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

Reference Number:	**HWLDP-MIR-216**
Organisation/Individual:	Joyce Wilkinson

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

Key:

Background	**Spatial Strategy**	**Policy Options**	**Consultation**

Notes:

Consistency of planning of fragile areas
Look at lower population projections
Siting and design importance in Housing in the Countryside
Tourism should be considered when assessing renewable energy projects
Closer working with Crofters Commission
Prime land must be set in a local context

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

Simon Hindson

Sent: 08 November 2009 15:23
Subject: Fields from form

Submit Submit
q01a_comments
q01b_comments
q01c_comments
q02a_comments
q02b_comments
q02c_comments
q03a_comments
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q04a_comments
q04b_comments
q04c_comments
q05a_comments
q05b_comments
q05c_comments
q06_comments
q07_comments
q08_comments
q09_comments
q10_comments
q11_agree_with_preferredoption yes
q11_comments There needs to be a consistancy in fragile area planning throughout the Highlands, at the moment the effect of this inconsistancy is obvious to the onlooker and deterimental to the public benefit and benefit to the tourist industry and environment. An example would be the cluster of badly designed, large scale ,second homes, which were built at Cross Farm, Morar, on the only agricultural ground left in the area. This would never have been allowed in the National park area. If possible have consistancy, useing the Cairngorm national Park's planning constraints as a phased in method of keeping the countryside and fragile areas throughout the Highlands under the same policy umbrella.
q12a_agree_with_preferredoption no
q12a_comments Target land allocation to lower end of the expected popultion expansion figure; Allocating agricultural land and in bye croft land for housing those who are of no benefit to the community and who drain the public purse should never be an option.Land will hold a far greater importance in the future as a means of producing local food as the world food crisis becomes a bigger issue.
q12b_agree_with_alternative yes
q12b_comments as above
q12c_comments
q13a_agree_with_preferredoption yes
q13a_comments ''This approach supports the development of more houses in the countryside within
existing groups of houses, particularly where the siting and design of these does not lead to an unacceptable impact on the landscape or infrastructure needed to support them.'' I sincerely hope that this statement reflects reality in the future. The approach to planning in the Hinterland areas around Fort William and extending throughout Lochaber has shocked almost every passer by who has arrived here in the last few years. If I had a Â£1 for the number of times this commentt has been passed ' What on earth have the planners done to the place' I could afford to move somewhere where planning constraints echo the natural beauty and cultural significance of the area.Large scale houses of a desisn that bears no resemblance to the traditional design of houses in the area and out of all proportion to houses around it, all of differing style and type, scattered in areas that were never zoned for planning until that first house appeared and set a precedent that meant planners then had to allow further new builds. The Area of Lochaber depends greatly on tourism and the effects of the ramdom placing of houses that would look more in place on the outskirts of Glasgow, with no considreation being taken by planners for the uniqueness and beauty of our own Crofting Cultural heritage, has caused disquiet and disturbance among the crofting community and left many a visitor to the area questioning why in some parts of the Highlands great care is taken at preserving and encouraging sympathetically designed countryside houseing, yet in other areas, anything goes. Sad and shocking, please implement changes.
q13b_agree_with_alternative no

q13b_comments Housing in the countryside is needed for the reasons given in the main report, your preffered option takes the sensible position and can only bring good to the only benefit. However it must be done in consultation with the crofting community and others who understand the countryside.
q13c_comments
q14a_agree_with_preferredoption yes
q14a_comments
q14b_comments
q14c_comments
q15a_comments
q15b_comments
q15c_comments
q16a_comments
q16b_comments
q16c_comments
q17a_comments
q17b_comments
q17c_comments
q18a_comments
q18b_comments
q18c_comments
q19a_agree_with_preferredoption yes
q19a_comments
q19b_comments
q19c_comments
q20a_agree_with_preferredoption yes
q20a_comments
q20b_comments
q20c_comments
q21a_agree_with_preferredoption yes
q21a_comments
q21b_comments
q21c_comments
q22a_agree_with_preferredoption yes
q22a_comments
q22b_comments
q22c_comments
q23a_agree_with_preferredoption yes
q23a_comments I agee only because you have in the option a steatement that says you will protect some areas from renewable energy developement. I presume that areas that rely heavily on tourism and large areas of carbon trappinbg peatland would be protected for this reason. Sustainable crofting should be considered in line with the reports from High nature Value farmimg groups who have evidence that HNV farming prodices less emmissions from farmimg than intensive farmimg practises.
q23b_comments
q23c_comments
q24a_comments
q24b_comments
q24c_comments
q25a_agree_with_preferredoption yes
q25a_comments
q25b_comments
q25c_comments
q26a_agree_with_preferredoption yes
q26a_comments
q26b_comments
q27a_agree_with_preferredoption yes
q27a_comments
q27b_comments
q281a_comments
q281b_comments
q281c_comments
q28a_comments
q28b_comments
q28c_comments
q29a_agree_with_preferredoption no
q29a_comments In the Highland context and particulary within the fragile areas, there is no such thing as Prime land and a great many crofts which may have once been nearly prime land, are of course, unused and rank, desperatly in need of phosphate, lime and drainage to resore them. Land must be classed within a local context, if a piece of inbye land is the only piece available locally and it is to be

