

THE HIGHLAND COUNCIL
PLANNING, ENVIRONMENT AND DEVELOPMENT
COMMITTEE – 17 MARCH 2010

Agenda Item	
Report No	

Development Plan Scheme 2010

Report by Director of Planning and Development

SUMMARY

This report outlines the content of the Development Plan Scheme 2010, including timescales for production of the Highland wide Local Development Plan and initial preparatory stages of the Inner Moray Firth Local Development Plan. The report also identifies key issues raised as part of the Main Issues Report consultation on the Highland wide Local Development Plan which took place between August and November 2009.

1. Introduction

- 1.1 The Highland wide Local Development Plan (HwLDP) will set the strategic land use planning context for the next 20 years. The Development Plans Team have been working closely with other services in the Council and Key Agencies to progress its production in line with the Town and Country Planning (Development Planning) (Scotland) Regulations 2008.
- 1.2 This report sets out the updated timescales for production of this plan and other work which the Development Plans Team will be producing over the next year. This will be published in the form of the Development Plan Scheme 2010 (Appendix 1).
- 1.3 The report also outlines the key messages from consultation on the Main Issues Report for the HwLDP. This gives Members early sight of some of the issues arising from the consultation.

2. Development Plan Scheme 2010

- 2.1 The Development Plan Scheme 2010 has been produced in line with government legislation and national best practice. This Development Plan Scheme updates the 2009 Development Plan Scheme which was brought before this committee on 18 March 2009.
- 2.2 The Development Plan Scheme sets out the following:
 - Timescales for the production of the HwLDP and also the preparatory stages of the Inner Moray Firth Local Development Plan;
 - What is likely to be involved at each stage; and
 - A Participation Statement.

- 2.3 As part of the Participation Statement the Development Plans Team has also included a Customer Service Charter setting out what members of the public can expect when they engage with the team.
- 2.4 The Development Plan Scheme needs to be accessible to all, therefore following any changes suggested at this Committee, it will be submitted to the Plain English Campaign for editing in order to achieve Crystal Mark status. Following this, and in accordance with regulations the Development Plan Scheme 2010 will be submitted to Scottish Ministers.
- 2.5 One of the main purposes of the Development Plan Scheme is to give certainty to the community and developers when each stage of the development planning process is reached. The Development Plan Scheme sets dates for production of the HwLDP, initial preparatory stages for the Inner Moray Firth Local Development Plan and for a number of pieces of supplementary guidance which can be delivered over the course of the next year. These timescales can be viewed in the draft Development Plan Scheme 2010 which is attached as an appendix to this report. It is intended that this will be updated on a 6-monthly basis.

3. Progress on the Highland wide Local Development Plan

- 3.1 The HwLDP – Main Issues Report was subject to a 13 week public consultation between 31st August and 30th November 2009.
- 3.2 The Main Issues Report was split into five key sections:
- Spatial Strategy;
 - Safeguarding the Environment;
 - Sustainable Development and Climate Change;
 - A competitive, Sustainable and Adaptable Highland Economy;
 - A Healthier Highland.

In total 335 responses were received to the Main Issues Report. All responses will be available in a redacted format on the Highland Council website shortly. The sections on the Spatial Strategy and Safeguarding our Environment attracted the most comments as a proportion of the overall total.

- 3.3 Analysis of the responses shows that the Council's preferred options were broadly supported, although in a number of cases alternative options were put forward. Emerging from the responses from the wider community are the following headline responses:
- clarity is needed on population projections;
 - more emphasis needs to be placed on parts of the strategy outwith the Inner Moray Firth, including the West Highlands and Islands area and Caithness and Sutherland;
 - Specific concerns or requirements to be addressed in dealing with development in East Inverness, Nairn and the wider A96 Corridor;
 - the requirement for a new settlement needs to be clearly set out;
 - proportionate growth is needed across the whole of Highland;

- the plan must address the delivery of economic development in line with housing development;
- renewable energy strategy needs to be firmed up, with particular emphasis on wind energy and marine renewables;
- tourism should be given further consideration;
- a number of land allocations have been put forward; and
- there is a need to take better account of climate change.

3.4 The Development Plans Team has been working closely with the Key Agencies both up to the production of the Main Issues Report and in the preparation of the Proposed Plan. The following are headline responses from the Key Agencies:

- approach to natural built and cultural heritage needs to be consistent with national policy;
- phasing of development, in line with infrastructure provision, is key;
- need for more consideration of climate change;
- there needs to be more of an emphasis on sustainable development;
- balance between protection of natural environment and growth is of utmost importance
- updated city vision should set the development framework for this plan and for future Local Development Plans;
- growth should be directed towards areas with infrastructure capacity; and
- agreements in principle for the provision of infrastructure are not possible under the current funding regimes at a national government level.

3.5 Attached to this report are topic by topic summaries of the main issues raised by respondents and modifications they are seeking prior to publication of the proposed plan. These are currently being considered and responses to them will be made prior to bringing a report back to this committee in May 2010 outlining the HwLDP Proposed Plan.

4. Strategic Environmental Assessment

4.1 The Development Plan Scheme does not require a Strategic Environmental Assessment, however all Local Development Plans do. In light of this the Development Plans Team published an Environmental Report alongside the HwLDP Main Issues Report and this will be updated in light of comments from the Consultation Authorities.

4.2 The Development Plans Team will soon be carrying out a Scoping exercise for the Inner Moray Firth Local Development Plan. Each piece of Supplementary Guidance detailed in the Development Plan Scheme will be screened to assess whether a Strategic Environmental Assessment is Required.

5. Equalities Impact Assessment

- 5.1 The Development Plan Scheme 2010 does not require an Equalities Impact Assessment. Screening for the HwLDP is available on our website and will be modified in light of any changes made from the approach outlined in the Main Issues Report.

6. Community Engagement

- 6.1 Printed copies of the Development Plan Scheme will be sent to all Community Councils for information and feedback will be sought. The Development Plan Scheme will also be available in all libraries, service points and on line. An e-mail will be sent to all those on our consultation database informing people of its publication.

7. Financial Implications

- 7.1 There are no direct financial implications arising from this report.

8. Conclusion

- 8.1 This report, and the attached Development Plan Scheme 2010, outlines the ambitious timescale for production of the HwLDP, the Inner Moray Firth Local Development Plan, and supplementary guidance, demonstrating The Highland Council's commitment to the delivery of planning reform.

9. RECOMMENDATION

- 9.1 That Committee:

- (i) Agree the content of the Development Plan Scheme 2010, in order for the document to be submitted to the Plain English Campaign and subsequently submitted to Scottish Ministers;
- (ii) Agree for the Development Plan Scheme to be updated every six months;
- (iii) Note the progress made to date on the HwLDP; and
- (iv) Agree that the HwLDP Proposed Plan will be brought before this committee on 26th May 2010;

Signature:

Designation: Director of Planning and Development

Date: 9 March 2010

Authors: Simon Hindson/Malcolm MacLeod (Tel: 2506)

Development Plan Scheme 2010

What is a Development Plan Scheme?

A Development Plan Scheme sets out how the Council will be preparing its new land use plans over the next year. We produce this document to make it easier for you to find out what stage in the plan making process we are at and how you can get involved.

The development plan scheme sets out our programme for preparing and reviewing local development plans and supplementary guidance. In this document we will let you know:

- how our planning is going; and
- when we will be starting work on the area local development plans.

The scheme includes:

- a timetable for producing the Local Development Plans;
- what is involved at each stage of making this plan; and
- how and when you can expect to be involved - our participation statement.

What is Planning?

Planning guides the future development and use of land. Planning is about where development should happen, where it should not and how it interacts with its surroundings. This requires promoting and facilitating development, while protecting and enhancing the natural and built environment in which we live, work and spend our leisure time. Careful attention to layout, design and construction should result in places where people want to be.

What is a Local Development Plan?

A Local Development Plan guides the future use of land and the appearance of cities, towns and rural areas. It indicates where development, including regeneration, should happen and where it should not. A Local Development Plan needs to set out an ambitious and long term vision for the future.

What will be in this Development Plan Scheme?

