Planning and Local Democracy

Is the planning system serving the needs of our community?

Presentation by Bill Taylor F&RCC
17th November 2015
What we will look at tonight:

Ross and Cromarty East Local Plan 2007-2012

Inner Moray Firth Local Development Plan 2015 (IMFLDP)

Ness Gap

Greenside Farm

Land between Rosemarkie and Fortrose

Incl. possible Care Home

Discussion
Local Development Plans (LDPs) provide the vision for how communities will grow and develop in the future. The intention is that they provide certainty for communities and investors alike about where development should take place and where it should not and the supporting infrastructure required for growth.

www.gov.scot/Topics/Built-Environment/planning/Development-Planning/Local-Development
Ross and Cromarty East Local Plan
Adopted 2007          Still in force 2012

Identified land for around 200 homes

Minimum 25% affordable/low cost

Fortrose:
29 at Feddonhill,
100-120 Ness Gap

Rosemarkie:
Some gap sites
30-35 at Greenside Farm

Fortrose and Rosemarkie Community Council
The Plan highlighted:

- 0.6ha reserved for Swimming Pool adjacent to Leisure Centre
- 1.8ha for primary school and playing field
- Upgrade of Avoch-Fortrose road 2004-2006
- Upgrade sewerage system
- Contribution to traffic management/calming measures
- 1.4ha for possible extension to Cemetery
- Upgrading or replacing public toilets
Foreword
...the guide for development and investment....over the next 20 years
...the framework for delivery of new homes, jobs and services and supporting infrastructure.

...help strengthen communities

provides greater certainty to local communities and the development industry
Map 4 - Housing Land Requirement (excluding windfall)

*Represents the number of homes to be delivered on allocated land including 25% for flexibility/market choice. Figures exclude any windfall allowance and do not exclude completions between 2011-2013.
Demand for housing is high
consistent across the Highlands

59% of applicants want 1 bedroom property;
24% - 2 bed
12% - 3 bed
5% - 4 bed
Policy 1  Promoting and Protecting...Town Centres

The Council will **not** support any proposal for development that is likely to have an adverse effect on the vitality and viability of any of the centres.

Fortrose is one of these

...look at sites within ..... town centres **first** before considering alternative locations.
Fortrose and Rosemarkie

Key Policies from IMFLDP

Land identified for over 130 new homes

Depending on Council’s Review a new primary school may be provided in Fortrose

Commercial opportunity might become available at the Ness Gap on site currently earmarked for primary school
Ross and Cromarty
East Local Plan
adopted 2007

Ness Gap

9ha out of 13.3ha for 100-120 houses
'Steamroller' protest on homes plan

BLACK Isle residents are being urged to attend a public meeting next week in a bid to stop a massive proposed housing development being "steamrollered" through against their wishes.

Fortrose and Rosemarkie Community Council this week expressed its grave concerns regarding the proposals for 152 homes which it claims exceeds what is allowed in the local plan.
Master Plan February 2010 – 132 houses
77 houses (incl 32 social/affordable) Granted 2010

Zoned for Housing but no proposals ....as yet

55 houses plus formation of Play Area Granted Sept 2014
FR2 Ness Gap – Mixed Use

5.9ha for 80 homes

1.6ha for Community, Business, Office, Tourism or Retail

Development in accordance with the 2010 Ness Gap Master Plan

1.6ha awaits Schools Review

If not needed then suitable for other uses subject to Transport and Retail Assessment
132 in the Ness Gap Master Plan incl. 55 approved in 2014

New allocation of 80 in FR2 (incl. 55 approved 2014) potential 25 more houses

total of 157

25% affordable is 39-40. at least 7 more.

leaves possible school site and amenity/open space allocation as per Master Plan

Fortrose and Rosemarkie Community Council
Ness Gap Summary

Ross and Cromarty East Local Plan - Adopted 2007
100-120 houses

Initial Planning Application August 2009
152 houses

Ness Gap Master Plan Application February 2010
132 houses

Using less land than identified in Ness Gap Master Plan

IMFLDP July 2015
potential min. 157 houses
The School site?

