

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

Reference Number:	<b>HWLDP-MIR-254</b>
Organisation/Individual:	Nigg and Shandwick Community Council (Richard Cross)

### 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	
The A96 Corridor	
Phasing of Development	
Developer Contributions	
East Inverness	
Nairn	
Tornagrain	
Smaller Settlements in A96	
Caithness and North Sutherland	
Easter Ross and Nigg	x
Development of Local Centres	
Wider Countryside and Fragile Areas	x
Population and Housing	
Housing in the Countryside	
Affordable Housing	
Planning for an Ageing Population	
Gypsies/Travellers	x
Retailing	x
Developer Contributions	x
Natural, Built and Cultural Heritage	x

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	
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	x
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>
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### Notes:

Polluting development on proximal land in Nigg Yard should be restricted  
 Need to protect areas around towns – needs clarity  
 Formal sites for Gypsies/Travellers would be preferred  
 Need to ensure that these developer contributions don't impact on house prices  
 Land restoration could be preferable over re-use of vacant and derelict land  
 Visual impact and environment are key considerations when assessing proposals for renewable energy  
 Energy from waste totally unacceptable  
 Sustainable design should be a requirement  
 Maintenance of core paths needs to be addressed  
 Need to regulate development of windfarms lower than 20mw

Action Sheet Completed by:	SH
Date:	11/12/09

**Dawn Sutherland**

**From:** [Redacted]  
**Sent:** 09 November 2009 15:52  
**To:** devplans  
**Cc:** [Redacted]  
**Subject:** Highland Wide Local Development Plan



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Dear Sir,

On behalf of the Nigg and Shandwick Community Council please find attached our response to your plan and questionnaire. You will notice that questions 1 to 7 inclusive have been left blank as they are not relevant to our area.

Yours sincerely,  
 Eveline Waring,  
 Secretary Nigg & Shandwick CC

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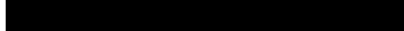
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<http://www.netintelligence.com/email>

# 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.

RICHARD CROSS, CHAIRMAN, ON BEHALF OF  
Name .. NIGG + STANDWICK COMMUNITY COUNCIL ..  
Address .. LOWER PITCALWIE ..  
..... NIGG ..  
..... TAIN ..  
..... ROSS - SHIRE ..  
.....  
Postcode .. IV19 .. 1QX  
Phone   
Email 

You can respond via e-mail: [devplans@highland.gov.uk](mailto:devplans@highland.gov.uk)

Fax: 01463 702298

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**

Action Plan for Caithness and North Sutherland

Yes No

Q8 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*

Action Plan for Nigg and Easter Ross

Yes No

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

(LARGELY AGREE,  
SEE COMMENT)

Comments THE NIGG DEVELOPMENT MASTER PLAN,  
TAKEN AS AN ADDENDUM TO THE LOCAL PLAN GOES  
TOO FAR IN PERMITTING INDUSTRIAL DEV. ON PROXIMAL  
LAND TO THE EAST. ANY POTENTIALLY POLLUTING  
INDUSTRY MUST BE SPECIFICALLY EXCLUDED DUE TO  
THE SENSITIVE LOCATION.  
*continue on a separate sheet if you need to*

Development of Local Centres

Yes No

Q10 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*

The Wider Countryside and Fragile Areas

Yes No

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

Comments 2ND POINT IN PREFERRED OPTION:-  
PROTECT THESE AREAS FOR OR FROM HOUSING  
DEVELOPMENT?  
*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

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*

**Housing in the Countryside**

**Q13** 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*

**Affordable Housing**

**Q14** 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*

**Planning for an Ageing Population**

**Q15** 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*

Needs of Gypsies / Travellers

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?

Yes No

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

Comments

FORMAL SITES ARE FAR PREFERABLE TO UNOFFICIAL SITES, IF PROPERLY MANAGED

*continue on a separate sheet if you need to*

Retailing

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?

Yes No

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

Comments

THIS IS TAKEN TO INDICATE THAT THE TESCO SITE IN THIS WOULD BE DEEMED INAPPROPRIATE ON ACCESSIBILITY

*continue on a separate sheet if you need to*

Developer Contributions

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?

