

WESTER ROSS LOCAL PLAN



ACTION PROGRAMME

SEPTEMBER 2006



The Highland Council
Comhairle na Gàidhealtachd
SERVING Ross & Cromarty

PLANNING &
DEVELOPMENT SERVICE



Introduction

The Wester Ross Local Plan was formally adopted by The Highland Council in June 2006. This followed a significant period of public consultation, including a Public Local Inquiry held in 2005. The purpose of the Local Plan is to help achieve the vision for the future of Wester Ross. It does this by guiding new development to appropriate locations, and setting out the policy that The Council will use to assess planning applications for development of all types.

This Action Programme sets out actions required to implement the Plan's policies and proposals. It sets out clearly what is to be done, who is responsible and when it will be achieved. It will be monitored and updated to reflect completed work and revised timescales and published every year. The intention is to create a climate of certainty for the users of the Plan. It also allows for a clear programme of work to co-ordinate the efforts of Community Planning partners.

Content of the Action Programme

Fundamental to the delivery of an effective Local Plan as part of Community Planning is the continual monitoring of its effectiveness. The first action therefore sets out a commitment to prepare an annual monitoring report for the Local Plan. This Monitoring Report will detail changes to the Wester Ross area in respect of demographic or economic changes, as well as the rate and types of development which have taken place throughout the area. It also offers an opportunity to indicate how the Plan policies have been used in deciding on planning applications in the area.

One of the key actions for the Local Plan is to progress the adoption of the Wester Ross National Scenic Area Management Strategy by the Council. The adoption of the Strategy was delayed pending the preparation of the Local Plan. There is now an opportunity for the Strategy to be revised and updated following that exercise. Initial discussions have taken place with Scottish Natural Heritage and the Wester Ross Alliance to gauge the level of work required to progress this, as well as the availability of resources to implement the actions associated with the management actions identified.

The majority of actions contained within the action programme relate to the implementation of the development sites identified throughout the area. Sites have been allocated throughout the area for all uses, but particularly for both private housing and affordable housing. Whilst most of the sites will come forward through the normal planning application process, there are a number of sites which require co-ordinated action and the preparation of development briefs or master plans to guide development.

In Ullapool, there is a supply of land for the provision of 100 houses over the plan period. A number of these sites are located in the centre of the village, and are experiencing demand for development. There do remain sites which will require action to release their potential, including the former doctor's surgery and the former filling station. The major longer term expansion areas are identified to the north and south of the village, and these will have to be brought forward during the lifetime of the Plan to maintain the growth of Ullapool. It is intended therefore to work closely

with the local landowner possibly through the Highland Housing Alliance to progress the development of these sites.

In Gairloch, the development of the strategic site at Achtercairn is a priority for affordable housing and commercial development in the village. Other work in Gairloch will relate to sites located close to the village centre at Smithtown and the redevelopment of the former seafood factory.

In Aultbea, the Reporter at the Local Plan Public Local Inquiry recognised that the Local Plan's identified only enough land in Aultbea for a further five years growth. A development brief therefore needs to be prepared to feed back into any subsequent review of the local plan in order to secure Aultbea's future growth. In particular there is a need, in partnership with SEPA and Scottish Water to examine how an extension of the public sewer can assist and help guide the future growth of the village. This will be carried out in the medium to longer term part of the plan period.

In Lochcarron, the development of housing land in the north of the village was the subject of a number of community concerns raised during the Public Local Inquiry into the Plan. The Reporter concluded that the sites should be confirmed within the Plan, but it is considered necessary to progress the preparation of a development brief in two distinct phases in order to guide the development of the site in the most appropriate way. The first phase involves development within the existing Kirkton area for a mix of private and affordable housing. The Brief will take into account the concerns raised at the Public Inquiry in respect of traffic management, amenity and landscaping, whilst ensuring that access to any potential community woodland development in Kirkton Woods is retained. The second phase of the development Brief will follow on from this and focus specifically on the area to the north (Site R1), which offers the long term development potential for Lochcarron, including opportunities for a village leisure centre.

The former fabrication Yard at Kishorn remains the largest potential development site in Wester Ross. The Local Plan identifies the need for a Development Brief to be prepared to clarify the suitability of the site for a range of industrial/business uses, including potentially small-scale mineral extraction and renewable energy (it should be noted that a planning application for mineral extraction at the western end of the allocated site was approved earlier in the year). This will need to ensure that measures are taken to avoid water pollution and to protect nearby fish farming. Landscaping will be sought as an integral part of any proposals for all or part of the yard, and the scale of development will require to be in line with the ability of nearby settlements to absorb the demand for accommodation, services and transport.

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ID	Target	Action	Target Date	RAG	Accountable Officer	Responsibility	Output	Local Plan Reference	Resources
			Progress/Status						
1	Annual Monitoring Report	Prepare an annual Monitoring report, detailing rates of development within the area and highlighting emerging issues which may necessitate a local plan review.	01/07/07	G	Policy & Information Manager	The Highland Council (Planning and Development Service) with input from other Council Services, the Ross & Cromarty Local Housing Development Forum and other agencies.	Monitoring Report approved by Committee		Staff Time
2	Wester Ross National Scenic Area Management Strategy	Review the Wester Ross National Scenic Area Management Strategy with a view to adoption by The Highland Council. This will include drawing up an action plan for implementation.	01/04/07	G	Policy & Information Manager	The Highland Council, Scottish Natural Heritage, the Wester Ross Alliance and local interest groups.	Management Strategy approved by The Highland Council.	Para. 3.8, Appendix 2	Staff Time in preparation Implementation linked to available funding streams
3	Aultbea Development Strategy	Formulate a long-term development strategy for the village, including a particular examination of an extension of the public sewer and how its provision will affect the future growth of the village.	01/06/09	G	Policy & Information Manager	The Highland Council, Scottish Water and SEPA with input from the Ross and Cromarty Local Housing Forum	Development Brief for Aultbea approved by Committee	Aultbea Proposals Map	Staff time Funding for any necessary consultancy work
4	Ullapool Masterplan/Development Brief	Prepare a Masterplan/Development Brief with the landowner to identify clear development timescales.	01/07/08	G	Policy and Information Manager	The Highland Council (Planning and Development Service), Ross & Cromarty Local Housing Development Forum, Highland Housing Alliance and the landowner.	Development Brief(s) approved by Committee	Ullapool Sites H1 and H2 and H9	Staff time Funding for any necessary consultancy work
5	Ullapool Former Library and Doctor's Surgery Development Brief	Prepare a masterplan for the site which will detail the uses appropriate, as well as a design framework which will reflect the Ullapool Conservation Area.	01/03/07	G	Head of Housing Development/ Policy and Information Manager	The Highland Council (Housing Service, Planning & Development Service) and the local community	Masterplan for the re-development of the site prepared.	Ullapool R1 Former library and doctor's surgery	Staff time Funding for any necessary consultancy work
6	Ullapool Former Filling Station Development Brief	Prepare a Development Brief for the site taking into account the contamination on the site and the potential for a significant gateway development for the village.	01/07/07	G	Head of Housing Development/ Policy and Information Manager	The Highland Council, HIE Skye and Wester Ross, Local Housing Development Forum.	Development Brief prepared for the site	Ullapool AH1 Former petrol filling station	Staff time Consultants fees for contamination study

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7	Achtercairn Development Brief	Support the progress of the development of the site, following the general principles established in the Development Brief prepared for the site	01/03/08	G	Head of Housing Development/ Policy and Information Manager	The Highland Council	Development of the site approved by Committee in line with the principles contained within the Development Brief prepared by the Council.	Gairloch R1 Achtercairn	Staff time.
8	Gairloch Smithtown Development Brief	Prepare a Development Brief for sites H2 and H3	01/07/09	G	Policy & Information Manager	The Highland Council, with input from The Ross and Cromarty Local Housing Forum	Development Brief prepared for the site	Gairloch H2 (North of old peoples' home, Smithtown Site 1) and H3 (North of old peoples' home, Smithtown Site 2).	Staff time
9	Gairloch Former seafood factory site	Work with the developer to bring forward the redevelopment of the factory site taking account of the sensitive location and site characteristics	01/04/08	G	Policy & Information Manager	The Highland Council and private developer	Planning Application approved by Committee	Gairloch R2	Staff time
10	Lochacarron North Development Brief (Phase 1)	Prepare a Dvelopment Brief for the remaining sites within the Kirkton area. This should take into account all of the issues raised at the Public Local Inquiry relating to traffic, amenity and allow access to the potential development in Kirkton woodland and the development of site R1 to the north.	01/04/07	G	Head of Housing Development/ Policy and Information Manager	The Highland Council, Local Housing Development Forum and local community	Development Brief approved by Committee.	Lochcarron AH1, AH2, H1	Staff time Funding for any necessary consultancy work

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11	Lohcarron North Development Brief (Phase 2)	Prepare a Development Brief setting out the potential of the site to accommodate a mixed development which could include leisure centre (for which outline consent on part of this site was granted in February 2002), shinty pitch and housing.	01/04/07	G	Policy & Information Manager	The Highland Council (Planning and Development Service) with a local working group comprising Housing Services, Transport, Environment and Community Services, Education, Culture and Sports Services, the landowner and agent, representatives of the Community Council, School Board, Sports Centre Committee and the Local Member.	Development Brief approved by Committee.		Staff time Consultancy work for any further traffic studies, flood risk assessment or other infrastructure requirements.
12	Kishorn Yard Development Brief	Prepare a framework plan for the future development of the Kishorn Yard.	01/07/08	G	Policy & Information Manager	The Highland Council, Local Enterprise Company, the Applecross Trust, Scottish Natural Heritage, current and potential occupiers, with public consultation.	Framework Plan approved by Committee	Kishorn Yard Settlement Development Area	Staff time Funding for any necessary consultancy work