

Call for Sites and Ideas Reponse Form Foirm Freagairt a' Ghairm airson Làraich is Bheachdan



This is the Call for Sites and Ideas Response Form where you can tell us about the sites you wish to be considered for inclusion in a new West Highland and Islands Local Development Plan. We would also like your views on the other issues affecting people and places in the area.

How to Fill In the Form

We need your views in writing. This form is as short and simple as possible and will help you focus on what's important to you. It also makes it easier for us to consider your views. **The deadline for submissions is 27 March 2015.**

You must fill in Section 1 but all other sections are optional and can be skipped. If you have lots of sites and ideas several forms can be submitted. You can attach supporting documents if you wish. Please ensure to label and/or number any attachments in accordance to its section and question number.

If you're having problems filling in or submitting the form please read our [Guide, which contains more detailed instructions](#),¹ and if you're still stuck, or require additional information and/or maps which are mentioned within the form please phone 01349 886608 and ask to be put through to the development plans team.

Please Note

Suggestions cannot be treated as confidential. Any photographs or other attachments submitted will not be copyright and may be used in the production of future planning documents.

The Council cannot accept suggestions without a name and contact details. Suggestions will be made available for public inspection, except any information which would be subject to the Data Protection Act 1998.

You can keep up-to-date and involved with the Plan as it progresses through our website, Facebook and Twitter pages.

Website: www.highland.gov.uk/whildp

Email: whilp@highland.gov.uk

Tel: 01349 886608



Highland Development Plans



@highlanddevplan

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*** must complete this field to continue**

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PREVIEW - USE ONLINE FORM

Section 1: Your personal and contact details

1.1 Name *

* must complete this field

1.2 Are you?*

a member of the public

a landowner / developer

an agent

a community or other organisation

1.3 Name of Client (if applicable)

1.4 Name of Organisation (if applicable)

1.5 Contact details - How best should we contact you, your organisation or your agent?

Email *

Tel. number

Property Name/ Number *

Street/ Area *

City/Town/Village *

Postcode *

Section 2: Your suggested sites for development

Use this section to tell us about the sites you consider to be suitable for future development.

We are particularly interested in getting people's views on the larger development opportunities (5 or more houses or at least 0.25 hectares) in the area's towns and larger villages listed below. At the next stage we intend to produce plans showing our assessment of the most suitable locations for future development in these places.

Ballachulish (including North, South & Glenachulish), Broadford, Dunvegan (including Kilmuir & Lonemore), East Sleat (Teangue to Armadale), Fort William, Gairloch, Glencoe, Kinlochleven, Kyle of Lochalsh, Kyleakin, Lochcarron, Mallaig, Plockton, Portree, Spean Bridge (including Inverroy & Roy Bridge), Staffin, Strontian, Ullapool.

We will also welcome any site suggestions elsewhere in the Plan area. At the next stage we will suggest how we could manage development in places other than those listed above.

Development Site 1

2.1 Address / Description of Site

2.2 Landowner's name (if known)

2.4 Suggested use/s? (For example, housing, industry, retail, business, and/or tourism?)

2.3 Location Plan (please attach separately). Below please state the attachment number/label.

2.5 Site Area (ha) (if known)

2.6 How soon can the site be developed?

Within 5 years 5-10 years 10-15 years Beyond 15 years

2.7 Select any issues you are aware of that may affect development on the site

- | | | | | | | | |
|-----------------------------------|--------------------------|-----------------|--------------------------|-------------------------|--------------------------|--|--------------------------|
| Road access | <input type="checkbox"/> | Slope | <input type="checkbox"/> | Trees | <input type="checkbox"/> | No public water supply | <input type="checkbox"/> |
| Protected species and/or habitats | <input type="checkbox"/> | Footpath access | <input type="checkbox"/> | Poor (boggy) ground | <input type="checkbox"/> | Built heritage (archaeology, listed buildings) | <input type="checkbox"/> |
| Protected landscape | <input type="checkbox"/> | No public sewer | <input type="checkbox"/> | Good farm or croft land | <input type="checkbox"/> | Deep peat | <input type="checkbox"/> |
| No facilities close by | <input type="checkbox"/> | Flooding | <input type="checkbox"/> | Contaminated land | <input type="checkbox"/> | Neighbouring uses not compatible | <input type="checkbox"/> |

2.8 How will you or the developer of the site resolve any issues selected in question 2.7?

For example can a road be widened, can drainage be improved and/or can more trees be planted?

