

Planning and Local Democracy

**Is the planning system serving
the needs of our community?**

Presentation by Bill Taylor F&RCC
17th November 2015

Fortrose and Rosemarkie Community Council



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.

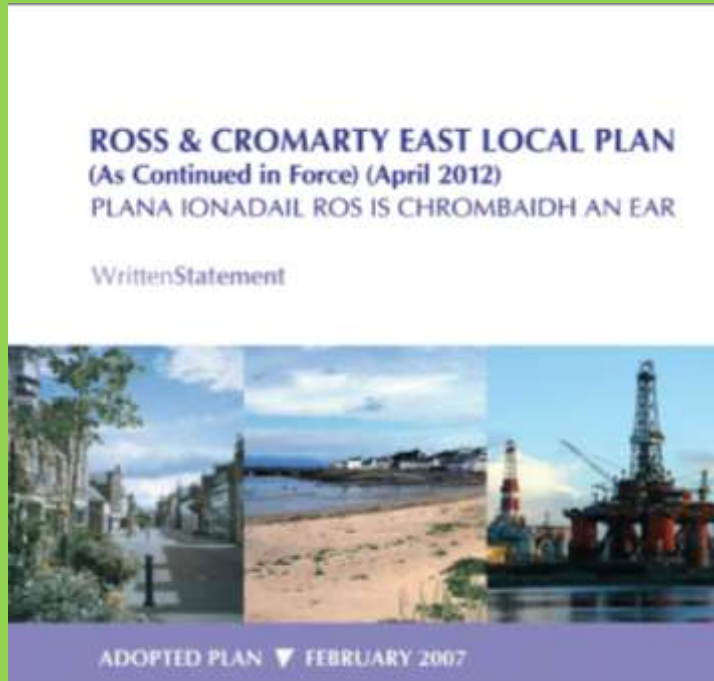
[www.gov.scot/Topics/Built-Environment/planning/
Development-Planning/Local-Development](http://www.gov.scot/Topics/Built-Environment/planning/Development-Planning/Local-Development)

Fortrose and Rosemarkie Community Council



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



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



Inner Moray Firth Local Development Plan

July 2015

An t-luchar 2015

Plana Leasachaidh Ionadail Linne Mhoireibh A-Staigh



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



Scale: 1:1,000,000

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Housing Land Requirement*



*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.



