

Contents

Issue 24: Lochinver

1. Schedule 4

2. Representations

Bill Badger (967160)

Durrant & Maysie Macleod (967261)

SEPA (906306)

SNH (909933)

T Vestey (980092)

3. Relevant Council's Supporting Documents

None.

Issue 24	LOCHINVER	
Development plan reference:	Lochinver pages 102 - 105	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Bill Badger (967160) Durrant & Maysie Macleod (967261) SEPA (906306) SNH (909933) T Vestey (980092)</p>		
Provision of the development plan to which the issue relates:	Lochinver site allocations	
Planning authority's summary of the representation(s):		
<p>LV01 Former Sheep Pens North of Inver Park <u>SNH (909933)</u> For clarity and consistency with other text for settlements within an NSA, in developer requirements add the following text, "...safeguard sensitive landscape setting...".</p> <p><u>T Vestey (980092)</u> Supports site. There is a clearly identified housing need in Lochinver and this site can meet part of that need.</p> <p>LV02 Cnoc A' Mhuilin <u>SNH (909933)</u> For clarity and consistency with other text for settlements within an NSA, in developer requirements add the following text, "...safeguard sensitive landscape setting...". Welcomes that advice on density and height of development has been taken into account however recommends the following modification to the developer requirements text to make it clear what interests SNH would be seeking to be covered by the design statement: "Design statement to be prepared to safeguard the landscape features that contribute to the special qualities of the Assynt-Coigach NSA, in particular the landform and landscape setting of the surroundings. Separately, the design statement should address, to the satisfaction of the Highland Council, the setting in relation to the nearby listed buildings. ..."</p> <p><u>T Vestey (980092)</u> Supports site. There is a clearly identified housing need in Lochinver and this site can meet part of that need.</p> <p><u>Durrant & Maysie Macleod (967261)</u> Concerned about this site for the following reasons: noise and disruption from neighbours and traffic; light pollution; lack of privacy with neighbours looking down onto their property. Does not want a through road passing through the area of development as it would create noise and disruption. Need to allow space for movement of wildlife. Suggest up to 3 plots in line with Hillhead Cottage, at the same level. Any further development to be further back out</p>		

of the main view and entered from either the Fank across from Inver Park at LV01 or off the B869 across the cattle grid. The area from LV01 stretches through a gentle uphill wide valley to the B869, allowing the potential of very long term growth of a great number of housing when and if they were needed. This would not encroach on existing properties nor spoil the views of the approach to Lochinver.

LV03 Canisp Road

SNH (909933)

For clarity and consistency with other text for settlements within an NSA, in developer requirements add the following text, "...safeguard sensitive landscape setting...".

SEPA (906306)

There is a small watercourse on the boundary of the site. Therefore part of the site is at risk of flooding. Therefore SEPA objects to the site unless the following developer requirement text is added to the plan: "Flood Risk Assessment (no development in areas shown to be at risk of flooding)." This amendment will help protect people and property from flood risk and ensure compliance with the flood risk avoidance position in Scottish Planning Policy, ensure that developers are aware that flood risk may be a constraint on development and ensure that developer requirements for all sites thought to be at risk of flooding are dealt with consistently throughout the plan.

Bill Badger (967160)

Supports the allocation as it appears consistent with the overall strategy.

LV04 Culag Road

SNH (909933)

For clarity and consistency with other text for settlements within an NSA, in developer requirements add the following text, "...safeguard sensitive landscape setting...".

SEPA (906306)

This large site is adjacent to the coastal flood map and the south eastern boundary is adjacent to the fluvial Flood Map. Therefore small parts of the site may be at risk of flooding. As a result SEPA objects unless the following developer requirement text is added to the plan: "Flood Risk Assessment may be required (no development in areas shown to be at risk of flooding)." This amendment will help protect people and property from flood risk and ensure compliance with the flood risk avoidance position in Scottish Planning Policy, ensure that developers are aware that flood risk may be a constraint and ensure developer requirements for all sites thought to be at risk of flooding are dealt with consistently throughout the plan.

Both the information held by SEPA and the assessment outlined in the Environmental Report indicates that this site is on peat soils. Therefore SEPA objects unless the following developer requirement text is added to the plan: "Peat assessment and management plan". This amendment will ensure compliance with Scottish Planning Policy. It will also ensure consistency with other allocations on peat in the plan.

Bill Badger (967160)

Supports the allocation. Environmental education is important and agrees that the

landscape is highly sensitive to development.

LV05 West of the Coastguard Station

SNH (909933)

For clarity and consistency with other text for settlements within an NSA, in developer requirements add the following text, "...safeguard sensitive landscape setting...".

LV06 Land Adjacent to Assynt Leisure Centre

SNH (909933)

For clarity and consistency with other text for settlements within an NSA, in developer requirements add the following text, "...safeguard sensitive landscape setting...".

SEPA (906306)

Notes the developer requirement includes the need for a Flood Risk Assessment; however SEPA is not aware of any flooding in this area and it is not identified as an issue in the Environmental Report. SEPA has also checked with the Council's flood prevention team and they have not identified the need for Flood Risk Assessment for this site. As a result, unless you hold information we are not aware of, we recommend that you reconsider whether a Flood Risk Assessment is required for this allocation.

LV07 Culag Harbour

SNH (909933)

For clarity and consistency with other text for settlements within an NSA, in developer requirements add the following text, "...safeguard sensitive landscape setting...".