Strategic Environmental Assessment

Experienced developer/agents or proponents of larger development sites should be aware that the Highland Council must undertake [Strategic Environmental Assessment \(SEA\)ⁱⁱ](#) to evaluate the likely impact of this development on the environment. This includes the Council completing a detailed site assessment for each site being considered for development. To complete this checklist it is important that the Council have as much information as possible about the prospective development sites. We ask that those submitting a site suggestion review our [draft site assessment matrixⁱⁱⁱ](#) and provide as much detailed information as possible about the site based on the questions within the site assessment.

2.9 Please attach separately any additional information relevant to Strategic Environmental Assessment. Below please state the attachment number/label.

Development Site 2

2.10 Address / Description of Site

2.11 Location Plan (please attach separately). Below please state the attachment number/label.

2.11 Landowner's name (if known)

2.13 Suggested use/s? (For example, housing, industry, retail, business, and/or tourism?)

2.14 Site Area (ha) (if known)

2.15 How soon can the site be developed?

Within 5 years

5-10 years

10-15 years

Beyond 15 years

2.16 Select any issues you are aware of that may affect development on the site

Road access

Slope

Trees

No public water supply

Protected species and/or habitats

Footpath access

Poor (boggy) ground

Built heritage (archaeology, listed buildings)

Protected landscape

No public sewer

Good farm or croft land

Deep peat

No facilities close by

Flooding

Contaminated land

Neighbouring uses not compatible

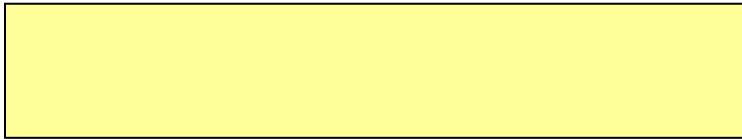
2.17 How will you or the developer of the site resolve any issues selected in question 2.16?

For example can a road be widened, can drainage be improved and/or can more trees be planted?

Strategic Environmental Assessment

Experienced developer/agents or proponents of larger development sites should be aware that the Highland Council must undertake [Strategic Environmental Assessment \(SEA\)](#) to evaluate the likely impact of this development on the environment. This includes the Council completing a detailed site assessment for each site being considered for development. To complete this checklist it is important that the Council have as much information as possible about the prospective development sites. We ask that those submitting a site suggestion review our [draft site assessment matrix](#) and provide as much detailed information as possible about the site based on the questions within the site assessment.

2.18 Please attach separately any additional information relevant to Strategic Environmental Assessment. Below please state the attachment number/label.



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Section 3 - Your suggested green spaces to be protected from development

We will protect green space where it is used and/or valued by the wider local community (not just a few immediate neighbours). Examples will include parks and areas of woodland or burnside that are actively used for recreation. Formal recreational areas like sports pitches and play areas are protected in a different way so we don't want suggestions for these.

Protection Site 1

3.1 Address / Description of Land

3.2 Landowner's name (if known)

3.3 Location Plan

If you can draw or copy a map with the boundary of the land please attach separately. Also attach any photographs to help us understand the characteristics of the land. Below please state the attachment(s) number/label.

3.4 Why should the land be protected?

We will protect green space where it is used and/or valued by the wider local community (not just a few immediate neighbours). Examples will include parks and areas of woodland or burnside that have amenity or informal recreational value. Formal recreational areas like sports pitches are protected in a different way so we don't want suggestions for these.

