

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

Reference Number:	HWLDP-MIR-298
Organisation/Individual:	EMAC Planning – Ewan Maclean

Action:

Immediate Response Required	x
Meeting required with Respondent	
Issue for Area Local Development Plan	x
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	
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	
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:

Land allocation in Halkirk – issue for Caithness and Sutherland local plan
Clear that Pentland Firth offers much potential for marine renewables

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

My Ref: 09/040
9th November 2009

Director of Planning & Development
The Highland Council
Freeport SC05568
Inverness
IV3 5BR

H.C. PLANNING AND DEVELOPMENT SERVICE		
30 NOV 2009		
PASS TO	INITIALS	DATE
RM		
MM		
FILE REF:		

Town Planning Consultants
Ballinard House
3 Davidson Street
Broughty Ferry
DD5 3AS

Dear Sirs,

**Highland Wide Local Development Plan: Main Issues Report
Consultation Response: Land to the rear of the Ulbster Arms Hotel and the Commercial Hotel, Halkirk**

Emac Planning, on behalf of Ulbster Arms Limited and River Thurso Limited, has prepared this submission in relation to land to the rear of the Ulbster Arms Hotel and the Commercial Hotel, Halkirk.

Ulbster Arms Limited and River Thurso Limited respectfully requests the identification of the land concerned within the Highland Wide Local Development Plan settlement boundary for Halkirk and welcome the opportunity to submit such a representation.

Whilst this representation provides information on a specific site location, we also wish to express the following general points in response to the consultation on the Main Issues Report (MIR).

Caithness and North Sutherland: Context

It is clear that the Pentland Firth offers huge potential for the development of Marine Renewable Energy and indeed the Pentland Firth has been identified as an area for co-ordinated action in the National Planning Framework 2.

These measures include ensuring that provisions are in place to allow housing developments within the main centres but also in the surrounding settlements.

It is recognised by the Council that some parts of the existing Caithness Local Plan, prepared in 2001 and adopted in 2002, are no longer up to date and the emerging Highland Wide Local Development Plan must therefore address some of the key issues in the area as well as more localised issues.

The Highland Wide Local Development Plan must therefore address issues of regeneration and supporting local development as a priority.

Halkirk

Halkirk has a population of approximately 1000 and is one of Scotland's earliest planned villages, established on its present grid-iron pattern of streets during the early and middle part of the last Century.

With a good range of community facilities and local business Halkirk plays an important role as a local service centre. It is also a desirable commuter settlement given its location less than 6 miles south of Thurso.

Caithness and Sutherland Local Plan 2002

Within this Local Plan, a settlement boundary was set for Halkirk and policy stated that any development proposals that fell within the settlement boundary would generally be supported and any that fell outwith would have a strong presumption against incremental development.

Since the inception of this policy there have however been clear examples where a pragmatic approach was taken to the permitting of development which was just outside the settlement boundary but had a good context in terms of existing development pattern.

Land to the Rear of the Ulbster Arms Hotel and the Commercial Hotel, Halkirk

The rear curtilages of the Ulbster Arms Hotel and the Commercial Hotel presently fall both within and outwith the defined Local Plan settlement boundary although there is no feature on the ground which would represent the Local Plan settlement boundary and it is in essence a completely arbitrary line through the rear of the subjects.

The attached plan shows the existing feus of the properties, with the current Local Plan settlement boundary shown in red. A more logical settlement boundary would clearly be a reflection of the rear boundaries of the feus and this is shown on the attached plan in blue.

This is a very straightforward representation and a site visit will show the logic of the suggested new boundary and we would respectfully request that it be included within the review of the Highland Wide Local Development Plan.

