

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

|                          |                      |
|--------------------------|----------------------|
| Reference Number:        | <b>HWLDP-MIR-155</b> |
| Organisation/Individual: | Julian Walford       |

**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             | x |
| Inverness and A96                    |   |
| The A96 Corridor                     |   |
| Phasing of Development               |   |
| Developer Contributions              |   |
| East Inverness                       |   |
| Nairn                                |   |
| Tornagrain                           | x |
| 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                   | x |
| Planning for an Ageing Population    |   |
| Gypsies/Travellers                   |   |
| Retailing                            | x |
| Developer Contributions              |   |
| Natural, Built and Cultural Heritage |   |

|  |   |
|--|---|
| Previously used Land                   | x |
| Wild Land                              | x |
| Water Environment                      | x |
| Renewable Energy                       | x |
| Flooding                               | x |
| Waste Management                       | x |
| Air Quality                            | x |
| Sustainable Design                     | x |
| Business and Industrial Land           | x |
| Accessibility and Transport            | x |
| Agricultural Land                      | x |
| 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:**

|                   |                         |                       |                     |
|-------------------|-------------------------|-----------------------|---------------------|
| <b>Background</b> | <b>Spatial Strategy</b> | <b>Policy Options</b> | <b>Consultation</b> |
|-------------------|-------------------------|-----------------------|---------------------|

**Notes:**

Not safe to develop so near to the airport  
 Targeting direct land is not useful  
 In some areas, flood risk should not be used to contain development  
 Air quality is not an issue  
 Road transport should be the priority  
 It would be beneficial to state explicit assumptions

|                            |          |
|----------------------------|----------|
| Action Sheet Completed by: | SH       |
| Date:                      | 10/12/09 |

# Highland wide Local Development Plan Am Plana Leasachaidh Air Feadh Na Gàidhealtachd

## Main Issues Report Aithisg nam Prìomh Chùisean

August 2009  
An Lùnastal 2009

Questionnaire  
Ceisteachan

H.C. PLANNING AND  
DEVELOPMENT SERVICE

PASS TO: INITIALS DATE

FILE REF:



The Highland  
Council  
Comhairle na  
Gàidhealtachd

PLANNING & DEVELOPMENT SERVICE

# Highland wide Local Development Plan Main Issues Report Questionnaire

Please fill in this questionnaire. Your views are extremely important to us and we will take them into consideration when preparing the proposed plan.

If you would prefer you can answer only the questions on the issues that you are interested in. If you have any general comments, please put them in the box on page 12.

Please fill in your details below so we can keep you up to date with the progress of the Highland wide Local Development Plan.

Name ..... *Julian Wilson* .....  
Address ..... *Salisbury* .....  
..... *Co. Wick* .....  
..... *Inverness* .....  
.....  
Postcode *IV2 5PB*.....  
Phone .....  
Email .....

You can respond via e-mail:

Fax:

Post: Director of Planning and Development  
The Highland Council  
Freepost SCO 5568  
Inverness  
IV3 5BR

This form can also be filled in online at <http://www.highland.gov.uk/developmentplans>

**This Questionnaire must be returned by  
5pm Monday 9<sup>th</sup> November, 2009**

## SPATIAL STRATEGY

Please tick one box

### Spatial Strategy: Inverness

- Q1** Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

| Yes                                 | No                       |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |

Comments

*continue on a separate sheet if you need to*

### Spatial Strategy: A96 Corridor

- Q2** Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

| Yes                                 | No                       |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |

Comments

*continue on a separate sheet if you need to*

### Developer Contributions in the A96 Corridor

- Q3** Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

| Yes                                 | No                       |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |

Comments

*continue on a separate sheet if you need to*

### East Inverness in the A96 Corridor

- Q4** Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

| Yes                                 | No                       |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |

Comments

*continue on a separate sheet if you need to*

Nairn in the A96 Corridor

- Q5 Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

|                                     |                          |
|-------------------------------------|--------------------------|
| Yes                                 | No                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |

Comments

*continue on a separate sheet if you need to*

Tornagrain in the A96 Corridor

- Q6 Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Yes                                 | No                                  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Comments *No development should be permitted as it is simply not safe to develop a site so near an airport.*