Yes No

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

Comments

HOWEVER, THIS MIGHT IMPACT ON (EE) HOUSE PRICES, AND IS INCONSISTENT WITH PROPOSALS/ POLICY RE AFFORDABLE HOUSING.

*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 HOWEVER! - WHERE AN AREA OF GROUND IS NOT PROTECTED, BUT SURROUNDED BY PROTECTED AREAS; IT IS INAPPROPRIATE TO DEVELOP SUCH AREAS - EG HILL OF NIGG.

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

Comments PREVIOUS USE DOES NOT NECESSARILY QUALIFY IT FOR DEVELOPMENT. THERE ARE MANY EYESORES OF DERELICTIONS WHICH COULD BE REMOVED COMPULSORILY AND LAND REINSTATED TO NATURAL CONDITION. EG. TRAWF SCHOOL, NIGG

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

Comments HOWEVER: - THE WORD "MITIGATION" NEVER SEEMS TO CARRY WEIGHT. MOST DEVELOPMENT IMPACTS REGARDLESS AND CONTROLS NEVER 100% EFFECTIVE DUE TO HUMAN ERROR OR GREED

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

Comments I DON'T LIKE "REDUCE IMPACT". IT SHOULD READ "REMOVE IMPACT"

*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

Comments THE ALTERNATIVE IS SOLELY A PREREQUISITE OF THE PREFERRED OPTION. VISUAL IMPACT AND ENVIRONMENTAL IMPACT ARE PARAMOUNT CONSIDERATIONS IN THE HIGHLANDS, WHERE IT'S GREATEST ASSET IS ITS SCENARIO AND continue on a separate sheet if you need to ENVIRONMENT.

\* THE HILL OF NIGG IS NEITHER OPERATIONAL NOR APPROVED, AND THERE IS A GREAT DEAL OF SOUND OPPOSITION TO IT. THIS ERROR MUST BE CORRECTED

**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

Comments THAT WORD "MITIGATION" AGAIN:- ELIMINATE WOULD BE MORE APPROPRIATE, WHERE MITIGATION DOES NOT ELIMINATE THE EFFECTS ARE CUMULATIVE 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

Comments RECYCLING IS GROSSLY UNDERSTATED. IF ENERGY FROM WASTE MEANS INCINERATION THIS IS ~~NOT~~ TOTALLY UNACCEPTABLE ANYWHERE. 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

Comments HOWEVER:- WHAT STANDARD? THERE IS NO REAL GUIDANCE IN THIS PLAN. 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

Comments THERE SHOULD BE A MOVE TOWARDS SUSTAINABLE DESIGN REQUIREMENTS AS OPPOSED TO SUPPLEMENTARY GUIDANCE. 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  
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 type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Comments **HOW CAN I SUPPORT "PUT IN PLACE A POLICY WHICH SUPPORTS ECONOMIC DEVELOPMENT PROPOSALS IN THE RIGHT PLACE" DEFINE "RIGHT PLACE"**  
*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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Comments **SUPPORT OF RURAL FUEL STATIONS SHOULD INCLUDE ALTERNATIVE FUELS (E.G GAS CURRENTLY, POSSIBLY HYDROGEN IN FUTURE) TO ENCOURAGE FULL UPTAKE**  
*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
	<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*

