation. 9. The following native tree species, with relative heights after 12 and 25 years, are considered appropriate for landscape planting and would be selected for planting of the three proposed woodland blocks : • Large species, up to 25m (height) Common Alder, Ash, Aspen, Wych Elm, Pedunculate Oak, Sessile Oak, Scots Pine • Medium species, up to 20m (height) Downy Birch, Silver Birch, Bird Cherry, Rowan, Goat Willow THE INNER MORAY FIRTH LOCAL DEVELOPMENT PLAN (IMFLDP) 10. The IMFLDP notes the City of Inverness local plan policy of safeguarding green spaces for people and wildlife and improving their accessibility. It also notes that Inverness’s physical geography determines that there are only a few sensible places to expand the Highland capital; and that higher land and steep slopes to the west and south plus the firths to the north explain why Inverness is committed to longer term eastward expansion. 11. Proposals close to the City boundary will be expected to reinforce the distinction between urban and rural, and better define a defensible City edge; and greenspaces will be safeguarded where it contributes or will contribute to public amenity. 12. The Central and West Inverness map presents a green wedge of reduced size than that in the Inverness Local Plan, but notes the continuing need to safeguard the steeper wooded slopes at Dunain and Craig Phadrig for amenity and recreation. The significant difference is deletion of the central part between Craig Phadrig and Craig Dunain. This “intervening area” of sporadic housing and croft grazing land (which includes Woodside Croft) comprises only 10% of the ILP formerly designated wedge area. It is also important to note that Woodside Croft is situated in the northern ‘corner’ of this “intervening area”, being bounded to the north by Criag Phadrig forestry woodland and to the east by Leachkin Hill estate housing on the lower slope. 13. The following points are thus relevant for re-considering the future role of Woodside Croft : • It lies within the HwLDP designated Hinterland, where development proposals will be assessed against Policy 35 (Housing in the Countryside). • However, the area is not included within a HwLDP designated Special Landscape Area, although Policy 61 requires that any development proposal considers the impact on the landscape, irrespective of whether or not it is within, near or outwith a designated landscape. • New homes built on land not allocated in the development plan are ‘windfall’ in terms of housing land requirements, with 244 homes contributing to the area’s housing stock in the period 2000 to 2102. REPRESENTATION FOR CHANGE 14. It is submitted that Woodside Croft is a suitable site for development. See Site Plan as Proposed. Situated in the corner of the “intervening area”, an exception should be made to policy restrictions to allow creation of a cohesive small housing group set within a substantial new screening woodland landscape. In practical terms it is located within the urban fringe and able to be connected to existing public infrastructure; and with easy by foot, cycle and car including public transport on Leachkin Road. 15. Woodside Croft has neighbouring forestry woodland and sporadic housing: North: Forestry woodland, with public paths and access to Craig Phadrig South: sporadic housing and grazing land, accessed by Leachkin Road South East: Leachkin Hill housing development, to croft boundary West: extensive sporadic housing, all accessed by Leachkin Brae 16. Ten old and new houses and a major housing development surround Woodside Croft within the following distances: 100m Woodside Cottage, detached house, Leachkin Brae Tigh na Grain, detached house, Leachkin Road South 51 houses and apartments, just completed, Leachkin Hill 210m 2 detached houses, Leachkin Brae 6 detached houses, Leachkin Road South 17. Woodside Croft sits centrally within the site, which was de-crofted many years ago, and has not been worked agriculturally or maintained since. Much investment would now be needed to bring it back into any productive use. It is essentially redundant land, has not been subject to re-use enquiry by other parties, and has no active use or prospect. It is essentially a ‘brownfield’ site, although not strictly complying with standard definition. 18. Proposed development at Woodside Croft of a housing group within containing woodland does not therefore prejudice the integrity of the “intervening area”. The majority of the area would remain its present landscape character. It does not add further sporadic housing across the hillside, with day and night-time visual impact. The proposed housing group would be seen as cohesive, and landscape contained by both existing Craig Phadrig forestry and three shelter belt screening planting blocks within the site. 19. Public footpaths would be integrated within the major shelter belt woodland block, hopefully also link with the neighbouring housing estate at Leachkin Hill and extend the Craig Phadrig recreational footpath network. 20. The house at Woodside Croft is located centrally within the site and would form the focus of the proposed group of 15 houses. Eight houses with large gardens are proposed on the upper part reflecting the character of neighbouring houses, and six semi-detached affordable houses are located on the lower part close to the Leachkin Hill estate. 21. As access to Woodside Croft presently has sub-standard visibility sightlines to Leachkin Brae, it is proposed for road safety reasons to close this access. Alternative access is proposed from the new housing group access to Leachkin Road South, where a junction compliant with design standards can be created. 22. It is thus submitted that, in policy terms, the proposal has the following attributes : • Strengthens the city’s edge • Protects its distinctive skyline • Reinforces the distinction between urban and rural • Housing is below 125m • Three substantial screening woodland blocks within the site • Extends the area of existing Craig Phadrig woodland • Does not impact detrimentally on existing landscape • The site is essentially ‘brownfield’ • Low density development • Affordable housing is included • Relates to a neighbouring housing estate • The entire site would be landscape managed • Increases public access 23. The Site should therefore be added to identified site, as follows : Site : IN 20 Woodside Croft, Leachkin Road Area(ha): 3.6 Housing Capacity : 15 Requirements: Landscape plan focussed on woodland establishment and management. Access.

Allocated to	West Inverness	General	General	
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Customer Number 04034 Name Peter Gilmour Organisation

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph

Reference IN15 Type Change Comment Late No

Comment Changes

Prevent any change of use or variation of existing planning consent on IN15 site

Representation

Chap Has been developing the IN15 site for the past 5 years this is despite it being a relatively small area which could have been completed during this timescale, it remains unfinished and largely abandoned. Over the past 5 years normal site working hours, site deliveries and conditions set out as part of the planning consent have largely been ignored, site noise, dusts and site drainage issues have gone unresolved and no reinstatement activities, tree planting or provision of the new playpark equipment has been fulfilled. It is unreasonable to expect neighbours and residents to live on a building site for an indeterminate period. Please do not allow this or any other developer to make any changes to this site before first resubmitting a complete planning application

Allocated to West Inverness IN15 West of Brude's Hill

Customer Number 00202 Name Sir/Madam Organisation Highland Housing Alliance

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph

Reference IN17 Carse Road Type Support Comment Late No

Comment Changes

Representation

Highland Housing Alliance support the plan in relation to our site at Carse Rd, Inverness.

Allocated to West Inverness IN17 Carse Road

Customer Number 00202 Name Sir/Madam Organisation Highland Housing Alliance

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph

Reference IN18 Glendoe Terrace, Inverness Type Support Comment Late No

Comment Changes

Representation

Highland Housing Alliance supports the plan in relation to our site at Glendoe Terrace, Inverness.

Allocated to West Inverness IN18 Glendoe Terrace

Customer Number 01612 Name Ruth MacLeod Organisation Muirtown Community Council

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph 4

Reference IN18 Glendoe Terrace 50 Houses Type Change Comment Late No

Comment Changes

area referred to is a vital and necessary retail facility and adjoining industrial estate which has been allowed to become depleted. Local feeling that this should be promoted, revitalised & enhanced rather than taken over for housing.

Representation

area referred to appears to cover what is currently a vital and necessary retail facility on the west canal side of the city this should be kept with the emphasis on promotion, revitalisation & enhancement to the retail facilities rather than taken over for housing

Allocated to West Inverness IN18 Glendoe Terrace

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Representation

Allocated to

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Reference  Type  Comment Late

Comment Changes

Representation

Allocated to

Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Housing capacity should be reduced from 16 to 8 Requirements should include a clear indication of the expected design in terms of height and style of building e.g. Terraced one and a half or two story properties in keeping with the village. As well as footpath improvements, requirements should include improvements to village and public transport infrastructure, cycleways, and parking provision for residents of the development and neighbouring properties impacted by it.

Representation

Housing capacity should be reduced from 16 to ensure development that is appropriate to the site and adjacent Conservation Village and to ensure that impact on the infrastructure of the village in terms of roads, pavements, parking, public transport infrastructure etc. is minimised and enhanced. The level of provision proposed indicates an expectation that this site would be intensely developed, possibly in the style of flats. This site is highly visible at the entrance of the historic Clachnaharry village both from the road and from the canal. Improvements to the site are welcome but only where they are in keeping with and enhance the area, terraced one and a half or two story properties would be in keeping. Paragraph 4.1 notes the need to maximise the economic potential of the canal and 4.3 notes the historic nature of the Clachnaharry Conservation Village. This site is not within the Conservation Area but does impact on the setting of the conservation area and will be highly visible. This has been demonstrated by the recent flat development opposite the Inn which due to its height and style is highly visible from the canal, conservation village, and from across the water in North Kessock. Any development must be in keeping with the character of the village with a maximum height of two stories and of a design in keeping with the area e.g. terraced. This will enhance both the character of the village and setting of the canal for the benefit of residents and visitors alike. The current proposed capacity of the site indicates that this may not be the case. The capacity of this site will also increase pressure on the already strained infrastructure in the village. No further development should be considered in the village without improvements being made to the infrastructure, particularly on the High Street which is a main road where the volume and speed of traffic is very high. Entrance and exit to the proposed site will be dangerous as it is on a blind bend. The proposal notes the requirement for adequate visibility for access which will be vital. It is hard to see, however, how this might be achieved as already resident and visitor walkers, cyclists, and drivers struggle to safely enter, exit, and cross the road due to the volume and speed of traffic on the main road. Access visibility will have to be coupled with creative and appropriate traffic calming measures and parking provision. Pavements in the village are very narrow and in some places missing completely. There are no cycle lanes within the village. The Council has a requirement to provide 'safe routes to school' for residents and the infrastructure in the village is by no means safe at present - with increased residents this is likely to be made worse. The number of children in the village has increased with the new development of flats opposite the Inn, at least one of these children has already been injured by a passing car. The current poor infrastructure also discourages 'active travel' due to the lack of pavements, cycle ways, safe crossing points and safe bus stops. The current bus stop for going into the city centre requires travellers to stand on the edge of the road - there is no pavement and no bus shelter. In addition, the bus service is intermittent and unreliable and also on occasion fails to stop as those waiting for the bus are often difficult for the driver to see due to lack of a proper bus stop, parked cars etc. A small number of properties on the High Street have no vehicular access to the rear of their properties and have no parking provision. This requires any loading/unloading of vehicles to be done at the front from the busy road and for residents to park on the road or on property belonging to other parties by agreement. This is not sustainable and both of these options are at risk from this proposed development. Any new development must ensure that adequate parking provision is made both for residents of the development but also for the few properties that are impacted by it in terms of the entrance/exit to the site. If further development in the village is to take place then these issues must be addressed both by the Council, through their partners, the developers, and through planning gain. If these issues are not addressed it is likely that there would be strong local objection to any development on this site and the safety and amenity of existing residents greatly reduced.

Allocated to



Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Representation

Allocated to

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Comment Changes

Representation

Scottish Canals supports the identification of the Clachnaharry Quarry site as a housing site. SC intends to take forward consideration of this site through a masterplan charrette which Sc and Highland Council wil undertake in Spring 2014 as part of a wider study focused on Muirtown Basin.

Allocated to

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Comment Changes

I would recoment that this area should not be built on,that it should remain a green area and it is part of the community's heritage.

Representation

I reside at this area,and have known this area for around all 48 years of my life. This area has the following fauna; roe deer,red squirrel,tawny owl,snowy owl,wood pigeon,heron,bees,butterflies,moths,dragonflies,it has a unique diversity,and other animals that I do not know There are many established trees,shrubs,flowers of various types.Which is great to see on the outskirts of the ever encroaching city.To build on this area would reduce habitats for all these things,maybe there are rare species in this place. I know there is also the invasive plant species Japanese Knot Weed growing ii this area.These are the reasons I would like it to remain a " Green Space" for generations to come,I would like a wild life survey to be undertaken to find out what we have in here. This area at one time was a quarry from which stone was taken to use on the Caledonian Canal, and also some of the surrounding buildings.So this area is part of The Caledonian Canal and Clachnaharry heritage.Whose to say thatThomas Telford did not visit this site The new developement would not blend in with the existing buildings,particularly the close by category "B" listed Thomas Telford cottages and Georgian Period " Dunollie House". The traffic on this road has greatly increased over that few years.And I am afraid to say that drivers very seldom stick to speed limit and with the number of people parking on the street this can cause congestion. Early morning traffic sometimes queues from this bad corner all the way down to the canal bridge at Muirtown Locks. This corner at Clachnaharry has zero visibility,and as I have said people do not abide by The Highway Code,this would mean more cars in a limited space. It is very difficult to get in and out of my drive,because of motorists speeding.So if we have more houses here we will have more traffic so adding to this problem.You could not even lower the speed limit as this would only make these matters worse.Recently there was a child clipped by a vehicle on this corner.Therefore I think it is not safe because of this bad corner.

Allocated to

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Section  Paragraph

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Comment Changes

No new build. Site should be retained for a naturalistically landscaped green space for the use of wildlife, local community and visitors. I suggest a memorial space/garden dedicated to the memory of the great engineer of the Caledonian Canal – Thomas Telford.

Representation

There should be no new build as there are 3 “B” Grade listed buildings close by i.e. two Thomas Telford cottages and Dunhollie House. No matter where you put the entrance/exits there is not enough visibility for seeing traffic coming from the right i.e. from town. I propose that the rear part of the quarry i.e. woodlands & grazing grass be fenced off with deer fence to contain the roe deer. The middle section be planted with native hazel & rowan trees to support the local red squirrel population, some Scots pines & heather could be added. The front section currently level with the road could be very naturalistically planted again with heather (page 5 provision & geological survey.) and grasses and seating & perhaps a statue or plaque with information about Thomas Telford and the building of the canal. I am not aware of such a formal memorial existing in this area and I think that this would be a great opportunity to use this space to honour the great man. New build flats are architecturally inappropriate to this end of Clachnaharry High Street as 3 Category “B” listed buildings are in close proximity. They would not be in keeping with the surrounding area. With only one school in the area at Muirtown I question whether it could support further new build. With this site being a former quarry, I would expect there to be sufficient geological assessment to ensure that the site is stable – the rear part is boggy. Convert Clachnaharry House into flats.

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Comment Changes

Rear part of site to be left as it is for wild-life. Front part could have seating and a garden area

Representation

The are two Thomas Telford Cottages opposite the site. They are Category “B” listed therefore new modern build is inappropriate in the area. I would also like it noted that the site is on a dangerous bend and I do not think that it would meet current visibility standards for traffic coming from the right, ie out of town. We had a child injured there a few weeks ago.

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Representation

The wild life in the woodland area is quite diverse and should be protected, seen on a regular basis by myself and neighbours are red squirrels, roe deer, tawny owls and sparrow hawks. The other problem in this area of land is a possible outbreak of Japaniece Knot Weed

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Representation

I think the quarry would be much better suited to a nature reserve park with animal feeding stations, picnic benches and childrens play area. A log cabin café also. Certainly no flats.

The red squirrel frequent this area also the deer and birds of prey it a little area of beauty in conservation village. Any more flats would ruin the village. The area needs protecting.

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Visability for access onto A862

Representation

At the moment we do not know how this would be achieved for 16 propertioes but I believe is impossible on this very dangerous bend. The people on the high street and clachnaharry road have great difficulty getting one vehicle in and out in safety.

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Comment Changes

The Historic conservation area of Clachnaharry should never have had a 3 storey block of flats overlooking it in 2013 and does not tally with your stated aims of preserving character, considering appropriate scale or use of tradition materials. No new builds or developments in our historic areas please unless they can be built to fit in with the surroundings.

Representation

The historic "Olde Worlde" charm and character of Clachnaharry village has been totally ruined by the building of "Alcatrove" some 35 metres from the conservation area. The "Alcatraz effect" is made much worse by the fact that the site which it stands on is elevated in relation to the conserved mid street and low street. It's a disgrace and it makes a travesty of the conservation status. Whilst I am greatly in favour of the stated aimes in 4.3 Planning have to actually practice what they preach. Please no more new build or out of scale build in Clachnaharry. Please preserve conservation status rigidly and the 3 category "B" listings & 1 "C" listing on High Street. No new build in the Old Quarry.

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Comment Changes

Clarification in relation to the proposed development plan for site IN21-Muirtown Basin with amendments to be made to any business or residential developments which would impact upon the social balance of the community, the transport network in particular the Kind Brude Road Junction (A862).

Representation

NOTIFICATION OF PUBLICATION OF INNER MORAY FIRTH PROPOSED LOCAL DEVELOPMENT PLAN SITE IN21-MUIROTWN BASIN Further to the letter sent out seeking people's views for the development of the Muirtown Basin I wish to state that I have numerous concerns in relation to these proposals. The letter sent to residents in October 2013 states that the area is to be used for Business, Community, Tourism, Leisure and 30 homes, however, it is not stated where within the red boundary these are to be placed. The proposed plan accessed online does not make this any clearer. I would like to see further clarification detailing what form the proposed homes and business are to take, where they are to be positioned and how they will impact on the local area. In particular I would like to know how they will impact on the already stressed road junction on King Brude Road (A862) which is used heavily during morning and evening commutes. This junction often renders the traffic backed up for a considerable distance coming down King Brude Road and along Clachnaharry Road. I would have serious concerns in relation to any further homes and businesses in this vicinity that would place additional strain on this junction with the potential for accidents during peak times. I would also like further clarification on how any business and residential developments in the area will impact upon the character and social balance of the community. Having lived in Muirtown Terrace for over a decade I am deeply appreciative of the tranquillity of the surroundings and as a resident I would like to know how any proposed development is likely to affect the character of the area. The canal itself offers local residents and tourists alike an opportunity to enjoy an area of important local heritage and any proposed development should take this into account. I would welcome the development of the former retail space of B and Q which has been mentioned in the local press as being an area of potential future development within this plan should compulsory purchase be possible. I would wholeheartedly support the development of existing sites such as this one within the proposed plan.

Allocated to



Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Sir, This is a supplementary comment to a 6-page document which I handed into the planning department of the Highland Council on 12th December 2013. I object to the current wording and the intent on the paragraph concerning area IN21 (Muirtown Basin) which is currently on the Inner Moray Firth Local Development Plan. I would like the words 'Business' and '30 homes' removed from the paragraph.

Representation

The reasons I wish to see the words 'Business' and '30 homes' removed, is because I would like to see the area purely developed for 'Community', 'Tourism' and 'Leisure' aspects alone. I believe that the area should not be used for 'business' use (if it only means 'offices') ... or for building '30 homes' (or thereabouts) in this vicinity. Because this unique area could be used for something far better for the local community, tourism, and leisure at large. On top of that, I object to the fact that the paragraph did not specifically state whether it should be a minimum of '30 homes'...or a maximum of '30 homes', as this is very unclear... and it is also very unclear to my neighbours where exactly they would be located around the 'Muirtown Basin'. Please refer to the 6-page document for details of my many objections and alternative suggestions to do with this, which was handed into the planning department on 12th December 2013.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Additional canal crossing at Muirtown Basin.

Representation

At some point in the future an additonal crossing at that end of the canal will be required. The single swing-bridge and road system is already inadequate at busy times for present day traffic. The city is forever expanding and will no doubt in the future do so in the direction of Beauly along the A862. Whilst welcoming the development of the Muirtown Basin, thought should be given to an additional crossing that would not be inhibited by the basin development.

Allocated to

Customer Number 00655 Name Mr Christopher Breslin Organisation Scottish Canals

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph Page 40

Reference Site IN21 Muirtown Basin Type Support Comment Late No

Comment Changes

Representation

Scottish Canals supports the identification of the Muirtown Basin area for development of business, community, tourism, leisure and residential use. SC is working in partnership with Highland Council on the regeneration of the Muirtown basin area and will undertake a design charrette in Spring 2014 to begin to prepare an outline masterplan and development brief for the area. The opportunity sites around Muirtown Basin include a number of sites, some in SC ownership, which could deliver more than 30 units as currently identified in the LDP. The charrette / masterplan and eventual Development Brief should clarify the appropriate nos of housing units on sites around the basin which will be fundamental to meeting the city's growth objectives and the overall viability of the regeneration of the Muirtown Basin gateway.

Allocated to West Inverness IN21 Muirtown Basin

Customer Number 00655 Name Mr Christopher Breslin Organisation Scottish Canals

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph Page 40

Reference Site IN21 Muirtown Basin Type Change Comment Late No

Comment Changes

The residential allocation for Muirtown Basin should not be limited to 30 units given the extent of the sites included within IN21 around Muirtown Basin.

Representation

Scottish Canals supports the identification of the Muirtown Basin area for development of business, community, tourism, leisure and residential use but this should not be limited to 30 units. SC is working in partnership with Highland Council on the regeneration of the Muirtown basin area and will undertake a design charrette in Spring 2014 to begin to prepare an outline masterplan and development brief for the area. The opportunity sites around Muirtown Basin include a number of sites, some in SC ownership, which could deliver far more than 30 units as currently identified in the LDP. The charrette / masterplan and eventual Development Brief should clarify the appropriate nos of housing units on sites around the basin which will be fundamental to meeting the city's growth objectives and the overall viability of the regeneration of the Muirtown Basin gateway.

Allocated to West Inverness IN21 Muirtown Basin

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Sir, This is a supplementary comment to a 6-page document which I handed into the planning department of the Highland Council on 12th December 2013. I object to the current wording and the intent on the paragraph concerning area IN21 (Muirtown Basin) which is currently on the Inner Moray Firth Local Development Plan. I would like the words 'Business' and '30 homes' removed from the paragraph.

