

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

Reference Number:	HWLDP-MIR-323
Organisation/Individual:	Mr Peter Christie

Action:

Immediate Response Required	
Meeting required with Respondent	
Issue for Area Local Development Plan	
Further Information Required	
Other (Please Specify)	

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		Previously used Land	
NPF2 for Scotland		Wild Land	
Vision for the Highlands		Water Environment	
Inverness and A96		Renewable Energy	
The A96 Corridor		Flooding	x
Phasing of Development		Waste Management	
Developer Contributions		Air Quality	
East Inverness		Sustainable Design	
Nairn		Business and Industrial Land	
Tornagrain		Accessibility and Transport	
Smaller Settlements in A96		Agricultural Land	
Caithness and North Sutherland		Subdivision of Existing Crofts	
Easter Ross and Nigg		Allocation of Inbye Land	
Development of Local Centres		New Crofting Township	
Wider Countryside and Fragile Areas		Small Scale New Crofts	
Population and Housing		Coastal Development	
Housing in the Countryside		Forestry and Woodland	
Affordable Housing		Minerals	
Planning for an Ageing Population		Open Space and Physical Activity	
Gypsies/Travellers		Access to the Outdoors	
Retailing		Comments on Consultation Process (+ve)	
Developer Contributions		Comments on Consultation Process (-ve)	
Natural, Built and Cultural Heritage			

Key:

Background	Spatial Strategy	Policy Options	Consultation
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Notes:

Does not address issue of sea level change
Should be presumption against areas development of areas at risk of sea level rise
Climate Change

Action Sheet Completed by:	SH
Date:	15/12/09

The Director,
 Planning and Development Services
 Glenurquhart Road
 Inverness
 IV3 5NX

H.C. PLANNING AND DEVELOPMENT SERVICE		
03 DEC 2009		
PASS TO	INITIALS	DATE
RM		
MM		

Rose Cottage
 Farr,
 Inverness.
 IV2 6XB.

1st December 2009

For the attention of Mr Stuart Black

Dear Sir,

LOCAL PLANS AND SEA LEVEL RISE

I write to you out of concern that the Highland Wide Local Development Plan does not address the impact that sea level rise will have on vital infrastructure.

It is now recognised that the most recent IPCC report seriously under stated the predicted sea level rise. This was because there was not any scientific basis from which to predict the rise from the melting of the Greenland and Antarctic Ice caps. The possibility of a rise was ignored. However since this report was published there have been several scientific papers published to illustrate that these Ice caps are melting. The most recent, and alarming is evidence that the West Antarctic Ice Sheet is melting. This ice sheet on its own will account for a 60 m rise in sea level, the East Antarctic Sheet and the Greenland Sheet will each account for a 7 m rise. At present the scientists are guessing that for the East Antarctic and Greenland sheet this rise will be spread over 1000 years, or 140 mm per year. This gives the rise of 1.4 m in 100 years, a figure that does not include the factors used for the IPCC prediction. The IPCC predicted a 0.7 m sea level rise at the end of this century. It seems that the IPCC figures are out by at least a factor of 2 and possibly a factor of 3. You will notice that I have not factored in the 60 m rise. This is because only one paper has been published and it is too early to judge its validity also if the ice is melting then it is too early to estimate the rate of melt. I leave you to speculate on your own account!

Parts of the UK coast are particularly vulnerable to sea level rise and the Highland Region is not an exception.

A modern economy depends upon good communications, either to transport goods or to transfer data. By the very nature of its mountainous terrain a significant part of this Regions infrastructure is at low level around the coast

In the medium to long term (30 to 60 years) all of this infrastructure is at threat as a consequence of sea level rise. Furthermore leisure infrastructure that is vital to the Regions economy is at risk. Infrastructure such as the links golf courses at Nairn, Dornoch, Gairloch and Sconser will be destroyed.

I consider that any Local Plan must consider the implications of sea level rise and put in place measures that minimise the risk of losing new build to inundation by the sea.

In brief – just as there is a presumption against development on a flood plain - there must be a presumption against development in all the areas that are at risk from sea level rise. My view is that the Golf Courses are not defensible and the Clubs should be considering moving to higher ground.

Yours faithfully,

Peter W Christie