

Reply to DPEA request for further information

Issue 2 Ardgour H2

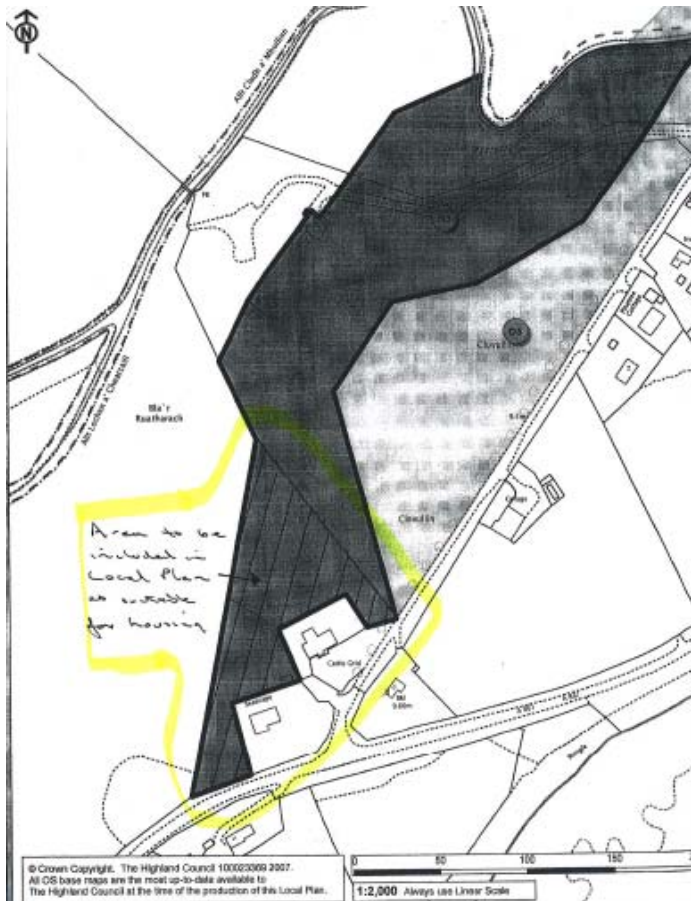
i) The designed landscape is shown below covering the entire H2 site



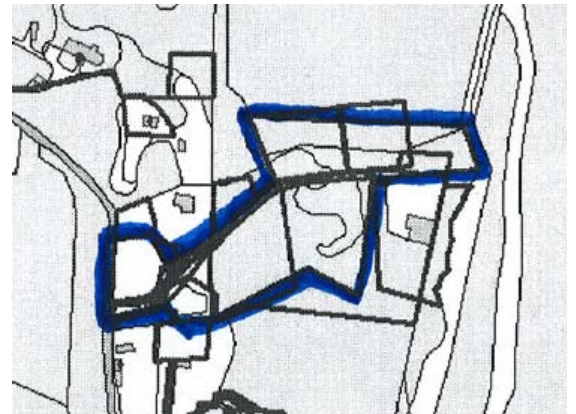
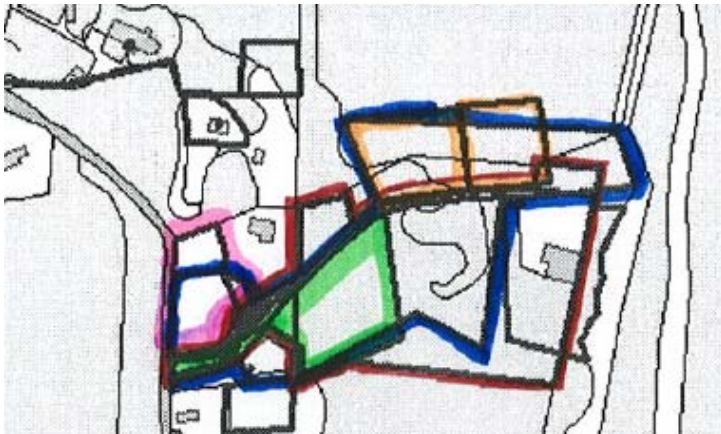
ii) This is a human error and the site size should have been changed to 1 ha (rounded from 0.96)

Issue 3 – Ardgour H3

Clarification of the boundary change proposed is shown as the hatched triangle.