Representation

The reasons I wish to see the words 'Business' and '30 homes' removed, is because I would like to see the area purely developed for 'Community', 'Tourism' and 'Leisure' aspects alone. I believe that the area should not be used for 'business' use (if it only means 'offices') ... or for building '30 homes' (or thereabouts) in this vicinity. Because this unique area could be used for something far better for the local community, tourism, and leisure at large. On top of that, I object to the fact that the paragraph did not specifically state whether it should be a minimum of '30 homes'...or a maximum of '30 homes', as this is very unclear... and it is also very unclear to my neighbours where exactly they would be located around the 'Muirtown Basin'. Please refer to the 6-page document for details of my many objections and alternative suggestions to do with this, which was handed into the planning department on 12th December 2013. [redacted]

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

For consideration in the preparation of Masterplan on any development of Canal / Muirtown Basin. Wholly support better canal crossing. Retain area as vital recreational/historical facility. No housing.

Representation

Improvement to the Muirtown canal crossing is vital for redevelopment of immediate area. Given it's unique & historic nature, it is essential that land should be retained and safeguarded to enhance existing recreational useage - also by safeguarding this would assist in improvements to improved crossing options at Muirtown. Any housing development should be avoided.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Would like to have no further building of any kind around Muirtown Basin.

Representation

Muirtown Basin is unique, and a gem in the crown of Inverness. It would be a big mistake to build any houses or other structures beside it, as it is very precious to many people as a haven of peace and tranquillity. Adjacent to the Merkinch Nature Reserve, it has an abundance of unusual wildlife, and hundreds of people regularly use it, for exercise, recreation and tourism. It is sheltered from wind and traffic noise, a place of exceptional beauty and a historic site. All of this, which is irreplaceable, would be destroyed if building is allowed, meaning that the surrounding trees would be felled, and the peaceful atmosphere ruined. PLEASE do not allow any building.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

The Caledonian Canal from Muirtown Basin to the Sea Locks at Clachnaharry should be given special heritage status. No new build should be allowed apart from a tastefully built heritage/tearoom/conference centre on the right bank (i.e. the Carse side) overlooking the basin & nicely landscaped into site. A joint project – Council & Waterways? I refer you to the Falkirk Wheel where the Forth & Clyde Canal meets with the Union Canal & the Water Park. No shops, please, save town centre shops instead. Re-develop B&Q site.

Representation

Muirtown Basin – the nicest part of “our” section of the canal should remain with uninterrupted views over it from the main road. The beauty of the area and Telford’s magnificent achievement is the “jewel in the crown” of our area. Nothing should be added but I think museum/heritage about the building of the canal would be a great asset if done tastefully. The walks round there are gorgeous. I think the land around there would have to be subject to flood risk assessment. Would homes/businesses get insurance? 30 homes would put immense pressure on Muirtown School

Allocated to

Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Representation

Highland Council Re:IN22 Local Development Plan Consultation I am writing to ask that within your future planning structure you give consideration to the allocation of land in area IN22, and indeed within any future land allocation plan, for the setting aside of a percentage of the said land for individual building plots for private purchase to the public. At present a 'gap' exists between the provision of homes by the large building providers, and the availability of small house plots for individual purchase, limiting the choice of employing a small builder, or self-builds. These plots need be no larger than the size that is set aside for the usual desirable council two apartment homes, or one/two bedroom retirement homes. Advantages 1) Private Affordable Housing Young, first time buyers or those who are struggling to move on from their minimal first time property purchase, could consider upgrading to a home that will address the needs of a young family, affording a moderate sized garden, and increased living area, at an affordable price, possibly even with their local area. 2) Private Retirement Housing - downsizing The provision of small building plots for private purchase would enable downsizing and release property designed for family needs to the wider community. These small building plots designed for retirement homes could meet the needs that are necessary for continued independent living within the community through old age, in some cases accommodating these needs within their local area close to family, friends, and familiar amenities • This 'gap' is detrimental to both - Affordable Housing, and Retirement Housing, needs The lack of provision of land for direct sale to individual members of the public may inadvertently protect the status quo situation of purchasing new homes from large building providers, resulting in a monopoly situation which restricts the public's measure of control over choice, standards, and financial boundaries. Further to this the limited availability of building plots for private purchase could also inadvertently contribute to a monopoly situation for the limited number of small land owners advertising building plots to the public, allowing room for the artificially inflated purchase price that some small private building plots are marketed for. Evidence of the effect of this 'gap' is detailed below:- ➤ In the present situation anyone considering purchasing a plot of land privately in the City area will be aware that a house plot may cost excess of £100,000, the construction cost of a basic two bedroom home is around £70/80k, with other necessary fees a possible total cost of = £180,000. ➤ Whilst most new basic two bedroom properties are valued between £120,000 and £140,000. Thank you for your consideration. Kind regards Monica MacDonald

Allocated to

Customer Number 04162 Name Margaret Murray Organisation

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph West Inverness - 4.12 - Mixed Use

Reference Site: IN22 Highland Council HQ Type Change Comment Late No

Comment Changes

As this is only a proposed plan with no drawings it is difficult to make detailed comments/concerns, therefore, this does not constitute a "change" but more of queries and observations.

