

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

Reference Number:	HWLDP-MIR-247
Organisation/Individual:	Patricia Roberts

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

Key:

Background	Spatial Strategy	Policy Options	Consultation
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Notes:

Transport infrastructure could cope better with dispersed growth option
 Developer contributions need to be reflected in plans of the Council
 East Inverness development plans will be a way of testing principles of A96 proposals
 A96 is of strategic importance to Nairn and should not be held to ransom over Bypass
 Small settlements should be capped
 Development of Nigg should be severely restricted
 Local centres should play a role in sustaining not developing the Highlands
 Existing guidance on wider countryside should remain
 Local economy does not need to rely on immigration
 Wind Turbines should not have a detrimental impact on the landscape
 Promotion of small scale rural businesses should have strict provisions put in place
 Public transport important
 Development in woodland should be seen as contrary to Development Plan

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

Dawn Sutherland

From: Simon Hindson on behalf of devplans
Sent: 09 November 2009 11:52
To: Dawn Sutherland
Subject: FW: Highland wide local development plan main issues report- questionnaire response

-----Original Message-----

From: Trisha Roberts [REDACTED]
Sent: 09 November 2009 11:49
To: devplans
Subject: Highland wide local development plan main issues report- questionnaire response

This email has been scanned by Netintelligence
<http://www.netintelligence.com/email>

**Highland wide Local Development Plan Main Issues
Report**

Questionnaire

Please fill in this questionnaire. Your views are extremely important to us and we will take them into consideration when preparing the proposed plan. If you would prefer you can answer only the questions on the issues that you are interested in. If you have any general comments, please put them in the box on page 12.

Please fill in your details below so we can keep you up to date with the progress of the Highland wide Local Development Plan.

Name ...Mrs P Roberts.....

Address Taigh na Cluanag...
.....Lochloy Road
.....Cothill
.....Nairn

Postcode ...IV12 5LE.....

Phone (.....)

Email ... [REDACTED]

You can respond via e-mail: [REDACTED]

Fax: [REDACTED]

Post: Director of Planning and Development

The Highland Council

Freepost SCO 5568

Inverness

IV3 5BR

This form can also be filled in online at

<http://www.highland.gov.uk/developmentplans>

SPATIAL STRATEGY

Spatial Strategy: Inverness

Q1 Do you agree with our Preferred Option? If not, tell us why

The initial efforts around Inverness should focus on providing and implementing an agreed vision for Inverness before consideration is given on opening up the A96 corridor. The focus should be on regeneration supported by new development, and not be driven by new development.

Do you prefer the stated alternative?

No. Concurrent development in the A96 corridor will fragment resources and lead to uncoordinated pockets of development.

Are there any other alternatives that should be considered?

Comments

Spatial Strategy: A96 Corridor

Q2 Do you agree with our Preferred Option? If not, tell us why

No. See Comments.

Do you prefer the stated alternative?

Partially. See Comments.

Are there any other alternatives that should be considered?

Yes. See Comments.

Comments

There seems to be a presumption that major site search and infrastructure study for long term expansion sites other than along the A96 Corridor is not favoured. This is an unsound basis on which to promote future development and the Council should consider a comprehensive study as an essential precursor to any decision on the A96 corridor as the favoured option to be taken forward. Selection of a number of geographically dispersed locations would have the benefit of dispersing transport infrastructure requirements leading to lower local densities of transport needs.

The preferred option is naïve. 'Commitments in principle' are not a sound basis on which to proceed and suggest that the Council's priority is to push forward with development and hope that infrastructure problems will sort themselves out later. The proposal to set out the amount of development that will be allowed to

proceed along the A96 corridor within 2011-2016 is fundamentally flawed; the current transport and supporting infrastructure would not be able to support development to the extent that is proposed and in some cases cannot adequately cope with existing demands. In effect, the Council is encouraging development by private organisations without commitment to spend public funds on infrastructure, and with no guarantee that these funds will be available or how they will be sourced, as noted in the report – ‘the delivery of major transport improvements being subject to future spending reviews and funding allocations’. Indeed the report recognises that there ‘would be environmental benefits’ but seems uncomfortable with ‘an incremental approach to development’ which ‘*may* increase some of the environmental effects of the development’. What *is* certain is that a ‘commitment in principle’ to putting infrastructure in place when needed *will* increase the environmental effects of the development, and will also have a knock on effect on economic growth, precisely the outcome that the Council wishes to avoid.

Overall the Council’s proposals for development along the A96 corridor are confused, biased towards satisfying perceived demand through quick wins for developers, who will then move on and leave the Council to pick up the resulting chaos through a number of ‘commitments in principle’, with a clear failure to deliver effective economic growth.

Developer Contributions in the A96 Corridor

Q3 Do you agree with our Preferred Option? If not, tell us why

See comments

Do you prefer the stated alternative?

See comments

Are there any other alternatives that should be considered?

See comments

Comments

Whilst it seems like a good idea to agree a policy for developer contributions and ensure that they are reflected in the investment plans of the Council, what is the enforcement mechanism? The Council has already demonstrated that it is unable and unwilling to enforce existing developer contributions in a number of cases. Developers would be happy to agree to any number of conditions in order to be allowed to carry out their business, but when it comes to pay up time they can always walk away, leaving the Council with unsatisfactory situations. Once again the Council is being naïve in the preferred option and is giving itself an excuse for non-delivery of future infrastructure – we *had* planned to invest in this but our developer contributions fell short so we can no longer provide the facility. In practice the outcome will always come out as the alternative – the Council is

unlikely to be able to provide the degree of influence and *control* over developers at the strategic level to deliver its investment ambitions.

East Inverness in the A96 Corridor

Q4 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

The East Inverness development plans will be a good means of testing out the major principles and proposals in the A96 corridor plans. Further development along the A96 Corridor should be put on hold until the suggested approach to East Inverness has been proven to work, particularly with respect to commitments in principle for infrastructure, and developer contributions.

Nairn in the A96 Corridor

Q5 Do you agree with our Preferred Option? If not, tell us why

No. See Comments

Do you prefer the stated alternative?

Partially. See comments

Are there any other alternatives that should be considered?

Yes. Early delivery of an A96 relief road. See Comments

Comments

Nairn is being held to ransom over the by-pass issue. The A96 is of strategic importance and provision of a by-pass should not be tied in to the contribution of future development sites in Nairn. An alternative option is to consider the provision of an A96 relief road, divorced from and routed well to the South of the coastal towns including Nairn, to act as the main traffic artery between Aberdeen and Inverness. This relief road should be planned to facilitate the needs of all towns along the coastal strip such as Elgin, Forres, Nairn which could then be allowed to develop within the local needs and character and not be forced to develop plans predicated upon the rote of a 'local' by-pass. All plans so far that accommodate the by-pass will result in the construction of new local/district centres – this is not accepted and will lead to fragmentation of the Nairn community and further degeneration of the Town Centre. Nairn needs to be rid of through traffic completely, and not be tied to the dichotomy of satisfying national transport infrastructure needs through local development plans.

Until a national position is agreed, development should be in accordance with the alternative option, with a focus on regenerating the Town Centre on the needs of the town and NOT the needs of through traffic. For a location as sensitive and focussed as Nairn, incremental development, which the report acknowledges 'would allow control of development', should be the preferred option based on plans to regenerate the existing Town Centre and encouraging growth that fits in with this regeneration.

Tornagrain in the A96 Corridor

Q6 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

Smaller Settlements in the A96 Corridor

Q7 Do you agree with our Preferred Option? If not, tell us why

Yes. See comments

Are there any other alternatives that should be considered?

Comments

Expansion of smaller settlements should be capped and they should be recognised as having a very limited role to play in delivery of the overall strategy. However, clarification of 'potential for growth' and 'appropriate scale of development' should be agreed as a local consultation process and not be subject to the wider strategic policy.

Action Plan for Caithness and North Sutherland

Q8 Do you agree with our Preferred Option? If not, tell us why

Are there any other alternatives that should be considered?

Comments

Action Plan for Nigg and Easter Ross

Q9 Do you agree with our Preferred Option? If not, tell us why

No

Are there any other alternatives that should be considered?

Comments

Development of Nigg should be severely restricted. Nigg would not be a natural first choice for development and is only under consideration as a brownfield site which is left over from previous economic and industrial activities. It sits in an area of natural beauty and any development will have an environmental impact along the whole of the southern coast of the inner Moray Firth. The area has great potential for recreation and open space; use for housing and business will have a major impact on transport requirements along the N side of the Cromarty Firth. Inevitably, growth at Nigg will lead to pressure for some form of connection across to the Black Isle. Nigg should be dropped from further plans, and effort concentrated along the Alness/Evanton axis for further limited growth.

Development of Local Centres

Q10 Do you agree with our Preferred Option? If not, tell us why

Partially. See comments

Are there any other alternatives that should be considered?

