

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

Reference Number:	HWLDP-MIR-205
Organisation/Individual:	Bryden Associates – Strathdearn Community Council

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	x
The A96 Corridor	x
Phasing of Development	
Developer Contributions	x
East Inverness	x
Nairn	
Tomagrain	
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	
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:

Largely supportive of spatial strategy preferred options – however a “one size fits all” approach is not suitable when applying a “zoned” approach – specifically in Strathdearn.
Detailed comments focussing on sustainable development and climate change.

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

Dawn Sutherland

From: Duncan Bryden [REDACTED]
Sent: 09 November 2009 09:14
To: devplans
Subject: Comment on Main Issues Report from Strathearn CC

Please find attached comments on Main Issues Report on behalf of Strathearn Community Council.

Duncan Bryden
SCC Planning Contact.

*Sheneval
Tomatin
Inverness
IV13 7XY*

*Tel & Fax: [REDACTED]
Mobile: [REDACTED]
[REDACTED]*

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HIGHLAND WIDE LOCAL DEVELOPMENT PLAN

MAIN ISSUES REPORT

RESPONSE ON BEHALF OF STRATHDEARN COMMUNITY COUNCIL

OCTOBER 2009

Full report available on

<http://www.highland.gov.uk/NR/rdonlyres/9944D7EF-970E-4A72-BAC2-7D73B47B7906/0/MainIssuesReport.pdf>

Heading below are taken from
<http://www.highland.gov.uk/NR/rdonlyres/50FBA4AC-60B0-43F1-879C-36C5E058C204/0/Questionnaire.pdf>

SPATIAL STRATEGY

Spatial Strategy: Inverness

- Agree with preferred option but must consider wider impact of city activity on surrounding communities eg Strathdearn

Spatial Strategy: A96 Corridor

- Agree with preferred option but must consider wider impact of A96 corridor activity on surrounding communities eg Strathdearn

Developer Contributions in the A96 Corridor

- Agree with preferred option but must consider wider impact of A96 corridor activity on surrounding communities eg Strathdearn

East Inverness in the A96 Corridor

- corridor activity on surrounding communities eg Strathdearn
Agree with preferred option but must consider wider impact of A96

Nairn in the A96 Corridor

- No comment

Tornagrain in the A96 Corridor

- Agree with preferred option but must consider wider impact of Tornagrain on surrounding communities eg Strathdearn

Smaller Settlements in the A96 Corridor

- No comment

Action Plan for Caithness and North Sutherland

- No comment

Action Plan for Nigg and Easter Ross

- No comment

Development of Local Centres

- Agree with preferred option but must also consider wider impacts on dispersed communities and settlements eg Strathdearn close to Inverness. Consult with local communities on housing and infrastructure needs. Should also emphasise the importance of the visual impact of the landscape (eg commercial forestry, mineral extraction, communication masts and wind turbines) between centres and on approach routes to centres.

The Wider Countryside and Fragile Areas

- Strathdearn has both accessible countryside (eg close to A9) and remoter fragile countryside (eg Upper Findhorn). Strathdearn has both industry (distillery) and remote estates. One size does not necessarily fit all when applying a 'zoned'

approach. Local services are essential in Strathdearn which is spread over 20 miles with in parts poor road/communication infrastructure, poor broad band connections and challenging weather conditions. It should be acknowledged that tourism in its many forms is the mainstay of the economy of many fragile areas and this can easily be affected by the negative impacts of inappropriate development.

SUSTAINABLE HIGHLANDS

Population and Housing requirement

- Agree with preferred option but with caveat that housing type and location has to address local needs of young people wishing to stay in their home communities, families needing larger properties, 'sheltered' housing for elderly and infirm to live close to family and friends and housing that allows the self employed to work from home.

Housing in the Countryside

- Support preferred option - emphasizing good design and locations which do not compromise rural setting with suburban features like street lighting or overlook existing settlement arrangements.

Affordable Housing

- Agree with preferred option but with caveat that housing type and location has to address local needs of young people wishing to stay in their home communities, families needing larger properties, 'sheltered' housing for elderly and infirm to live close to family and friends and housing that allows the self employed to work from home.

Planning for an Ageing Population

- Agree with preferred option but note that planning for an ageing population should be given high priority NOW because if adequate suitable housing, including sheltered housing, is provided it will reduce significantly the burden on THC for

home care provision, especially in remoter areas with widely dispersed clients.