*continue on a separate sheet if you need to*

Smaller Settlements in the A96 Corridor

- Q7 Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

|                                     |                          |
|-------------------------------------|--------------------------|
| Yes                                 | No                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |

Comments

*continue on a separate sheet if you need to*

Action Plan for Caithness and North Sutherland

Q8 Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes No

Comments

*continue on a separate sheet if you need to*

Action Plan for Nigg and Easter Ross

Q9 Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes No

Comments

*continue on a separate sheet if you need to*

Development of Local Centres

Q10 Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes No

Comments

*continue on a separate sheet if you need to*

The Wider Countryside and Fragile Areas

Q11 Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

Yes No

Comments

*continue on a separate sheet if you need to*

## SUSTAINABLE HIGHLANDS

### Population and Housing requirement

Yes No

Q12 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

### Housing in the Countryside

Yes No

Q13 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

### Affordable Housing

Yes No

Q14 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*'Affordable' housing should not be paid by cross-subsidy from others.*

*continue on a separate sheet if you need to*

### Planning for an Ageing Population

Yes No

Q15 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

Needs of Gypsies / Travellers

Yes No

Q16 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

No view

*continue on a separate sheet if you need to*

Retailing

Yes No

Q17 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

Vital to provide FREE town & city centre parking to support centres.

*continue on a separate sheet if you need to*

Developer Contributions

Yes No

Q18 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

## SAFEGUARDING OUR ENVIRONMENT

### Natural, Built and Cultural Heritage

Q19 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

|                                     |                          |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |

Comments

*continue on a separate sheet if you need to*

### Previously Used Land

Q20 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Yes No

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Comments

Targeting derelict land is not useful. Much of it was military & not relevant to modern needs.

*continue on a separate sheet if you need to*

### Wild Land

Q21 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <input type="checkbox"/>            | <input type="checkbox"/>            |

Comments

Much 'wild' land was previously occupied historically.

*continue on a separate sheet if you need to*

### Water Environment

Q22 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <input type="checkbox"/>            | <input type="checkbox"/>            |

Comments

SEPA's designations is very odd - eg Ness is "poor" just because it is canalised!!

*continue on a separate sheet if you need to*

## SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

### Renewable Energy

- Q23 Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

| Yes                                 | No                                  |
|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            |

Comments *Must take account of temperature rise & rise in resource prices*

*continue on a separate sheet if you need to*

### Flooding

- Q24 Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

| Yes                                 | No                                  |
|-------------------------------------|-------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Comments *Invoress has high flood risk - unrealistic to constrain development there.*

*continue on a separate sheet if you need to*

### Waste Management

- Q25 Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

| Yes                                 | No                       |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Comments *Much better waste recycling in communities in new developments.*

*continue on a separate sheet if you need to*

### Air Quality

- Q26 Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

| Yes                      | No                                  |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/>            |

Comments *Not an issue !!*

*continue on a separate sheet if you need to*

### Sustainable Design

- Q27 Do you agree with our Preferred Option? If not, tell us why  
Are there any other alternatives that should be considered?

| Yes                                 | No                       |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |

Comments *Not at the expense of cost. Dought to be local guidance on wood burning.*

*continue on a separate sheet if you need to*

## COMPETITIVE, SUSTAINABLE & ADAPTABLE HIGHLAND ECONOMY

### Business and Industrial Land

Q28A Do you agree with our Preferred Option? If not, tell us why

Yes No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*continue on a separate sheet if you need to*

### Accessibility and Transport

Q28B Do you agree with our Preferred Option? If not, tell us why

Yes No

Are there any other alternatives that should be considered?

Comments

*In the area as a whole ROAD transport is the priority. Towns need local roads separate from trunk roads.*

*continue on a separate sheet if you need to*

### Crofting and Agriculture

Q29 Do you agree with our Preferred Option? If not, tell us why

Yes No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*Need to take account of increases in temperature from climate change*

*continue on a separate sheet if you need to*

### Subdivision of Existing Crofts

Q30 Do you agree with our Preferred Option? If not, tell us why

Yes No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

*No view*

*continue on a separate sheet if you need to*

Allocation of inbye land

Q31 Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes No

Comments  
No view  
*continue on a separate sheet if you need to*

New Crofting Township

Q32 Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes No

Comments  
No view  
*continue on a separate sheet if you need to*

Small Scale New Crofts

Q33 Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes No

Comments  
No view  
*continue on a separate sheet if you need to*

Coastal Development

Q34 Do you agree with our Preferred Option? If not, tell us why  
Do you prefer the stated alternative?  
Are there any other alternatives that should be considered?

