

6

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

Reference Number:	HWLDP-MIR-115
Organisation/Individual:	Raasay Community Council (Donald Oliphant)

Action:

Immediate Response Required	<input type="checkbox"/>
Meeting required with Respondent	<input type="checkbox"/>
Issue for Area Local Development Plan	<input type="checkbox"/>
Further Information Required	<input type="checkbox"/>
Other (Please Specify)	<input type="checkbox"/>

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	<input type="checkbox"/>
NPF2 for Scotland	<input type="checkbox"/>
Vision for the Highlands	<input type="checkbox"/>
Inverness and A96	<input type="checkbox"/>
The A96 Corridor	<input type="checkbox"/>
Phasing of Development	<input type="checkbox"/>
Developer Contributions	<input type="checkbox"/>
East Inverness	<input type="checkbox"/>
Nairn	<input type="checkbox"/>
Tomagrain	<input type="checkbox"/>
Smaller Settlements in A96	<input type="checkbox"/>
Caithness and North Sutherland	<input type="checkbox"/>
Easter Ross and Nigg	<input type="checkbox"/>
Development of Local Centres	<input type="checkbox"/>
Wider Countryside and Fragile Areas	<input type="checkbox"/>
Population and Housing	<input type="checkbox"/>
Housing in the Countryside	<input type="checkbox"/>
Affordable Housing	<input type="checkbox"/>
Planning for an Ageing Population	<input type="checkbox"/>
Gypsies/Travellers	<input type="checkbox"/>
Retailing	<input type="checkbox"/>
Developer Contributions	<input type="checkbox"/>
Natural, Built and Cultural Heritage	<input type="checkbox"/>

Previously used Land	<input type="checkbox"/>
Wild Land	<input type="checkbox"/>
Water Environment	<input type="checkbox"/>
Renewable Energy	<input type="checkbox"/>
Flooding	<input type="checkbox"/>
Waste Management	<input type="checkbox"/>
Air Quality	<input type="checkbox"/>
Sustainable Design	<input type="checkbox"/>
Business and Industrial Land	<input type="checkbox"/>
Accessibility and Transport	<input type="checkbox"/>
Agricultural Land	<input type="checkbox"/>
Subdivision of Existing Crofts	<input type="checkbox"/>
Allocation of Inbye Land	<input type="checkbox"/>
New Crofting Township	<input type="checkbox"/>
Small Scale New Crofts	<input type="checkbox"/>
Coastal Development	<input type="checkbox"/>
Forestry and Woodland	<input type="checkbox"/>
Minerals	<input type="checkbox"/>
Open Space and Physical Activity	<input type="checkbox"/>
Access to the Outdoors	<input type="checkbox"/>
Comments on Consultation Process (+ve)	<input type="checkbox"/>
Comments on Consultation Process (-ve)	<input type="checkbox"/>

Key:

Background	Spatial Strategy	Policy Options	Consultation
------------	------------------	----------------	--------------

Notes:

There should be more balanced growth with less emphasis placed on Inverness
 Development proposals should be compatible with existing settlement patterns
 Tourism should be promoted to help the area become a year round tourism destination

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

Donald Oliphant

Clachan Lodge

Isle of Raasay IV40 8PB

E-mail [REDACTED]

16.11.09.

Dear Sir,

Highland Wide Local Development Plan – Main Issues Report.

I attach herewith response to the above document from Raasay Community Council.

Yours faithfully,

[REDACTED SIGNATURE]

D. Oliphant
Chairman.

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

Director of Planning and Development

Highland Council

Freepost SC05568

Inverness IV35BR

Dear Sir,

Highland Wide Local Development Plan-Main Issues Report

I refer to the above report circulated for consultation in August 2009

At a meeting of Skye Community Councils on 3 November 2009 discussion took place on the content of the report. It was noted that four new Local Development Plans will be prepared by 2014, and that the purpose of the Highland wide Local Development Plan is to put in place policies for decision making on Planning applications across the Highland Area and sets out proposals for development particularly proposals as to where development should and should not occur.

CATEGORIES

The report divides into five main categories i.e

Inverness and the A96 Corridor

Caithness and North Sutherland

Easter Ross and Nigg

Development of local Centres

Wider Countryside and Fragile Areas

The report is dominated by detailed proposals for development of the A96 corridor Inverness East to Nairn. This will absorb a large amount of capital on infrastructure development and in employment generation for the projected new population of some 17000 people by 2021. The expenditure of this level of capital in one area leads to the conclusion in these times of scarce resources that there will be less funding available for capital projects in the fragile areas and wider countryside, and will in turn lead to significant migration of population from these areas to the new areas of opportunity around Inverness

The report is therefore imbalanced with a development bias in favour of Inverness and the A 96 corridor and a corresponding lack of proposals for the fragile areas and the wider countryside.

PROPOSED CHANGES

It is suggested that the report should be re-balanced with less emphasis on the A96 corridor and with proposals for development in the wider Highlands in order to maintain investment and continuing improvements in infrastructure and to retain a balanced age structure among the wider Highland population. Recent reports suggest that Highland youth are migrating to other parts of the country to seek employment opportunities and there is a need for development to take place throughout the Highlands to provide opportunities for young

people. The report should contain proposals for development including housing throughout towns and villages where these are compatible with existing settlement patterns and appropriate infrastructure provisions should be made where these are at present inadequate. Provision should be included for strategic development based on natural resources.e g alternative energy aquaculture food processing and the development of small businesses.

TRANSPORT AND TOURISM

Skye is a world class tourist destination and tourism infrastructure should be enhanced to provide a year round tourist industry and not just the seasonal industry as at present. This should include a strategic co-ordinated transport network with an all year round ferry service Mallaig –Armadale. Linked to this should be the marketing and promotion of the railway lines Glasgow/ Mallaig, Kyle/ Inverness , and Inverness/Glasgow to provide rail tourists with an all round experience of some of the major railway journeys of the world

An Air Service should be developed to Service Skye and the West Coast

CONCLUSIONS

The wider Highland areas require significant investment in both development and infrastructure in order to keep pace with the changing needs of employment and the long term viability of these communities. The concentration of a critical mass of investment along the A96 corridor could have a negative impact on the remainder of the Highlands in terms of availability of capital for infrastructure and development purposes.

It is therefore suggested that the report acknowledges the need for investment in the wider countryside and fragile areas and that the report be redrafted with proposals for development throughout the Highlands and with less emphasis on the A96 corridor