



Written Statement
Aithris Sgrìobhte

WEST HIGHLAND & ISLANDS LOCAL PLAN

PLANA IONADAIL NA GÀIDHEALTACHD AN IAR IS NAN EILEAN



Adopted Plan September 2010
Plana Ris An Deach Gabhail An t-Sultain 2010

PLANNING & DEVELOPMENT SERVICE
THE HIGHLAND COUNCIL

 The Highland
Council
**Comhairle na
Gàidhealtachd**

WEST HIGHLAND AND ISLANDS LOCAL PLAN

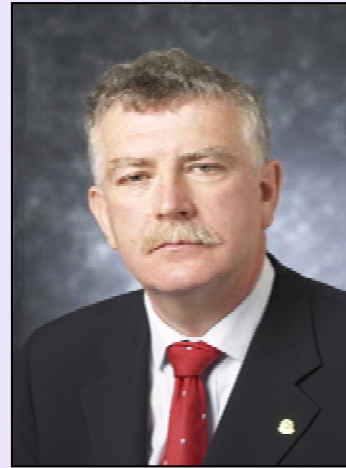
Covering Lochaber, Lochalsh and Skye

PLANA IONADAIL NA Gàidhealtachd an Iar IS NAN EILEAN

A' Còmhdach An t-Eilean Sgitheanach, Loch Aillse agus
Loch Abar

Comprising The Highland Council Wards:

- 6: Wester Ross, Strathpeffer & Lochalsh
(Lochalsh area)
- 11: Eilean a' Cheò
- 12: Caol & Mallaig
- 21: Badenoch & Strathspey (west of Kinlochlaggan)
- 22: Fort William & Ardnamurchan



Councillor Ian Ross
**Chairman: Planning, Environment
& Development Committee**

1 FOREWORD

I am pleased to present the Council's new Local Plan covering Lochaber, Skye and Lochalsh. This is the land-use Plan which the Council wishes to use to guide development and investment in the area over the next few years and through that to help deliver the Community Strategy.

The Plan's intention is to accommodate significant growth in population overall and to enable communities to grow sustainably to meet their needs. A growing population requires homes, jobs, services and facilities and the Plan aims for these needs to be met effectively. More affordable housing and better design quality in development should be key outcomes if the Plan is successful.

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

By preparing and implementing the West Highland and Islands Local Plan, the Council can make significant progress with

its Programme, "Strengthening the Highlands". However, achieving everything set out in the Plan will require many other organisations and individuals to play their part too.

We are grateful for the interest and contribution of the public, other parties and organisations who commented on the Plan. Outstanding issues were the subject of an independently chaired Examination before finalisation of the Plan. I believe the Plan has benefited from these contributions and will provide an effective framework in guiding investment and managing development across the area.

Front cover photos:
Top: Skye Bridge (Jonathan Willet)
Bottom: Neptune's Staircase, Fort William

1 RO-RÀDH

Tha mi toilichte Plana Ionadail ùr na Comhairle a thoirt seachad a' còmhach Loch Abar, An t-Eilean Sgitheanach agus Loch Aillse. Seo am Plana cleachdadh-fearainn a tha a' Chomhairle airson a chleachdadh mar iùl a stiùireas leasachadh is tasgadh san sgìre thar nam bliadhnaichean romhainn gus cuideachadh le libhrigeadh Ro-innleachd na Coimhearsnachd.

'S e amas a' Phlana gun còmhdaich e fàs ann an àireamh an t-sluaigh is gun toir e cothrom do choimhearsnachdan fàs gu seasmhach gus coinneachadh rim feumalachdan. Tha barrachd sluaigh a' cur feum air dachannan, obraichean, seirbheisean is goireasan agus tha am Plana ag amas air coinneachadh riutha sin gu math. Bu chòir gum biodh barrachd thaighean aig prìs ruigsinneach agus càileachd dealbhaidh nas fheàrr nam prìomh bhuilean coileanadh ma shoirbhicheas leis a' Phlana.

Aig an aon àm, bidh sochairean nàdarra, togte agus cultarail a tha cudromach san sgìre air an dìon. Bidh e cudromach sochairean na sgìre a ghleidheadh gus an soirbhich le cùisean san àm ri teachd.

Le bhith ag ullachadh is a' cur an gnìomh Plana Ionadail na Gàidhealtachd an Iar is nan Eilean, thèid aig a' Chomhairle air fìor adhartas a dhèanamh leis a' phrògram, "A' neartachadh na Gàidhealtachd" Ach, gus na tha air a chur a-mach sa Phlana a choileanadh, feumaidh iomadh buidheann eile, is daoine fa leth, pàirt a ghabhail ann cuideachd.



An Comhairliche Ian Ross
Cathraiche: Comataidh
Dealbhachaidh, Àrainneachd &
Leasachaidh

Tha sinn taingeil airson ùidh is tabhartas a' phobail is nam pàrtaidhean is nam buidhnean eile a thug seachad beachdan mun a' Phlana. Chaidh Sgrùdadh le cathraiche neo-eisimeileach a dhèanamh air cuspairean fa leth mus deach am Plana a chrìochnachadh. Tha mi a' creidsinn gun robh na tabhartasan seo buannachdail dhan Phlana is gun toir iad seachad frèam èifeachdach airson a bhith a' stiùireadh tasgadh is leasachadh thar na sgìre.

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Accompanying Documents

The **Map Booklet** contains the text for most settlements and most mapping. Other larger maps, for example for Fort William and Portree are available separately.

The **Strategic Environmental Assessment** documents, which are required by strategic environmental regulations can be inspected at Highland Council Headquarters Inverness or browsed at our web-site www.highland.gov.uk/whilp.

The Habitats Regulations Appraisal of the Local Plan, which includes **Appropriate Assessment**, is likewise available for reference as a separate document.

Other Documents

Following adoption of the Local Plan the following additional documentation will be produced and made available including via www.highland.gov.uk :

- Strategic Environmental Assessment: Post-Adoption Statement;
- An Action Programme;
- Monitoring information.

3 Ro-ràdh & Co-theacsa

How to Read and Use the Plan

3.1 The Local 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. Once you've found your community, the Proposals Map will show you which text you need to read and whether there is more detailed mapping and text available. The larger communities will have this detail shown on a separate "Inset". For example, if you wanted to find what the Plan means for Mallaig then you would find it on the Proposals Map which would tell you that there was a detailed "Inset" available and its reference number. The Mallaig "inset" sets out all the text and mapping specific to that place.

3.2 However, to get the complete picture, you also need to read the Plan's "General Policies" which are listed in chapter 7 below as these can also affect a local issue. Larger or more controversial proposals may also be affected by the Plan's "Strategy" (chapter 5B or 6B) and "Vision" (chapter section 5C or 6C). All development proposals will be assessed for the extent to which they contribute to the achievement of the plan objectives in chapter 4. These proposals may also require knowledge of policy or law at Highland-wide, national and European

INTRODUCTION & CONTEXT

level. Links to this further reading are given in the "Other Factors" below.

Plan Stages

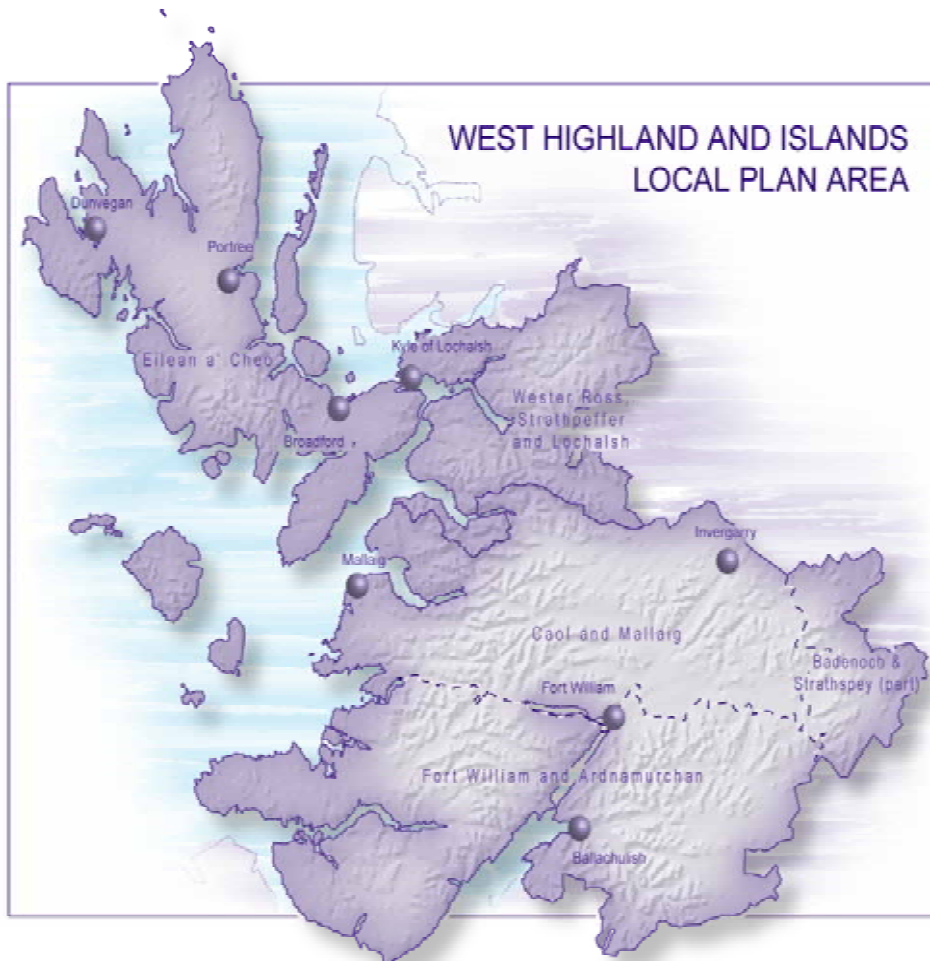
3.3 This Plan's content reflects the outcome of the consultation and objection processes. A public Examination chaired by Reporters appointed by Scottish Ministers was held to deal with unresolved issues. Further changes to the Plan, required by the Reporters, have been incorporated.

Existing Local Plans

3.4 This Local Plan has been prepared for that part of the Highland area comprising the districts of Skye and Lochalsh and Lochaber, and that part of Badenoch outwith the Cairngorms National Park (see map below). It replaces three existing plans for those areas:

- Lochaber Local Plan (adopted 1999)
- Skye and Lochalsh Local Plan (adopted 1999)
- Badenoch and Strathspey Local Plan (adopted 1997) - the majority of this Plan area is under review at present and will be replaced by the Cairngorms National Park Local Plan

These existing adopted Local Plans are now superseded.



The Development Plan

3.5 The Highland Structure Plan, which was approved by Scottish Ministers and came into effect on 26 March 2001, together with the Local Plan comprises the statutory development plan. Both contain policies intended to guide development and land use change. Decisions on individual planning applications must accord with the Development Plan unless material considerations indicate otherwise.

Other Factors

3.6 In preparing a local 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, 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 (via www.scotland.gov.uk);

- other Highland-wide policies such as the Highland Structure Plan, (and its successor document the Highland wide Local Development Plan) Development Plan Policy Guidelines / Supplementary Planning Guidance and Development Briefs (a full list is available via www.highland.gov.uk or from the contacts below);

In particular, renewable energy projects will be guided by the

Council's "Renewable Energy Strategy and Planning Guidelines" (HRES) and, in the case of on-shore wind energy, by the new Highland wide Local Development Plan and new Supplementary Guidance currently being prepared to provide a revised spatial planning framework in accordance with Scottish Planning Policy..

- the strategies and plans of other public agencies like Highlands & Islands Enterprise, Scottish Natural Heritage and Scottish Environment Protection Agency; an Appendix to the Environmental Report for this Local Plan provides an extensive list of documents but it is advisable to check for other available documents and their applicability;
- National, UK and European legislation such as the Town and Country Planning (Scotland) Act 1997 and the strategic environmental assessment regulations, which places a requirement to demonstrate how the Plan will affect the environment (available via www.oqps.gov.uk).

3.7 Over the next few years the Council will be implementing the provisions of the new Planning etc (Scotland) Act 2006, which introduces new powers, procedures and implications for land use plans. The Council's intentions for future plan-making and preparation of guidance are set out in its Development Plan Scheme which is available on the Council's website.

Purpose

3.8 The Plan is to:

- provide the principal framework for deciding on planning applications by identifying the most appropriate uses for land in the area - allocating sites for redevelopment or new building for housing, business and other

activities, together with policies to protect public amenity and heritage features.

- contribute to the wider corporate and public vision for the Area - taking forward the Community Plan and providing a basis for partnership working and securing resources, including European funds.
- provide co-ordination between the infrastructure, development and conservation programmes of public agencies and voluntary groups, with the aspirations of the private sector.
- ensure effective participation by everyone with a legitimate stake in the area's future, and in particular to enable local people to influence the planning of their own communities.

Timescale

3.9 The Plan deals principally with the period up to 5 years from its adoption (2015). However, it includes a longer term vision spanning into the 2020s. References to long term mean outwith the current 5 year Plan period.

Further Information

3.10 Further information can be obtained by:

phoning (01463) 702265 - ask for Tim Stott or another member of the West Highland and Islands Local Plan Team and more generally via the Council's website: www.highland.gov.uk (search for "whilp")

Implementation, Monitoring and Review

3.11 Implementation of the Local Plan will require action by the Council and by many other organisations and individuals. The Council does not control all of these

matters but will rely on collaborative working and liaison. Delivery of certain projects, schemes and aspects of the Plan's 'Visions' would in particular be dependent upon other priority-setting and decision-making processes that are wholly or partly outside the Council's control and have not yet been undertaken.

3.12 As set out in one of the plan's objectives, an Action Programme will set out how, when and by whom specific actions will be undertaken and will form a basis for the monitoring of action. Monitoring progress on the implementation of the Local Plan will be vital and where necessary will lead to policies and proposals being reviewed.

3.13 We will in particular monitor the delivery of homes and jobs. We will prepare a Monitoring Report on a regular basis, drawing on a number of sources of information including our own Housing Land Audit and Business & Industrial Land Audit. If sites prove to be ineffective in delivering growth within the timescales required then we will seek to work with the interested parties to establish the reasons why (such as infrastructure issues) and, if necessary, propose the de-allocation of sites and allocation of alternative sites as part of future Plan review.

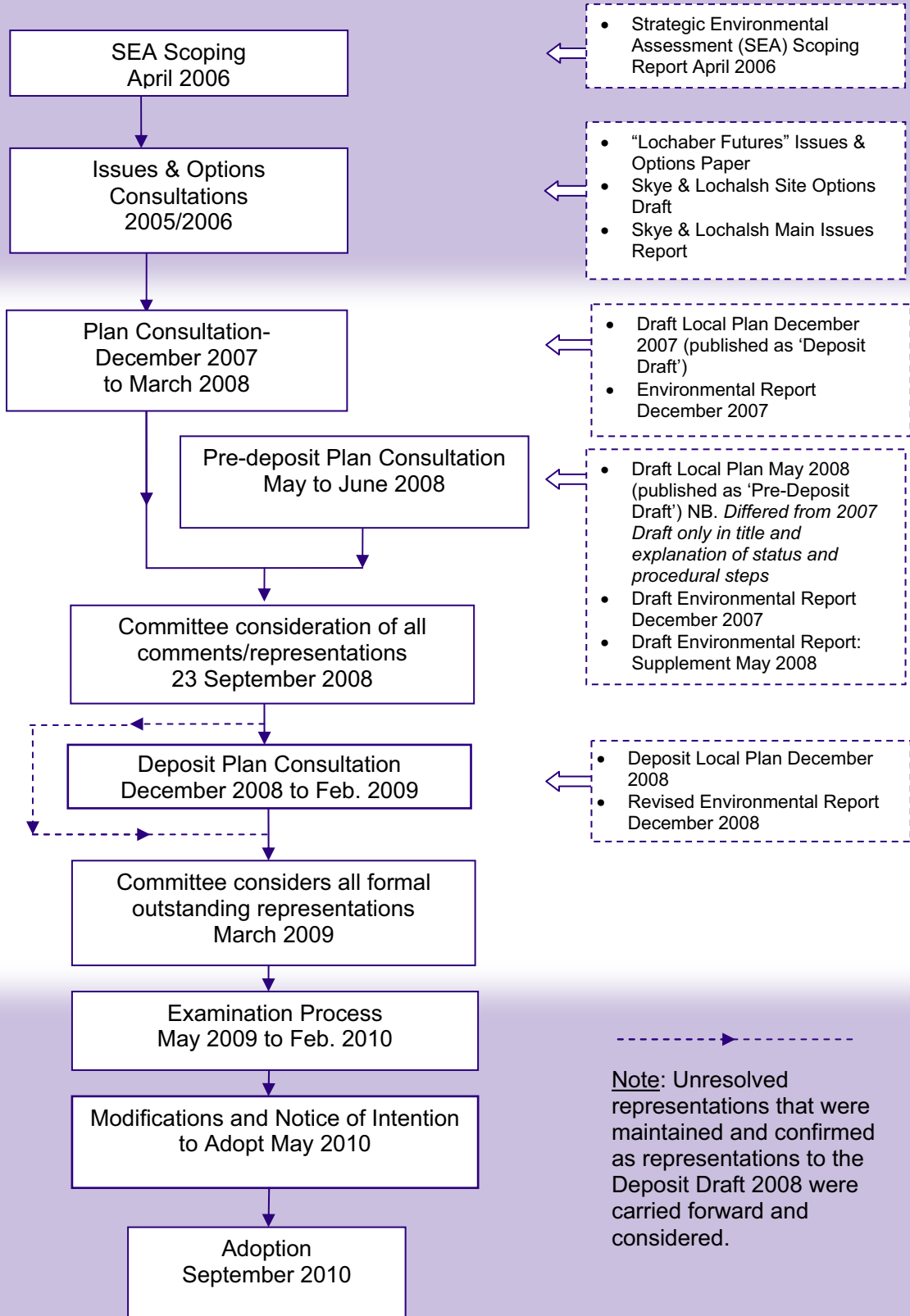
3.14 It will also be important to monitor retail development, indicators of the health of town centres, village facilities, jobs growth and changes in employment, housing affordability and need and changes in the profile of the Plan area's population. There will also be a range of matters concerning the environment that will be monitored as required by the Environmental Report. This Local Plan will eventually be reviewed and replaced by a new-style Local Development Plan under the Planning etc (Scotland) Act 2006 as referred to in the Council's Development Plan Scheme.

