

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

Reference Number:	HWLDP-MIR-18
Organisation/Individual:	Irene Brandt

Action:

Immediate Response Required	
Meeting required with Respondent	
Issue for Area Local Development Plan	
Further Information Required	
Other (<i>Please Specify</i>)	

If no box ticked - issues raised will be dealt with in preparation of the Proposed Plan.

Issues Raised in Response:

Purpose of Main Issues Report	
NPF2 for Scotland	x
Vision for the Highlands	x
Inverness and A96	x
The A96 Corridor	x
Phasing of Development	
Developer Contributions	x
East Inverness	x
Nairn	x
Tornagrain	x
Smaller Settlements in A96	x
Caithness and North Sutherland	x
Easter Ross and Nigg	x
Development of Local Centres	x
Wider Countryside and Fragile Areas	x
Population and Housing	x
Housing in the Countryside	x
Affordable Housing	x
Planning for an Ageing Population	x
Gypsies/Travellers	x
Retailing	x
Developer Contributions	x
Natural, Built and Cultural Heritage	

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

Key:

Background	Spatial Strategy	Policy Options	Consultation
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Notes:

Action Sheet Completed by:	SH
Date:	8/12/09

Tell us what you think

If you have any comments on either the Highland wide Local Development Plan or generally what you have seen at our exhibition today, please write them below. If you need more space please continue overleaf

Comments

POPULATION & HOUSING

- ① The priority is not to provide housing for people moving into the Highlands, but providing homes for the local people already living here & without accommodation of their own.
- ② Given the economic climate & decline in resources, it is unlikely that there will be significant migration to the Highlands in the future. ∴ the chart should show the projected requirement on a low migration scenario.

Name IRENE BRANDT

Address "SUILVEN", RHUE, ULLAPPOOL, IU262TJ

E-mail

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Comments WHAT IS PLANNING & WHAT WILL BE IN YOUR NEW PLAN.

"we will have created sustainable communities balancing population growth & economic development"

In fact the emphasis of the whole plan seems to be on growth & economic development rather than the development of sustainable, self-reliant communities

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Comments

HOUSING IN THE COUNTRYSIDE

It will not be possible in the future for people to live in country & travel to work in the town. Developments of housing in the countryside, particularly areas not well-served by public transport, should not be encouraged.

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Comments

CROFTING & AGRICULTURE

- ① Crofting land (in-byes & apportionments) is not suitable for social housing since it is generally far from shops, local amenities etc. It is only suitable for 'unaffordable housing'.
- 2) All crofting land will be needed in the future to grow crops. Building houses will take it out of the agricultural system completely.

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Comments TRANSPORT & ACCESSIBILITY

- ① The emphasis should be that no economic development should take place without adequate public transport infrastructure.
- ② Note - the need to develop electric charging points throughout the Highlands to encourage the use of electric cars, following the Scottish Government's policy on climate change.

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Comments

I telephoned the Planning Dept. to ask for guidelines on fitting photovoltaic panels. No-one knew what I was talking about. I have complained to Stewart Stevenson, the Scottish Minister for climate change & he sent me details of a recent amendment to the planning regs which allows photovoltaic panels to be fitted without planning permission. THIS SHOULD BE MORE WIDELY ADVERTISED

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Comments

WHAT IS A DEVELOPMENT PLAN?

I cannot understand why the big issues are identified as Transport, Affordable Housing & Open Spaces. I think more ~~big~~ important issues are eg local food production, agriculture, renewable energy, employment

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07 OCTOBER
2009

Highland Wide Local Development Plan – Main Issues Report

Response from Irene Brandt,
"Suilven", Rhue, Ullapool, Ross-shire, IV26 2TJ

National Planning Framework

Although, as national planning issues, these are outwith the remit of Highland Council, I should voice my disagreement with some of the emphasis and priority.

1. Development of the A96 corridor and the expansion of Fort William should not be prioritised.
2. Development of renewable energy should be encouraged throughout the Highlands, together with the necessary infrastructure and the development of Nigg Bay as a centre for building wind and marine turbines and associated engineering.
3. Appropriate development of sustainable industry should take place throughout the Highlands.
4. There needs to be an emphasis on protecting and developing agricultural land for a self-sufficient future.
5. The importance of public transport, as against private motor transport, needs to be emphasised.

The Vision for the Highlands

Despite talking about 'sustainable Highland communities', aside from protecting and developing renewable resources and reducing private travel, the vision does not address the important factors which will increase sustainability. If Highland population is to grow, it will have to achieve self-sufficiency in basic food and necessary resources. I suggest the first bullet point on P5 should read "To provide opportunities which encourage development of sustainable industries and create new employment throughout the area, whilst at the same time improving the strategic infrastructure necessary to allow the economy to stabilise over the long term."

Q1. Broadly in favour of preferred option **but** not the development of A96 corridor and A96-A9 link road. The Beechwood campus should be provided with a station.

Q2. I oppose the development of the A96 corridor. The project requires Sustainable Design Statements, climate impact assessments and transport assessments. Almost the whole area is on prime agricultural land and therefore unsuitable for housing or industrial development. I do not favour the alternative options either as I believe that it is more important to develop small-scale local industries throughout the Highlands consistent with a sustainable future. If the development does go ahead, I recommend that new local stations should be opened up on the railway line, serviced by frequent, small trains.

Q3. I don't agree with the option as it depends on the quality of the Protocol. There is no sign that it will be weighted in favour of the development of sustainable communities. I prefer the alternative.

Q4. I oppose the preferred option except for the provision of 'Park & Ride' facilities. The alternative is better.

Q5. I oppose the preferred option but like the alternative. Limiting the growth in Nairn should eliminate the need for a bypass. Nairn needs an improved local rail service.

Q6. I oppose the Tornagrain development as it is on prime agricultural land and has no provision for sustainability: the proposals make no provision for a local low carbon economy, no low energy or use of renewables and an inaccessible railway station on the other side of the bypass.

Q7. I object to the principle behind the preferred option. Unspecific growth is not desirable; growth has to be in sustainable industries.

Q8. I support the preferred option but also encourage the development of appropriate sites for wind-power.

Q9. I support the option with particular emphasis on developing marine energy engineering and the building of wind turbines.

Q10. I agree to the first bullet point but I don't understand the implications of a 'settlement hierarchy' and I think that good agricultural land should not be used for housing except where it is needed to house the influx of new land workers.

Q11. The policy approach is inadequate and contains no suggestions for the development of sustainable communities. The emphasis should be on developing local industries which use local resources and renewable energy and employ local people. There is no mention of climate change assessment.

Q12. I strongly disagree with the option. A growth in population in Highland cannot be sustained by the current resources and infrastructure and is unlikely to continue. If Highland is to progress it must be by policies and strategies which encourage the growth of 'sustainability' rather than economic growth. I prefer an alternative based on a lower or zero population growth. The table on P34 is uninformative and misleading as it does not show the proportion allocated to social and affordable housing. It does not show the units being used. There should be a table showing the situation under a low migration scenario.

Q13 I agree with the option. However, the Council should be encouraging the development of Transition Towns. The Housing in the Countryside Design Guide has to emphasize energy efficiency, low energy and renewable energy schemes, use of local, sustainable, low carbon building materials. Each housing area has to be supported by an infrastructure including, sewage, water, transport, shops, education, health facilities and local food production.

Q14. I am broadly in favour of the option except that the 25% affordable housing should be on 4 houses even where there is no evidence of need. The Council must find ways to finance and build a new stock of social housing and stop the sale of social housing. It should also find means to reduce the number of holiday/not rentable houses in the area.

Q15. I agree with the option but like the idea of purpose-built semi sheltered accommodation.

Q16. I agree but also suggest that Community Councils ask their areas to identify suitable sites for travellers. If this consultation is not done, the policy will be very unpopular.

Q17. I advocate a combination of the strategies by supporting town centres and local retail facilities but also using alternative 2.

Q18. I agree with the option but I take exception to the phrase 'sustainable economic growth'. It is debatable whether economic growth can ever be sustainable but certainly it should not be the goal towards achieving sustainability in Highland.

Q19. I agree with the preferred option.

Q20. I agree with the preferred option.

Q21. I agree with the preferred option, however, I think it will be very important how 'wild land' is defined. It could really only be land which has no signs of previous human occupation or use. Land which once supported communities could do so again. It is also important to weight in favour of any renewable energy schemes.

Q22. I do not agree with the option as SEPA has the expertise on these issues and should be consulted in all cases.

Q23. I support the preferred option and totally oppose the alternative. However, as to bullet point 3, there have to be well-evidenced reasons for protecting areas. National or international natural heritage value has to be set against the need for local communities to develop self-sufficiency in energy provision. The people living in the 'Areas for Significant Protection' shown on the map on p50, should have the final say on whether renewable energy should be developed in their area.

Q24. I prefer the more prescriptive policy of the alternative. I don't think it would limit flood protection schemes.

Q25. I partially agree with the preferred option but think it can be combined with the alternative. I oppose energy from incineration but methane collection may be acceptable. What is most important is that the Council provide door-step collection of recyclable waste and encourage the development of local recycling industries, eg compost, from waste.

Q26. I agree with the Preferred Option.

Q27. I agree with the Preferred Option and think that this is an interesting and positive area for development and deserves more detailed and expanded guidelines. I also think it is important to have a bullet point specifically to 'implement Scottish Government planning guidelines on the development of microgeneration systems.

Q28A. I only support the last 3 bullet points of the Preferred Option. Economic growth is unlikely in the future whilst the growth in sustainable industry is essential. Inward investment projects are less likely to develop sustainable industries and communities than locally invested and subsidized schemes, so the Council should support the development of Transitions Towns and communities where appropriate local industry is expanded. The Lisbon Treaty recognises that 'competitiveness' is underpinned by quality of life which in turn depends on the environment.

Q28B. I oppose most of the policy statements on the grounds that they are heavily weighted towards motor transport. Bullet point 4 is the most important issue and inconsistent with an increase in road traffic. Amongst the bullet points on p60, I like 1, 4,5,6 (omitting the reference to 'air') and particularly 8, with an inclusion of other forms of waterways. In the Preferred Option bullet point 5 needs to specifically refer to the

implementation of Scottish Government proposals to ensure that rural fuel stations provide electrical charging points for electric vehicles. I suggest that the Park and Ride scheme needs to connect with an efficient, frequent, round-city bus system. Cities and towns could provide a fleet of hire cycles with drop-off points throughout the city. I notice that the main investment is in road transport but the money would be better spent in building new railways and waterway routes for freight and opening up more stations on the existing railways.

What is an Active Travel Masterplan Location?

Q29. I support the alternative option as I believe all potential agricultural land should be protected from any development which takes it out of agriculture permanently and is not essential to the sustainability of the community.

Q30. I support bullet points 1 and 3 but not 2 as it is unnecessarily bureaucratic. The Crofting Commission can assess this. I do not agree with the alternative. As agriculture develops there will be more need for houses for agricultural workers, so it is important not to make a general prohibition on house building on crofts.

Q31. I support the Preferred Option with reservations and do not understand the alternative – does it mean that in-bye land should not be protected? This is an important and delicate issue as apportionment and common grazing land may be needed in future for agriculture. It is the nature of the development which is important eg. development of poly-tunnels heated by renewable energy, or community woodland growing biofuels, would be beneficial - housing would not be.

Q32. I support the Preferred Option. It is important to recognise that the development of sustainable, self-sufficient local townships will require the growth of local resource-using industries which might have to be built on common grazings.

Q33. I support the Preferred Option.

Q34. I support the Preferred Option but I also support the alternative which I see not so much as an alternative as a supplement.

Q35. I support the Preferred Option.

Q36. I support the Preferred Option.

Q37. I support the Preferred Option.

Q38. I support the Preferred Option.