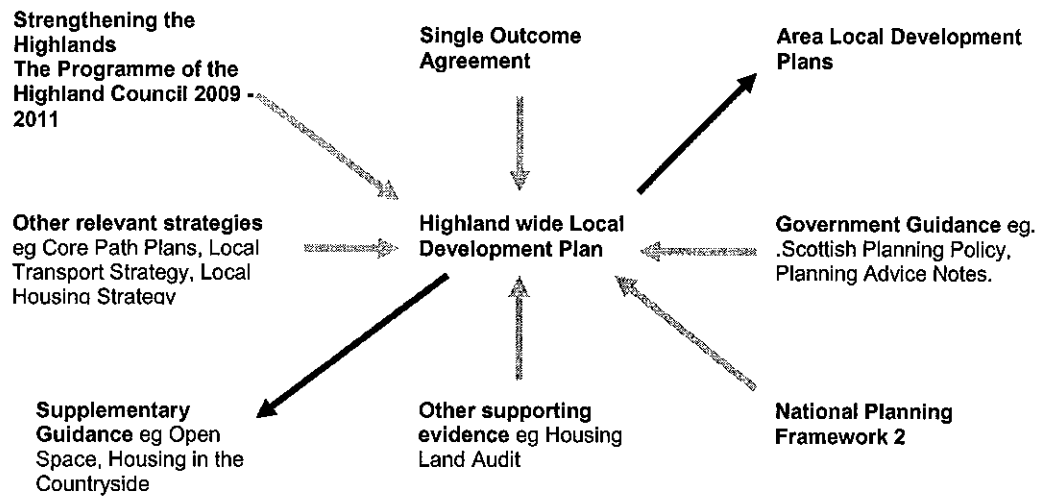
We have already started work on the Highland wide Local Development Plan so in this Development Plan Scheme we will let you know how the work on this is going and what we are going to do next.

This year we will also start production of the first Area Local Development Plan – the Inner Moray Firth Local Development Plan and we will let you know about the initial stages of the production of this.

Finally, this document will let you know about how and when we will be producing very detailed guidance for certain topics. This detailed guidance is called Supplementary Guidance and we will explain more about how and when we will prepare certain pieces of supplementary guidance later in this document.

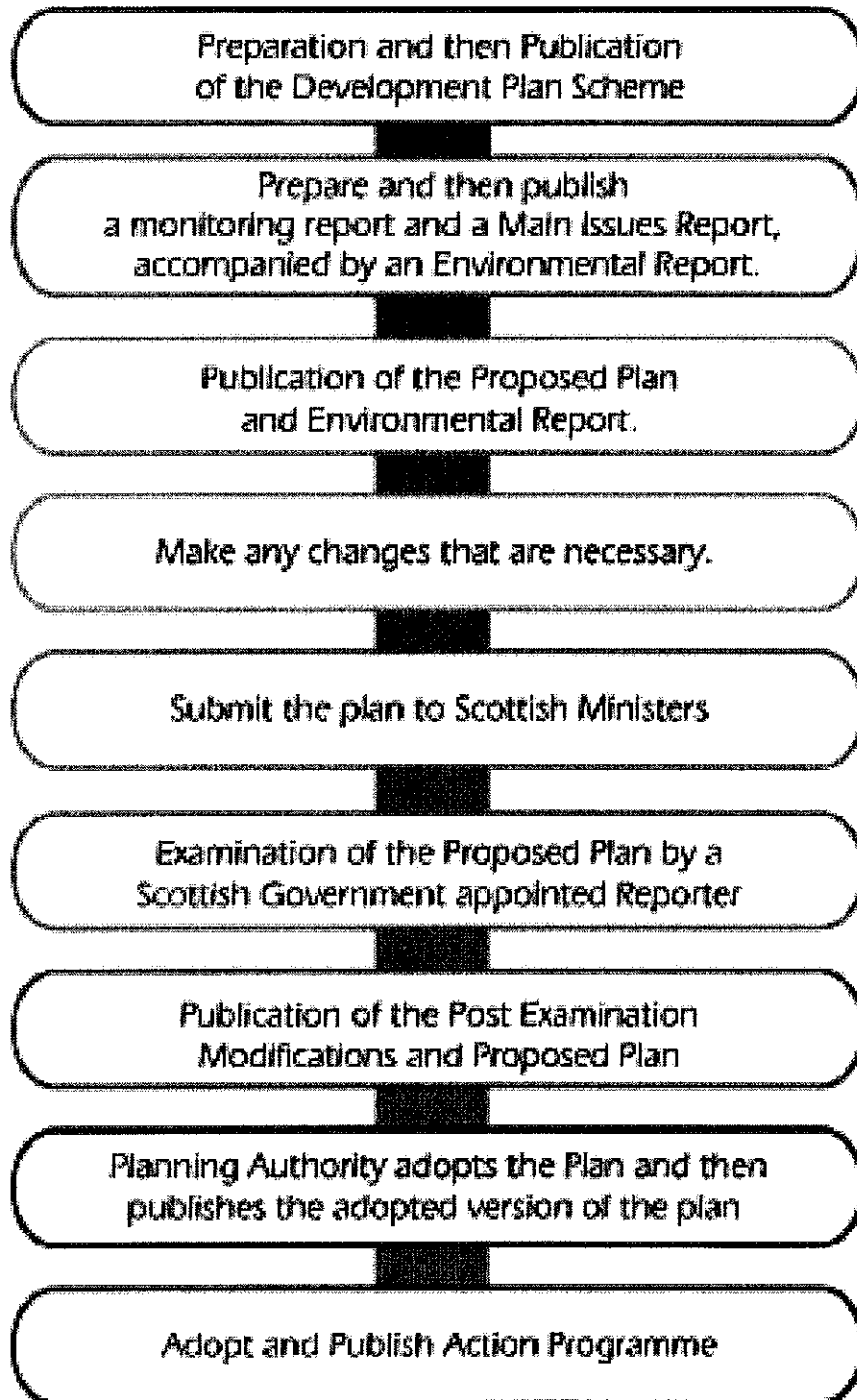
Links to other Plans and Strategies

The diagram below explains how the Local Development Plans will relate to other plans, policies and strategies.



Preparing a Local Development Plan

When we prepare Local Development Plans there are certain steps we need to follow. These are set out in Scottish Government Regulations and we have summarised them in the diagram below.



To find out more about how all local authorities in Scotland will be producing Local Development Plans, see the Scottish Government's *Guide to the Planning System* available online at www.scotland.gov.uk/planning or contact the Development Plans Team using the details at the end of this document.

Assessments of the Plan

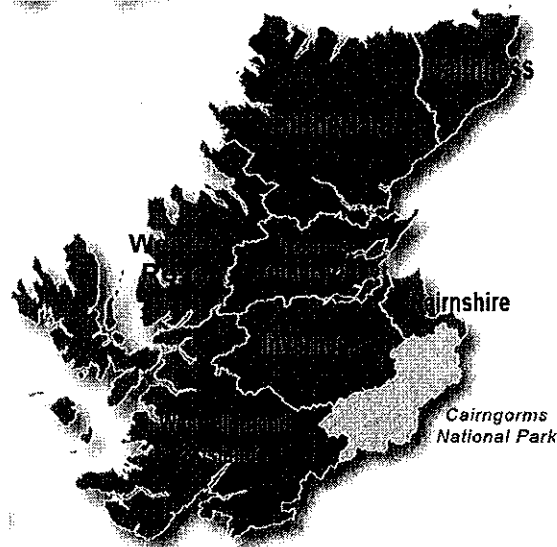
To ensure the Local Development Plans take account of their effect on the environment, do not have an adverse affect on European nature conservation sites or any particular social group we will be carrying out some assessments of all our plans. These include:

- **Strategic Environmental Assessment** - This assessment makes sure that the plan takes fully into consideration biodiversity, flora and fauna, population, human health, soil, water, air, climatic factors, material assets, cultural heritage, landscape. This is closely examined by Scottish Environment Protection Agency, Scottish Natural Heritage, and Historic Scotland;
- **Habitats Regulations Appraisal (including Appropriate Assessment)** - This assessment considers any impact there may be on important environmental areas known as Natura 2000 sites. This involves looking at why the site is designated a Natura 2000 site and how it might be affected. This will be prepared through close working with Scottish Natural Heritage;
- **Equalities Impact Assessment** - This looks at how the document might affect different groups in the community. This assessment is done at a very early stage to ensure that there is not an impact on one group in particular.

These assessments are a must for all Local Development Plans but we may also choose to carry out other assessments. If we do we will make sure that we clearly explain what they are in the introduction to the document and on our website.

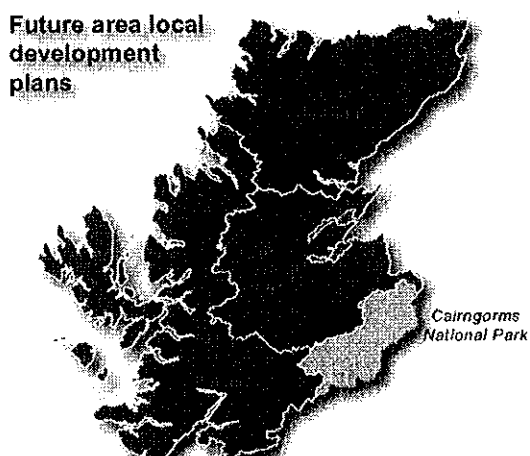
Development Planning in Highland

At present we have a number of Local Plans in Highland, the coverage of each one is shown on the map below.



In an area as large and diverse as Highland it would be difficult and confusing to have just one Local Development Plan. We have therefore agreed with the Scottish Government to have a total of 4 plans:

- A Highland Wide Local Development Plan – This will set out the policies against which all planning applications will be determined. This will look at issues such as Housing in the Countryside, Flooding and Waste Management. It will help us to have a consistent set of policies right across Highland. This plan will also identify how Highland as a whole can grow and identify certain areas which are very important the future of Highland.
- Area Local Development Plans – These plans will set out the existing and potential future uses in each of the towns and villages in the area. We will have 3 of these, one for each of the areas shown on the map below.



The Highland Council provides services within the Cairngorms National Park; however planning is controlled by the National Park. In time they will be producing a Local Development Plan for their area. See www.cairngorms.gov.uk for details.

Highland wide Local Development Plan

What we have done so far

In August 2009 we published our Main Issues Report which set out different options for how we could tackle the important issues in Highland such as where growth could go and how we could develop different policy areas. We have had a lot of feedback on this during and following our 13 week consultation. We have made all of the responses to this available on-line. You can also see summaries of all of the meetings we have held about the production of the plan on our blog at <http://hwldp.blogspot.com>.

The Next Step – The Proposed Plan

The next stage of production of our Highland wide Local Development Plan is the Proposed Plan. This document will have taken into account all of the views made during the consultation on the Main Issues Report and will be a more settled view on the content of the plan. The proposed plan will contain the following:

- **A Vision** – what could the Highlands be in 20 years?;
- **A Spatial Strategy** – where development could go;
- **Development Management Policies** – policies to help determine planning applications; and
- **A Proposals Map** – showing what type of development could happen where.

There will be a public consultation on this stage of the plan and we would like to encourage you to get involved. We will be informing everyone who has made a representation to the Main Issues Report and any landowner affected by the land allocations on the proposals maps. More information on how you can get involved can be found on Page 10.

The table below sets out how we will be moving forward over the coming months to have a more up to date consistent plan for the whole of the area.

Key areas of work	Strategic Environmental Assessment (SEA)	Date
Publication of the Proposed Plan and Public Consultation 15 weeks	Formal Consultation on Environmental Report	June 2010-
Make any changes following consultation	Review and make any necessary changes	September-November 2010
Submit plan to Scottish Ministers	None	December 2010
Examination by Scottish Ministers	None	January-March 2011
Publication of Post Examination Modifications	Review and make necessary changes	March 2011
Adopt Plan and publish	Adopt SEA alongside Plan	May 2011
Adopt and Publish Action plan for Plan Implementation	Prepare and publish Post Adoption SEA Statement	May 2011

Inner Moray Firth Local Development Plan

This is the first of our area Local Development Plans and covers the area of Highland which is most densely populated and where there is the most pressure for development.

The first stage in producing this new plan will be to ask all land owners in the area to let us know if they have land that they would like to see developed. We will call this the "call for sites". Landowners will be asked to let us know where the land is, what they would like to see developed there (e.g. housing or retail) and if there are any things which may prevent their land being available for development (i.e. is it subject to flooding).

Once the call for sites is complete we will be holding events in an accessible location in each Community Council area to discuss community aspirations for these sites and any others, and how they would like any sites in their community to develop. We will also be liaising closely with the community to look at the need for new infrastructure in the settlement from improved waste water treatment works to better sports facilities.

We will then produce a main issues report setting out the Council's preferred options for development and reasonable alternatives. These will have been identified through the community consultation events.

Below is a table detailing the timescales for these first stages of the production of the Inner Moray Firth Local Development Plan. We have only set out here what we believe we will complete before the publication of the next Development Plan Scheme in Spring 2011.

Key areas of work	SEA	Date
Landowner "Call for sites"	Scoping	September 2010
Community Events	None	January 2010-February 2011
Publish Main Issues Report and 15 week public Consultation	Environmental Report	March 2011 - May 2011
Consideration of responses to the Main Issues Report	Any recommended changes	May 2011 - August 2011

We will have more detail on the remaining stages of the production of the Inner Moray Firth Local Development Plan in next year's Development Plan Scheme.

Supplementary Guidance

As mentioned earlier we need to produce detailed guidance on certain topics. Our supplementary guidance will either:

- give detailed guidance on certain topics such as open space; or
- give guidance on how certain sites that have been identified for development should be built out.

Over the next year we will be producing a number of pieces of supplementary guidance to give extra detail on policies or site allocations in the emerging Local Development Plans. Some of the key pieces of supplementary guidance we will be producing will include:

Siting and Design Guidance for Housing in the Countryside - This supplementary guidance will show examples of best practice of how development in the countryside around our city, towns and villages can best fit with their surrounding. *Expected May 2010*

Wind Energy - This guidance is being produced to ensure we can both protect the environment and also fully take advantage of the wind resource available for producing energy in this area. *Expected May 2010.*

Developer Contributions - This guidance will set out how we can make sure proposals for new infrastructure (such as new roads or open spaces) can be put in place. It will provide clear, consistent guidance for service providers, developers and the community. *Expected August 2010.*

Waste Management - This guidance is being prepared to reduce, reuse and recycle waste wherever possible by helping developers to incorporate waste management requirements at the design stage of any proposed development, just as they ensure that other essential services required to serve the development are designed in (such as waste water infrastructure). *Expected May 2010.*

While these are some of the most important, we will be producing other supplementary guidance including:

- Residential Layout and Design. *Expected September 2010;*
- Planning for Managing Floods. *Expected Spring 2011;* and
- A number of design briefs for sites identified for development in the existing Local Plans.

We already have some guidance in place and this is known in most cases as interim Supplementary Guidance as it is not a fully adopted part of the Development Plan just yet. These may be subject to change as a result of our work on the Highland wide Local Development Plan

- Affordable Housing (2008)
- Designing for Sustainability in the Highlands (2006)
- Education and New Residential Development (2009)
- Forestry and Woodland Strategy (2006)
- Housing in the Countryside (2009)
- Houses in Multiple Occupation (2008)
- Inner Moray Firth Ports and Sites Strategy (2006)
- Open Space in New Residential Development (2009)
- Renewable Energy Strategy (2006)
- The Highland Council Access Strategy (2008)

What other work will we be doing in 2010?

The Development Plans Team is also working on the following important projects during 2010:

- **Sutherland Local Plan** - We are currently working towards adoption of this Local Plan which will replace a number of existing local plans in the area. We hope to adopt the Sutherland Local Plan in Spring 2010.
- **West Highlands and Islands Local Plan** - We are currently working towards the adoption of this Local Plan which will replace a number of existing local plans in the area. We hope to adopt the West Highlands and Islands Local Plan in Summer 2010.

Community Engagement and the Planning System

The involvement of the community is very important in all the work that we do and to the success of the planning system.

Our Commitment to involving you

"During preparation of all of our Development Plan documents (including supplementary guidance) we will ask your opinion on the issues, policies proposals and guidance regularly and take on board comments you have made. We will encourage people from all sections of the community and from all over the Highlands to take part."

We hope that by making this commitment to involving the community we can produce a plan that is well supported, good for the environment and which meets the needs for development in the future.

Who are we already involving?

We are continually working to identify who has an interest in the Local Development Plans and Supplementary Guidance. This is a long list and we recognise that we have not identified everyone and so we are always looking to identify and liaise with other organisations and community groups who may have an interest in the Planning system in Highland.

On our website (<http://www.highland.gov.uk/developmentplans>) we have a list of all the organisations who we keep up to date with the work of the Development Plans Team. If your organisation or group would like to be added to this please contact us using the details at the end of this document.

We understand that many people do not belong to organised groups. We need to reach out to the wider public in different ways so as many people as possible can join in easily. There are certain groups who have been less involved in the plan making process in the past, therefore we are working hard to ensure we can involve them.

Standards for Community Engagement

We will continue to use the National Standards for Community Engagement set out by the Scottish Government in Planning Advice Note 81: Community Engagement. This will allow you to have your say and be listened to. We will be using this alongside other guidance on community engagement.

The table below sets out each standard for involving the community and what it means.

Standard	What it means
Involvement	We will identify and involve people and organisations who have an interest in what we are doing.
Planning	We will gather evidence of what we need people to be involved in and the resources available and use this evidence to agree <ul style="list-style-type: none">• Why we want to involve people and organisations• What we will involve them in• How long it will take; and• What we will do to involve them.
Support	We will identify and overcome any problems that could stop people getting involved.
Methods	We will agree and use methods of involving people and organisations that meet our and their needs.
Working together	We will agree and use clear procedures that allow the people and organisations taking part to work together effectively and efficiently.
Sharing Information	We will make sure that information is shared between the people and organisations taking part.
Working with others	We will work efficiently with others who are interested in getting involved in planning.
Improvement	We will develop the skills, knowledge and confidence of all the people and organisations taking part.
Feedback	We will provide the results of the involvement process to the wider community and agencies they affect.
Monitoring and Evaluation	We will monitor and assess whether: <ul style="list-style-type: none">• We got the information we needed by involving people; and• The process met these national standards for involving the community.

To ensure we meet and where possible exceed the standards for community engagement we will be using "Visioning Outcomes in Community Engagement" (VOICE) which is a database tool developed by the Scottish Community Development Centre to help Local Authorities to get the best out of community engagement exercises. You can find out more about VOICE at <http://www.scdc.org.uk/voice>.

Scottish Planning = Effective Engagement and Delivery

This guidance by Planning Aid Scotland will help us to work towards better community engagement. This document also known as SP=EED has three separate levels which work together to contribute towards effective community involvement in the planning system.

Level 1 - Giving Information

Level 2 - Consulting and Listening

Level 3 - Partnership

You can find out more about SP=EED on the Planning Aid Scotland website <http://www.planningaidscotland.org.uk>.

How can I get involved?

In the past some people have felt that they have not been able to get involved in the planning system for a number of reasons including:

- Documents written in very technical language;
- Not being aware of the planning process;
- Enough opportunities to be involved have not been given; and
- Not trusting the planning authority due to past experiences.

Over the past year we have been trying different methods of getting people involved and changing people's perception of planning. Some of the methods to get you involved and keep you up to date which we have used over the past year have included:

- Attendance by planning staff at local events;
- Staffed information days in local shopping areas; and
- More accessible online content including the Highland wide Local Development Plan Blog.

This Development Plan Scheme is the first way in which we will be informing you about the development planning process in Highland this year. Over the next year we will continue to:

- Work closely with the local media to let you know about how you can get involved;
- Make response to our consultations available online;
- Seek feedback on how we are engaging with you;
- Make our website more accessible and make better use of information technology in our consultations;
- Provide paper copies of all of our newly published and consultation documents in Service Points, Highland Council Libraries, Council Planning Offices and other important local facilities;
- Provide regular updates on the work that we are doing via e-mail and post;
- Provide direct dial telephone numbers and e-mail addresses so you can contact the people producing the plan;
- Work closely with community groups and the volunteer sector to encourage people to get involved in planning;
- Use ward forums and Council committees to update you on how work is progressing; and
- Provide easy to understand guides about certain aspects of development planning such as the examination process.

In addition to the above, if you have a group or organisation who would like to know more about development planning in Highland, please contact us and we will be very happy to come and give a presentation and answer any questions you or your group may have.

Any Questions?

If you have any questions about the contents of this Development Plan Scheme, or if you would like printed copies to distribute around your group, please contact Simon Hindson using the details below:

Post:

Development Plan Scheme
Freepost SCO5568
Inverness
IV3 5BR

E-mail:

devplans@highland.gov.uk

Telephone:

(01463) 702261

Fax:

(01463) 702298

Visit our website @ <http://www.highland.gov.uk/developmentplans>

Visit our Blog @ <http://hwldp.blogspot.com>

Customer Service Charter

This customer service charter sets out the standard of customer service you can expect from the Development Plans Team.

We aim to develop plans, policies and strategies that are user friendly, accessible and meaningful.

We want to make contacting us easy for you and to ensure the service we provide meets your needs, and that you receive the highest level of customer service.

If you feel we are not meeting these standards please let us know so that we can review, improve and deliver excellent customer service.

We will be **responsive**:

- We will provide a prompt response to your enquiries.
- We will do our best to carry through our commitments to you - if we can not do this, we will let you know why.
- We will be keen to resolve problems when things go wrong.

We will offer **quality services**:

- We will be polite and courteous at all times and you will be able to identify the Development Plans Team through our name badges.
- We will work to recognised procedures and service standards.
- If requested, your enquiries will be treated in confidence and in accordance with the relevant legislation.

We will **listen** to our customers and keep them **informed**:

- We will welcome your views on our work through feedback on our consultations.
- We will listen carefully to your enquiry and ensure we have a clear understanding before we do anything.
- We will actively seek the views of people through our consultations.
- We will keep you informed of progress with our work with you, we will tell you when things go wrong and why, as well as when things go right.
- We will tell you about other services including those outside of the Council which may be helpful to your enquiry.

Appendix 2 - Topic by topic summaries of issues raised

This appendix outlines some of the issues raised by respondents to the consultation on the Highland wide Local Development Plan - Main Issues report. The issues here focus on the Spatial Strategy and Policy Approaches from the Main Issues Report. Issues were also raised about other areas of the Main Issues Report, the public consultation and strategic environmental assessment. These will be addressed and a full response will be prepared and presented to the Planning, Environment and Development Committee alongside the Proposed Highland wide Local Development Plan in May 2010.

Spatial Strategy – Where growth should go and how can we deliver it

Inverness and the A96 Corridor

- Support for regeneration sites and transport improvements including the road traffic crossing of the Caledonian Canal.
- Gateways and natural surrounds of Inverness should be maintained. Need to make the most of the river and its banks. Too many buses in the town centre.
- City Vision must consider impacts of areas outwith Inverness.
- Preferred approach does not address the fragile west coast.
- Transport modelling and masterplanning key to be able to progress development in the area.
- Emphasis should be on sensitive regeneration to retain character. Support for development of A96 corridor, should not direct development to Black Isle.
- City vision should consider development sites which can be delivered beyond the next 3-5 years.
- Consolidation of the city should be balanced with realistic and achievable goals.
- Potential for growth “upward” in Inverness.
- Consolidation and building on what we have already got should be first step before spreading resources.
- Infrastructure commitments need to be addressed prior to development of Inverness and A96.
- Development in A96 corridor and Inverness will be to the detriment of fragile communities.
- Development should not proceed on an incremental basis.
- City should be focus of development, development in A96 corridor should support the city.
- Focus should be on regeneration supported by new development and not led by new development.
- New city vision should take a holistic view of the city.
- Development should be focused on brownfield sites with local scale services.
- Development in areas outwith the A96 corridor should not be discouraged.
- The Scottish Government believe the principle of some early phasing of development in the corridor prior to completion of major infrastructure is sound.
- SNH feel there is a need for green network links to be maintained and enhanced.

Developer Contributions in the A96 Corridor

- Contributions should be prepared on equitable basis, not biased to larger developers
- Prefer case-by-case consideration, single approach would need very thorough consideration
- Contributions should apply to all infrastructure, not just roads, sewerage
- Seek policy requiring developers to provide qualitative improvements to existing rail related improvements and level crossing
- Concern regarding the ability to enforce developer contribution protocols and resultant impact on A96 potential
- Seek early development of unconstrained land in A96 (Not requiring Developer Contributions – by implication)
- Can see benefit of flat rate contribution, but need to consider wider consequential effects
- Existing LP allocations in A96 should not be subject to additional requirements than outlined in Inverness LP
- Level of contributions need to be scaled down in present climate to encourage development
- Infrastructure requirements need to be prioritised so requirements are not overly widened, concern that contributions sought are not proportionate
- There should not be overly reliance on the development industry to provide finance for A96 infrastructure improvements.

East Inverness

- Development in this area is should be subject to prior implementation of public transport improvement and wider transport infrastructure improvements to reduce peak time congestion.
- Need to explain why development to the east of Inverness is favoured and look at other areas for development around Inverness
- Should set priorities for development between 2016 and 2021, while looking at alternative sites to those presented in the current framework.
- Need to consider designated sites near by and protected species present in the area.
- East Inverness Framework should incorporate Class 5 industrial land and additional class 4 industrial land.
- Support the preferred option but would like retail developments in the area to be carefully examined as to not have a detrimental impact on Inverness City Centre.
- East Inverness could be used as a testing ground for the principles of development in the A96 corridor.
- Broadly in support of preferred option to support coherent planning and to provide market confidence.
- Provision of a park and ride and public transport interchange would allow the area to be highly accessible.

Nairn

- There should be limited or no growth until there is a by-pass in place and any interim infrastructure solutions should be carefully considered.
- The need for appropriate infrastructure to be in place before/ along side any development – linkages need to be explicit and direct to the solution.
- There is need to assess rail options.
- Concern over the amount of development proposed and the effect this would have on Nairn.
- The desire for development to be organic with clear phasing. In addition it should be of an appropriate scale and type to integrate into Nairn.
- Tourism must be addressed as a vital part of the town and driver of economy.
- Wish for Nairn to maintain and enhance its unique character.

- New development in Nairn needs to be integrated in such a way that ensures clear benefits to Nairn.
- The need to recognise and provide for Nairn's ageing population.
- The existing town centre needs enhanced and redeveloped.
- The existing community should have major input into any new development.
- Need plans for creating sustainable businesses.

Tornagrain

- Support - especially for early phases (2011-2016) including support for beginning early phases of development before the completion of major infrastructure.
- Important to ensure firm dates are in place for when commitments in principle become commitments in fact and legally binding.
- Support for the location of the settlement to relieve pressure on Inverness and Nairn.
- May be helpful to examine with the industry how phasing agreements could work in practice, particularly from the perspective of potential lenders and investors of the project.
- Development of existing brownfield sites and consolidation of existing settlements should be a priority however the preferred option may be the only feasible strategy that can be pursued.
- Development may swallow up Nairn and could lead to the A96 Corridor becoming one large conurbation at the expense of existing settlements
- A lack of jobs may lead to development of a dormitory town
- Concern over the proximity to the airport due to health and safety issues arising from noise pollution which will increase with airport expansion as well as light pollution
- Lack of sustainability including no provision for a local low carbon economy, no low energy or use of renewables, poor rail links and a lack of services
- Concern that prime agricultural land may be built on, this should be safeguarded
- Scaling back of proposals/dispersed growth option should be brought forward instead with more emphasis on developing brownfield land

Smaller Settlements in the A96 Corridor

- There should not be rapid expansion of smaller settlements in A96 if Tornagrain does not go ahead.
- Organic growth is a sustainable option and should be considered
- Expansion of villages in A96 corridor would need infrastructure provision adequate to sustain village life.
- The finalised HwLDP incorporates a clear policy statement that requires that all new development which is part of the expansion of existing settlements should be connected to a public sewer and Waste Water Treatment Plant from the outset.

Caithness and North Sutherland

- Role of tourism in Caithness and North Sutherland should be promoted
- Regeneration of the area must be fully reflected as an aspiration in the Proposed Plan
- The potential for marine renewables should be supported – some potential sites to support these developments have been suggested
- Transport linkages to the far north must be improved, and be part of the overall development strategy
- Dounreay continues to be an important development area, should be reflected in Proposed Plan
- Housing in the countryside is an issue which needs to be addressed

Easter Ross and Nigg

- Activity at Nigg Yard should be maximised to provide world class yard for marine renewable construction
- Promotion of Leisure activity, Marina at Invergordon
- HITRANS – Potential for marine/road/rail interchange should be identified
- Provision of public transport and pedestrian/cycle routes to strategic sites
- Support focus on Inverness rather than Easter Ross
- Recognise growth and development should also be supported in local centres
- Preferred option potentially too narrow – other areas potential should be included Has Nigg had its day, certainly at a significant level
- Would support small and local levels of development in Easter Ross and Nigg

Development of Local Centres

- Role of district/local/neighbourhood centres should be recognised as supporting urban and rural communities
- Local centres make significant contributions to the vision for Highland. Development of UHI, ICT and renewable energy there is no reason why key centres should not attract and retain international students and globally ambitious businesses.
- Consideration should be give to the infrastructure constraints in or adjacent to local centres to take into consideration short term delivery of sites.
- Centres provide focus for shopping, leisure and employment with diversity of uses making a contribution to their vitality and viability.
- Settlement hierarchy should illustrate cultural infrastructure on offer and provide new opportunities for development where shortfalls are evident.
- Hierarchy should identify the role all towns and villages have in the future sustainment of Highland, to its development. Many areas are not suitable for development or should not be developed to maintain character. Local settlements should maintain their own plans and aspirations, and not be part of the overall strategic development process.
- Important to recognise the value of areas between towns and villages
- Local housing need needs to be met in these areas if the demand does not match with the settlement hierarchy than a flexible approach should be taken to ensure needs can be met.
- Settlement hierarchy should confirm the role of Inverness and reflected in development allocations with the hierarchy providing for a suitable range of sites.
- Growth of housing on Black Isle should not be considered. Concentrate on its role for providing agricultural need and tourism.

Wider Countryside and Fragile Areas

- Support potential to build houses in the wider countryside but not in groups
- There is a need to improve services in fragile areas to assist in retaining population support development of small settlements to this end
- Seek clarification of the relationship between the Housing in the Countryside policy and the approach to the wider countryside and fragile areas

Sustainable Highland Communities

Population and Housing

- Should concentrate on sustaining population not growing it.
- Over allocating could hopefully lead reduced rental and property prices.
- Population forecasts are too high in relation to the availability of jobs in local industry.
- Proactive delivery of housing land helps the Council to address the aim of strengthening the Highland economy.
- There is currently not enough housing land allocated to meet proposed population growth.
- Housing land requirement should be clearly identified before identification of locations.
- Concern over increasing an already elderly population.
- Would like to see development of an assessment framework to help consider how settlements can grow sustainably.
- Need to ensure the market is not compromised by over regulation of housing land supply.

Housing in the Countryside

- The plan should be considering transition towns aimed at delivering sustainable settlements.
- Support potential to build houses in the wider countryside but not in groups.
- There is a need to develop design guidelines to improve siting and design in countryside.
- The approach may lead to urban sprawl.
- Preferred option may lead to too much piecemeal development, presume against housing in the countryside unless it is essential for land management.
- Housing in the countryside that supports the development of small land holdings and consequent support for the local economy should be preferred.
- The hinterland could be redefined and reduced without compromising the wider aims.
- The relationship between Housing in the Countryside, wider countryside and fragile areas approaches needs to be made clearer.

Affordable Housing

- Need to find ways to fund affordable stock and its retention.
- Requirements and need for affordable housing needs to be transparent.
- All affordable housing should be built together, not mixed through developments.
- A flexible approach to delivery needs to be sought to ensure economics do not hinder the wider developments.
- Concern over contribution to affordable housing when viewed alongside other contributions being required.
- Need for greater emphasis on mix of housing solutions to allow private sector to develop affordable solutions.
- Consideration of abnormal costs should be given to allow development to proceed.

Planning for an Ageing Population

- Planning policy for elderly should be tied to lettings policy so only elderly can qualify for occupancy.
- Support of centrally located sites for housing for the elderly, use brownfield where possible.
- Should allow for market conditions to prevail in provision of housing for the elderly.

- Policy should be expanded and given greater emphasis in the plan.
- Further investment will be needed in addition to assist in delivering adequate provision for the elderly

Gypsies/Travellers

- Need for an effective unauthorised encampments policy
- Sites should be kept clean and tidy – the idea of a refundable deposit as an incentive for this
- Consideration should be given to maintaining a register of the occupiers of unauthorised sites so that any clean up operation required following their departure can be appropriately recovered by the responsible parties
- The wish for consultation before new sites
- Suggestion that Community Councils should ask their areas to identify new sites
- Need for a consistent approach
- Support for them to Travel as they have done for centuries
- There should be different approaches in different areas
- Suggestion we should sell of Gypsies/ Travellers sites to the Gypsies/Travellers groups and have no further development
- Support for a Highland Gypsy Accommodation Needs Assessment

Retailing

- Retail approach needs to be more flexible.
- Retail development should not be exclusively linked to masterplans, other sites may serve settlements better in terms of SPP8.
- Retail development should be in the context of mixed developments to give integration between larger and smaller retail stores and other community facilities to enable a reduction in car journeys.
- Should include approved retail floorspace to be used as a baseline to determine future retail requirements.
- Inverness should remain top of the Hierarchy of settlements in terms of retail provision.
- Strict controls need to be enforced to protect the vitality and viability of the city centre.
- Should identify sites for very localised needs in residential areas.
- Identification of retail facilities to support expansion areas and recognition of retail capacity in the area is needed to ensure modern retailing needs are catered for.
- Town centres not always most appropriate site for retail uses and where they are identified the type and scale appropriate at that location needs to be considered.
- Prefer a strategic approach to retailing rather than developer led competition.
- Enhancing town centres is a priority but also need to have a flexible attitude to consider needs, requirements and proposals on their own merits.
- New development can mean edge of centre development retail is more suitable.

Developer Contributions

- Developer contributions should be negotiated on a case by case basis.
- Support proportionate contribution based on clear calculation to assist developer costings.
- Contributions from houses in the countryside should fund facilities in existing villages.
- Infrastructure should be in place prior to development, agreements will not be honoured.
- Developer contributions have been developed in more buoyant economic times, need to consider the impact of seeking contributions at this time.
- The need for contributions will slow down development rates and give time to reflect the merits of growth.
- Developer contributions should be clearly defined in relation to the impact of development (i.e. for windfarms).
- Need to explore the phasing of developer contributions and also look towards solutions to funding gaps.
- Feel that developer obligations fall unequally on the house building sector.

Safeguarding our Environment

Natural, Built and Cultural Heritage

- Better to conserve than reinstate or compensate.
- The hierarchy of feature (international, national and local/regional) is dangerous as it implies that a local feature has less significance.
- Areas in the wider countryside outwith designated sites are also important and valuable and require protection and enhancement. Perhaps this needs to be shown spatially.
- Some concern that the preferred option allows for compromise as long as the developer addresses any issues; developers should be monitored to ensure compliance.
- Too much is already being asked of developers, this kind of policy hinders development.
- Biodiversity checklist should be developed and reference should be made to the biodiversity toolkit.
- Developers should be encouraged to provide information on green networks when designing layout in developments.
- No reference to geodiversity.
- Marine developments may have an impact on important natural heritage sites.
- Some existing electricity transmission and distribution lines may have been constructed in areas before designations were in place. The Plan should recognise that such constraints must be treated appropriately e.g. any upgrades or replacements should be considered in the context of the existing infrastructure and its function and not purely on the basis of the principle of whether such infrastructure should or should not be located within the designation.

Previously Used Land

- Redevelopment of previously used land is consistent with the principles of sustainable development.
- Re-using land should not just be considered for housing but also community use, forestry or agriculture.
- New development on Previously Used Land will close the gap between the wealthy and most disadvantaged areas of Highland.
- The preferred option should be adopted to preserve greenfield sites, especially those which have agricultural value.
- Availability of vacant and brownfield sites vary considerably across the region.
- Recognition should be given to the extraordinary site development associated with contaminated land, especially in the Highland area.
- There should be a presumption in favour of redevelopment of previously used land particularly where evidence of previous structures remain.
- Costs of the redevelopment of previously used land should be set out in a policy on previously used land.
- Important to increase opportunities for development of brownfield sites however in some instances they are not at all suitable for development.
- Development of previously used land should not be at the expense of undeveloped land in sustainable locations.

Wild Land

- Precautionary principle should be applied as further work needs to be carried out on the public's perception of its value.
- Although it is emotive to locals, the national and international public expect to find areas of wildness
- Wild land close to population centres are particularly valuable and should be protected to avoid further erosion.

- Wild land could represent a significant constraint for development, especially those for infrastructure related to renewable energy projects.
- SPP6 does not identify wild land as a constraint so the preferred option identifies is considered to be in conflict.
- Concern that there are significant international and national obligations to increase renewable energy development and reduce greenhouse gas emissions and that protecting wild land could hamper us meeting these.
- Some areas in Highland are wild in character but may not be classed as wild land therefore would not be protected by the approach set out.
- Wild land is subjective and can be open to wide interpretation.
- Important to consider the wording of SPP to gauge whether wild land would be classed as a local/regional/national feature.
- It is likely that large scale onshore wind farms would have a significant impact on wild land.
- There are polarised opinions on the suitability or otherwise of a policy approach which protects against development outwith wild land which nevertheless impinges upon its wildness.

Water Environment

- It is important to fully consider the implications of the Water Framework Directive in the management of water resources.
- Reference should be made to the impact water quality can have on the natural environment, in particular dolphins.
- Consulting SEPA on planning applications should be sufficient for them to highlight any issues.
- Any approach to the water environment should not duplicate activity carried out by SEPA's role as a regulatory authority.
- SEPA suggest when assessing development proposals the council should take account of the River Basin Management Plan for the Scotland River Basin District, relevant Area Management Plans, and supporting information on opportunities for improvements and constraints.
- It may be more appropriate to only provide a reference to where information on water quality is available as this is likely to change frequently during the life of the plan and be influenced by much more than planning applications.
- The policy should consider the recreational value of the water environment and the impact that any development which may affect the water environment will have on it.
- Effective joint working between the Council, SEPA and Scottish Water is essential.

Sustainable Development and Climate Change

Renewable Energy

- Need to have protection for wind farms under 20MW as well as those above 20MW.
- Support for the growth of renewable energy but must have clear guidelines.
- Wave/tidal energy should be an area for growth along the west coast as well as in the Pentland Firth.
- The preferred option offers clarity on what is a confusing area of planning.
- Grid constraints should not be used to preclude development of renewable energy where potential exists.
- 20MW threshold is too high as it could be the equivalent of 10 large wind turbines.
- There is opportunity to be more specific regarding development opportunities related to renewable energy.
- A number of respondents are opposed to wind farm development due to the visual impact.
- There is a need to further consider the creation of a sub-sea network for electricity transmission.
- There is a need to support and promote the use of micro-renewables.
- The Proposed Plan should avoid blanket policies on where development should and shouldn't go.
- It would be best to consider the national targets rather than setting local targets which may unfairly jeopardise some projects.
- SEPA recommend the inclusion of a policy on recovering energy from waste as part of an approach to renewable energy.
- There is a need to embrace the full range of renewable energy opportunities available in Highland.

Flooding

- There is support for the preferred policy option; however there is also the view that development should avoid flood risk areas and areas of land instability. Promote flood avoidance rather than management. Mitigation should eliminate not just reduce risk.
- Priority for flood prevention schemes and maintenance of watercourses. Flood warning measures should be improved.
- Reduce on site surface water not just in flood risk areas.
- There should be a more holistic and sustainable approach to flood risk avoidance/management.
- Developer funded flood risk assessments should be checked and enforced; Developer should pay for any flood damage caused by their development.
- SEPA flood risk maps underestimate issue of sea level rise.
- SEPA flood risk maps over-estimate threat and constrain major settlements.
- Flood risk data from SEPA should be more widely available to help reduce cost of flood risk assessments.
- Flood risk should be defined more widely to include animals.

Waste Management

- Waste of all kinds should be seen as a resource & a more flexible approach is needed towards the number and type of facilities.
- Further policies are also required to reduce packaging, increase recycling including in new developments, (particularly for businesses).
- Minimise the need for long distance road transport should be minimised with consideration given to potential of rail or waterborne transport.
- Mixed response regarding Energy from Waste; most concern was raised regarding the health impacts.

- Most alternatives suggested more use of Anaerobic Digestion, In Vessel Composting and Mechanical Biological Treatment, more compulsion for recycling and more emphasis on waste prevention.
- SEPA will object to the proposed plan if it does not specifically allocate sites for waste management facilities.
- SEPA recommend that the proposed plan policies should be a combination of the preferred option and the stated alternative.

Air Quality

- Air quality is not an issue.
- More data needs to be collected on air quality to be able to use the policy.
- If there is any detrimental impact on air quality a planning application should be rejected.
- Local communities should be protected from air borne emissions from waste management.
- If there is any detrimental impact on air quality a planning application should be rejected.
- Need to be clear on what standard is for air quality.
- Soft engineering can improve air quality for local people.
- Policy needs to be developed in the proposed plan.

Sustainable Design

- Renewables technology, microregeneration, extra insulation and solar panels should be standard and sustainable design incentivised; permitted development rights should be highlighted. Householders who promote sustainable practice should be supported.
- Concern that policy is promoting repetition of existing design.
- Promote energy efficiency.
- Roads too dominant in residential areas.
- Sustainability must be balanced with acceptable design and layout. An assessment framework could be developed to help settlements to grow in a sustainable manner.
- A pragmatic approach is required for policies relating to climate change.

A Competitive, Sustainable and Adaptable Highland Economy

Business and Industrial Land

- There are also significant opportunities that have been omitted; food and drink, life sciences, the digital economy, education and the wider energy industry as well as the role of retail development. The reference to small scale local businesses/ micro businesses also needs to be developed.
- Consideration should be given to targets for the minimum amount of land available to businesses at all times in a range of places within Inverness City region and local centres.
- Mixed response regarding mixed use developments; support for a reduction in travel but this should be limited to new developments only. A more ambitious approach could be considered which would require new development proposals for over 50 houses to include mixed use proposals for however it was also felt unnecessary to introduce a this requirement
- Allows for a range of economic development sites, with a flexible and proactive approach that is welcoming for business and reflects 'real-life' demand.
- Point 3 of the preferred option seems to give development a green light regardless of what might be written in the Plan. Development should be more tightly controlled and therefore have a lesser impact on the environment.
- More recognition required for home-based micro businesses, some of which will grow into larger operations and require small commercial premises within the locality
- Tourism is the main industry and should be shielded from any negatives i.e. wind farm developments. North Highland Tourism is not visible enough.
- The alternative option has a lesser impact on the environment and is more in line with the desire for a more plan led approach to development, identifying sites more openly and inclusively . Identification of sites needs business input and opportunities for existing businesses to develop
- Alternative is to encourage many small clean sustainable industries.
- Economic growth is unlikely in the future whilst the growth in sustainable industry is essential. Inward investment projects are less likely to development sustainable industries and communities than locally invested and subsidised schemes

Accessibility and Transport

- More detail is required on improving rail, air and ferry links.
- Final phase of the Southern Distributor Road in Inverness is more important than upgrade of A9 and A96.
- The Accessibility and Transport section needs to have greater consideration of climate change.
- Dispersed growth such as housing in the countryside is at odds with being able to reduce travel.
- There is a need to improve public transport strategy, infrastructure and traffic management system.
- There should be more emphasis on improving active travel.
- Investment should be directed to waterways/ ports for modal shift of freight, including road/rail links.
- Should be efficient ferry links with the small isles.
- Need to protect Dornoch Rail Link route.
- Need to plan for a modal shift to rail.
- Local road improvements should come alongside trunk road improvements.
- Transport infrastructure improvements should be delivered to allow development inline with population/economic growth in the A96 corridor.
- Improvements should be made to trunk roads including A9, A96 and A82.
- Should be an emphasis on improving transport to the far north.

- Potential for expanding the use of Seaplanes on the west coast.

Agricultural Land

- HIE feel there should be a minimum class 5.1 land protected in crofting communities. However they feel the contra argument about effective land supply is valid.
- Potential to re-evaluate the spatial strategy to avoid key prime land where possible.
- Protection of agricultural land is vital so we can produce food locally; benefits include lessening imports, transportation, and the carbon footprint.
- SNH suggest preference for common grazings needs to be balanced against other considerations such as settlement pattern and natural heritage.
- The Crofters Commission support the preferred option which involves good local consultation with the grazing committees. They feel this process will protect the more productive land from unnecessary development.

Subdivision of Existing Crofts

- Concern that planning system has not been sophisticated enough to manage the piecemeal development and get an overall density that the crofting community would find acceptable.
- There needs to be joint working between local representatives of the Crofting Community and planners, unrestrictive planning policies have already lost good productive ground.
- Locally some crofts have been subdivided on the basis of new entrants.
- Feeling that crofters need a house for family members so 2 houses on a croft is fine.
- HIE feel where the crofts are of a significant size then subdivision is a credible alternative to provision of new crofts.
- The Crofters Commission point to the diagram in the monitoring report of the HwLDP which proposes a new relationship between planning and decrofting procedures as one idea they would like to take forward as they seek to align their process.
- Regarding decrofting for house sites HIE feel there will always be those who wish to circumvent the legislation but with this integrated working it should be possible to exclude such individuals from using public finance for personal advantage over crofting and community development.
- Why perpetuate subsistence farming by creating smaller crofts (dependent on croft size) there should be no additional house on a croft only replacement.
- The decrofting not having power after planning consent is wrong and the new Crofting Bill promises to address this.

New Crofting Townships and Small Scale New Crofts

- Estate land could be used for future developments and there are grants in place at the moment to take this forward.
- The question of what is a croft should be left to those regulating crofting.
- SNH feel that crofting policies to support new crofts should regard existing housing in the countryside policies.
- Concern that it is too easy to get tired of crofting and sell on, there is a need to ensure any new crofts are safeguarded from get rich quick operatives.
- New Croft Townships would be outwith existing areas and would require the agreement of the landowners.
- Attention has been given to 'environmentally sound planning' but 'ensuring access to land' has not been a primary objective. Planning restrictions upon any form of development in the countryside not associated with competitive agriculture hampers access to small scale farming.
- Not convinced of role for woodland crofts and would like to see national forestry estate land available for traditional crofts.

- There should be a right to a house on the croft. However for a woodland croft onsite residency is not considered necessary.
- The woodland croft concept is supported because it can link housing, rural livelihoods, and woodland management. This has potential to bring new business development to crofting and enable ideas behind rural development and land reform to be realised.
- The building of homes in remote areas of croft land, for people to move to, where there is inadequate public transport and employment opportunities should be discouraged. People living in these areas commuting long distances to work cannot be justified.

