

Brian Archibald
Department of Planning and
Environmental Appeals
4 The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

E-Mail: brian.mackenzie@highland.gov.uk
Direct dial: (01463) 702276
Our Ref: HWLDP-EX1:20
Your Ref: LDP-270-3
Date: 18 October, 2011

Dear Mr Archibald,

**HIGHLAND WIDE LOCAL PLAN - REQUEST FOR FURTHER INFORMATION – ISSUE 35:
SETTLEMENT DEVELOPMENT AREAS**

In reference to the reporters request for further information regarding the above issue the Council offer the following response.

Village design statements

While we consider village design statements a useful tool, we believe that their use should be to inform the preparation of the proposed area local development plans rather than guide development at a more strategic level.

Detrimental land uses, Croft Inbye Land, Cross Referencing

We recognise the potential conflicts that the policy, as worded, may cause as referenced in the reporters request for further information. To address these potential conflicts, we commend the following changes to the wording to include wider references to other policy considerations of the Highland wide Local Development Plan to the reporters;

Supporting text

Paragraph 19.5.1 – the last sentence at the end of this paragraph to be modified to:

“When defining SDAs we have taken account of a number of things, including but not limited to:”

Policy 35 – Settlement Development Areas

“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 29 *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 59, Appendix 6.2, 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.”

I trust this response meets the requirement set out in the original request.

Yours sincerely

Brian MacKenzie
Principal Planner
Development Plans Team