**Map 4 - Housing
Land Requirement
(excluding windfall)**

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

Highland Council
Housing Need and Demand Assessment
September 2015



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

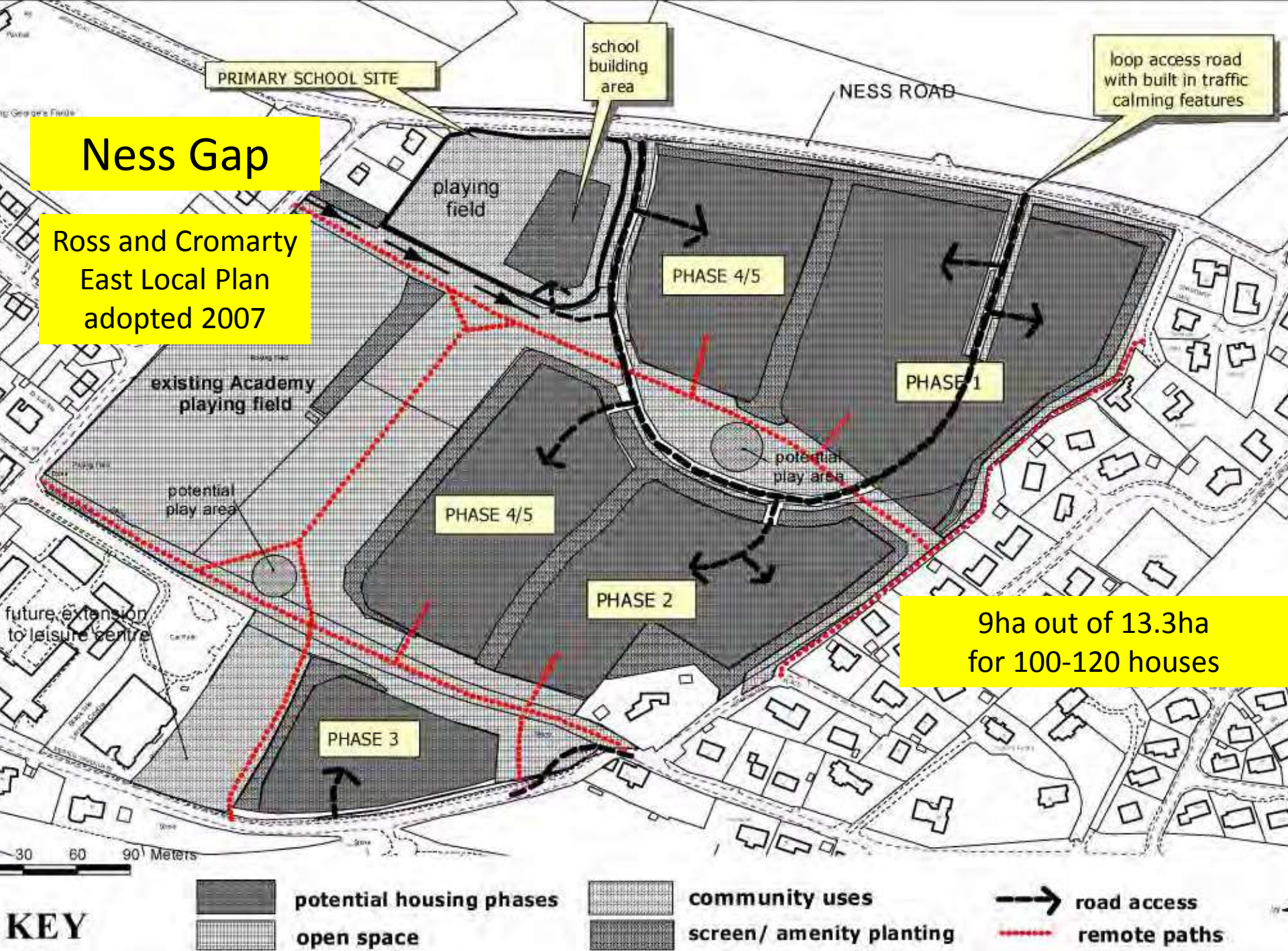
Commercial opportunity might become available at the
Ness Gap on site currently earmarked for primary school





Ness Gap

Ross and Cromarty
East Local Plan
adopted 2007



Ross-shire Journal

[News](#)[Sport](#)[Features](#)[What's On](#)

Ross-shire Journal -> News

Published: 07/08/2009 00:00 - Updated: 30/11/2011 11:57



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'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 "steamrolled" 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.

August 2009
Application
for 152
Houses

Fortrose and Rosemarkie Community Council



Master Plan February 2010 – 132 houses



Phase A (Affordable housing) - Complete
Phase B - Complete

77 houses (incl 32 social/affordable)
Granted 2010

Phase C - Under construction

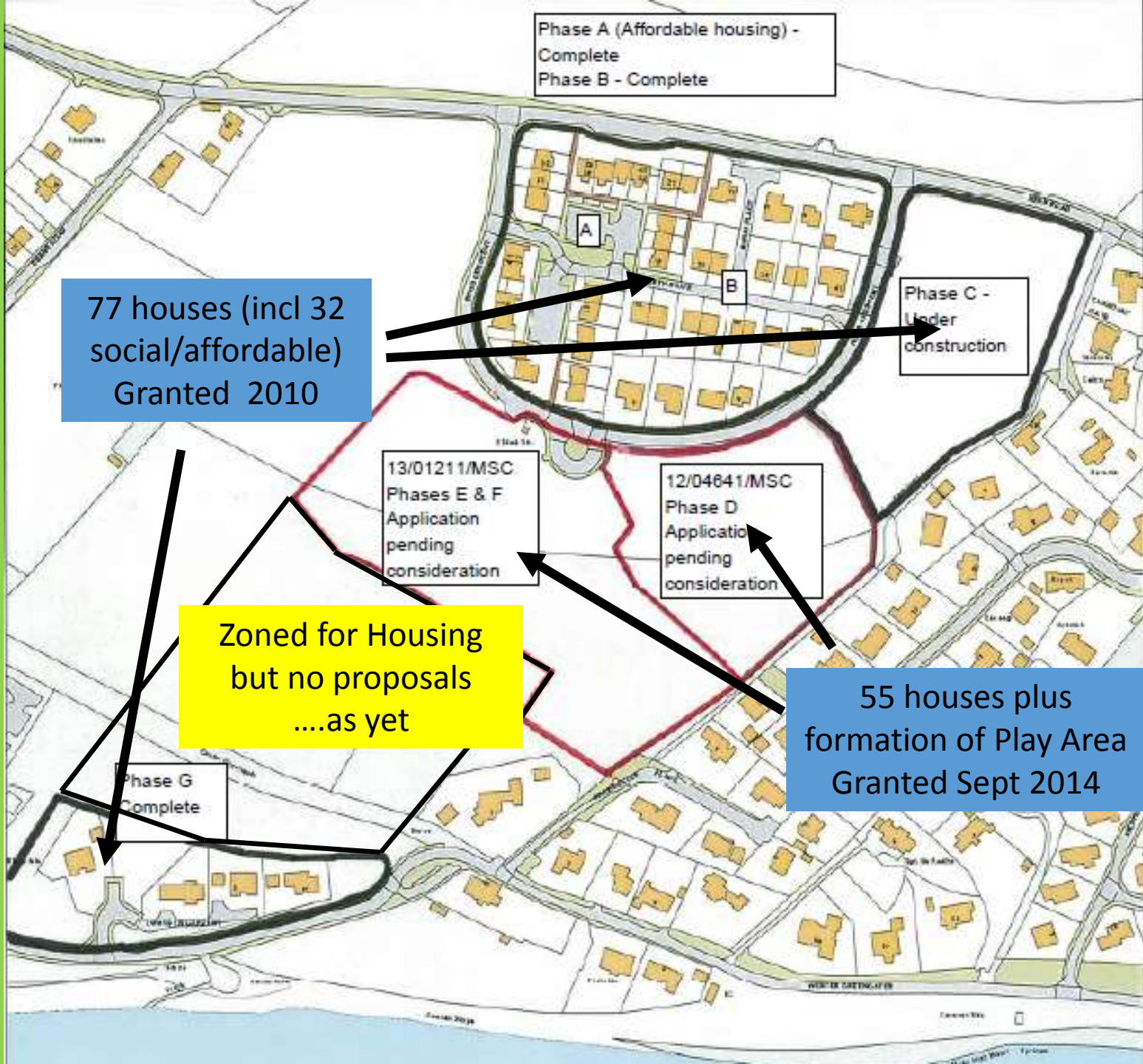
13/01211/MSC
Phases E & F
Application pending consideration

12/04641/MSC
Phase D
Application pending consideration

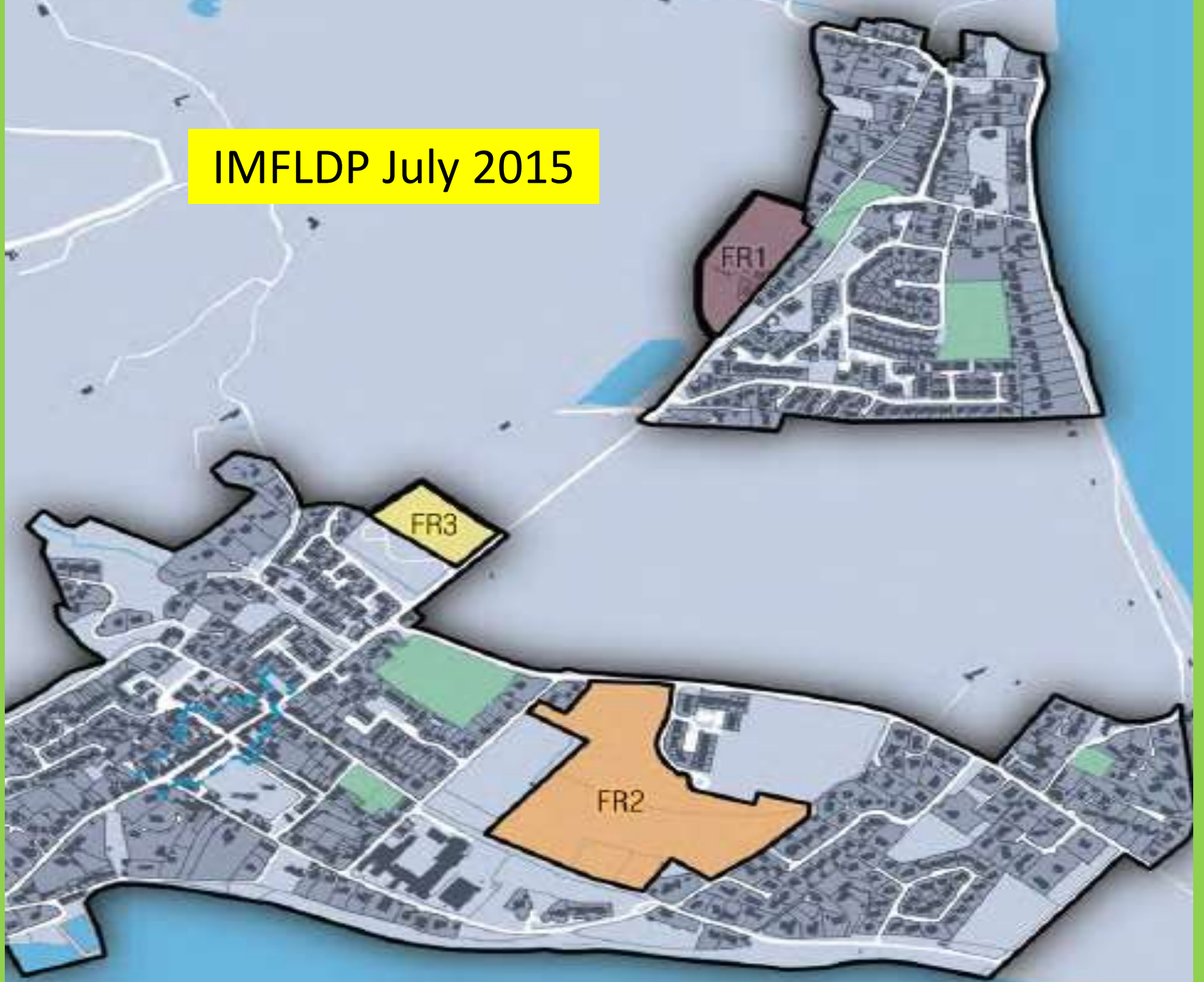
Zoned for Housing
but no proposals
....as yet

55 houses plus
formation of Play Area
Granted Sept 2014

Phase G Complete



IMFLDP July 2015



FR2 Ness Gap – Mixed Use

5.9ha for 80 homes

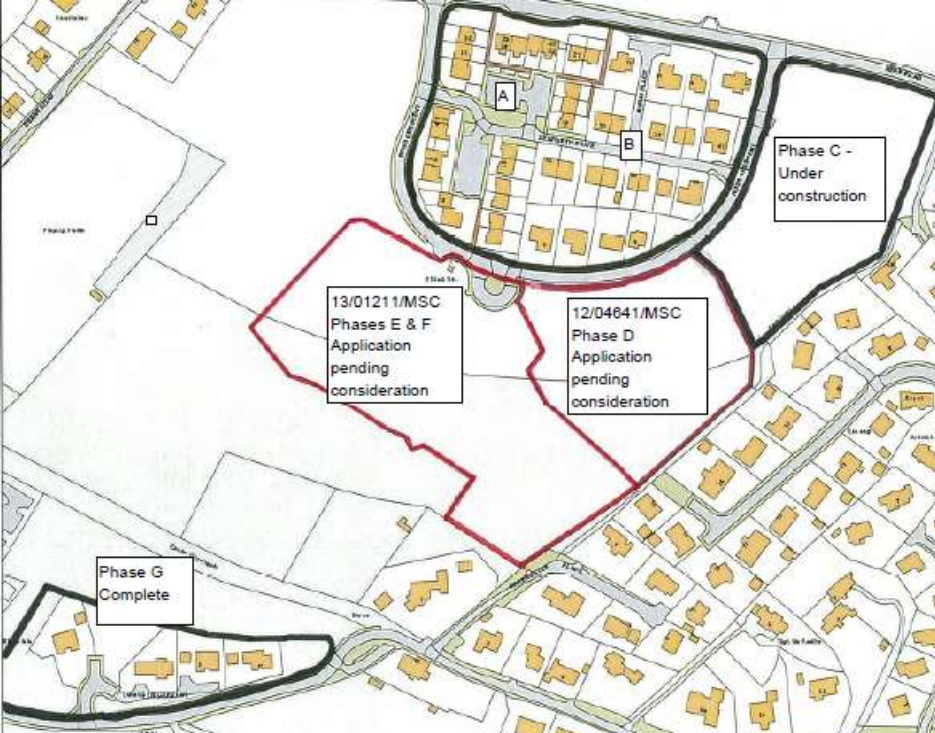
1.6ha for Community, Business, Office, Tourism or Retail

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

Fortrose and Rosemarkie Community Council



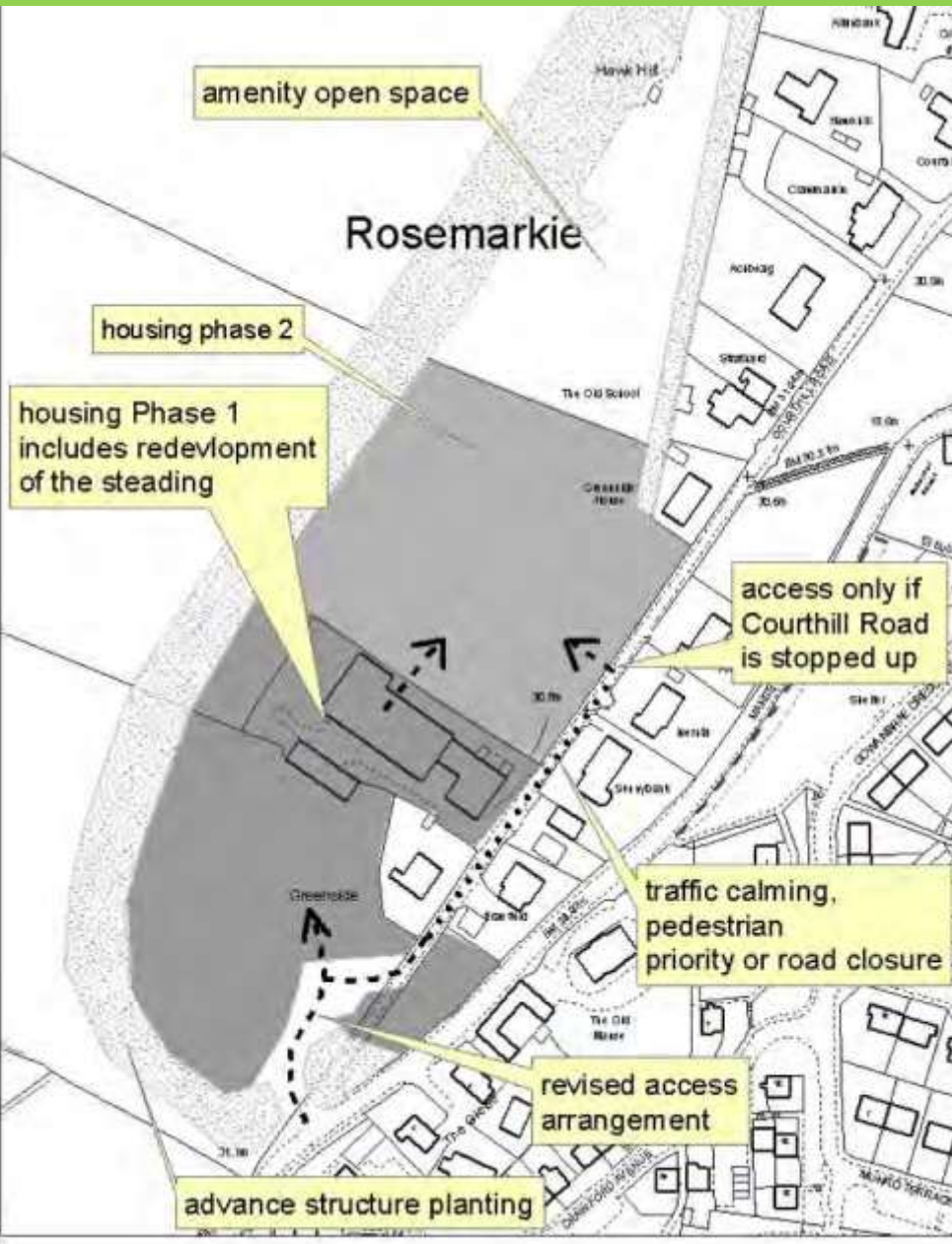
Greenside Farm – Rosemarkie



Greenside Farm

Ross and Cromarty Local
Plan 2007

1.7ha of land allocated for
30 houses, including a
proportion of affordable
dwellings



Fortrose and Rosemarkie Community Council





IMFLDP July 2015

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%



Total Objections	306
Local Residents	305

Total of Supporters	79
Local Residents	1

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)

	Actual Demand	What we get
1 bed house	59%	4%
2 bed houses	24%	34%
3 bed houses	12%	48%
4 bed plus	5%	14%

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

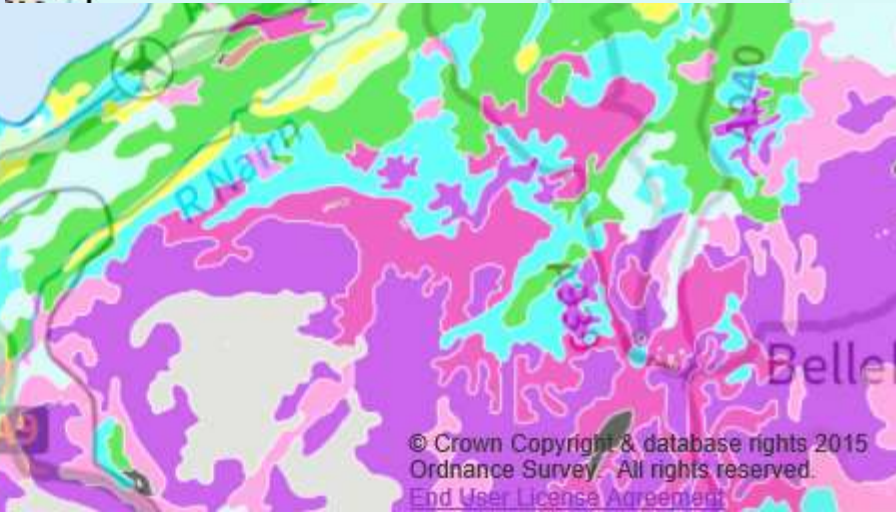
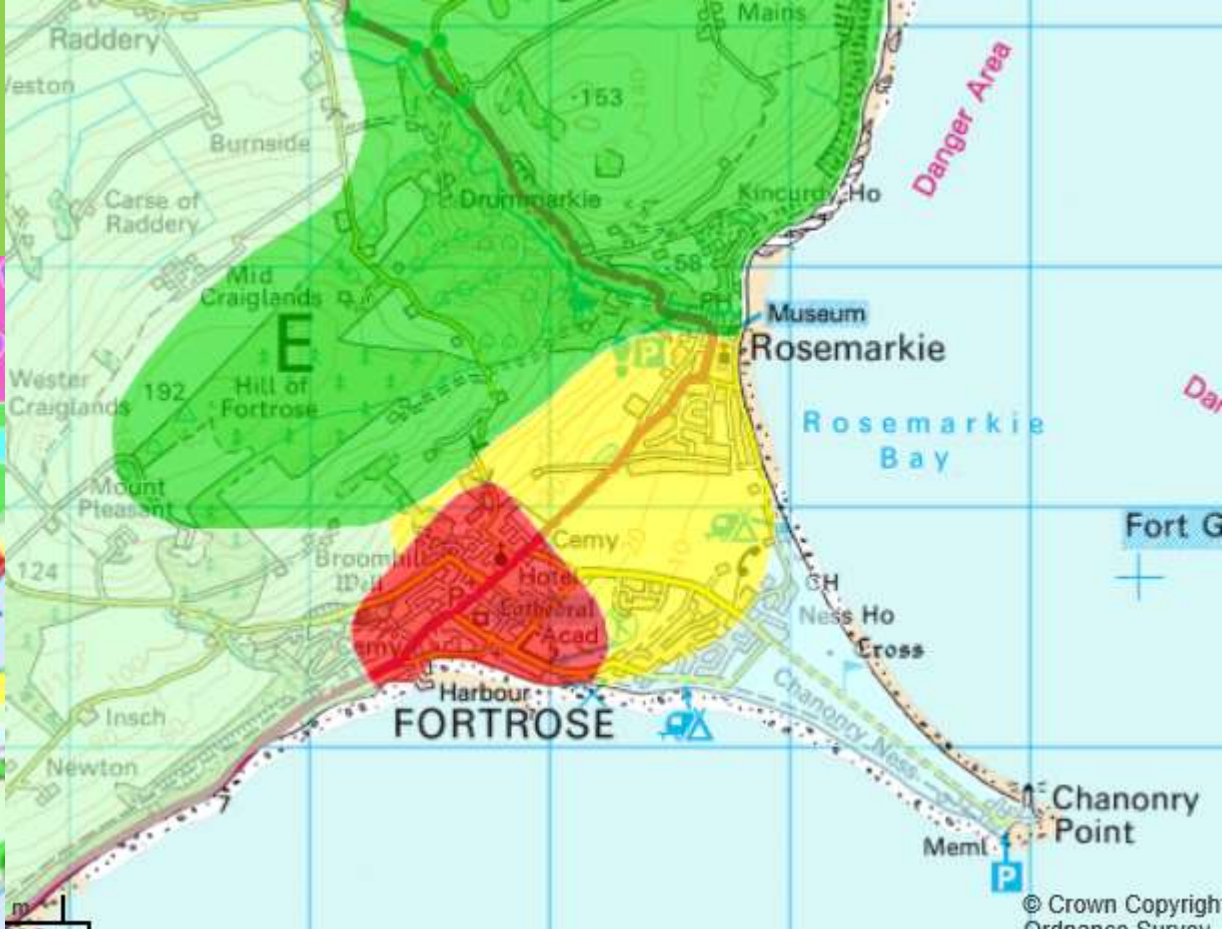


Fortrose and Rosemarkie Community Council





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**





Fortrose and Rosemarkie Community Council



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.

Where We Guide Development		
	Growth Centres	 Local Electricity Grid Reinforcement
	Hinterland Areas	 Offshore Renewables
	Wider Countryside	 Existing Broadband
	Fragile Areas	 Future Broadband
		 Recreational Routes
		 Trunk Roads
		 Other Road Improvements
		 Local Roads



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

Fortrose and Rosemarkie Community Council



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

11/01270/MSC - Erection of 39 houses – (Phase B &C). Reported to committee 4 October 2011 - Granted – 19-10-2011– Phase B completed . Phase C -under construction.

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