Issue 11 – Acharacle H2



Blue site - 8 Houses (Inc. 4no. Affordable Houses) granted outline consent May 2008

Red site – 3 outline house sites permitted 2004

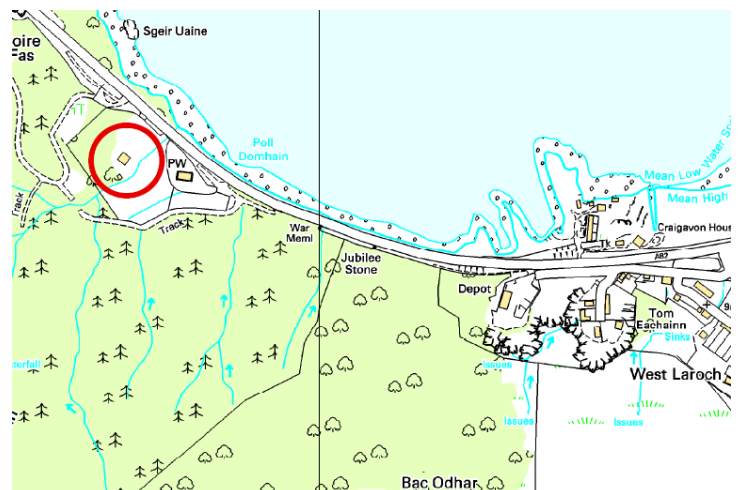
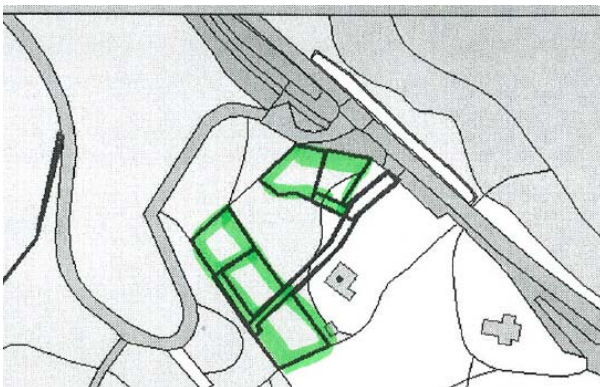
Pink site – application for 1 house site withdrawn 2004

Green site – application for 1 house site pending consideration

Two orange sites – applications for a house site on each withdrawn 2004

The SEA was amended for this site and can be accessed off our webpage at <http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/WestHighlandsandIslandsLocalPlan-StrategicEnvironmentalAssessment-Deposit+Draft+2008.htm>

Issue 15 - Ballachulish South SDA



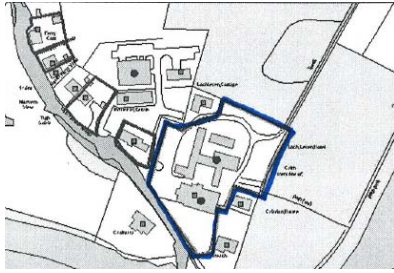
Five separate outline planning applications as shown for single houses all withdrawn September 2007

Issue 16. South Ballachulish SDA

The community council did not submit a plan indicating the extent of the land, and the Council did not seek clarification.

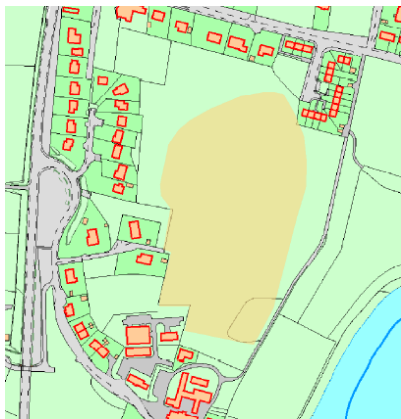
Issue 20 North Ballachulish site H2

Full permission granted for five houses June 2008



Issue 21 North Ballachulish B

Scheduled Ancient Monument at the Moss shown in yellow



Issue 22 Glencoe SDA Boundary

Two house consent within SDA boundary

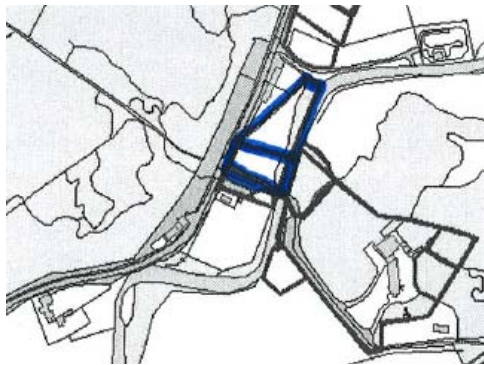


Issue 23 Glencoe H3

The Council wrote to Hugh MacColl to clarify the situation after receiving the objection from the McTaggarts. Hugh MacColl confirmed on the phone that he owned the whole of the H3 allocation and that Gwen and Ian McTaggarts have the croft inbetween the Hotel and the Filling Station. Whilst we have reasonable confidence we cannot give absolute confirmation as we have not seen legal documents for H3.

Issue 28 Duror suggested extension to the SDA

i)

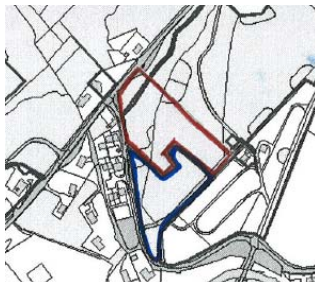


Both sites were refused permission for erection of a house December 2009

ii) The SDA is defined to show suitable areas where the principle of development is supported within the village. The reason for not including the post office, school and local shop within the SDA is because of access issues, presence of areas that lie within SEPA mapping of flood risk for 1 in 200 year, and presence of ancient semi natural woodland which constrains potential for further development of this area. If constraints can be overcome then applications could still be pursued and tested against the Plan's general countryside policies.

Issue 29 Duror H1

i)

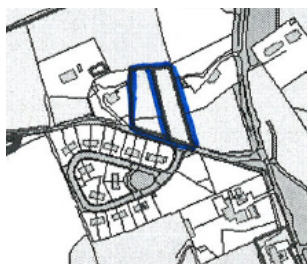


Phase 1 (blue site) was granted full planning permission for 7 detached and 4 semi detached houses – in April 2008 but this was subject to a Section 75 agreement which after pursuing the applicant due to lack of action, was not followed through. The application was subsequently withdrawn May 2009, Phase 2 for 4 semi detached, 5 detached, one bungalow and two flats was also withdrawn at the same point.

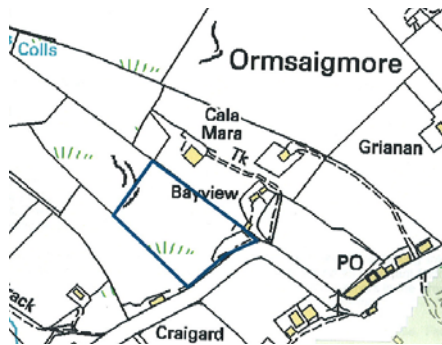
ii) The Council intend to seek contribution from the long term site to share the cost of the junction improvements in a proportional way to the benefit. This was already alluded to in the objectives of the Deposit Draft, but it was felt it was best to clarify specifically in the LT developer requirement. It is possible this would be attributed in proportion to the residential units created however the Council is developing its developer contributions approach and would use the most up to date policy at the relevant time.

Issue 33 Lochaline H3

Two outline applications for single houses granted April 2008



Issue 35 Kilchoan SDA



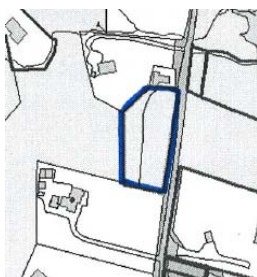
proposed boundary change supported by the council at committee and referred to in our schedule 4.

37 Strontian B2



granted outline consent for 2 houses on appeal October 2008 with land retained for suitable access into the eastern part of the site.

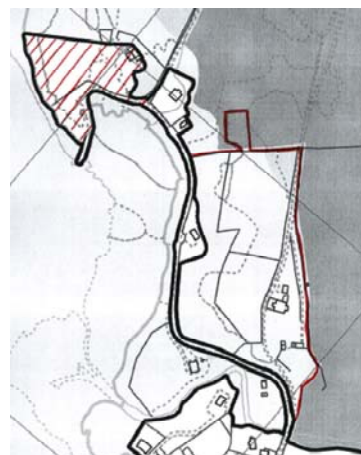
40 Salen SDA boundary



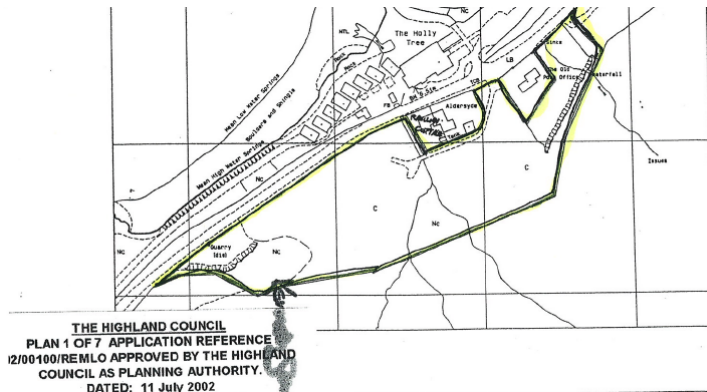
2 house reserved matters planning permission with combined access granted July 2008

Issue 41 Drimnin SDA boundary

The red line boundary is the area the Council supports for inclusion and the hatched area is the area supported for exclusion from the SDA

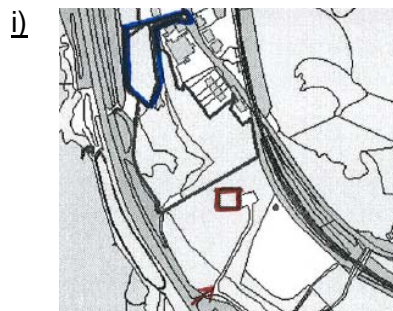


Issue 44 Kentallen SDA boundary

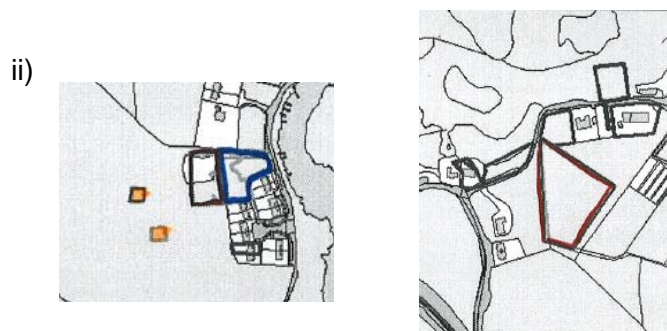


The extant consent does not involve land on the seaward side of the road

Issue 46 Morar



Red site – outline planning permission granted 3rd February 2008 (single access in this location was supported from the existing junction by the Trunk Roads Authority)
Blue site - full planning permission granted May 2007



Blue site - outline consent for two houses granted full consent June 2008
Orange sites - granted full permissions for single houses in June and March 2009
Red site (to right) – single house reserved matters consent February 2008

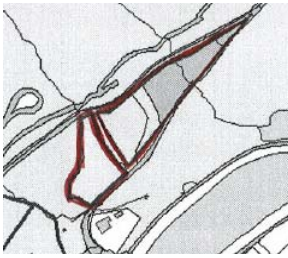
Issue 47 Arisaig H2



Outline consents granted for single houses on the six plots granted March 2008

Issue 48 Gairloch

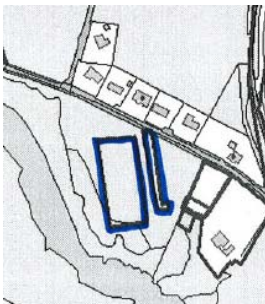
i)



H1 – two outline consents for single houses granted June 2008

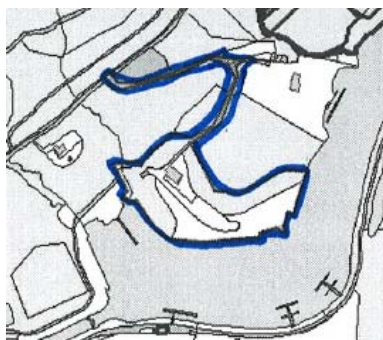


H2 – blue sites - three single house reserved matters approved Jan – June 2009, red site approved outline consent January 2010



H4 – 4 house outline consent granted September 2008

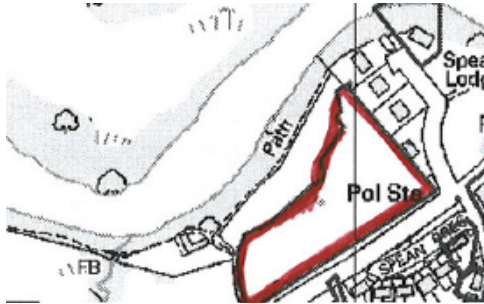
ii)



Consent Full permission 6 holiday units September 2009.