STEPS

Pre-Deposit

Deposit

Post-Deposit



4 Mion-amasan a' Phlana

4.1 Key objectives provide a focus to the Plan and help us to ensure that its individual policies and proposals are relevant and necessary, so that the Plan is 'fit for purpose'. These objectives stem from strategic themes within the Highland Structure Plan.

Consolidating the settlement hierarchy

4.2 to sustain the role and function of places in supporting housing, jobs, services and facilities at a scale commensurate with their size, location and the distribution of the population

4.3 to expand the functions of the sub-regional centres and strengthen their position as the focus for population, employment, commerce and transport

Taking an integrated approach to improving accessibility to goods, services and markets

4.4 to promote improvements in infrastructure, enhance connectivity internally and externally outwith the Area, and provide for convenient interchange between different modes of transport

4.5 to direct development to nodal locations within the transport and utility "corridors" and encourage "mixed use" and sustainable travel

PLAN OBJECTIVES

4.6 to recognise the scope to amalgamate public services for viability and promote innovation in their delivery as part of sustainable communities

4.7 to support provision of accessible and varied leisure / recreational facilities

Creating an improved business environment

4.8 to encourage development and supporting infrastructure at locations which offer economic advantage

Addressing the need for quality living environments

4.9 to promote the principles of sustainability, excellence and innovation in the design of buildings, places and open spaces and the regeneration of communities

Adopting a proactive approach to the wise use of the natural environment

4.10 to identify resources and their sensitivity and enable development or use of a type and scale within acceptable environmental limits, including the re-use of "brownfield" land

4.11 to promote opportunities for maximising development of "renewables" and implementing the Area Waste Plan

4.12 to direct development away from land susceptible to flood, erosion, subsidence or other risk, whilst recognising the value of related “buffers” and mitigation

4.13 to further the conservation of biodiversity.

Conserving and promoting local identity

4.14 to safeguard and market the area’s uniqueness and heritage as a key underpinning of regeneration, economic growth and social well-being

Working in partnership with other agencies

4.15 to promote a development and land use framework which delivers the plans and programmes of the principal service providers and environmental management bodies and collaborate with the private sector and partners to meet the area’s strategic development aspirations

5 KEY FORECASTS, STRATEGY AND VISION FOR LOCHABER

Prìomh Ro-aithrisean, Ro-innleachd is Lèirsinn airson Loch Abar

A: Prìomh Ro-aithrisean

A: KEY FORECASTS

Projection	2008	2018	2008-18 Change
Population	19,252	19,164	-88 (-0.5%)
Younger People (0-15)	3,518	3,239	-279 (-8%)
Older People (65+)	3,480	4,665	1,185 (+34%)
Households	8,682	9,207	525 (+6%)
Additional dwellings (Houses) Required 2008-2018 (assumes a similar proportion of future second / holiday home ownership and a 25% flexibility allowance to allow developers a choice of landowners, locations and markets)			+767 (c. 77 per annum)
Affordable Housing waiting list total 2007			c. 1,000
Total Housing Capacity of Allocated Sites			2,541

5.1 To fully share in and contribute towards Highland prosperity, Lochaber must grow its population, be competitive in the global economy and sustain the highest quality of services. Having substantially recovered losses experienced during the 1980's and 90's, the Area's population stands at some 19,000. Whilst this is relatively well-balanced against the profile of Highland residents as a whole, deaths will continue to outweigh births for the foreseeable future. Government data based forecasts are given in the table above. However, continued healthy levels of in-migration would reinforce long-term prospects for regeneration, economic activity and services.

5.2 Sustaining the workforce and young people at present levels over the next decade will require in-migration at the rate

of 80+ persons per annum. This could increase the population to just over 20,000 by 2018. In this scenario, whilst those in the elderly/retirement bracket would grow by 2,520, the real challenge - and the Area's capacity to be competitive in the long-term - lies in increasing the proportion of young adults (16-44 age groups) and the action needed to induce 900-1,000 new jobs.

5.3 If this scenario can be achieved then high quality, sustainable employment needs to be matched by major investment in housing and services. Some 1,115+ new households would be expected to form by 2018, and with an allowance for flexibility and holiday accommodation, total provision would need to be made to increase the housing stock by 1,450-1,600 dwellings during this period. Attracting work; bringing health care, education and

leisure facilities into the 21st Century and accessible by modern convenient transport, will be equally important in encouraging young people and families to stay and settle in the Area and *inclusion* of all sectors of the community in future prosperity and improved living standards.

5.4 What happens in the next 5-10 years is vital to a sustainable future and long-term regeneration. A strategy for sustainable development must promote:

- the *right* development - in terms of land use mix, form, quality of layout, finishes and energy efficiency; in
- the *right* places - so as to maximize economic advantage, infrastructure

availability, use spoilt land and brown-field sites wherever realistic, avoid sensitive heritage areas and hazardous locations, and offer genuine choice in transport; at

- the *right* time - by encouraging the release of land for development hand-in-hand with investment and improvements in infrastructure.

This must take account of important changes and address problems and deficiencies as well as projected needs and new opportunities. Strategic priorities founded upon the delivery of at least 1,500 additional homes and up to 1,000 jobs - 700-800 in the Fort William area - by 2018, are embodied within the following strategy.

B: Ro-innleachd

Sub-Regional Centre

5.5 Most growth will be focussed in the **Fort William** area at the heart of Lochaber, strengthening the town's position. Strategic commitments are rolled forward and regeneration will be driven by viable expansion options, upgrading the fabric and infrastructure of the town, mixed-use "gateways", heritage-based refurbishment and re-use of vacated "brownfield" sites. Social inclusion post 2008 is to be promoted through the *Regeneration Outcome Agreement* and community-based, restructuring of established neighbourhoods, including new schools. Protection of the town's setting will be equally important, particularly its relationship with Ben Nevis and Glen Nevis.

5.6 A major commitment of land is needed to deliver adequate accommodation within the next decade. Given that the existing long term expansion lands remain largely undeveloped, and that significant infrastructure / engineering and land assembly needs to be addressed, a broader choice of expansion options is identified, coupled with encouragement to activate development in early course. Critical mass, urban densities, co-ordinated inter-agency / private sector initiatives and secure planning agreements are considered essential.

5.7 Fort William is the focus of commerce and major facilities and as the primary employment centre must: expand its capacity for retailing and business; present itself as a unique and accessible location for economic development; and transform its image and appeal as a visitor destination / events venue. Provision needs to be made for a new hospital, public services and business/leisure parks to compete for investment in technology-based/creative enterprises and to re-fit to modern, sustainable standards, the

B: STRATEGY

vacated large-scale manufacturing / transshipment hub.

5.8 As the focus for transport and communications, Fort William needs to ensure its main urban thoroughfares enhance rather than congest the urban area. Measures will include: trunk road realignment; new distributor links; links to potential urban rail halts; park n'-ride / interchange facilities at key "gateways"; and fully joined-up cycle / pedestrian routes reinforcing a network of green spaces. It will also be important to increase the degree of self-containment of Fort William's districts so that unnecessary "cross-town" traffic movements are minimised. Flooding issues too will require action in terms of protection measures in association with the River Lochy.

A82/A830 Strategic Development Corridors

5.9 Major leisure facilities and visitor accommodation are promoted at key "nodes" within the A82/A830 Strategic Development Corridors. The strategic economic development potential of remaining land within 10 km of Fort William must be protected from piecemeal pressures.

Landward Communities

5.10 Safeguarding and promoting crofting is a crucial element of preserving Lochaber's unique identity. The Plan assists in this process by making the quality of croft land a key criterion in site and settlement boundary selection. Where possible, sites have been chosen that do not represent locally important agricultural land and expansion of townships on to poorer common grazings land will be supported in principle. So too will developments such as woodland education centres; multi-purpose woodland based interpretative facilities; and replacement of coniferous plantations

with native plantings / natural regeneration. Using the natural environment positively and wisely is also key to preserving the identity of that part of **Badenoch** west of Kinlochlaggan.

5.11 Acharacle/Strontian

(Ardnamurchan and Morvern), **Kinlochleven/South Ballachulish** (Glencoe and Nether Lochaber), and **Mallaig** (West Lochaber) sustain the main *Area* services, including secondary schools/health and emergency services. **Ardgour, Lochaline and Kilchoan; Spean Bridge and Roy Bridge; North Ballachulish, Glencoe and Duror;** and **Arisaig and Morar** support *local* services, notably primary school, surgery and hall. Places located close to Fort William, with direct communications, public transport services or infrastructure capacity are well placed for further growth provided development can be balanced with traditional uses and concerns about local identity and character. Villages should offer greater self-containment as the mix and quality of local housing - including choice in the tenure and type of affordable homes - jobs and services, community facilities, safety and amenity is enhanced. Provision is made to reinforce the scattered pattern of rural settlement, and introduce new townships and forest crofts.

5.12 Measures are needed to extend travel choices where strong patterns of commuting from the outlying communities, notably within 20-25 km of the town, are heavily dependent on car-borne journeys. The rail network is particularly underused and surplus land adjacent to stations should be adapted for commuter parking. More emphasis should be given to micro-linkages: housing for the elderly located adjacent to health/day care facilities, commercial development in established centres, pedestrian activity/safety zones at car-free focal points, safeguards for foul drainage facilities at lowest gravity points. Sustainable communities will function

more efficiently, if facilities are accessible within desirable walking/cycling distances of 1-2 km and communities are sufficiently strengthened to sustain regular, high quality *public* transport services.

5.13 Long term regeneration programmes need to be updated to continue economic recovery and continuing transformation of **Kinlochleven and Mallaig**. Opportunities to refresh visitor facilities and attractions, notably at the A82/A87-Caledonian Canal - **Invergarry**, A82-Commando Memorial - **Spean Bridge** and A82/A828-Glencoe - **Glenachulish**. Water supplies to the **Mallaig-Morar-Arisaig and Acharacle-Salen localities** are to be resolved by 2008; and to **Glencoe-South Ballachulish-Glenachulish-Duror** after 2010.

5.14 Measures are needed to address fragility in the remote, peripheral landward communities. **Kilchoan, Lochaline, Achaphubuil, Invergarry, Morar, Glenfinnan; Achnacarry, Knoydart** and the **Small Isles**; are weakened by sparse or decreasing population, a higher % of elderly people, lack of housing choice, difficulty in replacing jobs and the absence of first-time infrastructure schemes. A mix of agency intervention / community self-help together with more innovative solutions will be needed to induce economic activity and secure *lifeline services*, presently beyond convenient reach of more than 5,700 people. More local employment, affordable homes, utility schemes, community transport and welfare improvements need a flexible and responsive land use regime and positive encourage to development. Sustainable community development plans will be essential to support investment in the Knoydart and the Small Isles. In Knoydart in particular, there is scope for community defined and led development albeit the scale of that growth should be commensurate with the capacity of local infrastructure.

C: LOCHABER - A VISION (includes reference to Badenoch & Strathspey)

Loch Abar - Lèirsinn (le iomradh air Bàideanach & Srath Spè)

5.15 The following is a *vision* of Lochaber 20 years from now. It articulates the ideas generated through extensive discussion with *stakeholders* and provides a basis for broad agreement on key changes the Area might aspire to. This vision embraces the tenets of emerging legislation and the themes of the National Planning Framework II - economy, communities, connectivity and sustainability – together with important *external* and *internal* influences which will help shape Lochaber and its contribution to prosperity and sustainability in the national, regional and local contexts.

A Burgeoning Sub-Regional Centre

5.16 Fort William's waterfront, marina, niche-shops, new town-house and preserved Fort site and setting are *landmark* features of a major regeneration package. Later redevelopment schemes, the Parade-Belford and West End-Courthouse promote a vibrant mix of prestigious accommodation, affordable shops and galleries, complementing bustling High Street vennels. The community is pressing ahead with the A830 realignment from Caol across the Lochy to An Aird. The A82 extension from An Aird is allowing the North Road to function as a local access, bus/cyclist route. A fully integrated transport interchange at the Lochybridge "gateway" enables visitors/commuters access the town centre by public transport from rail halts and via park-n'-ride services. This also feeds the neighbouring "urban village" at Blar Mor – a mix of a district centre together with higher order and campus uses.

5.17 Extensive parkland corridors of maturing greenspaces and public

access/urban cycle routes stretch through to Glen Nevis, embracing the River Lochy flood defences and an urban forest network. Caledonian Canal assets are recast with a blend of heritage restoration and prestigious yet sympathetic new development, framing the town's most prestigious views. Regeneration has penetrated to the heart of the urban communities. New schools, housing rehabilitation programmes and amenities and a "health-village" are reshaping residential areas – genuine quality in homes affordable for all sectors of local need, care facilities, Home Zone and other traffic measures. Green technologies applied in building insulation and power generation are influencing property and environmental standards, and reducing CO₂ emissions.

A Competitive and Connected Place

5.18 Convergence, competitiveness and co-operation have fostered prosperity. Disadvantage was *phased-out* as eligibility for European Commission support became replaced by rich partnerships and *special purpose* projects. Collaborative long-term management programmes are sustaining the staple forestry, fishing, timber processing and energy industries as well as the crofting traditions. New investment is being secured in the evolving technologies which underpin the renewable energy sector, most notably adding value by recycling and harnessing the forces of wind and wave. Business links improving the knowledge and skills base and fostering *creative* industries continue to be forged through the UHI networks, notably Lochaber College/outreach centres. Eco-science and food technology sub-streams derive from *Lochaber's Larder*, supported by revitalised Highland estates. Conservation

and organic farming respect the prerequisites of scale and balance with the local economy and environment, notably in the aquaculture sector.

5.19 A *concept* tourist attraction represents a major inward investment success on-the-back of the *Outdoor Capital UK* and extreme sports assets. The Nevis Range and other winter sports venues have adapted and upgraded. Fort William - a renowned Scottish resort - offers a new 5-star hotel and hospitality with new golf-marina facilities in the A82/A830 corridors linked to the town by "green" transport services. Kinlochleven and Mallaig have emerged from recession in traditional activities, re-invented as focal points for visitor / outdoor activities. Outlying centres offer small business accommodation and devolved jobs: e-commerce capability enabling home working and the benefits of rural living. Far-sighted development plans and a mix of specialist pursuits, traditional activities, community renewable energy schemes and heritage projects are revitalising the remoter communities including the Small Isles and Knoydart. In-coming workers have helped sustain an active and healthy workforce, generating continuing population growth, improved productivity and specialist high-earner posts. The drift of people away from *Lochaber* did stem in 2005.

5.20 Fort William railway station, a focus for redevelopment presents a much-enhanced "gateway" to *Lochaber*. Local rail halts have established and seaplane services via Loch Linnhe have vastly improved connectivity. A share of national resources in the agency programmes was targeted to the regional network of roads. The main Hi-Trans arteries and external links – the A82/A86/A87 – were given priority following completion of the A830 in 2008. Scheduled ferries operate from Mallaig to the Outer Hebrides, these assets combining to foster tourism through schemes like the *Gaelic Ring* initiative. Other communities too benefit from enhanced lifeline ferry services and related shore based facilities.

National concessionary fares are removing the anomalies of transport, the cost of living and social/economic inclusion. The National Cycle Route is linked to local circuits and local dial-a-bus/community car services and commuter rail halts help support a network of interdependent places. Sub-regional water and drainage schemes span groups of communities, increasing the reliability of services and meeting the highest environmental standards. The prospect of a fixed crossing of the *Corran Narrows* to Ardnamurchan and Morvern incorporating protection for shipping is giving fresh impetus to large parts of the landward area. The Caledonian Canal heritage and transportation corridor continues to attract multi-users. Off-shore turbines and under-sea transmission lines are a further measure of good design: the successful integration of technology and conservation.

A Network of Strong Local Communities

5.21 Digital broadband extending to the most remote parts and concerted community action has fostered confidence and inclusion. The larger villages have consolidated as the focus for services to the *landward* area. Links between places located close to one another have strengthened – particularly for walking and cycling - and new local centres have established with a shift in the distribution of people. Housing for the elderly located beside health and day centres enables more effective self-help and voluntary support schemes. Places are on a more sustainable footing with a better mix of homes, local jobs and infrastructure networks; and bespoke affordable housing regimes are delivering more accommodation. Measures to preserve the local character and sustainable practices, notably the long established crofting traditions and more contemporary alternative energy and recycling, are widespread. New community schools are the focus for one-stop shops for local businesses and mobile service bases outreaching to the more peripheral parts.

5.22 Town expansion has proved to be a viable market response for sustained regeneration. Concerns about commuting dissipated as community-run/demand-led transport services gained credibility. Pressure is growing to link up the main growth points with new rail platforms and further upgrading of the A82 into the Great Glen. Prudent safeguards have kept the main A82/A830 transport corridors approaching Fort William free from sporadic development. The town's hinterland - its accessibility and fine environment - is again the focus for the next *wave* of strategic sustainable development.

5.23 Gypsies/Travellers enjoy access to on-line education. Community buy-out has fostered new crofter/lifestyle townships, home based working, social facilities and environmental management commitments. The scattered rural settlement pattern has strengthened safeguarding in-by-lands enriched over centuries of working. Fragile communities - those "at the Edge" some 25 years ago - are experiencing population growth and are better able to fend-off cyclical pressures to review and rationalize *lifeline* services. Excellence in design has been a prerequisite. Places - whether urban neighbourhoods or villages - are invariably vibrant, legible, stimulating and flexible. Development relates well to neighbouring buildings or activities, aligns comfortably with the grain and texture of places; functions safely and efficiently, with ease of connection to services for all users; and enhances the "public realm". There has always been room for continuity of patterns or styles and innovation. The dark night skies are a product of anti-light pollution.

A Heritage Safe in the Hands of Local People

5.24 Local custodianship of the area's outstanding heritage is commonplace. The seaboard is again the subject of an integrated approach to marine planning, on terms which enhance the economic prospects of communities and traditional activities. Long-term development and conservation objectives embrace: public ownership of the seabed; offshore planning controls; a coastal buffer naturally absorbing rising sea levels; and beaches which continue to record standards of cleanliness exceeding European standards. Natura 2000 sites are promoting a superlative visitor experience and bio-diversity. The partnership based Nevis Management Strategy is an enduring, positive framework for a pressurized area attracting upwards of 150,000 visitors per annum. Lochaber has cemented its position as the Outdoor Capital UK, maximizing local development opportunities. Visitors are drawn annually to World Events.

5.25 That increased pride in the local environment is also evident in the area of Badenoch and Strathspey around Loch Laggan. This area now acts as an important gateway between Lochaber and the Cairngorms National Park. Heritage designations continue to protect important resources and safeguard their importance to tourism and the wider economy.

5.26 The Area's landscape and artefacts - amongst the most dramatic in Europe - support an enormous diversity of habitats, species and cultural heritage. International and national designations including SAC, SPA, Ramsar Sites and SSSI's continue to protect the most outstanding terrestrial and marine environments, sustaining a variety of sympathetic economic initiatives. Rural regeneration schemes such as the Sunart Atlantic Oakwoods initiative are increasingly sustaining communities. Battle sites, the 18C *Highland Clearances* relics and historic patterns of human settlement continue to be preserved.

Landscape rehabilitation is continuing to take place with long term commitments to mineral workings. Promotion of the west coast sailing waters is coupled with upgraded facilities within the seaboard communities.

5.27 Regeneration embraces the uniqueness of places and cultural life of the community. The *Highland Year of Culture* was a springboard for more cohesive communities helping to sustain facilities such as the Lochaber *Music Centre*. Feisean nan Gaidheal hosts *Celtic Colours* as transatlantic links have strengthened with the Gaelic culture and *island* identity. Bi-lingual signs are common-place. Restoration of the industrial heritage has resurrected the

Lochybridge-Aonach Mor/Torlundy “Puggie line” outside Fort William and the Alcan industrial tail-race is adapted as part of an international kayaking course. While the Scottish Ministers did not support an application to restore the Castle Tioram scheduled monument, restoration work on the Kinloch Castle listed building on Rum has begun. Superb bike tracks, core paths and bridleways have opened up the immediate hinterland for low ground activities. International sports, leisure facilities, first-class links and accommodation have brought tangible prosperity, world-wide media and corporate attention placing this entire part of the West Highlands of Scotland on par with the most outstanding year-round European venues.

6 KEY FORECASTS, STRATEGY AND VISION FOR SKYE & LOCHALSH

Prìomh Ro-aithrisean, Ro-innleachd is Lèirsinn airson An t-Eilean Sgitheanach & Loch Aillse

A: Prìomh Ro-aithrisean

A: KEY FORECASTS

Projection	2008	2018	2008-18 Change
Population	12,950	13,455	+505 (+4%)
Younger People (0-15)	2,246	2,071	-175 (-8%)
Older People (65+)	2,350	3,302	+952 (+40%)
Households	5,832	6,488	+656 (+11%)
Additional dwellings (Houses) Required 2008-2018 (assumes a similar proportion of future second / holiday home ownership and a 25% flexibility allowance to allow developers a choice of landowners, locations and markets)			+988 (c. 100 per annum)
Affordable Housing waiting list total 2007			609
Total Housing Capacity of Allocated Sites			1,392

6.1 The 2008 population of Skye and Lochalsh is estimated to reach 12,950. Using national data and accepted pan-Highland assumptions this is projected to increase by 4% by 2018. This rise is due to an increase in the anticipated level of migration to the area during the period. Because deaths continue to outnumber births, any future growth in population is dependent on increasing in-migration and reducing out-migration (particularly of young people). This will of course also have the added benefit of sustaining local primary schools and other facilities.

6.2 In common with the rest of Highland, the population of Skye & Lochalsh is ageing and this trend is expected to continue. The age profile of the Area's population is projected to change significantly over the next 10 years. A 40% growth in those 65 or older and an 8% decline in children are the headlines. This is due to declining birth rates, the

inevitable ageing on of the current population, the older age profile of in-migrants and the continued out-migration of young adults.

6.3 An ageing population will require increased care provision and has clear implications for the Plan in terms of allocating land for housing and community facilities. These implications mean that the Plan should identify sites that are accessible to community facilities and any public transport connections, suited to the provision of housing for varying needs or sheltered accommodation and suited to additional care home provision.

6.4 There are currently an estimated 5,800 households in Skye and Lochalsh. With the changing patterns of households this is expected to increase by 11% to 2018.

6.5 The Local Plan needs to identify land for enough housing to meet these anticipated changes to the population and household numbers in Skye & Lochalsh. This will include an adequate supply of land for building both affordable and private housing for existing residents and those moving into the area. There continues to be demand for housing stock which may be used as second/holiday homes and will therefore not be available for use by permanent households. The 2001 Census showed that 19.4% of Skye & Lochalsh's housing stock was used as second/holiday homes, and this pattern has been taken into account in drawing up the Plan.

6.6 There is a real pressure on the housing market in many parts of Skye & Lochalsh where evidence suggests that demand from outwith the area is making housing unaffordable to local people. Recent data confirms that external pressure is continuing due to the percentage of homes being purchased by buyers from outwith Skye and Lochalsh. The Local Plan will seek to ensure that suitable housing is available for all that require it.

6.7 It is anticipated that almost an additional 1,000 houses will be required in Skye & Lochalsh by 2018, which represents 100 new houses per annum. On average over recent years, 86 houses have been built per year within Skye and Lochalsh as a whole. With significant Scottish Executive funding for affordable housing likely to continue the figure of 100 per year is considered feasible.

6.8 Forecasting employment land requirements with any accuracy is very difficult because of the lack of comprehensive and recent local data. Assumptions about existing job numbers, the number of persons requiring work (economically active) in the future and average employment densities (how much land is required to accommodate a specified number of jobs) are all uncertain.

6.9 However, it is worth noting that Skye and Lochalsh currently has a comparatively low rate of unemployment. The September 2006 figure stood at 2.3% or 167 persons - around the averages for Highland, Scotland and the UK. The unemployment pattern in Skye & Lochalsh is characterised by seasonal peaks and troughs. However, employment is less seasonal and more skilled in gross terms than in previous years.

6.10 As might be expected, employment in Skye & Lochalsh is dominated by the tourism, public sector, construction and primary resource industries. The extension of broadband has led to an increased number of jobs in the technology sector and companies using e-business facilities. A higher than Highland rate of business start ups reflects a local entrepreneurial spirit but is perhaps also an indication of why there is a higher than national dependence upon small enterprises for employment opportunities. The Council has fully involved the local enterprise agency network in the preparation of the Local Plan to make sure that adequate land is available for future developments, and ensuring that an adequate housing supply is in place for workers associated with future investment.

B: Ro-innleachd

6.11 The “ideal future” or *Vision* for Skye and Lochalsh is set out in part C of this chapter. This *Vision* is given sharper focus by the key Plan objectives (Chapter 4) and by the following *Strategy*. These key ideas and proposals have evolved through extensive consultation with the public and key agencies.

6.12 The spatial Strategy for Skye and Lochalsh is to allow the organic growth of every recognised settlement in keeping with the established settlement hierarchy. This means that the Plan will support: the role of Portree as the island’s capital and as a sub-regional centre; key allocations at Broadford and Kyle and a potential new community in Sleat as part of a “T” shaped strategic development corridor linking Lochalsh, Broadford and Sleat with the competitive advantages it offers in terms of centrality and transport connections; and, the underpinning of the remoter parts of the Plan area by bolstering local centres within these more fragile areas.

Protect and Promote the Identity of Skye & Lochalsh

6.13 Safeguarding and promoting **crofting** is a crucial element of preserving Skye and Lochalsh’s unique identity. The Plan assists in this process by making the quality of croft land a key criterion in site and settlement boundary selection. Where possible, sites will be chosen that do not represent locally important agricultural land and expansion of townships on to poorer common grazings land will be supported.

6.14 Similarly, **Gaelic culture** is a cornerstone of the heritage of the Area. Positive allocation of land to allow the expansion of facilities such as Sabhal Mor Ostaig will bolster such heritage.

6.15 **Helping to stem the loss of young people** through ensuring that there is a plentiful supply of land for housing, employment and education development.

B: STRATEGY

Each principal settlement contains at least one site suitable for affordable housing; higher education expansion and related employment is encouraged at Sabhal Mor Ostaig; higher density, smaller housing unit developments are supported in Kyle, Portree and Broadford; and, the affordable housing quota policy will apply to sites of 4 or more houses.

6.16 The Area’s identity should be safeguarded for its own sake and to **promote the Skye and Lochalsh “Brand”**. In particular, the tourism potential of the Area’s cultural, natural and built heritage could be expanded provided the integrity of that heritage is not diminished. The Plan can contribute by allocating, and promoting to developers, sites close to this heritage but not where it will have a significant detrimental impact on it. For example: a brownfield, Glenbrittle gateway site at Carbost; a distillery part conversion at Knock, Sleat; a hub of an archaeological trail at Edinbane; and, expansion opportunities at both Armadale and Dunvegan Castles - all promote opportunities to harness the appeal of the heritage of the Area.

6.17 **Safeguarding and improving the physical identity of places** is a key theme of good planning practice. However, many residents and agencies, mindful of the traditional, scattered settlement pattern that characterises much of Skye and Lochalsh, are supportive of the physical coalescence of crofting communities. The Plan’s proposed boundaries endorse this, particularly where dispersed supporting facilities have also traditionally served the community on a collective ‘parish’ basis. By contrast, settlements with a more nucleated pattern such as Kyle and Portree have been given allocations and boundaries that bolster this tighter knit character.

Use the Natural Environment Positively and Wisely

6.18 Sustainable development has been integral to The Plan's decision making process via the application of Strategic Environmental Assessment (SEA). In particular, SEA has been integral to the development site selection process. Effective stewardship of the Area's outstanding natural heritage is paramount in terms of preserving biodiversity but also as a basis for **local identity and prosperity**.

6.19 Identifying the scope for development within the countryside in relation to the importance of the **natural heritage** features it contains, and the nature and scale of development.

6.20 As a general principle, **waste** should be managed and processed as close as possible to its source and the proportion that needs to be landfilled minimised. The Council's aspiration is to have 90% of the population within 10 miles of a recycling centre. Applying this principle, three new **recycling centres** would be required within Skye and Lochalsh to increase accessibility to and therefore the amount and proportion of recycled material. Sites are safeguarded at Broadford, Auchtertyre and Dunvegan.

6.21 Although not a common feature of such a rural area, the Plan promotes the **re-use of brownfield sites** where possible, for example at South Strome, Earlish, and Dunvegan. Generally, these have a much lower environmental impact than greenfield options.

6.22 The choice of allocated land can also make **micro-renewable energy** technology schemes more economic for individual households and communities. The Plan's site and boundary selection process has maximised these opportunities, for example by favouring land with good aspect and by allowing increased densities for larger village sites that may support community schemes.

Improve access to Goods, Services and Markets

6.23 Improving accessibility and connectivity is an essential aim and theme for the Highlands, and Skye and Lochalsh in particular. Population sparsity, geographic peripherality and social and economic fragility are all features of the Area which can be mitigated by making better connections.

6.24 Seeking further public investment in 'lifeline' or "locally significant roads" is a particular lobbying objective of the Plan. This would apply to routes such the B8083 Elgol Road and A855 Portree to Staffin and any other route that provides a 'lifeline' connection to communities. The Plan also allocates and safeguards land for **transport improvements** - for example at Broadford Airstrip to promote quicker tourist and business air service access to and from the central belt, and zones employment land adjacent to maximise this competitive advantage. Similarly, harbour, pier and back-up land allocations are included to encourage seaborne connectivity improvements and maximise the economic benefit of improvements on Raasay and at Dunvegan, Uig, Portree. Completion of the Armadale-Broadford road improvements will allow the Plan to direct development to take advantage of its enhanced capacity to service development and improve tourist destination connectivity. At the more local level, developer contributions to upgrade parts of the single track road network will be endorsed by the Plan.

6.25 Connection to spare water and sewerage capacity is an overriding current and likely future issue for the development of Skye and Lochalsh. Further political lobbying may be the most effective solution, but the Plan can minimise deficiencies by allocating land where some existing or programmed capacity exists, and highlighting to developers where confirmed interest or a private contribution or arrangement may be a workable solution.

6.26 Encouraging active travel (walking and cycling) to school, work and other facilities is a key national and regional priority. Although Skye and Lochalsh's

dispersed rural character offers particular local challenges to achieving this aim, the Plan will require developers of all major sites to make active travel connectivity improvements. Scope for public transport improvements are limited, but Portree may need a suburban bus loop service as its peripheral residential areas grow outwith a walkable distance of the town centre.

6.27 Dispersing service provision - The Plan proposes to bolster service provision in the principal settlements within the fragile areas as a means of protecting their wider viability. So, for example, land for community uses is safeguarded within Inverarish, Glenelg and Uig.

Maintain the existing Settlement Hierarchy

6.28 Growing the total population across all age groups is a key objective for the area that the Local Plan can contribute to. Over the next 10 years, nationally based forecasts predict around 500 more people and 650 more households in net terms for Skye and Lochalsh. The strategy within the Local Plan will seek to deliver the appropriate amount of housing land for this growth to be accommodated. This will equate to 1,000 houses or a new housing requirement of 100 homes per annum which would represent a small increase on recent building rates.

6.29 Encouraging the organic expansion of every settlement fits with expressed local priorities. This means that new housing and employment land will be allocated in proportion to existing settlement sizes. Balanced, sustainable communities with a suitable mix of uses, services and infrastructure are more self-sufficient and reduce the need for unnecessary travel.

6.30 Building a critical population mass for the main communities is vital to make future service and infrastructure provision more viable and to safeguard existing provision. Other things being equal, the larger settlements are more likely to keep and attract investment: in adequate mains water and sewerage;

waste collection and recycling services; school, post office and library provision; community renewable energy; broadband availability; and, emergency service provision - than smaller dispersed communities. This is particularly relevant in the Area's most fragile and peripheral areas where bolstering the larger settlements like Glenelg, Uig, Carbost, Dunvegan, Inverarish is more likely to retain "lifeline" facilities.

6.31 Encouraging healthy, active travel by allocating facilities and houses within reasonable walking and cycling distances of each other.

6.32 Where overriding infrastructure and environmental constraints prevent the organic expansion of existing communities, the Plan will support communities and other agencies in testing the feasibility of **new communities**. In particular, there may be scope for the creation of new crofting settlements or a return to cleared ones. Sleat is a particular example of a locality with constrained existing settlements and a lack of a principal community focus that may benefit from further new community feasibility assessment.

Creating an Improved Business Environment

6.33 The Plan can contribute to enhancing the **eco-tourism potential** of the outstanding natural environment by protecting and promoting development sites close to the resource but not where it will have a significant detrimental impact - e.g. a Glen Brittle gateway site on a brownfield site at Carbost.

6.34 Allocating land for further **tourist destination facilities** such as Knock distillery or Aros expansion.

6.35 **Allocate/safeguard employment sites**, thereby preventing loss to other uses, especially in locations with competitive advantage e.g. next to Broadford Airstrip.

6.36 Promote more flexible **rural mixed business/housing/tourism use** developments to maximise use of broadband coverage and allow diversification away from primary sector jobs.

6.37 Allocations of land for affordable housing only in locations particularly suitable for **key worker accommodation** - e.g. Sabhal Mor.

6.38 Allocate land for further **expansion of higher education opportunities at Sabhal Mor Ostaig**.

6.39 Confirm the land identified for the development of the **Fas Centre for Creative & Cultural Industries** at Sabhal Mor Ostaig.

6.40 Safeguard/allocate land for **aquaculture developments**, such as at Portnalong, which will be linked into aquaculture supplementary planning guidance.

6.41 Promote a clear link through to the **Highland Renewable Energy Strategy and Planning Guidelines**.

Addressing the Need for Quality Living Environments

6.42 Place emphasis on **siting and design quality**, and the key benefits of sustainable building techniques.

6.43 Promote the use of **Home Zones** in the largest housing areas.

6.44 Ensure that **landscape planting, play areas and other useable open space** is provided by developers within the larger sites.

6.45 Protect key areas of **open space**, e.g. Leasgeary corridor in Portree to be safeguarded.

6.46 Preserve public **health, safety and amenity** - e.g. Waste Water Treatment Plants & flood risk set-backs for development.

6.47 Positive identification of more isolated locations for **bad-neighbour uses**.

Working in Partnership with the Community and other Agencies

6.48 Safeguard land for **infrastructure facilities and community uses** such as community schools - e.g. Portree High, Uig/Kilmuir.

6.49 Site selection process had close liaison with other agencies through the **Local Housing Development Forum** to address local affordable housing need.

6.50 Addressing the **ageing population** by allocating at least one housing site in each major community that is particularly suitable for elderly accommodation - i.e. it is relatively flat, central and/or close to relevant community facilities or a community uses allocation that is suitable for elderly care provision.

6.51 Allocate land for restructuring of **NHS Highland accommodation** - e.g. Broadford.

6.52 Highlight the need for continued dialogue with **Scottish Water** and lobbying of Scottish Ministers, to accelerate priority projects within Skye & Lochalsh, where inadequate water supply imposes a strategic constraint.

C: SKYE & LOCHALSH - A VISION

An t-Eilean Sgitheanach & Loch Aillse - Lèirsinn

6.53 A short term plan and its proposals can only be meaningful if they fit with progress towards a broadly defined, “ideal” future. The following ideas represent The Council’s aspirational *Vision* for Skye and Lochalsh.

Portree as a Burgeoning Sub-Regional Centre

6.54 Regeneration of Portree’s central waterfront has enhanced the island capital’s role as a visitor hub.

6.55 Also as a major employment centre Portree offers an expanding portfolio of land and facilities for economic development with in excess of 30 ha identified north of the Industrial Estate for business and industrial growth.

6.56 New sustainable residential neighbourhoods to the north and west, in particular at Home Farm and Shullishadder are tackling pressing affordable housing needs.

6.57 Completion of the Home Farm distributor road has given a more cohesive urban structure supporting a community transport “loop” and good links to the centre.

6.58 Major service and employment sites have developed around conference and enterprise facilities at Aros and Bayfield.

6.59 Portree has stronger commercial cores and offers improved choice in shopping, the supermarket operators having competed for prime position. The river corridors are enhanced as the “lungs” of the urban area – enhanced public routes, bio-diversity and habitats containing Portree and accessible to the whole community for recreation.

6.60 Land to the north of the settlement provides a focus for innovation in waste

management and harnessing renewable energy.

6.61 Investment in water and waste-water capacity and other community facilities has ensured that no artificial barriers to continued growth remain. A clear vision has been central to securing this share of national resources in future agency programmes.

6.62 The certainty offered by long term planning has also encouraged the private sector to make a long term investment commitment to Portree and the rest of Skye and Lochalsh.

A Competitive and Connected Place

6.63 Collaborative long-term management programmes are sustaining the staple forestry, fishing, timber processing and energy industries as well as the crofting traditions.

6.64 New investment is being secured in the evolving technologies which underpin the off-shore energy sector.

6.65 Business links improving the knowledge and skills base and fostering creative industries continue to be forged through the UHI networks, notably at Sabhal Mor Ostaig, which is a national focus for Gaelic and Media Studies.

6.66 The range of Isle of Skye branded products has been extended, including for example distilling opportunities at Knock. Conservation and organic farming respect the prerequisites of scale and balance with the local economy and environment, notably in the aquaculture sector.

6.67 Many villages now act as focal points for specialized visitor/outdoor activities for example at Carbost, Dunvegan and Armadale.

6.68 The major deep-water berths and railheads at Kyle of Lochalsh, South Strome and Altanavaig have adapted to changing market opportunities and new business enterprises have sprung-up at Broadford.

6.69 Outlying centres offer small business accommodation and devolved jobs: e-commerce capability enabling home working and the benefits of rural living.

6.70 Far-sighted community development plans and a mix of specialist pursuits, traditional activities, wind-wave-solar micro energy schemes and heritage projects are revitalising the remoter communities such as Staffin, Waternish and Raasay. In-coming workers have helped sustain an active and healthy workforce, generating continuing population growth, improved productivity and specialist high-earner posts.

6.71 More frequent rail services between Kyle and Inverness have improved connectivity to the area as has the expanded airstrip at Broadford, which provides better links along the west coast of Scotland.

6.72 Important investment has been targeted to the regional network of roads. The main Hi-Trans arteries and external links – the A82 and A87 – have been given priority following the dual tracking of the A851 through to the Armadale-Mallaig ferry which has yielded major economic gains for south east Eilean a' Cheò.

6.73 Improved, scheduled ferry services operate from Mallaig and Uig to the Outer Hebrides and to and from Raasay, these assets combining to foster tourism through schemes like the Gaelic Ring initiative. Other communities too benefit from enhanced lifeline ferry services and related shore based facilities.

6.74 National Cycle Routes are linked to local circuits and local dial-a-bus / community car services help support a network of interdependent places.

6.75 At the local level, people can walk, cycle or take public transport to facilities safely and conveniently.

6.76 Sub-regional water and drainage schemes span groups of communities providing all necessary capacity, reliable service and meeting the highest environmental standards.

A Network of Strong Local Communities

6.77 Digital broadband extending to the most remote parts and concerted community action has fostered confidence and inclusion. The larger villages have consolidated as the focus for services to the landward area.

6.78 Links between places located close to one another have strengthened and new local centres have established with a shift in the distribution of people.

6.79 Housing for the elderly located beside health and day centres enables more effective self-help and voluntary support schemes.

6.80 Places are on a more sustainable footing with a better mix of homes, local jobs and infrastructure networks.

6.81 New community schools are the focus for one-stop shops for local businesses and mobile service bases outreaching to the more peripheral parts, still sustained along "Parish" lines in the more dispersed areas of settlement.

6.82 Significant growth has centred upon the A87/A851 axes linking Broadford, Lochalsh and Sleat and this area is also the focus for a new community drawing on existing centres for shared services. This has recognised the economic development drivers which combine a "gateway" location, the proximity of established employment and service centres at Broadford, Kyle of Lochalsh and Sabhal Mor and the major road-rail-air transport networks which connect them.

6.83 Outwith Portree, Broadford and Kyle of Lochalsh sustain the main services including secondary schools / health and emergency services. Auchtertyre, Dornie, Plockton, Sleat, Kyleakin, Staffin, Uig and Dunvegan support local services, including primary school, surgery and hall.

6.84 Concerns about the impacts of commuting dissipated as bespoke community-run/demand-led transport services gained credibility.

6.85 Community buy-out has fostered new crofter/lifestyle townships, home based working, social facilities and environmental management commitments. The scattered rural settlement pattern has strengthened as townships have consolidated and in some places coalesced, many extending onto Common Grazings in order to safeguard in-bye lands enriched over centuries of working.

6.86 Fragile communities - those “at the Edge” some 25 years ago - are experiencing population growth and are better able to fend-off cyclical pressures to review and rationalize lifeline services. Results have been achieved through a mix of agency intervention/community self-help together with more innovative solutions to induce economic activity and secure lifeline services. More local employment, affordable homes, utility schemes, community transport and welfare improvements and a flexible and responsive land use regime have also contributed.

6.87 The dark night skies are a product of anti-light pollution and good design.

A Heritage Safe in the Hands of Local People

6.88 Local custodianship of the area’s outstanding heritage, scenery, species and social history is commonplace. The seaboard - embracing the “Three Lochs” SAC - is again the subject of an integrated approach to marine planning, on terms which enhance the economic prospects of communities and traditional activities.

6.89 Long-term development and conservation objectives embrace: public ownership of the seabed; offshore planning controls; a coastal buffer naturally absorbing rising sea levels; and beaches which continue to record standards of cleanliness exceeding European standards.

6.90 Natura 2000 sites are protecting biodiversity and helping inform and educate locals and visitors. Local partnership working and management strategies provide a positive framework for the more pressurised heritage area.

6.91 The enduring and refurbished attractions - including Dunvegan and Eilean Donan castles continue to draw ever increasing numbers but there are now more creative ways of encouraging lower impact tourism.

6.92 The Cuillin Range is renowned world-wide for its climbing, walking and scenic appeal and public facilities accessible via Carbost / Glenbrittle have upgraded, allowing enhanced but sensitive access to this outstanding heritage.

6.93 Land Reform legislation also underpins ground restoration, public access and conservation schemes themed upon retaining the remote mountain experience in Lochalsh, Battle sites, the 18C Highland Clearances relics and historic patterns of human settlement - notably the archaeological trail at Edinbane.

6.94 Regeneration embraces the uniqueness of places and cultural life of the community. The Highland Year of Culture was a springboard for more cohesive communities helping to sustain for example Plockton as a centre for music.

6.95 The Gaelic language can be seen and heard throughout the area and bolsters a feeling of local identity that appeals to visitors and gives greater self confidence to the indigenous population.

6.96 Superb bike tracks, core paths and bridleways have opened up the less remote countryside for low ground and low impact activities.

6.97 International sports, leisure facilities, first-class links and accommodation have brought tangible prosperity, world-wide media and corporate attention placing

West Highland and Islands on a par with the most outstanding year-round European venues.

6.98 Opportunities to extend infrastructure to expand the recreational sailing appeal of the west coast sailing waters have been provided at Carbost, Dunvegan, Portree and Armadale.

7 Poileasaidhean Coitcheann

GENERAL POLICIES

7.1 The fundamental part 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 general policies to achieve its objectives.

7.2 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.

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Settlement Development Areas

7.3 The Plan highlights the importance of supporting existing communities. As a result, we have defined *Settlement Development Areas*. These are the preferred areas for most types of development, including housing. This is consistent with the Structure Plan Policy H3, which says that housing development will generally be within existing and planned new settlements. Because of this, we hope to meet the majority of the housing requirement, set out in the Vision / Strategy, within the *Settlement Development Areas*. 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:

- 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.

7.4 The Plan aims to allow enough room for future development (including infill development) while recognising the physical limits due to the landscape and ground conditions. 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 also had regard to local landscape character assessments (see Appendix 3) in preparing and amending the Plan. Where necessary, the landscape character assessment for the area will also be referred to as a material consideration when examining individual development proposals.

7.5 For each of the *Settlement Development Areas*, the Plan 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.

Policy 1 Settlement Development Areas

We will support proposals within *Settlement Development Areas* (as shown on the Proposals Map insets) if they meet the requirements of Structure Plan Policy G2 Design for Sustainability, as shown on the page following Policy 6 of this 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 within these areas (see Policy 4, Appendix 1 and Background Maps).

Developments which are judged to be significantly detrimental in terms of the above criteria shall not accord with the Local Plan.

Land Allocations

7.6 The Vision / Strategy recognises that most of the future growth in the Plan area will be in the main settlements. These include the communities:

- which have experienced the greatest development pressures;
- where the main services are;
- where the best transport links are; and
- where larger-scale industrial and business development is the most practical.

7.7 Within the *Settlement Development Areas* we have allocated sites for the following types of land use, in the table below.

Allocation	Type of Land Use
H	Housing
AH	Affordable Housing
LT	Long Term
C	Community
OS	Open Space (see Appendix 2: Glossary for definition)
R	Retail
MU	Mixed Use
B	Business
I	Business and Industry

7.8 The Plan also identifies a number of *Developer Requirements* which are associated with these sites and which must be addressed by developers in taking proposals forward on them. These have been identified through consultation or through the Strategic Environmental Assessment process. In some cases the Action Programme which will accompany the Plan will identify the need for a development brief or master plan to be prepared prior to the site being developed.

7.9 Indicative site capacities are given where appropriate in the settlements section of the Plan for housing or part housing allocations. At planning application stage a more detailed appraisal will be undertaken of the actual site capacity in the context of assessing whether the developer's proposed scheme is appropriate.

Policy 2 Development Objectives and Developer Requirements

Developers must take account of the details set out on the Proposals Map insets. We will give particular consideration to the total effect of private water and sewage systems.

Wider Countryside

7.10 It is recognised that given the rural nature of much of the Plan area, there will continue to be demand for development outwith the settlement development areas. The Local Plan seeks to balance recognising the countryside as an economic resource with development potential against the possible effect of any development on the natural, built and cultural heritage of the area.

7.11 The general approach to development outwith the settlement development areas is set out in Policy 3. However, it should be read in conjunction with all other relevant policies of the Plan; it is particularly important to highlight that General Policies 3 and 4 and in the case of housing development Highland Structure Plan Policies H2 and H3 are related and should be read together. Reference should also be made to the landscape character assessments produced for the area (See Appendix 3).

Policy 3 Wider Countryside

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

- are acceptable in terms of design;
- are sympathetic to existing patterns of development in the area;
- are compatible with landscape character and capacity;
- 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 road access, 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 in maintaining their population and services by helping to re-populate communities and strengthen services.

Renewable energy development proposals will be assessed against the policies of the Highland Structure Plan and the non statutory Highland Renewable Energy Strategy.

Natural, Built and Cultural Heritage

7.12 The outstanding natural, built and cultural heritage of the Plan area 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.

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

- Areas of Great Landscape Value
- 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
- Remote landscapes of value for recreation
- Locally important croft land
- Sites of Local Nature Conservation Interest
- Geological Conservation Review Sites and Regionally Important Geological Sites
- Isolated coast
- Archaeological Heritage Areas & Conservation Areas

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

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

7.15 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

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

7.17 In assessing development proposals, the Council will consider the level of importance and nature of these features, the nature and scale of development and the likely effect on the feature in question including, where appropriate its setting. Policy 4 therefore sets out the tests against which all development which affects these heritage features must be assessed. Only the most important feature is shown on the Proposals Map, and other features may exist beneath these. Where necessary, Appropriate Assessment (assessing the impacts a Local Plan will have on a range of European designated sites) is undertaken for allocations

prior to adoption of the Local Plan, however individual Appropriate Assessments may be required to be completed for proposed developments prior to determining planning applications.

7.18 There are parts of the Plan area which are fragile areas (see glossary) and there may be opportunities through some developments to support communities in fragile areas who are having difficulties in keeping their population and services. This can be done by helping to repopulate communities and strengthening services.

7.19 Note that the individual Proposals Maps do not show coverage of these Natural, Built and Cultural Heritage features within the settlement boundaries to allow for the clear illustration of the proposed land allocations. However, the full extent of these features, including their coverage within settlements, can be found on the Background Maps which are contained in the Map Booklet.

7.20 The impact on all natural, built and cultural heritage features must be addressed however when considering and assessing development proposals, and the Background maps which are contained in the Map booklet of the Plan set out the locations of all these different features in so far as they have been mapped digitally on our system.

7.21 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. Also, the boundaries of some features (such as Areas of Great Landscape Value) are in the process of being refined and reviewed and Appendix 1 indicates the current position.

Policy 4 Natural, Built and Cultural Heritage

When making decisions on development proposals we will take account of the level of importance of, and the effect on natural, built and cultural heritage features. This will include where appropriate, not just the feature itself but the wider setting and impacts which must be taken into account. **This policy must be read in conjunction with the Background Maps and the policy frameworks identified in Appendix 1.**

1. For features of **local/regional importance** we will allow developments if we believe that they will not have an unacceptable impact on the amenity and heritage resource.

2. For features of **national importance** we will allow developments that can be shown not to compromise the 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** (Natura 2000 (SPA, SAC) and Ramsar sites), 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 as amended.

This policy must be read in conjunction with the Background Maps and the policy frameworks identified in Appendix 1.

Affordable Housing

7.22 The Council's Local Housing Strategy identifies the existence of unmet housing need in the Plan area and its Delivery Plan seeks opportunities to increase the supply of both affordable rented housing and low cost affordable houses. To help meet need for affordable homes, the local plan aims to make sure 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's Supplementary Planning Guidance on Affordable Housing, in its revised form (2008), reflects the policy in this Plan and provides guidance as to its application.

7.23 The Housing Strategy Local Action Plan will indicate any areas where a contribution of more than 25% will be expected. It will also indicate the tenure split required for affordable housing in order to best meet needs.

Policy 5 Affordable Housing

In accordance with the Supplementary Planning 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 Guideline), such contribution normally being a minimum of 25%. Negotiations will be subject to market and site conditions, and the contribution may be in the form of land, housing units or a financial contribution.

On these allocated sites, and to prevent the subdivision of larger plots, where an application is made for less than four houses, developers will be expected to provide a financial contribution in proportion to the number of units proposed, 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 will also apply to proposals for development on sites not allocated for housing within this Local Plan and which would be expected to accommodate four or more houses at density levels consistent with the existing settlement or density patterns. When making decisions on development proposals we will take account of other policy considerations, such as the level of importance of, and the effect on, the natural, built and cultural heritage (see Appendix 1 and Background Maps).

Proposals which include affordable housing should be carefully designed to fully integrate the affordable housing plots as part of a single, overall development of the site and the affordable homes should be indistinguishable from the general market homes in terms of standard of design and average density.

In the landward 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. However, equivalent contribution / provision within any neighbouring settlement will also be acceptable.

Designing for Sustainability

7.24 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. Highland Structure Plan Policy G2 sets out the requirement for all development to be designed for sustainability. As a result, the Council will normally require planning applicants to demonstrate, by means of a Sustainable Design Statement (SDS), that their proposals take account of sustainable design practice. For example, applicants will be expected to investigate the use of grey water and micro renewable energy systems.

7.25 The Council has developed a Development Plan Policy Guideline on Designing for Sustainability to provide further advice to applicants about what will be assessed. As part of the implementation of the Guideline, we will develop further guidance on the level of detail sought in SDSs for various thresholds sizes and types of development. By raising the sustainability 'rating' of new development across the Plan area there may be opportunity to promote an uplift in the standard of services and facilities generally, for example in waste water treatment. A minimum threshold will be set to exclude very minor developments.

7.26 The purpose of this guidance is to support the preparation of an SDS by those involved in applying for planning permission. It is the Council's intention that the statements will be used as a planning tool throughout the Highland Area to meet the requirements of the Planning Act 2006. In introducing the SDS requirement the Council's primary focus will be to ensure that planning applicants reap the benefits of sustainable design, while minimising the extra effort involved in preparing a planning application.

7.27 The requirement for submission of an SDS will be supported by the forthcoming secondary legislation in regard to Development Management is finalised and comes in to force towards the end of 2008.

7.28 The Council is preparing, in advance of the legislation, further guidance to inform the factors which require to be addressed in a checklist with supporting information on the scoring of each aspect of the assessment.

7.29 The guidance takes account of all the relevant Scottish Government policy and in particular the more recent SPP 6 Renewable Energy and PAN 84 Reducing Carbon Emissions in New Development.

Policy 6 Designing for Sustainability

We will judge development proposals against a 'Design for Sustainability' statement where developers have been required to submit one with their planning application in line with the implementation of the Development Plan Policy Guideline on Designing for Sustainability.

THE HIGHLAND STRUCTURE PLAN POLICY G2 DESIGN FOR SUSTAINABILITY

Please note that this Structure Plan Policy has been approved by Scottish Ministers and was not, therefore, subject to consultation as part of this Local Plan.

Policy G2 Design for sustainability

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

- are compatible with 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;
- are affected by significant risk from natural hazards, including flooding, coastal erosion, land instability and radon gas, unless adequate protective measures are incorporated, or the development is of a temporary nature;
- are affected by safeguard zones where there is a significant risk of disturbance and hazard from industrial installations, including noise, dust, smells, electro-magnetism, radioactivity and subsidence;
- make use of brownfield sites, existing buildings and recycled materials;
- impact on individual and community residential amenity;
- impact on non-renewable resources such as mineral deposits of potential commercial value, prime quality or locally important 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 shall not accord with the Structure Plan.

Waste Water Treatment

7.30 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.

7.31 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.

Policy 7 Waste Water Treatment

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 units 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.

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.

Waste Management

7.32 Sustainable waste management is an important consideration for The Council. Scottish Planning Policy 10 “Planning for Waste Management” states that waste management has to be driven forward to move away from the reliance on landfill and to promote the waste hierarchy. The preferred options in the waste hierarchy are to prevent, reuse and recycle or otherwise recover value from waste before disposal.

7.33 A key role of the Plan is to direct waste management uses to the most appropriate locations, which are generally either existing or former waste management sites or on business and industrial land where they are compatible with existing or proposed uses. The Settlements section of the Plan sets out any allocations that have already been identified for specific future waste management proposals, whilst a number of existing and former waste management sites are shown on the Background Mapping. Another key role of the Plan is to seek the inclusion of arrangements for sustainable waste management wherever relevant as part of all new development, for example in proposals for new housing or industrial premises. Use of the Council’s Development Plan Policy Guideline on Designing for Sustainability will be important in fulfilling that role.

7.34 The Highland Structure Plan sets out the strategic policy framework for all types of waste management use, but the Highland Area Waste Plan. The National Waste Plan and the National Waste Strategy are very important considerations. Regard must also be had to SPP10, particularly as it is more recent. The Scottish Government’s emerging plans for ‘zero waste Scotland’ may provide further material considerations. Further guidance on issues to be considered as part of waste management proposals has been produced by SEPA.

Policy 8 Waste Management

Proposals for waste management facilities will be assessed in line with the approach set out within the Highland Structure Plan subject to taking into account the Highland Area Waste Plan, the National Waste Plan, the National Waste Strategy, Scottish Planning Policy and where relevant SEPA's Thermal Treatment Guidelines. Developers will be expected to demonstrate how these considerations have been taken into account.

Waste management facilities will be supported:

- on business or industrial land in line with the Highland Structure Plan; or
- in the case of community composting facilities and recycling points, in other locations close to source;

provided that they are compatible with surrounding uses and meet other criteria relating to environmental impact and transportation.

Existing or former waste management facilities and their sites shall be safeguarded. Development proposals on or adjacent to the site of such a facility will be assessed against the National Waste Strategy, the National Waste Plan, and the Area Waste Plan, and will be subject to consultation with SEPA. If the proposed development would adversely affect the operation of the waste management facility, or would be likely to cause the site of the facility to be unavailable or unsuitable for future waste management purposes for which it will be required, the proposed development will not be favoured.

In considering proposals for any type of new development, the Council will also take into account the extent to which they effectively manage and promote the reduction, reuse, recycling and recovery of waste during the construction and operation of the development including any measures for waste separation and collection at source.

Flood Risk

7.35 The risk of flooding from all sources is likely to increase with projected climate change. It is therefore important not to allocate land at risk for inappropriate development to ensure compliance with Scottish Planning Policy 7: Planning and Flooding. Flood risk has been an integral to the choice of site allocations. Additional guidance on these issues - including maps of the medium to high flood risk areas (1 in 200 or greater than 0.5% annual probability of flooding) - may be sought from the Scottish Environment Protection Agency (SEPA). These maps are the starting point for the consideration of the flood risk implications of development proposals.

7.36 Additionally we will have regard to any other information known to be available, especially any more detailed or up-to-date assessments of flood risk, in order to take account of the potential for flooding from all sources as required by SPP7. A Flood Risk Assessment may be necessary where a site is partially within, bordering or adjacent to the medium to high flood risk area, a small unmodelled watercourse flows within or adjacent to the site, there is historical flooding known on the site or the development may have an impact on flooding elsewhere e.g. "down slope".

7.37 Flood Risk Assessments shall accompany planning applications when required by the Council. This is an assessment carried out to predict and assess the probability of flooding for a particular site or area and recommends mitigation measures including maintenance.

Policy 9 Flood Risk

Development proposals should avoid areas susceptible to flooding.

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

Development proposals outwith the medium to high flood risk areas may be acceptable. However, where better local flood risk information and/or the sensitivity of the proposed use suggest(s) otherwise, a Flood Risk Assessment which demonstrates compliance with SPP7 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 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.

Physical Constraints

7.38 There are a range of public health and safety factors that need to be assessed when considering development proposals. These are listed in the policy below and cover issues such as noise, odour, slope stability and pollution.

7.39 Sources for further information on the physical constraints listed, where available, are given in footnotes. These maps may be updated should circumstances change during the Plan period.

Policy 10 Physical Constraints

Subject also to the principle of development, developers will be expected to demonstrate appropriate mitigation, to the satisfaction of the Planning Authority, if their proposals affect or are affected by the constraints below (where appropriate these are shown on the background maps). Where relevant developers will need to have regard to both existing constraint features and to those consented but not yet built.

- Poorly drained areas
- Wind farms or large turbines¹
- ENA Standards 43-8: "Overhead Line Clearances" (distance from power lines)²
- Areas of excessive slope (with a gradient of over 1 in 7)
- New, existing or former waste management sites in accordance with Scottish Planning Policy (regard must be had to the safeguarding of waste management sites as well as to any potential impact that the operation of facilities on such a site might have on the proposed development)
- Areas that could erode or subside
- Safeguard areas around sewage treatment works³
- Within 400m of an active quarry
- Any waters that an EU Directive applies to in accordance with PAN79
- Areas affected by Radon Gas
- Hazardous Sites as shown on the Hazard Sites consultation area map
- Radio Telecommunications Services
- HSE Notifiable Hazardous Sites
- Trunk (as there is a national policy which creates a presumption against creating new junctions onto trunk roads, developers will be required to justify it being set aside), A Roads and Rail Lines
- Trunk Water Mains and Water Catchment Areas
- Land with possible contamination issues (where the past history of land-use/management indicates that contamination may have occurred, developers will be required to undertake a risk assessment to establish the level of contamination if any; provide an assessment of the impact of contamination including any contaminant migration and effect on the water environment together with provisions for treatment/amelioration; and decontaminate the site prior to development).

¹ See www.highland.gov.uk for information on existing and proposed windfarms in the Highlands.

² See www.energynetworks.org

³ See *The Sewerage Nuisance (code of practice) (Scotland)*
<http://www.scotland.gov.uk/Publications/2006/04/2014033/0>

Species and Habitats

7.40 Certain species are protected under European and/or UK law and their presence on or near a development site will require consideration. Similarly, certain habitats are a general development consideration.

7.41 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.

7.42 Sources for further information on the habitats and species protected, where available, are given in footnotes.

Policy 11 Protected Species

Where there is good reason to believe that a protected species is 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 before determining the application.

Development that is likely to have an adverse effect on European Protected Species (see Glossary) will only be permitted where:

- There is no satisfactory alternative; and
- 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
- 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 on protected bird species (see Glossary) will only be permitted where:

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

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

Policy 12 Other Important Species

Development proposals should avoid adverse effects on the following species if not 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 UK⁴ and Local⁵ Biodiversity Action Plans
- Species of principal importance included on the Scottish Biodiversity List⁶
- Badgers under the Protection of Badgers Act 1992

We will use conditions and agreements to ensure that harm to these species is avoided.

Policy 13 Important Habitats

We 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).

We will consider the value of the following Other Important Habitats, where not protected by nature conservation site designations, in the assessment of any development proposal which may affect them:

- Habitats listed in Annex I of the EC Habitats Directive
- Habitats of protected bird species (see Glossary)
- Priority habitats listed in the UK⁴ and Local⁵ Biodiversity Action Plans
- Habitats of principal importance included on the Scottish Biodiversity List⁶

We will use conditions and agreements to ensure that significant harm to the ecological function and integrity of Article 10 Features and Other Habitats is avoided. Where we judge that the reasons in favour of a development clearly outweigh the desirability of retaining those important habitats, we will seek satisfactory mitigation measures including compensatory habitat creation or enhancement of retained habitat and which, in the case of Article 10 Features, allows for continued movement of wild fauna and flora. The Council will also support, where appropriate, opportunities to create new habitat areas through development.

⁴ See www.ukbap.org.uk

⁵ See www.highlandbiodiversity.com

⁶ See www.biodiversityscotland.gov.uk

Surface Water Drainage

7.43 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. Best practice can be encouraged by a general policy requirement, cross-referenced to the latest CIRIA document on the subject of Sustainable Drainage Systems, namely "The SUDS Manual" (2007) and to Scottish Water's Technical Manual "Sewers for Scotland 2". Development proposals must also include the making of agreements for the on-going maintenance of surface water drainage systems. The following documents are relevant to this policy: Scottish Planning Policy 7 Planning and Flooding; The SuDS Manual (CIRIA C697); Sewers for Scotland Manual 2nd Edition; PAN 69.

Policy 14 Surface Water Drainage

All proposed development must be drained by Sustainable Drainage Systems (SuDS) designed in accordance with The CIRIA SuDS Manual and, where appropriate, the Sewers for Scotland Manual 2nd Edition. Planning applications should be submitted with information in accordance with PAN 69 paragraphs 23 and 24.

Developer Contributions

7.44 It is necessary and appropriate to mitigate the impact of new development. 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 general 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.

7.45 The Council is moving towards a position where its Local Plans will provide specific information on the anticipated deficiencies to be met and mitigation to be provided through developments. We have specified deficiencies under the "developer requirements" for the proposals in this Plan but others may emerge during the consideration of planning applications. Applicants for planning permission should therefore discuss these matters with the Council prior to submission of their applications for specific development proposals.

7.46 The following are examples of issues for which developer contributions may be sought (this is not an exclusive 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 recycling facilities.
Transportation	The effect of the development on transport and infrastructure assessed against the relevant Local Transport Strategy.
Infrastructure	The need for improvement of road, 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, open space and outdoor access	The need for new or enhanced strategic landscaping, open space (including play areas) 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 settlements nearby.

Policy 15 Developer Contributions

The Council will seek appropriate developer contributions in association with development proposals emerging from partnership activity, from the development plan process and from planning applications. These contributions should be for a planning purpose, and be proportionate to the scale and nature of the impacts associated with the development, and may be in addition to contributions made by a developer as part of an Affordable Housing agreement. Where public signage is to be provided as part of a development, the Council will encourage bilingual provision.

New Settlements and Housing in the Countryside

7.47 The policies which will be applied to proposals for new settlements or for housing in the countryside are those set out in Policies H2 and H3 of the Highland Structure Plan. The Proposals Map defines the Hinterland around Fort William, as required by the structure plan, for the purposes of Policy H3.

7.48 Appendix 3 summarises the key siting and design principles highlighted within the Lochaber and Skye and Lochalsh landscape character assessments. These provide detailed advice for developers on the landscape issue and will be supplemented by the Council's preparation in 2010 of supplementary guidance on the siting and design of housing in the countryside.

7.49 Policies H2 and H3 should be read in conjunction with all other relevant policies and PAN 72 Housing in the Countryside. It is particularly important to highlight that General Policies 3, 4 and H2 and H3 are related and should be read together. Please note that the following structure plan policies have been approved by Scottish Ministers and were not, therefore, subject to consultation as part of this Plan.

Policy H2 New settlements

The Council will support proposals for the establishment of comprehensively planned new settlements in meeting future housing demand in the Inner Moray Firth area which accord with the General Strategic Policies. Further locational information will be provided by The Council as part of a strategy map and commentary for the future distribution of housing land. Such proposals will also be assessed against the following additional criteria:

- location relative to housing need and demand;
- mix of housing tenures;
- proximity to existing and potential employment opportunities;
- opportunities for generation and support of local employment;
- location relative to public transport infrastructure;
- level of provision of new infrastructure; and
- range of services and facilities.

Outwith the Inner Moray Firth, in fragile areas experiencing difficulty in maintaining population and services, The Council will support the establishment of new crofting townships.

Policy H3 Housing in the countryside

Housing development will generally be within existing and planned new settlements. In the hinterland of towns, indicated in Figure 9 and subsequently defined in Local Plans, new housing and conversions of non-traditional buildings in the open countryside will not be permitted, unless it can be demonstrated that it is required for the management of the land and related family purposes. Exceptions may also be made for social housing providers in meeting demonstrated local affordable housing needs that cannot be met within settlements. Elsewhere, housing in the countryside of an appropriate location, scale, design and materials may be acceptable where it supports communities experiencing difficulty in maintaining population and services. In crofting townships, new housing will need to respect the existing pattern of development.

Commerce

7.50 This policy will provide a context for consideration of retail developments within the Plan area. It is intended to support existing centres of settlements in providing for a range of commercial and leisure needs of the wider community. This will help in the retention of services and facilities which serve both the settlement and the wider rural area. The policy also seeks to apply a sequential approach to site identification and to follow the approach advocated in Scottish Planning Policy 8: Town Centres and Retailing.

Policy 16 Commerce			
The Council will encourage retail, office, and leisure development (Use Classes 1-3, 7, 10 & 11), within the following network of centres.			
Hierarchy / Scale	Centre(s)		Function/Role
Sub-Regional Town Centre	<ul style="list-style-type: none"> Fort William (High Street / An Aird) Portree 		Mixed use Comparison & Convenience
Urban District Centre	<ul style="list-style-type: none"> Caol / Lochyside / Blar Mor 		Mixed use Comparison & Convenience
Urban Neighbourhood Centre	<ul style="list-style-type: none"> Upper Achintore Corpach Inverlochy/Claggan 		Mixed use Convenience
Retail Park	<ul style="list-style-type: none"> North Road, Fort William 		Bulky goods
Sub-Area / Local Centre	<ul style="list-style-type: none"> Mallaig Kinlochleven Ballachulish South Acharacle Strontian Spean Bridge 	<ul style="list-style-type: none"> Broadford Kyle of Lochalsh Kyleakin Uig Dunvegan Staffin 	Mixed use Comparison & Convenience
Villages	<ul style="list-style-type: none"> Various 		Local shop

[Specific opportunities for land assembly / redevelopment are allocated within the relevant settlement sections.]

Outwith the above centres, proposals will be judged against the following criteria:

- its compliance with the sequential approach to site identification;
- its accessibility by means of public transport, walking and cycling;
- its impact, including any cumulative impact, on the vitality and viability of a centre defined in a Highland development plan;
- its fit with the aim of creating a retail hierarchy in which travel is minimised;
- whether the type and scale of development proposed can reasonably be accommodated within a centre defined in the Plan;
- the extent to which the proposals meet with identified deficiencies;
- whether any developer funded mitigation of the above is offered.

Design Quality and Place-Making

7.51 This policy seeks a high quality of design in development within 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.

Policy 17 Design Quality and Place-Making

New development should be designed to make a positive contribution to the architectural and visual quality of the place in which it is located. Applicants should demonstrate sensitivity and respect towards local distinctiveness of architecture and design in their proposals.

Where relevant we will judge proposals in terms of their contribution to place-making. They should have regard to the historic pattern of development and open space in the locality and should, where relevant, be an integral part of the settlement. We will examine proposals to ensure that people, including the disabled, may move safely and conveniently within the development and, where appropriate, to facilities in other parts of the settlement. Proposals will also be examined in terms of their creation of attractive and effective streetscapes and other open space.

Travel

7.52 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.

7.53 Given the rural nature of the Plan area, 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.

7.54 Regard will be had to Local and Regional Transport Strategies, national transport policies and priorities and relevant guidelines produced by the Council in implementing the Plan.

Policy 18 Travel

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:

1. be well served by the most sustainable modes of travel available in the locality from the outset, providing choice of mode wherever possible, having regard to key travel desire lines;
2. be designed for the safety and convenience of all potential users;
3. 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;
4. 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 SPP17 or those set by the Council.

The Council may seek the implementation and monitoring of Travel Plans in support of significant travel generating developments.

Where site masterplans are prepared, they should include consideration of the impact of proposals on the transport network.

In assessing development proposals the Council will also have regard to any implications arising from the Core Path Plan, which will be a material consideration.

8 SETTLEMENTS - LOCHABER - FORT WILLIAM Tuineachaidhean - Loch Abar - An Gearasdan

AN GEARASDAN	FORT WILLIAM (Mapping on Inset LO30)
Position in Settlement Hierarchy	Sub-Regional centre
2007 Estimated Population	9,230
Housing Completions 2000-2006	192
Primary School Roll Capacity (roll / physical capacity)	57% (7 schools combined)
Water Capacity (allocations versus capacity)	Limited spare capacity
Sewerage Capacity (allocations versus capacity)	Subject to PFI contract.

Objectives

8.1 to identify a long term supply of land for expansion of Fort William adjacent to the main A82/A830 urban transport corridors; and secure urgent commitments to the phased delivery of sites for development

8.2 to co-ordinate agency/private sector initiatives to address land engineering and infrastructure upgrades by securing a share of funding programmes and developer contributions to facilitate development

8.3 to strengthen the town centre and integrate a major waterfront development as part of a strategy for regeneration, traffic management and conservation

8.4 to develop a campus of sub regional facilities and services at a location central and accessible to the built up area and enable redevelopment of vacated *brown-field* sites

8.5 to promote *landmark* sites within the urban area which are high profile and

underused, and offer scope for redevelopment drawing on the juxtaposition of brown-field and heritage assets

8.6 to promote a full portfolio of employment opportunities – including industrial estates and new business parks - which fit well with the structure of the town and its urban neighbourhoods

8.7 to promote large-scale after-use for the vacated mill site taking advantage of its unique location and accessibility to road, rail and sea

8.8 to restructure existing neighbourhoods and meet deficiencies in community facilities - notably affordable homes, new schools and open space - within the established urban framework

8.9 to integrate long term opportunities for transport enhancements including realignment of the A82 and A830, urban rail halt, interchange and park n' ride facilities, and dedicated multi-user routes

to improve accessibility and decongest the town

8.10 to promote an urban *green-space* network incorporating public access routes, recreation facilities, wildlife habitats, woodland schemes and flood protection works

8.11 to protect the listed building, TPO, scheduled monument, ancient woodland, SSSI and NSA features within the settlement

Policies and Proposals

Strategic Land Supply

8.12 Within the wider Fort William area, the Plan allocates sites with a capacity for almost 1,700 housing units and an appropriate mix of supporting uses, facilities and services.

8.13 This apparent over-supply recognises that many allocated sites face a combination of service network capacity, land assembly, availability, high preparation costs and/or heritage constraints.

8.14 If the landowner(s) / developer(s) of each confirmed site, fail(s) to commit before the review of the next Plan, via section 75 agreement, to contribute to the infrastructure improvements required to activate their site, then the Council will consider "de-allocation" as part of that review.

Renewing Urban Communities

8.15 The Council will encourage renewal, refurbishment and upgrading of the established urban neighbourhood districts. Changes in the size of households and under-occupation of the existing housing stock, the scope for new schools and improved amenities, provides the impetus for restructuring of the Upper Achintore, Plantation, Caol, Inverloch, and Corpach communities, over time. This should deliver an appropriate mix of homes in

terms of size, tenure and type; community focal points incorporating higher density/higher intensity uses and a better range of services; refurbishment / replacement of obsolete facilities, restore open space, discourage traffic penetration, enable better access to public transport and respect the existing character and amenities. These changes should proceed on the basis of community-led *Neighbourhood Action Plans* and redevelopment / regeneration projects, founded on sustainable 3-dimensional design principles.

8.16 The Council will investigate a community restructuring/regeneration package involving land and property at Caol and Upper Achintore/Plantation. This will be based on a masterplan and phased redevelopment, refurbishment and environmental improvements co-ordinated with flood protection works. Subject to agreement and public involvement, this could embrace land currently in use for housing, school, social, retail, businesses and open space uses.

School Sites

8.17 The Council is currently reviewing primary school provision in the wider Fort William area. Two new community primary schools may be required as part of this process. Sites of approximately 2.0 ha will be required. The site allocations below make reference to land safeguards as appropriate.

8.18 Any schools to be replaced will offer regeneration potential, including opportunities for affordable housing, local facilities, open space and environmental improvements. Redevelopment should be of a scale/capacity equivalent to the existing building(s).

Transport / Circulation

8.19 Land required for realignment of the A82 from An Aird to the Golf Club, and the A830 from Caol to An Aird will continue to be protected. (*The Scottish Government's Strategic Transport Projects Review has not supported these specific schemes*).

Water And Waste Water

8.20 The Council will safeguard strategic infrastructure from development. These involve a 90m “buffer” around the WWTW at Caol and Corpach and a 25m corridor in respect of the high-pressure processed water pipeline.

Flood Protection – Caol/Lochyside

8.21 The Council proposes to carry out a flood protection scheme in the margins of the River Lochy/Loch Linnhe. This is likely to involve a flood wall/armoured bund designed for the 1:100 year event and measures to address the accumulation of surface water in the adjoining built-up area. Works will be subject to a Flood Prevention Order and grant assistance from the Scottish Government. The Council has commissioned a feasibility / design study.

Cemeteries

8.22 Land adjoining the Burial Ground at Glen Nevis is safeguarded for extension.

Town centre

8.23 The Council will engage with partners in preparing a *Fort William Town Centre Strategy* to provide a detailed framework for on-going regeneration and management.

Urban Fringe

8.24 A major initiative is required to assemble land in the town’s immediate surroundings to improve amenity, manage habitats and bio-diversity, and provide for future recreation. This should focus creating “green” corridors through and adjoining the built-up area, embracing transitional farmland, and spoiled and reclaimed areas under the auspices of a Community Trust. This might promote and take ownership of community woodlands, core path networks and wildlife/heritage assets. Priority might be given to schemes involving:

- Caol Beach and the Lochy Spit;
- the River Lochy margins through Lochyside/Mount Alexander/lower reaches of the Great Glen;
- the town’s landward edges embracing Cow Hill/Glen Nevis.

Leisure/Recreation

8.25 Parkland at Claggan is safeguarded for development of a leisure and recreation complex. Access from the A82 should be reconfigured through the adjoining Ben Nevis industrial estate.

Heritage Impact Mitigation

8.26 In addition to general policy and specific site allocation requirements, the Council will expect developers to contribute to heritage impact assessment and mitigation for developments that are likely to have a cumulative effect on these resources in the wider Fort William area.

Developer Contributions

8.27 In addition to General Policy 15 and site-specific requirements below, the table below sets out the deficiencies and developer contributions common to more than one site within the wider Fort William area and will be a starting point for negotiation with relevant applicants. The total level of contributions sought will take account of market and site conditions.

Fort William Common Deficiencies / Developer Requirements Table

Common Deficiency	Assessment / Requirement
Education Provision	Safer routes to school contributions from the landowners / developers of all housing sites. Land safeguards for chosen new primary school sites.
Rail Halts	Potentially at Lochybridge. Subject to Transport Scotland support and consultation with Network Rail. Landowner / developer land safeguard required.
Blar Mor to Caol Link Road	Design and construction of distributor (including railway bridge) linking Caol / Lochyside to Blar Mor District Centre. Landowners / developers with site MU7 will be expected to contribute and those within MU5 that benefit from such an enhanced connection to the A830.
A82 / A830 Realignments	The Scottish Government's Strategic Transport Projects Review has not supported these specific schemes. Landowners / developers will be expected to fund improvements to ensure no net detriment to trunk road access / network and local network.
Cycle / Pedestrian Links	Improvement of cycle connections from Caol / Lochyside to Corpach - contributions from landowners / developers of all Corpach allocations. Total cost (including maintenance) of remote all user footpaths may be sought for all mixed use expansion sites.
Public Transport	An initial 3 year subsidy will be sought from the landowners / developers of residential expansion and commercial "attractor" areas to meet a minimum target of an hourly frequency of day-time service within 400m walking distance for each householder.
Commerce Centre Parking	Within the commerce centres defined on the Fort William Inset, landowners / developers will be expected to make one of the following: on-site provision; provision off-site but within the commerce centre; or commuted parking payments equivalent to the average cost of provision within the commerce centre.
Sewerage Network	Landowner / developer costs - network modelling and any consequential pumping station / trunk main improvements.
Public Open Space & Sports Pitches	Provision of space at the standards of provision set out in the Council's Supplementary Guidance: Open Space in New Residential Development. Particular Fort William requirements are for at least one more multi-user sports pitch and for tennis courts.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	44.8 ha	Corpach	200 units	<p>Acceptable Uses - housing together with compatible community facilities and neighbourhood retail or business uses.</p> <p>Development dependent upon prior approval of:</p> <ul style="list-style-type: none"> • A flood risk assessment which ensures that built development avoids flood risk areas. • A transport assessment, which should address the impact on the trunk road, and the needs of pedestrians, cyclists and bus users including safe routes to schools. • A protected species survey. • A ground condition survey, to include the identification of contaminated land in connection with the former landfill sites. • Proposals for any necessary upgrading of the waste water treatment works. • A site masterplan, showing the proposed layout, road network, structural planting and open space provision, protection of watercourses and natural woodland, and safeguarding of land for a possible cemetery extension. The masterplan should address the need to create sustainable neighbourhoods which fit with the existing settlement; and it should demonstrate the proposed phasing of development. <p>Justification required for any new junction onto trunk road.</p> <p>The issuing of planning permission may be made subject to the prior conclusion of a Section 75 agreement if particular requirements arise from the proposed development which cannot be addressed through planning conditions</p>

				or other legal agreements.”
H2	23.9 ha	Caol / Lochyside	350 units	<p>Acceptable Uses - housing, other residential uses and compatible community facilities including a possible primary school.</p> <p>Development dependent upon: a developer master plan; contributions towards an A830 distributor connection (but not its prior completion); engineering works involving peat stripping and up-filling of land together with arrangements for surface water drainage; “internal” distributor road(s); a possible Gaelic School or other primary school and other community uses safeguards; useable public open space; flood risk assessment; structural planting; affordable housing; and section 75 agreement(s).</p> <p>The developer master plan(s) should address the need to: set development back from the railway line; reserve land for realignment of the A830 from Caol to An Aird; create a sustainable neighbourhood; fit with the existing settlement in terms of pedestrian (including safer routes to school) and vehicular connections; ensure phasing; secure equitable contributions towards all development costs.</p>
H3	19.6 ha	Lundavra	150 units	<p>Acceptable Uses - housing, and compatible community uses including a possible primary school.</p> <p>Development dependent upon: a developer master plan; a land safeguard for a possible new primary school; a protected species survey and assessment (which identifies areas to be protected from development and any necessary mitigation measures); affordable housing provision; distributor “loop” from Lundavra Road; assessment and resolution of any slope stability issue; and net betterment of surface water run-off.</p> <p>The developer master plan(s) should address the need to: create a central open space; safeguard mature trees and the SSSI; retain and bridge the principal watercourse; secure equitable</p>

				contributions towards all service network improvements and other development costs; ensure no new access from A82; and incorporate an overlooking / privacy set-back from neighbouring properties.
C1	1.4 ha	Kilmallie Hall		- Safeguard for refurbishment / extension of hall and ancillary community uses.
C2	2.0 ha	Carr's Corner		- Safeguarded for community based leisure / sports facilities. Development dependent upon: park n' ride safeguard; exceptional siting and design quality; suitable access from the A82; and safeguard for A82 realignment.
MU1	2.1 ha	Corpach Locks		- Acceptable Uses - tourism and recreational uses, with ancillary or incidental business or residential uses. Any development package should deliver enhanced recreational sailing facilities, most appropriately, west of the canal entrance. Development dependent upon: exceptional siting and design quality; enhanced vehicular and pedestrian access; and avoiding any significant adverse impact on the Caledonian Canal scheduled monument or its setting. Flood risk assessment will be required, built development to avoid flood risk area. Only water-related or harbour uses would be acceptable within flood risk areas.
MU2	1.3 ha	Banavie Car Park		- Acceptable Uses - tourism and/or recreation related to adjacent canal. Development dependent upon: no net detriment to existing tourism / community facilities; exceptional siting and design quality; and avoiding any significant adverse impact on the Caledonian Canal scheduled monument or its setting.
MU3	3.7 ha	Mount Alexander	20 units	Acceptable Uses - housing, business, tourism and community. Development dependent upon: road and pedestrian connection improvements; possible flood risk assessment; ancient woodland safeguard and set-back; exceptional siting and design quality; mitigation for any canal SAM impact; and transmitter set-back and "line of sight" safeguard.
MU4	47.4 ha	Blar Mor	300 units	Acceptable Uses - housing, business, community, leisure and urban district

				<p>scale retail.</p> <p>Development dependent upon: developer master plan; land safeguard for new hospital and other community facilities (including sports pitch(es) and a potential primary school) at A830 core; rationalised (utilising existing industrial estate access) and improved access to the A830; engineering works involving peat stripping and up-filling of land together with arrangements for surface water drainage; flood risk assessment; and retail impact assessment to address the impact on the vitality and viability of Fort William town centre.</p> <p>Justification required for any new junction onto trunk road.</p> <p>The developer master plan(s) should address the need to: create a sustainable district centre; fit with the existing settlement in terms of pedestrian / cycle connections; ensure phasing; secure equitable contributions towards all development costs; establish a hierarchy for buildings and spaces; create “home zones” within the peripheral housing areas; greenspace retention / enhancement including opening up riverside parkland incorporating retained croft land and flood risk areas.</p>
MU5	13.5 ha	Waterfront	300 units	<p>Acceptable Uses - housing, community, retail, leisure, tourism, business.</p> <p>Development dependent upon: a developer master plan; exceptional siting and design quality; affordable housing provision; built heritage impact avoidance or mitigation; public open space provision including an enhanced pedestrian waterfront; assessments of hydrology, flood risk, tidal impacts and sedimentation transport; and adequate marine waste disposal facilities.</p> <p>Justification required for any new junction onto trunk road.</p> <p>The developer master plan(s) should address the need to: extend and integrate the Town Centre; detail land reclamation and assembly; promote</p>

				sustainable modern buildings, generally 3-4 storeys with the exception of any vertical foci; maximise shelter, outlook and orientation; integrate the A82, which need not remain in its present location; improve pedestrian connectivity through and to/from the site; create a breakwater and assess the scheme's impact on the Underwater Centre pier.
MU6	0.7 ha	Old School	14 units	<p>Acceptable Uses - community, retail (non bulky goods), leisure, tourism, business, housing (upper floors only and subject to compatibility with traffic management/parking requirements). Justification required for any new junction onto trunk road.</p> <p>Retention of listed building.</p>
MU7	0.5 ha	BT Depot / Police Station	10 units	<p>Acceptable Uses - community, retail (non bulky goods), leisure, tourism, business, housing (upper floors only and subject to compatibility with traffic management/parking requirements).</p>
MU8	0.5 ha	High Street "Backlands"	10 units	<p>Acceptable Uses - community, retail (non bulky goods), leisure, tourism, business, housing (upper floors only and subject to compatibility with traffic management/parking requirements).</p>
MU9	1.6 ha	Belford-St Mary's	32 units	<p>Acceptable Uses - community, retail (non bulky goods), leisure, tourism, business, housing (upper floors only and subject to compatibility with traffic management/parking requirements).</p> <p>Respect for setting of adjacent listed building.</p>
MU10	0.1 ha	St Andrew's Church - The Parade	2 units	<p>Acceptable Uses - community, retail (non bulky goods), leisure, tourism, business, housing (upper floors only and subject to compatibility with traffic management/parking requirements).</p> <p>Respect for setting of adjacent listed building.</p>
MU11	31.6 ha	Upper Achintore	300 units	<p>Acceptable Uses - housing, business, community, and neighbourhood scale retail.</p> <p>Development dependent upon: developer master plan; transport assessment and contributions toward consequential improvements possibly</p>

				<p>including a new distributor road linking Connachie Road and Lundavra Road - any partial construction of this route in association with the phasing of development (limited to 150 houses) including diversion of traffic via Lochaber Road, will require a one-way system involving Sutherland Avenue and improvement of its junction with Lochaber Road; additional water storage; playing field provision and access to the "green wedge" between Upper Achintore and the Plantation and commitment of this land for recreational use; land safeguard for community facilities, incorporating business (shop), primary school and social facilities; shelter planting; and net betterment of surface water run-off.</p> <p>The developer master plan(s) should address the need for: neighbourhood facilities to be located most favourably in the vicinity of the Aonghais Centre; and no adopted access connection to Heathercroft. Retain and integrate watercourses as natural features within the development.</p>
B1	45.0 ha	Corpach Paper Mill		<p>- Allocated for business and industrial uses. Suitable for enterprises that can exploit competitive advantage of site's size, location and transport connections.</p> <p>Development dependent upon: developer master plan; adequate service network improvements; flood risk assessment; contamination assessment and any necessary remediation measures; adequate access from the A830 via the existing level crossings and appropriate "stacking" arrangements, with an option to create a "loop" by crossing the railway further west reserved, should traffic generation necessitate; and natural and built heritage safeguards/mitigation.</p> <p>The developer master plan(s) should address the need for: compatibility and connectivity between proposed and adjacent uses including avoidance of A830 junction conflict with sawmill site opposite; phasing; protection of the natural drainage pattern and the adjoining "corridor" habitats; integration</p>

			of heritage features including the Ice House (Listed Building/Scheduled Ancient Monument) and the Admiralty heritage.
B2	6.5 ha	Annat North	<p>- The site is to be allocated for business and industrial uses (Use Classes 4, 5 and 6).</p> <p>Re-development of site to be dependent on prior approval of:</p> <ul style="list-style-type: none"> • A transport assessment to address the need for an upgraded junction with the A830 trunk road. That junction to provide shared vehicular and pedestrian access for the site and for the adjacent land to the north which is allocated for housing development. • A contaminated land assessment to identify remedial measures necessary to address any site contamination. • A masterplan to address site layout, design principles, and boundary treatment. <p>Flood risk assessment will be required, built development to avoid flood risk area.</p> <p>Justification required for any new junction onto trunk road.</p>
B3	1.2 ha	Smelter Tailrace	<p>- Safeguarded for kayaking facility. A82 realignment safeguard and Inverloch Castle setting safeguard. Flood risk assessment will be required, built development to avoid flood risk area. Only water-related or harbour uses would be acceptable within flood risk areas.</p>
B4	1.0 ha	Carr's Corner	<p>- Safeguarded for employment uses, which could include a hotel or other tourist related facilities. Development dependent upon: exceptional siting and design quality; suitable access from the A82; safeguard for A82 realignment; and safeguard for extension of foot/cycle way to Lochybridge.</p>
B5	1.6 ha	North Road	<p>- Allocated principally for bulky goods retailing, or for business development. Development dependent upon: transport assessment; exceptional siting and</p>

			design quality; and a contamination assessment and any necessary remediation.
B6	18.3 ha	Glen Nevis Business Park	- Allocated for business and industrial uses, including waste management facilities. Development to be dependent on the approval of a masterplan for the site, which should address access, layout and distribution of uses, and design principles, including landscaping and boundary treatment, having particular regard to the impact of the development from the principal Glen Nevis public viewpoints.
B7	9.8 ha	Blar Mor Industrial Estate Expansion	- Allocated for business and industrial uses (Use Classes 4, 5 and 6). Development of site to be dependent on prior approval of: <ul style="list-style-type: none"> • A transport assessment to address the need for a new or upgraded junction with the A830 trunk road, while also accommodating the Caol link road. The assessment should address the needs of pedestrians, cyclists and bus users, as well as the needs of car traffic and of freight and service vehicles. • A masterplan to address peat removal, site layout, design principles, and boundary treatment.

9 SETTLEMENTS - SKYE & LOCHALSH

Tuineachaidhean - An t-Eilean Sgitheanach & Loch Aillse

Port Rìgh	PORTREE (Mapping on Inset SL183)
Position in Settlement Hierarchy	Sub-Regional Centre
2007 Estimated Population	2.034
Housing Completions 2000-2006	76
Primary School Roll Capacity (roll / physical capacity)	55%
Water Capacity (allocations versus capacity)	Limited spare capacity
Sewerage Capacity (allocations versus capacity)	Limited spare capacity

Objectives

9.1 To consolidate Portree's role as the island's capital and the principal commercial, community facility and employment centre on Skye.

9.2 To assist economic expansion via allocating industrial land at Dunvegan Road and mixed use expansion opportunities at Bayfield and the Harbour.

9.3 To secure the completion of a link road between the Dunvegan and Staffin Roads to open up further expansion land.

9.4 To allocate housing land as close as possible to the settlement's core facilities.

9.5 If and when more peripheral areas are developed and Portree's natural physical limits, in terms of being a river valley and coastal edge settlement, are breached to secure developer funded mitigation of this breach in terms of better visual and infrastructure connections to the new High School and the rest of the

village. Also to safeguard public views to the Cuillin, Raasay and Ben Tianavaig.

9.6 To secure longer term investment in water and sewerage capacity.

9.7 To take account of the following development factors: physical/heritage constraints such as Loch Portree and the amenity value of the Conservation Area & Lump to the south and east, steeper ground to the north east & south west, the heritage value of the wooded river valleys, and 'bad-neighbour' land use, & poorly drained moorland to the north; high voltage overhead electricity lines west and north of the settlement; A87 trunk road and A855 village spine road access limitations; attractive outlook; and, crofting and private owner land availability restrictions.

9.8 To protect the TPO and ancient woodland features within the settlement.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	9.9 ha	Achachork	50 units	No development unless prior legal agreement to fund/undertake road improvements to Staffin Road between Achachork junction & Kiltaraglen, new access direct from Staffin Road with improved visibility junction, pedestrian connection to Portree via Staffin Road, useable public open space adjacent on eastern boundary, public transport connection, shelter planting on western boundary, safeguard for possible distributor road connection to Home Farm. Retain and integrate watercourses as natural features within the development.
H2	2.9 ha	Woodpark	10 units	Rationalisation of trunk road accesses, no access from Home Farm distributor, public open space as part of Leasgeary River corridor set-back and on northern frontage, pedestrian connection improvements to Co-op and river footpaths, trunk road frontage planting subject to visibility. Justification required for any new junction onto trunk road. Flood risk assessment will be required, built development to avoid flood risk area.
H3	13.7 ha	Home Farm	249 + 30 units	As per consent and legal agreement, which includes: early phasing of the distributor road; play space provision; landscaping; archaeological assessment; community woodland safeguard; gifted transfer of community land use parcels. For non-consented area (30 units): extend distributor link road to boundary of ownership, useable public open space on south west boundary contiguous and linked to existing, pedestrian connections to adjoining housing areas in particular to Storr Road and primary school, public transport connection, existing vegetation retention, enhanced boundary planting, home zone layout.
H4	4.1 ha	Kiltaraglen (West)	25 units	Extend distributor link road to connect to Staffin Road, public open space, pedestrian connection to Storr Road and

				primary school, public transport connection, minimise recontouring.
C1	4.0 ha	Home Farm		- As per consent and legal agreement. Flood risk assessment will be required, built development to avoid flood risk area. Retain and integrate watercourses as natural features within the development.
C2	5.6 ha	Land at Shinty Pitch		- Pedestrian connections to adjacent proposed housing areas, public transport connection, improved access from Struan Road. Retain and integrate watercourses as natural features within the development.
C3	0.1 ha	Swimming Pool Site		- Refurbishment or redevelopment, off-site parking contribution if more intensive use.
C4	3.3 ha	South of Cemetery		- Cemetery extension, new or improved trunk road access, enhanced A87 screen/shelter planting. Retain and integrate watercourses as natural features within the development.
C5	4.3 ha	Clay Target Range		- Uses restricted to those related or ancillary to clay target club. Retain and integrate watercourses as natural features within the development.
LT	14.1 ha	Shullishadder		- Not to be developed within the Plan period. Presumption against piecemeal development that will prejudice future access / layout options.
MU1	10.9 ha	North West of Shinty Pitch	20 units	Acceptable Uses - housing, public open space & hotel. Developer master plan to demonstrate: structural wrap-around planting on west & north boundaries, sports pitch provision, dual-tracking of Struan Road to site entrance, pedestrian connections to village centre, High School and Co-op, public transport connection, integration with village wide footpath network, development set-back from B855. Retain and integrate watercourses as natural features within the development.
MU2	1.3 ha	Former Co-op & Woollen Mill	10 units	Acceptable Uses - business, housing & retail Pedestrian connection improvements to adjacent uses, improved access from Struan Road, possible contamination assessment, set-back from wooded pond area to west, any housing element

				at ground floor level to be suitable for the elderly, safeguard / enhance existing residential access. Justification required for any new junction onto trunk road. Retain and integrate watercourses as natural features within the development.
MU3	5.8 ha	Bayfield	20 units	<p>Acceptable Uses - public open space, retail, business, housing & public parking / access improvements.</p> <p>Improved access from Bridge Road, river set-back, enhancement of river corridor footpath network, bus / coach drop-off provision, safeguard distributor road link to Harbour area via Lump, improved pedestrian connections to village centre, exceptional design quality, waterfront public open space minimise loss of salt marsh area, any at-grade housing provision suitable for the elderly, retain / improve boat slip, on site provision or off-site parking contribution, maintain / enhance public outlook from Green and riverfront. Justification required for any new junction onto trunk road. Flood risk assessment will be required, built development to avoid flood risk area. Only water-related or harbour uses would be acceptable within flood risk areas.</p>
MU4	0.5 ha	Upper Bayfield	50 units	<p>Acceptable Uses - business, tourism, retail & housing.</p> <p>Intensification of existing uses dependent upon improved access from Bridge Road / The Green, improved pedestrian connections to village centre, exceptional design quality, any at-grade (or lift assisted) housing provision suitable for the elderly, on site provision or off-site parking contribution, maintain / enhance public outlook from Green. Flood risk assessment will be required, built development to avoid flood risk area.</p>
MU5	7.0 ha	Harbour		<p>- Acceptable Uses - business & tourism.</p> <p>Distributor road access and pedestrian connection around Lump, exceptional design quality, waterfront public open space, ES/EA, public transport connection, development set-back any retained 'bad-neighbour' uses, harbour improvements, adequate marine waste</p>

			disposal facilities. Flood risk assessment will be required, built development to avoid flood risk area. Only water-related or harbour uses would be acceptable within flood risk areas.
MU6	1.3 ha	North of Aros	- Acceptable Uses - business & tourism. No development that will prejudice the vitality and viability of the village centre, improved pedestrian connection to village centre, public transport connection, retain / expand shelter planting on western boundary, improved (if feasible shared) trunk road access. Justification required for any new junction onto trunk road. Retain and integrate watercourses as natural features within the development.
B1	0.9 ha	Auction Mart	- Public transport connection, pedestrian connections to village centre and Home Farm, screen planting on north boundary & selective planting on west boundary. Justification required for any new junction onto trunk road.
B2	0.5 ha	North of Co-op	- In the event of redevelopment: access from east, rationalisation of trunk road accesses, net design quality improvement, selective western boundary planting, pedestrian connection improvements to adjacent uses. Justification required for any new junction onto trunk road.
I1	24.5 ha	Land North of Sluggans	- "Energy from Waste" facility land safeguard, contaminated land assessment, tip restoration, structural wrap-around planting on northern approach boundaries, waste water treatment plant expansion safeguard.
I2	19.9 ha	North of Industrial Estate	- EA/ES, structural wrap-around planting on northern approach boundaries, safeguard for useable public open space along Leasgeary corridor, emergency services facility land safeguard, long stay coach / bus parking land safeguard, footpath connection to Home Farm, distributor loop road connection to A87 but no connection between it and A87 through existing industrial estate. Justification required for any new junction onto trunk road. Retain and integrate watercourses as natural features within the development.

An t-Àth Leathann	BROADFORD (Mapping on Insets SL185)
Position in Settlement Hierarchy	Area Centre
2007 Estimated Population	1,008
Housing Completions 2000-2006	58
Primary School Roll Capacity (roll / physical capacity)	93%
Water Capacity (allocations versus capacity)	deficiency
Sewerage Capacity (allocations versus capacity)	spare capacity

Objectives

9.9 To bolster Broadford's role as a principal settlement and to maximize the locational advantages of its centrality to Skye and Lochalsh and lack of significant constraints.

9.10 To allocate land for the majority of this growth to be met within or close to the core of the community to allow accessibility to existing and new community, employment and commercial facilities.

9.11 To take account of servicing constraints in the eastern townships by only allowing selective single house developments here, related to crofting and subject to developer contributions toward resolving servicing deficiencies.

9.12 To foster major tourism opportunities within forestry land to the west of Broadford and the possibility of an island airport by safeguarding land to the east.

9.13 To secure water supply capacity improvements necessary to activate many of the allocations.

9.14 To take account of the following development factors: physical/heritage barriers such as Broadford Bay to the north and inaccessible moorland to the south; the attractive outlook over Broadford Bay but a northerly aspect and a lack of shelter; a lack of significant land availability constraints; a lack of settlement form; the coalescence of crofting townships; the access constraint caused by the spine trunk road; and, the relatively quality of much of the remaining croft land.

