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## Issue 20: Edderton

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CD18: Highland-wide Local Development Plan, Apr 2012

<b>Issue 20</b>	<b>EDDERTON</b>	
<b>Development plan reference:</b>	Edderton pages 85 - 88	<b>Reporter:</b>
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
Balnagown Castle Properties (968666) Edderton Community Council (979848) Historic Environment Scotland (964857)		
<b>Provision of the development plan to which the issue relates:</b>	Edderton general text and site allocations	
<b>Planning authority's summary of the representation(s):</b>		
<p><b>Edderton General</b>  <u>Balnagown Castle Properties (968666)</u>  Supports the continued identification of Edderton as a settlement and is encouraged to see the continuation of housing proposals. If there is any change proposed to this through the Examination process, would like to be involved in the discussion.</p> <p><u>Edderton Community Council (979848)</u>  The Community Council supports the Plan for Edderton. However would like to see the village boundary amended to include the area to south enclosed by the 30mph speed limit and the street lighting. This would include the Primary School and the sports area across the road, the development at Balleigh Wood and 10 other houses.</p> <p><b>ET01 North-East of Haven</b>  <u>Historic Environment Scotland (964857)</u>  Supports the developer requirement for sensitive design in response to the scheduled monument Carriblair stone circle &amp; cist (Index No. 2971), particularly in relation to access requirements for the site.</p> <p><b>ET02 West of Station Road</b>  <u>Historic Environment Scotland (964857)</u>  Supports the developer requirement for the retention of the line of site from the scheduled monuments Carriblair stone circle &amp; cist (Index No. 2971) and the scheduled monument Clach Chairidh, symbol stone (Index No. 1673) to the hills to the west and south west.</p>		
<b>Modifications sought by those submitting representations:</b>		
<p><b>Edderton General</b>  <u>Edderton Community Council (979848)</u>  Amend SDA boundary to include the area to the south enclosed by the 30mph speed limit and the street lighting, including the Primary School and the sports area across the road,</p>		

the development at Balleigh Wood and 10 other houses.

**Summary of responses (including reasons) by planning authority:**

**Edderton General**

The support for the Plan, including from Edderton Community Council, is noted.

Settlement Development Areas (SDAs) are the preferred areas for most types of development as it makes best use of existing infrastructure and services and protects the character of the surrounding countryside. This is supported by Policy 34 in the Highland-wide Local Development Plan (HwLDP) (CD18). The SDA is not intended to identify where the perceived extent of a settlement or community is in the widest terms, its purpose is to help make assessments of proposed developments. The suggested extension of the SDA for Edderton is to the south of the SDA in the Plan. It is acknowledged that there is street lighting and a pavement as far as the Primary School but the road is single track with passing places and therefore it is not the best place for additional housing. It would also greatly increase the extent of the SDA boundary and would in essence mean that a lot of what is currently surrounding countryside would have the principle of development established where included within such an extension. Edderton sits within the Tain Hinterland. This hinterland has been identified as where pressure for commuter based housing development is greatest. Through Policy 35 of the HwLDP (CD18), the Council presumes against housing in the open countryside in the hinterland subject to certain exceptions. If the SDA for Edderton was to be extended, it would support housing in areas which are currently countryside in the hinterland area. The Council does not support extending the SDA boundary and therefore no modification is proposed.

**ET01 North-East of Haven**

The support from Historic Environment Scotland for the developer requirement for sensitive design in response to scheduled monument is noted.

**ET02 West of Station Road**

The support from Historic Environment Scotland for the developer requirement for the retention of the site line is noted.

**Reporter's conclusions:**

**Reporter's recommendations:**