decrofted and used as a developement for a 2nd home, then it must be protected. At present there is no working together between the Crofters Commission and their on the ground assessor and Grazing commitee representitives, so valuable in bye croft land is disapearing into the 2nd home and developers pockets. The stated alternative allows for land to be graded as valuable grazing land in the context of the local quality of other avalable land. The preffered option does not take this into account.
q29b_comments
q29c_agree_with_alternative yes
q29c_comments There must be working together between Local representitives of the Crofting community and the Local planners, before it is too late, they have already damaged enough of our valuable food producing ground through unrestictive planning policies. The idea that once an individual has obtained planning permission, the Crofter commision cannot refuse a de crofting is a scandal, and has been resonsible for the whole reason behind the Shucksmith report and the reform Bill needing to come into being in the first place anyway. The new reform Bill promises to end this, but it cannot do it without a framework in place from all sides that allows for working together at local level.
q30a_agree_with_preferredoption yes
q30a_comments In some cases there may be the need for more than one extra house on the croft, however in recent years this has only led to speculation and fragmentation of the community, as these houses are sold to 2nd homers or are speculated on, being resold many times, each time becomeing further out of reach of local people.However it can bring money into a crofting communty,initially, and it of course depends on the size of the croft. A better approach would be to allow only one extra house per a certain hectareage, and tie it to purposeful use of the croft. Encourage this assesment through the joint working of the Commission/Scot Gov/ Grazing commitee/Area assesors appointed by the grazing commitee. It is refreshing to read that there will hopefully be a change of approach and it will hopefully herald a new working together and an end to blatant speculation on croft land.
q30b_comments
q30c_comments
q31a_agree_with_preferredoption yes
q31a_comments In many ways the stated alternative is preferable here, but this will devalue croft land, as you rightly state, there are landowners estates and other land throughout the crofting counties and the end result could be a very fragmented approach which will only bring more disquiet amongst the crofting community.Consult with Grazing commitees and try alternative methods such as preserving in bye land in exchange for commongrazing land for building.Consult Crofting communities for fresh ideas on other issues such as affordable houseing
q31b_comments
q31c_comments
q32a_agree_with_preferredoption yes
q32a_comments
q32b_comments
q32c_comments
q33a_agree_with_preferredoption yes
q33a_comments
q33b_comments
q33c_comments
q34a_agree_with_preferredoption yes
q34a_comments
q34b_agree_with_alternative yes
q34b_comments
q34c_comments
q35a_agree_with_preferredoption yes
q35a_comments
q35b_comments
q35c_comments
q36a_agree_with_preferredoption yes
q36a_comments
q36b_comments
q36c_comments
q37a_agree_with_preferredoption yes
q37a_comments
q37b_comments
q37c_comments
q38a_agree_with_preferredoption yes
q38a_comments
q38b_agree_with_alternative yes
q38b_comments
q38c_comments

q39_general_comments I hope that the views of the Crofting community are taken into consideration especially relating to a new working together to protect Croft land, and the development of township policies - a renewed approach by the Highland Council to houeing in the countryside is very welcome, but again there must be working together between Commission/ Crofting representitives and Local planners. Too much damage has already been done in some areas through the present polices, classing prime land as protected land when there is no prime land in most of the fragile areas of the crofting counties is one nonsense that has brought about a detrimental result to the public good.

[redacted]

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