Was 1.8ha now 1.6ha

March 2015  Avoch Primary at 81% of its capacity stable over the next 15 years

Projected Housing:
Fortrose, Rosemarkie, Avoch and Munlochy  310

School Rolls 2014/15
Avoch     245
Munlochy  72

Ben Wyvis School  255  area 3.3ha
Greenside Farm – Rosemarkie
1.7ha of land allocated for 30 houses, including a proportion of affordable dwellings.
1.9ha  Housing Capacity 50

Steading development
Phase 1
2 houses already redeveloped
Planning Application
June 2015

50 Homes

Site 2.5ha
Only 1.9ha zoned for development

An increase of 32%

Social/Affordable Housing
26%
<table>
<thead>
<tr>
<th>Total Objections</th>
<th>306</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Residents</td>
<td>305</td>
</tr>
<tr>
<td>Total of Supporters</td>
<td>79</td>
</tr>
<tr>
<td>Local Residents</td>
<td>1</td>
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</tbody>
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- Transport Scotland recommend refusal
- SEPA recommend refusal
Greenside Farm Summary

Ross and Cromarty East Local Plan 2007
30 houses 1.7ha

IMFLDP July 2015
50 houses 1.9ha

Planning Application June 2015
50 homes on 2.5ha
2 houses already developed

Potential development 52 homes.
How do these developments meet demand in the Highlands?

Ness Gap and Greenside (182 homes)

<table>
<thead>
<tr>
<th>Actual Demand</th>
<th>What we get</th>
</tr>
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<tbody>
<tr>
<td>1 bed house</td>
<td>59%</td>
</tr>
<tr>
<td>2 bed houses</td>
<td>24%</td>
</tr>
<tr>
<td>3 bed houses</td>
<td>12%</td>
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<tr>
<td>4 bed plus</td>
<td>5%</td>
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</table>

Highland Council: Housing Supply Targets next 20 years

For every 7 houses in the Market Sector there should be 9 Affordable (East Ross)

Reality is 3:1
Land between Fortrose and Rosemarkie
Agricultural land quality
Land between Fortrose and Rosemarkie

2007 Plan

......separate character and identity

2015 Plan

..desire to maintain a clear visual and physical break ...between them to retain their distinct identities and avoid coalescence.

...land with planning permission at Ness Gap and Greenside Farm represent the best option for growth
Reporters Examination of Draft IMFLDP Plan
March 2015 (750 pages)

Co-operative Group wanted land allocated north of Ness Road objected to potential retail location within FR2 new store 2.5X bigger

Land-owner north of Ness Road proposed allocation for mixed use retail, business/community and tourism

The Council resisted this
The Reporter rejected this the Plan was not modified

Plan Adopted 31st July 2015
Proposed Care Home

Application for 40 bed Care Home
6th August 2015

Fortrose and Rosemarkie Community Council
So........ Between 2007 and 2015
this is what has happened

Ness Gap likely to have 50% more houses than expected

Greenside Farm 73% more homes on 32% more land than is zoned

Not addressing the identified housing needs of the Highlands

Major challenge to the integrity of the gap between Fortrose and Rosemarkie

All of this without the major infrastructure problems of the area being adequately addressed
The New Local Plan
(July 2015)

...it’s for next 20 years

framework for delivery of new homes, jobs and services and supporting infrastructure.

... to help strengthen communities

... to give greater certainty

So what of the future?
Highland Wide Local Development Plan

September 2015

Comments on this document should be submitted through: consult.highland.gov.uk no later than 12 noon on Friday 18 December 2015.
Any Questions?
Questions for Discussion

1. Should there be any more development until key infrastructure is sorted?

2. Do you agree that to maintain the character of the area that the separation between F&R must be retained?
Question 1
Should there be any more development until key infrastructure is sorted?

What is the infrastructure we are talking about?

Roads
Schools
Water and Sewerage
Medical Provision
Care for our Older Residents
Question 2

Do you agree that to maintain the character of the area that the separation between F&R must be retained?
THANK YOU
09/00471/OUTRC – Master Plan for the erection of houses, formation of access and parking and provision of amenity/open space – outline consent - 08.06.2010
09/00472/FULRC - Erection of 16 affordable houses and 16 affordable flats (Phase 1a & 1b) (Detail) – Granted – 14-04-2010 – Completed.
10/02332/FUL - Erection of six houses. Reported to committee 2 November 2010 – Granted – 08-11-2010 – Completed
12/04641/MSC - Erection of 24 houses (Phase D) – Reporting to committee 5 August 2014- Pending consideration.
13/01211/MSC: Erection of 31 houses (Areas E & F)
All Ward Councillors on the Skye, Ross and Cromarty Area Committee

Committees membership directly impacting on Planning Issues

David Alston  North Planning Applications Committee (Substitute)
Jennifer Barclay  none
Craig Fraser  North Planning Applications Committee
              Planning, Development and Infrastructure Committee (Substitute)
Isobel McCallum  North Planning Applications Committee (Chair)
              Planning, Development and Infrastructure Committee
              Planning Review Body