Protection Site 2

3.5 Address / Description of Land

3.6 Landowner's name (if known)

3.7 Location Plan

If you can draw or copy a map with the boundary of the land please attach it separately. Also attach any photographs to help us understand the characteristics of the land. Below please state the attachment(s) number/label.

3.8 Why should the land be protected?

We will protect green space where it is used and/or valued by the wider local community (not just a few immediate neighbours). Examples will include parks and areas of woodland or burnside that have amenity or informal recreational value. Formal recreational areas like sports pitches are protected in a different way so we don't want suggestions for these.

Section 4: Your bigger ideas, or vision, for how the West Highland & Islands area should change over the next 10-20 years

4.1 How do you want the West Highland and Islands area to change over the next 10-20 years?

4.2 What do you think are the best, existing assets and characteristics of the area? Think of your favourite landscapes, settlements, journeys, events and meeting places.

4.3 Please attach any photographs separately to help show us what you mean. Below please state the attachment(s) number/label.

4.4 How can these assets and characteristics best be safeguarded, improved or used to provide economic or community growth?

Section 5 – Tell us if your community wishes to produce its own plan

We recognise that smaller communities other than those listed below may wish to shape the future of their township or village. Therefore, we are inviting any community group, landowner or developer that wishes to produce its own plan to record an interest now.

5.1 Name of place that wishes to produce its own plan

5.2 Any additional details (For example name of community group, any initial ideas for types and location of development, preparation process/timescales etc.)

The suggested list of towns and larger villages where we intend to produce maps showing future development sites are listed below. The preparation of these maps will be led by the Council and therefore these communities are not eligible to prepare their own community plans.

Ballachulish (including North, South & Glenachulish), Broadford, Dunvegan (including Kilmuir & Lonemore), East Sleat (Teangue to Armadale), Fort William, Gairloch, Glencoe, Kinlochleven, Kyle of Lochalsh, Kyleakin, Lochcarron, Mallaig, Plockton, Portree, Spean Bridge (including Inverroy & Roy Bridge), Staffin, Strontian, Ullapool.

For some other places not listed above we may prepare briefer planning guidance. This guidance will identify criteria to guide future development but will not provide a detailed map showing future development sites. These communities will still have the opportunity to produce their own plans however these will need to be consistent any criteria set out in the Plan.

We will consider such submissions and may offer assistance in how to produce the plan, how to consult on it and how to give it statutory status. We are piloting two such plans at present - one from the Isle of Rum Community Trust and one from Forestry Commission Scotland for a tourism development at Leanachan. This invitation is particularly suitable for those groups that wish to promote growth of their communities.

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Section 6 - Your views on Special Landscape Area boundaries

We have identified landscapes in the West Highland and Islands area that are important for their scenic quality; these are called Special Landscape Areas. These are in addition to nationally designated landscapes, called [National Scenic Areas^{iv}](#). Within these areas greater scrutiny is given to the appearance of new development in the landscape. [Maps^v](#) and [citations^{vi}](#) of Special Landscape Areas are available.

We would like your views on if and how the boundaries of our special landscape areas should change.

6.1 Name of Special Landscape Area:

6.2 Tell us whether this area should stay the same or how it should be expanded / contracted. Please provide reasons for your choice. It may be useful to refer to the citations of Special Landscape Areas, which give reasoning for each existing designation.

6.3 If possible please attach separately a map showing any suggested changes. Please use the Special Area Landscape Maps. Below please state the attachment(s) number/label.

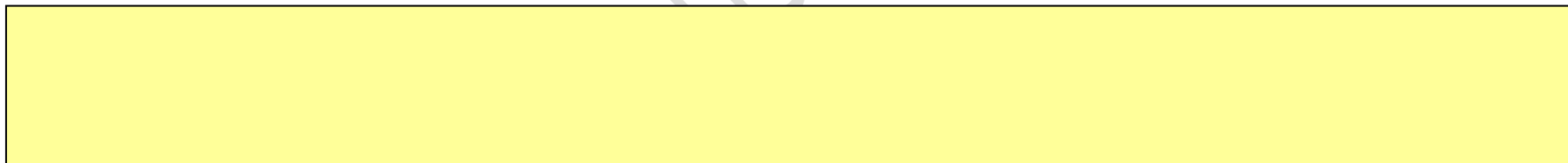
Section 7: Your views on the Fort William Hinterland boundary

We currently restrict housing in the countryside around the major settlement of Fort William by identifying an area of countryside called a Hinterland. We do this because a permissive approach would lead to unacceptable impacts on landscape and rural service delivery (e.g. roads, refuse collection, water drainage, school transport). The boundary of this Hinterland is to be reviewed through this Plan to consider if the current boundary represents a balanced approach to rural development. Relevant considerations in reviewing the boundary include recent development patterns and the remaining capacity of the local landscape and service networks.

A [map^{vii}](#) of the current Fort William Hinterland boundary is available.

We would like your views on if and how the Fort William Hinterland boundary should change.

7.1 Tell us whether this boundary should stay the same or how it should be expanded / contracted. Please provide reasons for your choice.



7.2 If possible please attach separately, a map showing your suggested changes. Please use the Fort William Hinterland Map. Below please state the attachment(s) number/label.



End of Form

To submit these comments please post your form with any attachments to: Development Plans Team, Development and Infrastructure Service, The Highland Council, Glenurquhart Road, Inverness, IV3 5NX.

Once we receive your submission form, we will write to you to confirm formal acknowledgement of the receipt of your submission. So this is possible, please ensure you fill out your full address in Section 1 of the form.

***Data Protection**– the information you have supplied will be used for the purpose for which you have provided it and any relevant procedures following from this. This data will be maintained in accordance with the Act and will not be passed on or sold to any other organisation without your prior approval unless this is a legal requirement*

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Thank you for taking part in the Highland Council's Call for Sites and Ideas exercise for the forthcoming West Highland and Islands Local Development Plan.

We will consider your suggestions for inclusion within the Plan; these may be presented in the next stage of the plan, The Main Issues Report.

You can get more information and keep up-to-date with the plan as it progresses through our website, Facebook and Twitter pages; alternatively email us, or call and ask to be put through to the Development Plans Team.

Website: www.highland.gov.uk/whildp

Email: whilp@highland.gov.uk

Tel: 01349 886608



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ⁱ Call for Sites and Ideas Guide available online at: http://www.highland.gov.uk/downloads/file/12420/call_for_sites_and_ideas_guide, alternatively, a paper copy is available alongside this form, or on request.

ⁱⁱ A Basic Introduction to SEA available online at: <http://www.scotland.gov.uk/Topics/Environment/environmental-assessment/sea/guidance/SEAGuidance/basicguidance> alternatively, a paper copy of this guidance is available on request.

ⁱⁱⁱ Draft SEA Site Matrix available online at: http://www.highland.gov.uk/downloads/file/12411/draft_sea_site_assessment_matrix alternatively, a paper copy is available on request.

^{iv} National Scenic Areas information and designations available online at: <http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/national-designations/nsa/>, for a paper copy of a map of all the National Scenic Areas within the West Highland and Islands Plan area please contact the Development Plans Team.

^v Special Landscape Area Maps are available online at: http://www.highland.gov.uk/downloads/file/12421/detailed_special_landscape_area_maps, alternatively, a paper copy is available on request. When requesting maps, please specify (if known) which Special Landscape Area you would like to suggest changes for.

^{vi} Special Landscape Area Citations are available online at:

http://www.highland.gov.uk/info/178/local_and_statutory_development_plans/213/supplementary_guidance_for_planning/13 alternatively, a paper copy is available on request. When requesting this information please specify (if known) which Special Landscape Area you would like to suggest changes for.

^{vii} Fort William Hinterland Boundary Map is available online at: http://www.highland.gov.uk/downloads/file/12410/fort_william_hinterland_boundary alternatively, a paper copy of the map is available on request.