

# Shieldaig



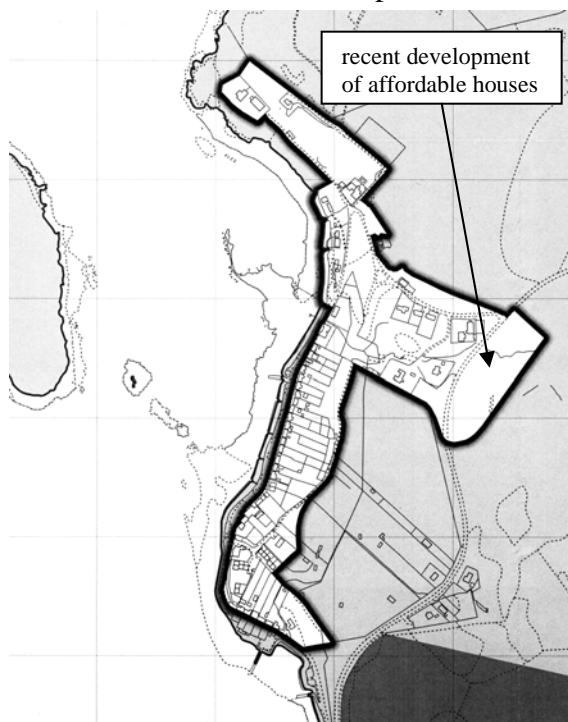
Chapter No:

# 45

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| 29 | - | Mr John C MacKenzie [Written Submissions]         |
| 68 | - | Shieldaig Community Council [Written Submissions] |

## BACKGROUND

1. Shieldaig is a small community set on the shoreline at the edge of Loch Torridon between Kinlochewe and Kishorn. More recently extended up the slope behind it, it now straddles the A896, as a recent development of affordable houses has been erected on the east side of the road.



The Proposals Map Shieldaig Inset shows the village to lie within an area of medium sensitivity as part of the Wester Ross National Scenic Area, with its south end close to an area of high sensitivity – see extract (left).

2. An objection to, and modifications made to paragraph 7.12 Fragile Areas in the deposit draft local plan, are set out in chapter 7 above.

## SUMMARY OF THE OBJECTIONS

3. The **first objector** was concerned that his land was being considered for future residential purposes, having already received assurances that this was not to be the case. He suggested that a more suitable location which would accommodate some 10 to 15 additional houses would be on each side of the affordable housing on the east side of the A896.

Extract from Proposals Map Shieldaig Inset

4.

The **second objector** wanted Shieldaig and its environs to be designated as a Fragile Area in

Order to ensure that economically active people might be enabled to develop businesses there. Confirmation was also sought that subsequent monitoring of the plan would be undertaken in order to ensure that enough land was designated for housing development.

## SUMMARY OF THE COUNCIL'S RESPONSE

5. In respect of the **first objection**, the council confirmed that the land referred to by the objector was not included in the Settlement Development Area and that there were no areas of proposed housing identified on the Shieldaig Proposals Map Inset. The council also explained the

relevant policies and the effect that they would have on any planning application which might come forward. On this basis, the first objector withdrew the objection.

6. The council explained the concept of Fragile Areas in relation to the **second objection**, and confirmed that the use of the most up-to-date data available at the time of preparation of the plan still did not indicate that Shieldaig came into this category. Nevertheless, the council proposed to modify paragraph 7.12 of the plan still further (see chapter 7 for modifications made to date) to clarify that there might be areas which had not been identified as 'Fragile', but which were still fragile in some way. This modification would add the following after the second sentence of paragraph 7.12 (added text shown underlined - see Appendix 2 for final form of text):

"Identifying these areas is based only on statistical analysis. As a result of the level at which the data is available, there may be areas which have not been identified as fragile, but which are still fragile in some way."

7. As to monitoring the plan, Section 8 set out the council's commitment to monitoring the plan (see paragraph 17 of Appendix 1 to this report). It demonstrated how it was intended that regular monitoring reports would be prepared and made publicly available. These would include an analysis of the availability of housing land.

8. As in the case of the first objector, on having the situation explained and confirmed, the second objector also withdrew.

## CONCLUSIONS

9. With the first objection based more upon a misunderstanding, which has been explained; and the second on ascertaining the position in relation to two matters, which were confirmed, all to the evident satisfaction of the objectors, I must conclude that the council's actions and explanations were appropriate in each case.

## RECOMMENDATION

10. I therefore recommend that the modification proposed by the council, as set out in paragraph 6 above, be incorporated into the plan upon its adoption.