Comments

The preferred option should be to emphasise the important role that all towns and villages play in the future *sustainment* of the Highlands, not its development. Many areas are not suitable for development or should be maintained so as to preserve their character, which is after all what contributes to the overall experience of living and working in the Highlands. The preferred option could permit any development to take place as these local settlements would have been acknowledged as having a role to play in future development. Local settlements should maintain their own plans and aspirations, and not be part of the overall strategic development process.

The Wider Countryside and Fragile Areas

Q11 Do you agree with our Preferred Option? If not, tell us why

Emphatically NO.

Are there any other alternatives that should be considered?

Yes – the existing guidelines which the Council either deliberately or by omission failed to include in the Main Issues Report.

Comments

The existing approach is a reasonable alternative – which the Council did not see fit to include in the Main Issues Report. For this reason a further round of consultation should be carried out on the policy for the Wider countryside and Fragile Areas, presenting the existing guidelines as an alternative.

Currently, development in the hinterland and pressured areas is controlled by the test of need to support activity related to land management or agriculture. This test should remain. Permitting development along the lines of that proposed for Sutherland & West Highlands will allow uncontrolled sporadic development which will completely alter the nature of the Highland countryside. It is already evident that many landowners see this change, coupled with the changes to the Planning Applications and Approval process, as opening the door to short term profiteering from sporadic, uncontrolled, uncoordinated and haphazard development opportunities. This is completely against the Council's aspirations for effective and green development and will generate transport needs and vehicle in an uncontrolled manner. For example, new residential premises that would be permitted under the proposal could generate the need for school bus transport along minor roads, leading to issues of safety, the need for snow clearing, gritting etc.

The proposals base determination of development on *subjective* factors: Acceptability in terms of design, Sympathetic to existing patterns of development, compatible with landscape character, judged to be not significantly detrimental etc. Current determination is based largely on *objective* factors. This is therefore a significant change in policy with no safeguards and no means of challenge, which is totally open to interpretation by a local officer with no oversight by Elected Council Officials representing the wishes of the population.

The preferred option should be to maintain the existing guidelines and policy, but perhaps widened to also encourage development on brownfield sites where this can be empirically demonstrated not to have an adverse effect on infrastructure and support requirements.

SUSTAINABLE HIGHLANDS

Population and Housing requirement

Q12 Do you agree with our Preferred Option? If not, tell us why

No

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

The proposed option seems to suggest that economic growth can only come from in-migration. This is a fallacy. Economic growth can also come from ensuring that the local economic engine adapts to growing business areas and moves away from declining ones. Where are the studies into which business areas the Highlands consider to be the drivers for growth in the next 20 years and how the current economic and industrial base in the Highlands meets those needs?

Planning on the highest rate of population and housing growth may help to justify the public infrastructure necessary to support and administer the projections, but in all likelihood it will not on its own guarantee the expected level of economic growth. For this reason a more conservative estimate should be adopted given the limited land, infrastructure and natural industries that the area can support.

Housing in the Countryside

Q13 Do you agree with our Preferred Option? If not, tell us why

No. See Comments

Do you prefer the stated alternative?

Yes Option 1. See comments.

Are there any other alternatives that should be considered?

Comments

The preferred option is based on subjective assessments. Given the projected immigration figures that the Council has presented, then all areas of the countryside except for remote and mountainous sites, are under potential development pressure. (It is possibly easier to identify areas that would not be not under pressure for physical and geographical reasons and accept that everywhere else is up for development of some form). The test that it is proposed to apply is 'well sited and designed houses', a developers charter. This does not place adequate control over development issues. Is a house well-sited because it is in a remote area and does not interfere with existing housing and put pressure on the local road, or is it well-sited because it is next to existing infrastructure and houses and on a busy road? The proposed option will not give objective tests that can be applied during the determination of planning applications and will lead to sporadic and haphazard development which will completely destroy the natural environment of the Highland countryside.

Housing development in the countryside should be restricted to that which is required for agricultural or other rural business needs, supported by independently approved business need assessments and which will not lead to unnecessary growth of small housing groups into local settlements and centres.

Affordable Housing

Q14 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

Affordable housing needs should only be applied to those developments which permit easy access to public transport and facilities, thereby enabling occupants to make use of existing local facilities.

The Council should also work to reduce the requirement for affordable housing through policies that encourage economic growth and prosperity, and should be committed to a target that reduces the affordable housing need from 850 pa to less than 250 pa at the end of the ten year period.

