

**Highland wide Local Development Plan - Main Issues Report
Consultation Summary and Actions Sheet**

Reference Number:	HWLDP-MIR-164
Organisation/Individual:	Terence O'Rourke Ltd (Michael Mahon)

Action:

Immediate Response Required	<input type="checkbox"/>
Meeting required with Respondent	<input type="checkbox"/>
Issue for Area Local Development Plan	<input type="checkbox"/>
Further Information Required	<input type="checkbox"/>
Other (Please Specify)	<input type="checkbox"/>

If no box ticked - issues raised will be dealt with in preparation of the Proposed Plan.

Issues Raised in Response:

Purpose of Main Issues Report	
NPF2 for Scotland	
Vision for the Highlands	
Inverness and A96	
The A96 Corridor	
Phasing of Development	
Developer Contributions	
East Inverness	
Nairn	
Tornagrain	
Smaller Settlements in A96	
Caithness and North Sutherland	
Easter Ross and Nigg	
Development of Local Centres	
Wider Countryside and Fragile Areas	
Population and Housing	
Housing in the Countryside	
Affordable Housing	
Planning for an Ageing Population	
Gypsies/Travellers	
Retailing	
Developer Contributions	
Natural, Built and Cultural Heritage	

Previously used Land	
Wild Land	
Water Environment	
Renewable Energy	x
Flooding	
Waste Management	
Air Quality	
Sustainable Design	
Business and Industrial Land	
Accessibility and Transport	
Agricultural Land	
Subdivision of Existing Crofts	
Allocation of Inbye Land	
New Crofting Township	
Small Scale New Crofts	
Coastal Development	
Forestry and Woodland	
Minerals	
Open Space and Physical Activity	
Access to the Outdoors	
Comments on Consultation Process (+ve)	
Comments on Consultation Process (-ve)	

Key:

Background	Spatial Strategy	Policy Options	Consultation
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Notes:

Supports in principle the approach to renewable energy, however states Government targets should be exceeded not just met
 Alternative option not supported by SPP6 and could prejudice development of good projects ahead of other "consented projects"
 The grid should not be considered a constraint to development

Action Sheet Completed by:	GW
Date:	09/12/09

Simon Hindson

From: Michael Mahon [redacted]
Sent: 06 November 2009 17:05
To: devplans
Subject: Highland Wide Local Development Plan Main Issues Report - Cover Letter & Completed Questionnaire: Terence O'Rourke Ltd



Letterto_HC re Questionnaire_JGG
IWLDP MIR_06110.._021109.pdf (...)

Dear Sir/Madam

Please find attached completed Cover Letter and Questionnaire re the Highland Wide Local Development Plan Main Issues Report. These documents have also been posted out to your Freepost SCO 5568, Inverness address.

I would be obliged if you acknowledge receipt of this email.

Many thanks

Regards

Mike Mahon

Mike Mahon BA(Hons) Dip Urb Dev MRTPI
Associate Director, Town Planning

Terence O'Rourke Ltd
9-10 St Andrew Square
Edinburgh
EH2 2AF

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Terence O'Rourke Ltd Registered Office: Richmond Point, 43 Richmond Hill,
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Director of Planning and Development
The Highland Council
Freepost SC05568
Inverness
IV3 5BR

06 November 2009

Our Reference 176007

Dear Sir

H.C. PLANNING AND DEVELOPMENT SERVICE <small>www.hc.gov.uk</small>		
09 NOV 2009		
PASS TO	BY	DATE
RH		
TH		
FILE REF:		

Highland Wide Local Development Plan – Main Issues Report Consultation

Please find below our comments on the Highland Wide Local Development Plan Main Issues Report, contained in the attached questionnaire. We are particularly interested in the section relating to renewable energy.

One of the Plan's objectives is *"To ensure that development of renewable energy resources are managed effectively with clear guidance on where renewable energy developments should be located"*.

The general approach outlined in the Main Issues Report relating to planning for renewable energy developments – updated targets for different types of renewable technologies (not a ceiling), broad areas of search, areas to be afforded protection and criteria for other areas - would appear to reflect that advocated in SPP6 Renewable Energy. We support in principle this approach.

It is worthy of note that the Scottish Government has set a 50% target of the demand for Scottish electricity to be supplied from renewable resources by 2020, with an interim milestone of 31% by 2011. The Government states that targets are to be exceeded rather than merely met, and not to be viewed as a cap on what renewables can deliver.

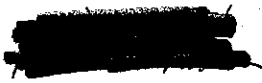
We do not support the alternative option identified, which suggests that proposed renewable energy developments would only be allowed where there is capacity in the national grid. This approach is not supported by SPP6 and could prejudice the development of good projects that could be implemented ahead of other 'consented projects'. SPP6 (Annex A) states: *"Grid constraints should not, therefore, be used to exclude the identification or safeguarding of appropriate broad areas of search where renewable energy potential exists and there is likely to be developer interest in bringing forward proposals."* This is supported by the content of the emerging consolidated Scottish Planning Policy document which is currently out to consultation.

