

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

Reference Number:	HWLDP-MIR-286
Organisation/Individual:	Architecture & Design Scotland (Diarmaid Lawlor)

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	x
Vision for the Highlands	
Inverness and A96	x
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	x
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	
Flooding	
Waste Management	
Air Quality	
Sustainable Design	x
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:

Assessment framework could be prepared as a useful aid for assessing quality of place/sustainability
 Need to address issues of "what, where and why" in terms of developing sustainable communities
 Offers an opportunity to advocate and promote a pattern of development that maintains and creates high quality sustainable places

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

Dawn Sutherland

From: Eric Dawson
Sent: 09 November 2009 18:10
To: devplans
Cc: Diarmaid Lawlor
Subject: ADS - MIR submission

Please find attached A+DS's response in connection with the Highland wide LDP MIR.

Eric Dawson
Design Advisor
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9 November 2009



Architecture+DesignScotland
Aithearacht is Daalobhadh na h-Aibha

Dr Stuart Black
Director of Planning and Development
The Highland Council
Freepost SCO5568
Inverness
IV3 5BR

Dear Dr Black

Highland Wide Local Development Plan - Main Issues Report - Consultation response

We welcome the opportunity to comment on the Main Issues Report, and hope that the following observations are helpful.

Strategic Overview and Vision

The Highland wide LDP will provide a strategic overview to inform the subsequent three area specific LDP's. In that context the current MIR needs to consider the Highlands as a cohesive entity, and develop a vision for the quality of place for the Highlands as a whole that addresses issues of international, national and regional significance. A vision of the type of place that is to be created, that is in the best interests of the Highlands, will influence the spatial growth dynamic and guide thinking about what goes where and why.

Inverness City Vision

A+DS is pleased to be partnering Highland Council in updating the City Vision for the city of Inverness; the outcome of which will be a vital component to inform the Proposed Plan, and LDP's that will follow in the future. The city performs a central role for the entire Highlands, and a strong successful city will benefit a strong successful Highlands.

Sustainability

The MIR rightly takes account of the NPF2 and rationalised Scottish Planning Policy (SPP), each of which recognises and promotes the importance of creating sustainable communities.

Sustainable outcomes can be achieved through transforming existing places in order to make the best use of assets that are already in place (such as land, people, infrastructure, etc). The *SPP - Proposed Policy Changes Consultation* also provides useful commentary on where new development might locate (e.g. promote regeneration and the re-use of previously developed land; reduce the need to travel and prioritise sustainable transport opportunities; promote the development of mixed communities; take account of the capacity of existing infrastructure; etc). Considered in these terms, sustainable communities can be achieved through many different means; for example by scaling up existing population, infrastructure or services; increasing accessibility/connectivity and networking settlements; developing at densities that support provision of facilities and services; etc.

We suggest that an assessment framework could be prepared as a useful aid against which outcomes could be evaluated in terms of their quality of place/sustainability; and in terms of understanding and developing a hierarchy of networked spatial settlements across the Highlands.

In terms of creating sustainable communities we have reservations about aspects of the section regarding 'Housing land requirement and supply' (page 34). As it currently stands it would seem that there is a desire to make available more housing land without fully addressing issues of 'what where and why', and how development might be guided in relation to making sustainable communities. We would welcome further interrogation of future population growth predictions; how sustainable places are created; and how economic and employment considerations are integrated.

Conclusion

We support the preparation of new shorter up-to-date map based LDP's that guide what goes where and why. We also agree that the planning system should be outcome focused, and should support the creation of high quality, accessible and sustainable places. The MIR on the Highland wide LDP offers an opportunity to advocate and promote a pattern of development that maintains and creates high quality sustainable places.

We hope that these comments, and our involvement in the Inverness City Vision, are helpful in achieving a mutual desire to achieve high quality outcomes.

Yours sincerely

Diarmaid Lawlor
Head of Urbanism, A+DS