Planning for an Ageing Population

Q15 Do you agree with our Preferred Option? If not, tell us why
Yes, mostly, see comments.

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

It is vital that housing for the elderly is close to public facilities and infrastructure. Transport, clinical and infrastructural needs must be linked with any new development.

Needs of Gypsies / Travellers

Q16 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

Retailing

Q17 Do you agree with our Preferred Option? If not, tell us why

Yes, mostly, see comments:

Do you prefer the stated alternative?

No

Are there any other alternatives that should be considered?

Comments

Highland town centres are unique in the UK as they have preserved their own character. The recent recession has shown that developer driven retailing has left many high streets elsewhere like ghost towns whereas few of the Highland townships have suffered much retailer loss.

Retailer needs should however, be subject to consultation with the local population that will be using it with their voice carrying the higher weight. The idea of shops with flats above is not acceptable. These often lead to become rundown areas of crime. Highland town centres are unique in the UK as they have preserved their own character. The recent recession has shown that developer driven retailing has left many high streets elsewhere like ghost towns whereas few of the Highland townships have suffered much retailer loss. Retailer needs should however, be subject to consultation with the local population that will be using it.

Developer Contributions

Q18 Do you agree with our Preferred Option? If not, tell us why
Yes with provisions. See Comments.

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

As has been mentioned before, it is naïve to assume that developers will follow up on infrastructure requirements. It has been shown in the past that these requirements are often ignored as development progresses (e.g. the Lochloy Road development, in Nairn, with requirement needs for further access to the A96- not done). A good suggestion would be that there be a two tier planning agreement where housing planning agreement is not given until infrastructure is in place, not the other way around.

SAFEGUARDING OUR ENVIRONMENT Natural, Built and Cultural Heritage

Q19 Do you agree with our Preferred Option? If not, tell us why
Mostly but with further safeguards: See Comments.

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

Linking all heritage sites with their history including areas such as the old roads where armies marched could also help to encourage maintenance of countryside areas and encourage use of these as tourist attractions.

Previously Used Land

Q20 Do you agree with our Preferred Option? If not, tell us why
Yes: See Comments

Are there any other alternatives that should be considered?

Comments

Re-using land should not just be considered in the needs for housing but also community use (open areas for recreation), forestry or agriculture.

Wild Land

Q21 *Do you agree with our Preferred Option? If not, tell us why*

Partially: see comments.

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

It is absolutely vital that the natural environment in the Highlands is maintained. This includes all open areas big or small. Once lost, it is gone forever. Even small areas of open land or woodland provide vital species links. Protected species under the Wildlife and Countryside act are regularly ignored when development comes into play. The argument for this is regularly that these animals will move elsewhere. This argument should now be considered invalid if the biodiversity is to be maintained. This comment links in with comments about housing in the countryside. Loss of any open land will alter the whole nature of the Highlands and should have restrictions.

Water Environment

Q22 *Do you agree with our Preferred Option? If not, tell us why*

Mostly see comments:

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

Two tier development requirements where water/sewerage requirements are addressed and put in place before structural agreements.

Restrictions on housing not connected to mains sewerage giving further protection to the countryside.

Further investigation to water systems flowing into lochs (big or small), with the possibility of giving more protection to these by increasing the protection of an SSSI by increasing the areas that it enfolds.

SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

Renewable Energy

Q23 Do you agree with our Preferred Option? If not, tell us why
In principle but with provisions; See Comments

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

It is vital that the natural nature of the Highlands is not lost by unsightly structures. Wind Turbines as a renewable source of energy have been proven to not give the output that is promised. They have, however, been proven to affect wildlife as well as people living in the closer proximity. It is, therefore, vital that any plan should have protection of open areas as the priority.

No new building development without an acceptable percentage of renewable capability.

Local sustainability should be investigated with local incentives to encourage existing houses, private offices and public building to use localised (smaller) renewable sources. Encouraging the local building and manufacture of affordable smaller renewable sources and identifying sites for this. Possible township schemes, offering financial help to use smaller renewable energy sources feeding back into the grid whereby re-payment is partially through the extra power fed back.

Flooding

Q24 Do you agree with our Preferred Option? If not, tell us why
Yes: see comments

Do you prefer the stated alternative?

Yes: see comments

Are there any other alternatives that should be considered?

Comments

A full combination of both suggestions would provide the best protection.

Waste Management

Q25 Do you agree with our Preferred Option? If not, tell us why
Yes.

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

Air Quality

Q26 Do you agree with our Preferred Option? If not, tell us why
Yes.

Are there any other alternatives that should be considered?

Comments

Sustainable Design

Q27 Do you agree with our Preferred Option? If not, tell us why
Yes provided that agreed planning is not driven by this.

Are there any other alternatives that should be considered?

Comments

COMPETITIVE, SUSTAINABLE & ADAPTABLE HIGHLAND ECONOMY

Business and Industrial Land

Q28A Do you agree with our Preferred Option? If not, tell us why
Yes, mostly: see comments

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

I do not support the promotion of supporting the role of small scale rural businesses without strict provisions being put in place and then enforced. It is once again a naïve assumption that allowing easy planning acceptance in rural areas will encourage sustainability and growth in a rural environment. Any development, however, small will inevitably come with a request for further infrastructure or housing. This will further encourage sporadic building in the countryside without necessarily providing increased employment or economic growth. It will only provide land owners with easy access to development of land for their own gain and will lead to further loss of natural land.

Accessibility and Transport

Q28B Do you agree with our Preferred Option? If not, tell us why
See Comments

Are there any other alternatives that should be considered?

Comments

Many of the issues regarding infrastructure have been dealt with and commented on in earlier questions. Public transport is an important issue for sustainability.

In recent years Inverness airport has been driven by the desire to encourage cheap airlines. This has created a vacuum on certain routes that connect the Highlands capital with the major cities, not just in the UK but with the rest of the world. It is no longer possible to interline flights through any UK airport making overseas business travel a total nightmare. This discourages such travel and therefore can hinder economic growth to the area. It further discourages tourism as it makes accessibility to Inverness problematic. This area must be addressed with the possibility of encouraging existing airlines to change their ruling on interlining or encouraging other airlines to take on routes that will allow connections worldwide (possibly with initial financial incentives). Public transport to and from the airport needs to be addressed and improved.

Crofting and Agriculture

Q29 Do you agree with our Preferred Option? If not, tell us why
Mostly. See Comments.

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

All agricultural land should be protected. Once this is lost to development, it is lost forever with no going back. Loss would change the Highlands forever and would therefore, change the natural heritage of a land and it's people.

Subdivision of Existing Crofts

Q30 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

Allocation of inbye land

Q31 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

New Crofting Township

Q32 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

Small Scale New Crofts

Q33 *Do you agree with our Preferred Option? If not, tell us why*

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

Coastal Development

Q34 *Do you agree with our Preferred Option? If not, tell us why*

No : see comments.

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

I disagree with the putting in place any policy ensuring any development appropriate or not is not hindered as this would leave the decision on what is or what is not appropriate to public bodies or individual planners. All development in coastal areas must have the same protection to ensure the safeguarding of fragile environments.

Forestry and Woodland

Q35 *Do you agree with our Preferred Option? If not, tell us why*

Yes with provisions: see comments.

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

The Highland Forestry and Woodland Strategy implies the provision for the protection of all forestry and woodland in the Highlands without exception. However, recent planning applications have indicated that developers have considered this to be possible to circumnavigate. Therefore, any Highland plan must incorporate specific and unequivocal rulings to indicate that development in or on forestry or woodland areas, big or small is to be considered contrary to the Highland council's plan unless deemed *absolutely* necessary and backed by a full assessment and sustainable report showing that no other development area is

possible. Maintaining all of our forest and woodlands is vital as I have commented on in previous questions.

Minerals

Q36 Do you agree with our Preferred Option? If not, tell us why

Do you prefer the stated alternative?

Are there any other alternatives that should be considered?

Comments

A HEALTHIER HIGHLANDS

Open Space and Physical Activity

Q37 Do you agree with our Preferred Option? If not, tell us why

Yes, in principle: see comments

Are there any other alternatives that should be considered?

Comments

Recreational areas are of vital importance. Comments about Forests, woodlands and maintenance of the countryside are issues that have been commented on in other questions. The comments made there are relevant to this topic and therefore should not be read in isolation but be incorporated into this one. Maintaining even small open areas or woodland gives the links to the diversity that makes the Highland rich in flora and fauna. Maintaining the character of our countryside, it's roads, verges, farmland and waterways are all vital to a multitude of recreational activities from driving to fishing. It is, therefore, vital that Highland Council put as many safeguards in place to ensure the protection of the whole of it's area.

Access to the Outdoors

Q38 Do you agree with our Preferred Option? If not, tell us why

Yes, mostly.

Are there any other alternatives that should be considered?

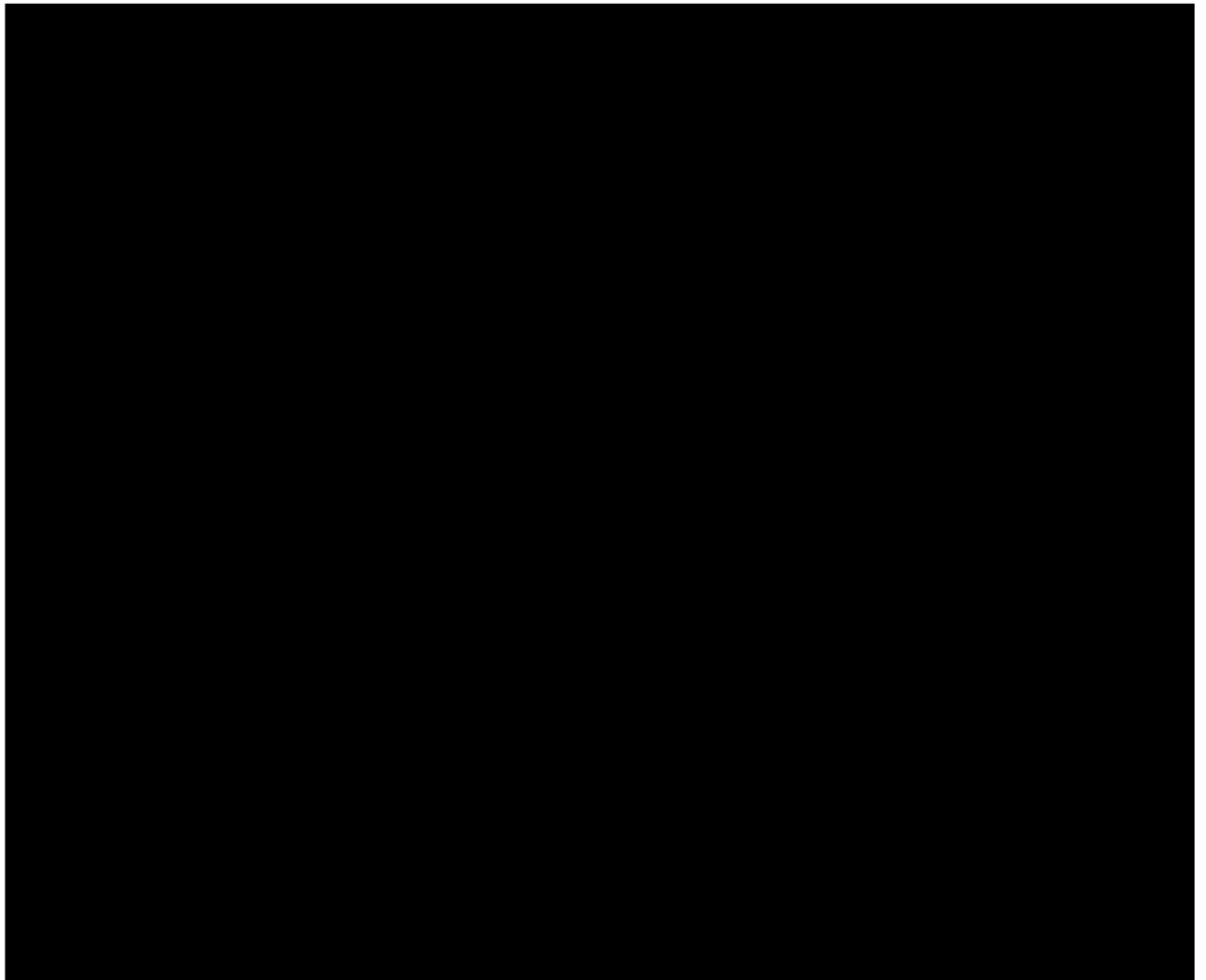
Comments

See comments to Q37. In addition, it is not always possible to ensure responsible use of fragile environments if unrestricted access is allowed. It is, therefore, very dangerous to legislate for this eventuality and all areas must be carefully considered otherwise damage by overuse and misuse will occur and may cause

the loss of important areas. Because it would be impossible to police all open areas it must follow that there must be an allowance for restriction in some cases.

Equal Opportunities Questionnaire

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



Both Questionnaires must be returned by

5pm Monday 9th November, 2009