Coastal Development

- Recognition that there is a critical interface between marine planning and land use coastal planning.
- Acknowledgement that ferries, marinas, fish farm infrastructure etc all depend heavily on working within a policy context which allows appropriate development.
- Need to support sustainable development and use of coastal zone whilst safeguarding its natural and cultural heritage assets because of the economic benefit from tourism.
- Recognition of the recreational potential in terms of pontoons, moorings and shore facilities for leisure yachts
- Suggested that coastal areas provide considerable potential to deliver significant economic benefit in fragile areas. The role of Corpach/Malliag and Kishorn is vital and it is imperative their commercial and industrial activity are protected.
- It is suggested that IPCC (0.7 metres by end of this century) figures on sea level rises are out by a factor of 2 possibly 3 because they need to be updated to account for scientific papers that show that Ice caps are melting. It is suggested that in the medium (30 to 60 years) much of our infrastructure will be under threat.
- SNH point us to a scoping review of Coastal Flooding which identifies the Inner Moray Firth as being at higher risk from the combined effects of coastal flooding than the remainder of the Highland coastline.
- SNH state that it is important that the HwLDP and CDS are fully compatible. A key issue for consideration and linking is coastal flooding (sea level rises, storm surges).
- SEPA suggest that the Highland Council have been at the vanguard of preparing aquaculture framework plans over many years, and that our preferred option although vague is commendable.
- The Scottish Government consider it is important that the CDS is consistent with the development plan, for example ensuring that appropriate development can take place to fully support the development of marine renewable energy projects. They also feel we should consider, in line with SPP, the scope for providing locational guidance on the location of new fish farm development.
- Location of marine renewables should be part of the Marine Planning System to be introduced as part of the 2010 Act.
- Some support for the protection of our isolated coast and fragile coastal environments.
- The Scottish Council for Development and Industry suggested that the best natural resources are often located around the most isolated coasts.
- HIE feel designations of coast should have regard to future opportunities rather than reflecting current land uses, and caution against a potential anti development designation.

Forestry and Woodland

- Some concern expressed about the ability of the Highland Forestry and Woodland Strategy (HFWS) to meet Scottish Forestry Strategy targets for expansion.
- Some concern that Scottish Government woodland removal policy will act as deterrent on future planting
- Sensitivity required to potential impact on landscape vistas.
- Arguments about carbon sequestration were used to support need for planting, but it was also argued this needs to be done carefully as planting on peatland can cause drying out which increases emissions.
- SNH and SEPA raised concern about impact of new forestry plantations citing need to take additional factors into account; connectivity in relation to green networks, species adaptation to climate change, and impact on water bodies.
- SNH also pointed to limiting factors from the associated infrastructure such as deer fences, tracks, and drainage on sensitive landscapes.
- Planting will impact most on upland areas as they offer less productivity due to higher rainfall and poor fertility.
- There is also a need to encourage selective fells as opposed to clear fells.
- Difficult to defend protection of designated ancient woodland when it has been felled and replanted several times over the last two centuries. This is considered an unnecessary restriction which is sometimes results in the loss of valuable farm land.
- Applications should instead be considered on a case by case basis.
- SNH and SEPA would like to see an interim review of the HFWS and an inclusion of additional factors to the interim revision of the HFWS, connectivity to green networks, species adaptation to climate change, and impact on water bodies.
- Reconsider how we protect designated ancient woodland.

Minerals

- Limit development of new quarries to non-sensitive locations.
- The alternative option in the Main Issues Report could raise the issue of searching for coastal exporting quarries.
- Established search areas should not necessarily be removed, modified or deleted.
- The Council should require, not expect, mitigation and restoration measures.
- Care must be taken when considering large scale developments with their long term consequences.
- Do not wish to see any mention of coastal quarries in proposed plan.
- Safeguard economically significant mineral resources from sterilisation.
- Policies in the Plan should not lead to future public safety hazards. Perhaps a 'cordon sanitaire' would be a useful way forward.
- No discussion of peat extraction, this requires policy and mapping.
- Search areas for minerals should be identified as should a landbank of permitted reserves for construction aggregates for a minimum 10 years.

A Healthier Highland

Open Space and Physical Activity

- Supportive of green networks.
- Benefits of green network should be clearer and included in proposed plan.
- Should reference the need for an open space audit/strategy.
- Need to plan for larger scale sports facilities such as swimming pools.
- Facilities planning model should be a core policy document and updated regularly.
- Fit for purpose open space should be protected.
- Open spaces are good but also need to plan and create sport and leisure centres.
- It should not be up to developers to provide open space – Council should take lead and say where open space should be and enforce it.
- Open space audit and strategy will help to identify areas of deficiency.
- Can't envisage that any alternative would be practical
- Results of Facilities Planning Model can be used as potential to deliver necessary facilities – should be used to as a means to an end with a priority list being referred to in assessing planning applications.
- Allotment provision should be in context of better public and natural green space.

Access to the Outdoors

- Should reflect the important of access on and off paths.
- Increase long and short distance cycle paths
- Need to Develop long distance routes North of Inverness
- Could reasonable charges be considered for use of areas such as forestry commission land.
- Need for sufficient access for people to come into contact with natural, built and cultural heritage.
- Management of access during and after construction of onshore wind turbines is important.
- Do not infringe on landowners rights to privacy.
- Need to protect all paths not just the ones in the core path network.
- Creation of more "safer routes to school"
- Responsible access is important to promote but should consider the needs of users of the land such as farmers.

Issues not covered in detail in Main Issues Report

Tourism

- Greater consideration of tourism is needed. Impact of development on tourism should be assessed.
- Tourism facilities should be enhanced to provide a year round tourism destination. Better connections to other areas may facilitate this.
- Need to plan for more visitor facilities in local centres.
- Need to work closely with tourist groups to promote outdoor access.
- Seeking land allocation for tourism development in Inverness-shire.
- Need to promote tourism better in the Easter Ross area.
- Tourism should have a greater emphasis in the plan.
- Need to improve visitor experiences.
- Should match the aspirations of visitors with people living/working in Highland and those aspirations of the Council. HwLDP essential document to take lead on tourism issues.

Table Showing Support/Disagreement with Approaches

Topic	Agree	Disagree	No Answer	Alt 1	Alt 2	Other Alt
Inverness	79	23	232	2	N/A	11
A96 Corridor	63	61	210	24	4	15
Developer contributions in A96	61	49	224	22	N/A	13
East Inverness	60	35	239	12	N/A	11
Nairn	60	35	239	10	N/A	7
Tornagrain	43	46	245	N/A	N/A	23
Smaller settlements in the A96 Corridor	70	21	243	N/A	N/A	9
Caithness and north Sutherland	70	8	256	N/A	N/A	3
Easter Ross and Nigg	66	19	249	N/A	N/A	10
Development of Local Centres	87	8	239	N/A	N/A	3
Wider countryside and fragile areas	86	16	232	N/A	N/A	5
Population Change	52	65	217	28	N/A	13
Housing in the countryside	71	39	224	16	3	7
Affordable housing	83	32	219	5	3	6
Ageing populations	83	12	239	1	N/A	5
Gypsies/Travellers	65	15	254	2	N/A	4
Retailing	82	17	235	1	5	6
Developer contributions	91	20	223	7	N/A	3
Natural, built and cultural heritage	84	21	229	4	N/A	9
Previously used land	103	8	223	N/A	N/A	5
Wild land	91	15	228	3	N/A	5
Water environment	80	19	235	10	N/A	3
Renewable energy	94	31	209	10	N/A	9
Flooding	76	22	236	11	N/A	4
Waste management	77	21	236	8	N/A	5
Air quality	79	12	243	N/A	N/A	8
Sustainable design	93	9	232	N/A	N/A	4
Business and industrial land	75	20	239	5	N/A	5
Transport and accessibility	85	26	223	N/A	N/A	12
Agricultural land	69	37	228	18	N/A	11
Subdivision of existing crofts	48	28	258	18	N/A	5
Allocation of inbye land	50	18	266	12	1	2
New crofting township	52	16	266	7	N/A	3
Small scale new crofts	54	20	260	7	N/A	5
Coastal development	67	16	251	9	N/A	3
Forestry and woodland	81	15	238	6	N/A	3
Minerals	79	4	251	3	N/A	1
Open Space and physical activity	104	3	227	N/A	N/A	2
Access to the outdoors	106	1	227	N/A	N/A	

Note: * No Answer also includes reps that did not DIRECTLY answer the question e.g. those that suggested amendments to the preferred option, but did not disagree. * Any entrants into the Alt 1, Alt 2 or Other Alt Columns are also included within the Disagree column