

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

Reference Number:	<b>HWLDP-MIR-103</b>
Organisation/Individual:	Avoch and Killen Community Council (Claire Devine)

### 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		Previously used Land	
NPF2 for Scotland		Wild Land	
Vision for the Highlands		Water Environment	x
Inverness and A96		Renewable Energy	
The A96 Corridor	x	Flooding	x
Phasing of Development		Waste Management	x
Developer Contributions		Air Quality	
East Inverness	x	Sustainable Design	x
Nairn		Business and Industrial Land	
Tornagrain	x	Accessibility and Transport	
Smaller Settlements in A96		Agricultural Land	
Caithness and North Sutherland		Subdivision of Existing Crofts	
Easter Ross and Nigg		Allocation of Inbye Land	
Development of Local Centres		New Crofting Township	
Wider Countryside and Fragile Areas		Small Scale New Crofts	x
Population and Housing		Coastal Development	
Housing in the Countryside	x	Forestry and Woodland	x
Affordable Housing		Minerals	
Planning for an Ageing Population		Open Space and Physical Activity	
Gypsies/Travellers		Access to the Outdoors	x
Retailing	x	Comments on Consultation Process (+ve)	
Developer Contributions	x	Comments on Consultation Process (-ve)	
Natural, Built and Cultural Heritage	x		

### Key:

Background	Spatial Strategy	Policy Options	Consultation
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### Notes:

Major infrastructure should be in place prior to large scale developments  
Sustainability of retail proposals should be considered  
Concern over developer contributions to be negotiated down as then it would be the public purse that would pay.  
Stronger emphasis needs to be placed on waste prevention. IVCs and Mechanical Biological Treatments should be assessed  
Sustainable design should be a prerequisite for ALL developments  
Need to look at paths not designated as core paths as these deserve protection and enhancement aswell.

Action Sheet Completed by:	SH
Date:	9/12/09



# 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

PLANNING & DEVELOPMENT SERVICE



The Highland  
Council  
Comhairle na  
Gàidhealtachd

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# 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 ..... *Avoch & Killen Community Council*  
Address ..... *c/o Secretary - Claire Divine*  
..... *18 Mackenzie Place*  
..... *Avoch*  
..... *Ross-shire*

Postcode ..... *IV9*

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 type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

We have no clear answer on this.  
We are concerned that developing areas  
before infrastructure is in place may  
cause difficulties

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

~~The Community~~

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 type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments

The Community Council ~~has~~ could not come to a  
consensus on this. We have concerns about  
developing areas before infrastructure is in place.

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 type="checkbox"/>	<input type="checkbox"/>

Comments

*Major infrastructure should be put in place first, with a concrete timetable.*

*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

**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?

Yes No

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

Comments

*continue on a separate sheet if you need to*

## Housing in the Countryside

**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?

Yes No

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

Comments

*There was no consensus on this question, with strong views from both sides. A blanket approach may be inappropriate, + different policies may be needed for different areas. It is not just an issue of design but also of sustainability + not encouraging additional journeys to work + services.*

*continue on a separate sheet if you need to*

## Affordable Housing

**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?

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*

## Planning for an Ageing Population

**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?

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*

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  
  
*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  
*The sustainability of new proposals should be assessed - will they encourage people to drive large distances?*  
*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?

*but see comments.*

Comments  
*This is a very important issue for us. We query the proposal that contributions would be adjusted downwards in some cases - the public purse*  
*continue on a separate sheet if you need to*

*would then be subsidising private development, and it would be a loop hole. 'Charitable developments' may be an exception. We welcome the proposal to collect a levy even from small developments. All developments add pressure to existing facilities.*

# 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

Comments

Opportunities for enhancement should be taken.

*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

Comments

*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

Comments

*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

Comments

It is unclear from the text whether SEPA would still be involved in planning consultations - presumably their expertise will still be required, given that the

*continue on a separate sheet if you need to*

Council does not have for example a hydrologist.

**SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE**

**Renewable Energy**

Yes No

- 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?

<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*

**Flooding**

Yes No

- 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?

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

Comments *There should be a more precautionary approach directing development away from high flood risk areas, as otherwise there will be a large public cost later.*  
*continue on a separate sheet if you need to*

**Waste Management**

Yes No

- 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?

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

Comments *A stronger emphasis needs to be put on waste prevention. At this stage a more flexible approach is needed towards the number/size of facilities. To decide on 3 EFW plants now would be premature given that recycling/waste prevention rates are currently low - the size of facility might prove inappropriate and it would discourage people from recycling as the emphasis should be put on IVCs + Mech Biological Treatment of*  
*continue on a separate sheet if you need to*

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

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

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

**Sustainable Design**

Yes No

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

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

Comments *A stronger stance needs to be taken on this. Sustainable design should not be optional - should not just apply to larger scale developments - Use of renewables needs a much stronger policy steer. The policy option as stated is too weak & as we have time - we need to act now on climate change.*  
*continue on a separate sheet if you need to*

*policy steer. The policy option as stated is too weak & as we have time - we need to act now on climate change.*

# COMPETITIVE, SUSTAINABLE & ADAPTABLE HIGHLAND ECONOMY

## Business and Industrial Land

**Q28A** 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

*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

Are there any other alternatives that should be considered?

Yes No

Comments

*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

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

Comments

*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

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Yes No

Comments

*No response*

*continue on a separate sheet if you need to*

Allocation of inbye land

Yes No

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?

Comments

No response.

continue on a separate sheet if you need to

New Crofting Township

Yes No

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?

Comments

No comment.

continue on a separate sheet if you need to

Small Scale New Crofts

Yes No

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?

Comments

Proof of need to be onsite should be required, otherwise it is promoting scattered housing in the countryside.

continue on a separate sheet if you need to

Coastal Development

Yes No

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?

Comments

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

Rather confusing. Presumably major applications will still need to be assessed on a case by case basis for fit with policy.

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

We would comment that there are many other paths not included in the Core Path network which are important to our community & that need protection & enhancement.

continue on a separate sheet if you need to

enhancement.  
End of Questionnaire

## Comments Box

We found many of the questions difficult to answer as we do not have the background.