

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

Reference Number:	HWLDP-MIR-259
Organisation/Individual:	Dunnet Head Educational Trust (Tina Irving)

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	
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	x
Easter Ross and Nigg	
Development of Local Centres	x
Wider Countryside and Fragile Areas	
Population and Housing	
Housing in the Countryside	x
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	
Flooding	
Waste Management	
Air Quality	
Sustainable Design	
Business and Industrial Land	x
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:

<p>Should address whole of North Coast Pentland Firth could be area for green tourism driven by renewable energy Planning department needs better understanding of business and economics Sustainable development must be understood by all at the Council Clarity is needed of types and scales of development</p>

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

Dawn Sutherland

From: Tina Irving [REDACTED]
Sent: 09 November 2009 15:28
To: devplans
Subject: Submission for the LDP consultation

Dear Sirs,

Attached are my comments on the LDP - the on line form does not seem to be working.

I should be grateful if you could keep me up to date with the progress of the LDP as well as the Coastal Development Strategy.

Many thanks for your help.

Yours faithfully,

Tina Irving
Secretary
Dunnet Head Educational Trust
Reg. No. SC035041

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<http://www.netintelligence.com/email>

What is our Preferred Option for dealing with these Issues?

We think we should:

- identify the key development priorities for Caithness in the Proposed Plan;
- put in place policies which support the growth of marine renewables in the Pentland Firth and the facilities and industry required to support them; and
- provide updated guidance in the form of an updated Dounreay Planning Framework which will be adopted as Supplementary Guidance.

The Council has not identified any reasonable alternatives to the Preferred Option on this issue.

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

Q.8 Are there any other alternatives that should be considered?

In principle this is a good approach, but the current planning processes are not robust enough to be able to deal with the many issues arising from the potential conflict between economic development and environmental issues. Consistent, timely and accurate pre-application advice must be provided at an early stage so as not to deter investors.

The Development Plan should address the whole coast region of the Pentland Firth between Dunnet Head and John o Groats, not just the area shown on the map. The extension of the area under consideration would allow for community development of existing facilities such as piers at Scarfiskerry, Harrow Harbour and Brough Bay. There is an enormous loss of opportunity for generating thousands of MW of power by restricting the development area to that under consideration. What will the return on investment be in for surveys already undertaken outwith this area and where suitable sites have been identified.

The coastal region should be designated as an area for “green tourism driven by renewable energy” with a new organization established along the lines of the Moray Firth Partnership, with better communication links with Orkney. Funding should be made available to support such an organization from the regeneration fund where there is no requirement to take out a loan which is the case at present.

- The criteria for the “right” and “appropriate” locations should be made public and input from existing businesses sought.
- Existing businesses should be encouraged to develop, in addition to attracting new business and inward investment.
- Tourism must be higher on the agenda. North Highland Tourism is not visible enough. The development at John o Groats will not come to fruition without significant public investment. Which organization / s will carry this forward?

The Local Development Plan could only support development of land identified specifically for business and industrial land. Whilst ensuring that development would be more tightly controlled, and therefore having a lesser impact on the environment, this would run the risk of not being flexible enough to accommodate major development proposals which come forward in specific areas where no such land is available at that time. It would also not allow development of housing and business opportunities to take place in conjunction with one another.

Do you agree with our Preferred Option?

In principle this is a good approach, but the planning department must have a better understanding of business and economics, in particular the impact of delays and sound pre-application advice.

If not, please tell us why. Do you prefer the stated alternative?

The principles of sustainable development must be understood by all concerned at all levels in the Council. Definitions of minor, intermediate and major development proposals must be made available. The type of business should also be taken into consideration. For example, an equestrian centre would require large structures for indoor schools and stabling for visiting horses to enable more equestrian competitions to be brought to the area all year round. This would help the development of equestrian tourism. Would this be considered a minor development (because of the relative size of the business) or a major development because of the size of the structure required?

Are there any other alternatives that should be considered?

Tourism is made up of small businesses , many of are also the proprietors’ main residence. Are these considered “housing” or “business” and if they are housing and business, should be given the opportunity to develop, whatever their location.

Prepared by:

Tina Irving, Pg Dip Environmental Economics Policy and Risk
Dunnet Head Educational Trust

Dawn Sutherland

Sent: 09 November 2009 15:35
Subject: Fields from form

Submit Submit

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q01b_comments
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There is a requirement to address the Development Plan in line with the Coastal Development Strategy and mechanisms put in place to ensure sympathetic development while allowing for onshore facilities for marine and tidal energy.

q07_comments

q08_agree_with_preferredoption no

q08_comments In principle this is a good approach, but the current planning processes are not robust enough to be able to deal with the many issues arising from the potential conflict between economic development and environmental issues. Consistent, timely and accurate pre-application advice must be provided at an early stage so as not to deter investors.

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q09_comments

q10_agree_with_preferredoption yes

q10_comments

q11_agree_with_preferredoption yes

q11_comments

q12a_comments

q12b_comments

q12c_comments

q13a_agree_with_preferredoption no

q13a_comments Tourism is made up of small businesses, many of are also the proprietors' main residence. Are these considered "housing" or "business" and if they are

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q18a_agree_with_preferredoption yes

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q18b_comments

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q19a_agree_with_preferredoption no

q19a_comments

q19b_agree_with_alternative yes

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q23a_agree_with_preferredoption yes

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q36b_comments
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q39_general_comments The principles of sustainable development must be understood by all concerned at all levels in the Council. Definitions of minor, intermediate and major development proposals must be made available. The type of business should also be taken into consideration. For example, an equestrian centre would require large structures for indoor schools and stabling for visiting horses to enable more equestrian competitions to be brought to the area all year round. This would help the development of equestrian tourism. Would this be considered a minor development (because of the relative size of the business) or a major development because of the size of the structure required?



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