

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

Reference Number:	HWLDP-MIR-292
Organisation/Individual:	Clynelish Moss & Clyne Hill Common Grazings (John McMorran)

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

Key:

Background	Spatial Strategy	Policy Options	Consultation
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Notes:

Applications could be screened by Crofters Commission
HIC Guidance should be carried forward into HWDP

Action Sheet Completed by:	SH
Date:	14/12/09

Dawn Sutherland

From: Malcolm MacLeod - Planning
Sent: 23 November 2009 20:46
To: Dawn Sutherland
Subject: FW: Response to Highland Wide Local Development Plan

please acknowledge

From: John McMorran []
Sent: Mon 23/11/2009 17:57
To: Malcolm MacLeod - Planning
Subject: Response to Highland Wide Local Development Plan

Malcolm

I spoke with you on the telephone last wednesday and you intimated that it would still be worthwhile sending in a response even if a little late.

I have attached a response in my capacity as Grazings Clerk.

Regards

John McMorran.

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

No 3 Balnacoil
Strathbrora
Sutherland
KW96LX
20TH Nov 2009

Mr Malcolm MacLeod
Development Plans Manager
Glenurquhart Road
Inverness
IV3 5NX.

Housing in the Countryside – Highland Wide Local Development Plan

Dear Sir

Further to our telephone conversation last week, I welcome the opportunity to comment on the above, even if a little late.

As grazings Clerk to the Clynelish Moss & Clyne Hill Common grazings in Brora, Sutherland, I would like to pass on the concerns of the committee and other crofters in our area.

Those actively involved in crofting would like to see a more rigorous planning process when it comes to deliberating over proposed development on crofting regulated ground, especially in-by-e ground. We are continually on the back foot when confronted by applications for outline planning permission on crofts, knowing full well that the site is likely to be sold at a later date to another party and will ultimately come forward for decrofting.

We would like to see a change in the planning process that would see such applications screened by the Crofters Commission to assess if they are justified by way of agriculture or genuine diversification. This would save us from having to continually battle against speculative applications and would also help to moderate the market value of crofts.

The interim Supplementary Guidance Sep 09 has gone some way to ensuring that development is actually related to crofting activity either by way of working the croft or for diversification, and we welcome the section 75 approach. We would like to see this carried forward into the Highland Wide Local Development Plan coming into force early next year. However, it was not clear from the map attached, whether the smaller communities of Brora, Golspie, Helmsdale and others had any designated "hinterland" as this is something we feel should be extended to all crofting township areas that fall out with the immediate needs of the communities.

We fully realise that where crofts fall within the immediate surroundings of the village and consequently the local plan as laid out for future expansion of the settlement, pressure for housing will demand that some crofting ground be developed. This should not be allowed to set a precedence for croft land out with these areas which we feel should always be considered under "hinterland" status and given greater protection under the guidance for Housing in the Countryside.

I thank you once again for the opportunity to comment

Yours Sincerely

John McMorran. Grazings Clerk.