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Issue 09: Lybster

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 - Caithness Chamber of Commerce (983321)
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3. Relevant Council's Supporting Documents
 - None.

Issue 9	LYBSTER	
Development plan reference:	Lybster pages 31 - 33	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Caithness Chamber of Commerce (983321) Crofting Commission (955042) Iaroslav Bodiu (967307) Joanne Bowd (979221) SEPA (906306) SportScotland (933432)		
Provision of the development plan to which the issue relates:	Lybster settlement text, placemaking priorities and site allocations.	
Planning authority's summary of the representation(s):		
<p>General text <u>Joanne Bowd (979221)</u> Support for settlement due to its cultural heritage assets that offer potential for tourism, but notes potential threats to assets from nearby onshore wind energy proposals.</p> <p><u>Caithness Chamber of Commerce (983321)</u> Agreement with support for settlement centre and recognition of tourism potential.</p> <p>LY01 – Young Crescent <u>Iaroslav Bodiu (967307)</u> Support for allocation but proposes an additional access to site via Village Road immediately south of The Old Police Station.</p> <p><u>Crofting Commission (955042)</u> Zoned land forms part of in-bye croft land, but its relative isolation in the context of other parts of the croft and the settlement pattern may be a consideration.</p> <p>LY02 – The Cross <u>SEPA (906306)</u> Object unless additional developer requirement is added for a flood risk assessment to protect people and property from floodrisk. There are small drains along eastern and southern boundaries of the site and records of flooding due to blocked culverts and surface water flooding. This addition will ensure compliance with SPP, raise awareness of potential floodrisk issues to developers and ensure developer requirements are consistent throughout plan.</p> <p>LY03 – South of Golf Club House <u>SportScotland (933432)</u> Since site is directly adjacent to Lybster Golf Course, add developer requirement to consider the playability of the golf course in the development of the site, specifically</p>		

consider if any mitigation is required to prevent adverse impacts caused by development and to prevent impacts on development from golf balls being played out of the course.

SEPA (906306)

Object unless additional developer requirement is added for a flood risk assessment to protect people and property from floodrisk. There are small drains along eastern and southern boundaries of the site and records of flooding due to blocked culverts and surface water flooding. This addition will ensure compliance with SPP, raise awareness of potential floodrisk issues to developers and to ensure developer requirements are consistent throughout plan.

Modifications sought by those submitting representations:

LY01 – Young Crescent

Iaroslav Bodiu (967307)

Include additional access from Village Road to Young Crescent.

LY02 – The Cross

SEPA (906306)

Developer requirements should include a Flood Risk Assessment.

LY03 – South of Golf Club House

SportScotland, (933432), SEPA, (906306)

Developer requirements should include consideration of mitigation to prevent impacts on new development from neighbouring golf course (e.g. from golf balls) and a Flood Risk Assessment.

Summary of responses (including reasons) by planning authority:

General text

Support for the settlement's tourism potential, and potential for impacts from onshore wind energy developments is noted.

LY01 – Young Crescent

Whilst it is considered that an additional access to Young Crescent could improve permeability, it is not considered necessary for the amount of potential housing on site. Young Crescent access is of an acceptable standard and is suitable for extending north. Future planning applications could still propose forming an additional access and this could be considered on its merit.

Comments from the Crofting Commission that part of the site is in-by croftland, but that the site is consistent with the settlement's development pattern are noted.

No modification is proposed by the Council.

LY02 – The Cross

If the Reporter is so minded, the Council is agreeable to including the following text to the Developer Requirements: "Flood Risk Assessment (no development in areas shown to be at risk of flooding)".

LY03 – South of Golf Club House

If the Reporter is so minded, the Council is agreeable to including the following text in the Developer Requirements: "Consider potential for impacts on new development from neighbouring golf course and any necessary mitigation; Flood Risk Assessment (no development in areas shown to be at risk of flooding)".

Reporter's conclusions:

Reporter's recommendations: