

Highland wide Local Development Plan Am Plana Leasachaidh Air Feadh Na Gàidhealtachd

As Modified (and as Intended to be Adopted) - March 2012
Mar a Chaidh a Mhion-atharrachadh
(Is Mar a Thathar an Dùil Gabhail Ris) - Am Màrt 2012

Highland-wide Local Development Plan

Plana Leasachaidh Ionadail na Gàidhealtachd gu Lèir

As Modified (and as Intended to be Adopted)
March 2012

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1. Accompanying Documents

1.1

Several other documents are or will be produced in parallel with the Plan including the following.

- The *Strategic Environmental Assessment* documents, which are required by the Environmental Assessment (Scotland) Act 2005 can be inspected at Highland Council Headquarters Inverness or browsed at our web-site www.highland.gov.uk/developmentplans
- The Habitats Regulations Appraisal of the Local *Development Plan*, which includes Appropriate Assessment, can be inspected at Highland Council Headquarters Inverness or browsed at our web-site
- The Equalities Impact Assessment can be inspected at Highland Council Headquarters Inverness or browsed at our web-site

2. Foreword

Facal-toisich

2.1 I am pleased to present the Highland-wide Local Development Plan. This is the land-use Plan which the Council will employ to guide development and investment in the area over the next twenty years. It is important to emphasise that this is very much a Plan for the Highland Council Area as a whole.

The Plan will accommodate significant population growth and enable communities to grow sustainably and meet future needs. Successful communities with a growing population require homes, jobs, services and facilities and the Plan seeks to meet these needs in a fully effective manner. Developments which provide affordable housing and improved design quality will be key features of the successful delivery of this Plan. Greater detail on how these outcomes can be delivered at a more local level will be brought forward in the three Area Local Development Plans.

Meanwhile, the area's important assets - natural, built and cultural - will be safeguarded. The conservation and retention of the richness of the area is important to its future prosperity.

Through the implementation of the Highland-wide Local Development Plan, the Council can make significant progress in creating opportunities and addressing the wider needs of the Highland Council area. However, it is recognised that the achievement of many aims set out in the Plan will require many other organisations, communities and individuals to play a full and effective part.

We drew up the policies and proposals following detailed consideration of the many comments received from the public and other interested parties during stages in the preparation of the plan. We have also made changes to the policies and proposals following examination of the plan by Scottish Ministers.

We would like to thank everyone who has taken part in the production of the Highland-wide Local Development Plan, your comments and inputs have helped to shape the planning policy which will guide development right across Highland.



Cllr. W. J. (Ian) Ross

3. Introduction & Context

Ro-ràdh & Co-theacsa

- 3.1 *Scottish Government* expects local development plans to:
- have a sharp focus on land and infrastructure;
 - concentrate on what will happen, where and why;
 - make more use of maps and plans to explain and justify the long term *settlement strategy*, and;
 - contain policies and *proposals* that will achieve predictable outcomes.
- 3.2 This *Proposed Plan* (referred to as “the Plan”) sets out the overarching spatial planning policy for the whole of the Highland Council area, except the area covered by the Cairngorms National Park Local Plan.
- 3.3 It sets out a vision statement and spatial strategy for the area, taking on board the outcomes of the consultation on the Main Issues Report which was issued for public consultation in August 2009. Once adopted the Highland-wide Local Development Plan will replace The Highland Structure Plan (2001) and all of the policies, recommendations and proposals contained within. The Highland-wide Local Development Plan will also supersede the General Policies, as stated within the Appendix: Superseded Elements of Local Plans, of the following Local Plans:
- Inverness Local Plan (2006);
 - Nairnshire Local Plan (2000);
 - Ross and Cromarty East Local Plan (2007);
 - Sutherland Local Plan (2010);
 - Caithness Local Plan (2002);
 - West Highland and Islands Local Plan (2010);
 - Wester Ross Local Plan (2006); and
 - Badenoch and Strathspey Local Plan (1997) (in part).
- 3.4 The land allocations in the above Local Plans will remain in place (unless an updated site allocation is given in the Highland-wide Local Development Plan), until the time that one of the Council’s three new area local development plans is adopted. The Plan also sets the wider context for these emerging area local development plans. They will consolidate and replace the existing local plans.
- 3.5 The preparation of the Highland wide Local *Development Plan* has been supported by a number of pieces of work, including the Housing Need and Demand Assessment and an Inverness and A96 Corridor Transport Study. These documents are available to view on our [website](#).
- 3.6 The Cairngorms National Park Authority are responsible for the preparation of Local Development Plans in the National Park area. This Local Development Plan will therefore not have any weight in decision making on planning applications in the National Park. For information on planning in the National Park, please see www.cairngorms.co.uk.

3.7 How to Read and Use the Plan

Mar a bu Chòir am Plana seo a Leughadh is a Chleachdadh

- 3.7.1 The Plan is made up of maps and text. If you are interested in finding out what the Plan means for your particular area then you need to read both. The easiest way to find your community is by using the large *Proposals* Map which shows the whole area covered by the Plan. The *Proposals* Map also shows areas which are designated as nationally/regionally/locally important in terms of their heritage. For more information on each of these features please refer to Policy 57 and Appendix 2 of this Plan. The main Plan document contains more detailed mapping for strategic growth areas.
- 3.7.2 To get the complete picture, you also need to read the Plan's "*General Policies*" which are listed in Section 18 and onwards below and the relevant local plan/local development plan. All *proposals* will also need to take account of the Plan's *Spatial Strategy and Vision*. All development *proposals* will be assessed for the extent to which they contribute to the achievement of the plan objectives. Any proposal may also be affected by policy or legislation at national and European level. Links to this further reading are given in the following section. All words contained in the glossary are in *italics* in the main text.
- 3.7.3 The following sections outline the Highland Council's Vision and Spatial Strategies for the Highland area as a whole and for the three areas which will be the subject of future Local Development Plans. The Visions are not policies as such; rather they are an expression of what the Highland area could be like in 2030. Where reference has been made to individual projects, these are either dealt with in more detail within the body of this plan, or will be considered within the forthcoming Local Development Plan for the relevant area. In all cases, these projects will be subject to the necessary assessments, including Habitats Regulations Appraisals where appropriate.
- 3.7.4 Planning applications will be assessed against all the policies and legislation relevant to the particular proposal and location. Conformity with a single policy or element of the Vision and Spatial Strategy does not necessarily indicate that a proposed development would be acceptable.

3.8 Other Factors

Nithean Eile

- 3.8.1 In preparing this *Local Development Plan* and in making decisions on planning applications, The Council must also take into account other factors, such as:
- national planning policy and guidance which is prepared by the *Scottish Government* and includes the *National Planning Framework 2*, *Scottish Planning Policy*, *Circulars* and *Planning Advice Notes*; this Plan does not attempt to name all of the documents that might be relevant to a particular case and it is therefore advisable to check for available and current documents on the [Scottish Government's website](#);
 - other Highland-wide policies such as *Supplementary Guidance* and *Development Briefs*, a full list is available via [The Council's website](#);
 - other plans, programmes and strategies of The Highland Council including [Strengthening the Highlands 2009-2011](#) and [Single Outcome Agreement 2](#).
 - the strategies and plans of other public agencies like Highlands & Islands Enterprise, *Scottish Natural Heritage* and *Scottish Environment Protection Agency*;
 - National, UK and European legislation such as the Planning Etc. (Scotland) Act 2006 and the Environmental Assessment (Scotland) Act 2005, which places a requirement to demonstrate how the Plan will affect the environment (available via www.oqps.gov.uk).

4. *Spatial Strategy* **Ro-innleachd Farsaingeachd**

- 4.1 This plan sets out a balanced strategy to support the growth of all communities across Highland. However, it is important to ensure that development is, in the first instance, directed to places with sufficient existing or planned infrastructure and facilities to support *sustainable development*. The *Proposals* Map identifies a hierarchy of *settlements*. New development will be directed to each settlement in proportion to its existing/planned capacity.
- 4.2 The national context is one of support for sustainable economic growth. *Scottish Government* policy is to increase the number of houses built and it has set an aspirational national target. *Scottish Government* expects planning authorities to identify a generous supply of land for future housing, which will allow any backlog of unmet demand/need to be met, and will allow for higher growth rates than we have seen historically. *Scottish Government* is also committed to delivering growth to alleviate the current downturn.
- 4.3 Therefore, The Council is preparing a Plan which meets Government's aspirations. It is based on a [Housing Need and Demand Assessment](#) which has been assessed by them as robust and credible. The Highland Council has also agreed, through Single Outcome Agreement 2, to provide more housing.
- 4.4 In assessing what a generous supply of land means in Highland, we have taken account of the target agreed between the Scottish Government and Highlands and Islands Enterprise (HIE) to grow the HIE area population to 500,000 people over the next 20 years. The HIE area covers Western Isles, Argyll and Bute, Orkney and Shetland as well as Highland. The Highland Council area accommodates nearly 50% of the existing population of the HIE area. The Highland-wide Local Development Plan seeks to contribute towards the HIE strategy through providing opportunity for growth within Highland and aspires to increase the population to 250,710 by 2031. This growth rate reflects support for a number of economic growth areas such as: the transition of UHI to full University status; business growth at Inverness Airport; reuse of the Nigg fabrication yard; expansion of activities at Highland Deephaven; and development of wave and tidal energy in the Pentland Firth.
- 4.5 Given the above, the Plan uses the high migration scenario as the basis for planning (including an allowance to address the current backlog of need for *affordable housing*). An overall housing land requirement is set out in Table 1 below.

	2011-21		2021-31
Caithness	672	Caithness	138
Inverness	9,177	Inverness	6,664
Lochaber	1,551	Lochaber	783
Nairn	1,562	Nairn	938
East Ross	2,077	East Ross	1,206
Mid Ross	2,126	Mid Ross	1,404
West Ross	906	West Ross	561
Skye & Lochalsh	1,333	Skye & Lochalsh	886
Sutherland	914	Sutherland	348
Highland (Exc B&S)	20,319	Highland (Exc B&S)	12,929

Table 1: Housing Land Requirement (expressed as numbers of dwellings)

- 4.6 Part of these requirements can be met through *allocations* of land within existing local plans. However, an updated strategy is required in terms of the Inner Moray Firth and Caithness where development pressure is greatest and/or the existing policy frameworks are most dated.

5. Vision

Lèirsinn

5.1 *By 2030, Highland will be one of Europe's leading regions. We will have created sustainable communities, balancing population growth, economic development and the safeguarding of the environment across the area, and have built a fairer and healthier Highlands.*

5.2 In land use planning terms this means:

5.2.1 *We will have enabled Sustainable Highland Communities by:*

- Increasing the population of the Highlands to achieve a balanced age range and by providing opportunities for market housing and *affordable housing* both within *settlements* and within the Highland countryside;
- providing for developments which cater for Highland's ageing population;
- ensuring the effective delivery of the plan strategy through efficient and transparent use of *developer contributions* and linking in to Council and partner agency development programmes.

5.2.2 *We will have safeguarded our Environment by:*

- ensuring that development of renewable energy resources are managed effectively with clear guidance on where renewable energy developments should and should not be located;
- ensuring that the special quality of the natural, built and cultural environment in Highland is protected and enhanced;
- taking a lead in reducing the amount of greenhouse gases released into the air, adapted to the effects of climate change and limited the amount of *non-renewable resources* development uses; and
- leading the way in the delivery of sustainable waste management set out in the Council's waste strategy and those brought forward by the private sector.

5.2.3 *We will have supported a Competitive, Sustainable and Adaptable Highland Economy by:*

- providing opportunities which encourage economic development and create new employment across the area focusing on the key sectors of life sciences, energy, tourism, food and drink, higher education, inward investment, financial and business services, creative industries, aquaculture and renewable energy, whilst at the same time improving the strategic infrastructure necessary to allow the economy to grow over the long term;
- helping to deliver, in partnership with *Transport Scotland* and other transport bodies, *transport infrastructure* improvements across the area in line with the Council's *Local Transport Strategy* and the *Scottish Government's* Strategic Transport Projects Review;
- promoting a positive and innovative approach to *masterplanning* new developments that contribute towards reducing the need to travel and encourage people to walk, cycle or use public transport;
- promoting the development of tourism, whether in terms of additional accommodation or new facilities;

- promoting the delivery of a twenty first century telecommunications network which allows all areas across the Highlands to better access the opportunities in the wider global economy; and
- ensuring that the planning guidance for mineral development, coastal developments, forestry, agriculture, aquaculture and croft land is clear and consistent and that key resources are protected where appropriate.

5.2.4 We will have achieved a Healthier Highlands by:

- providing for the development of places that contribute to increasing healthy lifestyles, opportunities for quality *open space* provision and access to enjoy the outdoors; and
- protecting and enhancing the *green network* within and around *settlements* leading to a cohesive and fit for purpose network of greenspaces and opportunities for active travel.

5.2.5 We will have provided better opportunities for all and a fairer Highland by:

- promoting opportunities that allow for investment in services and infrastructure, and opportunities for investment and diversification in the economy, in our deprived areas and areas at risk of long term unemployment as a result of changes in the wider economy.

6. Caithness and Sutherland

Gallaibh agus Cataibh

6.1 The counties of Caithness and Sutherland are facing many challenges and opportunities. It is important these opportunities help to meet the challenges of *regeneration* in the area, providing local employment and sustainable economic growth.

6.2 **By 2030, Caithness and Sutherland will:**

6.2.1

- **be a regenerating place with a network of strong communities** – through the promotion of attractive and thriving town centres, with the main centres having enhanced positions as service centres along with improved economic prospects of ports and harbours in the area.
- **be a competitive place connected to the global economy** – the exceptional environment, along with thriving local communities will provide an incentive to business location. The main east coast settlements complement each other, and there will be strong economic ties between the two counties and with the Inner Moray Firth area enabled by improved telecommunications networks and broadband coverage. Locally UHI will provide courses meeting local and international needs.
- **be a connected and accessible place** – A9 improvement schemes, including Berriedale Braes, will be delivered, as well as there being a significant increase in rail freight consolidating Lairg and Georgemas as distribution ‘hubs’ along with strategically located sidings with loading facilities. Developments will promote increased passenger numbers on the Far North rail line through a full peak time return Invernet commuter service extending to Lairg, Ardgay and Bonar Bridge. The case for twin-tracking locally important roads, which are currently single track, will be maintained. Residents will have adequate water and waste-water networks.
- **be a place of outstanding heritage: safe in the custody of local people** – by the protection and enhancement of the outstanding natural assets, including landscapes, geology, habitats and species of national and international importance. Economic opportunities will be realised associated with the Sutherland Geo-park, and the marketing of the ‘Green Firth’ around the Dornoch Firth. The Flow Country will have been inscribed on the World Heritage Site list and enjoys the support of local communities, land managers and visitors alike. The high quality of life will be helping to increase and maintain population levels.
- **be a centre of excellence for energy and engineering** – Dounreay's current 2,000 strong workforce will have found alternative sources of employment both on and off site in terms of decommissioning and throughout Caithness and North Sutherland where a more flexible approach to business and housing development has provided a fertile context for growth in jobs particularly in the new engineering and energy sectors where employers make good use of their transferred skills.
- **have become an international centre of excellence for marine renewables** – the Pentland Firth will be the location for marine renewables; related facilities and industries will be available locally. UHI through North Highland College will develop centres of excellence in marine engineering and environmental

management. The spatial strategy supports the growth of this sector and will demonstrate that by effective cross-agency working an updated planning framework will be put in place to ensure opportunities are grasped as and when they present themselves.

- **have a high quality tourist industry** – tourists attracted by the outstanding natural heritage, outdoor activities and key tourist destinations providing high quality facilities e.g. John O'Groats, Wick. Developments at UHI Dornoch campus and elsewhere will support the sector.
- **have a more diverse economy** - other enterprises will have been attracted by a more flexible planning regime throughout Caithness. This will have reduced the area's former dependence on the nuclear industry although decommissioning will still provide some employment opportunities in the early years of this Plan. All sectors are now represented and welcomed.

6.2.2 The Council's Sutherland and Caithness Local Plans and the Caithness and North Sutherland *Regeneration* Partnership: Vision for Caithness and North Sutherland, all give further details on these aspirations and how they can be achieved. The successor area local *development plan* will carry forward this vision for Caithness and Sutherland. However, Section 17 below gives further details of particular initiatives within Caithness that require more immediate policy support and coverage.

Vision and Spatial Strategy Caithness and Sutherland



6.3 Figure 1: Caithness and Sutherland Vision and *Spatial Strategy*

7. West Highland & Islands

A' Ghàidhealtachd an Iar & Na h-Eileanan

7.1 The west coast's particular, peripheral and fragile nature also requires a tailored and positive vision.

7.2 **By 2030, the West Highland and Islands area will:**

7.2.1

- **be better connected** - residents, visitors and employers will have faster, more reliable, safer and more frequent connections. Trunk road (particularly the A82) and urban link road improvements at Fort William and Portree will have relieved local and regional economic constraints. Similarly, better facilities for ferry, rail, inter-modal freight transfer (particularly at Corpach), Caledonian Canal freight movements and marine access will have helped economic growth.. Scheduled air travel will have been re-introduced via a seaplane connection to Loch Linnhe and an airstrip at Broadford. Residents will also have better active travel (walking and cycling) and public transport access to greenspace and schools. All will have better access to local waste recycling and to adequate water, sewerage, broadband and electricity networks.
- **have more efficient public service provision** - services will be provided in better facilities in more accessible locations - for example, new health care facilities will have been provided at Blàr Mòr in Fort William and at Broadford.
- **have more affordable housing** - particularly social rented accommodation - via creative, multi-agency delivery methods similar to that progressed at Home Farm, Portree. Also, surplus, publicly owned land and buildings whether forestry plantations or redundant schools, will have provided cheaper and available sites.
- **have a more diverse economy** - particularly via renewable energy developments that deliver genuine and proportionate benefits to local communities. New opportunities associated with *marine renewables* will have been delivered in locations such as Kishorn in Wester Ross and west coast ports and harbours will also see supply side developments that enhance the local economy. Flexibility in the level of *developer contributions* sought will have attracted inward investment from more pressurised areas.
- **have rationalised but protected its lifeline services** - the larger villages within the remoter areas, for example Gairloch and Lochcarron, will have grown sufficiently to hold on to amalgamated services.
- **be re-connected with its land and natural resources** - “working the land” will once again be a respectful balance between the limits of natural resources and the economic needs of local communities. New crofts, forest crofts, native woodland management, allotments and more effective husbandry of wider natural resources and heritage, will have all helped restore this balance.
- **have a greater and more diverse age profile of population than currently projected** - underpinned by better employment, housing and further education opportunities for younger people, for example at Baile Chlann Domhnaill: A' Chill Bheag (the new Kilbeg Village) on Skye. Sabhal Mor Ostaig, Lochaber and Skye and Wester Ross colleges will bring new residents to the area.
- **be a place of outstanding natural and cultural heritage** - heritage assets including the landscape and wildlife will have been safeguarded and enhanced.

The high quality of life and economic opportunities associated with these assets will be helping to increase and maintain population levels.

- **have re-established and promoted its unique identity** - as a centre for Gaelic culture and language and as having a high quality tourism product providing high quality facilities, service and exceptional cuisine based on high quality local produce. The area will be recognised and promoted as an all year round building on the current and ongoing branding associated with the Outdoor Capital of the UK, an internationally renowned “outdoor” destination and event/trail outdoor activity with a wide range of activities including skiing, mountain biking, sailing climbing etc. based draw for tourists attracted by the area’s outstanding natural and cultural heritage.

7.2.2 The Council’s existing West Highland and Islands and Wester Ross Local Plans give further detail on these aspirations and how they can be achieved. No further detail is given within this Plan as an up to date policy framework already exists. The successor area local *development plan* will carry forward this *Vision* for the West Highland and Islands area.



7.3 Figure 2: West Highland and Islands Vision and *Spatial Strategy*

8. Inner Moray Firth

Linne Mhoireibh A-staigh

8.1 The pressure for development within the Inner Moray Firth requires a tailored Vision on how best to harness this demand within the constraints that exist and to ensure that its benefits are dispersed across Highland. This vision is illustrated by Figure 3.

8.2 **By 2030, the Inner Moray Firth will:**

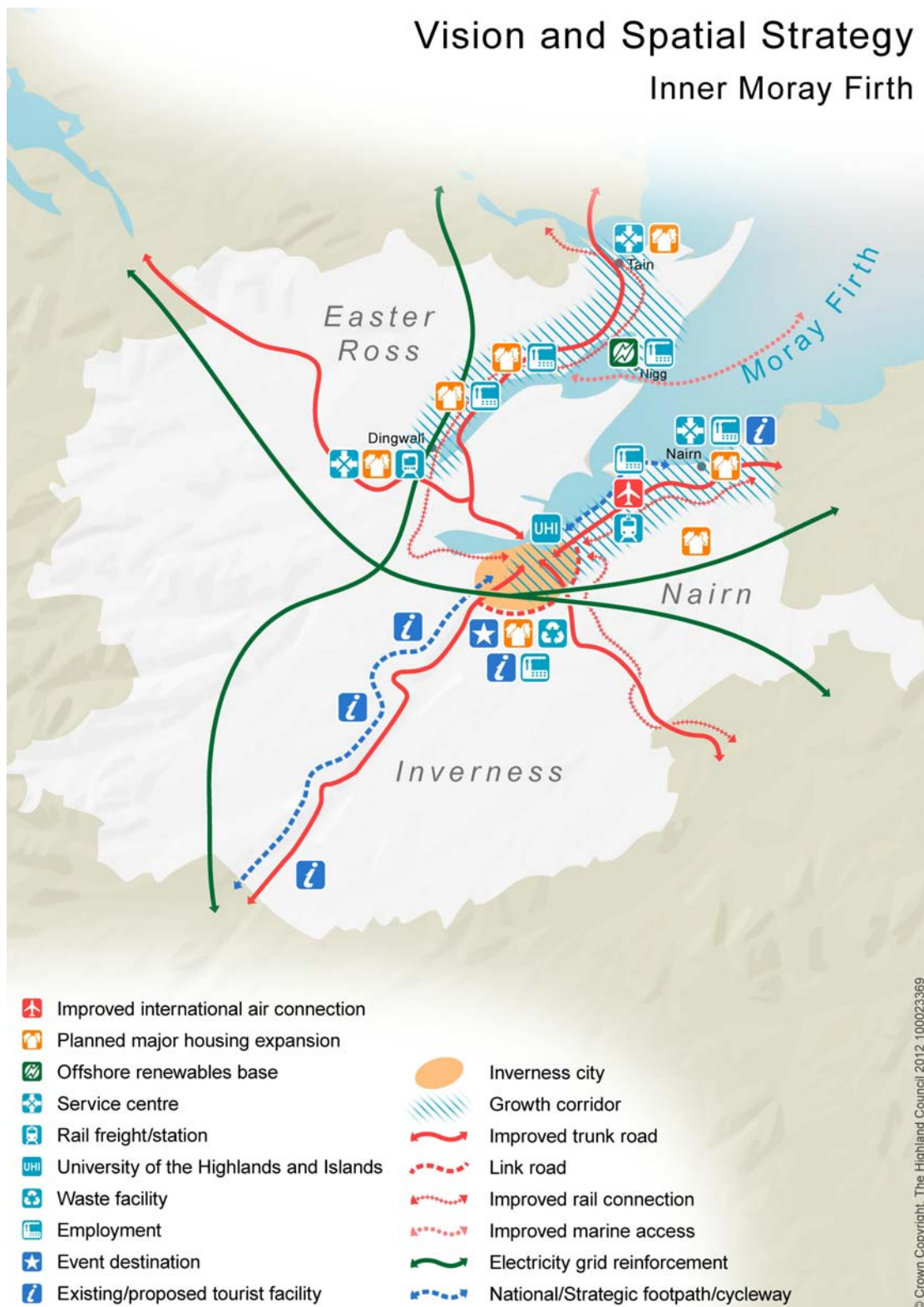
8.2.1

- **have increased the number of jobs, people and facilities** - the Inner Moray Firth will be a larger and more efficient “engine” for the wider Highland economy. Growth of jobs and population, especially to the A96 and Easter Ross Corridors will have continued the latter being underpinned by the competitive and sustainability advantage of its improved rail route connections. New and better facilities will have followed this growth in demand. Service centres such as Dingwall, Nairn and Tain will have grown to support the delivery of the facilities required
- **have a growing City** – building on the growth and opportunities of its role as the major service and administrative centre, Inverness will have developed in a way that promotes the key aspirations of the updated City vision, focuses development where infrastructure exists or can be provided in the most efficient way and maintains a thriving City centre as the focus for services and retail provision
- **have safeguarded and enhanced its special places** - the firths around which the *settlements* and economic activity are located have retained their quality, support an abundance of internationally and nationally important wildlife and provide a special place for residents and visitors alike. The environmental limits of the area will have been respected, particularly in the countryside around its towns and along its coast, where the effect of sea level rising from climate change has been allowed for in the location of new development.
- **have made it easy for people and wildlife to move about through a green network** – large scale and small scale habitat corridors have been protected and enhanced so that species can move about within and around development, including species that are affected by climate change. People will have better access to high quality places using a network of paths for walking and cycling, which contributes to quality of life, health and inward investment. Effective *masterplanning* will have ensured that linkage to the *green network*, accessible civic and greenspaces and enhanced access will have accompanied development.
- **have more efficient forms of travel** – the area will have seen substantial improvements to the existing transport network through improvements to the road network, seeing an increase in the numbers of people walking, cycling as a result of the *green network*, and taking the urban rail/bus networks and delivery of better connections for local road freight to and from longer haul Caledonian canal, rail, sea and air routes. As part of these improvements, a new railway station will have been provided at Dalcross.
- **have resolved its infrastructure constraints** - an effective partnership of all funding bodies will have removed the barriers to growth. As well as

improvements to the A9 trunk road, the West Link, A96 upgrade, the Nairn Bypass and a new station at Dalcross will have been delivered. Broadband, electricity grid networks and drainage infrastructure will no longer restrict the economic potential of the area.

- **have diversified its economy** - there will be more, different jobs. A new education campus accommodating a range of educational institutions, including a base for the University of the Highlands and Islands and Inverness College UHI, space for commercial spin-off companies and a regional sports facility, will have expanded educational opportunities and generated employment, helping stem the loss of young people from the region. Other ports and harbours, including Inverness and Invergordon will have supported the growth of tourist and *renewables* related economic development. More all weather tourist facilities related to the environment will have bolstered the role of the area as a tourist hub and gateway to the wider Highlands. The airport and its related business park will have expanded to accommodate increased national and international trade. The UHI will have developed a thriving City campus contributing to academic excellence in fields such as bio-technology and life sciences based on the Centre for Health Science. More traditional local industrial enterprises will also have been accommodated in a new location east of Inverness.
- **be regenerated and renewed** – brownfield land and buildings in the City and other *settlements* across the area will have been brought back into more productive use. This will range from buildings in our City and town centres and major *regeneration* areas such as the Longman *landfill* site, the Longman Industrial Estate core area and the Invergordon Tank Farm.

8.2.2 Whilst the Council's existing Inverness, Nairnshire and Ross and Cromarty East Local Plans give further detail on these aspirations and how they can be achieved, there is a need for the *spatial strategy* set out in the Highland wide Local *Development Plan* to provide further detail on some of the key development areas in the Inner Moray Firth. This will be the updated context that will be in place until such time as the Inner Moray Firth area Local *Development Plan* is prepared.



8.3 Figure 3: Inner Moray Firth Vision and *Spatial Strategy*

9. Consolidating the City

- 9.1 The City of Inverness has a major role to play in delivering the Vision for the Inner Moray Firth. The expansion areas around the City, at Ness Castle, Culduthel-Slackbuie, Inshes and Milton of Leys remain the main focus for development over the 2011 to 2016 period. These developments will be accompanied by improvements to infrastructure and service provision throughout the City as part of the developer funded infrastructure in place with the planning permissions already granted and through improvements to infrastructure brought forward by the Council's Capital Programme. These improvements include contributions towards education provision, contributions towards the southern distributor road and to *open space* and active travel. This approach reflects the outcomes of the assessment of transport and education provision in the City, and will allow a targeting of capital investment to the areas which are likely to be under pressure from these developments.
- 9.2 The focus for growth is therefore very much related to a build out of the existing expansion areas around the City to 2016. There are also a number of brownfield or *regeneration* opportunities, and the *spatial strategy* sets out clear updated policy support for early redevelopment of locations such as the City Centre and Longman Core, the former Longman *landfill* site, the Inshes/Raigmore and Muirtown/South Kessock area. The *spatial strategy* seeks to balance out the supply of land in these locations alongside some further Greenfield releases around the City and in the A96 Corridor.
- 9.3 The development of the City and the wider Inverness Housing Market Area requires the continued delivery of effective land for development. To meet the identified gross housing land requirement for the Inverness Housing Market Area as identified in the Highland Housing Need and Demand Assessment (HNDA), further land allocations have been brought forward to offer choice and flexibility in the land supply. These allocations taken together with land currently allocated in the Inverness Local Plan have the capacity to meet housing land requirements. Table 2 demonstrates the potential distribution of effective housing land to meet the land requirement as identified through the HNDA.

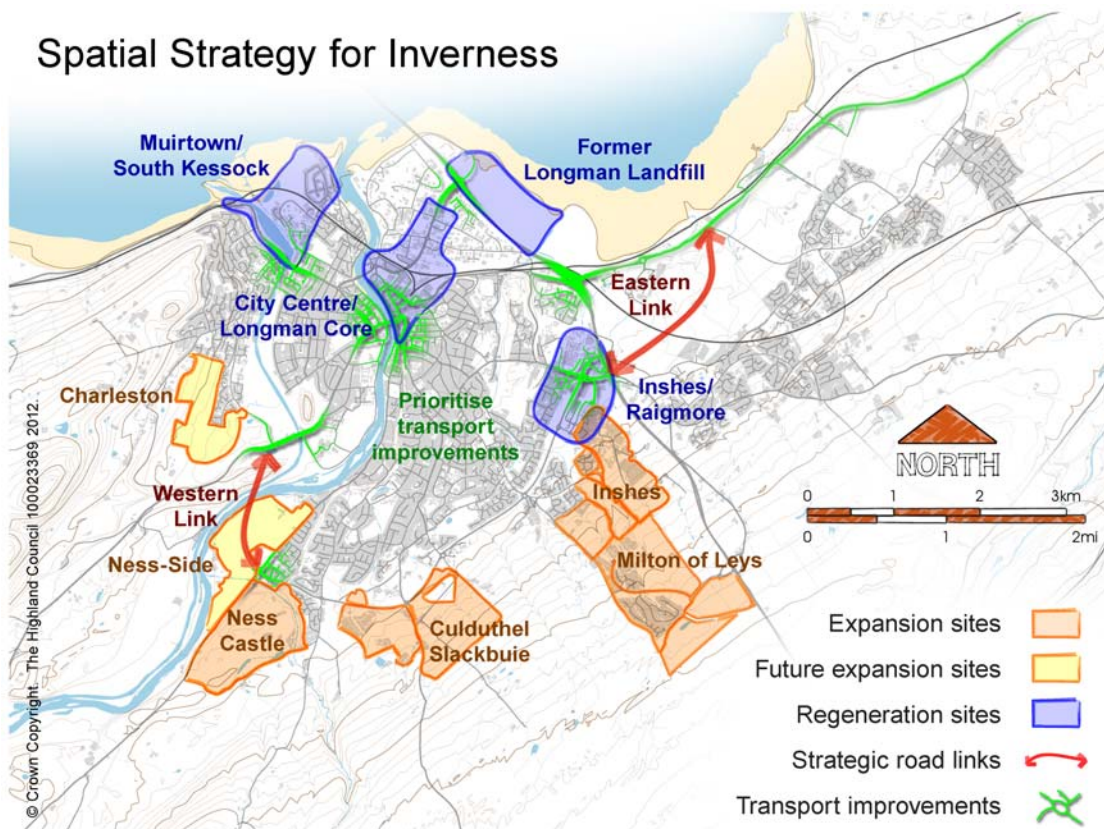
Table 2: Potential distribution of development to meet the Housing Land Requirement in the Inverness Housing Market Area

	Years 1-10		2011-21	Years 11-20		2021-31
	2011-16	2016-21		2021-26	2026-31	
Existing Local Plan (Inverness City & A96) + major sites*	2180	2362	4542	560		560
Wider Inverness HMA & windfall	1000	1000	2000	1000	1000	2000
Sub-total	3180	3362	6542	1560	1000	2560
A96 - Inverness East	300	450	750	875	875	1750
A96 - Tornagrain Ph 1 & 2	304	540	844	780	885	1665
A96 - Whiteness Head	400	410	810	200	205	405
A96 - Small Setts inc Croy, Culloden Moor, Ardersier	50	80	130	50	50	100
A96 Sub-total	1054	1480	2534	1905	2015	3920
Total - Inverness HMA	4234	4842	9076	3465	3015	6480

Figures expressed as house units

* Includes major sites outwith A96 corridor

Spatial Strategy for Inverness



9.4 Figure 4: City of Inverness *Spatial Strategy*

9.5 Policy 1 Completing the Unconstrained City Expansion Areas

9.5.1 The Council will support the ongoing development of the expansion areas identified within the Inverness Local Plan at Ness Castle, Culduthel-Slackbuie, Inshes and Milton of Leys as the main development sites to be delivered over the period to 2016. These developments will continue to provide contributions towards the enhancement of infrastructure and services in these areas in line with the adopted local plan and *supplementary guidance*.

9.5.2 An updated [Inverness City Vision](#) is being prepared which highlights the key long term aims for development around the city. The City Vision will be adopted as *Supplementary Guidance* to this Plan and development *proposals* which seek to promote and deliver the key aspirations set out within it will be supported.

9.6 Policy 2 Inverness City Vision

9.6.1 The Council will support *proposals* which deliver development in line with the strategy set out in the [Inverness City Vision](#).

The main themes and principles being followed during its preparation are:

- to put the economy at the heart of everything;
- to strengthen the city centre;
- to create a better connected Inverness;

- to create a city for all ages;
- to build on our assets;
- to think tourism;
- to enhance culture, pride and identity; and
- to enable health and wellbeing.

9.6.2 The five Inverness City regeneration/action areas have been identified as their development is a vital part of the sub-regional vision and strategy of consolidating the City ahead of significant expansion elsewhere (see Figure 4). It is intended that the detail for each of these sites be augmented through supplementary guidance, in the form of a development brief and the forthcoming Inner Moray Firth Local Development Plan.

9.6.3 Appendix 3 of the Plan contains a standard description for each and every listed piece of supplementary guidance, including those which will be brought forward in the form of a development brief.

9.7 City Centre

- 9.7.1 The continued development of the City Centre (as indicated on Map 1) remains a very important part of our *spatial strategy* and City Vision, in terms of continued opportunity for commercial and residential development, transport and streetscape improvements.

9.8 Policy 3 City Centre Development

- 9.8.1 The Council will support development proposals for the city centre which maintain and strengthen its vitality and viability. Supplementary guidance will be prepared by the Council to highlight specific opportunities for redevelopment and enhancement.

The main principles of the guidance are:

- to identify key redevelopment sites and underutilised buildings;
- to consider the opportunities to develop a clear civic hub and enhance the heritage of the city;
- to identify improvements to public transport linkages;
- to provide guidance for retail frontages;
- to identify further opportunities to improve streetscape appearance; and
- to integrate with the wider green network.

9.9 Longman Core

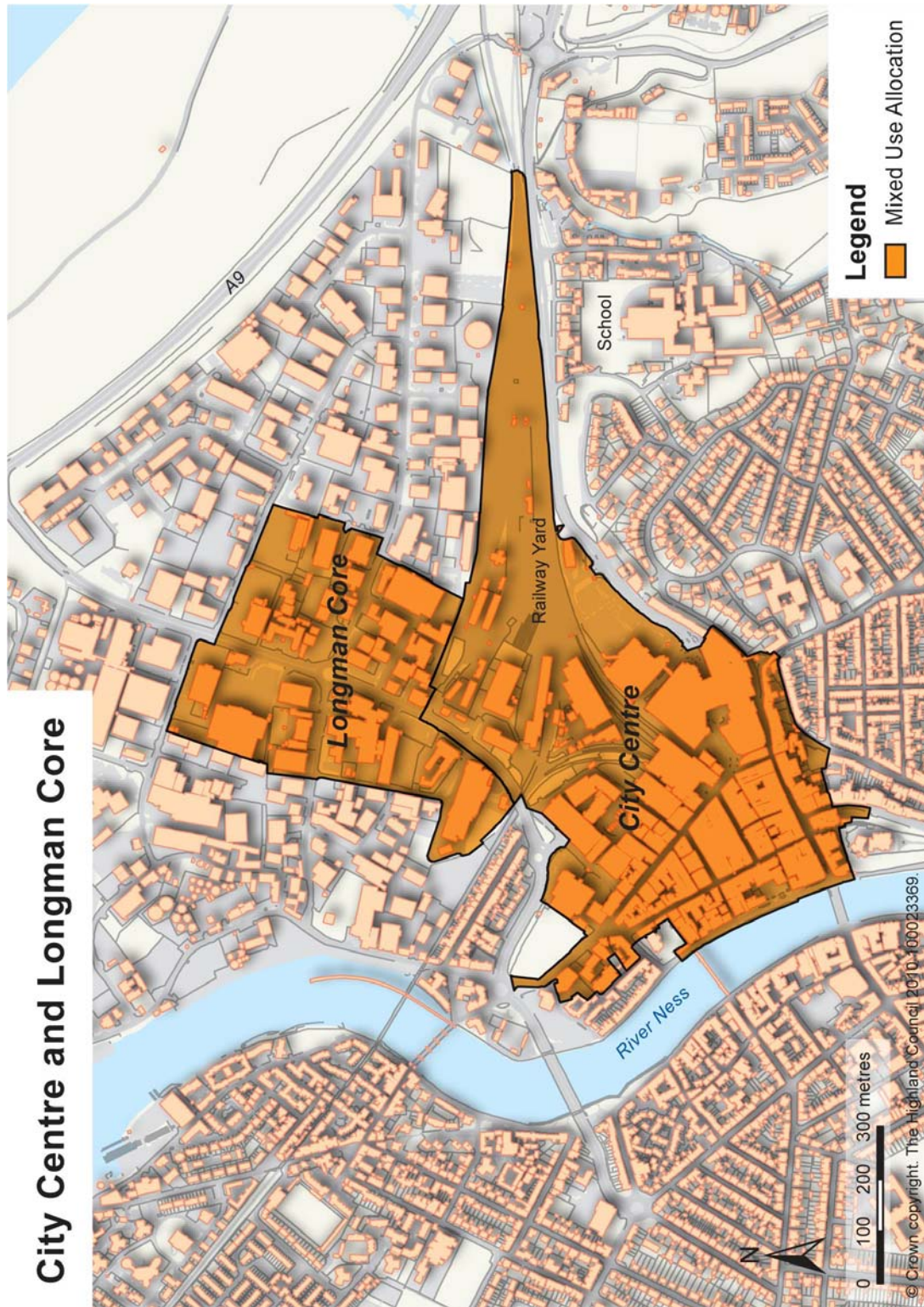
- 9.9.1 Similarly, the Longman Core area has the potential to deliver development which complements and supports the City centre. With the relocation of Inverness College to the site at Beechwood, there will be potential for a wide range of different retail, commercial, business and office opportunities to be attracted to the area. These development *proposals* will be assessed for the benefits that they bring in terms of providing linkages and supporting the City Centre, reusing vacant sites, delivering transport improvements to this important gateway to Inverness and supporting the broad aim of *regeneration*.

9.10 Policy 4 Longman Core Development

- 9.10.1 The Council will support the development of office, leisure, service and retail uses in the Longman Core, as indicated on Map 1. Supplementary guidance will be prepared, within which there will be an updated development brief or masterplan. The objective of this supplementary guidance will be to coordinate redevelopment of land and property at the “core” of the Longman estate, and set the context for development in this key urban transport corridor, examining the contribution that this location can make. Any proposal in this area must be accompanied by a transport appraisal.

The main principles of the guidance will be to:

- provide improved linkages to the city centre;
- guide the enhancement of design in this important gateway to the city;
- provide for transport improvements on the A82; and
- develop effective facilities for pedestrian and cyclist movement throughout the area.



9.11 Map 1: Inverness City Centre and Longman Core Development Area

9.12 Former Longman *Landfill* site

- 9.12.1 The former *landfill* site and adjoining land comprises a strategic landholding and links Inverness to the coast. Land there is underused and will become more developable over time. The Council is undertaking feasibility work to test the viability and suitability of this land for development.

9.13 Policy 5 Former Longman *Landfill* Site

- 9.13.1 at the former Longman Landfill site (as indicated on Map 2) is allocated for mixed use development. The Council's final decision on the optimum mix of uses will require further, ongoing feasibility work. This will include consideration of landfill gas risks, contamination, and strategic road capacity.

The Council currently favours a range of uses including:

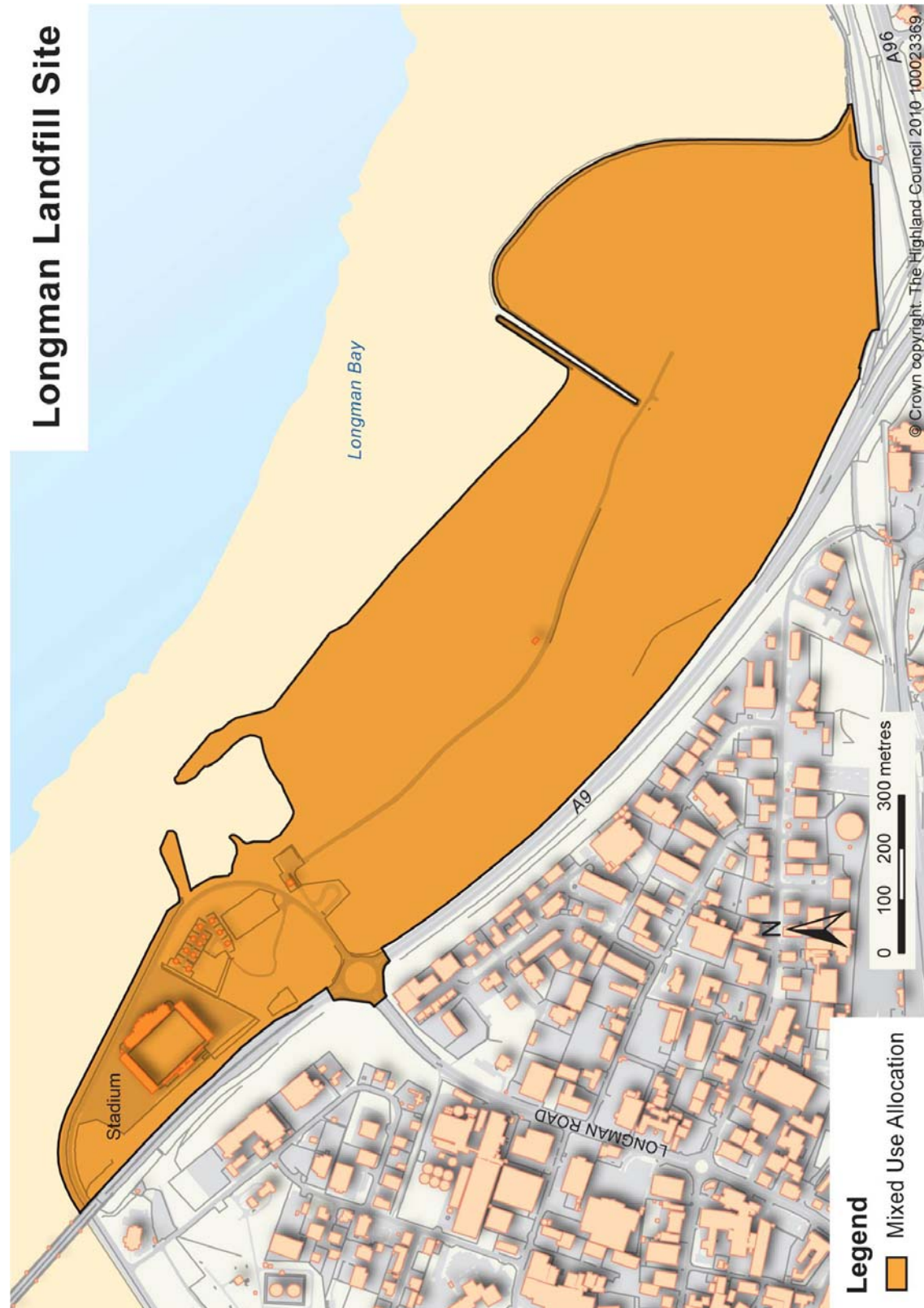
- waste management and other renewable uses including energy from waste;
- commercial and industrial uses; and
- community/public open space.

The potential for other uses including retail and residential will also be examined as well as the potential environmental impact of proposals, particularly to ensure that there would be no adverse effects on the integrity of the Inner Moray Firth SPA/Ramsar site.

If and when the site proves suitable for development supplementary guidance will be prepared to indicate the Council's updated policy on the optimum mix, arrangement, design and servicing of future land uses. The guiding principles for such Guidance will be:

The need:

- to minimise landfill gas and other risks;
- to tackle any problems of contamination;
- to provide a 30 metre undeveloped corridor to safeguard the high pressure gas pipeline;
- to not compromise strategic road network capacity;
- to safeguard adjacent natural heritage interests; and to deliver an effective development site.



9.14 Map 2: Former Longman *Landfill* Site

9.15 Muirtown and South Kessock

- 9.15.1 The delivery of development in South Kessock and around the Muirtown Basin remains an important part of the development strategy for Inverness. The Council will support a *masterplan* led approach to the delivery of opportunities here (as indicated on Map 3).

9.16

Policy 6

Muirtown and South Kessock

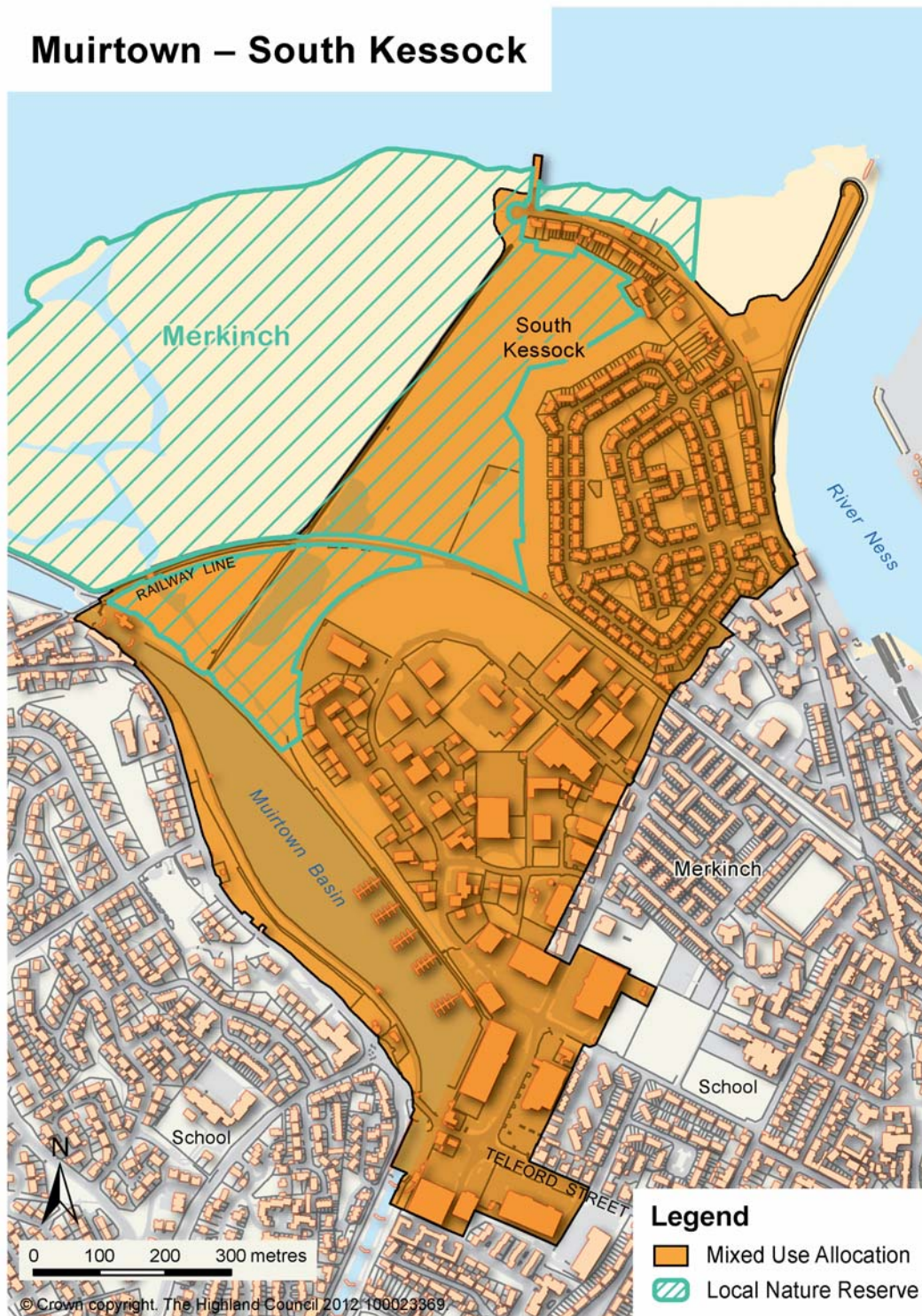
9.16.1

The Council will support masterplan led development proposals for the Muirtown/South Kessock area (as indicated on Map 3) in the short term which fit with the provisions of the existing Inverness Local Plan for the development of the area, whilst seeking to ensure that they deliver improvements to the transport network, including improvements at the Telford Street Retail Park roundabout, and do not result in adverse effects on the integrity of the Moray Firth SAC.

The Council intends to adopt as supplementary guidance a future developer led master plan or produce its own development brief for part or all of the area. This master plan or brief will be guided by the following principles and objectives:

- net improvement of the local transport network including the junction at Telford Street Retail Park;
- maximum employment potential from commercial use of the waterfront frontage at the Muirtown Basin;
- safeguarding and if possible enhancement of navigation, water based recreation facilities, heritage features, and public pedestrian access, including the avoidance of any adverse effect on the integrity of the Moray Firth SAC; and
- greater diversification of housing tenure and renewal of housing stock within the area.

Muirtown – South Kessock



9.17 Map 3: Muirtown and South Kessock

9.18 **Inshes and Raigmore**

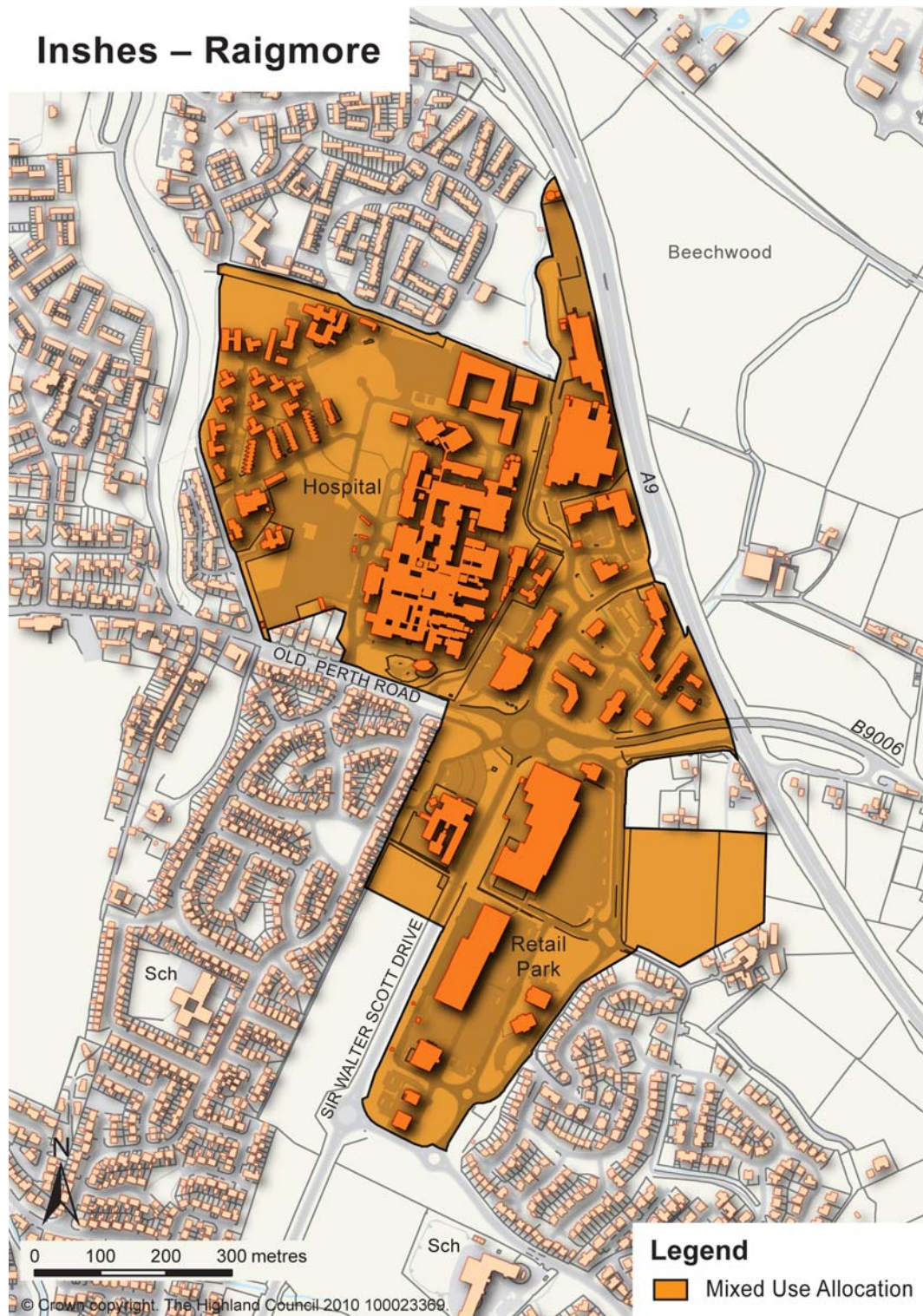
9.18.1 The delivery of a solution to the transport bottlenecks associated with the Inshes roundabout is one of the most immediate priorities for the Council to enable development in the City to proceed. It will require a joined-up land use and transport related approach. Therefore, it is essential that an updated development framework for this area is prepared in tandem with the possible transport improvement options.

9.19 **Policy 7 Inshes and Raigmore**

9.19.1

The Council will produce a development framework for the Inshes and Raigmore area (as identified on Map 4), which will be brought forward as supplementary guidance. The guiding principles for such guidance will be:

- to promote, co-ordinate and best utilise improvements to strategic road capacity;
- to build consensus with the community and stakeholders;
- to achieve no net detriment to the existing surface water drainage regime and attendant flood risk;
- the reconfiguration of the Raigmore Medical Campus to allow better public transport and active travel connectivity and to assess the potential for additional primary care facilities in place of staff accommodation;
- the southern expansion of the Police Headquarters;
- the reconfiguration and potential expansion of Inshes Retail Park provided that expansion helps deliver improvements in strategic road capacity; and
- provision for mitigation measures in relation to any identified environmental issues.



9.20 Map 4: Inshes and Raigmore

9.21 Ness-side and Charleston - Future Consolidation of the City

- 9.21.1 The areas identified in Policy 1 will be largely built out over the period to 2016. There is a need to begin the process of enabling a greater release of housing land elsewhere in the City and the A96 Corridor. In the City itself, this release of housing land will focus firstly on the areas of land currently allocated for development at Ness-side and Charleston. These sites are currently constrained by the lack of a river and canal crossing. It is a Council priority to unlock these areas of land through acceptable solutions to cross the river and canal, and work is progressing to enable that to happen. It is proposed that as part of this project and in line with the need to open this land up in the period to 2021 that revised *masterplans* are prepared in partnership with the community and with the developers in these areas to ensure that benefits to the City are maximised. As part of the environmental considerations of this project, the passage of salmon along the river to and from the River Moriston Special Area of Conservation must be safeguarded.

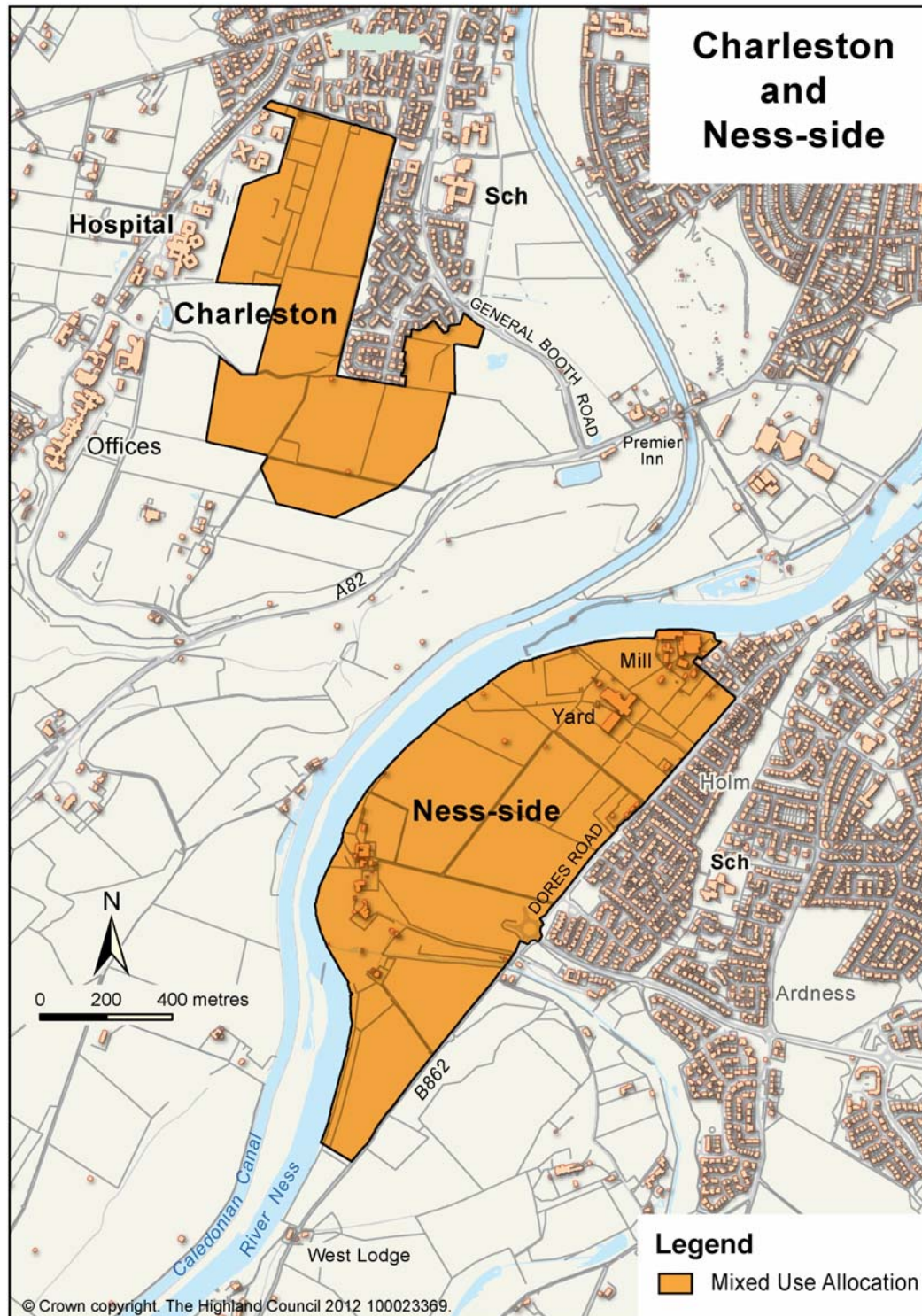
9.22

Policy 8 Ness-side and Charleston

9.22.1

The Council will support the master planning of land allocated at Ness-side and Charleston in tandem with the work carried out to identify options for the river and canal crossings that do not adversely affect the integrity of the River Moriston SAC. The Council will produce a development framework for land at Ness-side and Charleston (as identified on Map 5), which will be brought forward as supplementary guidance. The guiding principles for such guidance will be:

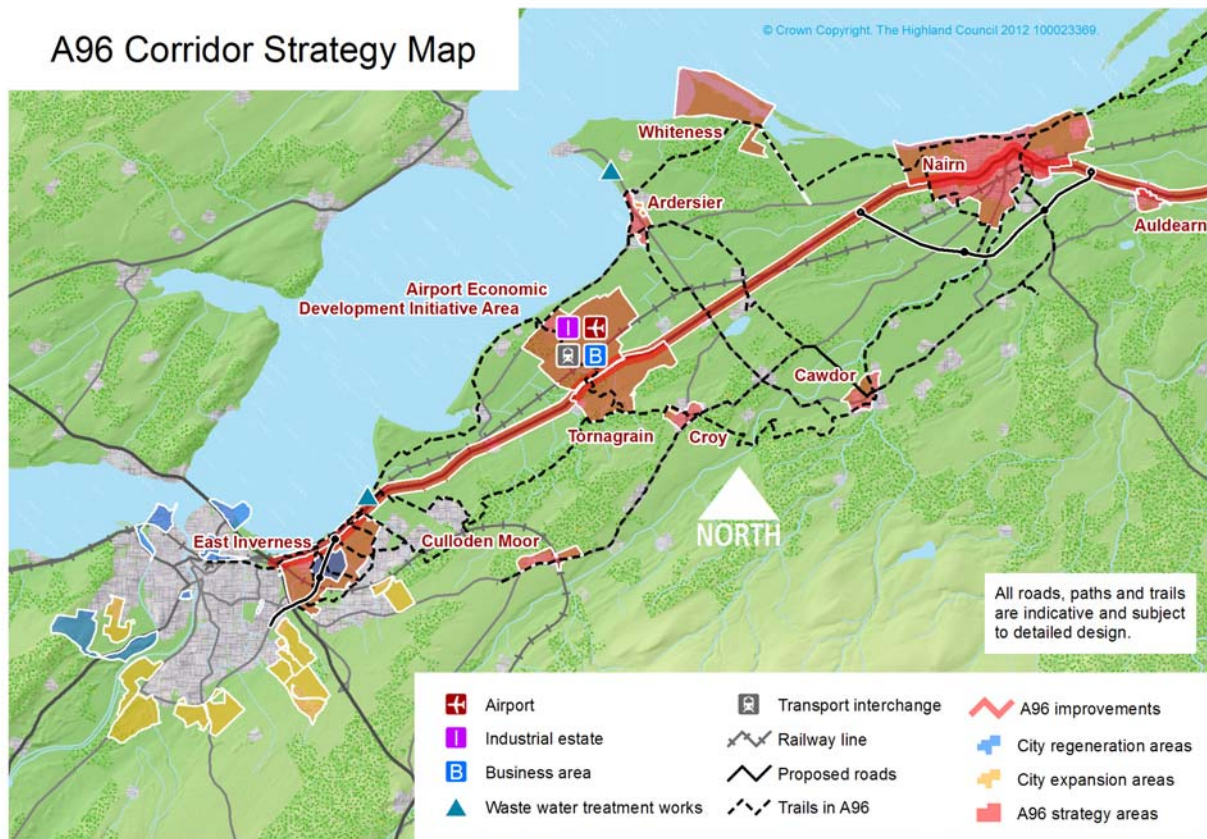
- to provide a land use context for the current assessment of transport solutions for this part of the City, taking into account the need to protect the River Moriston SAC;
- to determine the best mix, arrangement, design and servicing of future land uses compatible with whichever alignment and type of river and canal crossings are confirmed;
- to include within this mix:
 - retention and completion of the district retail and community centre at Dores Road;
 - retention and expansion of the district employment centre at Holm Mills;
 - retention and enhancement of a riverside green corridor at Ness-side including land within the confirmed flood plain;
 - a distributor road connection between Leachkin and General Booth Roads at Charleston; and
 - completion of residential neighbourhoods at Ness-side and Charleston.



9.23 Map 5: Ness-side and Charleston

10. The A96 Corridor - Phasing and Infrastructure

A96 Corridor Strategy Map



10.1 Figure 5: A96 Corridor Strategy

10.2 The Council's strategy is that the majority of the City's growth in the medium and long term (2016-2031) should be directed to the corridor between Inverness and Nairn. This is in line with the growth strategy set out in the A96 Corridor Development Framework which was approved as non-statutory supplementary planning guidance.

10.3 Whilst the delivery of development in the A96 Corridor is in this medium to longer term the following policies set out the Council's strategy in terms of phasing and parallel contributions to the key pieces of infrastructure (transport, education, water and wastewater treatment and other community facilities). The *spatial strategy* reflects the need for the City growth to be consolidated in a sustainable manner as set out in the section above, whilst enabling some development to progress in other parts of the A96 Corridor to meet the backlog of housing provision (particularly *affordable housing* provision) and projected needs looking forward to 2031.

10.4 This approach to the development of the A96 Corridor has been informed by a transport study of Inverness and the A96 Corridor, which was prepared in partnership with *Transport Scotland*. This background report sets out the key transport improvements which must be delivered in order to support the A96 Corridor developments. Later phases of development in the A96 Corridor will be dependent on major infrastructure upgrade, particularly transport and education facilities.

10.5 Similarly, water supply and wastewater treatment improvements are being brought forward by *Scottish Water* and these improvements are supported by the *spatial strategy*. The strategy must also ensure that designated sites for the natural, built

and cultural heritage and protected species are safeguarded and enhanced. In particular, the impacts on Loch Ashie SPA, Moray Firth SAC, River Moriston SAC and Urquhart Bay Wood SAC will need to be assessed by Scottish Water as part of an appropriate assessment for the provision of additional water supply and waste-water treatment facilities for the A96 Corridor. A *green network* will be delivered in the A96 Corridor, and further information is provided in *Supplementary Guidance*.

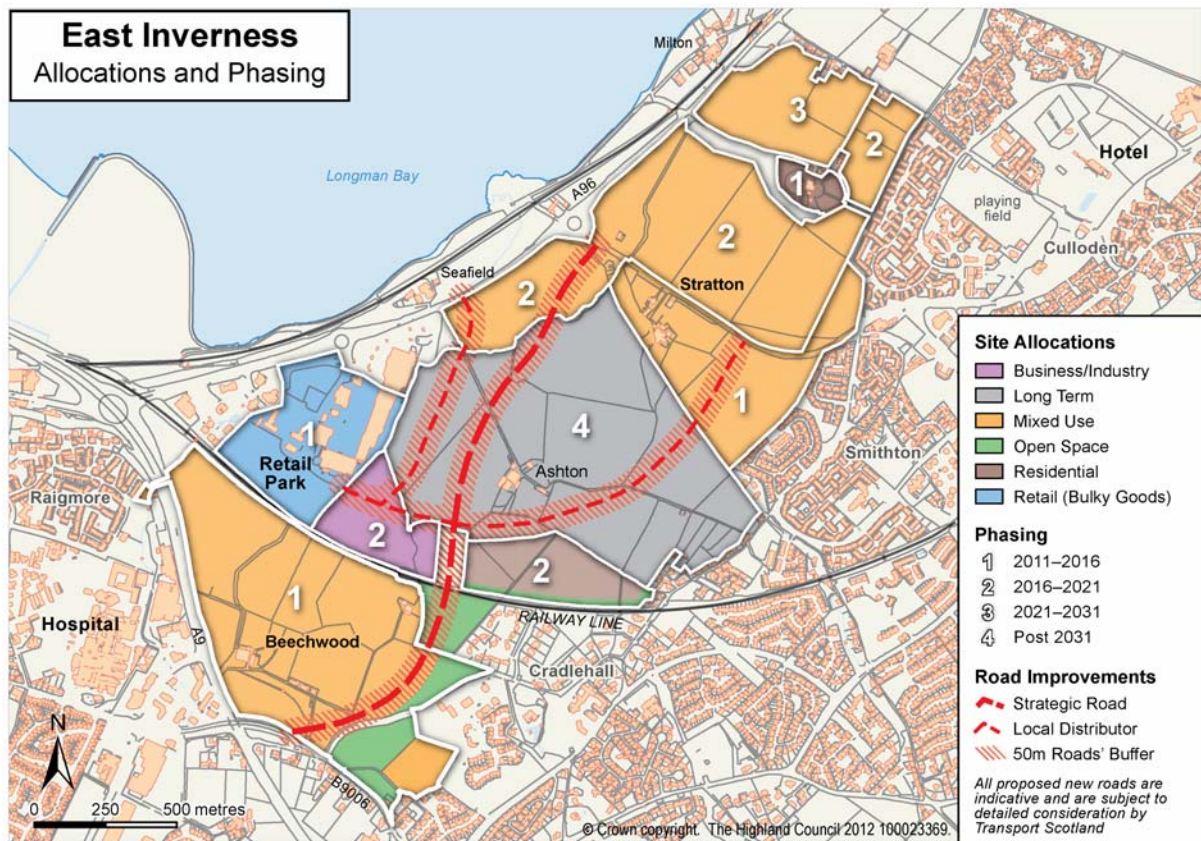
- 10.6 The Council recognises that infrastructure capacity needs to be increased to accommodate new development and accordingly the policy framework will resist developments beyond the first phases as set out in this *spatial strategy* until long-term transport and other improvements have been designed and a means of funding these has been agreed. This will be achieved via a revised *A96 Developer Contributions* Protocol which will be prepared and adopted as *Supplementary Guidance*.

Policy 9	A96 Corridor - Phasing and Infrastructure
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- | | |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10.7.1 | Developments set out in the early period of this Local Development Plan (2011-2016) will only be supported subject to the provision of interim infrastructure improvements as set out in the Plan. In respect of water supply and waste water treatment, the infrastructure improvements for development provided for in this plan should not adversely affect the integrity of the Moray Firth SAC, Loch Ashie SPA, River Moriston SAC and Urquhart Bay Wood SAC either alone or in combination with other plans or projects. When planning applications are being determined for these early phases they will be assessed against the policies set out in this Plan and identified <i>developer contributions</i> . Conditions and/or legal agreements will be attached to any permission to determine phasing. For larger <i>mixed use</i> sites, the Council will require that each site is <i>masterplanned</i> and each phase of development will need to show its relationship to this initial <i>masterplan</i> and demonstrate how the required developer funded infrastructure can be delivered. Where there are anticipated increases which create a need for new or improved services, facilities or infrastructure resulting from a development in this area, the principles of Policy 31 — Developer Contributions will be applied. |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

11. East Inverness

- 11.1 Following the delivery of sites within Inverness, the medium and long term expansion of the City will be directed towards its eastern margins. Development of this area will offer a further opportunity to consolidate the City close to its centre and deliver vital infrastructure to facilitate its economic growth. The key development sites to the east of the City in the 2011-2031 periods are shown in Map 6. All developments in this area will be considered in terms of their cumulative impacts with other developments in the area.
- 11.2 The majority of development in these areas will be in the longer term, and the development potential will be dependent on the provision of major upgrades to *transport infrastructure* and significant capital investment in schools and other community facilities.
- 11.3 There are three key elements of the *spatial strategy* for the period 2011-2031 in the East Inverness area:
- Beechwood Campus
 - Inverness Retail and Business Park
 - Stratton Farm and surrounding areas
- 11.4 Smaller scale development at other sites identified on Map 6 may also be identified through the Inner Moray Firth Local *Development Plan*, which will also identify further detail of these *allocations*.



11.5 Map 6: East Inverness

11.6 Beechwood Campus

- 11.6.1 The development of this area for the relocation of Inverness College and as a Campus for the University of the Highlands and Islands will deliver significant benefits to the City of Inverness and the wider Highlands and Islands. The main benefit is as an enabler of sustainable economic growth, although there will be spin off benefits including creating a more vibrant City, and helping the Highlands become a leader in world class research.
- 11.6.2 The site at Beechwood gives the opportunity for the location of a wide range of campus users including educational, recreation, research and institutional residential opportunities. The site is of a considerable size and offers potential for expansion of facilities, while remaining predominantly a green site. The location of this site also offers a valuable opportunity to link the existing City to the expansion areas further east. A bridge is proposed linking this development into the Raigmore area of the City, along with new or enhanced accesses across the railway linking the Inverness Retail and Business Park, the second phase of the campus development and the long term developments at Ashton and Stratton Farms.
- 11.6.3 The delivery of phase 2 of the Beechwood Campus will be an important addition to the land supply for business land in Inverness. Similarly it may also offer potential for other public projects of national or regional significance, and in respect development proposals which come forward will be supported by the Council in line with Policy 8.

11.7 Policy 10 Beechwood Campus

- 11.7.1 The Council supports the development of the first phase of Beechwood Campus during the period 2011-2016 and the second phase after 2016.

Any development at this location for the second phase will be supported by a detailed masterplan for campus related uses to the west of the railway and for business and commercial to the east of the railway line. The masterplan should also make provision for a public transport interchange, with consideration being given to the opening of a new rail halt and park and ride facility.

The development of the first phase will be accompanied by the following developer requirements:

Transport

- Pedestrian and cycle bridge links towards Inverness city centre, Inverness retail and business park, and the later phases of the campus site;
- Two vehicular accesses with an entrance from Culloden Road and an exit point on Caulfield Road North;
- Delivery of recreational access to the site;
- Reservation of land for the potential route of the A96-A9 Trunk Road;
- Provide active travel linkages to Inverness City Centre and Inverness Retail and Business Park
- Contribution towards the improvement of Inshes roundabout;
- Contribution towards public transport improvements;
- Contribution towards improved active travel in the area including cycle lane at Milburn Road
- A Green Travel Plan will be required
- Accesses should be provided to the edge of allocation and no ransom strips should be created;
- Local and trunk road improvements will be required subject to discussion with the relevant body;

- Car parking should be designed to be safe for all users;

Waste

- Any development at this allocation will be expected to meet the Council's requirements within Managing Waste in New Residential Developments;

Green Networks & Open Space

- Linkage to the *green network* both within the site and linking to the wider *green network* of adjacent sites, including contribution towards strategic access improvements;
- *Open space* should be delivered in line with the requirements of *Open Space* in New Residential Developments: *Supplementary Guidance*;

Natural, Cultural & Built Heritage

- Consideration should be given to the treatment of monuments and events identified in the *Historic Environment Record*;
- Ashton Farm SAM should be carefully considered and appropriate *mitigation* put in place;
- Safeguarding of habitats for protected species;
- A badger survey and protection plan will be required; surveys for other protected species and *mitigation* plans as required should also be carried out;
- No culverting of water courses will be permitted;
- Landscape Framework is required;
- Avoidance of any adverse effects on the integrity of the Inner Moray Firth SPA and Ramsar site.

Design

- A design framework will be required to ensure development fits with the *landscape character* of the area;

Education

- Any residential development on this site may be required to provide *developer contributions* towards education provision in line with Education and New Residential Development: *Supplementary Guidance*.

Housing

- Any residential development on this site will be required to deliver a minimum of 25% *affordable housing*.

Miscellaneous

- Specific drainage strategy and *Flood Risk Assessment* to demonstrate safeguarding of watercourses and flood plain;
- Limited use of street lighting;

As well as those set out above, development of the second phase will also require to meet the following developer requirements:

Transport

- Contribution towards the A9-A96 Link road (or alternatives arising from the design work being carried out);
- Contribution in line with an amended A96 Protocol towards strategic *infrastructure*;
- Contribution toward local road improvements;

Green Networks & Open Space

- Contributions toward the A96 *Green Network* as set out in *Highland Green Network: Supplementary Guidance*.

11.8 Inverness Retail and Business Park

- 11.8.1 There is potential at the Inverness Retail and Business Park for additional bulky goods retailing, to complement Inverness City Centre and provide for the needs of a growing population of the City and in The A96 Corridor. This *spatial strategy* supports that further expansion, subject to improvements being brought forward at the A96 Trunk road junction and to the internal road layout of the retail park itself that are necessary to accommodate the increased traffic generated by the new development. Further development will only be supported where unfettered access is provided to the land to the east of the retail park, where a distributor link road which will connect with the second phase of the Campus development and the development at Stratton Farm forms part of the long term strategy. Development of the site should also allow for access to the development at Stoneyfield Business Park to ensure a free flow of pedestrian and cycling access throughout the area.

11.9

Policy 11 Inverness Retail and Business Park

11.9.1

The Council will support the development of additional bulky goods retailing in the period from 2011-2016 at Inverness Retail and Business Park on the site allocated on the East Inverness map) subject to the following developer requirements:

Transport

- Improvements to the A96 Trunk Road roundabout including enlargement and signalisation and any other improvements required by *Transport Scotland*;
- Improvements to the internal road layout within the Retail and Business Park;
- Provision of unfettered access to the land adjacent to the Retail and Business Park in the interests of enabling future developments in east Inverness; and
- Provision of access to the development at Stoneyfield Business Park to ensure a free flow of pedestrian and cycling access throughout the area;
- A contribution will be required to identified trunk and local road improvements required associated with this development;
- Provide active travel linkages to & from the site, including to Beechwood Business Park and Campus.
- Car parking should be designed to be safe for all users;

Waste

- Any development at this allocation will be expected to meet the Council's requirements within Managing Waste in New Residential Developments;

Green Networks & Open Space

- Linkage to the *green network* both within the site and linking to the wider *green network* of adjacent sites, including contribution towards strategic access improvements;

Natural, Cultural & Built Heritage

- Safeguarding of habitats for protected species.

- Consideration should be given to the treatment of monuments and events identified in the *Historic Environment Record*;
- A badger survey and protection plan will be required; surveys for other protected species and *mitigation* plans as required should also be carried out;
- Due consideration should be given to making the best use of the site taking into account existing and planned adjacent uses and the topography of the site;
- No culverting of water courses will be permitted;

Design

- High quality design will be a key consideration;

Miscellaneous

- A *sustainable drainage system* plan will be required;
- Protection of natural watercourses, including flood plain;
- Limited use of street lighting.
- All development on the site will be strictly limited to bulky goods retailing.

11.10 Stratton

- 11.10.1 The delivery of the first phase of the Stratton area in the period from 2011-2016 has the potential to deliver wider benefits in terms of transport improvements, including the upgrade of the A96 between Inverness Retail and Business Park and the Smithton roundabout, active and sustainable travel opportunities including a Park and Ride site, an essential addition to the housing land supply and a contribution towards the upgrade of education provision in the area.
- 11.10.2 Although the entire development site at Stratton is allocated for development in this *spatial strategy*, there will be a strict control of the rate at which development can proceed to ensure that the later phases (post 2016) will not be developed until such time as the A96-A9 link (or alternatives arising from design work being carried out) is brought forward in partnership with *Transport Scotland*. It is anticipated that the Phase 1 will be restricted largely to the land to the west of Barn Church Road (see Map 6) to protect any land required for the delivery of the strategic road improvements. Later phases of development in this area will be expected to contribute towards the provision of these improvements and to other educational and recreational access improvements through an amended developer contribution protocol which will be brought forward as *Supplementary Guidance*.

11.11

Policy 12**Stratton**

11.11.1

The Council will support the long term development at Stratton in East Inverness subject to the following phasing of development. Only that development outlined in the table below will be supported in the 2011-2016 period, subject to the developer requirements set out below.

	2011-2016	2016-2021	2021-2026	2026-2031
Residential (units)	300	450	875	875
Food Retail (m ²)	8000	0	0	0
Non-Food Retail (m ²)	1350	1000	1000	0
Office Accommodation (m ²)	2100	2000	1000	0
Health Centre (m ²)	1900	0	0	0
Church (m ²)	1000	0	0	0
Community Building (including Library) (m ²)	1700	0	0	0
Restaurant/Café (m ²)	375	0	0	0
Primary School (m ²)	0	1300	1300	0
Park and Ride	500 Spaces	0	0	0
Hotel	80 bed	0	80 bed	0
Commercial/Business (m ²)	0	9500		0

A detailed *masterplan* is to be produced for each phase of development. The development of this area to 2016 (Phase 1) will require the following:

Transport

- Dualling of the A96 between the Smithton and Inverness Retail and Business Park roundabouts;
- *Developer Contributions* to Milburn Road cycle lane
- Provision of local distributor roads developed to the boundaries of the site which will provide unfettered access for later phases of development in East Inverness.
- Provision of a Park and Ride site
- Car parking should be designed to be safe for all users
- Contributions towards local road improvements arising from the impacts of this development at Inshes roundabout
- Improvements to Smithton Roundabout.
- Signalise all arms and changing lanes markings at Raigmore Interchange;
- Lane markings will be required on the B865 approaches to Millburn roundabout;
- Signalisation and lane improvements at Longman roundabout;
- Improvements to West Seafeld roundabout;
- Provision of a right turn lane at the signalised junction between Barn Church Road and Tower Road;
- Provide active travel linkages to key community facilities
- Provide active travel linkages within and out with the site.
- *Developer contributions* will be sought towards public transport improvements;

- *Developer contributions* will be sought towards *transport infrastructure* interventions;
- *Upgrade of Barn Church Road*;

Waste

- Any development at this allocation will be expected to meet the Council's requirements within Managing Waste in New Residential Developments;

Green Networks & Open Space

- Linkage to the *green network* both within the site and linking to the wider *green network* of adjacent sites, including contribution to the Inverness-Nairn Coastal and Landward trails;
- *Open space* should be delivered in line with the requirements of *Open Space* in New Residential Developments: *Supplementary Guidance*;

Natural, Cultural & Built Heritage

- Landscape Framework is required;
- Consideration should be given to the treatment of monuments and events identified in the *Historic Environment Record*;
- Avoidance of any adverse effects on the Inner Moray Firth SPA/Ramsar site and Longman and Castle Stuart Bays SSSI.;
- A badger survey and protection plan will be required; surveys for other protected species and *mitigation* plans as required should also be carried out;
- Recreation Management Plan will be required;

Design

- Homezone principles will need to be applied;

Education

- *Developer contributions* will be required towards education provision in line with Education and New Residential Development: *Supplementary Guidance*;

Housing

- A minimum of 25% of the development should be delivered as *affordable housing*

Miscellaneous

- Limited use of street lighting;
- Specific drainage strategy and *Flood Risk Assessment* to demonstrate safeguarding of natural watercourses and flood plain;
- *Developer Contributions* towards education provision in the area at both primary and secondary school levels.

In addition to contributions associated with the issues raised above, development of the later phases of Stratton will also require to meet the following developer requirements:

- Contribution towards the A9-A96 Link road (or alternatives arising from the design work being carried out);
- Contribution in line with an amended A96 Protocol towards strategic *infrastructure*;
- Contribution towards education provision including primary schools and secondary school; and
- Contribution toward local road improvements;

12. Tornagrain

- 12.1 The Tornagrain new town has been selected as one of *Scottish Government's Sustainable Community Initiative Proposals* due to its potential to contribute to the retention and creation of green spaces and deliver homes, employment, services and community facilities within a compact and sustainable new town.
- 12.2 Tornagrain is proposed as a new settlement in the centre of the A96 Corridor (Map 7) with the potential to deliver 4,960 new homes, shops, schools and community facilities over a series of phases during the next 30 - 50 years. The development of Tornagrain will allow for a greater choice of locations within the A96 Corridor and provide a range of new housing, a quarter of which will be affordable. It will also help to reduce the development pressures on Inverness and Nairn as well as other areas, such as the smaller *settlements* within the A96 Corridor. Tornagrain can play a major role in meeting Highland's [housing need and demand](#) in the medium to longer term, particularly in conjunction with increased employment opportunities at Inverness Airport Business Park.
- 12.3 The delivery of a development of this scale clearly requires effective long term planning and this *spatial strategy* supports the early development of Tornagrain based on localised improvements to the transport network on the A96 and to the east of Inverness and public waste water and water supply networks. The *masterplanning* work already undertaken has demonstrated that this development, which offers a very different approach to design and delivery can be brought forward in these self-contained phases, with accompanying community, education and infrastructure improvements being borne largely by the developer.

12.4

Policy 13 Tornagrain

12.4.1

The Council supports the development of Tornagrain as an essential component of the *settlement strategy* to meet the long term housing needs of the area. Development will be supported in self-contained phases, subject to infrastructure and services being provided to support the growth of the town.

This *spatial strategy* supports the delivery of phases 1 and 2 of Tornagrain in the 2011-2021 period based on the developer requirements identified below. The long term phasing *proposals* will be subject to major infrastructure upgrades to be determined in discussion with the Council, *Scottish Water* and *Transport Scotland*.

	2011-2016	2016-2021	2021-2026	2026-2031
Residential (units)	304	540	780	885
Residential Institutions (m ²)	0	1000	1000	1000
Non-Residential Institutions (m ²)	1418	0	2131	10759
Retail (m ²)	1500	0	9000	4500
Business (m ²)	500		2500	1750
General Industry (m ²)	0	0	500	300
Storage & Distribution (m ²)	0	0	500	300
Health Centre (m ²)	400	0	0	
Church (m ²)	0	0	650	0
Primary School (m ²)	1418	0	0	1418
Secondary School (m ²)	0	0	0	8522

Hotel (m ²)	0	0	2500	1500
Emergency Services (m ²)	0	0	600	0
Leisure (m ²)	0	0	0	0
Open Space (ha)	10.90	7.48	3.14	3.23
Other (m ²)	0	0	0	750

The development of this area to 2016 (Phase 1) will require the following:

Transport

- Improvements to Mid Coul Roundabout;
- Improvements to Local Roads to be agreed with TEC Services;
- Improvements to bus services;
- Provision of active travel linkages to key community facilities;
- Improvements to the active travel infrastructure of the area will be required;
- *Developer Contributions* will be required to the improvement of the public transport system;
- Discussion to take place with Network Rail and the Council with the aim of finding a long term solution to the safety issues associated with the Dalcross level crossing on the Inverness-Aberdeen railway line
- Contributions towards wider strategic improvements to the trunk road network in line with early improvements required to the network by 2016.

Waste

- Any development at this allocation will be expected to meet the Council's requirements within Managing Waste in New Residential Developments;.

Green Networks & Open Space

- Contribution to the *green network* will be required;
- Linkage to the *green network* both within the site and linking to the wider *green network* of adjacent sites, including contribution towards strategic access improvements;
- *Open space* should be delivered in line with the requirements of *Open Space* in New Residential Developments: *Supplementary Guidance*;

Natural, Cultural & Built Heritage

- Consideration should be given to the treatment of monuments and events identified in the *Historic Environment Record*;
- Any off site road/junction improvements must take account of Scheduled Monument located to the west of the site's boundary;
- Avoidance of any adverse effects on the integrity of Loch Flemington SPA, including from cumulative recreational disturbance;
- Appropriate *mitigation* measures with regard to Area of Long Established Woodland located to the south of the site;
- A badger survey and protection plan will be required; surveys for other protected species and *mitigation* plans as required should also be carried out;
- Due consideration should be given to the Grade C listed building on the western edge of the allocation;
- Appropriate mitigation measures with regard to the Kildrummie Kames SSSI which runs along the South Eastern edge of the site, to avoid any adverse impact on the site;
- No culverting of water courses will be permitted;

Design

- A detailed overall *masterplan* and detailed *masterplans* for each phase;

- Homezone principles should be considered;
- Proximity to Inverness Airport should be considered and this will affect building height which can be permitted on the allocation;
- A design framework will be required to ensure development fits with the *landscape character* of the area;

Education

- *Developer contributions* may be required towards education provision in line with Education and New Residential Development: *Supplementary Guidance*;

Housing

- A minimum of 25% of the development should be delivered as *affordable housing*

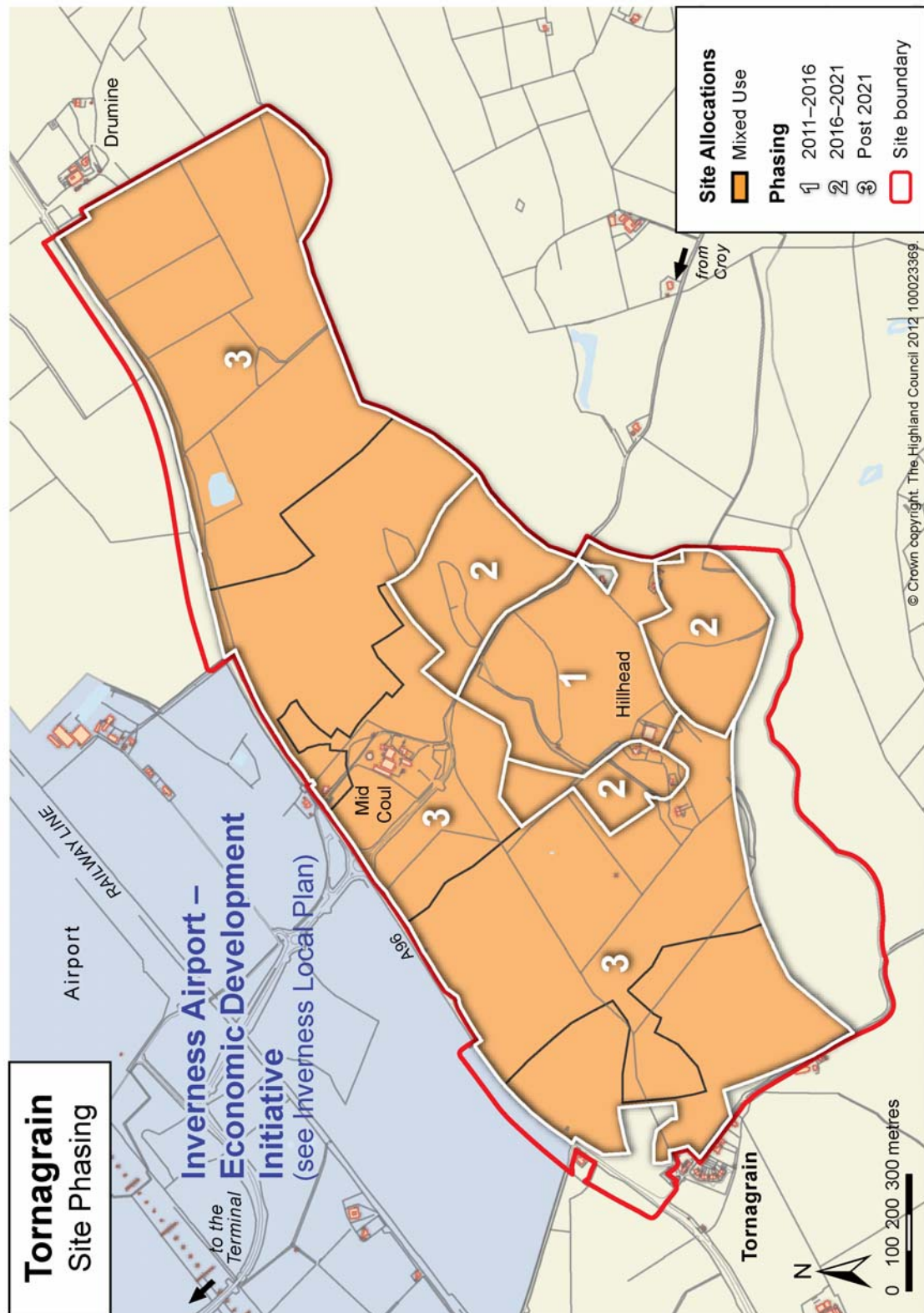
Miscellaneous

- Limited use of street lighting;
- A *sustainable drainage system* plan will be required;
- Phase 1 and Phase 2 will be connected to a private water treatment system, thereafter it should be connected to the public water and waste water networks
- *Developer contributions* towards primary and secondary school shortfalls arising from this development;
- Safeguarding of natural watercourses, wetlands and flood plain through implementation of site specific drainage and flood risk strategy.

In addition to the issues raised above, development of the later phases of Tornagrain will also require to meet the following developer requirements:

- Contribution towards the provision of primary and secondary school education facilities;
- Contributions towards provisions of strategic infrastructure in line with an amended A96 Corridor Protocol.

The development of the later phases of Tornagrain will not be supported in advance of significant improvements to the strategic transport network to the east of Inverness, and a full assessment of other services and infrastructure required.



12.5 Map 7: Tornagrain

13. Whiteness

- 13.1 The Whiteness development on the former Ardersier fabrication yard remains an important *strategic development site*. It has outline planning permission for 1,950 houses, will be subject to a *Section 75 Agreement* and an Access Management Plan and in terms of our *spatial strategy* remains capable of meeting some of the projected housing need over the period to 2031 (Map 8). There has been interest in the site in respect of other uses, particularly relating to its potential to deliver as part of the *Scottish Government's National Renewables Infrastructure Plan* and that potential will be supported by the Council should housing development not come forward for the site. For the purposes of the housing land supply, the effective land supply coming forward from Whiteness is set at 50% - on the basis that the balance will be geared more toward the tourism and leisure element of the housing market.

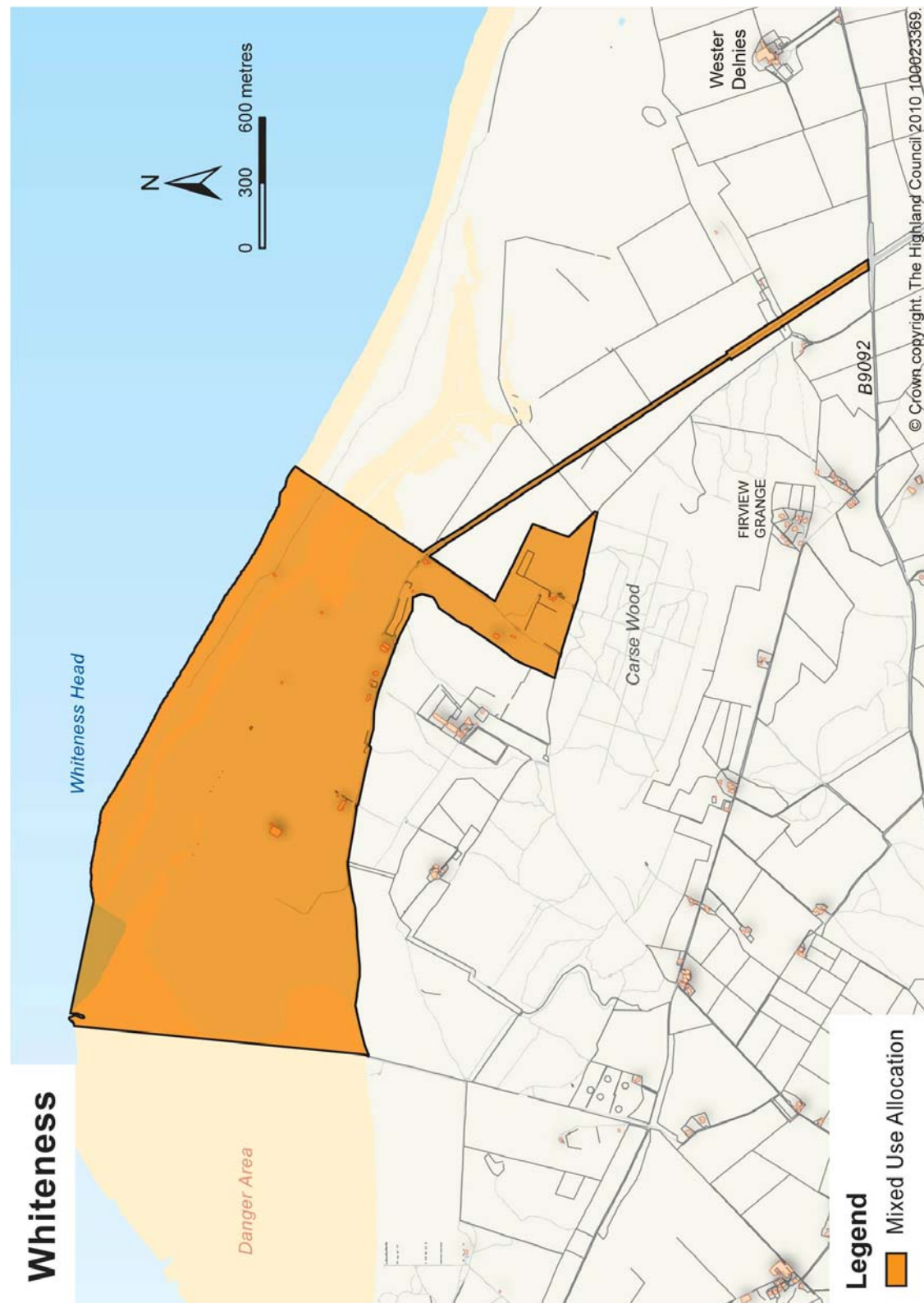
13.2

Policy 14

Whiteness

13.2.1

The Council will support the development at Whiteness as part of the strategy to provide a long term housing land supply in the area. Detailed *masterplans* will accompany each phase of development in line with the current planning permission, including provision in line with the already agreed upgrades to the A96. The Council will also support the reuse of the site for *renewables* related development, should the housing element not come forward. Renewables-related development will be subject to the production of a masterplan which should ensure that there are no adverse effects on the integrity of the Moray Firth SAC and Inner Moray Firth SPA/Ramsar site.



13.3 Map 8: Whiteness

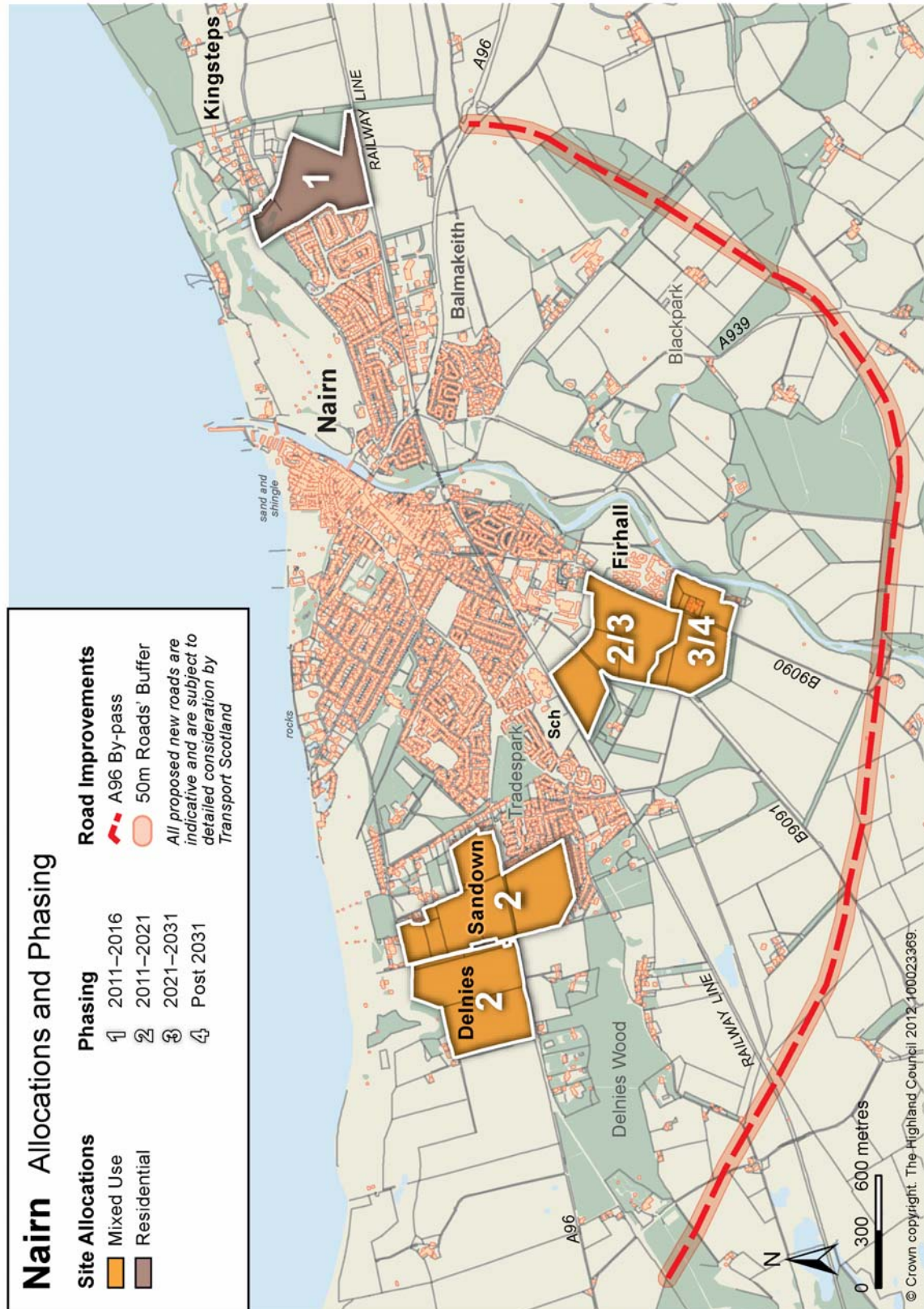
14. Nairn

- 14.1 At present there is only one major site under development in Nairn and this acts as a constraint on the operation of the housing market. Inclusion of further releases of housing land to serve the Nairn *Housing Market Area* will assist in providing choice and stimulate the housing market (Map 9). The Council's [Housing Need and Demand Assessment](#) demonstrates this requirement.
- 14.2 The intention set out in this *spatial strategy* is to focus short term development at Lochloy, Sandown and initial phases at Delnies and Nairn South. Nairn South may have the potential to serve much of the longer term *housing requirements* for Nairn subject to *transport infrastructure* improvements being put in place.
- 14.3 The development of Nairn must be seen in the context of long term aspirations for a bypass and the Council will continue to lobby *Scottish Government* for the funding and design work to be progressed. Taken together, the land identified in Nairn has the capacity to deliver the following *housing requirements* across all sites:
- 14.4 To meet the identified gross housing land requirement for the Nairn area, land allocations have been brought forward to offer choice and flexibility in the land supply. Taken together the land now identified in the Nairn area has the capacity to meet the following housing requirements across all sites.

Table 3: Potential distribution of development to meet Housing Land Requirement in the Nairn Housing Market Area

	Years 1-10		2011-21	Years 11-20		2021-31
	2011-16	2016-21		2021-26	2026-31	
Nairn Local Plan (Town) + major sites	380	186	566	0	0	0
Wider Nairn HMA & windfall	121	121	242	121	121	242
Sub-total	501	307	808	121	121	242
A96 - Nairn Delnies	140	160	300	0	0	0
A96 - Nairn South	120	210	330	300	300	600
A96 - Cawdor	85	70	155	65	65	130
Sub-total	345	440	785	365	365	730
Total - Nairn HMA	846	747	1593	486	486	972

Figures expressed as house units



14.5 Map 9: Nairn

14.6 Lochloy

- 14.6.2 Lochloy is subject to existing planning permissions. A large part of the site is allocated for residential development in the adopted Nairnshire Local Plan. The allocation shown on Map 9 extends the residential area towards a watercourse near the Kingsteps side of the site. Any flooding issue that might arise will be addressed in terms of Policy 64: *Flood Risk*.

14.7 Policy 15 Lochloy

- 14.7.2 The Council will support the completion of presently allocated land at Lochloy in the short term.

14.8 Sandown

- 14.8.1 Development of Sandown in the short to medium-term will be supported. The Council will prepare a Sandown Development Brief based on the principles of:

- an appropriate housing density including an adequate level of affordable housing provision;
- seeking to attract employment-generating uses to the site;
- a co-ordinated phasing strategy;
- consideration of the location and context of the site; and
- provision of appropriate access solutions, including setting out linkages to and shared arrangements with the adjoining land at Delnies.

A detailed masterplan is to be prepared and adopted as supplementary guidance.

The allocation of development to Sandown and the adjoining Delnies site amounts to a major extension of Nairn at one of the main entrances to the town. It is essential that the combined development shows a harmony of design that enhances the town.

14.9 Policy 16 Sandown

- 14.9.1 The Council will support development at Sandown (as shown on Map 9) in the short term subject to a suitable development masterplan, to be adopted as supplementary guidance, and a Recreational Access Management Plan which should ensure that there is no adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar site.

Issues addressed by the masterplan will include:

- site layout;
- design of buildings and open areas;
- housing density;
- provision of affordable housing;
- provision of employment-generating uses;
- phasing;
- flood risk;
- an access solution that provides unfettered links to the Delnies development area to the west and shared arrangements wherever possible;

- infrastructure provision; and
- delivery of the development.

The recreational access management plan will contain provisions that ensure that there is no adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar site.

The design for development of Sandown shall be based on the masterplan and the recreational access management plan. The design for development of Sandown and Delnies shall be progressed side-by-side and shall:

- show an overall coherence, attractiveness and local character;
- be efficient in terms of movement of people and vehicles; and
- enhance the town.

In preparing proposals for the site, consideration must be given to the extent to which tourism-related development and business development might be attracted to the site. If potential, either in the short term or in the longer term, is identified for one or both of these kinds of development, land must be reserved accordingly.

Connections to the public water and waste water systems will be required.

14.10 Delnies

- 14.10.1 Delnies could deliver 300 houses over the next 10 years and longer term opportunities for small scale leisure and hotel development including a new golf course. In the interests of co-ordinated planning to the west of Nairn, it is essential that development at Delnies is phased in conjunction with development at Sandown and the expansion of both sites will be considered in parallel.

14.11

Policy 17

Delnies

14.11.1

The land at Delnies (as indicated on Map 9) is supported as a means of meeting housing demands in Nairn over the period 2011-2021. The overall development of the site will be restricted to 300 houses. The delivery of the site must be phased in a co-ordinated way with the Sandown site to ensure an effective approach to planning at the west end of Nairn.

Development will be subject to the following requirements:

Harmony with Sandown

- Development of Delnies shall not proceed until a development brief for Sandown has been completed. Thereafter, designs for development of Delnies and for Sandown shall be progressed side-by-side and shall:
 - show an overall coherence, attractiveness and local character;
 - be efficient in terms of movement of people and vehicles; and
 - enhance the town.

Westward extension

- This policy contains no commitment to built development on land to the west of the Delnies site shown on Plan 9. The possibility of such development cannot be ruled out and should be taken into account in design for development of Delnies.

Phasing

- Development at Delnies will only be permitted in line with a co-ordinated phasing strategy for Sandown.

Transport

- Satisfactory means of access from the A96 Trunk Road, ideally utilising a shared access with any development brought forward on the Sandown site;
- Contribution will be required to the provision of improved active travel linkages;
- Contribution will be required to an improved public transport network;
- Improvement to local road infrastructure through effective linkages to development in the east would be required;
- Potential contribution towards strategic road infrastructure;

Waste

- Any development at this allocation will be expected to meet the Council's requirements within Managing Waste in New Residential Developments;

Green Networks & Open Space

- Linkage to the *green network* both within the site and linking to the wider *green network* of adjacent sites, including contribution towards strategic access improvements;
- Contribution will be sought to the consolidation of the *Green Network*;
- *Open space* should be delivered in line with the requirements of *Open Space* in New Residential Developments: *Supplementary Guidance*;

Natural, Cultural & Built Heritage

- Consideration should be given to the treatment of monuments and events identified in the *Historic Environment Record* on the edge of the site;
- Provision of protected species surveys and, if necessary, *mitigation*;
- Protection of the nearby Inner Moray Firth SPA/Ramsar and Whiteness Head SSSI, including through the approval of a Recreational Access Management Plan;
- A Recreation Access Management Plan will be required;

Design

- Homezone principles will need to be applied;
- Preparation of a detailed high quality *masterplan* setting out the delivery of *affordable housing*, *open space* and community facilities;
- The development will need to meet the requirements of the designing for sustainability guidance;

Education

- *Developer contributions* may be required towards education provision in line with Education and New Residential Development: *Supplementary Guidance*;

Housing

- A minimum of 25% of the development should be delivered as *affordable housing*

Tourism-related and Business Development

- In preparing proposals for the site, consideration must be given to the

extent to which tourism-related development and business development might be attracted to the site. If potential, either in the short term or in the longer term, is identified for one or both of these kinds of development, land must be reserved accordingly.

Miscellaneous

- Limited use of street lighting;
- A *sustainable drainage system* plan will be required;
- Reservation of land for the possible future expansion of Nairn Golf Club;
- Subject to further discussion with the Education Culture and Sport Service, contributions towards primary and secondary school shortfalls caused as a result of the development, including the reservation of a primary school site.
- Connection to the public water and waste water system will be required;

14.12 Nairn South

- 14.12.1 A limited release of land in this location would supplement the land supply in Nairn, and offer a further degree of choice in the market. It is essential that the delivery of the first phase of housing in this area – subject to a detailed *masterplan* will demonstrate that the current pinch points associated with the existing railway bridge and the junctions on to the A96 in the centre of Nairn can be sufficiently improved to enable this development.
- 14.12.2 Phase 1 will be mainly residential with localised employment opportunities as part of a *mixed use masterplan* for the area. Key to any development in Nairn South is the need to protect the existing timber yard and to ensure that its possible expansion in the future is not compromised. A buffer area will be maintained as part of that allocation in the Plan.

14.13 Policy 18 Nairn South

- 14.13.1 The Council will support the allocation of land at Nairn South for mixed-use development. The principal use will be residential. Provision for employment opportunities must also be made as part of development proposals that are submitted to the Council for approval.

This allocation is subject to further assessment of the transport and infrastructure requirements that are necessary to enable development to progress.

The northern boundary of the allocation adjoins an area of land extending to 5.1 hectares. This land is reserved in the Nairnshire Local Plan (adopted December 2000) for expansion of timber processing and other uses. It is the intention of the Council that this reservation will continue in force. The possibility that the existing sawmill on Balblair Road may expand on to this reservation must be taken in to account in the design of proposals for development in Nairn South.

In the 2011-2016 period, the commencement of a first phase will be subject to the following requirements:

Phasing

- The limit to the development of the first phase of Nairn South will be determined by a co-ordinated masterplanning exercise to be carried out for the area outlined in Map 9. In advance of the masterplan being prepared, and subject to the requirements (including transport appraisal) below being met. The residential component of the first phase will be strictly limited to 250 houses.

Transport

- Links to the town centre must be strengthened with good connectivity between the development and the existing fabric of the town. In particular the current pinch points at the railway bridge and the junctions with the A96 through Nairn must form part of a solution to open up development in phase 1.
- Improvements to the B909 Cawdor Road connection particularly for pedestrians and cyclists.
- Improvements to the B9091/B9090 junction will have to be identified and addressed as it is an unsatisfactory junction with poor visibility.

- Consideration must be given to provision of a distributor-type link road between Balblair Road and Cawdor Road, to reduce reliance on Balblair Road as a link between Nairn South and the town centre.
- Consideration must be given to provision of a footbridge over the railway in the vicinity of Duncan Drive, to facilitate walking and cycling journeys between Nairn South and schools, the town centre and other parts of the town.
- Construction of the A96 By-pass is a long term solution to divert through traffic away from the centre of Nairn and, subject to further discussions with *Transport Scotland*, the developer will be required to contribute to its provision.
- The scale of any development which can proceed ahead of the bypass will depend in the adequacy of the alternative links referred to and the developer should demonstrate how these can be achieved.
- The impact on existing residential areas from “through traffic” should be considered in detail.
- Contributions will be sought to the improvement of active travel linkages into the town centre;
- Contributions will be sought to improved public transport linkages to and from the allocation;
- Contributions to the improvement of the local road network and connections with the strategic road network will be required;

Waste

- Any development at this allocation will be expected to meet the Council's requirements within Managing Waste in New Residential Developments;

Green Networks & Open Space

- Linkage to the *green network* both within the site and linking to the wider *green network* of adjacent sites, including contribution towards strategic access improvements;
- Contribution will be sought to the consolidation of the *Green Network*;
- *Open space* should be delivered in line with the requirements of *Open Space* in New Residential Developments: *Supplementary Guidance*;

Natural, Cultural & Built Heritage

- Provision of protected species surveys and, if necessary, *mitigation*;
- Development should not adversely affect the natural heritage value of the riparian corridor, should retain access to the corridor and should protect trees;
- Protection of the nearby Inner Moray Firth SPA/Ramsar and Whiteness Head SSSI, including through the approval of a Recreational Access Management Plan;

Design

- A detailed *masterplan* is to be produced for each phase of development;
- The development must demonstrate the highest standard of urban design in keeping with the historic traditions of Nairn.
- A buffer area shall be provided within the boundary of the Nairn South allocation. The buffer area shall be designed to ensure that the amenity of occupiers in Nairn South is not affected to an unacceptable degree by noise, dust, fumes or smells likely to arise from use of the 5.1 hectares sawmill expansion site for sawmill purposes;
- Homezone principles will need to be applied;

- The development will need to meet the requirements of the designing for sustainability guidance;

Education

- *Developer contributions* may be required towards education provision in line with Education and New Residential Development: *Supplementary Guidance*;

Housing

- A minimum of 25% of the development should be delivered as *affordable housing*

Tourism-related and Business Development

- In preparing proposals for the site, consideration must be given to the extent to which tourism-related development and business development might be attracted to the site. If potential, either in the short term or in the longer term, is identified for one or both of these kinds of development, land must be reserved accordingly;

Miscellaneous

- Subject to further discussion with the Education Culture and Sport Service, contributions towards primary and secondary school shortfalls caused as a result of the development;
- Safeguarding of natural watercourses and flood plain through implementation of site specific drainage strategy and *Flood Risk Assessment*;
- *Masterplanning* of the site should take into consideration of the findings of the *Flood Risk assessment* and avoid development at the edge of the functional flood plain;
- Connections to the public water and waste water systems will be required

In addition to the issues raised above, development of the later phases of Nairn South will also require to meet the following developer requirements:

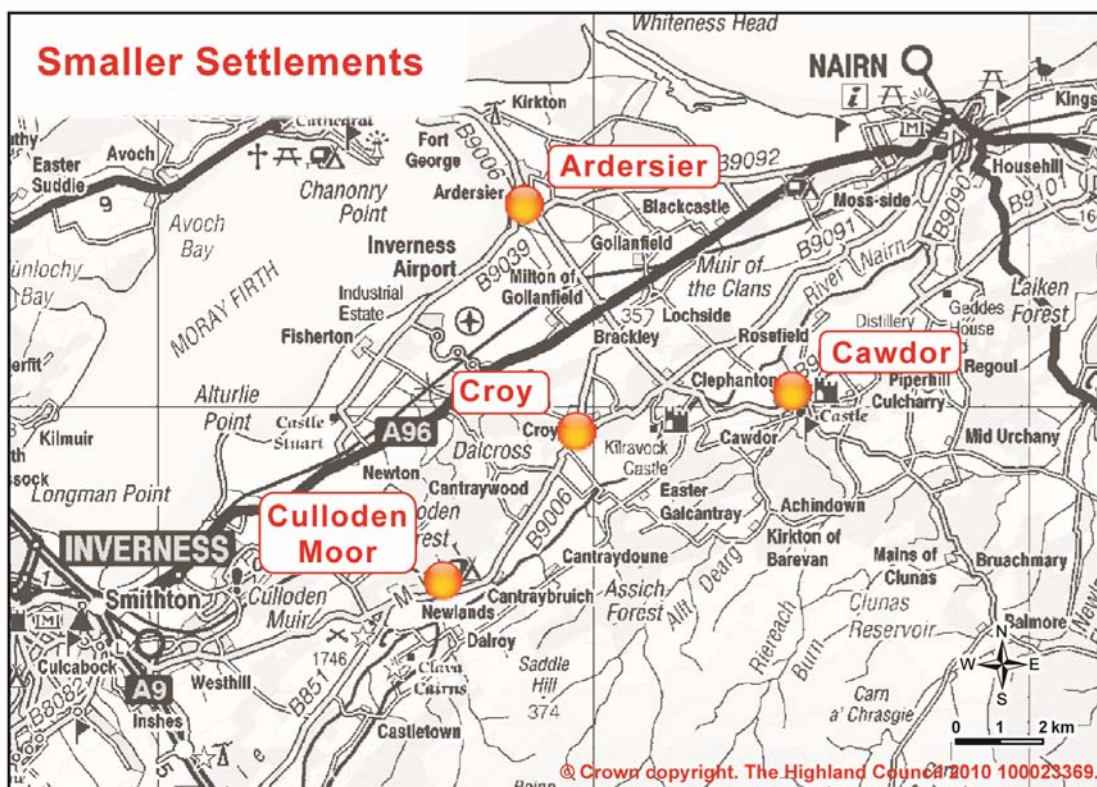
- Contribution towards the strategic transport improvements to be identified in consultation with Transport Scotland;
- Contribution in line with an amended A96 Protocol towards strategic *infrastructure*;
- Contribution towards education provision including primary schools and secondary school; and
- Contribution toward local road improvements;

15. Smaller Settlements in the A96 Corridor

15.1 The Council's A96 Framework identified the potential for the smaller *settlements* in the A96 Corridor to contribute towards the overall housing land supply in the area. This Plan reaffirms that spatial strategy and supports the growth of the smaller settlements identified in Figure 6. Allocations for development at Ardersier, Croy and Culloden Moor were previously contained in the Inverness Local Plan. An allocation at Cawdor is made following consideration of responses to the Main Issues Report.

15.2 Policy 19 Smaller Settlements in the A96 Corridor

15.2.1 The Council will support the re-allocation and early completion of expansion sites identified within the adopted Nairnshire and Inverness Local Plans. The Council will also support the development of the areas identified in the adopted Inverness Local Plan for longer term growth at Ardersier, Croy and Culloden Moor subject to a *masterplanning* process which will address issues including: extensive community consultation; servicing; phasing and landscape impact, and the site specific factors listed in the policies below.



15.3 Figure 6: Smaller Settlements in the A96 Corridor

15.4

Policy 20 Croy Expansion

15.4.1

The Council will support mixed-use development of the Croy expansion site shown on Map 10. The chief use will be residential. Provision for employment opportunities must also be made as part of development proposals that are submitted to the Council for approval. The following phasing and development requirements will apply.:

	2011-2016	2016-2021	2021-2026	2026-2031
Residential	50 houses	50	25	25

Phasing

- Development will require to meet the phasing strategy set out above;
- Later phases of development (2021-2031) will be informed by future Local Development Plan reviews;

Transport

- Sustainable travel linkages must be promoted between the key facilities within and outwith the settlement. Proposals to encourage and facilitate non-car travel between Croy and employment opportunities at and beside Inverness Airport must be brought forward as part of the development;
- *Developer contributions* will be required towards public transport infrastructure;
- A distributor road should be provided;
- A Transport Statement will be required identifying potential impact on the Mid Coul roundabout, trunk road junction;
- A transport assessment will be required. In the assessment, matters taken into consideration must include the following: impact of construction traffic; traffic effects of development on all allocated development sites in Croy; and traffic effects of proposed development at Tornagrain. Mitigation measures identified in the assessment must be carried out by the developer.;

Waste

- Any development at this allocation will be expected to meet the Council's requirements within Managing Waste in New Residential Developments;

Green Networks & Open Space

- *Open Space* should be delivered in line with the requirements of *Open Space* in New Residential Developments: *Supplementary Guidance*;
- Linkage to the *green network* both within the site and linking to the wider *green network* of adjacent sites, including contribution towards strategic access improvements;

Natural, Cultural & Built Heritage

- Consideration should be given to the treatment of monuments and events identified in the *Historic Environment Record*;
- A badger survey and protection plan will be required; surveys for other protected species and *mitigation* plans as required should also be carried out;
- The Site should be designed with the local landscape and landscape *mitigation* will be required around any distributor road;
- Avoidance of any adverse effects on the integrity of the Loch Flemington SPA and Kildrummie Kames SSSI.
- Proposals for development must be accompanied by an archaeological study. The study must assess how likely it is that material of archaeological value is present in or under the site and must advise on how best to identify, record and conserve any such material.

Design

- Homezone principles will need to be applied;
- Due consideration should be given to the requirements of the designing for sustainability guidance

Education

- *Developer contributions* will be required towards education provision in line with Education in New Residential Development: *Supplementary Guidance*.

Housing

- A minimum of 25% of the development should be delivered as *affordable housing*.

Miscellaneous

- Limited use of street lighting;
- A flood risk assessment will be required in relation to any proposal for development on or in the vicinity of the low-lying, wet part of the site. No built development shall take place on any part of the site which is identified in the assessment as being functional flood plain.
- A *Sustainable Drainage Systems* Plan and a Drainage Impact Assessment will be required;
- A landscape and visual impact will be required
- Connection to the public water and waste water systems will be required;
- A spoil management plan will be required.
- The developer must ascertain whether any part of the site is within the consultation distance associated with any hazardous installation or pipeline and, if it is, what precautions are advised by the Health and Safety Executive. (See also Policy 30.)



15.5 Map 10: Croy Expansion

15.6

Policy 21 Ardersier Expansion

15.6.1 The Council will support development of the Milton of Connage site shown on Map 11: Ardersier subject to the following developer requirements and phasing:

	2011-2016	2016-2021	2021-2026	2026-2031
Residential	25	30	0	0

This phasing may be reviewed if there are changes in housing market conditions

Transport

- Contribution to off-site road safety improvements will be required;
- Provision of a safer route to school and other improvements to sustainable travel in the area would be required;
- A suitable access needs to be identified;

Waste

- Any development at this allocation will be expected to meet the Council's requirements within Managing Waste in New Residential Developments;

Green Networks & Open Space

- *Open space* should be delivered in line with the requirements of *Open Space* in New Residential Developments: *Supplementary Guidance*;
- Linkage to the *green network* both within the site and linking to the wider *green network* of adjacent sites, including contribution towards strategic access improvements;

Natural, Cultural & Built Heritage

- Due consideration should be given to the potential impact on the Moray Firth SAC;
- The local landscape should be considered in relation to the identification of the site;
- A badger survey and protection plan will be required; surveys for other protected species and *mitigation* plans as required should also be carried out;

Design

- The allocation should use opportunities to make best use of the site;
- Design of the site should give due consideration of the proximity of Ardersier Village Conservation Area;
- Homezone principles will need to be applied;
- Due consideration should be given to the requirements of the designing for sustainability guidance;

Education

- *Developer contributions* may be required towards education provision in line with Education in New Residential Development: *Supplementary Guidance*.

Housing

- A minimum of 25% of the development should be delivered as *affordable housing*

Miscellaneous

- Limited use of street lighting;
- Due consideration should be given to the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site;
- A *Sustainable Drainage Systems* Plan will be required;
- Connection to the public water and sewerage system will be required.



15.7 Map 11: Ardersier Expansion

15.10 Cawdor

- 15.10.1 In addition to the above, one new village expansion site has been identified at Cawdor. Cawdor is a settlement where there is a demand for housing and significant spare capacity in important infrastructure including waste water treatment and Cawdor Primary School. Moreover, the adopted local plan does not contain any significant, unimplemented housing *allocations* and therefore an updated policy framework is required.
- 15.10.2 The Plan allocates a village expansion area to encourage the sustainable growth of the settlement. Through a *masterplanning* process it should be possible, with significant community input, to create an acceptable framework for a *mixed use* development of the village including new homes, local jobs, community services and facilities. The context is very sensitive. Any development in Cawdor will reflect the distinctive character and unique identity of the existing village.

15.11 Policy 22 Cawdor Expansion

- 15.11.1 The Council will support preparation of a masterplan for the expansion of Cawdor village. The expansion will consist of mixed-use development, including dwellings, provision for the creation of new employment, and other community services and facilities. The area to be studied for the masterplan is shown on Map 12. The masterplan will give consideration to development over a period extending from 2011 to 2031. It will identify phases showing the order in which the expansion is to proceed.

The following requirements will need to be met by the developer:

	2011-2016	2016-2021	2021-2026	2026-2031
Residential (units)	85	70	65	65

The above are key outcomes of the *masterplan* and to achieve these the following requirements will need to be met by the developer:

Employment creation

- Each phase of the housing element of the mixed use expansion must be accompanied by provision for employment-creating development;
- Apart from the first phase, no other phases of the housing element shall proceed until the new employment opportunities associated with the preceding phase have been established;

Transport

- Local road improvements as part of the *proposals* for Phase 1. Later phases will only be supported where there are contributions to wider strategic transport improvements as set out in an updated *Developer Contributions Protocol*;
- A transport assessment of the expansion proposals as a whole, or separate assessments of each phase of the expansion. The assessment(s) will identify all transport network improvements that are necessary to make development acceptable. The assessment(s) will take into account the provisions of any Developer Contributions Protocol that is in force at the time;
- Implementation of improvements to the transport network, either local to Cawdor or further afield, that have been identified as necessary to make development acceptable.

- Re-configuration of the B9090 in the interests of road safety;

Waste

- Any development at this allocation will be expected to meet the Council's requirements within Managing Waste in New Residential Developments;

Green Networks & Open Space

- Linkage to the *green network* both within the site and linking to the wider *green network* of adjacent sites, including contribution to the Inverness-Nairn Landward trail;
- *Open space* should be delivered in line with the requirements of *Open Space* in New Residential Developments: *Supplementary Guidance*;

Natural, Cultural & Built Heritage

- Provision of protected species surveys and, if necessary, *mitigation*;
- *Masterplanning* must take full consideration of built heritage features;
- Archaeological investigations take place to establish the extent of the records identified through the *Historic Environment Record*;
- Recreational Access Management Plan to be prepared in order that any adverse effects on the integrity of the Cawdor Wood SAC are avoided.

Design

- A design framework will be required to ensure development fits with the landscape character and special qualities of the area.
- Proposals for development must be designed with particular care to ensure that they embody a particularly high standard of design which enhances the character and appearance of the village as a whole, bearing in mind the "outstanding" status of Cawdor conservation area.

Education

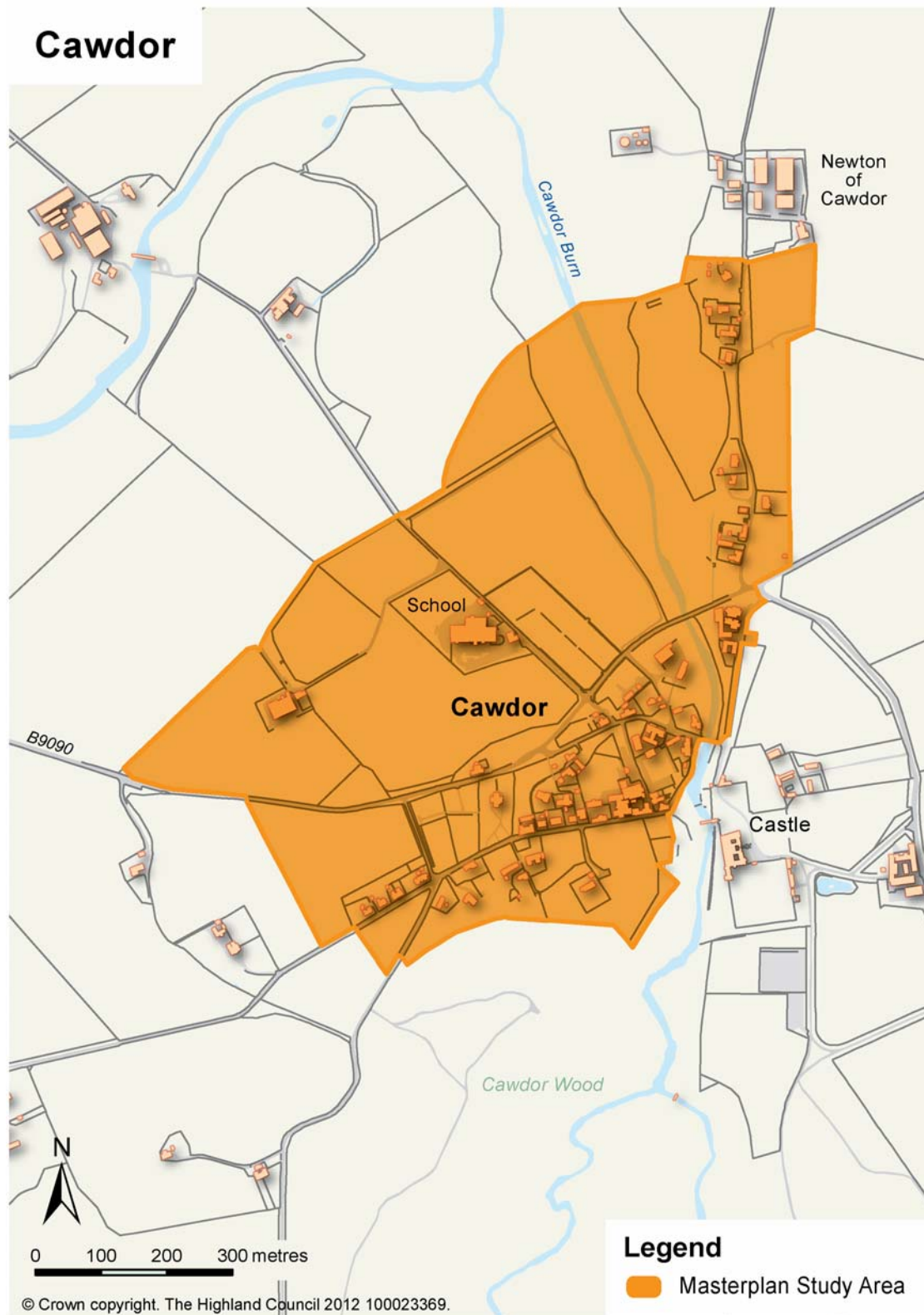
- *Developer contributions* may be required towards education provision in line with Education and New Residential Development: *Supplementary Guidance*;

Housing

- A minimum of 25% of the development should be delivered as *affordable housing*

Miscellaneous

- Bring *previously used land* up to the standard required for its potential use;
- *Sustainable Drainage System Plan* is required;
- Limited use of street lighting;
- Subject to further discussion with the Education Culture and Sport Service, contributions towards primary and secondary school shortfalls caused as a result of the development;
- *Flood Risk Assessment* demonstrating development complies with SPP;
- *Sustainable Drainage System Plan*;
- No culverting or realigning of the Cawdor Burn or other natural watercourses.



15.12 Map 12: Cawdor Expansion

16. Nigg

Neig

- 16.1 The Council's existing local plan, the Ross and Cromarty East Local Plan (adopted in February 2007) provides an up to date policy context for Mid and Easter Ross. It already allocates enough land to meet this Plan's Vision for that area in terms of a corridor of employment and housing growth. The details of these *allocations* will be reviewed through the forthcoming Inner Moray Firth area Local *Development Plan*.
- 16.2 However, an update is required in terms of the strategic significance of Nigg Yard and its potential for diversification. Put simply, the site may now have better redevelopment and therefore employment prospects for non oil related uses. In 2008 the Council, in partnership with *Highlands and Islands Enterprise* commissioned the preparation of [The Nigg Development Masterplan](#) to clearly identify the scope for future activities on the Nigg Yard site and the proximal lands and the potential land requirement to properly undertake these. The area covered by the *masterplan* is indicated on Map 13.
- 16.3 The *masterplan* considers the activities appropriate for the Nigg Yard and proximal lands developing two principal options for the site. Development option 1 offers the potential development of a multi use site developing a variety of activities across the site as indicated below:
- *Renewables*;
 - Rig IRM and rig refit;
 - Decommissioning;
 - Module and subsea fabrications.
- 16.4 This option provides a high degree of flexibility for the development of the site while continuing to focus primarily on oil related activities while also incorporating renewable energy development.
- 16.5 Development option 2 focuses on developing a "Green Energy Park" , this option looks to utilise the entire identified site for inter-related renewable activities:
- Manufacture of *renewables* components;
 - Fabrication and assembly;
 - Finishing and quality processes.
- 16.6 This option will utilise the existing Yard for manufacturing and fabrication activities with adjacent land primarily being utilised for the laying down and storage of components and fabrications sections.
- 16.7 The Health and Safety Executive identifies the presence of a major hazard site at Nigg. This will be taken into account in the Nigg Development Master Plan. Developers should also note the terms of policy 30: Physical Constraints.

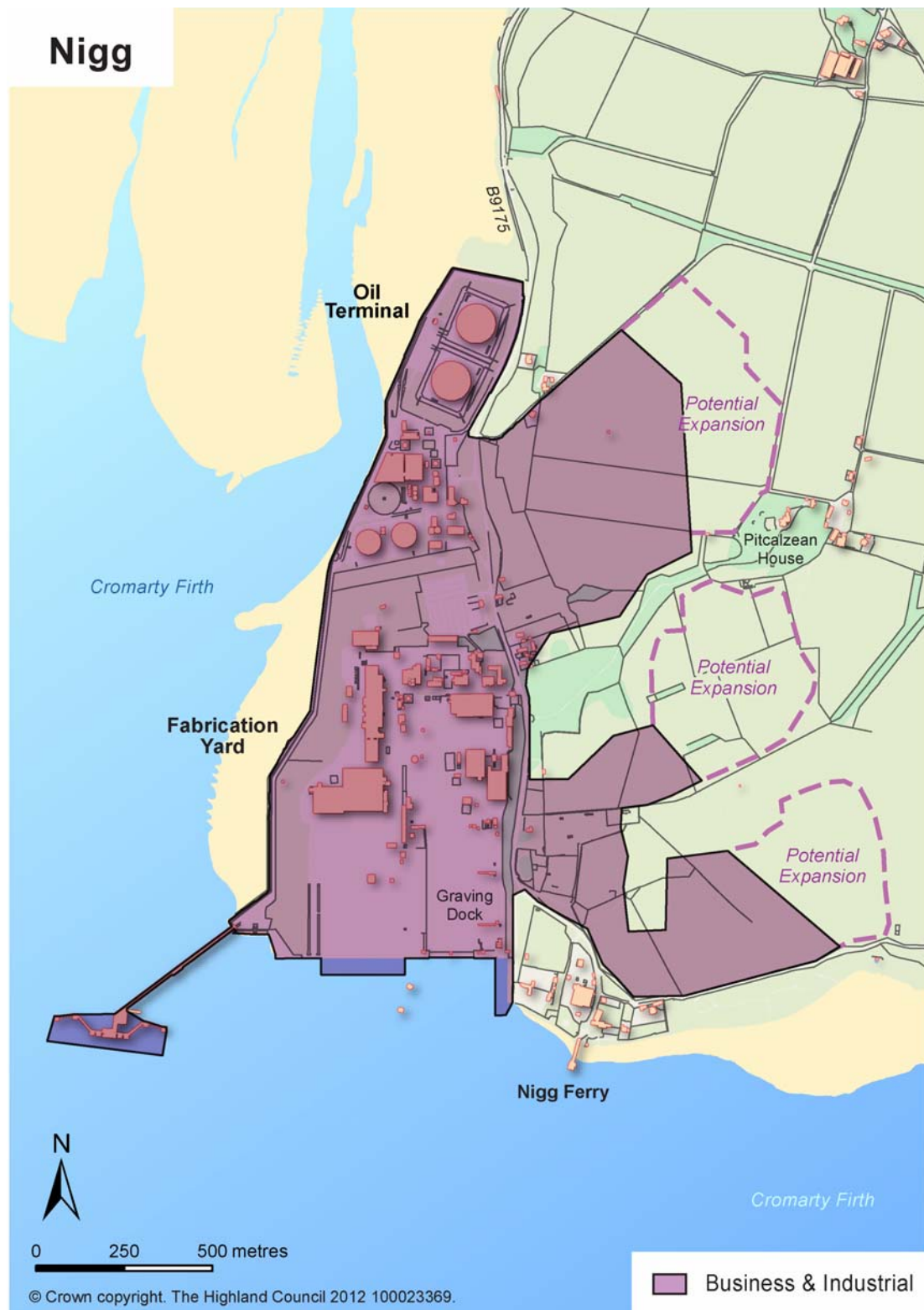
16.7

Policy 23

Nigg

16.7.1

The Council will support the development of the Nigg Yard and proximal lands in line with its approved *Masterplan* (outlined above). The Council intends to adopt [The Nigg Development Masterplan](#) as *Supplementary Guidance*.



16.8 Map 13: Nigg Development Masterplan Area

17. Caithness

Gallaibh

17.1 Although the Sutherland Local Plan is up to date, some elements of the Vision and *Spatial Strategy* that centre on Caithness, require to be addressed in the short term within this Plan. Below, as part of the detailed *spatial strategy* for Caithness, a number of development opportunities are promoted to ensure that there is an effective framework in place in the period between now and when the Caithness and Sutherland area Local *Development Plan* is prepared.

17.2 Dounreay

17.2.1 Dounreay, the UK's centre of fast reactor research and development from 1955 until 1994, is now Scotland's largest nuclear clean-up and demolition project. This involves construction, demolition and waste management, designed to deliver the agreed Site End State with progressive hazard removal and reduction of risk. It should be noted that further site remediation may be necessary and sought, to a level dependent upon the type of any future use proposed on the site. Government policy 'The Decommissioning of UK's Nuclear Facilities' states that 'decommissioning operations should be carried out as soon as reasonably practicable taking all relevant factors into account'. These include safety, risk, security, environmental protection, funding, resources, waste management, stakeholder views, skills, socio-economics and sustainability.

17.2.2 Decommissioning Dounreay is recognised internationally as one of the most complex nuclear clean-up challenges in the world and is fostering skills and enterprise amongst the companies involved, growing expertise that is recognised in *National Planning Framework 2*.

17.2.3 The site (as shown on Map 14) therefore remains a hive of activity and the development activities that are required as part of decommissioning require careful planning. A Dounreay Planning Framework was prepared and approved as supplementary planning guidance in 2006. It set out three phases for the decommissioning and *restoration* programmes, together covering the period 2005 to 2036. Phasing enables the land use implications and environmental effects of the proposed activities to be identified, and helps to achieve the necessary planning permissions one stage at a time.

17.2.4 Considerable progress has been made on the first phase of decommissioning works and the timescale for the remaining two phases reassessed. The scheduling of work, including the declared end date of 2025, is being reviewed to comply with a cap on annual funding announced by the NDA.

17.3

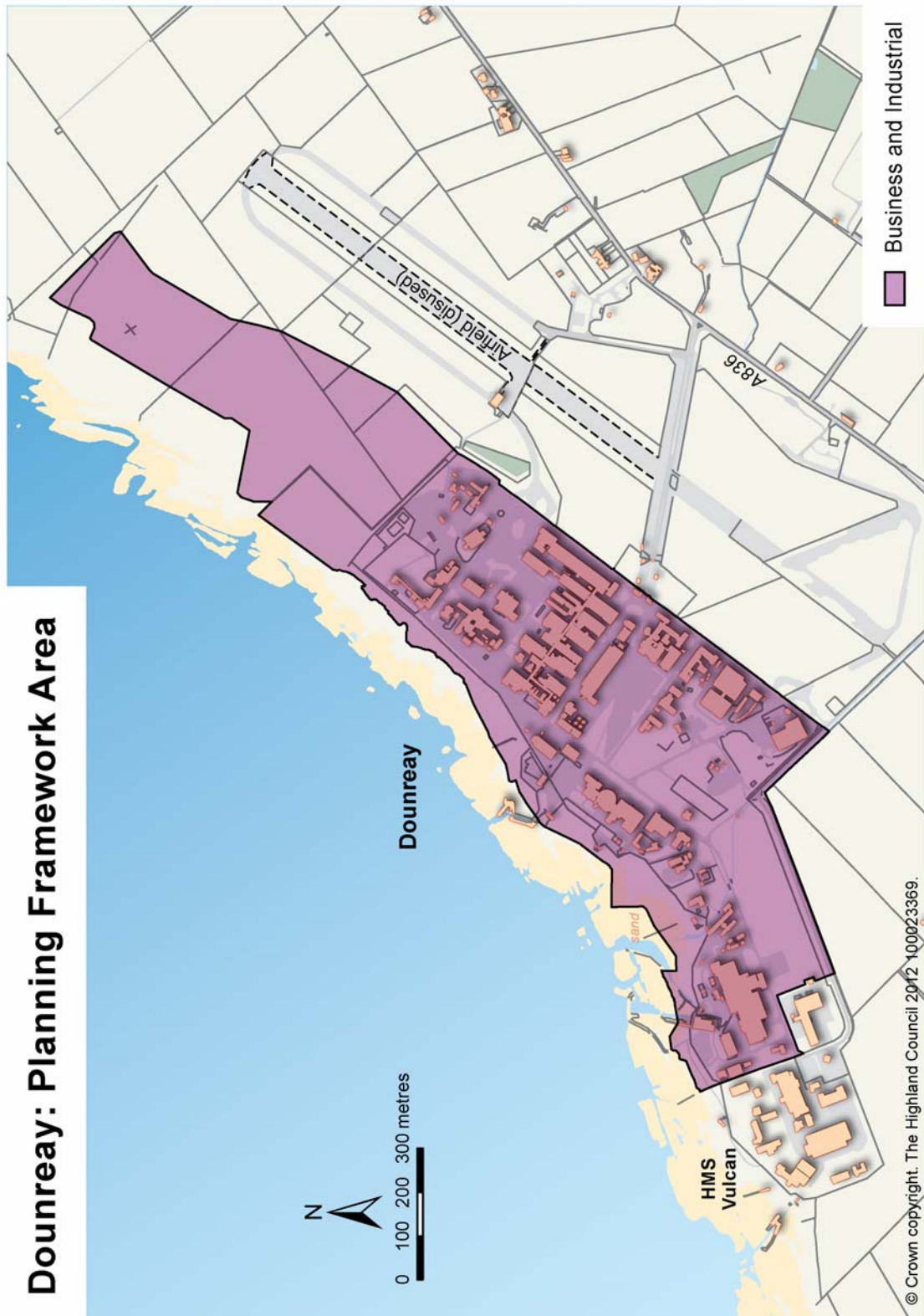
Policy 24 Dounreay

17.3.1

The Council will support proposals which meet the requirements of the updated Planning Framework for Dounreay. This document is being prepared by the Council in partnership with Dounreay Site Restoration Limited and will be adopted as Supplementary Guidance to this Plan. The main principles of the Dounreay Planning Framework will be:

- the timely, safe and environmentally acceptable decommissioning, restoration and after-use of the Dounreay site;

- phasing through to the interim end point, setting out the developments required for decommissioning and restoration towards achieving the site end state, including new build, adaptation, demolition and remediation;
- sufficient flexibility to respond to changing constraints whilst not placing undue restrictions on the site operator;
- indication of potential new interim uses and end uses for parts of the site in support of economic regeneration of the area;
- and developer requirements as set out in Appendix 5 of the Revised Environmental Report of the plan, relating to Policy 24: Dounreay. The Council will work with the Nuclear Decommissioning Authority towards the early identification of opportunities for the economic reuse of existing Dounreay facilities and land.



17.4 Map 14: Dounreay

17.5 John O' Groats

- 17.5.1 John O' Groats is a placename known around the world but the visitor experience can fall short of expectation due to the need for a fuller range and better quality of facilities and environmental improvement.
- 17.5.2 *Highlands and Islands Enterprise* has therefore prepared a vision of how the famous visitor destination of John O' Groats could be developed to revitalise it and bring economic growth, support *regeneration* of Caithness, and enable the place to meet its potential. The core area covered by the masterplan is indicated on Map 15.
- 17.5.3 [The John O' Groats Masterplan](#), which has been subject of extensive consultations, offers various design options. They all feature the creation of a destination focal point, drawing 'end to enders' to a main square near the harbour. The ultimate option adds a market street and square, with car parking on the periphery. The consultants highlight the need for good quality building design from locally sourced natural materials and recommend a build sensitive to the landscape and reminiscent of a typical Scottish coastal village. The masterplan will include guidance for the community and the coastal areas beyond the core area.
- 17.5.4 This Plan supports in principle the revitalisation of John O' Groats through significant development and the *masterplan* can provide a more detailed framework against which to measure the merits of *proposals*.

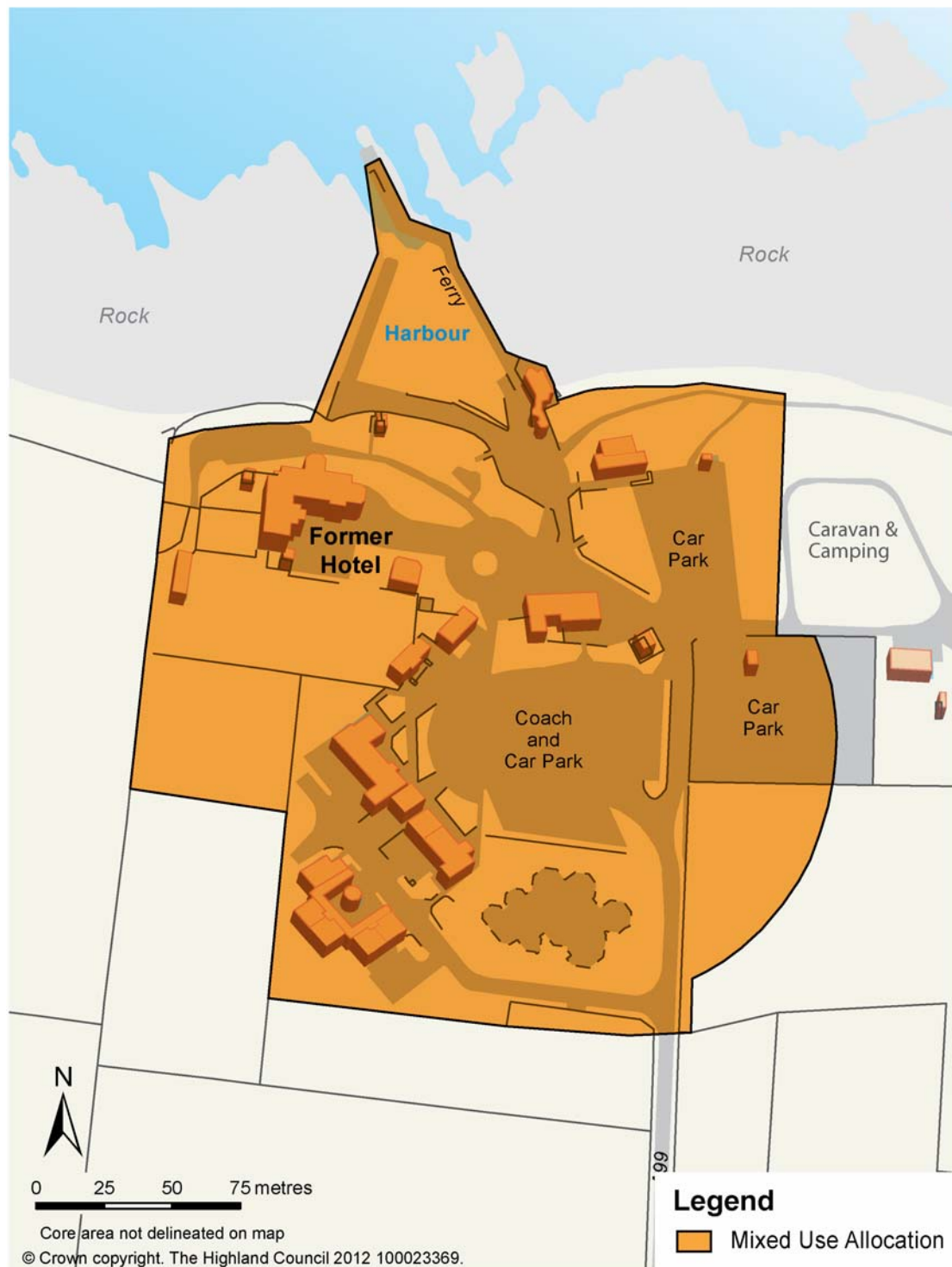
17.6 Policy 25 John O'Groats

- 17.6.1 The Council will support the development in line with [The John O' Groats Masterplan](#). The Council intends to adopt the draft *masterplan* (as outlined above) following consultation and possible amendment as *Supplementary Guidance* to this Plan.

The main principles of the masterplan will be:

- good quality building design
- identification of the focal destination point
- regeneration of the existing hotel site, supplemented by additional accommodation
- retention of valued assets
- provision of a visitor centre and space for enhanced food and drink facilities
- car parking around the periphery of the core harbour-side area
- interconnection and improvement of the coastal paths
- maximising the attraction of the natural flora, fauna and landscape assets
- physical improvements to public parts of the harbour area
- setting out phasing as a guide to growth, taking into account deliverability and key components for a first phase
- developer requirements as set out in Appendix 5 to the Revised Environmental Report with respect to Policy 25: John O'Groats.

John O'Groats: Core Area covered by Masterplan



17.7 Map 15: John O'Groats: Core Area covered by Masterplan

17.8 Castletown

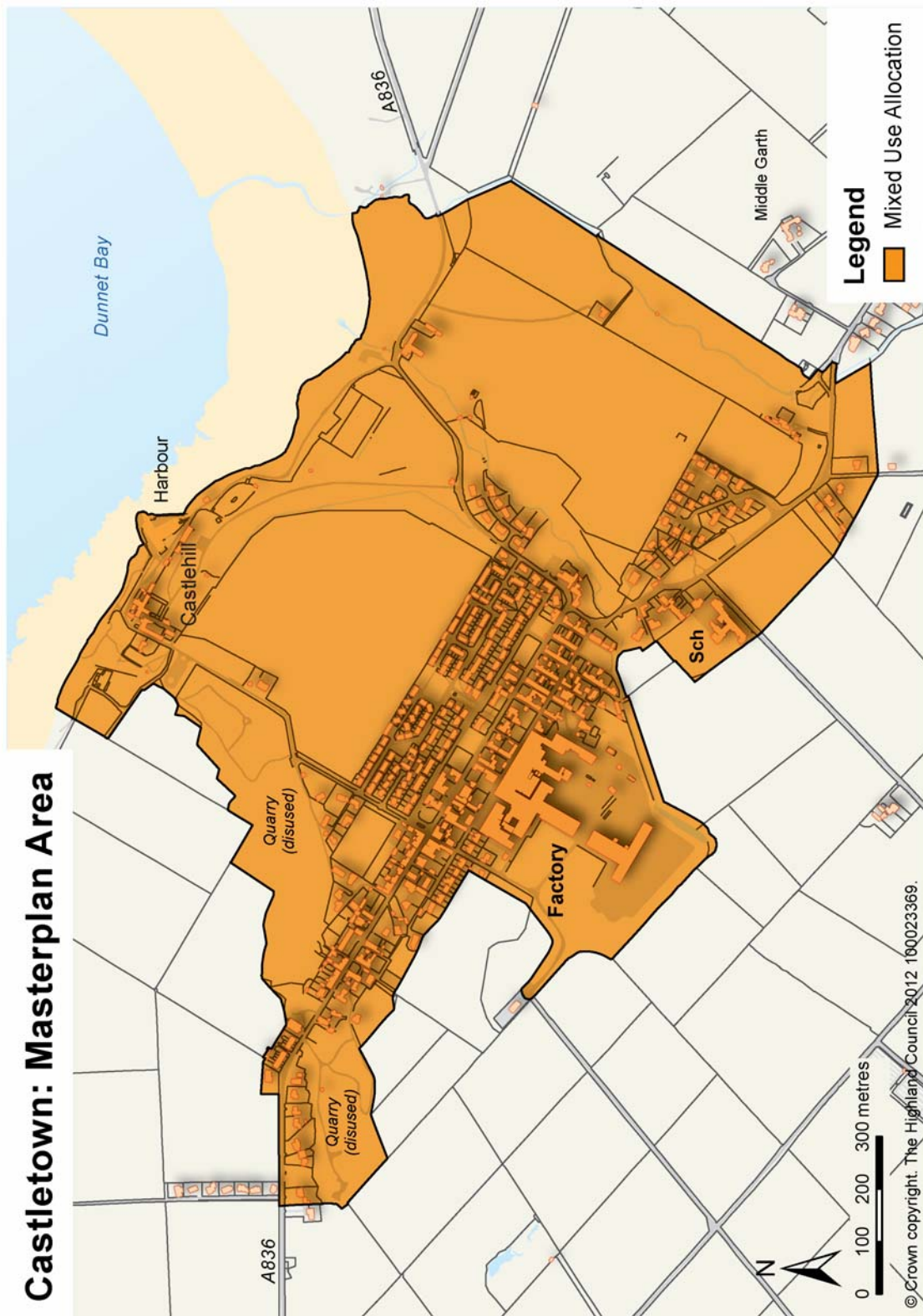
- 17.8.1 The Prince's Foundation for the Built Environment carried out an Enquiry by Design process for the area of Castletown and Castlehill. This resulted in a *masterplan* and a heritage and *regeneration* action plan in 2008. The *masterplan* comprises an overall plan for the area together with (in more detail) options for the Harbour, the Mill and the Church together with a plan of improvements for Main Street and Traill Street. Affordability and sustainability are part of the strategies and some phasing is set out.
- 17.8.2 This Plan aims to provide for sustainable growth of key *settlements* in Caithness in support of regenerating the area. This demands a design-led approach with effective community engagement and the *Masterplan* for Castletown (as shown on Map 16) will provide a framework for considering *proposals* in advance of the new Area Local *Development Plan* being prepared.

17.9 Policy 26 Castletown

- 17.9.1 The Council will support the delivery of the Castletown *masterplan* in line with the guidance prepared. The Council intends to adopt the guidance (as outlined above) following consultation and possible amendment as supplementary guidance to this plan.

The main principles of the masterplan will be:

- protecting and enhancing the character of the village
- establishing a stronger connection between Castletown and Castlehill
- setting out phasing as a guide to growth and providing a clear steer on the direction(s) and emphasis for long term growth proposals
- reusing and adapting redundant building stock
- rejuvenating the harbour area and improving key streets
- providing opportunities for jobs and facilities for local people
- providing opportunities for affordable housing
- avoidance of adverse effects on Dunnet Links SSSI
- fulfilment of developer requirements set out in the Revised Environmental Report on the Strategic Environmental Assessment of Policy 26: Castletown, including a protected species survey and mitigation plan
- ensuring that the Burn of Garth is protected from any adverse impacts on the water environment.



17.10 Map 16: Castletown Masterplan Area

17.11 Other Masterplanned Proposals in Caithness

- 17.11.1 In addition to these larger developments, a design-led approach to planning for growth of smaller *settlements* can help identify appropriate sustainable growth opportunities, where it fits with the aims and principles of this Plan. It can assist in bringing forward development ideas and provide for some growth in advance of the new Area Local *Development Plan*, particularly given that the adopted Caithness Local Plan is becoming out of date.
- 17.11.2 For Staxigoe and Papigoe near Wick, architects acting for a local landowner have prepared a *framework plan* in support of *proposals* for development and the Council commends the broad principle of such an approach as a means of exploring development options.

17.12 Policy 27 Masterplanned Proposals in Caithness

- 17.12.1 The Council will consider expansion *proposals* for smaller *settlements* in the Caithness area in advance of the review of the area Local *Development Plan* subject to the developer following a *masterplanning* process. This process must include effective public consultation, the input of the planning authority, the input of other agencies as appropriate and application of *sustainable design* principles (see Policy 28).

18. *Spatial Strategy - General Policies* **Ro-innleachd Farsaingeachd - Poileasaidhean Coitcheann**

- 18.1 The fundamental objective of this Plan strategy is to direct the right sorts of development to the right places, thereby *making better places*. The Plan sets out below a range of policies to achieve this.
- 18.2 It is very important that users of this Plan note that each planning application will be assessed against all policies and legislation relevant to the particular proposal and location. Conformity with a single policy will not necessarily indicate that a proposed development is acceptable.
- 18.3 In this chapter we will set out the General Policies which will be applied consistently across Highland as well as some more detailed policies on particular issues.

18.4 *Sustainable Design*

- 18.4.1 Scottish Planning Policy makes it clear that the planning system should link principles and actions to enable sustainable development. This is reinforced under the Planning etc. (Scotland) Act 2006, which requires the planning authority to exercise its development planning function with the objective of contributing to sustainable development.
- 18.4.2 Section 72 of the Climate Change (Scotland) Act 2009 says that planning authorities must include in local development plans policies requiring all developments to be designed to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, through the installation and operation of low and zero-carbon generating technologies.
- 18.4.3 Policy 28 sets out the requirement for all development to be designed in the context of sustainable development and climate change. The Council's Sustainable Design Guide will include provisions that fulfil the requirements of section 72 of the Climate Change (Scotland) Act 2009 and will also, for example, require investigation of the use of grey water and micro renewable energy systems. The Sustainable Design Guide will be adopted as supplementary guidance. Compliance with the Guide is required in terms of Policy 28.

18.5

Policy 28

Sustainable Design

- 18.5.1 The Council will support developments which promote and enhance the social, economic and environmental wellbeing of the people of Highland.

Proposed developments will be assessed on the extent to which they:

- are compatible with public service provision (water and sewerage, drainage, roads, schools, electricity);
- are accessible by public transport, cycling and walking as well as car;
- maximise energy efficiency in terms of location, layout and design, including the utilisation of renewable sources of energy and heat;
- are affected by physical constraints described in Physical Constraints on Development: *Supplementary Guidance*
- make use of brownfield sites, existing buildings and recycled materials;
- demonstrate that they have sought to minimise the generation of waste during the construction and operational phases. (This can be submitted through a Site Waste Management Plan);
- impact on individual and community residential amenity;

- impact on *non-renewable resources* such as mineral deposits of potential commercial value, prime quality agricultural land, or approved routes for road and rail links;
- impact on the following resources, including pollution and discharges, particularly within designated areas:

habitats	freshwater systems
species	marine systems
landscape	cultural heritage
scenery	air quality;
- demonstrate sensitive siting and high quality design in keeping with local character and historic and natural environment and in making use of appropriate materials;
- promote varied, lively and well-used environments which will enhance community safety and security and reduce any fear of crime;
- accommodate the needs of all sectors of the community, including people with disabilities or other special needs and disadvantaged groups; and
- contribute to the economic and social development of the community.

Developments which are judged to be significantly detrimental in terms of the above criteria will not accord with this *Local Development Plan*. All development proposals must demonstrate compatibility with the Sustainable Design Guide: Supplementary Guidance, which requires that all developments should:

- conserve and enhance the character of the Highland area
- use resources efficiently
- minimise the environmental impact of development
- enhance the viability of Highland communities.

Compatibility should be demonstrated through the submission of a Sustainable Design Statement where required to do so by the Guidance.

All developments must comply with the greenhouse gas emissions requirements of the Sustainable Design Guide.

In the relatively rare situation of assessing development *proposals* where the potential impacts are uncertain, but where there are scientific grounds for believing that severe damage could occur either to the environment or the wellbeing of communities, the Council will apply the *precautionary principle*.

Where environmental and/or socio-economic impacts of a proposed development are likely to be significant by virtue of nature, size or location, The Council will require the preparation by developers of appropriate impact assessments. Developments that will have significant adverse effects will only be supported if no reasonable alternatives exist, if there is demonstrable over-riding strategic benefit or if satisfactory overall mitigating measures are incorporated.

18.6 Design Quality and Place-Making

18.6.1 This policy seeks a high quality of design in development within both urban and rural parts of the plan area and the creation of high quality environments in which people can live and work. It responds to the place-making agenda by reflecting the drive of a wide range of *Scottish Government* policy and guidance which is usefully referenced in the 'easy-read' guide "Design Snapshot" (2007) and includes, for example PAN67 "Housing Quality", PAN68 "*Design Statements*", "*Designing Places: A Policy Statement for Scotland*" and other key documents. More specific guidance on visual

aspects of wind farm developments may be found in Scottish Planning Policy and government advice documents.

- 18.6.2 The Council intends to produce supplementary guidance on residential layout and a public art strategy for the Highlands to provide more detailed guidance on how developments can help create new and better places; places that are distinctive and reflect the Highland context.
- 18.6.3 The Council's residential layout guidance will draw heavily from the Scottish Government's key policy statements on design and place-making – Designing Places, and Designing Streets – and will require that proposals consider and address the six qualities of successful places to produce new developments that are:
1. distinctive
 2. safe and pleasant
 3. easy to get around
 4. welcoming
 5. adaptable
 6. resource-efficient.
- 18.6.4 In addition, the Council's public art strategy for the Highlands will seek the inclusion of public art in new developments to help produce well-designed, locally distinctive built environments, with a clear sense of identity and place. Developer contributions may be sought to fund public art where it is considered that a site would benefit from public art being included as an intrinsic element of the development proposal – see Policy 31: Developer Contributions.

18.7 **Policy 29 Design Quality and Place-Making**

- 18.7.1 New development should be designed to make a positive contribution to the architectural and visual quality of the place in which it is located, where appropriate, and should consider the incorporation of public art as a means of creating a distinct sense of place and identity in line with the Council's Public Art Strategy for the Highlands. Applicants should demonstrate sensitivity and respect towards the local distinctiveness of the landscape, architecture, design and layouts in their proposals.
- The design and layout of new residential development proposals should focus on the quality of places and living environments for pedestrians rather than movement of vehicles, and should incorporate all of the six qualities of successful places. Further guidance on this policy topic will be provided in the Council's Residential Layout: Supplementary Guidance.
- Where relevant, the Council will judge *proposals* in terms of their contribution to place-making. *Proposals* should have regard to the historic pattern of development and landscape in the locality and should, where relevant, be an integral part of the settlement. The Council will examine *proposals* to ensure that people of all abilities can move safely and conveniently within the development and, where appropriate, to facilities in other parts of the settlement.

18.8 Physical Constraints

- 18.8.1 Various physical and technical factors, including those that affect public health and safety, need to be assessed when considering development proposals. These will be listed and (where practicable) mapped in the [Physical Constraints Supplementary Guidance](#) and will cover sites, installations, infrastructure and other areas.

18.9 Policy 30 Physical Constraints

- 18.9.1 Developers must consider whether their proposals would be located within areas of constraints as set out in Physical Constraints: Supplementary Guidance. The main principles of the guidance are:

- to provide developers with up to date information regarding physical constraints to development in Highland; and
- to ensure proposed developments do not adversely affect human health and safety or pose risk to safeguarded sites.

Where a proposed development is affected by any of the constraints detailed within the guidance, developers must demonstrate compatibility with the constraint or outline appropriate mitigation measures to be provided.

18.10 Developer Contributions

- 18.10.1 All development has an impact and the Council will seek measures and if necessary, contributions from developers to offset that impact. Existing deficiencies in public services, facilities or infrastructure can be made worse by new building and new deficiencies created. The principle of proportionate *developer contributions* is underpinned by the policy below and may be secured through a *Section 75 Agreement* where necessary. In negotiations between the Council and the developer, account will be taken of the implications for the financial *viability* of the proposed development, and any agreement reached will be consistent with government policy set out in *Circular* No. 1/2010.
- 18.10.2 Applicants are encouraged to discuss matters with the Council prior to submission of applications for specific development *proposals*. The Council's approach to *developer contributions* will be outlined in *Developer Contributions: Supplementary Guidance* ([insert link when available](#)). For areas where major infrastructure is required to facilitate the delivery of development we will produce specific *supplementary guidance*.
- 18.10.3 The following are examples of where *developer contributions* may be sought (this is not an exhaustive list) and a broad indication of how need will be assessed:

Potential Developer Contributions	
Education and library provision	The effect of the development on secondary, primary and nursery school capacity and public library provision.
Healthcare facilities	Whether a development will have an effect on the relevant NHS trusts facilities considered to be 'under pressure' by the NHS.
Recycling facilities & waste management	The effect of the development on existing municipal and commercial waste recycling facilities.

Transportation	The effect of the development on transport and infrastructure assessed against the relevant <i>Local Transport Strategy</i> .
Infrastructure	The need for improvement of road, rail, water and sewerage infrastructure.
Community facilities including Care in the Community	The effect of the development on existing community facilities and whether the development will increase the burden on care services.
Strategic landscaping, <i>open space</i> , <i>green networks</i> and outdoor access	The need for new or enhanced strategic landscaping, <i>open space</i> (including play areas) enhancements to the <i>green network</i> or outdoor access nearby taking account of the Core Path Plan (and any associated aspirational community routes).
Sports facilities	The effect of the development on demand for facilities and the unmet demand in the <i>settlements</i> nearby.
Public Art	Whether a development of a site would benefit from public art being an intrinsic element of the development proposal, and where the delivery of the Public Art Strategy will be enabled.

18.11

Policy 31 *Developer Contributions*

For development *proposals* which create a need for new or improved public services, facilities or infrastructure, the Council will seek from the developer a fair and reasonable contribution in cash or kind towards these additional costs or requirements. Such contributions will be proportionate to the scale and nature of the development proposed and may be secured through a *Section 75 obligation* or other legal agreement as necessary. Other potential adverse impacts of any development proposal will normally be addressed by planning condition but may also require a contribution secured by agreement.

The principles that guide the preparation of the Developer Contributions: Supplementary Guidance are:

- Fair and proportionate developer contributions for all developments on sites allocated in either the Highland wide Local Development Plan or one of the area local development plans or in terms of windfall development.
- Developer contributions will be sought where a need for new or improved services, facilities or infrastructure has been identified that relates directly to the proposed development.
- Flexibility in approach to ensure that development can be brought forward in difficult economic circumstances while ensuring that the development has no net detriment.
- Facilitate informed decision making by those involved in the development process, allowing potential financial implications to be factored into development appraisals prior to commercial decisions and actions being undertaken.

19. Sustainable Highland Communities Coimhearsnachdan Gàidhealach Seasmhach

19.1 *Affordable Housing*

19.1.1 The Council's [Highland Housing Strategy](#) identifies the unmet housing need in the Plan area seeks to increase the supply of both affordable rented housing and low cost affordable houses. To help meet need for affordable homes, this Plan will ensure that new housing development makes a contribution towards the supply of *affordable housing*. This applies to development on both allocated and unallocated sites. The Council will revise its existing supplementary guidance on affordable housing. The revised guidance will:

- a) provide guidance on where and when affordable housing contributions will be sought;
- b) specify those locations or circumstances where contributions of more than 25% will be sought, including what level of contribution will be sought and giving justification for the higher level;
- c) define acceptable forms of affordable housing contribution;
- d) give consideration to delivery of affordable housing by means of innovative methods;
- e) provide further guidance on mechanisms for securing affordable housing;
- f) provide advice on the type, design and layout of affordable housing; and
- g) indicate mechanisms for retention of affordable housing stock.

The revised guidance will be adopted as supplementary guidance for the Highland-wide Local Development Plan. The [Highland Housing Strategy](#) will be adopted as *Supplementary Guidance* to the Highland wide Local Development Plan.

19.1.2 The Highland Housing Strategy indicates the tenure of affordable housing required to best meet needs.

19.2 **Policy 32** *Affordable Housing*

19.2.1 In accordance with the Council's [Highland Housing Strategy](#) and the [Housing Need and Demand Assessment](#) the Council will expect developers to contribute towards the delivery of *affordable housing*. Further guidance on the delivery of these contributions will be contained in the revised supplementary guidance on affordable housing.

On sites allocated for housing with an indicative overall capacity of four or more houses, the Council will expect to either negotiate a *Section 75 Agreement* with the landowner(s) and other interested parties, or utilise other mechanisms to provide for a contribution towards *affordable housing* (as defined in the Guidance), such contribution being generally no less than 25%. Negotiations will be subject to market and site conditions, and the final percentage contribution will reflect this, taking into account the financial viability of the proposal and other financial obligations.

On sites allocated for four or more houses, where an application is made for less than the Council's indicative capacity or for only part of the site, developers will still be expected to provide generally no less than 25% contribution in proportion to the allocated capacity, and a *Section 75 agreement* (or other mechanisms) will be required to ensure that any further development on the site will include an appropriate proportion of *affordable housing*.

This policy will also apply to all proposals for four or more houses on sites not

allocated for housing.

Proposals which include *affordable housing* should be carefully designed to fully integrate the *affordable housing* plots as part of the overall development of the site and the affordable homes should be indistinguishable from the general market homes in terms of design, quality and appearance.

Outwith *Settlement Development Areas*, a contribution towards affordable homes attributed against the primary landholding, will apply in respect of every fourth dwelling granted planning permission, within that same landownership. This part of the policy applies to dwellings granted planning permission on or after the date on which this local development plan is adopted. Details of how this part of the policy will be applied and enforced will be included in the supplementary guidance on affordable housing.

19.3 Houses in Multiple Occupation

19.3.1 It is recognised that the private rented housing market, which includes Houses in Multiple Occupation (HMO), is an important element of the areas housing stock. It provides affordable accommodation for those working and studying in the Highlands, who are unable to buy their own property. It is also recognised that this form of housing is helping to support economic growth of the area that HMO are in ready supply.

19.3.2 The Council has prepared [Houses in Multiple Occupation: Supplementary Guidance](#) which will be as *Supplementary Guidance* to this *Local Development Plan*. This gives guidance on the interface between planning and licensing on the issue of HMO and further guidance on this topic.

19.4 Policy 33 Houses in Multiple Occupation

19.4.1 Planning Permission may be required for the occupation of a house by six or more people and occupation of a flat by three or more people, if it is deemed a material change of use.

Planning applications for HMO, outwith Inverness City Centre, that would result in the proportion of licensed HMO in any single census output area becoming excessive (as defined in [Houses in Multiple Occupation: Supplementary Guidance](#)) will not be supported unless there are clear *material considerations* which would justify permission being granted.

The preparation of the supplementary guidance will be guided by the following principles:

- Ensure the provision of high quality Houses in Multiple Occupation across Highland;
- Manage the provision and potential amenity impacts of Houses in Multiple Occupation; and
- Promote a partnership approach to dealing with the wider issues related to Houses in Multiple Occupation.

19.5 *Settlement Development Areas*

19.5.1 The Plan highlights the importance of supporting existing communities. As a result, we have defined *Settlement Development Areas (SDAs)* in the most recent Local Plans and we will continue to do so in the emerging area local *development plans*. These are the preferred areas for most types of development, including housing. We hope to meet the majority of the future housing requirement within these SDAs. This makes best use of existing infrastructure and services and protects the character of the surrounding countryside. When defining Settlement Development Areas we have taken account of a number of things, including but not limited to

- the quality of neighbouring croft or agricultural land;
- the type of land;
- the ability of the landscape to allow for development;
- the pattern of existing *settlements*; and
- the availability of infrastructure.

19.5.2 The SDAs aim to allow enough room for future development (including infill development) while recognising the physical limits due to the landscape and ground conditions of each settlement. As a result, where possible we have drawn the boundaries of the *settlement development areas* relatively widely around the existing built-up areas. We have and will continue to have regard to local *landscape character* assessments in preparing and amending the Plan. Where appropriate, the *landscape character* assessment for the area will also be referred to as a *material consideration* when examining individual development *proposals*.

19.5.3 For each of the SDAs, the area local *development plans* will set out a number of *objectives* which will include *development factors* and *developer requirements* which will need to be taken into account in that particular area. This will include for example, important views which should be retained or other improvements required.

19.6 **Policy 34** *Settlement Development Areas*

19.6.1 We will support proposals within Settlement Development Areas (as defined in the existing local plans and future area local development plans) if they meet the requirements of Policy 28: Sustainable Design and all other relevant policies of the plan.

We will also judge *proposals* in terms of how compatible they are with the existing pattern of development and *landscape character*, how they conform with existing and approved adjacent land uses, and the effect on any natural, built and cultural heritage feature (see Policy 57, Appendix 2, the *Proposals* Map and background maps within the relevant (area) local *development plan(s)*).

Developments which are judged to be significantly detrimental in terms of the above criteria will not be supported unless there are clear material considerations which would justify permission being granted.

19.7 Housing in the Countryside

- 19.7.1 It is recognised given the rural nature of much of the Plan area that there will continue to be demand for development outwith *settlements*.
- 19.7.2 The Council maintains a two tier approach towards identifying the potential for housing development proposals within the countryside. Within the hinterlands around towns (as defined on the Proposals Map) Policy 35 Housing in the Countryside (Hinterland Areas) will apply to proposals for housing development. The hinterland area around towns has been identified as where pressure for commuter based housing development is greatest. A more managed approach to housing development is required in the hinterland to prevent the suburbanisation of the countryside and the breaching of service network capacities. However, this approach does acknowledge that there is still potential for small scale housing development in the countryside based on existing groups, renovation and redevelopment opportunities and housing linked to rural businesses.
- 19.7.3 In considering proposals, the various landscape character assessments produced through Scottish Natural Heritage covering Highland broadly classify the types of landscape character present and provide advice on assessing proposals. Where particular housing groups are identified as being under pressure, Housing Group Capacity Studies will be produced on an as-required basis to assess the ability of these housing groups to accommodate additional development.
- 19.7.4 Housing development proposals outwith the hinterlands around towns will be determined in accordance with Policy 36 – Wider Countryside. Development within all countryside areas will also have to accord with the [Housing in the Countryside / Siting and Design: Supplementary Guidance](#).
- 19.7.5 The extent of the *hinterland* around towns will be reviewed through the preparation of area local *development plans*.

19.8	Policy 35	Housing in the Countryside (<i>Hinterland areas</i>)
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- 19.8.1 The Council will presume against housing in the open countryside of the *hinterlands* around towns as defined on the *Proposals Map*. Exceptions to this policy (as detailed in *Supplementary Guidance*) will only be made where at least one of the following applies:
- A house is essential for land management or family purposes related to the management of the land.
 - The dwelling is for a retiring farmer and their spouses; or for a person retiring from other rural businesses on land managed by them for at least the previous ten years, where their previous accommodation is required for the new main operator of the farm, or rural business.
 - *Affordable housing* is required to meet a demonstrable local *affordable housing* need;
 - Housing is essential in association with an existing or new rural business;
 - The house proposed is a replacement of an existing dwelling which does not meet the requirements for modern living and where the costs of upgrading are not justified on economic or environmental grounds (subject to the existing dwellings being demolished);
 - The proposal involves conversion or reuse of traditional buildings or the redevelopment of derelict land; development of “brownfield” sites will be supported where a return to a natural state is not readily achievable and

where a wider environmental benefit can be achieved through development;

- The proposal meets the Council's criteria for acceptable expansion of a housing group or development within garden ground (as detailed in the relevant [supplementary guidance](#)).
- The potential for new housing related to crofting is restricted; wider public benefit must be clearly demonstrated and meet the criteria set out in New/Extended Crofting Township Policy 48. Single house proposals on crofts must comply with the criteria in the Housing in the Countryside and Siting and Design Supplementary Guidance and/or Policy 47: Safeguarding Inbye/AppORTioned Croftland.

Where exceptions are justified, all *proposals* should still accord with the general policies of the Plan and the [Housing in the Countryside / Siting and Design: Supplementary Guidance](#).

The Housing in the Countryside and Siting and Design: Supplementary Guidance will identify the main principles for housing proposals in all countryside areas. In particular, it will:

- • identify wider development factors to be considered
- • provide advice on the identification of development opportunities
- • define exceptions to the policy
- • provide advice in relation to location, siting and design
- • highlight environmental and landscape issues.

Housing development proposals outwith the hinterlands around towns will be determined in accordance with Policy 36 – Development in the Wider Countryside.

19.9 **Wider Countryside**

19.9.2 The Council continues to support the development of rural areas, which comprise much of Highland because this will help maintain population, infrastructure and services. There are in particular many crofting and other 'townships' in the Plan area, not defined by *Settlement Development Areas* but where there is significant settlement within a locality and which is identifiable loosely as an established rural community.

19.9.3 However, development can have a significant impact upon the character of the landscape. *Proposals* should be sympathetic to this and landscape is a key consideration. The various *landscape character* assessments produced through [Scottish Natural Heritage](#) covering Highland broadly classify the types of *landscape character* present and provides advice about assessing *proposals*. Where appropriate, these will be applicable when examining *proposals*. So too will be the Council's forthcoming Siting and Design Guidance which will provide further advice on housing *proposals*

19.9.4 Development proposals within the wider countryside will be assessed against Policy 36: Wider Countryside. Exceptions to this are: development proposals for housing within hinterlands around towns, to be determined in accordance with Policy 35: Housing in the Countryside (Hinterland Areas); and renewable energy development proposals, to be assessed against the renewable energy policies, the non-statutory Highland Renewable Energy Strategy, and where appropriate Onshore Wind Energy:

Supplementary Guidance. All proposals should still accord with the other general policies of the Plan.

19.10

Policy 36

Development in the Wider Countryside

19.10.1

Outwith Settlement Development Areas, development proposals will be assessed for the extent to which they:

- are acceptable in terms of siting and design;
- are sympathetic to existing patterns of development in the area;
- are compatible with *landscape character* and capacity;
- avoid incremental expansion of one particular development type within a landscape whose distinct character relies on an intrinsic mix/distribution of a range of characteristics;
- avoid, where possible, the loss of locally important croft land; and
- would address drainage constraints and can otherwise be adequately serviced, particularly in terms of foul drainage, road access and water supply, without involving undue public expenditure or infrastructure that would be out of keeping with the rural character of the area.

Development *proposals* may be supported if they are judged to be not significantly detrimental under the terms of this policy. In considering *proposals*, regard will also be had to the extent to which they would help, if at all, to support communities in *Fragile Areas* (as defined by [Highlands & Islands Enterprise](#)) in maintaining their population and services by helping to re-populate communities and strengthen services.

Within *Fragile Areas*, *proposals* that will lead to the change of use or loss of a lifeline rural facility such as a village shop, whether or not that facility is outwith the settlement development area, will be required to provide information as why the facility/use is no longer feasible including evidence that it has been marketed for that purpose at a reasonable price/rent for a minimum period of 3 months.

Renewable energy development *proposals* will be assessed against the Renewable Energy Policies, the non statutory Highland Renewable Energy Strategy and where appropriate, Onshore Wind Energy: *Supplementary Guidance*.

All proposals should still accord with the other general policies of the plan.

Development proposals for housing in the wider countryside will be determined against the relevant sections of the Housing in the Countryside and Siting and Design: *Supplementary Guidance*.

19.11 Ageing Population

- 19.11.1 As the demography of the Council area continues to change with the population bulge of the baby-boomer generation reaching retirement, the housing needs of the wider population are diversifying. The [Housing Need and Demand Assessment](#) identifies that the Highland population is ageing to a greater degree than that of the rest of Scotland. The shift in the age profile of our population continues with an anticipated 50% increase in the number of people of retirement age by 2021 and a slightly higher increase in those aged over 75.
- 19.11.2 With an increase in the older population there is an opportunity for the private sector to cater for this wide and significant sector of the housing market. Developing a true mix of housing types will assist the ability of the older population to live longer in their community. Housing development tuned to the priorities of the older population can draw those who are thinking forward to downsize and take advantage of homes that can more readily accommodate future needs.
- 19.11.3 Where a higher level of assistance is sought by individuals the solutions may involve the development of supported communities with facilities aimed at providing a sliding scale of care as and when needed. Development of supported communities should facilitate integration with the wider community. To this end, sites for such development should be within easy walking distance of local services.
- 19.11.4 There will be a role for dedicated care homes for people with the need for a greater level of assistance that can no longer be catered for within the home environment. *Proposals* for the provision of new care homes will be assessed in consultation with the Council's Social Work Service and NHS Highland. Proposals for new care home facilities should be of a scale that is appropriate to meet local needs.

19.12 Policy 37 Accommodation for an Ageing Population

- 19.12.1 Where a need is identified, the area *local development plan* will seek to allocate a suitably located site(s) close to amenities and services for accommodation appropriate for an ageing population. The Council intends to produce future *Supplementary Guidance* on this issue which will consider more specific targets and delivery mechanisms.

The main principles of the Accommodation for an Ageing Population: Supplementary Guidance will be to:

- consider the current and future housing requirements for older people;
- clarify the main issues in the delivery of appropriately located and designed housing;
- seek the delivery of housing suitable to meet lifetime needs;
- recognise the characteristics of housing for older people; and
- identify the role and requirement for specialist accommodation.

19.13 New Settlements

19.13.1 This Plan has identified a new settlement at Tornagrain to help meet the housing requirement for the Inner Moray Firth as evidenced in [Housing Need and Demand Assessment](#).

19.13.2 In other areas of Highland it may be necessary to create new *settlements* where there is a need to offer choice to the housing market and meet the needs and demands of a particular housing area that can not be met through expansion of existing *settlements*. To support the types of services that should be provided as part of a new settlement, it is anticipated that any individual new settlement would include a residential component in the order of 500 to 1,000 dwellings. The policy should be read in conjunction with New/Extended Crofting Township Policy 48.

19.14

Policy 38

New Settlements

19.14.1 The Council will support *proposals* for the establishment of comprehensively planned new *settlements* which are intended to meet assessed future housing need and demand and which accord with the policies of this Plan. Such *proposals* will also be assessed as to whether:

- The location proposed is in an area of high housing demand;
- A diverse mix of dwellings in terms of tenure and size is proposed;
- The location proposed is close to existing and potential employment opportunities;
- The location is accessible to/from public transport;
- Adequate new/improved infrastructure is proposed (such as waste water infrastructure and waste infrastructure); and
- A diverse and adequate range of services and facilities is proposed.

The detail of any proposal for a new settlement should be brought forward through the area local *development plan* process.

19.15 Gypsies/Travellers

- 19.15.1 It is important that new development meets the needs of the whole community, including the specific needs of the gypsies/travellers. The Council recognises gypsies/travellers right to travel and their specific housing needs. Where a need has been identified in the [Housing Need and Demand Assessment](#) and [Highland Housing Strategy](#) we must help identify land for this purpose.
- 19.15.2 The policy aims to set a framework for the identification of suitable sites the detail of which will be followed through via the area local *development plan* process. This will ensure thorough consultation and provide greater certainty to gypsies/travellers and settled communities.

19.16 Policy 39 Gypsies/Travellers

- 19.16.1 The Council will support a site to accommodate gypsies/travellers, subject to other policies in this Plan, if:

- it meets an identified need; or,
- a newly arising need can be proven;

In all cases the applicant must also demonstrate that:

- the location allows reasonable access to services and the main road network;
- the site would not appreciably detract from the character or appearance of the area;
- the site would not significantly detract from the amenity currently enjoyed by residents in the area;
- the proposal is compatible with existing land use
- the site can be sympathetically located in a secure environment and provided with essential services;
- the proposal is not likely to result in or add to significant environmental problems
- It has been demonstrated that the site will be properly managed.

In the case of seasonal site provision it must be demonstrated that the location is suitable for seasonal use.

In the case of temporary encampments (authorised halting or stopping spaces) it must be demonstrated that there is a mechanism in place to avoid this turning into permanent provision.

20. Delivering a Competitive, Sustainable, Adaptable Highland Economy

A' Lìbhrigeadh Eaconamaidh Gàidhealach

Farpaiseach, Seasmhach is Sùbailte

20.1 Retail

20.1.1 Inverness City Centre and other town and village centres are important, having economic, social, and cultural roles and catering for a wide range of people and their needs. The *Scottish Government* supports initiatives which promote town centre development through the planning system. The policies contained within this Plan are therefore designed to encourage both economic opportunities as well as improvements to the public realm of meeting places and social spaces.

20.1.2 *Scottish Government* Planning Policy supports the identification of a hierarchy of centres, and the use of policies which encourage the most appropriate scale of development to fit with this hierarchy. The Council's *settlement hierarchy* is set out on the *Proposals* Map.

20.2 Policy 40 Retail Development

20.2.1 Retail development *proposals* will be favourably considered where the following criteria are met:

1. within identified city/town/village centres

- i) the proposal adds to the economic vitality and *viability* of that city/town/village centre; and
 - Proposals should aim to maintain or enhance the quality of existing centres, taking into account Policies 28 and 29. Within that policy framework new development should seek to consolidate traditional high streets, respecting visual impact and built form, and any settlement statement and supplementary guidance relating to that settlement..

2. for edge of city/town/village centre locations

- i) where there is no suitable site within the city/town/village centre in line with the sequential approach; and
- ii) where there would be no detrimental impact on the vitality and *viability* of the city/town/village centre.

3. for out of centre locations

- i) where there are no suitable sites within the city/town/village centres or within edge of town centre locations in line with the sequential approach;
- ii) where there would be no detrimental impact on the vitality and *viability* of the city/town/village centre; and
- iii) where good active travel and public transport accessibility exists or can be secured.

20.3 Business and Industrial Land

- 20.3.1 Sustainable economic growth is at the heart of the Plan's Vision and *Spatial Strategy*. The Council is supportive of new business and industrial developments where they are located in sustainable locations and reduce the need to travel.
- 20.3.2 In order to remove any potential constraints to economic growth, the Plan also encourages provision of a range of business and industrial sites throughout Highland to match known and likely future demand in terms of scale, location and type.
- 20.3.3 In particular, *Highlands and Islands Enterprise* have highlighted a potential shortfall in the supply of Class 4, Class 5 and Class 6 general industrial land in particular parts of Highland, and are preparing further analysis of requirements. This further work is set out in the Plan's Action Programme.
- 20.3.4 Emerging industries such as *marine renewables* pose a particular policy challenge as they offer scope for significant inward investment but have, as yet, uncertain locational and other requirements. The Council proposes a support in principle approach to such developments pending the better specification of requirements and the opportunity to review the area local *development plan*.

20.4 Policy 41 Business and Industrial Land

- 20.4.1 The Council will support the development of strategic business and industrial sites/locations as indicated on the Proposals Map and listed below. Area local development plans will further identify and specify business and industrial sites within the settlements listed below and elsewhere. The Council will safeguard each site from other competing uses unless a development plan review concludes that the site is no longer required or suitable for business and industrial purposes.

Scrabster, Forss, Thurso Business Park, Murkle Bay, Wick, Brora, Golspie, Dornoch, Tain, Nigg, Delny, Cromarty Industrial Park, Inverbreakie, Alness Business Park, Highland Deephaven, Evanton Industrial Estate, Dingwall Business Park, Muir of Ord, Kishorn, Lochalsh Business Park, Portree Industrial Estate, Broadford Industrial Estate, Corpach, Blar Mor Industrial Estate, Glen Nevis Business Park / Ben Nevis Industrial Estate, Kinlochleven Business Park, Carse Industrial Estate, Inverness East, Inverness Airport Business Park, Nairn South, Balmakeith.

In the first instance, proposals for new business and industrial development will be directed to these sites and other land already allocated for or accommodating an existing employment use. However, the Council will also support the principle of business and industrial proposals outwith these sites/areas if the land requirement is from an emerging industry with uncertain size and locational characteristics (such as marine renewables) or there is another unforeseen element to the requirement (such as a large inward investment). Developers will have to demonstrate that their proposals cannot reasonably be accommodated on existing allocated industrial and business sites. Such proposals will also still need to be assessed against other parts of the development plan and should set out and follow principles which accord with the vision and spatial strategy of this Plan. Supplementary Guidance which follows this approach may be prepared where time allows and the complexity of the issue suggests it appropriate.

20.5 *Previously Used Land*

20.5.1 *Previously used land*, often referred to as brownfield land, is land that was developed but is now vacant or derelict or land currently in use with known potential for redevelopment. Such land may previously have been subject to a use which has resulted in land contamination and can be located within both urban and rural areas.

20.6 **Policy 42** *Previously Used Land*

20.6.1 The Council will support development proposals that bring previously-used land back into beneficial use provided:

- a) site investigation and risk assessment are undertaken and demonstrate that the site is in, or is capable of being brought into, a condition suitable for the proposed development; and
- b) the proposed development accords with all other relevant policies of this plan.

20.7 Tourism

20.7.1 The tourism sector in Highland is highly varied and makes a significant contribution to the Highland Economy.

20.7.2 The [Highland Area Tourism Partnership Plan 2005-2015](#) sets an ambitious vision for Tourism in Highland

“Our vision is of a vibrant, growing and sustainable tourism industry in the Scottish Highlands that has responded well to the changing expectations of customers and is renowned for its quality of service and facilities and solid value for money. The responsibility for providing a warm Highland Welcome will be spread widely across businesses, agencies and the general public.”

20.7.3 While this vision puts a responsibility on a wide range of partners, the Planning System has an important role to play. Through other policies in the Plan we safeguard opportunities to come into contact with the natural, built and cultural heritage. Here we would like to enable growth in high quality tourism development and support the aims and outcomes of the Highland Area Tourism Partnership Plan.

20.8

Policy 43

Tourism

20.8.1

Proposals for tourist facilities will be assessed as to whether:

- the scale of the proposal is proportionate to its location/settlement;
- the site is within a settlement boundary and whether it will complement existing/allocated tourist facilities within that settlement;
- the proposal will increase the length of peoples stay, increase visitor spending or promote a wider spread of visitors;
- the proposal will safeguard, promote responsible access, interpretation and effective management or enhancement of natural, built and cultural heritage features.

Area local *development plans* will identify more specific opportunities for enhancement of existing tourism facilities and areas where a co-ordinated approach to tourism is needed.

20.9 Tourist Accommodation

20.9.1 If we wish to support *proposals* for increasing tourism development throughout Highland then we will need places for tourists to stay. In Highland we have a number of options for where people can stay. One of the fastest growing sectors for tourist accommodation is self catering. While we need to ensure that this type of accommodation is delivered we also need to ensure that development of this accommodation does not adversely affect the availability of land for permanent housing.

20.9.2 Tourist accommodation can comprise of paid overnight accommodation in chalets, bed and breakfasts, hotels, hostels, guesthouses, holiday homes, caravans and camp sites but does not include second homes.

20.10 Policy 44 Tourist Accommodation

- 20.10.1 *Proposals* for tourist accommodation within settlement boundaries will be supported if the Council is satisfied that the proposal can be accommodated without adverse impacts upon neighbouring uses, complies with Policy 28: *Sustainable Design* and will not prejudice the residential housing land supply.

Outwith *settlements*, *proposals* will be supported if the proposal complies with the Plan's policy and related guidance on Housing in the Countryside: Policy 35.

Tourist accommodation within the open countryside will be supported where: it can be demonstrated that a demand exists for this type of accommodation; that it can be achieved without adversely affecting the landscape character or the Natural, Built and Cultural Heritage features of the area.; and, it is consistent with the other guidance on siting and design set out in Policy 36: Wider Countryside. In these circumstances, the Council will generally attach a condition to permissions in order to control occupancy and use of the accommodation.

20.11 Communications Infrastructure

- 20.11.1 Advanced electronic communications infrastructure is essential to an area as large and varied as Highland to help achieve economic growth. It can help to reduce the need to travel, particularly business travel and therefore contributing to a reduction in emissions. It is the *Scottish Government's* objective to ensure that everyone can enjoy the same degree of access to high quality electronic communication opportunities.

20.12 Policy 45 Communications Infrastructure

- 20.12.1 The Council will support *proposals* which lead to the expansion of the electronic communications network in Highland. This includes delivery of core infrastructure for telecommunications, broadband and other digital infrastructure.

20.13 Siting and Design of Communications Infrastructure

- 20.13.1 The siting and design of electronic communications infrastructure is a key issue for the planning system. The Council believes that support in principle for such development should be balanced by consideration of a range of site-specific issues.

20.14 Policy 46 Siting and Design of Communications Infrastructure

- 20.14.1 The Council will support *proposals* for the provision of new communications infrastructure, where:

- equipment and any associated access are sited and designed sensitively to avoid adverse impacts on natural, built and cultural heritage, including landscape character and views;
- existing masts or other structures can not be shared;
- existing services are not interfered with; and
- redundant masts and equipment are removed (without prejudice to their possible re-use elsewhere).

The cumulative visual effect of equipment will also be taken into account when assessing *proposals*.

20.15 Crofting and Agriculture

20.15.1 The Council recognises that crofting and agriculture is a core component of life in the Highlands and is beneficial not only to crofting communities, but also the wider population. These benefits include:

- the maintenance and promotion of Highland culture/heritage/distinctiveness;
- economic wellbeing and job creation;
- improving and proper management of biodiversity/landscape interests/scenic area;
- social/community benefit; including access to land and housing, and
- the productive use of land (agricultural/economic).

20.15.2 Accordingly, it wishes to promote a policy framework that safeguards and promotes that resource and heritage. Agricultural land will be protected in line with Scottish Planning Policy.

20.16 Policy 47 Safeguarding Inbye/AppORTioned Croftland

20.16.1 The Council expects development *proposals* to minimise the loss of in-byE/appORTioned croft land. For housing proposals, these should be for single houses (with consideration given to the history of development on the croft and any division of the croft) and should accord with the Council's Housing in the Countryside and Siting and Design Supplementary Guidance. All proposals should where possible avoid;

- siting on the better part of a croft in terms of its agricultural value; and
- impeding use of the remaining croft land by virtue of its location.

If *proposals* do not meet these criteria, then they will only be deemed acceptable where the following apply:

- there exists a proven/recognised wider community interest; and
- in terms of other policy considerations, such as accordance with settlement pattern or impact on a natural, built or cultural heritage feature, they can be considered acceptable.

In terms of this policy, wider community interest may be demonstrated where:

- there is no alternative viable land (outwith in-byE land/appORTioned croft land) for development within the community; and
- the proposal brings significant economic or social benefits to the community as a whole.

Where new houses on a croft are permitted within a *hinterland* area, a *Section 75 Agreement* will be used to tie the new development to the associated land holding. This approach may also be applied outwith the *hinterland* areas where *proposals* are located within sensitive areas, such as National Scenic Areas, where development would not otherwise be supported.

20.17 Crofting Townships

20.17.1 The Council wishes to support the creation of new crofting townships and significant extensions to existing ones (with associated housing) where circumstances allow. Within the pressurised *hinterlands* of commuter towns opportunities will be more constrained because of limited landscape and servicing capacities. Elsewhere a more positive framework can apply subject to certain provisos.

20.18 **Policy 48 New/Extended Crofting Townships**

20.18.1 **Within the *hinterlands* of towns** (as defined on the *Proposals* Map):

Proposals should demonstrate a wider public interest - i.e. significant benefits to the community of both crofters and non-crofters. This could be achieved through various means, including: a significant enhancement of the extent and coherence of the *green network* in the area through habitat creation/management and/or recreation/access provision of paths, provision of *affordable housing* which is secured for the longer term, and establishing the land in community ownership and providing tenancies.

A planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, as amended, or a similar mechanism, will be used to tie new development to its associated land holding.

In all areas:

proposals will be assessed in terms of:

- compatibility with landscape character, including landform and landscape pattern, having regard to existing crofting settlements;
- impact on natural, built and cultural heritage features, including the avoidance of negative impacts on designated sites;
- compatibility with existing servicing infrastructure, or where existing infrastructure is not available or has insufficient capacity to serve the proposal, acceptable arrangements for the provision of new servicing infrastructure (NB. *proposals* for new infrastructure must meet applicable planning policy requirements and be consentable by external regulators such as *SEPA*, *Scottish Water*, Marine Scotland etc; furthermore, they must not involve infrastructure out of keeping with the rural character of the area);
- the economic *viability* of service delivery (for example, the economics of school bus provision and refuse collection if it is not on an existing route);
- evidence that the development *proposals* will secure good land management (the Crofter's Commission will confirm the bona fides for crofting *proposals*);
- where a proposal is located within a sensitive area, such as a National Scenic Area, a planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, as amended, or a similar mechanism, may be used to tie the new development to its associated land holding

In support of planning applications for new crofting townships, the following information will be required:

- a business plan (albeit, there is no expectation of a full time income from a croft);
- for woodland crofts, a management plan must be submitted which meets the UK Forestry Standard;
- where deforestation of an area is required, or the proposal involves the large scale restructuring of agricultural land or use of uncultivated/semi-natural areas for intensive purposes, then an Environmental Impact Assessment may be required;
- a masterplan for the entire development area, focussing on issues such as the preferred density, siting, design and layout of buildings (with reference to the Council's Housing in the Countryside and Siting and Design Supplementary Guidance) and associated infrastructure and services.

20.19 Coastal Development

- 20.19.1 The Council has produced a [Coastal Development Strategy](#) which classifies the coast in line with national guidance. This identifies the Isolated Coast as a category which *Scottish Planning Policy* continues to regard as an important resource in its own right and unsuitable for development. This feature is considered a locally/regionally important feature through Policy 57 - Natural, Built and Cultural Heritage policy. The [Coastal Development Strategy](#) also reviews the various uses of our *coastal zone* and sets out a vision for this key resource. The Coastal Development Strategy will be adopted as *Supplementary Guidance* to this Plan.
- 20.19.2 Major applications on the coast are likely to require an Environmental Statement.

20.20 Policy 49 Coastal Development

- 20.20.1 Development *proposals* for the coast or for installations in nearshore waters should, in both their location and their design, show consideration to the range of existing interests ensuring best use of resources taking account of existing and planned marine activities and development. *Proposals* should not have an unacceptable impact on the natural, built or cultural heritage and amenity value of the area.

The Council will promote the landward site of the road for development where proposals on the coastal side would otherwise interrupt scenic views over open water: unless a coastal position is necessary, or if the effect would be a conflict with the existing settlement pattern. Where development on the coast is justified, opportunities for the development or reuse of *previously used land* and buildings should be considered in the first instance. The site should not be at risk from coastal erosion or flooding or cause an unacceptable impact as a result of natural coastal processes which it triggers or accentuates. In relation to medium or high flood risk areas: water-based uses and sub-sea cables may be acceptable; and essential infrastructure, which cannot be located elsewhere, may be acceptable, both subject to mitigation, as appropriate. EuroSION data should be consulted when determining whether natural coastal processes have potential to be an issue. Other important factors will be potential landscape impact, and effect on the setting of coastal communities. Consideration will be given to the potential for any proposal to result in coalescence.

Proposals will be assessed against the requirements of the Highland Coastal Development Strategy: *Supplementary Guidance*. The principal aims of the strategy are to:

- guide the sustainable development and use of Highland's coastal zone whilst safeguarding its natural and cultural heritage assets
- provide a strategic planning framework for the coast and nearshore area of Highland which takes account of national policy guidance and the need for more detailed plan coverage in appropriate areas
- complement the statutory terrestrial elements of the Highland-wide Local Development Plan, Scottish Planning Policy and the implementation of the Marine (Scotland) Act 2010. This recognises that the use of nearshore waters (particularly the more sheltered water) is relevant and often closely related to the use of the land adjacent
- provide strategic vision and guidance for development on and around the Highland coast, i.e. development in the planning sense
- provide a classification of the Highland coast relevant to development in the nearshore area.

20.21 Aquaculture

- 20.21.1 The scale of Highland's coastline makes production of meaningful spatial guidance for the whole Highland area impracticable. Detailed planning guidance for the main areas of pressure is provided in the [Aquaculture Framework Plans](#) (e.g. for Loch Nevis) and the [Integrated Coastal Zone Management Plans](#) (e.g. for the Two Brooms Area and the Sound of Mull). There will be evolving Marine Policies from the Marine (Scotland) Act 2010, with the introduction of a National Marine Plan, and then the Regional Marine Plans which will follow. These introduce a more holistic streamlined licensing system for the marine environment improving the efficiency and transparency of decision-making for developers. It is recognised that in the future *Local Development Plans* will be informed by these statutory plans.
- 20.21.2 The preferred approach for aquaculture combines spatial planning guidance at a realistic level in the key areas which require it via the production of *Aquaculture Framework Plans* and integrated coastal plans, and a general criteria-based policy as a catch-all to guide assessment of the relatively small proportion of *proposals* which come forward outwith these areas.
- 20.21.3 Seaweed cultivation requires a marine license from the Scottish Government but at present it does not require planning permission from the Local Authority. Marine and freshwater aquaculture installations require several consents and licences for different aspects of their operation. Firstly they require planning consent from the local authority and authorisation from SEPA under the Controlled Activities Regulations (CAR). The former's primary concerns are to ensure that the location, type and scale of physical development is appropriate and the development is compatible with other interests. The latter controls the discharge of effluent, waste and other chemicals. Installations in the sea also require a Marine Licence from the Scottish Government. In the case of aquaculture this is for the discharge of chemotherapeutants from well boats and to ensure there is no conflict with safe maritime passage. All aquaculture production businesses (APB's) are required to be authorised by Marine Scotland (eg in relation to fish health) prior to commencing farming activities. Existing AFB's must ensure an amendment is sought to any existing authorisation to include new sites once planning permission has been granted. Lighting and marking requirements for navigational safety are determined by the Northern Lighthouse Board. Further details of the regulatory arrangements for aquaculture can be found here. (<http://www.scotland.gov.uk/Resource/Doc/295194/0106302.pdf>)
- 20.21.4 In assessing planning applications for aquaculture, the Council consults the statutory bodies mentioned above, along with SNH, the relevant District Salmon Fishery Board, the Crown Estate, and Scottish Water. Where Environmental Impact Assessment (EIA) is involved, the Council also consults the local community council directly and all planning applications for aquaculture installations are advertised in the press to allow for comments from the public. When proposals are likely to impact on natura sites an Appropriate Assessment is also required. The comments submitted by the statutory consultees are integral to the Council's decisions on planning applications and the Council seeks to make these decisions 'in the round', taking all the submitted views into consideration.

20.22

Policy 50 Aquaculture

20.22.1

The Council supports the *sustainable development* of fin-fish and shellfish farming subject to there being no significant adverse effect, directly, indirectly or *cumulatively* on:

- the natural, built and cultural heritage, taking into consideration:
 - landscape character, scenic and visual amenity with reference to SNH commissioned report: landscape/seascape carrying capacity for aquaculture;
 - the classification and objectives set out in the river basin management plan for the Scotland river basin district and supplementary area management plans;
 - wild fish populations;
 - biological carrying capacity;
 - and cumulative benthic and water column impacts - for fin fish proposals support is conditional on proposals being consistent with Marine Scotland's Locational Guidelines for the authorisation of Marine Fish Farms in Scottish Waters.
 - habitats and species, including designated sites and protected species
- existing activity, taking into consideration;
 - commercial inshore fishing grounds;
 - existing and consented aquaculture sites;
 - established harbours and natural anchorages and navigation (including recreational)
 - the location of existing/proposed pipelines/outfalls and discharge points for treated waste water and storm water.

All *proposals* will be subject to detailed assessment in these terms. Where *proposals* are located on a suitable site they will also need to show.

- appropriate operational and site *restoration* arrangements (including management of noise and lighting impacts, public health and safety, and the effective control of pollution, fish farm escapes, predator interaction and disease)
- good design of cages, lines and associated facilities (please refer to [Marine aquaculture and the Landscape: The Siting and Design of Marine Aquaculture Developments in the Landscape SNH](#))
- that opportunities for shared use of jetties, piers and ancillary facilities are promoted where possible.

There is a national presumption against expansion of marine fin fish farm on north and east coasts. This does not preclude shellfish farming in these areas. More detailed policy relating to key pressure areas for aquaculture is given through the Council's [Aquaculture Framework Plans](#) and [Integrated Coastal Zone Management Plans](#), which the Council intends to adopt as *Supplementary Guidance* to this Plan.

Where new fish farm provision will result in existing fish farm infrastructure becoming redundant, we will seek the removal of the redundant infrastructure as a requirement of the development.

The core principles of the Highland Council's aquaculture framework plans and coastal development plans are similar. However, coastal development plans cover all sectors and are relevant to proposals for all types of installations in coastal waters. The aquaculture framework plans will:

- guide the location and scale of aquaculture development
- ensure that development is environmentally sustainable
- identify both opportunities and constraints so that developers have a realistic idea of the development potential and other interests which should be taken into account
- provide an overview for the use of the coastal waters and promote a balanced approach which can safeguard the area's core natural assets and sustain or enhance its productivity over the longer term
- aim to guide investment, help in the evaluation of development proposals, and help to minimise conflicts of interest.

20.23 Trees and Development

20.23.1 Trees and woodlands are a resource of multiple benefits with substantial contributions to landscape character and distinctiveness, biodiversity, the climate change agenda, and opportunities for recreation, economic development, and community spin offs. They play a vital role in integrating any new development into the surrounding area. The [Highland Forest and Woodland Strategy 2006](#) seeks to maximise the opportunities for new and existing forest and woodland and will be a material planning consideration when assessing a proposal's impact on woodland

and forestry. Whilst this version is not intended to be made statutory *Supplementary Guidance*, its future review will seek this status. In addition the Council has prepared *Supplementary Guidance on Trees, Woodland and Development* which provides further detail and information on policies 51 Trees and Development, and 52 Principle of Development in Woodland.

20.24 **Policy 51 Trees and Development**

- 20.24.1 The Council will support development which promotes significant protection to existing hedges, trees and woodlands on and around development sites. The acceptable developable area of a site is influenced by tree impact, and adequate separation distances will be required between established trees and any new development. Where appropriate a woodland management plan will be required to secure management of an existing resource.

The Council will secure additional tree/hedge planting within a tree planting or landscape plan to compensate removal and to enhance the setting of any new development. In communal areas a factoring agreement will be necessary.

The Council's Trees, Woodland and Development Supplementary Guidance will be adopted as statutory supplementary guidance. The guidance will identify the main principles for the protection and management of trees and woodland in relation to new development. It will:

- identify key relevant legislation and regulation
- establish the key factors for assessment of development sites in relation to the presence of trees
- give guidance on preparation of tree protection, management, planting and landscape plans
- for developments involving a significant element of woodland, give advice on the need for a woodland management plan
- provide advice for development within existing woodland on the potential for woodland removal and need for compensatory planting
- generally support well planned developments which are designed to create and coexist with significant areas of new woodland.

20.25 **Principle of Development in Woodland**

- 20.25.1 In addition to a supportive policy framework for expansion of woodland there also needs to be a strong presumption in favour of protecting existing valuable woodland resources. The *Scottish Government [Control of Woodland Removal Policy](#)* and Guidance documents clearly set out the justification and provide a strategic framework for appropriate woodland removal.

20.26 **Policy 52 Principle of Development in Woodland**

- 20.26.1 The applicant is expected to demonstrate the need to develop a wooded site and to show that the site has capacity to accommodate the development. The Council will maintain a strong presumption in favour of protecting woodland resources. Development proposals will only be supported where they offer clear and significant public benefit. Where this involves woodland removal, compensatory planting will usually be required.

The Council will consider major development proposals against their socio

economic impact on the forestry industry within the locality, the economic maturity of the woodland, and the opportunity for the proposals to coexist with forestry operations.

For housing proposals within existing woodland, applicants must pay due regard to its integrity and longer term management.

In all cases there will be a stronger presumption against development where it affects inventoried woodland, designated woodland or other important features (as defined in Trees, Woodland and Development Supplementary Guidance).

All proposals affecting woodland will be assessed against conformity with the Scottish Government's Policy on [Control of Woodland Removal](#).

The current Highland Forest and Woodland Strategy will be considered as a material consideration. It is the intention that future reviews of the strategy will be adopted as supplementary guidance.

The Highland Forest and Woodland Strategy reflects the strategic directions of the Scottish Forest Strategy developing its priorities for action at the regional level and through its key principles seeks to;

- ensure sustainability
- increase the community benefit from forestry and woodlands
- identify opportunities for forest and woodland expansion compatible with other interests
- improve existing forests and woodland to enhance forestry's contribution to the economy and environment of Highland
- work with partners to address economic and infrastructure issues
- retain and enhance the level of funding for forestry in Highland.

20.27 Minerals and Soils

- 20.27.1 Minerals are important natural resources with an economic value that help support sustainable economic growth. However, their inappropriate extraction and processing can also have an environmental cost. In order to maintain a supply of mineral resources, the Council will safeguard and improve existing reserves and operations and will encourage appropriate extension of existing reserves/operations before allowing new sites to be developed. With particular reference to construction aggregates, the Council will seek to ensure that the landbank of approved reserves in each market area is sufficient at all times to meet needs that are expected to arise in the following ten-year period. The Council will conduct an audit of mineral supply. If shown to be necessary by the result of the audit, the Council will, in the area local development plans, seek to identify areas of search and areas to be safeguarded.
- 20.27.2 Conservation of peat lands is important for nature conservation, archaeological interests and as carbon sinks. Spatial mapping of peatland is available. However, it does not provide comprehensive information on the quality of the peatland.
- 20.27.3 The Scottish Soil Framework promotes the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland. The most significant pressures on soil are climate change and loss of soil organic matter. Developers of wind farms often consider using sites where peat and sensitive soils are present. In connection with this, it may be helpful to refer to Good Practice During Wind Farm Construction (Version 1, October 2010), published by Scottish

Renewables, Scottish Natural Heritage, Scottish Environment Protection Agency and Forestry Commission Scotland.

20.28

Policy 53 Minerals

20.28.1

The Council will support the following areas for mineral extraction:

- Extension of an existing operation/site
- Re-opening of a dormant quarry
- A reserve underlying a proposed development where it would be desirable to extract prior to development.

Before a new site for minerals development will be given permission, it must be shown that other existing reserves have been exhausted or are no longer viable or, for construction aggregates, amount to less than a ten-year supply of permitted reserves.

The Council will support borrow pits which are near to or on the site of the associated development if it can be demonstrated that they are the most suitable source of material, are time limited and appropriate environmental safeguards are in place for the workings and the reclamation.

Geodiversity will also be considered when assessing *proposals*; the Council may set out conditions covering working methods, *restoration* and after use to safeguard the geodiversity value. Geodiversity value may occur outwith designated sites. The Council will encourage opportunities to enhance geodiversity in all relevant development *proposals* including the potential to create, extend or restore geodiversity interests e.g. during mineral working and *restoration*.

The Council will safeguard all existing economically significant, workable minerals reserves/operations from incompatible development which is likely to sterilise it unless:

- there is no alternative site for the development; and
- the extraction of mineral resources will be completed before the development commences.

All minerals developments will have to provide information on pollution prevention, *restoration* and *mitigation proposals*. *Restoration* should be carried out in parallel with excavation where possible. Otherwise it should be completed in the shortest time practicable. Planning conditions will be applied to ensure that adequate provision is made for the *restoration* of workings. The Council will expect all minerals developments to avoid or satisfactorily mitigate any impacts on residential amenity, the natural, built and cultural heritage, and infrastructure capacities. After uses should result in environmental improvement rather than just restoring a site to its original state. After uses should add to the cultural, recreational or environmental assets of an area. A financial guarantee may be sought.

20.29

Policy 54 Mineral Wastes

20.29.1

The Council will encourage the minimisation and positive re-use/recycling of mineral, construction and demolition wastes.

Waste management is an issue to be addressed for new or existing extractions to the satisfaction of the Council for the prevention or minimisation, treatment, recovery and disposal of waste with a view to minimising waste generation and its harmfulness. A Waste Management Plan should be provided to show this information.

20.30

Policy 55 Peat and Soils

20.30.1

Development proposals should demonstrate how they have avoided unnecessary disturbance, degradation or erosion of peat and soils.

Unacceptable disturbance of peat will not be permitted unless it is shown that the adverse effects of such disturbance are clearly outweighed by social, environmental or economic benefits arising from the development proposal.

Where development on peat is clearly demonstrated to be unavoidable then The Council may ask for a peatland management plan to be submitted which clearly demonstrates how impacts have been minimised and mitigated.

New areas of commercial peat extraction will not be supported unless it can be shown that it is an area of degraded peatland which is clearly demonstrated to have been significantly damaged by human activity and has low conservation value and as a result restoration is not possible.

Proposals must also demonstrate to the Council's satisfaction that extraction would not adversely affect the integrity of nearby Natura sites containing areas of peatland.

20.31 Accessibility and Transport

- 20.31.1 The Plan highlights the importance of supporting *sustainable development*. A key component is that development should be located and designed in such a way that, wherever possible, the need to travel is reduced and people have a choice of sustainable modes of travel between the main places where they might reside, work, shop, learn and do leisure activities. In particular, careful design can create places that are attractive and convenient for people and can significantly improve ease of access by non car modes, for example through the use/ implementation of 'Home Zones' and 'Safer Routes to School'. High quality infrastructure is important in attracting people to use alternatives to the car.
- 20.31.2 Given the rural nature of much of the Highlands, significant use of the private car can be expected to continue for many trips, particularly in the more remote and sparsely populated areas or where the population is highly dispersed. Nevertheless, through careful consideration of development *proposals* a greater level of sustainability can be achieved in new development in the Plan area overall, supporting sustainable travel modes. Opportunities may be taken through this to bring about accessibility improvements of wider benefit to communities, helping in their economic and social development.
- 20.31.3 Regard will be had to the [Regional Transport Strategy](#), national transport policies and priorities, the [Local Transport Strategy](#) and any relevant guidelines produced by the Council in implementing the Plan.

20.32 Policy 56 Travel

- 20.32.1 Development *proposals* that involve travel generation must include sufficient information with the application to enable the Council to consider any likely on- and off- site transport implications of the development and should:
- be well served by the most sustainable modes of travel available in the locality from the outset, providing opportunity for *modal shift* from private car to more sustainable transport modes wherever possible, having regard to key travel desire lines;
 - in particular, the Council will seek to ensure that opportunities for encouraging walking and cycling are maximised
 - be designed for the safety and convenience of all potential users and;
 - incorporate appropriate *mitigation* on site and/or off site, provided through *developer contributions* where necessary, which might include improvements and enhancements to the walking/cycling network and public transport services, road improvements and new roads and;
 - incorporate an appropriate level of parking provision, having regard to the travel modes and services which will be available and key travel desire lines and to the maximum parking standards laid out in *Scottish Planning Policy* or those set by the Council.
- When development proposals are under consideration, the Council's *Local Development Strategy* will be treated as a material consideration.
- The Council will seek to ensure that locations with potential for introducing bus priority measures are protected from development.
- The Council will seek the implementation and monitoring of Green Travel Plans in support of significant travel generating developments.
- Development proposals that are likely to affect the operation of any level crossing will be considered in accordance with the relevant part of the supplementary

guidance associated with Policy 30: Physical Constraints.

Where site *masterplans* are prepared, they should include consideration of the impact of *proposals* on the local and strategic transport network. In assessing development proposals, the Council will also have regard to any implications arising from the relevant [Core Paths Plan](#) and will apply the terms of Policy 77: Public Access.



20.33 Figure 7: Highland Road Hierarchy

21. Safeguarding Our Environment A' Dìon ar n-Àrainneachd

21.1 Natural, Built and Cultural Heritage

21.1.1 The outstanding natural, built and cultural heritage of the Highlands has to be fully considered when development *proposals* come forward throughout the area. The Plan identifies three categories based on the type and importance of natural, built and cultural heritage they contain. These categories are local and regionally important, nationally important and internationally important.

21.1.2 **Local and regionally important** features are mostly identified by The Council, and contribute to the identity of the Plan area.

- Special Landscape Area ([can be viewed here](#))
- Category B and C(S) listed buildings
- Sites and Monuments Record archaeological sites
- War memorials
- Settlement setting
- Inventoried Semi-Natural Woodland and Long-Established Woodland (Plantation)
- Amenity trees
- Views over open water
- Wild Areas
- Locally important croft land
- Local Nature Conservation Sites
- Isolated coast
- un-notified Geological Conservation Review Sites and Local Geodiversity Sites
- Archaeological Heritage Areas
- Conservation Areas

21.1.3 **Nationally important** natural, built and cultural heritage features are identified by national organisations or by The Council under national legislation.

- Scheduled Monuments
- Category A listed buildings
- National Nature Reserves
- Tree Preservation Orders
- Sites of Special Scientific Interest
- Inventoried Gardens and Designed Landscapes
- National Scenic Areas
- Historic Battlefields
- National Park
- Designated wrecks
- Inventoried Ancient Woodland and Long-Established Woodland (Semi-Natural)

21.1.4 **Internationally important** natural and cultural heritage features are identified under government directives and European conventions.

- Special Protection Areas (including proposed)
- Special Areas of Conservation (including candidate)
- *Ramsar sites*

- 21.1.5 These categories and the features included within them may be updated should circumstances change during the Plan period.

21.1.6

This Policy must be read in conjunction with the *Proposals* Map and the policy frameworks in Appendix 2

- 21.1.7 This policy sets out the tests against which all development which affects natural, cultural and built heritage features must be assessed. Where necessary, Appropriate Assessment (assessing the likely significant effects a Local *Development Plan* will have on a range of European designated sites) is undertaken for *allocations* prior to adoption of the Local *Development Plan*. However, individual Appropriate Assessments may be required to be completed for proposed developments prior to determining planning applications.
- 21.1.8 The historic and natural environment can have an important role to play in the sustainable economic growth of Highland, especially in relation to tourism. The Council also has in place *Supplementary Guidance: Highland Historic Environment Strategy*. The primary vision of the strategy is to ensure that the future management of change to the historic environment in Highland is based on an understanding of its economic, social and cultural values and that all future decisions are based on informed consideration of the heritage assets to ensure that they are protected and conserved for existing and future generations. Guidance notes on the historic environment will be developed for planning officers and developers during the lifetime of this plan. Existing guidance on the Council's website on archaeology will also be revisited and formalised. *Historic Scotland* has guidance notes which provide operational guidance: Managing Change in the Historic Environment Guidance Notes.
- 21.1.9 The impact on all natural, built and cultural heritage features must be addressed when considering and assessing development *proposals*, and the Background maps set out the locations of all these different features in so far as they have been mapped digitally on our system.
- 21.1.10 Features identified by the Council as being present at the time a proposal is considered and which are of the types indicated under the policy, but which have not yet been mapped, will still be subject of protection under this policy. Up to date information on the location of SAC, SPA, SSSI and NSA can be found on SNH's website <http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/protected-areas/>

21.2 Policy 57 Natural, Built and Cultural Heritage

21.2.2 All development proposals will be assessed taking into account the level of importance and type of heritage features, the form and scale of the development, and any impact on the feature and its setting, in the context of the policy framework detailed in Appendix 2. The following criteria will also apply:

1. For features of **local/regional importance** we will allow developments if it can be satisfactorily demonstrated that they will not have an unacceptable impact on the natural environment, amenity and heritage resource.

2. For features of **national importance** we will allow developments that can be shown not to compromise the natural environment, amenity and heritage resource. Where there may be any significant adverse effects, these must be clearly outweighed by social or economic benefits of national importance. It must also be shown that the development will support communities in *fragile areas* who are having difficulties in keeping their population and services.

3. For features of **international importance** developments likely to have a significant effect on a site, either alone or in combination with other plans or projects, and which are not directly connected with or necessary to the management of the site for nature conservation will be subject to an appropriate assessment. Where we are unable to ascertain that a proposal will not adversely affect the integrity of a site, we will only allow development if there is no alternative solution and there are imperative reasons of overriding public interest, including those of a social or economic nature. Where a priority habitat or species (as defined in Annex 1 of the Habitats Directive) would be affected, development in such circumstances will only be allowed if the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment, or other reasons subject to the opinion of the European Commission (via Scottish Ministers). Where we are unable to ascertain that a proposal will not adversely affect the integrity of a site, the proposal will not be in accordance with the *development plan* within the meaning of Section 25(1) of the Town and Country Planning (Scotland) Act 1997.

Note: Whilst Appendix 2 groups features under the headings international, national and local/regional importance, this does not suggest that the relevant policy framework will be any less rigorously applied. This policy should also be read in conjunction with the Proposal map.

The Council intends to adopt the Supplementary Guidance on Wild Areas in due course. The main principles of this guidance will be:

- to provide mapping of wild areas;
- to give advice on how best to accommodate change within wild areas whilst safeguarding their qualities;
- to give advice on what an unacceptable impact is; and
- to give guidance on how wild areas could be adversely affected by development close to but not within the wild area itself.

In due course the Council also intends to adopt the Supplementary Guidance on the Highland Historic Environment Strategy. The main principles of this guidance will

ensure that:

- Future developments take account of the historic environment and that they are of a design and quality to enhance the historic environment bringing both economic and social benefits.
- It sets a proactive, consistent approach to the protection of the historic environment.

21.3 Species and Habitats

- 21.3.1 Certain species are protected under European and/or UK law and their presence on or near a development site will require consideration to ensure no offence under the relevant legislation is committed and more generally that no adverse effect on population, including *cumulatively*, arises. On occasion a species licence as well as planning permission will be required. Certain habitats outwith designated sites are a general development consideration.
- 21.3.2 The Supplementary Guidance 'Highland's Statutorily Protected Species' provides advice on establishing which biodiversity issues may be found on a particular site and how to address these issues. A Biodiversity Checklist for Protected Species on Development Sites is appended to the guidance and any issues that the checklist highlights, directly pertaining to protected species, should be addressed prior to submission of a planning application. The guidance, including the checklist, will be incorporated into the assessment and determination of planning applications where this is appropriate. General biodiversity advice relating to development will be contained within a Sustainable Design Supplementary Guidance. In addition, the online Biodiversity Toolkit should be consulted. The Council may in due course also prepare further technical Supplementary Guidance in respect of Other Important Species and Other Important Habitats
- 21.3.3 We will encourage the protection and enhancement of *Green networks*. These are multi-functional in benefit including for biodiversity, species and habitats. *Article 10 Features* of the Habitats Directive include for example, rivers and burns, loch and ponds, wetlands, hedgerows and other traditional field boundaries, areas of woodland and coastal habitats. These are part of the *Green Network* and a separate Policy 78 will also apply.
- 21.3.4 All wild birds are protected under the Wildlife and Countryside Act 1981 as amended. Certain bird species are given extra protection and these are listed in Schedules 1, 1A and A1 of the Act.
- 21.3.5 Sources for further information on the habitats and species protected, where available, are given in footnotes. Guidance on the assessment of significance of impacts on birds outwith designated areas can be found on the [SNH website](#). Guidance on consideration of *European Protected Species* in the planning process can be found on the [Scottish Government's website](#). Guidance on badger protection can be found on the [Council's website](#). Where more than one natural, built or cultural heritage feature occurs in an area, only the topmost tier feature will be indicated on the printed Proposals Map and therefore other features may nest underneath this, which should also be taken into account.

21.4

Policy 58 Protected Species

21.4.1

Where there is good reason to believe that a protected species may be present on site or may be affected by a proposed development, we will require a survey to be carried out to establish any such presence and if necessary a *mitigation* plan to avoid or minimise any impacts on the species, before determining the application.

Development that is likely to have an adverse effect, individually and/or *cumulatively*, on *European Protected Species* (see Glossary) will only be permitted where:

- There is no satisfactory alternative; and
- The development is required for preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment; and
- The development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Development that is likely to have an adverse effect, individually and/or *cumulatively*, on *protected bird species* (see Glossary) will only be permitted where:

- There is no other satisfactory solution; and
- The development is required in the interests of public health or public safety.

This will include but is not limited to avoiding adverse effects, individually and/or *cumulatively*, on the populations of the following priority *protected bird species*:

- Species listed in Annex 1 of the EC Birds Directive
- Regularly occurring migratory species listed in Annex II of the Birds Directive
- Species listed in Schedule 1 of the Wildlife and Countryside Act 1981 as amended
- [Birds of conservation concern](#)

Development that is likely to have an adverse effect, individually and/or *cumulatively* (see glossary), on other protected animals and plants (see Glossary) will only be permitted where the development is required for preserving public health or public safety.

Development *proposals* should avoid adverse disturbance, including *cumulatively*, to badgers and badger setts, protected under the Protection of Badgers Act 1992 (as amended by the Nature Conservation (Scotland) Act 2004).

21.5

Policy 59 Other Important Species

21.5.1

The Council will have regard to the presence of and any adverse effects of development proposals, either individually and/or *cumulatively*, on the Other Important Species which are included in the lists below, if these are not already protected by other legislation or by nature conservation site designations.:

- Species listed in Annexes II and V of the EC Habitats Directive
- Priority species listed in the [UK](#) and [Local](#) Biodiversity Action Plans
- Species included on the [Scottish Biodiversity List](#)

We will use conditions and agreements to ensure detrimental affect on these species is avoided.

21.6

Policy 60**Other Important Habitats and Article 10 Features**

21.6.1

The Council will seek to safeguard the integrity of features of the landscape which are of major importance because of their linear and continuous structure or combination as habitat “stepping stones” for the movement of wild fauna and flora. (Article 10 Features). The Council will also seek to create new habitats which are supportive of this concept.

The Council will have regard to the value of the following Other Important Habitats, where not protected by nature conservation site designations (such as natural water courses), in the assessment of any development proposals which may affect them either individually and/or cumulatively:

- Habitats listed in Annex I of the EC Habitats Directive
- Habitats of priority and protected bird species (see Glossary)
- Priority habitats listed in the UK and Local Biodiversity Action Plans
- Habitats included on the Scottish Biodiversity List

The Council will use conditions and agreements to ensure that significant harm to the ecological function and integrity of Article 10 Features and Other Important Habitats is avoided. Where it is judged that the reasons in favour of a development clearly outweigh the desirability of retaining those important habitats, the Council will seek to put in place satisfactory mitigation measures, including where appropriate consideration of compensatory habitat creation.

21.7 Landscape

- 21.7.1 Landscape and scenic value are very important in Highland, both within and outwith designated areas with many landscapes of high quality offering striking views. Different types and scales of development are suited to different landscapes. We need to facilitate positive change in the landscape, by ensuring developments are appropriate for their specific location and facilitating where there can be enhancement or *restoration* of degraded landscapes.
- 21.7.2 *Scottish Natural Heritage's landscape character* assessments and landscape capacity studies provide guidance on the selection of an appropriate location and design for development. The aim is to ensure the landscape has the capacity for development whilst promoting sustainable growth.
- 21.7.3 Many of the landscapes of highest quality and value within Highland are designated landscapes including National Scenic Areas (NSAs) and Special Landscape Areas (SLAs) details of which can be found in Appendix 2. Within these areas it will be particularly important for landscape change to relate to the key characteristics and special qualities of the designated area.

21.8

Policy 61

Landscape

21.8.1

New developments should be designed to reflect the landscape characteristics and special qualities identified in the Landscape Character Assessment of the area in which they are proposed. This will include consideration of the appropriate scale, form, pattern and construction materials, as well as the potential cumulative effect of developments where this may be an issue. The Council would wish to encourage those undertaking development to include measures to enhance the landscape characteristics of the area. This will apply particularly where the condition of the landscape characteristics has deteriorated to such an extent that there has been a loss of landscape quality or distinctive sense of place. In the assessment of new developments, the Council will take account of Landscape Character Assessments, Landscape Capacity Studies and its supplementary guidance on Siting and Design and Sustainable Design, together with any other relevant design guidance.

Note: The principles and justification underpinning the Council's approach to sustainable developments are contained in the supplementary guidance: "Sustainable Design". The key principles underlying this guidance are set out in Policy 28: Sustainable Design.

21.9 Geodiversity

- 21.9.1 Geodiversity is the variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them. The diversity of rocks and landforms in Highland is the basis for landscape and scenery that is highly valued by residents and visitors alike. There are two European Geoparks in Highland: Lochaber and North West Highlands. They are areas of outstanding geological heritage where there is considerable local effort to conserve and encourage its enjoyment and understanding. We have a range of international, national and regional/local designations which help to safeguard our geodiversity: National Nature Reserves, Sites of Special Scientific Interest, un-notified Geological Conservation Review Sites and Local Geodiversity Sites. However, geodiversity interests in the wider landscape, outwith designated sites, are also important and represent an integral component of the scenery and the natural and built heritage of the Highlands.

21.10 Policy 62 Geodiversity

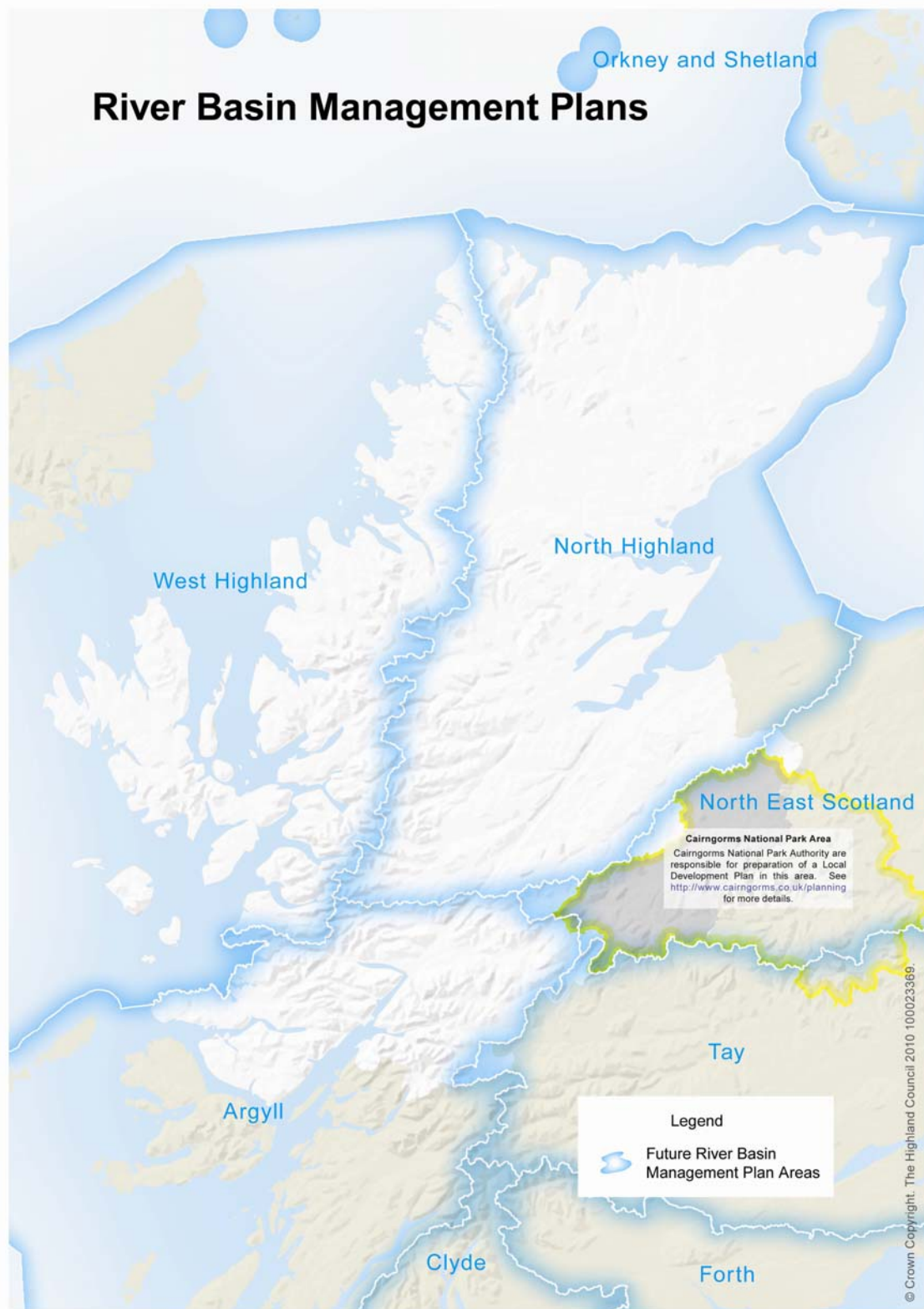
- 21.10.1 Development *proposals* that include measures to protect and enhance geodiversity interests of international, national and regional/local importance in the *wider countryside*, will be supported. The Council will also support improvement of accessibility and interpretation as an educational or geo-tourism resource, where it is possible to integrate sympathetically development, geodiversity and other existing interests.

21.11 Water Environment

- 21.11.1 A good quality water environment has many benefits. In recognition of this the European Union has adopted the Water Framework Directive which sets out to protect and improve the water environment taking account of water quality, quantity the physical form of water features and the species dependent on it for their survival. In this context, the water environment includes rivers and burns, lochs, canals, coastal and transitional waters (e.g. estuaries), wetlands and groundwater. In undertaking assessments of proposals which could affect the water environment, consideration should be given to the potential cumulative impacts of such developments.
- 21.11.2 In order to meet the requirements of the Water Framework Directive (2000/60/EC), planning authorities are designated “responsible authorities” by the Water Environment and Water Services (Designation of Responsible Authorities and Functions) Order 2006. Responsible authorities must carry out their statutory functions in a manner that secures compliance with the objectives of the Directive (i) preventing deterioration; and, (ii) promoting improvements in the water environment; in order that all water bodies achieve “good” ecological status by 2015.
- 21.11.3 River Basin Management Plans have been produced using a partnership approach to help meet the aims of the Water Framework Directive. Highland is covered by the Scotland River Basin Management Plan with underlying Area Management Plans for the North Highland, West Highland, Argyll and North East due to be published late summer 2010. Further information on [River Basin Management](#) is available from SEPA's website.
- 21.11.4 The Council will contribute to the actions set out these plans, seeking to ensure the pressure placed on the water environment by development is minimised and opportunities to incorporate improvements are realised.

21.12 Policy 63 Water Environment

- 21.12.1 The Council will support *proposals* for development that do not compromise the objectives of the [Water Framework Directive \(2000/60/EC\)](#), aimed at the protection and improvement of Scotland's water environment. In assessing *proposals*, the Council will take into account the [River Basin Management Plan for the Scotland River Basin District](#) and associated Area Management Plans and supporting information on opportunities for improvements and constraints. (see Figure 8).



21.13 Figure 8: River Basin Management Plans covering Highland

21.14 Flooding

- 21.14.1 The risk of flooding from all sources is likely to increase with projected climate change (including sea level rise) and therefore it is important to have an overall aim of avoiding and reducing flood risk. Adequate flood management and *mitigation* will be important in the limited circumstances where avoidance is not possible. Flood risk is now an integral factor in the Council's choice of which areas of land to allocate for development.
- 21.14.2 However, developers need clear guidance on where flood risk is likely to occur and where they will be asked to undertake further assessment of that risk and the policy below helps provide that clarity. The *Scottish Environment Protection Agency (SEPA)* has produced maps of *flood risk areas* and these are a useful starting point for developers in considering the location of their *proposals*. These are available on the [SEPA website](#).
- 21.14.3 The Council intends to produce further Supplementary Guidance in the form of technical standards and checklists for the production of flood risk assessments and drainage impact assessments to ensure the implementation of the principles of the policy below and Policy 66 Surface Water Drainage.

21.15

Policy 64

Flood Risk

21.15.1

Development *proposals* should avoid areas susceptible to flooding and promote sustainable flood management.

Development *proposals* within or bordering medium to high *flood risk areas*, will need to demonstrate compliance with *Scottish Planning Policy* through the submission of suitable information which may take the form of a *Flood Risk Assessment*.

Development *proposals* outwith indicative medium to high *flood risk areas* may be acceptable. However, where:

- better local flood risk information is available and suggests a higher risk;
- a sensitive land use (as specified in the risk framework of [Scottish Planning Policy](#)) is proposed, and/or;
- the development borders the coast and therefore may be at risk from climate change;

A *Flood Risk Assessment* or other suitable information which demonstrates compliance with SPP will be required.

Developments may also be possible where they are in accord with the flood prevention or management measures as specified within a local (development) plan allocation or a *development brief*. Any developments, particularly those on the flood plain, should not compromise the objectives of the EU Water Framework Directive.

Where flood management measures are required, natural methods such as restoration of floodplains, wetlands and water bodies should be incorporated, or adequate justification should be provided as to why they are impracticable.

21.16 Waste Water Treatment

- 21.16.1 The best way to deal with the effluent generated by larger developments and/or *settlements* is by means of a 'publicly' maintained network of sewers and related sewage plants. *SEPA* as the relevant environmental agency has adopted a policy to encourage such treatment.
- 21.16.2 However, it is necessary to allow other private sewage treatment options in certain circumstances, in particular, where *settlements* are smaller, more dispersed in pattern and often not served by adequate existing or programmed existing public sewage systems. Developers should refer to [SEPA's Policy on the Provision of Waste Water Drainage in Settlements](#), for information.

21.17

Policy 65 Waste Water Treatment

21.17.1

Connection to the public sewer as defined in the Sewerage (Scotland) Act 1968 is required for all new development *proposals*:

- either in *settlements* identified in the plan with a population equivalent of more than 2000; or
- wherever single developments of 25 or more dwellings (or equivalent) are proposed.

In all other cases a connection to the public sewer will be required, unless the applicant can demonstrate that:

1. the development is unable to connect to a public sewer for technical or economic reasons; and
2. that the proposal is not likely to result in or add to significant environmental or health problems.

The Council's preference is that any private system should discharge to land rather than water. Within areas of cumulative drainage impact (as defined by *SEPA*), applicants will be required to submit evidence to *SEPA* and the Council that their proposal will not result in or add to significant environmental or health problems.

For all *proposals* where connection to the public sewer is not currently feasible and *Scottish Water* has confirmed public sewer improvements or first time public sewerage within its investment programme that would enable the development to connect, a private system would only be supported if:

- the system is designed and built to a standard which will allow adoption by *Scottish Water*;
- the system is designed such that it can be easily connected to a public sewer in the future.

Typically this will mean providing a drainage line up to a likely point of connection. The developer must provide *Scottish Water* with the funds which will allow *Scottish Water* to complete the connection once the sewerage system has been upgraded.

21.18 Surface Water Drainage

- 21.18.1 Localised flooding can be caused or worsened by inadequate surface water drainage arrangements in new developments. *Sustainable Drainage Systems* provide control over quality and quantity of surface water drainage and provide opportunities for amenity and ecological enhancement.

21.19 Policy 66 Surface Water Drainage

- 21.19 All proposed development must be drained by *Sustainable Drainage Systems* (SuDS) designed in accordance with [The SuDS Manual \(CIRIA C697\)](#) and, where appropriate, the [Sewers for Scotland Manual 2nd Edition](#). Planning applications should be submitted with information in accordance with [Planning Advice Note 69: Planning and Building Standards Advice on Flooding](#) paragraphs 23 and 24. Each drainage scheme design must be accompanied by particulars of proposals for ensuring long-term maintenance of the scheme.

22. Sustainable Development and Climate Change Leasachadh Seasmhach agus Atharrachadh Aimsir

22.1 Renewable Energy Developments

22.1.1 The Highland area has great potential for renewable energy production and to contribute towards meeting ambitious targets set internationally, nationally and regionally. This is recognised in the Highland Renewable Energy Strategy (2006) and can bring benefits in terms of tackling climate change, increasing energy security and contributing to the local and regional economies of the Highlands. Onshore wind and hydro electric power are already making substantial contributions and are being joined by other technologies such as *biomass*, *energy from waste*, *landfill* gas and the *marine renewables* including offshore wind, wave and tidal. There is increasing interest in smaller scale developments of *renewables*, including both community and commercial ventures, and interest by communities in taking a share of large schemes. There is also the opportunity for greater use of *micro-generation* of renewable energy, to serve individual buildings or small groups.

22.1.2 Additional electricity transmission and distribution infrastructure will need to be developed in Highland in order to realise the region's potential contribution to renewable electricity generation, contributing to national requirements and in order to serve local needs. It is a national priority that the electricity network heading both south and east is improved to take advantage of the *renewables* potential. There will be requirements for both onshore and offshore transmission infrastructure. The vision set out in *National Planning Framework* for Scotland 2 for a sub-sea electricity network is supported by the Council. Certain grid reinforcement projects have been identified by the Scottish Government in the National Planning Framework 2 as being national developments. Such designation includes overhead transmission lines, underground and sub-sea cable routes and associated converter stations and substations. Identification as such in the Framework is the mechanism for establishing the need for these developments in Scotland's national interest. As developments of national importance, the Scottish Government expects their design to be of a high quality and rigorous consultation and assessment will be required for proposals. National Planning Framework 2 identifies the matters to be addressed when consent for these projects is sought. The national developments for grid reinforcement that are within or potentially linking with Highland include:

- upgrading the existing Beaulay – Dounreay overhead transmission line;
- reinforcement of the Beaulay – Keith overhead transmission line;
- reinforcement of the sub-sea cable link between Orkney and the Scottish mainland;
- new sub-sea cable links for the Outer Hebrides and the Shetland Islands.

22.1.3 The Highland Renewable Energy Strategy & Planning Guidelines (2006) provides supplementary planning guidance for a wide range of technologies. The Renewable Energy Resource Assessment on which it is based provides valuable information to prospective developers about a wide range of opportunities and constraints which can help to inform their site selection and formulation of *proposals*. Parts of the non-statutory Highland Renewable Energy Strategy and Planning Guidelines 2006 document relating to onshore wind energy are not compliant with national policy (notably those relating to a sequential approach). They will be superseded by the forthcoming Onshore Wind Energy Supplementary Guidance, which will have

statutory status. That Supplementary Guidance will include a spatial framework for windfarm development in Highland, together with other guidance for developers.

- 22.1.4 As part of more *sustainable development* of the Highlands our waste will be seen as a potential resource and, as part of a strategy which will see waste reduction and increased recycling, it will provide a source of energy and heat production. The Plan's Waste Management policies provide for this, whilst the Highland Heat Map will assist in identifying opportunities for the consideration of renewable heat through the *Sustainable Design* policy. In considering proposals for Energy from Waste facilities, the planning authority will have regard to SEPA's "Thermal Treatment of Waste Guidelines" (2009), which is part of the national waste management plan.
- 22.1.5 The relative significance of any particular consideration listed in Policy 67 in the decision-making process may vary with and depend upon the type and scale of scheme proposed, and the appropriate weight to be applied will be determined having regard to the circumstances of the particular proposal and with reference to the development plan as a whole and any material considerations.
- 22.1.6 In respect of "community" renewable energy developments which qualify for consideration under Policy 68, the extent of the relevant "community" will be assessed on a case by case basis, and could vary accordingly. For example, the relevant area may be a community council area, or the area which would benefit from a particular community venture or from the community share in a larger project. With respect to the potential relaxation of amenity requirements provided for by the policy, it is anticipated that this will apply primarily (but not necessarily solely) to local visual and landscape character amenity. In order to apply the relaxation, evidence will be required by the planning authority of a reasonable degree of local support for the proposal and that all potentially affected persons have been given the opportunity to object.
- 22.1.6 The Highland Council's Position on Renewable Energy Developments and 'Community Benefit'**
- 22.1.7 The relative significance of any particular consideration listed in Policy 67 in the decision-making process may vary with and depend upon the type and scale of scheme proposed, and the appropriate weight to be applied will be determined having regard to the circumstances of the particular proposal and with reference to the development plan as a whole and any material considerations.
- 22.1.8 The Council will expect developments to benefit the local community and contribute to the wellbeing of the Highlands, whilst recognising wider national interests. The Council will seek to enter into agreements with developers as appropriate on behalf of local communities for environmental and socio-economic purposes. "Community benefit" arrangements which do not meet the tests set out in Circular 1/2010: Planning Agreements will not be taken into account in the development management process. However, anticipated socio-economic impacts that are related to the nature and scale of the renewable energy development itself will be a material consideration in the assessment or determination of the application. This information may be presented in any Environmental Statement prepared in respect of the development.

22.2

Policy 67**Renewable Energy Developments**

22.2.1

Renewable energy development *proposals* should be well related to the source of the primary renewable resources that are needed for their operation. The Council will also consider:

- the contribution of the proposed development towards meeting renewable energy generation targets; and
- any positive or negative effects it is likely to have on the local and national

economy;

and will assess proposals against other policies of the development plan, the Highland Renewable Energy Strategy and Planning Guidelines and have regard to any other material considerations, including proposals able to demonstrate significant benefits including by making effective use of existing and proposed infrastructure or facilities.

Subject to balancing with these considerations and taking into account any mitigation measures to be included, the Council will support proposals where it is satisfied that they are located, sited and designed such that they will not be significantly detrimental overall, either individually or cumulatively with other developments (see Glossary), having regard in particular to any significant effects on the following:

- natural, built and cultural heritage features;
- species and habitats;
- visual impact and impact on the landscape character of the surrounding area (the design and location of the proposal should reflect the scale and character of the landscape and seek to minimise landscape and visual impact, subject to any other considerations);
- amenity at sensitive locations, including residential properties, work places and recognised visitor sites (in or outwith a settlement boundary);
- the safety and amenity of any regularly occupied buildings and the grounds that they occupy- having regard to visual intrusion or the likely effect of noise generation and, in the case of wind energy *proposals*, ice throw in winter conditions, shadow flicker or shadow throw;
- ground water, surface water (including water supply), aquatic ecosystems and fisheries;
- the safe use of airport, defence or emergency service operations, including flight activity, navigation and surveillance systems and associated infrastructure, or on aircraft flight paths or MoD low-flying areas;
- other communications installations or the quality of radio or TV reception;
- the amenity of users of any Core Path or other established public access for walking, cycling or horse riding;
- tourism and recreation interests;
- land and water based traffic and transport interests.

Proposals for the extension of existing renewable energy facilities will be assessed against the same criteria and *material considerations* as apply to *proposals* for new facilities.

In all cases, if consent is granted, the Council will approve appropriate conditions (along with a legal agreement/obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, as amended, where necessary), relating to the removal of the development and associated equipment and to the restoration of the site, whenever the consent expires, other than in circumstances where fresh consent has been secured to extend the life of the project, or the project ceases to operate for a specific period.

The Onshore Wind Energy Supplementary Guidance will replace parts of the

Highland Renewable Energy Strategy. It will identify: areas to be afforded protection from windfarms; other areas with constraints; and broad areas of search for windfarms. It will set out criteria for the consideration of proposals. It will ensure that developers are aware of the key constraints to such development and encourage them to take those constraints into account at the outset of the preparation of proposals. It will seek to steer proposals, especially those for larger windfarms, away from the most constrained areas and ideally towards the least constrained areas and areas of particular opportunity. It will also set out criteria which will apply to the consideration of proposals irrespective of size and where they are located, enabling proposals to be considered on their merits. It will seek submission as part of the planning application of key information required for the assessment of proposals and provide certainty for all concerned about how applications will be considered by the Council.

22.3

Policy 68 “Community” Renewable Energy Developments

22.3.1

The Council’s initial assessment of renewable energy *proposals* will apply the same tests of acceptability for a community project as it would to a commercial proposal. However, where a community wishes to develop a small project solely as a community venture, or takes a share in a larger project, then where it is the only community significantly impacted by the proposal the Council will regard this as a *material consideration*. In such circumstances and subject to the *proposals* being assessed as acceptable under other relevant policies of the Plan, the Council may grant consent for renewable energy development with greater impacts upon the amenity of that community’s area as a place in which people reside or work than would normally be the case.

22.4

Policy 69 Electricity Transmission Infrastructure

22.4.1

Proposals for overground, underground or sub-sea electricity transmission infrastructure (including lines and cables, pylons/ poles and vaults, transformers, switches and other plant) will be considered having regard to their level of strategic significance in transmitting electricity from areas of generation to areas of consumption. Subject to balancing with this consideration, and taking into account any proposed mitigation measures, the Council will support proposals which are assessed as not having an unacceptable significant impact on the environment, including natural, built and cultural heritage features. In locations that are sensitive, mitigation may help to address concerns and should be considered as part of the preparation of proposals. This may include, where appropriate, underground or sub-sea alternatives to overground route proposals. Where new infrastructure provision will result in existing infrastructure becoming redundant, the Council will seek the removal of the redundant infrastructure as a requirement of the development.

22.5 Waste Management

22.5.1 The Council's Waste Management Strategy was updated in early 2009 in light of national targets. A Waste Strategy Report was prepared in conjunction with Moray Council to identify the range of services and treatment facilities which would be required to allow the Council to achieve the targets for municipal waste. The Waste Strategy Report considered a range of different locations and capacities for the necessary waste treatment infrastructure and examined both locally based and centralised solutions. The Zero Waste Plan sets targets for recycling of all waste and it is expected that new waste management infrastructure will be required in the Highland wide LDP area to manage all waste, not just municipal waste, in line with Zero Waste Plan and *Scottish Planning Policy*. Our chosen approach is for locally based solutions which can be delivered on an incremental basis. This might comprise of *Energy from Waste* plants, In Vessel Composting plants together with a Materials Recovery Facility. The indicative locations have been selected to take account of proximity of treatment facilities wherever possible. Localised infrastructure has several benefits when compared with a centralised solution, namely allowing facilities to deal with local waste, utilise heat effectively and provide a local heat source.

22.5.2 Detail on how the Council will consider waste management in new developments can be found in Managing Waste in New Developments: *Supplementary Guidance*.

22.5.3 The following policies apply to both municipal and non-municipal waste.

22.6	Policy 70	Waste Management Facilities
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22.6.1 The Council will support waste management facility *proposals* at the following preferred sites:

- Former Longman *landfill* site, Inverness (see also Policy 5)
- Seater *Landfill* Site, Caithness
- Former *landfill* site, Portree
- Glen Nevis Business Park (and any expansion of it for industrial use)

Proposals for waste management facilities will also be acceptable where they are located on existing or allocated industrial land, specifically Classes 5: General Industrial and Class 6 Storage or Distribution provided they meet the criteria in the next paragraph.

All *proposals* will be assessed against the following criteria:

- conformity with the Plan's *Spatial Strategy* in terms of the origin of existing and future waste generation;
- conformity with other waste policies - the [Zero Waste Plan](#) (including the National Need and Capacity information), [Scottish Planning Policy](#), Planning Advice Note 63: Waste Management Planning and, where relevant, the [Council's Municipal Waste Strategy](#);
- minimisation of transport of waste from its source
- suitability of the local road network and of the site access to accommodate the nature and volume of traffic likely to be generated by the proposed development;
- public health or safety impacts;
- compatibility with surrounding existing and allocated land uses, and;
- whether the applicant has submitted:
 - sufficient information with the application to enable a full assessment to be made of the likely effects of the development, together with *proposals* for appropriate control, *mitigation* and monitoring
 - a *design statement* in support of the application, where the

development would have more than a local landscape and visual impact

- land *restoration*, after care and after-use details (including the submission of bonds)
- a justification, if applicable, as to why the sites/areas outlined above have not been pursued

To help meet recycling targets outlined by the Scottish Government, all new developments involving the creation of additional residential, commercial, retail or industrial units will be expected to comply with the requirements for waste management (such as provision of bins and recycling points) set out in the Council's supplementary guidance: Managing Waste in New Developments.

In respect of *landfill* sites, *proposals* will also be assessed against the *Landfill* (Scotland) Regulations 2003. Applicants should also assess the likely cumulative impacts of additional *landfill* (both new *landfill* sites and extensions to existing *landfill* sites), including consideration of site design, increases in road traffic, period and intensity of disturbance to *settlements* and the length of time and level of landscape impact. Developers should indicate what measures will be taken to mitigate likely cumulative impacts.

22.7

Policy 71**Safeguarding of waste management sites**

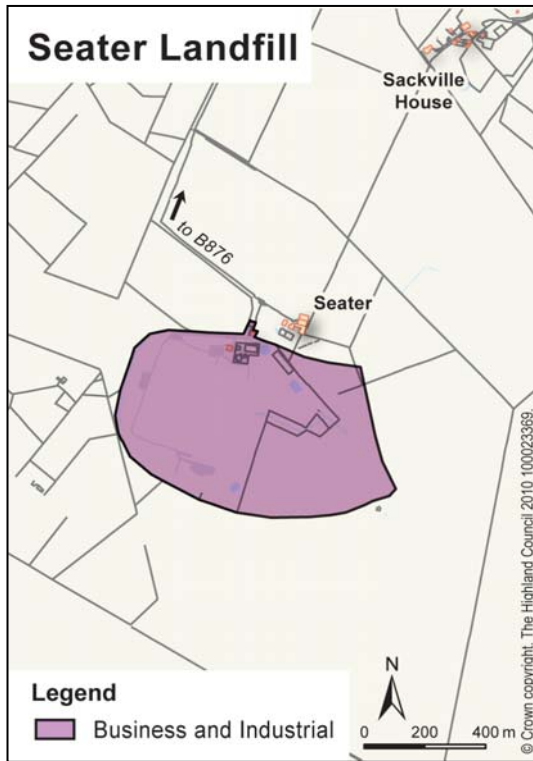
22.7.1

Existing, former and allocated strategic waste management sites shall be safeguarded from alternative development, except where demonstrated to be surplus or no longer suitable to meet future requirements, or where they have been allocated in the *development plan* for redevelopment. Existing waste management sites and proposed strategic waste management sites are shown on Figure 9.

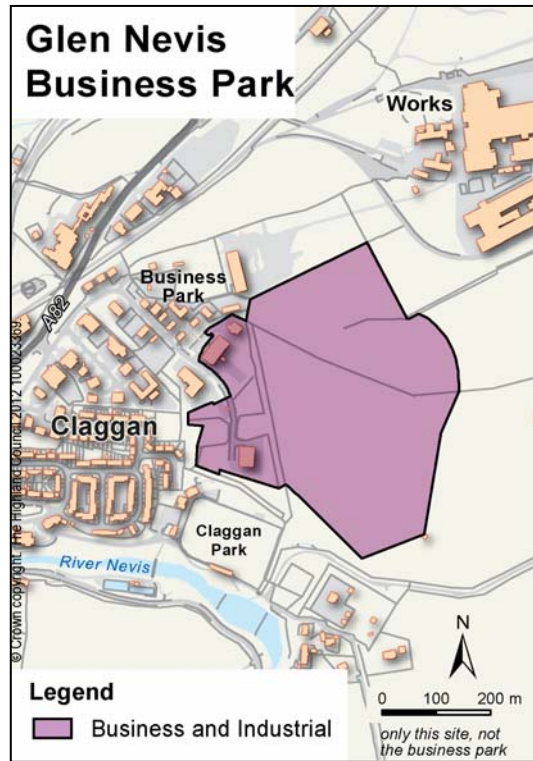
Development that is proposed adjacent to or in the vicinity of an existing waste management facility and that would be likely to adversely affect the present or future operation of the facility will not be favoured.

Development that is proposed on, adjacent to, or in the vicinity of a site that is identified for provision of a new waste management facility and that would be likely to make the site unavailable or unsuitable for the provision of the new facility will not be favoured.

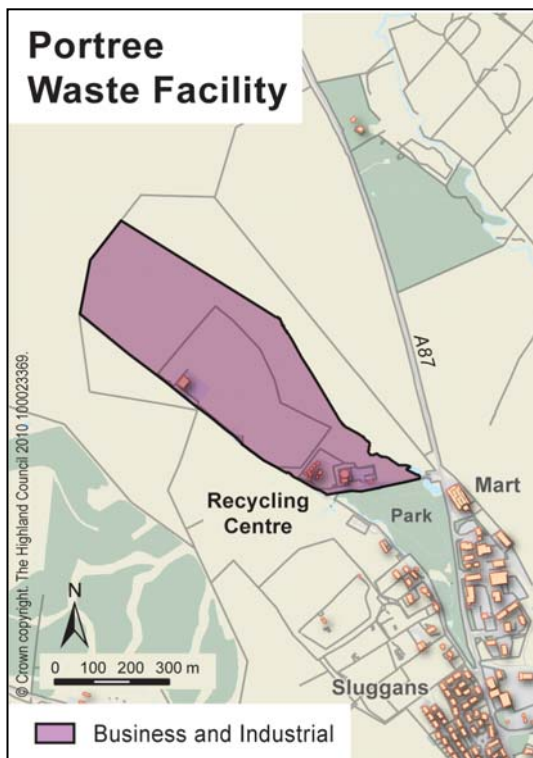
In assessing development of the kinds described in the preceding two paragraphs, the Council will take into account Scottish Planning Policy, Scotland's Zero Waste Plan (in particular Annex B), Planning Advice Note 63: Waste Management Planning and, where relevant, the Council's Municipal Waste Strategy



22.8 Map 17: Seater Landfill Site



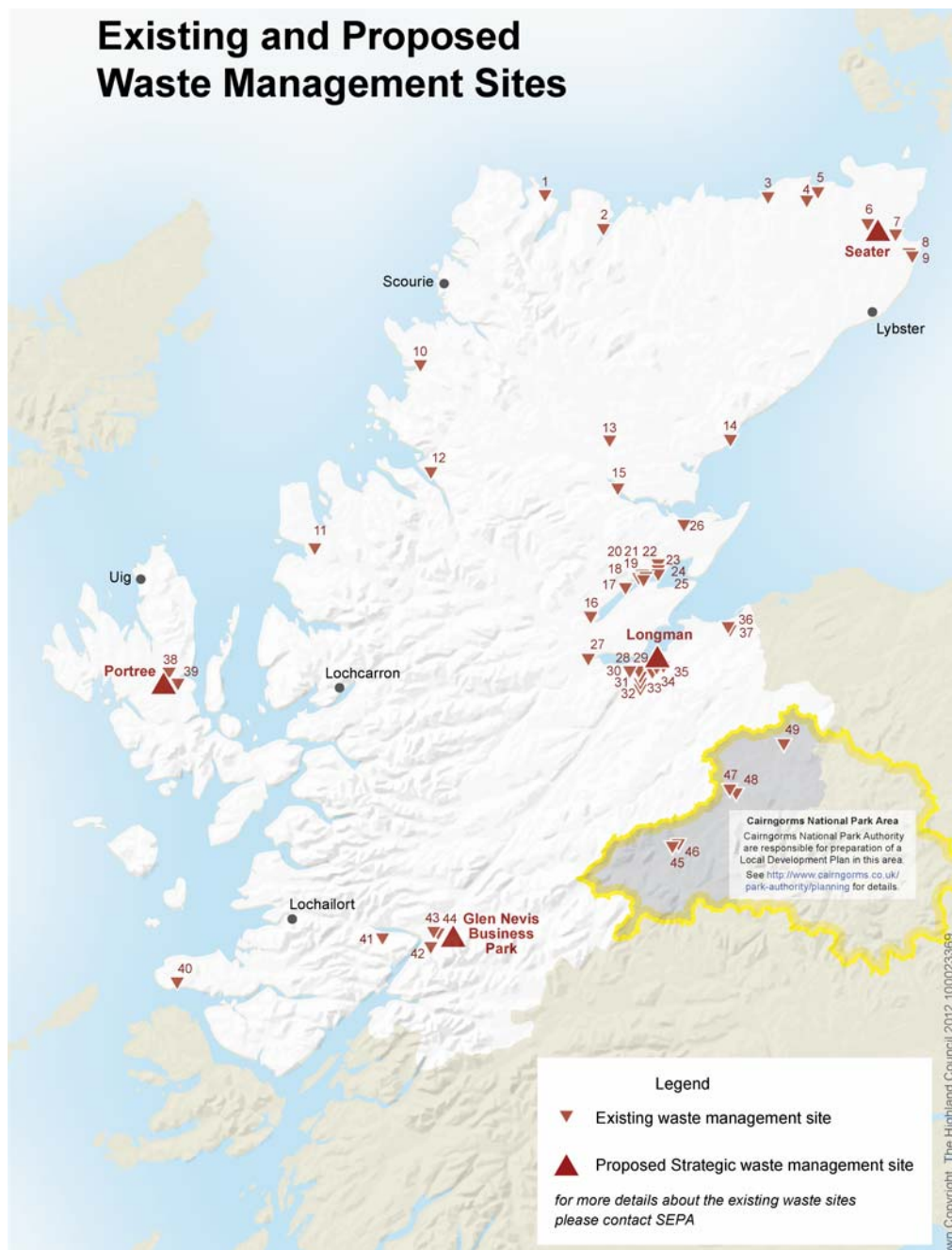
22.9 Map 18: Glen Nevis Business Park



22.10 Map 19: Portree Waste Facility



22.11 Map 20: Longman Landfill



Civic amenity	Civic amenity/Transfer Station	Transfer Station
1 Durness	2 Tongue	8 Wick Ind. Estate
4 Janetstown	10 Lochinver	16 Scottish Water TS, Dornoch
9 Wick Airport	12 Ullapool	19 Shanks, Evanton
15 Bonar Bridge	13 Lairg Station	22 P Munro, Alness
21 Alness	14 Brora	23 Highland Waste, Invergordon
26 Tain	45 Kingussie	24 Fidge/Freezer TS, Invergordon
31 Inverness	Metal Recycler	28 Cannon Hygiene TS, Inverness
37 Nairn	27 Highland Clearance, Muir of Ord	32 Inverness Longman
39 Portree inc Metal RC	Metal Recycler/Transfer Station	33 Stoneyhill, Inverness
42 Fort William	5 Speedy, Thurso	34 Pat Munro, TS, Inverness
49 Grantown on Spey	18 J Lawrie, Evanton	35 WM Munro T.S., Inverness
Civic amenity/Landfill (closed)	29 R Finnie, Inverness	36 PHS Ltd TS, Nairn
11 Gairloch	30 HQC, Inverness	40 HC Kilchoan TS
38 Portree Former Landfill	46 J Williamson, Kingussie	43 HC Fridge/Freezer Storage TS, Fort William
Landfill/Civic Amenity	Other Treatment	44 Scottish Water TS Fort William Area Depot
6 Seater inc Composting	3 Downreay	48 Granish Recycling Ctr/TS, Aviemore
41 Duiskey	20 ILM, Alness	17 Wm Munro, Composting & TS, Evanton Ind Est
47 Granish	25 ISIS, Invergordon	
Landfill		
7 Skitten by Wick		

22.12 Figure 9: Location of Existing and Proposed Waste Facilities in Highland

22.13 The Highland Council's Position on Radioactive Waste in Highland

- 22.13.1 It is Council policy, as stated in the Council's programme for administration 'Strengthening the Highlands 2009-11', to continue to support the above ground storage of intermediate level waste from Dounreay until a Scottish waste strategy is agreed and implemented and to object to the use of Dounreay or any other site within the Highlands for a national nuclear waste repository.
- 22.13.2 The Council will continue to engage with *Scottish Government* on preparation of that national strategy for long term management of intermediate level waste.
- 22.13.3 Planning permission has been granted for facilities for the disposal of low level waste arising from the decommissioning of Dounreay and neighbouring Vulcan within the Dounreay site.

22.14 Pollution and Environmental Management

- 22.14.1 The high quality of the environment in Highland should not be taken for granted. Pollution can come in the form of increased noise levels, reduction in air quality, reduction in water quality or an increase in ambient light. *Proposals* should demonstrate the level of impact that they may have on the environment with regard to these types of pollution and if the impact is likely to be significant then how it could be mitigated. The following policy will apply to all land uses.

22.15 Policy 72 Pollution

- 22.15.1 Proposals that may result in significant pollution such as noise (including aircraft noise), air, water and light will only be approved where a detailed assessment report on the levels, character and transmission and receiving environment of the potential pollution is provided by the applicant to show how the pollution can be appropriately avoided and if necessary mitigated.

Where the Council applies conditions to any permission to deal with pollution matters these may include subsequent independent monitoring of pollution levels.

Major Developments and developments that are subject of Environmental Impact Assessment will be expected to follow a robust project environmental management process, following the approach set out in the Council's Guidance Note "Construction Environmental Management Process for Large Scale Projects" or a similar approach.

22.16 Air Quality

- 22.16.1 In certain areas of Highland there are some issues with air quality. It is important that we monitor these areas to ensure that there is not going to be an impact on the health of people in Highland or the quality of the environment because of development.

- 22.16.2 [The National Air Quality Strategy](#) sets out objectives and standards for the review and assessment of air quality to ensure that set levels of certain pollutants are not exceeded in areas where the public might be exposed. We also need to direct sensitive developments away from areas of poor air quality. The following policy will apply to all land uses.

22.17 Policy 73 Air Quality

- 22.17.1 Development *proposals* which, individually or *cumulatively*, may adversely affect the air quality in an area to a level which could cause harm to human health and wellbeing or the natural environment must be accompanied by appropriate provisions, such as an Air Quality Assessment, (deemed satisfactory to the Local Authority and *SEPA* as appropriate) which demonstrate how such impacts will be mitigated.

Some existing land uses may have a localised detrimental effect on air quality. Any *proposals* to locate development in the vicinity of such uses and therefore introduce receptors to these areas (e.g. housing adjacent to busy roads) must consider whether this would result in conflict with the existing land use. *Proposals* which would result in an unacceptable conflict with the existing land use to air quality impacts will not be approved.

23. Healthier Highland Gàidhealtachd nas Fallaine

23.1 Green Networks, Open Space and Physical Activity

- 23.1.1 High quality, accessible, fit for purpose *open spaces* help to enhance the Highland area as a place in which to live and work. They can enhance the feel of the local area and provide opportunities for people to meet up and take part in physical activity. The Council has carried out a comprehensive audit of quality, quantity and accessibility of *open space* in all larger *settlements* in line with *Scottish Planning Policy*. This has been used as evidence in the creation of provision standards which are contained within the Highland Council's [Open Space in New Residential Development: Supplementary Guidance](#).
- 23.1.2 *Open space* in isolation does not offer as many benefits as when it is joined up in a meaningful way. *Green Networks* can help to enhance the value of *open spaces* in terms of recreation and wildlife biodiversity.

23.2 Policy 74 Green Networks

- 23.2.1 Green networks should be protected and enhanced. Development in areas identified for the creation of green networks should seek to avoid the fragmentation of the network and take steps to improve its connectivity, where this is appropriate. The detailed identification of green networks around regional and sub regional centres (see Figure 10) will be carried out by the Council using the methodology described in the document "[Green Networks: Supplementary Guidance](#)". Pending identification by the Council of green networks, both within the study areas and elsewhere, developers should identify, protect and enhance the existing network of green spaces and green corridors which link built-up areas to the surrounding countryside, using the methodology in the supplementary guidance. The main principles of the guidance are to:

- help promote greenspace linkages and to safeguard and enhance wildlife corridors in and around new and existing developments;
- set out a methodology for identifying the Highland Green Network;
- enable new development to take advantage of the outstanding landscape in the area while also preserving areas of significant landscape value; and
- set out mechanisms for delivery of projects to maintain and enhance the existing green network.

23.3 Policy 75 Open Space

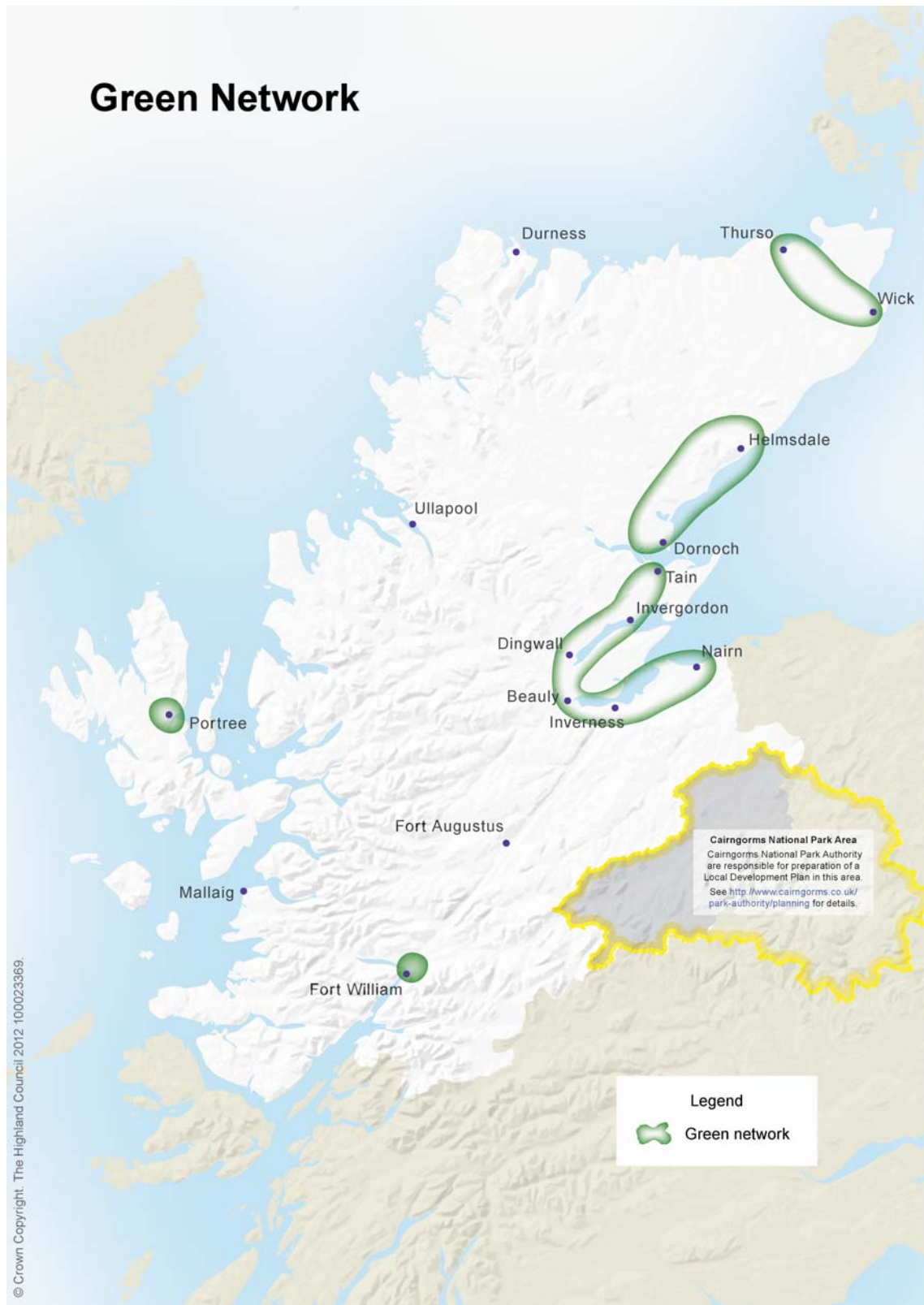
- 23.3.1 The Council's long term aim for open space provision is for:

- the creation of sustainable networks of open space of high quality;
- areas of local open space that are accessible by foot and linked to a wider network;
- fit for purpose greenspaces and sports facilities that support and enhance biodiversity; and
- open spaces that improve the quality of life of residents and visitors.

To achieve these aims any new residential development of 4 or more dwellings will be required to provide publicly accessible open space in line with the quantity, quality and accessibility requirements set out in the Open Space in New Residential Development: Supplementary Guidance.

Existing areas of high quality, accessible and fit for purpose open space will be safeguarded from inappropriate development and enhancement will be sought, where appropriate. All sites identified in the Highland Council's Audit of Greenspace will be safeguarded unless:

- it can be suitably demonstrated that the open space is not fit for purpose;
- substitute provision will be provided meeting the needs of the local area; or
- development of the open space would significantly contribute to the spatial strategy for the area



23.4 Figure 10: Areas where *Green Networks* will be identified in Highland

23.5 Playing Fields and Sports Pitches

- 23.5.1 Playing fields and other sports pitches provide communities with valuable areas of *open space* for more formal recreation. These areas need to be protected and enhanced where appropriate. The Council has produced a Facilities Planning Model, in which the quantity, quality and accessibility of playing fields, sports pitches and sports centres has been assessed and the future needs and demands of the community are taken into consideration.

23.6 Policy 76 Playing Fields and Sports Pitches

- 23.6.1 Playing fields will be safeguarded from development and should not be redeveloped, except where:

- The proposed development is ancillary to the principal use of the site as a playing field;
- The proposed development involved a minor part of the playing field which would not affect its use and potential for sport and training;
- The playing field which would be lost would be replaced by a new playing field of comparable or greater benefit for sport in a location which is convenient for its users, or by the upgrading of an existing playing field to provide a better quality facility either within the same site or at another location which is convenient for its users and which maintain or improved the overall playing capacity in the area; or
- It can be clearly demonstrated that there is an excess of sports pitches to meet current and anticipated future demand in the area, and that the site could be developed without detriment to the overall quality of provision.

23.7 Access to the Outdoors

- 23.7.1 Access to the outdoors is important to Highland for recreation, tourism and to help everyone maintain a healthy lifestyle. [The Land Reform \(Scotland\) Act 2003](#) established *access rights* to most land and inland water for everyone in Scotland. People only have these *access rights* if they exercise them responsibly by respecting people's privacy, safety and livelihoods and Scotland's Environment.
- 23.7.2 To aid the Council in meeting the provisions of the Land Reform Act, the Council have produced an [Access Strategy](#) and [Core Path Plans](#), in time, these will adopted as *Supplementary Guidance* to this Plan.
- 23.7.3 Future area local *development plans* will endeavour to identify aspirational routes that can be delivered. More detailed guidance may be provided on the delivery of these routes through *supplementary guidance*.

23.8 Policy 77 Public Access

- 23.8.1 Where a proposal affects a route included in a [Core Paths Plan](#) or an access point to water, or significantly affects wider *access rights*, then The Council will require it to either;
- retain the existing path or water access point while maintaining or enhancing its amenity value; or
 - ensure alternative access provision that is no less attractive, is safe and convenient for public use, and does not damage or disturb species or habitats

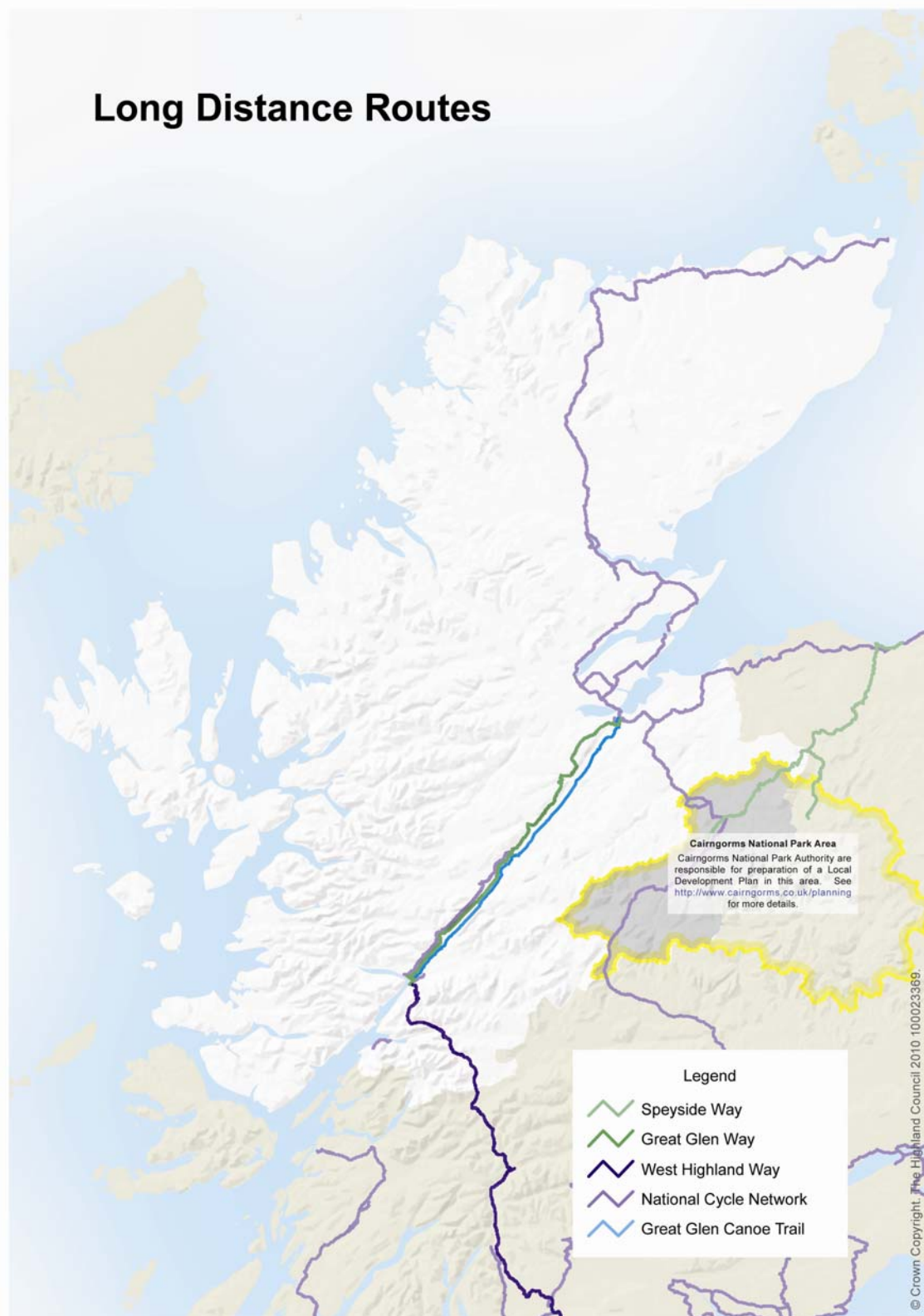
For a proposal classified as a Major Development, the Council will require the developer to submit an Access Plan. This should show the existing public, non-motorised public access footpaths, bridleways and cycleways on the site, together with proposed public access provision, both during construction and after completion of the development (including links to existing path networks and to the surrounding area, and access point to water).

23.9

Policy 78 Long Distance Routes

23.9.1

The Council, with its partners, will safeguard and seek to enhance long distance routes (as indicated on Figure 11), and their settings. Consideration will be given to developing/improving further strategic multi user routes both inland and along the coast with due regard to the impact on the Natural Heritage features along these routes..



23.10 Figure 11: Long Distance Routes

Appendices

Pàipearan-taice

- 24 Appendix 1 Glossary / **Beag-fhaclair**
- 25 Appendix 2 Definition of Natural, Built and Cultural Heritage Features / **Mìneachadh Feartan Dualchais Nàdarra, Togte & Cultarail**
- 26 Appendix 3 *Supplementary Guidance* / **Stiùireadh a Bharrachd**
- 27 Appendix 4 Links to Associated Documents / **Ceangalan gu Sgrìobhainnean Co-cheangailte**
- 28 Appendix 5 Schedule of Land Ownership
- 29 Appendix 6 Settlement Hierarchy
- 30 Appendix 7 Retention Schedule– Provisions of old local plans to continue in force - **See separate Appendix 7 booklet**

24. Appendix 1 Glossary

Beag-fhaclair

This section explains some of the terms we use in this document. The Council has tried to minimise use of planning jargon however, the following glossary may aid users' understanding. Please note the explanations given are not intended as legal definitions of the planning terms used.

Access Rights: Part 1 of the Land Reform (Scotland) Act 2003 gives everyone statutory access rights to most land and inland water. People only have these rights if they exercise them responsibly by respecting people's privacy, safety and livelihoods, and Scotland's environment.

Accessibility: The ability of people to have access to goods, services, employment and other facilities.

Action Programme: is a working document developed in consultation with key stakeholders and sets out, in very broad terms, how and by whom the key elements of the Local Development Plan's strategy will be implemented.

Affordable housing: Broadly defined as housing of a reasonable quality that is affordable to people on modest incomes. In some places the market can provide some or all of the affordable housing that is needed, but in other places it is necessary to make housing available at a cost below market value to meet an identified need with the support of subsidy. The Council accepts the following categories of development as affordable:

- Social rented accommodation- owned and/or managed by a Registered Social Landlord (RSL) required to meet bona fide local needs by their charter from the Housing and Regeneration Division of the Scottish Government;
- Approved private rented accommodation- owned and /or managed by a private sector landlord to approved management and maintenance standards with equivalent to Registered Social Landlord rents; and
- Low cost owner occupation- which can be met in a variety of ways subject to negotiation of Agreements providing for occupants to be drawn from target client groups, such as existing social tenancies or approved waiting list applicants. Low cost home ownership is housing which is provided at a price substantially below open market values. Low cost owner occupation can be delivered by one or more of the following: shared ownership, shared equity (LIFT), subsidised home ownership, discounted serviced plots or house sale prices, unsubsidised Low Cost Home Ownership or serviced plots.

See the Council's Affordable Housing SPG for further guidance.

Allocation: Land identified in a Local Development Plan as appropriate for a specific use or mix of uses.

Appropriate Assessment: An assessment required under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) where a plan or project not directly connected with or necessary to the management of a European site would be likely to have a significant effect on such a site, either alone or in combination with other plans or projects. In the light of the conservation objectives of the site, the assessment should consider whether there would be any adverse effect on the integrity of the site as a result of the plan or project.

Article 10 Features: Wildlife habitat features which provide 'corridors' or 'stepping stones' between habitat areas and that help plants and wildlife to move from one area to another. Examples include rivers and their banks, areas of woodland, and

traditional field boundaries. Protecting and managing these areas through the land use planning system is promoted in Article 10 of the EC Habitats and Species Directive 1992.

Article 4 Direction: Some types of development do not need planning permission beyond the general planning permission granted under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). An Article 4 Direction is an order made by Scottish Ministers which suspends (for specified types of development on specified properties) that general permission and so requires planning applications to be submitted in those cases.

Biomass: Biological material derived from living, or recently living organisms. In the context of biomass for energy this is often used to mean plant based material, but biomass can equally apply to both animal and vegetable derived material.

Circular: Contains Scottish Government policy on the implementation of legislation or procedures

Coastal Zone: For the purposes of our Coastal Development Strategy within 1 km of the coast and the inshore marine area out to 3 nautical miles

Commerce: For the purposes of this Plan the term 'commerce' encompasses retail, office and leisure development (Use Classes 1-3, 7, 10 & 11).

Commercial Centres: distinct from town centres in terms of range of uses and commercial centres with a more specific focus on retailing or on retailing and leisure uses.

Common Grazing: land held in common by neighbouring crofts, normally a large area of rough hill pasture, used to graze animals and to take peat/seaweed if available.

Countryside areas: all areas outwith defined Settlement Development Areas.

Crofters Commission: The Commission acts as an impartial tribunal in the regulation of crofting.

Culverts: A conduit used to enclose a flowing body of water. It may be used to allow water to pass underneath a road, railway, or embankment for example.

Cumulatively: Proposals will be assessed for cumulative impact which is changes caused by a proposed development in conjunction with any other developments (not just similar developments) or as the combined effect of a set of developments, taken together. This includes proposals which have been permitted as well as those that have been submitted and are waiting to be determined. It can relate to landscape and visual effects as well as a wider range of social, economic and environmental effects. These cumulative impacts may be positive as well as negative.

Design Statement: will explain the design principles on which the development is based and illustrate the design solution. More information and advice can be found in Planning Advice Note 68, Design statements.

Designated Wreck: A designated wreck site is a wreck or the site of a wreck within Scotland's territorial waters that has been designated as a protected area under the Protection of Wrecks Act 1973 or as a scheduled monument under Ancient Monuments and Archaeological Areas Act 1979.

Developer contributions: Payments made to The Council or another agency, or work in kind, to help improve the infrastructure (for example, roads, open space, waste-water treatment, restoring worked-out mineral sites) so that the development can go ahead.

Development brief: A detailed document for an area allocated for development in a

local development plan. The brief provides information to possible developers on issues such as the preferred siting, design and layout of buildings, and the need for associated infrastructure and services.

Development factors: The factors that we must take into account when deciding where development can take place and the nature of that development.

Development Plan: Sets out how land could be used over the next few years. By law the Council need to produce a development plan for the whole area

Development Plan Scheme: The document setting out the Council's intentions for preparing development plans in the next few years.

District Heating Schemes: The distribution of heat energy around a community or district through combined heat and power generation. Electricity generated by the CHP plant may also be supplied to residents with excess sold to the grid.

Effective Housing Land Supply: Identified land which is free or expected to be free of development constraints in the plan period under consideration.

Energy from Waste (EfW): Energy that is recovered by thermally treating waste e.g.. incinerating.

European Protected Species: Species of animal and plant listed respectively in Schedule 2 and Schedule 4 of the Conservation (Natural Habitats &c) Regulations 1994 as amended.

Flood Risk Areas: Medium to high flood risk areas are defined as 1 in 200 or greater than 0.5% annual probability of flooding.

Flood Risk Assessment: An assessment carried out to predict and assess the probability of flooding for a particular site or area and recommend mitigation measures including maintenance.

Fragile areas: Areas which are in decline or in danger of becoming so as a consequence of remoteness and socio-economic factors, such as population loss, erosion of services and facilities and lack of employment opportunities. In some areas the natural heritage is a dominant influence on appropriate land management.

Framework plan: An outline plan (prepared by public agencies) that provides guidance on how a large site should be developed, including issues such as landscaping, access and internal layout.

Grazings Committees: Have responsibility for making and regulating stock numbers and other matters affecting 'the fair exercise' of their joint rights.

Greenfield land: Presently undeveloped land, in use, or generally capable of being brought into active or beneficial use for agricultural, forestry or amenity purposes.

Green Network: Comprises the network of greenspaces and green corridors within and around settlements, linking out into the wider countryside, helping to enhance the area's biodiversity, quality of life and sense of place. A green network will provide the setting within which high quality, sustainable growth can occur. A green network can be made up of woodlands; other natural and semi-natural habitats; watercourses and wetlands; formal and informal greenspace in and around settlements, and, active travel routes.

Health & Safety Executive (HSE): the national independent watchdog for work-related health, safety and illness.

Highlands and Islands Enterprise (HIE): the Scottish Government's economic and community development agency for the Highlands and Islands.

Highlands and Islands Transport Partnership (HITRANS): its remit covers all

forms of public transport in the Highlands and Islands of Scotland including ferry, road transport, rail, air travel, cycling and walking.

Hinterland: Based on commuting patterns to and from major employment centres where the thrust of policy is to manage growth, self sustaining communities and protect the countryside. Hinterland areas relate to Inverness and the Inner Moray Firth and Fort William.

HER: Historic Environment Record, available on the Council's website.

Historic Battlefields: an area of land over which a battle or skirmish was fought or significant activities relating to a battle or skirmish occurred

Historic Scotland: An executive agency of the Scottish Government charged with safeguarding the nation's historic environment and promoting its understanding and enjoyment on behalf of Scottish Ministers.

Housing Market Areas: A geographical area which is relatively self-contained in terms of housing demand.

Housing requirement: The number of housing units for which land must be identified to meet future demand. We work this out by considering market demand, changes in the number of people and households, the existing housing stock and the existing availability of land for housing.

HRES: Highland Renewable Energy Strategy & Planning Guidelines.

HwLDP: Highland wide Local Development Plan.

Inbye Land: Normally arable ground on which a crofter's house is usually built.

Ineffective housing stock: Housing which is not lived in permanently because it is empty or a second or holiday home.

Infill development: Building a limited number of buildings within a small gap in existing development.

Infrastructure: The basic services and facilities needed to support development. These include road access and water and sewerage facilities and green infrastructure, e.g. landscaping, green networks, open spaces, and paths.

In-migration: The movement of people coming to live in a region or community.

In-Vessel Composting: Shredded waste is placed inside a chamber or container through which air is forced. This speeds up the composting process.

Key Agency: A national or regional organisation that has an important role in planning for the future of an area. Key Agencies are defined in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008.

Landfill/form: Landfill being an area of land identified for the deposit of waste. Landform being the deposit of waste on or above the existing contours of the ground.

Landscape Capacity Studies: Consider the extent to which a particular landscape type is able to accept a particular kind of change (such as mining, forestry, windfarms) without significant effects on its character.

Landscape Character: The distinct and recognisable pattern of landscape elements that occurs consistently in a particular area, and how these are perceived by people, that makes one landscape different from another.

Landscape Character Assessments: Describe the landscape character types and provide some tailored guidance on how to accommodate development within the specific character types present.

Local centre: Part of the settlement hierarchy set out on the proposals map.

Local Housing Development Fora: A group of council services, public agencies, housing associations and other housing-related interests which regularly meet to consider the need for and opportunities for affordable housing.

Local Housing Strategy: In Highland is known as the Highland Housing Strategy. It Documents the need and demand for housing, as well as wider housing issues, based on an assessment of housing, demographic, economic and community issues. Provides the policy context and outcomes that stakeholders want for Highland residents and details the approaches that will be taken to achieve these outcomes.

Long term allocations: Indicate the direction that the next area Local Development Plan will take in terms of future development beyond the five year lifespan of this Local Development Plan.

Local Transport Strategy: sets the framework for transport in Highland and guides decision making on transport issues.

Main Issue Report: The purpose of a Main Issues Report is to highlight the choices that can be taken in planning for the development of the Highland area over the next twenty years. The Main Issues Report was published in August 2009.

Main Strategic Routes: Transport routes which are vital for local communities.

Marine Renewable Energy: the generation of electricity from wave, tidal or (off-shore) wind resources, as appropriate to a location.

Masterplan: A document that explains how a site or series of sites will be developed. It will describe how the proposal will be implemented, and set out the costs, phasing and timing of development. A masterplan will usually be prepared by or on behalf of an organisation that owns the site or controls the development process.

Material consideration: Matters we must consider when making a decision on a planning application. Scottish Government guidance states that there are two main tests in deciding whether a consideration is material and relevant and advises as follows:

"It should serve or be related to the purpose of planning. It should therefore relate to the development and use of land; and

It should fairly and reasonably relate to the particular application. It is for the decision maker to decide if a consideration is material and to assess both the weight to be attached to each material consideration and whether individually or together they are sufficient to outweigh the development plan. Where development plan policies are not directly relevant to the development proposal, material considerations will be of particular importance."

Whether a consideration is material is a matter that may ultimately be decided by the courts when required.

Material Recycling Facility: A site provided by the local authority for local residents to dispose, and allow for the sorting of, of bulky household waste, garden waste and other recyclable materials.

Micro-generation: The production of energy on the smallest of scales, for individual buildings or communities.

Mitigation: Works to reduce the effects of an adverse impact.

Mixed Use: This refers to the practice of allowing more than one type of compatible uses on a site. This can for example mean a combination of housing, business, and

community uses, or that any of these uses are suitable on the site.

Modal Shift: The change in people's travelling habits towards use of more sustainable transport methods such as cycling, or public transport. An example would be when somebody stops travelling to and from work by car and starts using public transport.

Monitoring Statement: Looks at how the Highlands has changed since the Council started using the Highland Structure Plan in 2001. This was published alongside the Main Issues Report for the Highland-wide Local Development Plan in August 2009

National Health Service Highland (NHS Highland): They are the Health Board for the Highland area. Their purpose is to maximise the health of the Highland population.

National Planning Framework (NPF): Is the Scottish Government's strategy for Scotland's long term spatial development

Network of Centres: will include town centres, commercial centres, and other local centres, and may take the form of a hierarchy.

Non-Renewable Resources: Resources that will run out and cannot be replaced. Non-renewable energy sources include coal, gas and oil.

NSA: National Scenic Area (see Appendix 2 for more information).

Open Space: Areas of public open space identified through the Highland wide Open Space Audit. Open Space is defined in Planning Advice Note 65: Planning and Open Space.

Other Protected Animals and Plants: Species of animal (excluding birds) and plant listed respectively in Schedule 5 and Schedule 8 of the Wildlife and Countryside Act 1981 as amended.

Permitted development rights: These relate to certain types of development (usually minor) which do not need planning beyond the general planning permission granted under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended).

Place-making: To ensure that the most sustainable sites are used for development and that the design process, layout structure and form provide a development that is appropriate to the local context and supports a sustainable community.

Planning Advice Note (PAN): Provides advice and information on technical planning matters.

Precautionary principle: The principle that authorities should act cautiously to avoid damaging the environment or wellbeing of communities (in a way that cannot be reversed) in situations where the scientific evidence is not proven but the possible damage could be significant.

Previously-developed land (brownfield land): Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings, and developed land in a settlement boundary where further intensification of use is considered acceptable.

Proposal: An intended action of significance to the Plan area, to be carried out by The Council itself or in partnership with other public agencies and private bodies.

Proposed Plan: This document essentially forms the plan that Highland Council would wish to see adopted and will require to be fully consulted upon. At this stage the Proposed Plan will have some materiality in relation to planning applications.

Protected Bird Species: All wild birds are protected under the Wildlife and

Countryside Act 1981 as amended. These are any bird of a kind which is ordinarily resident in or is a visitor to Great Britain in a wild state, but does not include poultry or game birds. Certain wild bird species are given extra protection, and these are listed in Schedule 1 of the Act. Certain of these species are given even greater protection (currently only the white-tailed eagle) and these are listed in Schedules 1A and A1 of the Act.

Ramsar Site: See Appendix 2 for more information.

Regeneration: To improve the physical and economic prospects of an area that has experienced decline.

Regional Centre: Part of the settlement hierarchy set out on the proposals map.

Renewables: Technologies that utilise renewable sources for energy generation

Restoration: A process of returning land and/or buildings to a state comparable to that prior to development/degradation.

SAC: Special Area of Conservation (see Appendix 2 for more information).

Scottish Environment Protection Agency (SEPA): is Scotland's environmental regulator. SEPA is a non-departmental public body, accountable through Scottish Ministers to the Scottish Parliament. Their main role is to protect and improve the environment.

Scottish Government: The devolved government for Scotland is responsible for most of the issues of day-to-day concern to the people of Scotland, including health, education, justice, rural affairs, planning and transport.

Scottish Natural Heritage (SNH): Scottish Natural Heritage is funded by the Scottish Government. Their purpose is to:

- promote care for and improvement of the natural heritage
- help people enjoy it responsibly
- enable greater understanding and awareness of it
- promote its sustainable use, now and for future generations.

Scottish Planning Policy: Is the statement of Scottish Government policy on nationally important land use planning matters.

Scottish Water: Are a publicly owned company, answerable to the Scottish Parliament. Their role is to provide clean, fresh drinking water and treat waste water.

Section 75 Agreement: A legal agreement made between the landowner and the planning authority (often with other people) which restricts or regulates the development or use of land. It is normally used to agree and to secure developer contributions.

Sequential Approach: The sequential approach establishes a sequence of site selection for retail development through a preferred sequence of site development; town centre; edge of town centre; other commercial centres identified in the development plan; and out of centre locations that are or can be made easily accessible by a choice of transport modes

Settlement Development Areas (SDAs): Areas defined in and around certain existing settlements, being the preferred areas for most types of development.

Settlement Hierarchy: The definition of settlements, for example as 'regional', 'sub regional' or 'local' centres, depending on the size of their population and the services they contain (for example, education, health, transport and retail).

Settlement Strategy: A justified overview of the distribution of development and

roles of settlements.

Settlements: Groups of houses, some that do and some that don't have facilities, identified through the settlement hierarchy.

SLA: Special Landscape Area (see Appendix 2 for more information).

SPA: Special Protection Area (see Appendix 2 for more information).

Spatial Strategy: should encapsulate the headline changes that the Plan seeks to achieve and provide locational guidance for new development.

SSSI: Site of Special Scientific Interest (see Appendix 2 for more information).

Strategic Development Site: Sites identified as providing opportunity for large scale investment providing for the economic growth of the area

Strategic Environmental Assessment (SEA): SEA is a key component of sustainable development establishing important methods for protecting the environment and extending opportunities for participation in public policy decision making. SEA achieves this by:

- Systematically assessing and monitoring the significant environmental effects of public sector strategies, plans and programmes
- Ensuring that expertise and views are sought at various points in the process from SNH, SEPA, Historic Scotland and the public
- Requiring a public statement as to how opinions have been taken into account.

Sub-regional centre: Part of the settlement hierarchy set out within the Spatial Strategy.

Supplementary Guidance (SG): is a document which can give further detail on policies and proposals within the Local Development Plan. Common types of Supplementary Guidance include:

- **Development briefs or masterplans** - which provide a detailed explanation of how the Council would like to see particular sites or small areas develop.
- **Strategies or frameworks on specific issues** - for example, guidance on the location of large wind farms.
- **Detailed policies** - for example on the design of new development.

For more information on the Supplementary Guidance that the Council will prepare please see Appendix 3 of this Local Development Plan.

Sustainable design: Design which reduces the possible negative effects on the environment as far as possible and makes the most of social and economic benefits.

Sustainable development: Sustainable development has been defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".

Sustainable drainage systems (SuDS): Drainage techniques used to treat and return surface water run-off from developments (roof water, road run-off, hard standing areas) to the water environment (rivers, groundwater, lochs) without adverse impact upon people or the environment. Further guidance can be found in CIRIA's SuDS Manual C697 or Sewers for Scotland 2nd Edition.

Transport Infrastructure: Transport services and facilities needed to allow development to take place, including: roads, bus services, rail and ferry links.

Transport Scotland: Is an agency of the Scottish Government and is accountable to Parliament and the public through Scottish Ministers. Transport Scotland works in

partnership with private sector transport operators, local authorities and government. It also works closely with seven regional transport partnerships which take a strategic view of the transport needs of people and businesses in their region.

Viability: A measure of the capacity to attract ongoing investment, for maintenance, improvement and adaptation to changing needs.

Vision Statement: a broad statement of how the development of an area could and should occur and matters that may affect that development.

Waste Management Facilities: Facilities for the sorting, recycling, treatment and disposal of municipal and commercial waste.

Water Bodies: Places where water is found such as rivers, burns, lochs, ponds, boggy wet land, water held under the ground and coastal waters.

Wider Countryside: Areas outwith Settlement Development Areas and out with the Hinterland.

Wildness: A quality that can be experienced where there is a high degree of naturalness and lack of modern structures or land use, where an area is remote and access to it is physically challenging, where there is a perceived sense of sanctuary or solitude, and where the landscape offers a sense of awe/ anxiety and arresting qualities.

Wild Area: A term used to describe an area of wildness qualities that may occur along a wide spectrum, from places fairly near to settlement but within which there are qualities of remoteness and naturalness, to more remote mountain and moorland interiors.

Wild Land: Those areas where wildness qualities are best expressed, defined by the Scottish Government as 'uninhabited and often relatively inaccessible countryside where the influence of human activity on the character and quality of the environment has been minimal.

WWTW: Waste Water Treatment Works.

25. Appendix 2 Definition of Natural, Built & Cultural Heritage Features

Mìneachadh Feartan Dualchais Nàdarra, Togte & Cultarail

The Background maps which are contained in the Map Booklet set out the locations of all these different features in so far as they have been mapped digitally on our system. However, features identified by the Council as being present at the time a proposal is considered and which are of the types indicated below, but which have not yet been mapped, will still be subject of protection under Policy . The Council may update the mapping from time to time to take account of revisions and additions, such as the identification of further features through its programmes of work.



International Importance



National Importance



Local/Regional Importance



Wider Countryside

Note: Whilst Appendix 2 groups features under the headings international, national and local/regional importance, this does not suggest that the relevant policy framework will be any less rigorously applied. The Policy should also be read in conjunction with the Background maps.

Features of International Importance

Type	Background	Policy Framework
Special Protection Areas (SPA) (including proposed)	Classified by Scottish Ministers under either the EC Wild Birds Directive (79/409/EC) or the European Birds Directive (2009/147/EC), which provides for the protection, management and control of all species of wild birds. SPAs form part of the EU Natura network of nature conservation protection.	The Conservation (Natural Habitats &c) Regulations 1994, <i>Scottish Planning Policy</i> .
Special Areas of Conservation (SAC) (including candidate)	Designated by Scottish Ministers under the EC Habitats and Species Directive (92/43/EEC), aimed at the maintenance or <i>restoration</i> of certain natural habitats and wild species at favourable conservation status. SACs (including candidate) form part of the EU Natura network of nature conservation protection. Certain qualifying features are of "European Priority Interest" (e.g. active blanket bog) where additional regulatory provisions apply.	The Conservation (Natural Habitats &c) Regulations 1994, <i>Scottish Planning Policy</i> .
Ramsar Sites	Approved by Scottish Ministers under the Convention on Wetlands of International Importance, especially as waterfowl habitat, signed in Ramsar, Iran in 1971. Such sites are wetland sites of international importance, usually because of their value to migratory birds.	<i>Scottish Planning Policy</i>

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International Importance



National Importance



Local/Regional Importance



Wider Countryside

Features of National Importance

Type	Background	Policy Framework
Scheduled Monuments	Designated by Scottish Ministers under the Ancient Monuments and Archaeological Areas Act 1979 as being of national importance. The integrity of the site and its setting is protected by national policy.	<i>Scottish Planning Policy</i> , Scottish Historic Environment Policy (SHEP). The Highland Council Historic Environment Strategy. For information on features, see the HER (refer plan glossary).
Category A Listed Buildings	Compiled by Scottish Ministers under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of national or international importance to ensure the preservation of the building or its setting, or any feature of special architectural or historic interest which it may possess. This includes controlling any alteration, extension, repair or demolition of such interest. The list of buildings also includes structures such as walls and bridges.	<i>Scottish Planning Policy</i> , Scottish Historic Environment Policy (SHEP) and associated guidance. The Highland Council Historic Environment Strategy. For information on features, see the HER (refer plan glossary).
National Nature Reserves	Declared under the National Parks and Access to the Countryside Act 1949 as areas considered to be of national importance for their nature conservation interest. These areas are protected by national policy in that the integrity of the area or the qualities for which it has been designated should not be adversely affected.	<i>Scottish Planning Policy</i> .
Tree Preservation Orders	The Council has specific powers to protect trees and woodland if it appears to them to be "expedient in the interests of amenity". The principal effect of a Tree Preservation Order is to prohibit the cutting down, uprooting, topping, lopping or wilful damage of trees without the specific consent of the Planning Authority. Special provisions also apply to trees within the	Town and Country Planning (Scotland) Act 1999, Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations

	Conservation Areas.	1975 (and 1981 amendments).
Sites of Special Scientific Interest	Designated by <i>Scottish Natural Heritage</i> under the Wildlife and Countryside Act 1981 or more recently and in future the Nature Conservation (Scotland) Act 2004 as areas of land or water which are of special interest by reason of flora, fauna, geology or geomorphology. Regard must be had to opportunities to conserve or enhance the natural heritage interests of the site. These areas are protected by national policy in that the integrity of the area or the qualities for which it has been designated should not be adversely affected.	<i>Scottish Planning Policy.</i>
Inventoried Gardens and Designed Landscapes	Contained within the Inventory of Historic Gardens and Designed Landscapes in Scotland compiled and maintained by <i>Historic Scotland</i> . The garden and designed landscape and its setting are protected by national policy. Under the Town and Country Planning (General Development Procedure) (Scotland) Amendment Order 2007, <i>Historic Scotland</i> must be consulted on any proposed development that may affect these sites or their setting.	<i>Scottish Planning Policy, Scottish Historic Environment Policy (SHEP). The Highland Council Historic Environment Strategy.</i>
National Scenic Areas	<p>Generally these were established by Order under planning legislation by the Secretary of State in 1981 on the basis of "Scotland's Scenic Heritage" (Countryside Commission for Scotland, 1978). They are defined as areas of "national scenic significance of unsurpassed attractiveness which must be conserved as part of our national heritage." However, the Planning etc (Scotland) Act 2006 renews the powers of Scottish Ministers to designate NSAs where an area is of outstanding scenic value in a national context. Thereafter special attention is to be paid to the desirability of safeguarding or enhancing an NSA's character or appearance. These areas are protected by national policy in that the integrity of the area or the qualities for which it has been designated should not be adversely affected.</p> <p>The web link to the National; Scenic Areas Special Qualities Report (http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/nationaldesignations/nsa/special-qualities/).</p>	<i>Scottish Planning Policy.</i>

Type	Background	Policy Framework
Inventoried Ancient Woodland (1) and Long-Established Semi-Natural Woodland (2a)	Contained within the Inventory of Ancient, Long-Established and Semi-Natural Woodland prepared by the former Nature Conservancy Council (1989). Specifically this includes ancient woodland sites shown as semi-natural woodland on the 1750 'Roy' maps and all map sources since. It also includes sites shown as semi-natural woodland on the OS First Edition maps of the 1860s but it is not shown as woodland on the 1750 maps. These woodlands are regarded as having the greatest value for nature conservation.	<i>Scottish Planning Policy.</i>
National Park	National parks are designated under the National Parks (Scotland) Act 2000 because they are areas of National importance for their natural and cultural heritage. They are central to rural economic development and recreation, sustainability and the conservation of their diverse natural habitats.	<i>Scottish Planning Policy.</i>

The Background maps which are contained in the Map Booklet set out the locations of all these different features in so far as they have been mapped digitally on our system. However, features identified by the Council as being present at the time a proposal is considered and which are of the types indicated below, but which have not yet been mapped, will still be subject of protection under Policy. The Council may update the mapping from time to time to take account of revisions and additions, such as the identification of further features through its programmes of work.



International Importance



National Importance



Local/Regional Importance



Wider Countryside

Features of Local / Regional Importance

Type	Background	Policy Framework
Special Landscape Areas (SLA)	These areas were identified by the Council by virtue either as being large scale areas of regional importance for scenic quality, or as being small scale areas of local scenic and recreational value. The Council will consider the potential impacts of development proposals on the integrity of the SLAs, including impacts on the wider setting. There may be cases where the setting of an SLA could be adversely affected by development in the foreground which would interrupt important views into and out of the SLA. When determining the impact on the landscape character and scenic quality and overall integrity of the SLA, attention will be given to its citation and in particular the Key Landscape and Visual Characteristics, its Special Qualities, and its Sensitivities to Change.	<i>Scottish Planning Policy.</i>
Category B and C(S) Listed Buildings	Included by Scottish Ministers within a list compiled under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to ensure the preservation of the building or its setting, or any feature of special architectural or historic interest which it may possess. This includes controlling any alteration, extension, repair or demolition of such interest. The list of buildings also includes structures such as walls and bridges. Advice is that B listed buildings are considered to be of regional or more than local importance and C(S) listed buildings are of local importance.	<i>Scottish Planning Policy, Scottish Historic Environment Policy (SHEP) and associated guidance. The Highland Council Historic Environment Strategy. For information on features, see the HER (refer plan glossary).</i>

Type	Background	Policy Framework
Sites and Monuments Record Archaeological Sites	A record maintained and continually updated by The Council's Archaeological Unit of all known archaeological sites in Highland, including a location and brief description. The importance of such sites in terms of protection or professional recording prior to disturbance is advised on a case-by-case basis. The integrity of the site and its setting will be considered.	Scottish Planning. The Highland Council Historic Environment Strategy. For information on features, see the HER (refer plan glossary).
War Memorials	Highlighted in order that the ambience and setting of war memorials should not be adversely affected by inappropriate or unsympathetic development and in order that the Royal British Legion Scotland should be consulted where The Council believes such an adverse effect may occur.	The Highland Council Historic Environment Strategy For information on features, see the HER (refer plan glossary).
Settlement Setting	Identified by The Council. These are areas of land which are on or close to the edges of <i>settlements</i> or adjacent to main approach routes and which are considered to contribute significantly and positively to the intrinsic setting of the settlement and to be part of its character worthy of retention. They can include areas between groupings of <i>settlements</i> in close proximity to each other (allowing for any expansion provided for by the <i>Settlement Development Areas</i>) to protect the open land from development that would lead to <i>settlements</i> coalescing and losing their individual identity. This recognises that development should generally be within existing <i>settlements</i> .	<i>Scottish Planning Policy</i> .
Inventoried Long Established Plantation Origin Woodland (2b) and Other Woodlands on Roy Maps (3)	Contained within the Inventory of Ancient, Long-Established and Semi-Natural Woodland prepared by the former Nature Conservancy Council (1989). Specifically this includes sites shown as plantation woodland in the 1860s but are shown as plantation or unwooded in 1750 maps. It also includes sites which were shown as unwooded in the 1860s but which were present as woodland in the 1750s. These woodlands are regarded as being important for nature conservation.	<i>Scottish Planning Policy</i> .

Type	Background	Policy Framework
Amenity Trees/ woodlands	Areas of woodland (both broadleaved and coniferous) considered by The Council to have local amenity importance by virtue of contribution to landscape value, providing framework and containment for <i>settlements</i> , informal recreational opportunities or association as community woodlands. In so doing they contribute to the character or amenity of a particular locality.	<i>Scottish Planning Policy.</i>
Views Over Open Water	Identified by The Council to protect relatively narrow areas of land between roads or railways and the coastline or lochshores where such land provides a foreground to scenic views.	
Wild areas	<p>These will encompass the most extensive, remotest and sensitive areas of wildness, most commonly found within hill and mountain areas, remote moorland, and on remote coasts and islands. These areas possess wildness qualities that are of value for amenity, recreation and in contributing to the unique identity of the Highlands. This is of high value for residents and visitors for tourism, film and other commercial operations. These areas will also encompass other areas of wildness qualities which are more easily accessed or are nearer to populated areas.</p> <p>As part of a national programme, SNH will map wildness qualities across Scotland and will identify areas of Wild Land at a national level. This will be done in consultation with Highland Council and other planning authorities. Highland Council, with the assistance of SNH, may then consider whether it is appropriate to identify wild areas of a quality and value that are of local/ regional importance.</p> <p>The assessment of wildness qualities will include the following:</p> <p><i>Physical attributes</i></p> <ul style="list-style-type: none"> • Perceived naturalness; • Lack of modern artefacts or structures; • Little evidence of contemporary land uses; • Rugged or otherwise challenging terrain; • Inaccessibility/accessibility; • Extent of area; <p><i>Perceptual responses</i></p> <ul style="list-style-type: none"> • Sense of sanctuary or solitude; • Risk or sense of awe or anxiety; • Perceived arresting or inspiring qualities; and • Fulfilment from physical challenge. <p><i>Supplementary Guidance</i> will be produced that will</p>	<p><i>National Planning Framework for Scotland 2 (para 99)</i></p> <p><i>Scottish Planning Policy, February 2010 (para 128).</i></p>

also contain advice on how to best accommodate change within these areas while safeguarding their qualities.

Prior to *wild land* being identified, *proposals* that may have an adverse impact on the *wild land* resource should undergo an assessment process. To produce this assessment applicants should refer to *Scottish Natural Heritage: Assessing the Impacts on Wild land* interim guidance note. <http://www.snh.gov.uk/protecting-scotlands-nature/looking-after-landscapes/landscape-policy-and-guidance/wild-land/>.

The assessment should include consideration of impacts that occur *cumulatively* as well as individually; they may occur incrementally, particularly through fragmentation and/or erosion in marginal areas.

There may be cases where wildness could be adversely affected by development close to *wild land* but not within it. When determining whether there is an unacceptable impact from outwith: noise, impact on views, and light pollution will need to be assessed.

**Locally
Important
Croft Land**

Identified by The Council on advice from crofting interests where it is considered that the continued use of the land for agriculture is important locally for the *viability* of crofting in the area.

**Local Nature
Conservation
Sites**

Identified by The Council on advice from groups with expertise in local nature conservation interests, such as *Scottish Natural Heritage*, the Scottish Wildlife Trust and Local Biodiversity Action Plan (LBAP) Groups. These sites have local importance for habitats and species. These sites are provisional and require to be refined following detailed survey or assessment and in consultation with *SNH* and landowners. Not yet digitally mapped.

*Scottish Planning
Policy.*

Type	Background	Policy Framework
Un-notified Geological Conservation Review Sites	Identified by the Joint Nature Conservation Committee as being the very best and most representative geological and geomorphological features and fossil sites in Great Britain, and so considered to qualify for SSSI/ designation. Un-notified GCR Sites are un-notified as SSSIs but are nevertheless considered by JNCC to be of national importance. Some GCR sites may be part notified (i.e. SSSI) and part un-notified. Further details on the GCR and sites can be found at http://www.snh.gov.uk/protecting-scotlands-nature/safeguarding-geodiversity/protecting/geological-conservation/	<i>Scottish Planning Policy</i> and www.jncc.gov.uk/page-2947
Local Geodiversity Sites	Identified by <i>Scottish Natural Heritage</i> or by a Regionally Important Geological Site Group, being sites of local or regional importance for the protection and study of geology and geomorphology. Not yet digitally mapped.	<i>Scottish Planning Policy.</i>
Isolated Coast	Identified by The Council, being remote stretches of coast (including islands) characterised by an absence of <i>settlements</i> or other onshore development, no presence of offshore activity, and affording extended views lacking obvious signs of human activity, both onshore and offshore. This work has been carried out on a Highland wide basis as part of preparing the Council's Draft Coastal Development Strategy.	<i>Scottish Planning Policy.</i>
Archaeological Heritage Areas	Identified by The Council as being of exceptional archaeological and historic significance by virtue of the importance, number and location of features, density of monuments/sites, and opportunities for interpretation.	<i>Scottish Planning Policy.</i> The Highland Council Historic Environment Strategy.
Conservation Areas	Designated by The Council under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as areas of special architectural and historic interest the character or appearance of which it is desirable to preserve or enhance. Planning permission will be required within such areas for specific types of development that would otherwise be permitted development, including demolition.	<i>Scottish Planning Policy</i> , <i>Scottish Historic Environment Policy (SHEP)</i> and associated guidance. The Highland Council Historic Environment Strategy

26. Appendix 3 Supplementary Guidance

Stiùireadh a Bharrachd

The Council has in place various *supplementary guidance* which supplements the Local Plan and provides additional advice and guidance on planning policy matters.

The new LDP requires *supplementary guidance* to play a greater role than it has in the past. *Scottish Government* advises that much detailed material can be contained in *supplementary guidance*, which allows the Plan to focus on the vision, *spatial strategy*, overarching and other key policies and *proposals*. Guidance may include detailed policies (it is not necessary for all policies to be within the Plan itself), *development briefs* and *masterplans*, as well as advice to support a policy. However, where guidance is intended to be statutory i.e. part of the Plan and used to assist decision making on planning applications, the main principles or context for the guidance must be established within the Plan itself.

The following table provides a list of existing guidance (to be carried forward or amended) and new guidance (to be produced to accompany the *Plan*). A more detailed review of existing policy and their potential to come forward as *supplementary guidance* is contained within the background Topic Papers and Policy Review Table. Further work will be undertaken on whether the guidance will be statutory or non-statutory going forward and all statutory guidance will be presented for consultation at the *Proposed Plan* stage. Comments are invited on the suggested *proposals* for *supplementary guidance*.

This appendix is accurate as at the date of the adoption of the plan. Details on the progress of preparing and publishing individual guidance will change over time. Up to date information is available on the Council's web-site.

Existing Supplementary Guidance

Title of Guidance	Date Adopted	Description
A96 Growth Corridor Development Framework	September 2007	Framework for future developments over the next 30+ years within the land eastwards from Inverness to the border with Moray and south to the B9006
Access Strategy	TBC	Aims to provide access opportunities, encourage stakeholders to work together in the development of better facilities, develop a comprehensive access network, remove barriers and build links so that everyone can enjoy and explore the Highlands to the best of their ability.
<i>Affordable Housing</i>	August 2008	Protocol for securing <i>Affordable Housing</i> contributions in relation to new residential developments.
<i>Aquaculture Framework Plans</i>	Various Dates	Guides aquaculture development to appropriate locations and helps minimise conflicts of interest. Produced for Loch Nevis, Loch Sunart, Loch Bracadale, Loch Hourn, Loch Inchard and Loch Eriboll.
Coastal Development Strategy	May 2010	Sets out a vision for the sustainable use and development of the Highland's <i>coastal zone</i> .
Sustainable Design Guide	June 2011	Provides guidance on what sustainable design means in the Highland context and highlights opportunities for developers to add value to their projects by taking account of the way that the economic, environmental and social impacts of development interact over the short and long term.
Education and New Residential Developments	August 2009	Protocol for securing contributions towards the provision of primary and secondary schools in the Highlands in relation to new residential developments. To be incorporated within the emerging Developer Contributions Supplementary Guidance
Forest and Woodland Strategy	April 2006	Identifies strategic forestry/woodland areas and opportunities in Highland for potential funding, provides a framework for evaluating applications under the Scottish Forestry Grants Scheme, and provides a context for the preparation of forest plans.

Title of Guidance			Date Adopted	Description
Highland Strategy	Renewable Energy		May 2006	Identifies preferred locations for renewable energy developments and a protocol for dealing with such developments. To be replaced, in part, by the emerging Onshore Wind Energy Supplementary Guidance
Houses in Multiple Occupation			November 2011	Identifies when planning permission is required for HMOs, sets limits to the proportion of HMOs within census output areas and provides guidance on assessing planning applications for HMOs.
Housing in the Countryside and Siting and Design Guidance			August 2011	Provides advice on the interpretation of Council policy in relation to building housing in the countryside and to offer advice on the siting, design and construction of new houses in the countryside.
Inner Moray Firth Ports and Sites Policy Study/Strategy			June 2005	Sets out a vision for the period to 2050 which will help shape future collaboration, steer public investment priorities, maximise regional development potential, and identify key implementation actions.
Integrated Coastal plans			September 2006	Guides the use and development of the <i>coastal zone</i> in the 'Two Brooms' area – Loch Broom, Little Loch Broom, the Summer Isles and Gruinard Bay. Aims to encourage management which maintains a healthy ecosystem alongside appropriate human use of the marine environment.
Nigg Yard <i>Masterplan</i>			September 2009	Outlines a vision and feasible options for the development of the Nigg Yard site as a multi-user industrial facility over the next 15-20 years
<i>Open Space</i> in New Residential Development			June 2009	Provides details of the standard of <i>open space</i> that should be provided in new residential developments.
Highland Housing Strategy			May 2010	Documents the need and demand for housing, as well as wider housing issues, based on an assessment of housing, demographic, economic and community issues. Provides the policy context and outcomes that stakeholders want for Highland residents and details the approaches that will be taken to achieve these outcomes.

Highland-wide Local Development Plan		
March 2012		

Title of Guidance	Date Adopted	Description
Trees, Woodland and Development	September 2012	Provides guidance on the protection and management of trees in relation to developments.
Highland Council Core Paths Plan	September 2011	Provides details of the network of paths (core paths) throughout the Highland area which can be accessed on foot, by bike or any other non-motorised means.
Local Transport Strategy	Committee/Aug 2010	Provides a strategic framework for transport in the Highland for the next three years which will guide decision-making on transport-related issues.
Managing Waste in New Developments	March 2011	Provides guidance on the Council's requirements for <i>waste management facilities</i> for new developments, and the requirements for <i>developer contributions</i> for new waste management infrastructure. To be incorporated within the emerging Developer Contributions Supplementary Guidance
Guidance on Development and Biodiversity – Highland's Statutorily Protected Species	November 2011	Provides guidance on protecting and enhancing biodiversity, including the statutorily protected species found within the Highland Area.
Physical Constraints on Development	September 2011	Identifies and maps the physical constraints on development within the Highland Area
Nairn Town Centre Development Brief	March 2011	Provides an overall framework for the development of the town centre and sets out guidelines on design and other standards expected by the Planning Authority

Existing *Development Briefs*

Title of <i>Development Brief</i>	Date Adopted	Description
<u>Dingwall Riverside <i>Development Brief</i></u>	January 2010	Promotes a framework that will guide development <i>proposals</i> within the brief area towards an overall form that will offer residential, retail, social and employment opportunities while maintaining strong links to Dingwall town centre.
<u>Dounreay Planning Framework <i>Framework Plan</i>, January 2006</u>	January 2006	Translates the decommissioning and <i>restoration proposals</i> described in UKAEA's Dounreay Site <i>Restoration Plan</i> into a land use planning framework for the decommissioning, <i>restoration</i> and after use of the site.
<u>Drummuie, Golspie <i>Development Brief</i>, January 2001</u>	January 2001	Promotes the future use and development of this significant Council owned property at Drummuie in Golspie, East Sutherland.
<u>Firthview-Woodside <i>Development Brief</i>, April 2003</u>	April 2003	Co-ordinates land assembly and the layout of development, identifies the infrastructure and facilities required, assesses the impact of development within the neighbourhood and wider district and the possible scope for planning "gain".
<u>Fort Augustus Village Centre <i>Development Brief</i>, Jan 2007</u>	January 2007	Provides a framework for land assembly, engineering works and site remodelling, as well as an indicative site layout and servicing options.
<u>Hedgefield, Inverness <i>Development Brief</i>, October 2005</u>	October 2005	Promotes the future use and development of the 'B' Listed Hedgefield House and grounds, Inverness.
<u>Inshes and Milton of Leys <i>Development Brief</i>, March 2004</u>	March 2004	Guides the continuing development of land at Inshes and Milton of Leys as part of the City's expansion strategy. Reviews the framework for the development, identifies related infrastructure and community facilities and sets out a revised protocol for <i>developer contributions</i> .
Lairg Development Opportunities <i>Development Brief</i>	June 1997	Sets out development guidelines for four key areas of underused land and derelict buildings in the centre of Lairg.

Title of <i>Development Brief</i>	Date Adopted	Description
<u>Lochcarron Kirkton Development Brief</u>	September 2007	Sets out a framework for a comprehensive and cohesive approach to development, including layout, access, <i>sustainable development</i> principles, servicing and environmental requirements. A degree of design guidance is included to ensure that development moves forward in a sensitive and appropriate manner.
<u>Longman Core, Inverness Development Brief, June 2006</u>	June 2006	Seeks to co-ordinate the redevelopment of land and property at the “core” of the Longman Industrial Estate, Inverness. Sets the context for development in a key urban transport corridor and examines the contribution that this location can make to meeting anticipated need for bulky-goods/warehouse retail floorspace in the City. Wider review for Longman to be undertaken 2012/13.
<u>Markethill, Fort Augustus Development Brief, November 2003</u>	November 2003	Seeks to open-up land for local homes, employment and facilities, and to co-ordinate development and other uses between the A82(T) and Caledonian Canal.
Morangie Road, Tain <i>Development Brief</i>	September 1997	Provides an overall framework for the release and development of the site and sets out guidelines on design and other standards expected by the Planning Authority.
<u>Ness Development Brief - Approved January 2007</u>	January 2007	Promotes the development of one of the City’s principal expansion areas to complete a sustainable and balanced Ness District. Provides a financial protocol to co-ordinate and secure equitable <i>developer contributions</i> and specifies an optimum mix and layout of land use
<u>Sandiland, Cromarty Development Brief - Feb 2006</u>	February 2006	Provides detailed guidance and advice on the future development of vacant and derelict property comprising the Townlands Barn (formerly known as Sandilands House) and adjoining land south of Cromarty High Street.
<u>South Bonar Industrial Estate Development Brief Development Brief, September 2005</u>	September 2005	Assesses the potential of the Industrial Estate at South Bonar and adjoining land for economic development, and presents options for future development of the site.

Title of <i>Development Brief</i>	Date Adopted	Description
Thurso West Expansion Area <i>Development Brief</i> , June 2003	June 2003	Guides the development of a significant area of land at Pennyland on the west side of Thurso and sets out a detailed development framework, including layout and design principles, servicing requirements and environmental factors.

Future Supplementary Guidance

Title of Guidance	Next Milestone/Date	Description
A96 Corridor <i>Developer Contributions</i>	Ongoing	Protocol for securing <i>developer contributions</i> within the A96 Corridor
<i>Developer Contributions</i>	Committee/March 2012	Protocol for securing <i>developer contributions</i> for the Highland Area [excluding A96 Corridor]
<i>Green Networks</i>	Ongoing	Promotes greenspace linkages and safeguards/enhances wildlife corridors in and around new and existing developments.
Heritage Strategy	Committee/March 2012	Provides guidance on the protection and enhancement of the built heritage of the area.
Housing in the Countryside: Housing Group Capacity Studies	N/A	These capacity studies will be produced on an as-required basis and will assess the ability of housing groups to accommodate additional development.
Inverness City Vision	Consultation March 2012	Provides a wide-ranging vision for the future development and growth of Inverness City.
<i>Local Transport Strategy</i>	Committee/Aug 2010	Provides a strategic framework for transport in the Highland for the next three years which will guide decision-making on transport-related issues.
Onshore Wind Energy	Committee/Mar 2012	Replaces parts of the Highland Renewable Energy Strategy, identifies areas to be afforded protection from windfarms, other areas with constraints, broad areas of search for windfarms, and sets out criteria for the consideration of <i>proposals</i> .
Flood Risk and Drainage Impact Assessments	Consultation Draft/Mar 2012	Provides guidance on reducing the risk of flooding in line with the Council's duties under Flood Risk Management (Scotland) Act 2009.
Public Art Strategy	Committee/March 2012	Strategy for securing and managing contributions from developments for the provision of Public Art. To be incorporated within the emerging Developer Contributions Supplementary Guidance
Residential Layout and Design	Committee/March 2012	Provides guidance on the layout and design of new residential developments in the Highland area.

Title of Guidance	Next Milestone/Date	Description
Sandown Development Brief	2012	Guides the development of a significant area of land at Sandown on the west side of Nairn, sets out a detailed development framework, including layout and design principles, servicing requirements and environmental factors.
Wild Areas	Summer 2012	Identifies areas of <i>wild land</i> within Highland and provides advice on how best to accommodate change within these areas while safeguarding their qualities.
Castletown <i>Masterplan</i>	2012	<i>Masterplan</i> prepared by The Prince's Foundation for the Built Environment covering the area of Castletown and Castlehill. Contains an overall plan for the area together with detailed options for the Harbour, the Mill and the Church, Main Street and Traill Street. Affordability and sustainability are part of the strategies and some phasing is set out.
John O'Groats <i>Masterplan</i>	2012	<i>Masterplan</i> prepared by <i>Highlands and Islands Enterprise</i> which describes a vision and detailed framework of how John O'Groats could be developed to bring economic growth, support <i>regeneration</i> of Caithness, and enable the place to meet its potential.
Marine Renewables	As required	To establish the likely land requirements and infrastructure needs of the emerging marine renewables industry.

Future Development Briefs

Title of <i>Development Brief</i>	Anticipated Completion	Description
Inshes/Raigmore	2012/13	Provides an overall framework for the development of the area and sets out guidelines on design and other standards expected by the Planning Authority
Inverness City Centre (Part of Inverness City Vision)	Consultation March 2012	Provides an overall framework for the development of the City Centre and sets out guidelines on design and other standards expected by the Planning Authority
Longman Core Development Brief	2012/13	Provides an overall framework for the development of the Longman Core and sets out guidelines on design and other standards expected by the Planning Authority
Longman <i>Landfill</i>	2012	Provides an overall framework for the development of the site and sets out guidelines on design and other standards expected by the Planning Authority
Muirtown/South Kessock	2012	Provides an overall framework for the development of the area and sets out guidelines on design and other standards expected by the Planning Authority
Ness-side/Charleston	2012/13	Provides an overall framework for the development of the area and sets out guidelines on design and other standards expected by the Planning Authority

27. Appendix 4 Links to Associated Documents

Ceangalan gu Sgrìobhainnean Co-cheangailte

The Highland Council's *Development Planning* Webpage

<http://www.highland.gov.uk/developmentplans>

The *Scottish Government's Planning* Webpage

<http://www.scotland.gov.uk/planning>

Strengthening the Highlands 2009-2011 - The Highland Council's Programme for Administration

<http://www.highland.gov.uk/NR/rdonlyres/936C2237-D201-4A4A-92D9-FD683F1BD544/0/strengtheningthehighlands.pdf>

The Highland Council's Single Outcome Agreement 2

<http://www.highland.gov.uk/NR/rdonlyres/E54BFEF5-777C-40D8-8597-80C42F5C8517/0/SingleOutcomeAgreement.pdf>

Office of the Queens Printer for Scotland (where you can find copies of all relevant Scottish Planning Legislation and Regulations)

<http://www.oqps.gov.uk>

The Highland Housing Need and Demand Assessment

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/HighlandHousingNeedandDemandAssessment.htm>

The Highland Housing Land Audit

<http://www.highland.gov.uk/yourcouncil/highlandfactsandfigures/housinglandaudit/>

Inverness City Vision 2010

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/InvernessCityVision.htm>

The Nigg Development *Masterplan*

<http://www.highland.gov.uk/yourenvironment/planning/nigg.htm>

Planning Framework for Dounreay

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/dounreay-planning-framework.htm>

The John O' Groats *Masterplan*

<http://www.hie.co.uk/john-ogroats-masterplan-2009.htm>

Supplementary Guidance on Sustainable Design

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/developmentplanpolicyguidance/designingforsustainability.htm>

Highland Housing Strategy

<http://www.highland.gov.uk/livinghere/housing/housingstrategiesandinitiatives/>

Supplementary Guidance on Affordable Housing

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/developmentplanpolicyguidance/affordablehousing.htm>

Houses in Multiple Occupation: *Supplementary Guidance*

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/hmo.htm>

Housing in the Countryside / Siting and Design: *Supplementary Guidance*.

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/developmentplanpolicyguidance/housingincountryside.htm>

Scottish Natural Heritage – Landscape Character Assessments

<http://www.snh.gov.uk/protecting-scotlands-nature/looking-after-landscapes/lca/>

Highlands & Islands Enterprise (for information on planning *Fragile Areas*)

<http://www.hie.co.uk/>

Scottish Planning Policy

<http://www.scotland.gov.uk/Publications/2010/02/03132605/0>

Highland Area Tourism Partnership Plan 2005-2015

http://www.highland.gov.uk/NR/rdonlyres/7F964032-4AD9-42F6-98A5-1635B55960B9/0/highland_strategy_final.pdf

Coastal Development Strategy

<http://www.highland.gov.uk/yourenvironment/planning/coastalplanning/classificationofthehighlandcoast/>

Aquaculture Framework Plans

<http://www.highland.gov.uk/yourenvironment/planning/coastalplanning/aquacultureframeworkplans/>

Integrated Coastal Zone Management Plans

<http://www.highland.gov.uk/yourenvironment/planning/coastalplanning/integratedcoastalzonemanagement/>

Marine aquaculture and the Landscape: The Siting and Design of Marine Aquaculture Developments in the Landscape *SNH*)

<http://www.snh.org.uk/pubs/detail.asp?id=113>

Highland Forest and Woodland Strategy 2006

<http://www.highland.gov.uk/yourenvironment/agriculturefisheriesandforestry/treesandforestry/highland-forest-and-woodland-strategy.htm>

Regional Transport Strategy

<http://www.hitrans.org.uk/Strategy/Strategy.html>

Local Transport Strategy

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/transportplanning/localtransportstrategy.htm>

Biodiversity Toolkit

<http://www.biodiversityplanningtoolkit.com/>

SNH's Strategic Locational Guidance for Onshore Wind farms in respect of the natural Heritage

<http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/>

European Protected Species, Development Sites and the Planning System: Interim guidance for local authorities on licensing arrangements

www.scotland.gov.uk/Publications/2001/10/10122/File-1

Badger Policy Guidance Note

<http://www.highland.gov.uk/NR/rdonlyres/5F8D14CC-A073-416D-B34B-011A8E0549FD/0/BPGN.pdf>

Birds of conservation concern

<http://www.bto.org/sites/default/files/u37/downloads/recording/bocc3.pdf>

UK Biodiversity Action Plan

<http://www.ukbap.org.uk/>

Local Biodiversity Action Plan

<http://www.highlandbiodiversity.com/>

Scottish Biodiversity List

<http://www.scotland.gov.uk/Topics/Environment/Wildlife-Habitats/16118/Biodiversitylist>

SEPA Indicative Flood Risk Mapping

http://www.sepa.org.uk/flooding/flood_map/view_the_map.aspx

Water Framework Directive (2000/60/EC)

http://ec.europa.eu/environment/water/water-framework/index_en.html

River Basin Management Plan for the Scotland River Basin District

http://www.sepa.org.uk/water/river_basin_planning.aspx

SEPA's Policy on the Provision of Waste Water Drainage in Settlements

http://www.sepa.org.uk/planning/waste_water_drainage.aspx

The SuDS Manual (CIRIA C697)

http://www.ciria.org/service/AM/ContentManagerNet/TemplateRedirect.aspx?template=/ContentManagerNet/ContentDisplay.aspx&Section=content_by_themes&ContentID=12341

Sewers for Scotland Manual 2nd Edition

http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/SWE_CONN_SUDS

Planning Advice Note 69: Planning and Building Standards Advice on Flooding

<http://www.scotland.gov.uk/Publications/2004/08/19805/41594>

Zero Waste Plan

<http://www.scotland.gov.uk/Topics/Environment/waste-and-pollution/Waste-1/wastestrategy>

The Highland Council's Municipal Waste Strategy

<http://www.highland.gov.uk/yourenvironment/wastemanagement/aboutwastemanagement/highlandandmoraycouncilwastestrategy.htm>

The National Air Quality Strategy

<http://www.defra.gov.uk/environment/quality/air/airquality/strategy/index.htm>

Open Space in New Residential Development: Supplementary Guidance.

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/osspeg.htm>

Green Networks: Supplementary Guidance.

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/>

Highland Council's Audit of Greenspace

<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/>

The Land Reform (Scotland) Act 2003

http://www.opsi.gov.uk/legislation/scotland/acts2003/asp_20030002_en_1

Access Strategy

<http://www.highland.gov.uk/leisureandtourism/what-to-see/countrysideaccess/accessstrategy.htm>

Core Path Plans

<http://www.highland.gov.uk/leisureandtourism/what-to-see/countrysideaccess/corepathplans.htm>

An assessment of historic trends in the extent of *wild land* in Scotland: a pilot study

<http://www.snh.gov.uk/protecting-scotlands-nature/looking-after-landscapes/landscape-policy-and-guidance/wild-land/>

Geological Conservation Review Sites (SNH)

<http://www.snh.gov.uk/protecting-scotlands-nature/safeguarding-geodiversity/protecting/geological-conservation/>

Geological Conservation Review Sites (JNCC)

www.jncc.gov.uk/page-2947

A96 Corridor Development Framework

<http://www.highland.gov.uk/NR/rdonlyres/7297B608-64F3-478C-AC10-4CEABF3595C1/0/A96DevelopmentFramework.pdf>

Control of Woodland Removal

[http://www.forestry.gov.uk/pdf/fcfc125.pdf/\\$FILE/fcfc125.pdf](http://www.forestry.gov.uk/pdf/fcfc125.pdf/$FILE/fcfc125.pdf)

28. Appendix 5 Schedule of Land Ownership

This Schedule of Landownership sets out where The Highland Council own land covered by allocations in the Highland wide Local Development Plan. This is a requirement of Regulation 9 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008.

Description of land owned by planning authority	Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land
Rose Street Car Park, Rose Street, Inverness, IV1 1NQ	Policy 3 – City Centre Development
Inverness Library, Farraline Park, IV1 1NH	Policy 3 – City Centre Development
Inverness Bus Station, Margaret Street, Inverness, IV1 1LT	Policy 3 – City Centre Development
Strothers Lane Car Park, Strothers Lane, Inverness, IV1 1NW	Policy 3 – City Centre Development
Spectrum Centre, Margaret Street, Inverness, IV1 1LS	Policy 3 – City Centre Development
Raining Stairs Car Park, Inverness, IV2 3ES	Policy 3 – City Centre Development
Bridge Street Development, Bridge Street, Inverness, IV2 3BJ	Policy 3 – City Centre Development
Town House Car Park, Castle Street, Inverness, IV2 3AD	Policy 3 – City Centre Development
Fire Station, Harbour Road, Inverness, IV1 1TB	Policy 4 – Longman Core Development
Area Command Office, Burnett Road, Inverness, IV1 1RL	Policy 4 – Longman Core Development
Library Support Unit, Harbour Road, Inverness, IV1 1SY	Policy 4 – Longman Core Development
28 Harbour Road, Inverness, IV1 1SY	Policy 4 – Longman Core Development
30 Harbour Road, Inverness, IV1 1SY	Policy 4 – Longman Core Development
TEC Services Store, Longman Road, Inverness, IV1 1RY (to rear of Kwik Fit)	Policy 4 – Longman Core Development
Land comprising of Longman landfill, Inverness, IV1 1FB	Policy 5 – Longman Landfill Policy 71 – Waste Management
Land East of Blackpark Filling Station, Clachnaharry Road, Inverness, IV3 8QH	Policy 6 – Muirtown and South Kessock
Carsegate Industrial Estate, Carsegate Road, Inverness, IV3 8EX	Policy 6 – Muirtown and South Kessock
Kessock Fields Open Space, Kessock Road, Inverness, IV3 8AJ	Policy 6 – Muirtown and South Kessock
Police Headquarters, Old Perth Road,	Policy 7 – Inshes and Raigmore

Inverness, IV2 3SY	
Land at Sandown Farm, Sandown Sandown, Nairn, IV12 5NE	Policy 9 – A96 Corridor – Phasing and Infrastructure Policy 16 - Sandown
Cawdor Primary School, Cawdor, Nairn IV12 5XZ	Policy 9 – A96 Corridor – Phasing and Infrastructure Policy 22 – Cawdor Expansion
Cawdor Burial Ground, Cawdor, Nairn, IV12 5XP	Policy 9 – A96 Corridor – Phasing and Infrastructure Policy 22– Cawdor Expansion
Land comprising of car park, museum and harbour at John O’Groats, KW1 4YR	Policy 25 – John O’Groats
King George V Playing Fields, Main Street, Castletown, KW14 8TP	Policy 26 – Castletown
Castletown Primary School, Castletown, KW14 8UA	Policy 26 – Castletown

29. Appendix 6 Settlement Hierarchy

Regional Centre Functions

	Inverness
3G Mobile Phone Network Availability	X
Airport with European Connections	X
Archive Centre	X
Arts and Culture Facilities	X
Broadband Provision	X
Conference Facilities	X
Connections to Long Distance	X
Footpaths/Cycle Routes	
Direct access to road based transport connections linking to the rest of the UK	X
Higher/Further Education Facilities	X
Hospital with Accident and Emergency Department	X
Large Scale Industry	X
Library	X
Main Post Office	X
Major Food Superstore (over 2,500m ²)	X
Multi-Screen Cinema	X
Museum	X
Park and Ride Facilities	X
Public Transport Interchange	
Regional Scale Sports Facilities	X
Regional Tourism Gateway	X
Specialist Comparison Retailing	X
Specialist Office Accommodation	X
Strategic Open Spaces	X

Sub-Regional Centre Functions

	South East Ross	North East Caithness	Skye	South West Highland	South East Sutherland	Nairn
3G Mobile Phone Network Availability						X
Air Connections		X		X		
Arts and Culture Facilities	X	X	X	X	X	X
Broadband Provision	X	X	X	X	X	X
Connections to Long Distance Footpaths/Cycle Routes	X	X	X	X	X	X
Direct access to road based transport connections linking to the rest of the UK	X	X	X	X	X	X
Food Superstore (less than 2,000m ²)	X	X	X	X	X	X
General Hospital	X	X		X	X	X
Higher/Further Education Centre	X	X	X	X	X	
Library	X	X	X	X	X	X
Medium-Large sized Industrial area	X	X	X	X	X	X
Non-Food and Bulk Goods Retail	X			X		X
Office Accommodation	X	X	X	X	X	X
Post Office	X	X	X	X	X	X
Public transport Linkages to Regional Centre	X	X	X	X	X	X
Sports Facilities	X	X	X	X	X	X
Strategic Open Spaces	X	X	X	X	X	X
Tourist Information Centre	X	X	X	X	X	X
Train Station	X	X	X	X	X	X

Sub-Regional Centres may be groups of settlements which have similar characteristics and compliment each other and are within a reasonable distance of each other. Below is the list of the settlements which make up each of the sub-regional centres, the sub-regional centres can comprise of a number of local centres.

South East Ross

Dingwall
Aliness
Invergordon

North East
Caithness

Thurso
Wick

Skye

Portree

South West
Highland

Fort William

South East
Sutherland

Dornoch
Golspie
Brora
Helmsdale

Nairn

Nairn

Local Centre Functions

	Thurso*	Wick*	Beaully	Muir of Ord	Drumnadrochit	Alness*	Nairn*	Invergordon*	Tain	Dornoch*	Lairg	Golspie*	Brora*	Helmsdale*	Bethhill	Kinlochbervie	Durness	Ullapool	Gairloch	Lochcarron	Kyle of Lochalsh	Portree*	Broadford	Acharacle	Strontian	Kinlochleven	Fort William*	Fort Augustus	Culloden
Public Transport to Regional Centre	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Fuel Filling Station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Bank	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Post Office	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Secondary School	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Health Centre	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Super/Mini-Market	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Office	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Accommodation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Small Scale Business/Industrial	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Broadband Provision	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Fit for Purpose Open Space	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Sports and Leisure Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Tourist Information	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

* Part of a Sub Regional Centre



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