Planning
Design
Environment

Terence O'Rourke

Grid constraints should not be used to preclude development where renewable energy potential exists. The grid should not be considered a constraint to development. The generation of renewable energy, associated investment in Highland communities and the regeneration potential that this brings should not be unreasonably held back by restricting development to areas in close proximity to the existing grid network. The grid needs to be enabled to respond to appropriately sited and designed renewable energy projects. Many of these exist or can exist in the more remote parts of the Highlands. Highland Council will miss out on these opportunities and fail to make significant contributions to Scottish Government targets for renewables generation and carbon emissions if existing grid constraints remain.

Yours sincerely

A black rectangular redaction box covering the signature of Michael Mahon.

Michael Mahon
Associate Director

cc Adrian French, Terence O'Rourke Ltd

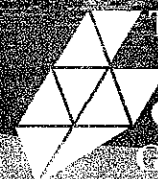
Highland wide Local Development Plan Am Plana Leasachaidh Air Feadh Na Gàidhealtachd

Main Issues Report Aithisg nam Prìomh Chùisean

August 20 09
An Lùnastal 2009

Questionnaire
Ceisteachan

PLANNING & DEVELOPMENT SERVICE



The Highland
Council
Comhairle na
Gàidhealtachd

SPATIAL STRATEGY

Please tick one box

Spatial Strategy: Inverness

- Q1** Do you agree with our Preferred Option? If not, tell us why
Do you prefer the stated alternative?
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

continue on a separate sheet if you need to

Spatial Strategy: A96 Corridor

- Q2** Do you agree with our Preferred Option? If not, tell us why
Do you prefer the stated alternative?
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

continue on a separate sheet if you need to

Developer Contributions in the A96 Corridor

- Q3** Do you agree with our Preferred Option? If not, tell us why
Do you prefer the stated alternative?
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

continue on a separate sheet if you need to

East Inverness in the A96 Corridor

- Q4** Do you agree with our Preferred Option? If not, tell us why
Do you prefer the stated alternative?
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

continue on a separate sheet if you need to

Nairn in the A96 Corridor

- Q5** Do you agree with our Preferred Option? If not, tell us why
Do you prefer the stated alternative?
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

continue on a separate sheet if you need to

Tornagrain in the A96 Corridor

- Q6** Do you agree with our Preferred Option? If not, tell us why
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

continue on a separate sheet if you need to

Smaller Settlements in the A96 Corridor

- Q7** Do you agree with our Preferred Option? If not, tell us why
Are there any other alternatives that should be considered?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

continue on a separate sheet if you need to

SUSTAINABLE HIGHLANDS

Population and Housing requirement

Q12 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

Comments

continue on a separate sheet if you need to

Housing in the Countryside

Q13 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

Comments

continue on a separate sheet if you need to

Affordable Housing

Q14 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

Comments

continue on a separate sheet if you need to

Planning for an Ageing Population

Q15 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

Comments

continue on a separate sheet if you need to

Needs of Gypsies / Travellers

Yes No

Q16 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Retailing

Yes No

Q17 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Developer Contributions

Yes No

Q18 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

SAFEGUARDING OUR ENVIRONMENT

Natural, Built and Cultural Heritage

Yes No

Q19 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Previously Used Land

Yes No

Q20 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Wild Land

Yes No

Q21 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Water Environment

Yes No

Q22 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

Renewable Energy

- Q23** Do you agree with our Preferred Option? If not, tell us why
Do you prefer the stated alternative?
Are there any other alternatives that should be considered?

Yes No

Comments

Please see enclosed letter.

continue on a separate sheet if you need to

Flooding

- Q24** Do you agree with our Preferred Option? If not, tell us why
Do you prefer the stated alternative?
Are there any other alternatives that should be considered?

Yes No

Comments

continue on a separate sheet if you need to

Waste Management

- Q25** Do you agree with our Preferred Option? If not, tell us why
Do you prefer the stated alternative?
Are there any other alternatives that should be considered?

Yes No

Comments

continue on a separate sheet if you need to

Air Quality

- Q26** Do you agree with our Preferred Option? If not, tell us why
Are there any other alternatives that should be considered?

Yes No

Comments

continue on a separate sheet if you need to

Sustainable Design

- Q27** Do you agree with our Preferred Option? If not, tell us why
Are there any other alternatives that should be considered?

Yes No

Comments

continue on a separate sheet if you need to

COMPETITIVE, SUSTAINABLE & ADAPTABLE HIGHLAND ECONOMY

Business and Industrial Land

Yes No

Q28A Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Accessibility and Transport

Yes No

Q28B Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Crofting and Agriculture

Yes No

Q29 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Subdivision of Existing Crofts

Yes No

Q30 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Allocation of inbye land

Yes No

Q31 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

New Croffing Township

Yes No

Q32 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Small Scale New Crofts

Yes No

Q33 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Coastal Development

Yes No

Q34 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Forestry and Woodland

Yes No

Q35 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Minerals

Yes No

Q36 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

A HEALTHIER HIGHLANDS

Open Space and Physical Activity

Yes No

Q37 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

Access to the Outdoors

Yes No

Q38 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

continue on a separate sheet if you need to

End of Questionnaire