**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
	<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*

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

*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

*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

*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

*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

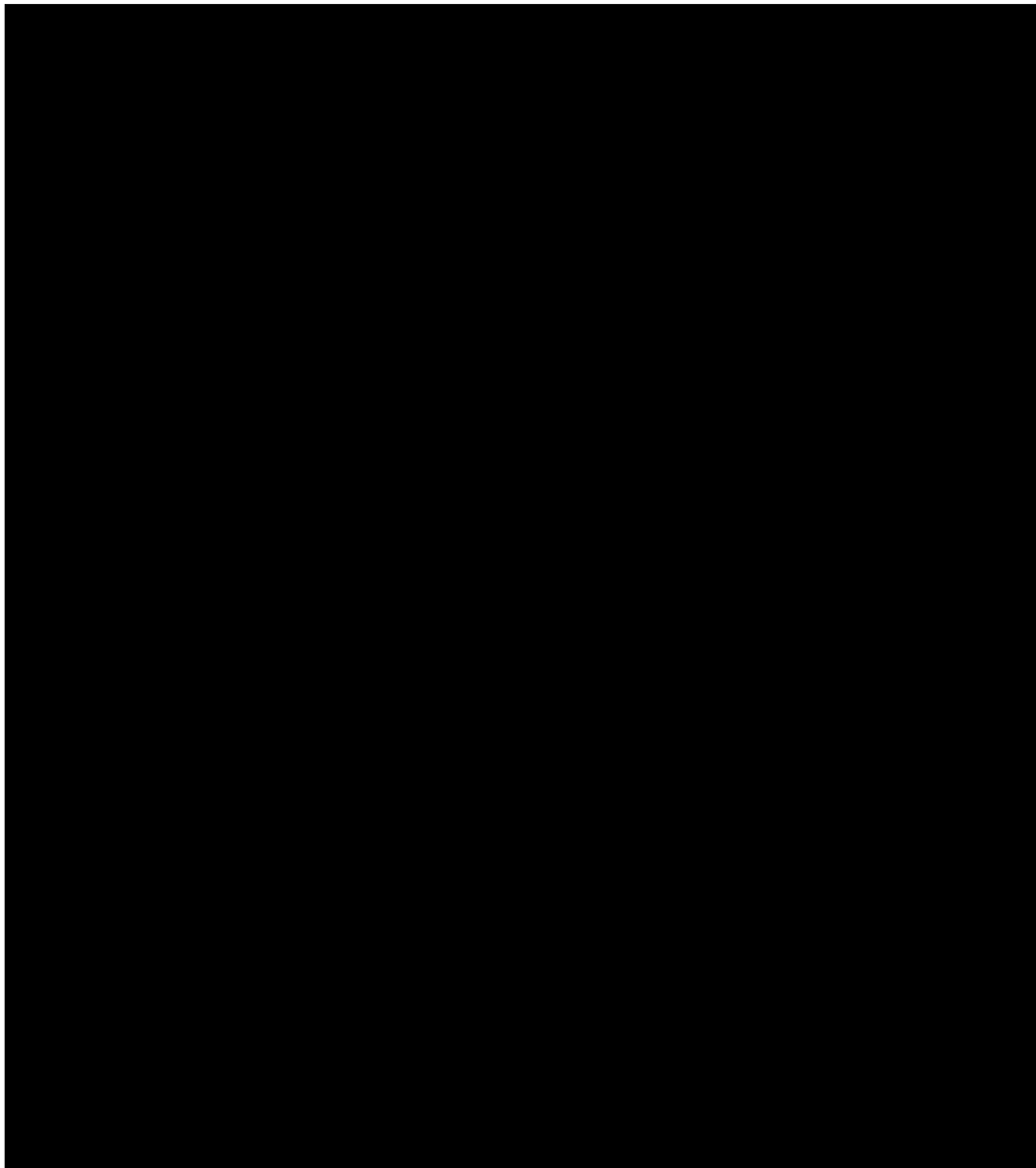
MAINTENANCE OF CORE PATHS IS A CONCERN - How AND BY WHOM?

*continue on a separate sheet if you need to*

End of Questionnaire

# Equal Opportunities Questionnaire

This Equal Opportunities Questionnaire is requested in order that The Highland Council can build an accurate picture of the make-up and diversity of groups that our planning policies impact on. This information is only used for this purpose. If you have a disability that requires us to make a reasonable adjustment to enable you to complete this form, please notify us.



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

## Comments Box

THERE APPEARS TO BE LITTLE OR NO PLANS TO CONTROL WIND FARMS OF LOWER THAN 20 MW CAPACITY. THIS IS A SERIOUS CONCERN AS ALL WIND TURBINES, REGARDLESS OF GROUP SIZE, ARE SIGNIFICANT IN A LANDSCAPE AND ENVIRONMENT. THE CUMULATIVE EFFECT OF MULTIPLE SMALL SCALE (< 20 MW) WIND FARMS WOULD BE DISASTROUS, AND AN APPROPRIATE POLICY IS REQUIRED.