Representation

As the properties in Bishops Road that adjoin IN22 are all single storey properties I am concerned as to what type of buildings would be erected, also, whether they would be compatible with the designs of existing buildings in the surrounding area. I am also worried that my privacy (especially in the garden) would be compromised by being overlooked by adjoining properties. The proposed Local Development Plan shows that this area would be for 50 homes/business. Is this for 50 homes OR businesses or a mix of both? If the proposed plans were to be implemented would this have any effect on the value of my property? If Highland Council HQ moves to the University Campus would this not be more inconvenient for the majority of Inverness constituents to get to? At the moment it is far easier for people to visit being so close to the town.

Allocated to West Inverness IN22 Highland Council HQ

Customer Number 01143 Name Mrs Sheena Robertson Organisation Ballifeary Community Council

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph

Reference IN22 Type Change Comment Late No

Comment Changes

i am seeking a change to the Plan and I would like to see Site IN22, removed from the Proposed Plan. Failing this, I would like to propose two Additional developer requirements: retention of existing woodland and green spaces within the site retention of footpath route through the site

Representation

I support the redevelopment of Inverness City Centre. Too many large organisations have moved or plan to move away from the city to the detriment of economic growth. This proposal would take away the staff who will no longer have easy access to the local shops, cafes and restaurants which are struggling to survive. By retaining the Council HQ in situ, with its constantly updated digital technology facilities, close to the centre, it should be able to provide a good working environment and continue to make operational savings. The addition of 50 homes on Glenurquhart Road will add to the traffic congestion, air pollution from stationary vehicles and cause additional noise and disturbance to residents of Bishops Road, which is already an island surrounded by vehicular traffic day and night. The footpath provides a safe route for parents and children going to and from the local schools. It is a route which is preferred to Glenurquhart Road with its inherent traffic issues, and is possibly one of the reasons for no fatal accidents being recorded for that part of the A82 Trunk Road. I do not accept that the present infrastructure (based on the condition of the drainage/sewerage provision) can be upgraded to meet the requirements of an additional 50 houses. I would like to know the criteria on which a move for the Council from its present location will be based.

Allocated to West Inverness IN22 Highland Council HQ

Customer Number 04394 Name Andrew Whitty Organisation

Agent Name amd Organisation (if applicable)

Section 3.Strategy for Growth Areas Paragraph

Reference IN 22 Type Change Comment Late No

Comment Changes

no housing development in proposed site

Representation

I feel the area should be developed for the general public and tourists for leisure and recreation as we don't have anything like that near the heart of the city . I feel to cram more houses close to centre of town will be regretted in future years.

Allocated to West Inverness IN22 Highland Council HQ

Customer Number 04004 Name Victor Attwood Organisation

Agent Name amd Organisation (if applicable)

Section 1.Introduction Paragraph

Reference IN23 UHI Institute Type Support Comment Late No

Comment Changes

Representation

Re IN23 UHI Institute = No plan is currently available,but as this building is in sight of my property I would be grateful if I could be kept informed of any developments

Allocated to West Inverness IN23 UHI Institute, Riverside Gardens

Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Addition to the site requirements.

Representation

4. Requested change: sportscotland notes the proposed allocation of IN25 Torvean Quarry, and notes that the quarry is currently used for motorbike recreation purposes. It is unclear whether the proposed allocation of the site for 'Business, Community, and a Temporary Stop Site for Travellers', represents a change from the existing uses of the site. If no change is proposed, then sportscotland has no comment to make. However, if the proposed uses do represent a change, then sportscotland would seek to draw to the Council's attention to its policy statement, 'Out There' (sportscotland, 2008), which identifies the reasons why disused quarry sites can be suitable for outdoor sport and recreation purposes. Section 5.3, page 57 states, amongst other reasons, that they can be suitable because there may be little competition from alternative uses, and also, that they can be in locations, or of a nature, where noise from sport is more acceptable. sportscotland considers that a Recreation/al Access Management Plan could be added to the key site requirements for this site to ensure that the proposed uses, if new, do not impact upon the qualities that currently make this site a suitable/preferred site for motorcyclists, or could give rise to potential conflicting/incompatible uses with regard to noise, disturbance etc. Reason: To ensure that the qualities for which the quarry is favoured by motorcyclists are not affected by the proposed allocation, and that the potential for any conflicting/incompatible uses is managed. The attached document is a cover note providing more information about sportscotland and the context for our representations to the Plan.

Allocated to



Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

I would like the rough ground that lies between Torvean Quarry and Craig Dunain hill to be kept as a green area. There should be minimal change made to this rough ground without consideration to the wild life that depend on it for basic survival.

Representation

My main objection to the development plans for IN24 in the Kinmylies area is the distuction of nesting sites for Yellow Hammer and Sky Lark as well as hunting ground for Kestrel and sparrowhawk . I would like to see more conservation of the rough land that surrounds the Kinmylies area. In particular the area of land that lies between Torvean quarry and Craig Dunain hill. This land supports many bird species that are currently in decline within the UK, in particular Yellow Hammer, Sky Lark, which have nested in these fields for as long as I can remember. These fields are also hunting grounds for Kestel, Sparrowhawk, Tony Owl and more recently the Red Kite. A large part of wildlife's demise is the destruction by development of their habitat, habitat require for basic survival of their species. These birds and many other creatures depend on this type of rough ground which unfortunately seems to be most desirable for the building of residential and commercial premises. I would object to any plans to change the use of these fields that does not provide adequate provisions for the conservation of a large part of this rough ground. Tourists come to Scotland for the beautiful unspoilt scenery and wild life, not to visit the shops and housing estates.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

I am seeking clarity on the housing development planned at the rear of Millerton Avenue, Inverness IV3 8RY. I am aware that housing is a priority for this site and accept this but I would like to know how near the current housing in Millerton Avenue these houses will be. The plan I saw during the public consultation looked like there would be housing right outside our back door which would affect 55/57 but not other properties but the distance could not be clarified to me at that time. We also experienced severe flooding of our garden and communal path at the rear of the houses when the latest Robertson houses were under construction so this gives us cause for concern in the future. Cllr Graham, TECS and Ward Manager were aware of this at the time. I would appreciate some specific information regarding the development in order to comment in more detail on how this will affect our home and privacy.

