

PROPOSED VILLAGE SUPERMARKET (RELOCATION), SMALL RETAIL & BUSINESS UNITS & VISITOR CENTRE

FORTROSE, NESS

masterplan

PARTICIPATION

QUESTIONNAIRE OUTCOMES/COMMENTS

This development opportunity concerns only the first small field east of Ness Road. It is of limited width (approx. 50-70m) and extends to 1.8 ha. The remaining land between Fortrose and Rosemarkie is otherwise not affected by this proposal

A non-statutory public engagement with local people (Public Exhibition 28th May 2012) to explain the proposal. This is estimated to have been attended by more than 150 people; 150 questionnaire/comments leaflets were taken away, 26 were returned.

The outcomes from the Public Exhibition-Questionnaire are recorded as follows. The views received will influence the layout, composition and design of a development proposal. It is intended to continue to work closely with the community in developing the proposal.

Thankyou for contributing.

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G. H. Johnston Building Consultants Ltd

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Site Factors

Please help to prioritise the following key site factors. Which do you consider to be most important? Under each category—context, connection and identity—please score these 1 to 6 (in the appropriate box) in order of importance. For each category score 1 for the most important factor and 6 for the least important

		most favoured		neutral		least favoured	
		1	2	3	4	5	6
	gateway theme	1	1	3	0	0	3
H	green credentials	1	5	1	1	1	0
L	modern style	1	1	0	1	4	1
H	traditional style	7	1	1	1	1	0
N	outlook	1	0	3	4	1	1
	full sun exposure	0	1	2	1	1	2

		most favoured		neutral		least favoured	
		1	2	3	4	5	6
H	Ness Road access	4	2	1	1	1	1
N	traffic management	1	2	0	5	1	0
N	crossing points	0	1	3	2	2	1
N	public transport	0	2	3	2	1	1
H	shared access	2	4	1	0	2	1
L	respect views	2	0	1	1	2	4

		most favoured		neutral		least favoured	
		1	2	3	4	5	6
N	create stop	0	2	4	0	1	0
	focus on centre	1	1	1	2	1	1
N	focus on north/south	1	0	0	3	2	2
N	visitor centre position	0	3	3	1	1	1
H	shop position	6	1	1	0	1	2
H	open landscape	4	2	0	2	2	0

H - highest priority	
N - neutral	
L - lowest priority	

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A Vision

We invite you to help create a vision for the site. What **one key message** should guide a development proposal? Please state below (or see additional comments overleaf)

single storey	traditional design	serving high street	low impact
craft centre	primary school	play area	public safety

3

Uses

Consider the proposed uses: village supermarket, small retail & business units and visitor centre. How would these best fit with the site, with one-another and with their surroundings? What uses should occupy the north/higher part of the site? What uses should occupy the centre of the site? What uses should occupy the south/lower part of the site? Place a tick in the appropriate box(es) below

supermarket			small shop/business			visitor centre			other			parking		
n/h	c	s/l	n/h	c	s/l	n/h	c	s/l	n/h	c	s/l	n/h	c	s/l
9	3	2	2	3	2	1	1	8	0	0	2	4	10	3

most preferred

4

Other Uses

Are there other uses that might occupy the proposed buildings? Please state below (or see additional comments overleaf)

parking buses

shuttle-terminal

craft centre

post office

allotments

care home

.....additional comments (continue on separate sheet if necessary)....

	THEMES AND THREADS: ISSUES
1	preference for small shops
2	no need for visitor centre - a centre exists at North Kessock
3	leave farmland undeveloped
4	too much development in Fortrose
5	relocation of supermarket only - not an opportunity for a second supermarket
6	perceived (large) development will detract from village community aspect/character
7	Fortrose (High Street) cannot cope with more visitors
8	unsuited to a fast expanding village
9	development would increase traffic through the village causing congestion/safety
10	retail/commerce in visitor centre would draw custom away and undermine other shops* including Rosemarkie
11	would create precedent for sprawl linking the villages
12	would spoil the rural character
13	site is unsuitable for development at all
14	the site is too far from the High Street and parking would be remote from it
15	would generate more local traffic
16	what will happen to the existing co-op - a listed building - it should be former residential use
17	concern that the existing co-op will become too many flats with noise/social problems
18	co-op has outgrown its site regarding sales space and parking
19	relocation would improve pedestrian/traffic safety - measures are already agreed; parking at shops is important for the elderly
20	visitor centre and tourist shopping would create jobs
21	the existing store is a disturbance to residential amenity and the existing junction is too busy; with service vehicles blocking traffic
22	small shops are useful but not left empty

23	visitor centre will not solve the problems at the Point
24	visitor centre should offer café/evening use and communal facilities
25	there is demand for a supermarket only - there is no demand for other shops
26	the visitor centre should be located in the existing co-op
27	business units are not viable in the present economic climate

*chemist, bakery, butcher, post office

KEY

supermarket	
visitor centre	
commercial/employment uses	
existing store	
transport	
wider impact	

CM GHJ-11-07-2012

PRESS NOTICE: INVERNESS COURIER 22nd May 2012

PRESS NOTICE: ROSS-SHIRE JOURNAL 25th May 2012

PUBLIC EXHIBITION

PROPOSED DEVELOPMENT OF A NEW VILLAGE SUPERMARKET,
BUSINESS/COMMUNITY ACCOMMODATION AND VISITOR CENTRE,
NESS ROAD, FORTROSE

A Public Exhibition will be held on Monday 28th May 2012 in the Open Learning Room, Fortrose Academy between 3.00pm - 8.00pm to obtain public views about the above development proposal. The land extends to 1.8 ha. and is owned by a local landowner. This is an opportunity for local people to participate from the outset in preparing a masterplan. Please come and discuss the proposal with us, and let us have your views.

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Site Factors

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identity	connection	context
create "gateway" architectural theme	form access from Ness Road	create a "stop" to the village
apply "green" building credentials	implement traffic management on Ness Road	focus buildings towards the centre of the site
use modern/contemporary architectural style	provide crossing points on Ness Road	position buildings to north and south of the site
use traditional architectural style	make public transport link	develop visitor centre nearest Moray Firth
maximise outlook to Moray Firth	utilise shared access and parking	develop shopping closest to High Street
orientate to full sun/day-lighting	respect views from A 863 (Rosemarkie)	respect open landscape character



A Vision

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Uses

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	north/ lower	centre	south/ lower
supermarket	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
small shops/ business units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
visitor centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are there other uses that might occupy the proposed buildings? Please state below (or see additional comments overleaf)

additional comments (continue on separate sheet if necessary)

The Inner Moray Firth Local Development Plan Main Issues Report identifies the site with potential for mixed use. Please play a part in helping to prepare a masterplan for an important local development proposal. What might the main masterplan themes be? What are the priority site considerations? How might the proposal best fit the site? How would you visualise the development when completed? Please let us have your views by completing this questionnaire (overleaf) and make any other comments you feel would be helpful



Fortrose, Ness

masterplan

PARTICIPATION

**PROPOSED VILLAGE SUPERMARKET (RELOCATION),
SMALL RETAIL & BUSINESS UNITS & VISITOR CENTRE**

Thank you for contributing. Please place this questionnaire in the post box provided. Alternatively, use the self-addressed envelope or e-mail admin@ghjohnston.co.uk to reach us by Monday 4th June 2012

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Please give your details if you wish to be kept informed of the next stage

Name: _____

Address: _____

e-mail: _____ tel: _____

This is the first stage in a pre-application consultation process. It follows public consultation on the Inner Moray Firth Main Issues Report. A draft masterplan will be prepared and an opportunity given for further views before any proposal is finalised