Issue 29 Spean Bridge

i)



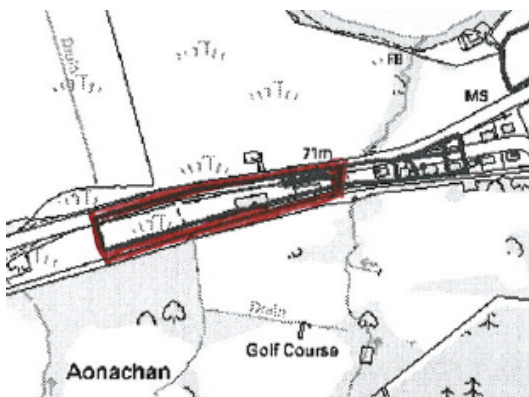
lapsed outline consent for 13 houses granted March 2005

ii)



outline permission for 8 houses granted September 2009

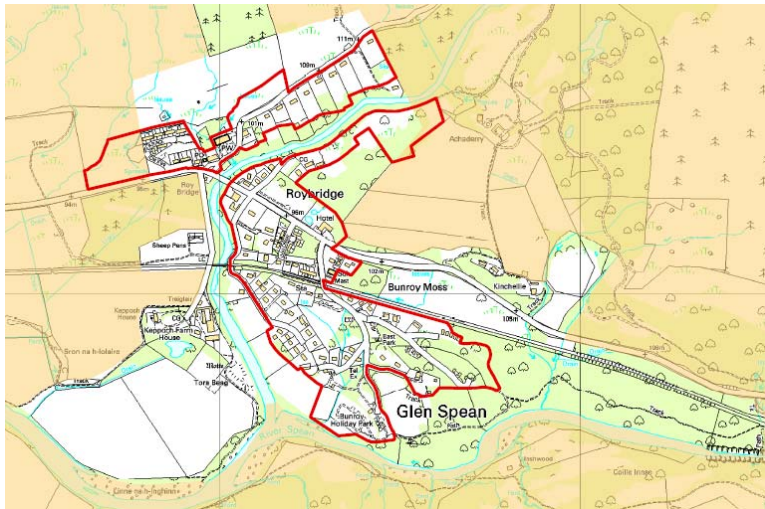
iii)



outline consent for 9 houses granted June 2008, and to our understanding this is the same land referred to be in use as workshops.

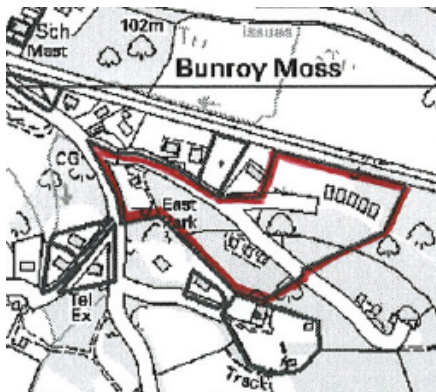
Issue 50 Roy Bridge

i)



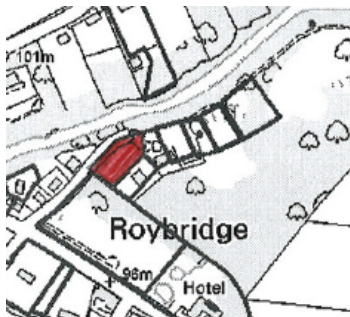
relationship between SDA boundary and SSSI (yellow fill)

ii)



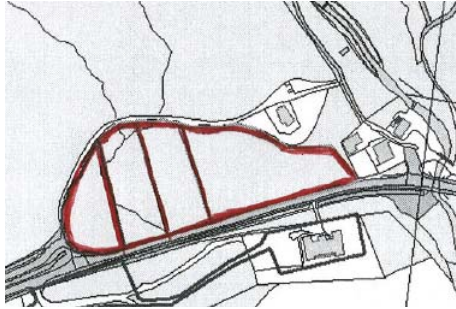
consent for 14 house sites granted June 2008

iii)



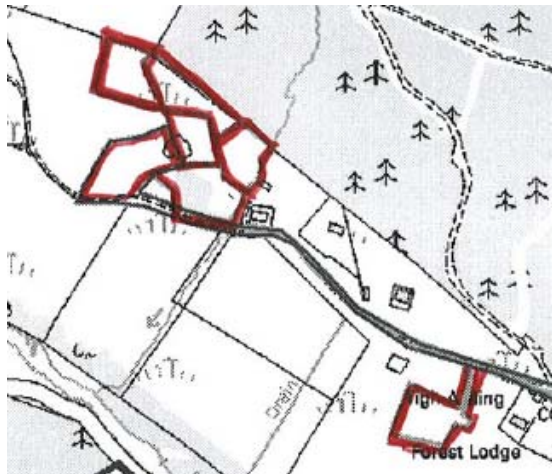
application for single house refused September 2009

Issue 51 Invergarry



four single house outline consents granted February 2006

Issue 52 Erracht



7 outline consents for single houses granted November 2008