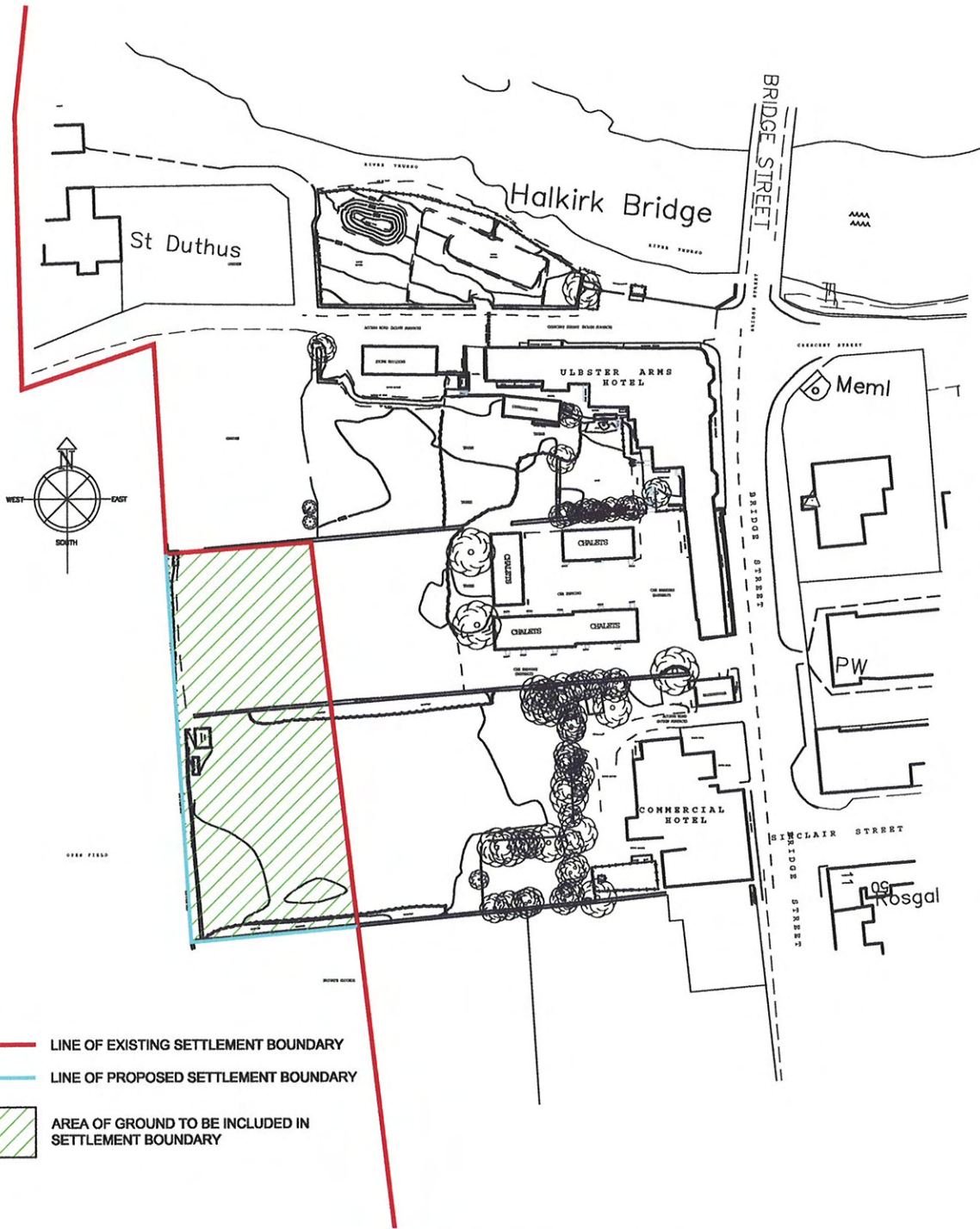
We trust this representation is self-explanatory although should you have any queries at this time, please do not hesitate to get in touch on the listed number or contact e-mail.

Yours faithfully,

EWAN MACLEAN MRTPI
EMAC PLANNING

Proposed Settlement Boundary Plan

Scale 1:1250



KEY

- LINE OF EXISTING SETTLEMENT BOUNDARY
- LINE OF PROPOSED SETTLEMENT BOUNDARY
- AREA OF GROUND TO BE INCLUDED IN SETTLEMENT BOUNDARY

HALKIRK SETTLEMENT BOUNDARY PROPOSALS
 Ulbster Arms Limited and Thurso River Limited

THE
VOIGT
 PARTNERSHIP LLP

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Job No. 3651/LP/10

Date :November 2009