Needs of Gypsies / Travellers

- Agree with preferred option

Retailing

- Agree with preferred option but emphasise that 'life line ' service of local shop (and post office) should be protected and nurtured

Developer Contributions

- Agree with preferred option and propose communities be actively encouraged to identify contributions appropriate to community needs

SAFEGUARDING OUR ENVIRONMENT

Natural, Built and Cultural Heritage

- Developers should consult with local communities at pre application stage and address concerns. Sparse rural populations may mean that interested groups take some time to become fully aware of planned developments. The third bullet point requires strengthening and should be altered to state *ENSURE a positive by REQUIRING developers*

It should also be acknowledged that recent years has seen an upsurge in development proposals (for example communication masts, wind turbines and power lines) in previously remote locations, often on high ground and skylines, which have significant visual impacts over large distances, including major tourist corridor routes.

Previously Used Land

- Agree with preferred option

Wild Land

- Agree with preferred option however, need clarity on context of wildness. Much of Strathdearn could be classed as wildland, in terms of being seldom visited by casual users (unlike Munros for example) but is also used for field sports. It should be recognised that wildland areas can be devalued by the individual and cumulative visual and physical effects of developments undertaken in adjoining and surrounding areas and this should be considered when determining applications.

Water Environment

- Agree with preferred option, however, high quality water systems like the River Findhorn which are little modified by abstraction or hydro and which sustain important fluvio glacial features, geomorphology, aquatic habitats and fisheries should be given the highest protection.

SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

Renewable Energy

- Many in rural communities remain unconvinced of the merits of large (export) scale renewable options – especially onshore wind. Installations and associated infrastructure like transmission lines and access roads are considered to have a detrimental impact on landscape, environmental, cultural and economic issues. Also approval for an initial on-shore windfarm development with associated infrastructure is seen to favour further development in that area as the capital costs have already been met. Areas shown on the map which may be subject to “significant protection” are inadequate and leave large areas of wildland around Strathdearn open to large-scale windfarm development proposals and generate uncertainty in local communities.

The Main Issues Report should acknowledge the direct and cumulative impact of further large-scale on-shore windfarm developments in the Highlands (including the Strathdearn area). Such developments do not place the interests of Highland residents or visitors to the fore. THC should champion the National Planning Framework 2 policy which

refers to the important role that the natural heritage of the area plays in tourism, leisure and sustainability.

Greater clarity regarding areas to be protected from large-scale on-shore windfarms is required in the Main Issues Report (as well as the Supplementary Guidance) taking account of the direct and cumulative impacts on areas with a wildland setting but not with national or international designations but often part of the same ecosystem. The natural heritage of the Highlands is a defining Scottish icon in both the national psyche and worldwide markets from tourism to whisky and should be safeguarded.

Clearer guidance on and support for micro renewables should be fast tracked as Supplementary Guidance. Current arrangements are slow and expensive for the house holder wishing to engage.

Policies to address cumulative impact and capacity are a priority

- Rural communities in selected areas experience the problems of large scale renewable generation with few of the benefits as there is little in the way on ongoing employment and a concern that as technology move on rural communities will be left with the legacy of decommissioning redundant structures. With this in mind Strathdearn would wish to see an emphasis on a hierarchy of policies to minimise impacts through
 - Reduce energy demand
 - Clarity on the real and cumulative impacts
 - Timely, open and accountable consultation with local communities

Flooding

- Agree with preferred option. The criteria for and definition of "adequate mitigation" should be specified and given the implications of climate change, acceptance that the Precautionary Principle will be employed where there is reasonable doubt.
The section on Flooding relates only to the built environment. It should include reference to possible increasing flood risk

due to soil damage especially peat soils and poor land management in upper catchments. Evidence shows increases in surface run-off, sediment transfer, landslides and flood risk arising from soil damage.

Waste Management

- Agree with preferred option however option should consider measures for reducing the level of waste from households and industrial locations. Appropriate waste treatment at source (domestic composting for example) should be encouraged.

Air Quality

- Agree with preferred option

Sustainable Design

- Agree with preferred option

COMPETITIVE, SUSTAINABLE & ADAPTABLE HIGHLAND ECONOMY

Business and Industrial Land

- Agree with preferred option. Need policies supporting home working with associated facilities like improved Broadband speed. Protection for sustainable tourism businesses which depend on a high quality environment and landscape. Protection is important for services like local pub which provides for residents and visitors – supporting other tourism businesses like estates, accommodation providers etc.
- Need suitable allocation of simple small scale light industrial units to help support local businesses.

Accessibility and Transport

- Agree with preferred option but need to focus on particular policies which place emphasis on the following of relevance to Strathdearn