SEPA (906306)

Part of this site is within the Coastal and Fluvial Flood Map and therefore is likely to be at risk of flooding. Notes that the allocation is for industry and is located in a harbour. Whilst SEPA supports the principle of the developer requirement "Flood Risk Assessment, part of the site in coastal flood zone, in this area only water-related uses permissible" we recommend that this be amended to "Flood Risk Assessment required to inform layout and design. Only low vulnerability uses or operationally essential uses in areas shown to be at risk of flooding, to be accompanied by resilience measures." This amendment will ensure that the development type complies with the flood risk framework outlined in Scottish Planning Policy. It will also ensure consistency with the rest of the plan.

Modifications sought by those submitting representations:

LV01 Former Sheep Pens North of Inver Park

SNH (909933)

Developer requirements should include requirement to safeguard qualities of the National Scenic Area by acknowledging the sensitive landscape setting.

LV02 Cnoc A' Mhuilin

SNH (909933)

Developer requirements should include requirement to safeguard qualities of the National

Scenic Area by acknowledging the sensitive landscape setting.

Amend developer requirement regarding design statement to reflect the priority to safeguard the National Scenic Area as well as Listed Buildings.

Durrant & Maysie Macleod (967261)

Restrict development of site to three plots and direct future growth of the settlement north from LV01.

LV03 Canisp Road

SNH (909933)

Developer requirements should include requirement to safeguard qualities of the National Scenic Area by acknowledging the sensitive landscape setting

SEPA (906306)

Developer requirements should include a Flood Risk Assessment.

LV04 Culag Road

SNH (909933)

Developer requirements should include requirement to safeguard qualities of the National Scenic Area by acknowledging the sensitive landscape setting.

SEPA (906306)

Developer requirements should include a Flood Risk Assessment.

Developer requirements should include a Peat Assessment and peat management plan.

LV05 West of the Coastguard Station

SNH (909933)

Developer requirements should include requirement to safeguard qualities of the National Scenic Area by acknowledging the sensitive landscape setting.

LV06 Land Adjacent to Assynt Leisure Centre

SNH (909933)

Developer requirements should include requirement to safeguard qualities of the National Scenic Area by acknowledging the sensitive landscape setting.

SEPA (906306)

Remove developer requirement for a Flood Risk Assessment.

LV07 Culag Harbour

SNH (909933)

Developer requirements should include requirement to safeguard qualities of the National Scenic Area by acknowledging the sensitive landscape setting.

SEPA (906306)

Amend developer requirement for Flood Risk Assessment to ensure only low vulnerability or operationally essential uses are permitted with resilience measures.

Summary of responses (including reasons) by planning authority:

LV01 Former Sheep Pens North of Inver Park

If the Reporter is so minded, the Council is agreeable to amending the Developer Requirements to include the following text (additional text italicised): “Careful siting, design and layout to safeguard sensitive *landscape setting*”.

Support for the site due to the identified need for housing in Lochinver is noted.

LV02 Cnoc A' Mhuilin

If the Reporter is so minded, the Council is agreeable to amending the Developer Requirements to include the following text: “Design statement to be prepared to safeguard the landscape features that contribute to the special qualities of the Assynt-Coigach NSA, in particular the landform and landscape setting of the surroundings. Separately, the design statement should address, to the satisfaction of the Highland Council, the setting in relation to the nearby listed buildings”.

Concerns from neighbouring residents about potential for development to impact on setting, residential amenity, and environmental qualities of the settlement are noted. However, the Indicative Housing Capacity for the site is 10 houses, options for access are from either Baddidaroch Road or the A837 and there are restrictions on development height to 1.5 storeys. It is considered that these requirements are sufficient to address the concerns raised and will maintain residential amenity. No modification is proposed by the Council.

The suggestion to focus expansion north from site LV01 is not supported because the existing sites offer development potential within the settlement envelope that is sufficient to meet current demand. No modification is proposed by the Council.

Support for the site due to the identified need for housing in Lochinver is noted.

LV03 Canisp Road

If the Reporter is so minded, the Council is agreeable to amending the Developer Requirements to include the following text (additional text italicised): “Design statement and sensitive layout to include planting to safeguard sensitive *landscape setting*”

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

Support for the site to help deliver the overall strategy for the Plan is noted.

LV04 Culag Road

If the Reporter is so minded, the Council is agreeable to amending the Developer Requirements to include the following text (additional text italicised): “Design statement to safeguard the sensitive *landscape* setting”.

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

If the Reporter is so minded, the Council is agreeable to including the following text in the Developer Requirements: “Peat assessment and management plan may be required”. The inclusion of the word ‘may’ goes beyond the modification sought by SEPA (906306) because this site is allocated for community uses restricted to ‘off-grid’ structures and there may be proposals where assessment is not required.

Support for the site allocation and the potential for environmental education is noted.

LV05 West of the Coastguard Station

If the Reporter is so minded, the Council is agreeable to amending the Developer Requirements to include the following text (additional text italicised): “Careful siting, design and layout to safeguard sensitive *landscape* setting”

LV06 Land Adjacent to Assynt Leisure Centre

If the Reporter is so minded, the Council is agreeable to amending the Developer Requirements to include the following text: “Careful siting, design and layout to safeguard sensitive landscape setting”

If the Reporter is so minded, the Council is content for the developer requirement for a Flood Risk Assessment to be removed, based on the advice from SEPA (906306) and the Council’s Flood Risk Team.

LV07 Culag Harbour

If the Reporter is so minded, the Council is agreeable to amending the Developer Requirements to include the following text: “Careful siting, design and layout to safeguard sensitive landscape setting”

If the Reporter is so minded, the Council is agreeable to amending the Developer Requirements to include the following text: “Flood Risk Assessment required to inform layout and design. Only low vulnerability uses or operationally essential uses in areas shown to be at risk of flooding, to be accompanied by resilience measures.”

Reporter’s conclusions:

Reporter’s recommendations:

