

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

Reference Number:	<b>HWLDP-MIR-110</b>
Organisation/Individual:	Portree Community Council (Mrs C B Leslie)

**Action:**

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

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

**Issues Raised in Response:**

Purpose of Main Issues Report	
NPE2 for Scotland	
Vision for the Highlands	
Inverness and A96	
The A96 Corridor	
Phasing of Development	
Developer Contributions	
East Inverness	
Nairn	
Tomagraig	
Smaller Settlements in A96	
Gaithness and North Sutherland	
Easter Ross and Nigg	
Development of Local Centres	
Wider Countryside and Fragile Areas	
Population and Housing	
Housing in the Countryside	
Affordable Housing	
Planning for an Ageing Population	
Gypsies/Travellers	
Retailing	
Developer Contributions	
Natural, Built and Cultural Heritage	

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

**Key:**

<b>Background</b>	<b>Spatial Strategy</b>	<b>Policy Options</b>	<b>Consultation</b>
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**Notes:**

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

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

**Portree Community Council**

Redcliff  
Portree  
Isle of Skye  
IV51 9DH  
[Redacted]

H.C. PLANNING AND DEVELOPMENT SERVICE		
15 NOV 2009		
PASS TO	INITIALS	DATE
RH		
MM		

12<sup>th</sup> November 2009

The Director of Planning and Development  
Highland Council  
Freepost SCO 5568  
Inverness  
IV3 5BR

Dear Sir,

**Highland Wide Local Development Plan – Main Issues Report**

I enclose Portree Community Council's response to this report and apologise for it being late. I attempted to email it so that it would arrive on the closing date but discovered, when I turned on my computer last night, that, for some reason it had not been delivered. Rather than try again, as my computer skills are somewhat limited, I decided to send a hard copy through the post and hope that our response will be considered despite being late.

Yours faithfully,

[Redacted Signature]

Mrs C B Leslie  
Chair

## **Portree Community Council**

Redcliff  
Portree  
Isle of Skye  
IV31 9DH

The Director of Planning and Development  
Highland Council  
Freepost SCO 5568  
Inverness  
IV3 5BR

9<sup>th</sup> November 2009

Dear Sir,

### **Highland Wide Local Development Plan – Main Issues Report**

I refer to the above report which was circulated for consultation in August 2009 and I apologise for the reply being two days late and hope it can still be considered.

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

#### **Categories**

The report divides into five main categories, i.e.

Inverness and the A96 Corridor  
Caithness and North Sutherland  
Easter Ross and Nigg  
Development of local Centres  
Wider Countryside and Fragile Areas

The report is dominated by detailed proposals for development of the A96 corridor, Inverness East to Nairn. This will absorb a large amount of capital on infrastructure development and in employment generation for the projected new population of some 17,000 people by 2021. The expenditure of this level of capital in one area leads to the conclusion, in these time of scarce resources, that there will be less funding available for capital projects in the fragile areas and wider countryside, and will, in turn, lead to significant migration of population from these areas to the new areas of opportunity around Inverness.

The report is therefore imbalanced, with a development bias in favour of Inverness and the A96 corridor and a corresponding lack of proposals for the fragile areas and wider countryside. There is already considerable feeling in Skye and, probably in other parts of the 'Wider Countryside and Fragile Areas' that everything seems to go to Inverness with scant thought of other areas within Highland Council's remit.

## **Proposed Changes**

It is suggested that the report should be re-balanced with less emphasis on the A96 corridor and with proposals for development in the wider Highlands in order to maintain investment and continuing improvements in infrastructure and to retain a balanced age structure among the wider Highland population. Recent reports suggest that young people in the Highlands are migrating to other parts of the country to seek employment opportunities and there is a need for development to take place throughout the Highlands to provide opportunities for young people. The report should contain proposals for development, including housing throughout towns and villages where these are compatible with existing settlement patterns, and appropriate infrastructure provisions should be made where these are, at present, inadequate. Provision should be included for strategic development based on natural resources – e.g. alternative energy, aquaculture, food processing and the development of small businesses. The current trend for growing fruit and vegetables to provide local hotels and homes should get encouragement.

## **Transport and Tourism**

Skye is a world-class tourist destination and tourism infrastructure should be enhanced to provide a year round tourist industry, and not just the seasonal industry as at present. This should include a strategic co-ordinated transport network with an all year round ferry service Mallaig-Armadale. Linked with this should be the marketing and promotion of the railway lines Glasgow/Mallaig, Kyle/Inverness and Inverness/Glasgow to provide tourists with an all round experience of some of the major, and most beautiful, railway journeys of the world. Bus services should co-ordinate with trains and not, as happens at the moment, be timed so that connections are often impossible or give so little time between arrivals and departures that they are impractical.

An Air service should be developed to service Skye and the West Coast.

## **Conclusions**

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

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

Yours sincerely,

  
Catriona Leslie  
Chair