

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

Reference Number:	HWLDP-MIR-296
Organisation/Individual:	Thomas Munro and Co Chartered Architects – Calum MacLean

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	
Phasing of Development		Waste Management	
Developer Contributions		Air Quality	
East Inverness		Sustainable Design	x
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	x	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:

Spatial strategy is not at a local enough level for it to be understood
 Support for broad principles
 Small scale developments may find themselves blocked by lack of flexibility at a local scale
 Innovation and unconventional solutions should be encouraged

Action Sheet Completed by:	SH
Date:	14/12/09



THOMAS MUNRO & Co

CHARTERED ARCHITECTS

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H.C. PLANNING AND DEVELOPMENT SERVICE		
26 NOV 2009		
PASS TO	INITIALS	DATE
RH		
MM		
DC		

LTR/07-031/25/CDM

23 November 2009

Mr David Cowie
Highland Council
Regional Buildings
Glenurquhart Road
INVERNESS
IV3 5NX

Dear Mr Cowie

Highland Wide Local Development Plan (Main Issues Report)

We refer to your on-going consultation for the Highland Wide Development Plan and the publication of your Main Issues Report.

The aims of the report and the objectives contained are all reasonable and it would be difficult to find any cause for objection amongst any of the proposals. However the report takes a very wide overview of the issues. While referred to as a Spatial Strategy, this is perhaps misleading title as it does not consider the spatial aspect of place and community at a level that can be perceived, understood and experienced by people standing on the ground. When a detailed consideration is made of sites that may only be a few hundred metres apart, there will be a wide range of competing and complimentary responses to most of the issues raised.

This is any issue that we have identified and raised in our study of Papigoe and Staxigoe in Caithness and which we submitted to you on 13th June 2008, as part of the initial call for submissions.

We can see many difficulties and problems arising when the policies are considered at a more detailed / local level. This is particular relevant to the allocation of housing land, identified on pages 34 and 35. The sudden jump from of this broad brush approach, to the identification of specific development land, bypasses a flexible site specific approach.

- Within the sites allocated for development there will be competing issues that may contradict the aims of the wider Highland Plan and which will not be addressed.
- It also leads to land banking by major developers who prefer to build on a large scale and to a standardised model that does not reflect local character or environment.
- Smaller scale local responses which try to promote and achieve the fundamental principles promoted in the Highland Wide Plan may find themselves blocked by this inability to consider things flexibly at a smaller scale.
- Innovation and unconventional solutions should be encouraged, particularly where there is a desire to promote sustainability and environmental protection. An inflexible application of broad policies will stifle this.

While we would support the broad principles and options identified in this report, we would request the council to give further consideration to the mechanism for applying these principles flexibly at the more detailed and human scale.

This would help to encourage innovative and perhaps unconventional solutions to development that are more likely to respond to human needs and may ultimately provide the best opportunity for achieving the objectives of the plan.

Yours sincerely

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✓

Calum MacLean
for Thomas Munro & Co