Representation

See comment changes representation.

Allocated to

Customer Number  Name  Organisation

Agent Name and Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

The wording of the fifth indented para in 4.9 be revised to read:- Land for enhanced recreational and sporting facilities at Torvean comprising improved and extended facilities for rowing, a better golf course, additional sports pitches, changing and meeting facilities and trails. In the Action Plan, an entry should be inserted in relation to IN24 - Torvean - Improved and extended facilities for sports and recreation, including the provision of appropriate clubhouse/boathouse accommodation - Scottish Canals, Highland Council and other interested parties

Representation

Inverness West Link Project, Public Consultation, May 2013 Joint Response to Highland Council from: Torvean Golf Club Highland Rugby Club and Inverness Rowing Club 1. The three sporting clubs making this response are those whose facilities have been threatened by the proposed road project for several decades, and whose development options have been blighted in that period. We have a collective interest in seeing the matter resolved promptly and satisfactorily so that we can each plan our future development securely. 2. This response contains views that we hold jointly, while each club will also respond separately regarding the matters that are of particular concern to them individually. 3. Our respective clubs have engaged with Highland Council at all times during the consultation process relating to the WLR proposals and Highland Council's decision to adopt Option 6 for the route largely because it has been seen as a credible and achievable project that could end the long period of harmful uncertainty. We have also been reassured by repeated commitments from Highland Council that it will provide not just 'like for like' replacement of sporting facilities, but an enhanced provision. Further strong encouragement was received when the report from the planning 'charrette' held in August last year strongly endorsed the concept of a new 'sports hub' at Kinmylies, to provide an integrated and efficient multi-club sporting complex. 4. We are therefore extremely disappointed that the proposals presented in the consultation contained very limited reference to the sports hub, and no evidence whatsoever that any serious thought or preparation had been put into this important aspect of the WLR project. What sports related items did go into the consultation (such as indicative sports pitches, changing rooms and a fitness trail) emerged randomly from the blue, without any prior discussion. 5. We had expected that the eight-month period between the charrette and the consultation would have been used by the Council to hold discussions with our clubs and the other sporting bodies that might have an interest in being part of the sports hub. By obtaining a better understanding of the clubs' individual requirements and aspirations and the scope for integrating their activities within shared sports areas and buildings, the sports hub concept would have achieved a tighter specification in terms of sports grounds, changing and fitness rooms, clubhouse and social facilities, etc. This in turn would have allowed preliminary designs and costings to be drawn up for detailed consideration by the sports clubs, individually and collectively. 6. None of this has happened, and it is our strong impression that the sports dimension has been relegated to very low status and priority within the WLR project. This leaves so many uncertainties and unresolved questions, that it has severely reduced our confidence in the consultation process. Under these circumstances that so crucially affect our interests, it is impossible for us to respond positively to the consultation. Unless this neglect can be remedied promptly and convincingly before the process of planning approval starts, we may be obliged to object formally to the proposals. 7. The sports hub concept is a very powerful one, with the potential to provide a greatly enhanced and operationally efficient sports complex for the future of Inverness. It is without doubt, the most cost-effective way for the Council to honour its repeated pledges to provide genuinely enhanced sports facilities along with the WLR. If it fails to pursue this opportunity in partnership with the sporting community, then the competence of the Council will be in severe question, along with its good faith. Hamish Spence, Chairman, Torvean Golf Club Andrew Little, Chairman, Highland Rugby Club Roy Sinclair, Chairman, Inverness Rowing Club May 2013

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Representation

With regard to the West link, once again SCDI would repeat its support for progress to be made and would hope that the land around this key road can be developed in the near future.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

More detail on uses and layout. A greater proportion of retained/new greenspace.

Representation

My area of interest is the north section of IN24 Kinmylies to Kilvean. I would like to comment on the proposed plan in relation to this but lack sufficient detail with which to do so fully. The only maps that i have managed to find only show the area boundary, not the precise plan relating to this. Unless it is made clear where exactly various developments are to be located then any response from me can only be very general and i will lack any assurances that the planning is sound. (Fore example, i have considerable concern about the implications to existing green space, and in particular further provision of public green space.)

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Amendments to Plan and Torvean and Ness-side Development Brief to reduce and minimise developable land take from road, drainage and other infrastructure at Ness-side. Burt Boulton Holdings Ltd will withdraw its objections if these amendments are guaranteed. Also additional Plan and Brief requirement for the production of a Construction and Environmental Management Plan prior to the determination of the West Link planning application.