Yes No

Comments  
No view  
*continue on a separate sheet if you need to*

Forestry and Woodland

Yes No

Q35 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments  
  
*continue on a separate sheet if you need to*

Minerals

Yes No

Q36 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments  
  
*continue on a separate sheet if you need to*

A HEALTHIER HIGHLANDS

Open Space and Physical Activity

Yes No

Q37 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments  
  
*continue on a separate sheet if you need to*

Access to the Outdoors

Yes No

Q38 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments  
  
*continue on a separate sheet if you need to*

End of Questionnaire

## Comments Box

Please see attached  
on Vision & Assumptions.

# Highland Wide Development Plan – Main Issues Report

General Comments – Julian Walford, 6<sup>th</sup> November 2009

## TERMINOLOGY

The use of the word – ‘local’ is very confusing in respect to this document. The area covered is very large, and the word seems to be being wrongly used to mean the whole of the Highland area, various large sub-sets of it, (e.g. ‘West Highland’), and much smaller areas – see page 29 for perhaps the worst example. i.e. “These local plans will ensure that local centres such as Fort William ....” What is a ‘local centre’? Is it Highland (with or without Cairngorm), is it West Highland or Caithness & Sutherland, or a town. Clarity would be better achieved by confining the word to its normal meaning of an area a few miles/km from a point. Please do not use it for huge areas like Caithness and Sutherland which take the better part of two hours to drive across!

My understanding is that the Highland Council does not purport to be a local authority, but to undertake the activities elsewhere undertaken by local authorities.

The key issue here is that Highland is in general a very sparsely populated area, though the range is wide, and this needs to be recognised.

## VISION

The approach of setting out a Vision is to be commended and I agree with most of it.

I do believe that there is something missing – The Environmental section should either be Safety & Environment, or there should be a separate Safety section. This should state something like:

- to ensure that development is as safe as reasonably practicable and in any case meets accepted safety criteria.

By this I mean that no development should be permitted which is ‘unsafe’, by objective criteria, and that otherwise, any safety detriment should be balanced by economic gain. This particularly applies to the construction of large facilities where there is a safety hazard, including wind farms, waste incinerators, road schemes, etc.

## Economy

“to ensure that new developments contribute towards reducing the need to travel ....”

This element has been phrased in an absolute manner by using words like ‘ensure’. In a low population density area it is unrealistic. Most economic development will require some measure of increased travel by workers employed at the enterprise and to get any goods used/produced to and from markets. I would suggest that it is rephrased to balance the economic gain with such travel – e.g.

- to balance new developments with the need to travel

I don't like 'encourage' much either. Here a much stronger line could be taken – e.g. to ensure that new developments include facilities to enable people to safely walk, cycle and use public transport.

## ASSUMPTIONS

I believe that it would be beneficial to state explicit assumptions (and ranges) regarding important trends likely to affect the entire Highland area.

In particular:

- population growth
- economic activity
- resource pricing
- taxation
- climate

I personally agree with the assumption that economic and population growth continues but would like to see the growth trend more explicit.

I do believe that the price of fuel particularly road fuel will have a direct impact both on oil exploration and servicing, and on tourism.

Rises in energy costs will have a similar effect – problems for consumers; opportunities for development particularly renewables.

Travel taxation could have a severe negative effect on growth.

Climate change is generally accepted as a reality in the medium term, so there is no point in ignoring it, however it may be caused (where there is less agreement). However in our case we know that the rise will have significant benefits to both agriculture and forestry in that the upper margin for these is likely to rise some 100 to 200 m for 1 to 2 degree C rise. We also know from the archaeological record that when it was warmer ( 2,000 BC) there was better agriculture.

Clearly this represents an opportunity that needs to be planned for. And there is some likelihood that more extremes of weather – floods, gales etc will occur, and these also need some planning, but arguably we get these anyway.

In some specific cases, - e.g. Inverness Dalcross airport, certain harbours – planning assumptions particularly growth - need to be clearer.