Representation

Burt Boulton Holdings Ltd (BBH) wishes to maximise the developable portion and value of its landownership at Ness-side. It has also lodged parallel objections to the associated West Link Road Scheme planning application and its compulsory purchase orders. BBH is concerned about the construction stage effects that the West Link road scheme will have on their land (and occupiers of buildings on that land) and the consequential effect on the scope and form of development on the remainder of their land. Also concerns over economic viability given the proposed level and unjustified nature of planning gain contributions. BBH believes the earlier Charrette indicative masterplan that showed very little open space and more housing development on its land should have been followed through into statutory planning policy. BBH believes the subsequent Torvean and Ness-side Development Brief shows an excessive and unnecessary land take for road and drainage infrastructure. In particular, BBH believes the Mill Lade roundabout is too large and doesn't need 2 legs into the BBH owned land, that there is no need for a distributor road through its landownership (the route may also become a rat-run causing amenity issues), that any pedestrian/cyclist connection should be minimised, and that the surface water and waste water infrastructure areas shown on the Brief masterplan are excessive and have not been justified by any engineering study. It believes its landholding would better be developed via separate accesses from Dores Road (using the BBH existing access road) and a single West Link roundabout leg. It feels the Brief masterplan also creates ransom problems. BBH believes that its landholding does not need a distributor road connection through it because bus routes are available along Dores Road and if necessary along West Link. The Council's approval of its own Brief didn't allow any independent hearing of objections to it. BBH believes it is taking an excessive not equitable share of the funding and delivery of communal infrastructure items. BBH disputes that varying densities is an effective mechanism for equalisation of development costs and values across Ness-side because higher densities don't equal higher value. BBH believes the Council should take a stronger lead in deciding who develops and when. It also believes that the Council should produce a financial viability appraisal to prove that sites can be developed economically given the balance of development costs to development value – the Council has chosen to allocate the land so should prove that it is effective. BBH also believes that operational access should be maintained to its land north of West Link. It also believes that the Construction and Environmental Management Plan is required to mitigate for operational impacts on existing tenants during the construction phase of West Link.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Remove planned travelling persons site from the plan & transfer to IN13, away from the one of the main gateways to the city and off the main tourist route.

Representation

The area nearby is due to be enhanced & developed for West Link & the redevelopment of some leisure facilities. Having a travelling peoples site here is completely out of congress with the area, on the main A86, which is one of the most scenic entrances to the city and there is great feeling that this area should be kept public - land would be better put to use to enhance & improve the site for business & tourism. Travelling persons site should be strongly objected to - as per previous representation... it is felt IN13 Former Longman Infill - would be far more appropriate for such a development.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Representation

Having just recive your letter about IN26 Im unsure what to proposed plan is at the back of my house. Building houses? If it going to a homeless training program my shed was broken into 3 time last time and lots of people hanging around that aera late at Night. Is there a plan in place so this doesnt happen again? Regards Paul

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

If High School closes site should be allocated for cultural / educational use

Representation

3. The high school grounds are designated either "mixed use" or "community" (I do not have the plan in front of me). This is an area where it is very important to keep the green space, absolutely complete, as at present, so I disagree entirely with the suggestion of mixed use. If however, the designation is for "community" use and if the school should ever move to another site, the present inverness high school site and grounds should be specifically for cultural/educational use, e.g. art gallery/museum with perhaps sculptured lawns as at the Edinburgh gallery of modern art (a former school) or otherwise suitably landscaped. The site has very adequate car parking space, is near bus routes and is accessible on foot from the city centre and from two areas of deprivation. This site has the potential to aid the transformation of these areas in future years and so must not be squandered, however pressing the need for offices shops or housing may appear to be.

Allocated to

Customer Number  Name  Organisation

Agent Name amd Organisation (if applicable)

Section  Paragraph

Reference  Type  Comment Late

Comment Changes

Safeguarding of AW on this site and management welcomed. Could be continued through AW currently designated as open space alongside A82 to AW at IN 25.

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.

Allocated to

Customer Number 01612 Name Ruth MacLeod Organisation Muirtown Community Council

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph 4

Reference IN29 Dunain Community Woodland Type Change Comment Late No

Comment Changes

Support any movement to keep this area. Strongly object to any other alteration or giving land over to housing.

Representation

This is a well used & well loved community area providing outdoor classrooms, forest walks and wildlife and nature trails and a considerable amount of time, effort and money have been put in by locals, community groups & schools in creating the woodland. This should be kept and protected at all costs. Assurances & action should also be taken to enforce the contractor to be more co-operative with local community and under no circumstances should any other consideration be given to incorporate any part of this area for development other than for protection/enhancement of the facility.

Allocated to West Inverness IN29 Dunain Woodland

Customer Number 01976 Name Mr Stanley Fraser Organisation Titanic Museum

Agent Name amd Organisation (if applicable)

Section Development Allocations Paragraph

Reference IN30 Type Change Comment Late No

Comment Changes

Seeks a community, tourism and/or leisure use as part of Muirtown Basin masterplan.

Representation

Believes this land should be part of the masterplan for the Muirtown Basin.

Allocated to West Inverness IN30 Carse Industrial Estate

Customer Number 00523 Name Mrs Cerian Baldwin Organisation Scottish Environment Protection Agency

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations Paragraph

Reference IN30 Type Change Comment Late No

Comment Changes

We object to IN30 (Carse Industrial Estate) unless, as outlined previously, Highland Council’s TEC Services has confirmed that appropriate embankments are in place.

Representation

We object to IN30 (Carse Industrial Estate) unless, as outlined previously, Highland Council’s TEC Services has confirmed that appropriate embankments are in place.

Allocated to West Inverness IN30 Carse Industrial Estate

Customer Number 04485 Name Fraser Grieve Organisation Scottish Council for Development and Industry

Agent Name amd Organisation (if applicable)

Section Development Allocations Paragraph

Reference IN21 Type Support Comment Late No

Comment Changes

Representation

SCDI recognises the opportunities that are presented around the Muirtown Basin and would welcome plans to redevelop buildings around the area and take advantage of this prime location.

Allocated to West Inverness IN30 Carse Industrial Estate