9.15 To safeguard remaining public seaward views.

9.16 To consolidate and create a recognisable village centre.

9.17 To protect the SSSI within the settlement.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	17.0 ha	Glen Road	170 units	Distributor road connection to Torrin Road (B8083) or trunk road junction capacity assessment, road connection to boundary of site AH, pedestrian connection to school, home zone layouts, tramway as pedestrian public open space corridor, surface water drainage improvements on Torrin Road, accommodation suitable for key workers. Justification required for any new junction onto trunk road. Retain and integrate watercourses as natural features within the development.
H2	3.4 ha	South of Caberfeidh	34 units	Riverside public open space, traffic calming at northern junction, improved pedestrian connections to school, and retain & extend riverside shelter planting. Justification required for any new junction onto trunk road. Retain and integrate watercourses as natural features within the development.
H3	1.6 ha	East of Caberfeidh	10 units	Improved pedestrian connections to school & village centre, and public open space.
AH	1.1 ha	Blackpark	11 units	Pedestrian connection to school, higher ground for public open space and to avoid skylining, shelter planting on western boundary.
C1	1.8 ha	West of School	-	Community sports field and pedestrian connection to school. Retain and integrate watercourses as natural features within the development.
C2	0.2 ha	Ashaig Cemetery	-	Safeguard land for cemetery extension.
MU1	4.0 ha	Hospital & Land to South	20 units	Acceptable Uses - housing & community. Public open space with seaward outlook, dual track adoptable access with at least one footway, improved pedestrian connections to village centre, maximise retention of existing frontage woodland, and residential accommodation suitable for the elderly.
MU2	0.8 ha	North of Village Hall	-	Acceptable Uses - tourism & business Exceptional design quality, low profile building(s), protected species survey and

			improved trunk road access. Justification required for any new junction onto trunk road. Flood risk assessment will be required, built development to avoid flood risk area.
MU3	1.1 ha	Glen Road (North)	- Acceptable Uses - retail & community. Retain and integrate watercourses as natural features within the development.
MU4	217 ha	Cnoc na Cachaille	- Acceptable Uses - tourism, business & community. Useable public open space, network of public footpaths and cycleways, access segregated from industrial estate traffic, any built development closest to village edge but set-back from waste water treatment facility and framed by retained planting, tree/woodland management. Justification required for any new junction onto trunk road. Flood risk assessment will be required, built development to avoid flood risk area. Retain and integrate watercourses as natural features within the development.
MU5	41.6 ha	Airstrip	- Acceptable Uses - tourism & business Improved trunk road access, public transport connection, comprehensive water and sewerage servicing, natural heritage safeguards & mitigation, exceptional design quality, low profile building(s), and built development set-back from A87. EA/ES to assess impact on adjacent SSSI. Flood risk assessment will be required, built development to avoid flood risk area. Proposals will only be supported if developers can demonstrate no adverse effect on the integrity of the adjoining Natura site. Retain and integrate watercourses as natural features within the development.
MU6	0.6 ha	Glen Road (West)	- Acceptable Uses - tourism & business Safeguard pedestrian tramway access through site.
MU7	1.7 ha	South of Library	- Acceptable Uses - retail, business, housing & community. Improved trunk road access, improved pedestrian connections to village centre, and retain & extend shelter planting on western boundary. Justification required for any new junction onto trunk road. Flood risk assessment will be required,

			built development to avoid flood risk area.
I	23.2 ha	North of Industrial Estate	- Waste facility land safeguard, waste water treatment facility expansion safeguard and set-back, improved pedestrian connections to village centre, and forestry retention as screening to non-compatible adjoining uses. Retain and integrate watercourses as natural features within the development.

Dùn Bheagain	DUNVEGAN (Mapping on SL184)
Position in Settlement Hierarchy	Local Centre
2007 Estimated Population	310
Housing Completions 2000-2006	10
Primary School Roll Capacity (roll / physical capacity)	57%
Water Capacity (allocations versus capacity)	deficiency
Sewerage Capacity (allocations versus capacity)	limited spare capacity

Objectives

9.18 To consolidate the role of the crofting townships which comprise wider Dunvegan as a local centre.

9.19 To support the continued diversification of local employment.

9.20 To support Macleod Estate, which dominates local landownership, in its role as the hub of local tourism employment through Dunvegan Castle and the pier.

9.21 To safeguard actively used central croft land.

9.22 To allocate housing land as close as possible to the community's commercial and community facilities.

9.23 To balance the above objectives by extending development opportunities on to those parts of the common grazings closest to the core of the community subject to developer funded servicing improvements - in particular, on to the common grazings at Kilmuir and Lonemore dependent upon developer

contributions to upgrading (new/expanded passing places and strengthening) of the Kilmuir Road and its junction with the A850.

9.24 To secure programmed water supply improvements to help deliver the land allocations.

9.25 To take account of the following development factors: physical/heritage barriers such as Loch Dunvegan to the west which is an SAC; steep, prominent land to the east; and Castle related heritage constraints to the north; an attractive outlook across Loch Dunvegan; fragmented crofting interests which inhibit release of land for comprehensively serviced sites; a lack of 'side roads' capacity, particularly the Kilmuir Road; and, the active use of much of the in by croft land.

9.26 To protect the SAC, listed building, designed landscape and scheduled monument features within the settlement.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	3.2 ha	South of St Mary's Church	15 units	Improved pedestrian connections to village centre, exceptional siting and design quality to respect setting of adjacent built heritage, shelter planting on western boundary, screen planting on northern boundary subject to visibility, public open space provision. Retain and integrate watercourses as natural features within the development.
H2	3.1 ha	North west of Primary School	10 units	Possible safeguard for improved school access, possible contamination assessment for builders yard area, retain/expand woodland / burnside vegetation on northern boundary, public open space provision. Retain and integrate watercourses as natural features within the development.
AH	2.3 ha	South of Health Centre	15 units	Accommodation suitable for the elderly, village road crossing facility to school and improved pedestrian connections to village centre, retain/enhance riverside woodland, public open space provision. Flood risk assessment will be required, built development to avoid flood risk area. Retain and integrate watercourses as natural features within the development.
C	50.0 ha	North of St Mary's Church	-	Golf course provision, footpath network connectivity and provision, additional shelter planting, any built development set-back from heritage features, avoidance / mitigation of any built heritage setting effect, EA/ES screening. Retain and integrate watercourses as natural features within the development.
MU1	4.1 ha	Castle Car Park	-	Acceptable Uses - business & tourism. Minimise semi-natural woodland loss, bat survey, formalise adoptable loop road through car park, forest walk connections, exceptional design quality, public transport connection. Retain and integrate watercourses as natural features within the development.
MU2	11.2 ha	Above Dunvegan House	-	Acceptable Uses - business & tourism. Forest walk connections, adoptable access or legal agreement to prevent

				<p>permanent housing, replacement of any loss of lay-by parking provision, pedestrian connections to village centre and castle, selective plantation origin forestry clearance but management / retention of remainder, exceptional siting and design quality.</p>
MU3	1.7 ha	Adjoining Dunvegan Pier		<p>- Acceptable Uses - pier / harbour related uses, business & tourism.</p> <p>Exceptional design quality, otter survey, set-back from waste water treatment plant for non compatible uses, improved access, pedestrian connection improvements to adjacent network, public transport connection, EA/ES for any new harbour proposal. Proposals will only be supported if developers can demonstrate no adverse effect on the integrity of the adjoining Natura site. Flood risk assessment will be required, built development to avoid flood risk area. Only water-related and harbour uses would be acceptable within flood risk areas.</p>
MU4	2.8 ha	South of Dunvegan House	10 units	<p>Acceptable Uses - housing, business & tourism.</p> <p>Exceptional design quality, lochside planted public open space and footpath, pedestrian connections to castle, pier and village centre. Flood risk assessment will be required, built development to avoid flood risk area. Retain and integrate watercourses as natural features within the development.</p>
MU5	4.3 ha	Quarry		<p>- Acceptable Uses - industry, business & community.</p> <p>Waste facility land safeguard, exceptional design quality for any built development on A850 frontage, bad-neighbour uses within enclosed quarry area, possible contamination assessment. Retain and integrate watercourses as natural features within the development.</p>
MU6	1.9 ha	Former Caravan Site	8 units	<p>Acceptable Uses - community & housing.</p> <p>Allotments provision <u>and</u> limited housing, retained / expanded shelter planting on western edge of site. Retain and integrate watercourses as natural features within the development.</p>

I	2.4 ha	Lonemore Industrial Estate	- Shelter & screen planting on all undeveloped boundaries, pedestrian connections to rest of village, exceptional design quality.
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Glinn Eilg / Galltair	GLENELG / GALLTAIR (Mapping on Inset SL80)
Position in Settlement Hierarchy	Local Centre
2007 Estimated Population	196
Housing Completions 2000-2006	8
Primary School Roll Capacity (roll / physical capacity)	89%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	deficiency

Objectives

9.27 To consolidate development as close as possible to the historic core of the village at Kirkton and its supporting community facilities.

9.28 To allow more dispersed single private housing plots on the Glebe land in Galltair.

9.29 To safeguard land for additional community facilities and employment opportunities.

9.30 To take account of the following development factors: built heritage features at Kirkton and the Barracks; steep or poorly drained ground away from the coastal edge; locally important croft land especially at the southern end of the village; coastal and river flood risk areas; and, the tree lined 'village approach road' and other clusters of amenity woodland.

9.31 To protect the listed building, scheduled monument and SSSI features within the settlement.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	1.2 ha	Land South of Primary School	12 units	Adoptable access from Allt Ruadh, connect to access for H2, a path to connect the site to the village road, mains sewerage connection, net betterment of surface water run-off.
H2	1.8 ha	Land South of Health Centre	18 units	Connection between H2 and H3, suitable drainage improvements, a path to connect the site to the village road, mains sewerage connection, net betterment of surface water run-off.
H3	3.0 ha	Land South of Forestry	20 units	Access past the Forestry Houses rather than via the Cosaig track (road will need

		Houses			to be widened to become double track), suitable drainage improvements, a path to connect the site to the village road, mains sewerage connection, net betterment of surface water run-off. Flood risk assessment will be required, built development to avoid flood risk area.
MU1	0.8 ha	Land East of Health Centre		6 units	Acceptable Uses – community (day care), affordable housing. Adoptable access from Allt Ruadh, suitable drainage improvements, a path to connect the site to the village road, mains sewerage connection.
MU2	0.3 ha	Daldregnish		1 unit	Acceptable Uses – business, housing. Net environmental improvement.
MU3	0.3 ha	Depot		1 unit	Acceptable Uses – business, housing. Net environmental improvement.
C1	0.9 ha	Lochan na Cor			- Wildlife watching / interpretative facility - exceptional siting and design quality
C2	0.2 ha	South West Galltair			- For fire service use only. Road widening to form an access which has adequate visibility splays. Flood risk assessment will be required, built development to avoid flood risk area.
B	1.4 ha	Benera Barracks			- Barracks interpretative facility - exceptional siting and design quality to respect scheduled area and setting, minimise tree loss in formation of village road junction.

Portnalong & Fiosgabhaig	PORTNALONG & FISCAVAIG (Mapping on Inset SL186)
Position in Settlement Hierarchy	-
2007 Estimated Population	214
Housing Completions 2000-2006	11
Primary School Roll Capacity (roll / physical capacity)	55%
Water Capacity (allocations versus capacity)	limited spare capacity
Sewerage Capacity (allocations versus capacity)	limited spare capacity

Objectives

9.32 To secure exceptional siting & design quality where public seaward views likely to be affected or land within a landscape designation.

9.33 To secure developer funded road improvements where a network deficiency created or worsened.

9.34 To protect public seaward views where applicable.

9.35 To safeguard in bye croft land quality by favouring siting on poorer parts of crofts or on common grazings where applicable.



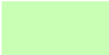
Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
C	2.6 ha	Adjacent to Hall	-	As per consent. Wider area safeguarded for new community hall and related uses, pedestrian connections to adjacent housing areas.

Pàipear-taice 1 – Mìneachadh airson Feartan Dualchais Nàdarra, Togte & Cultarail

APPENDIX 1 - DEFINITION OF NATURAL, BUILT & CULTURAL HERITAGE FEATURES

NATURAL, BUILT AND CULTURAL HERITAGE FEATURES

-  International Importance (Policy 4.3)
-  National Importance (Policy 4.2)
-  Local/Regional Importance (Policy 4.1)




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 4. 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.

Features of International Importance

Type	Background	Policy Framework
Special Protection Areas (SPA) (including proposed)	Classified by Scottish Ministers under the EC Wild Birds Directive (79/409/EEC), 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, Scottish Planning Policy and Structure Plan Policies N1, G6 and G2.
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 restoration 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, Scottish Planning Policy and Structure Plan Policies N1, G6 and G2.
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.	Scottish Planning Policy and Structure Plan Policies N1, G6 and G2.

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 4. 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.

NATURAL, BUILT AND CULTURAL HERITAGE FEATURES

-  International Importance (Policy 4.3)
-  National Importance (Policy 4.2)
-  Local/Regional Importance (Policy 4.1)

Features of National Importance



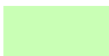
Type	Background	Policy Framework
Scheduled Monuments	Designated by Scottish Ministers under the Ancient Monuments and Archaeological Areas Act 1979 as being of national importance. The integrity of the site and its setting is protected by national policy.	Scottish Planning Policy, Scottish Historic Environment Policy (SHEP) and Structure Plan Policies BC1, G6 and G2. The Council is preparing a 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.	Scottish Planning Policy, Scottish Historic Environment Policy (SHEP) and Structure Plan Policies BC5, G6 and G2. The Council is preparing a Historic Environment Strategy. For information on features, see the HER (refer plan glossary).

Type	Background	Policy Framework
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 objectives or qualities of designation and the overall integrity of the area should not be compromised.	Scottish Planning Policy and Structure Plan Policies N1, G6 and G2.
Sites of Special Scientific Interest	These areas are protected by national policy in that the objectives or qualities of designation and the overall integrity of the area should not be compromised. Designated by Scottish Natural Heritage 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.	Scottish Planning Policy and Structure Plan Policies N1, G6 and G2.
Inventoried Gardens and Designed Landscapes	Contained within the Inventory of Historic Gardens and Designed Landscapes in Scotland compiled and maintained by Historic Scotland. 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, HS must be consulted on any proposed development that may affect these sites or their setting.	Scottish Planning Policy, Scottish Historic Environment Policy (SHEP) and Structure Plan Policies BC4, G6 and G2. The Council is preparing a Historic Environment Strategy.

Type	Background	Policy Framework
National Scenic Areas	<p>These areas are protected by national policy in that the objectives or qualities of designation and the overall integrity of the area should not be compromised. 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.</p>	<p>Scottish Planning Policy and Structure Plan Policies G6 and G2.</p>
Inventoried Ancient Woodland and Long-Established Woodland (Semi-Natural)	<p>Contained within the Inventory of Ancient, Long-Established and Semi-Natural Woodland prepared by the former Nature Conservancy Council (1989) and updated by more recent surveys of woodland cover. Specifically this includes ancient woodland and long-established woodland of semi-natural origin. They are regarded as having the greatest value for nature conservation.</p>	<p>Scottish Planning Policy and Structure Plan Policies G6 and G2.</p>
Tree Preservation Orders	<p>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 Conservation Areas.</p>	<p>Town and Country Planning (Scotland) Act 1997 as amended, Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 1975 (and 1981 amendments) and Structure Plan Policy F5.</p>

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 4. 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

NATURAL, BUILT AND CULTURAL HERITAGE FEATURES

-  International Importance (Policy 4.3)
-  National Importance (Policy 4.2)
-  Local/Regional Importance (Policy 4.1)

Features of Local / Regional Importance

Type	Background	Policy Framework
Areas of Great Landscape Value (AGLV)	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. Large scale proposed AGLVs are indicatively identified in the Structure Plan. Those have been reviewed in conjunction with SNH and included in the mapping for this Local Plan. The Council is in the process of preparing and publishing citations for the AGLVs.	Scottish Planning Policy and Structure Plan Policies G6 and G2.
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.	Scottish Planning Policy, Scottish Historic Environment Policy (SHEP) and associated guidance and Structure Plan Policies BC5, G6 and G2. The Council is preparing a Historic Environment Strategy. For information on features, see the HER (refer plan glossary).

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 Policy and Structure Plan Policies BC1, G6 and G2. The Council is preparing a 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.	Structure Plan Policy G2. The Council is preparing a Historic Environment Strategy. For information on features, see the HER (refer plan glossary).
Settlement Setting	To be identified by The Council. These are areas of land which are on or close to the edges of settlements 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 settlements in close proximity to each other (allowing for any expansion provided for by the Settlement Development Areas) to protect the open land from development that would lead to settlements coalescing and losing their individual identity. This recognises that development should generally be within existing settlements.	Structure Plan Policies H3 and G2, and Scottish Planning Policy.
Inventoried Semi-Natural Woodland and Long-Established Woodland (Plantation)	Contained within the Inventory of Ancient, Long-Established and Semi-Natural Woodland prepared by the former Nature Conservancy Council (1989) and updated by more recent surveys of woodland cover. Specifically this includes long-established woodland of plantation origin, other woods on "Roy" woodland sites (1750 map) and other semi-natural woodland areas identified by ground survey. They are regarded as being important for nature conservation.	Scottish Planning Policy and Structure Plan Policies G6 and G2.

Type	Background	Policy Framework
Amenity Trees	Areas of woodland (both broadleaved and coniferous) identified by The Council as having local amenity importance by virtue of contribution to landscape value, providing framework and containment for settlements, informal recreational opportunities or association as community woodlands. In so doing they contribute to the character or amenity of a particular locality.	Scottish Planning Policy and Structure Plan Policy G2.
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.	Structure Plan Policies T6 and G2.
Remote Landscapes of Value for Recreation	Identified by The Council to recognise that certain areas have value for more demanding forms of outdoor recreation. These areas also offer qualities of remoteness, a relative lack of evidence of human activity or change, a seeming high degree of naturalness, and a sense of enclosure or space. The areas included in the mapping for this Local Plan are those that were published earlier in the Draft Structure Plan. The Council will, in discussion with SNH, work further on the identification and refinement of these areas, as part of work for the HLDP.	Scottish Planning Policy (in the context of wild land) and Structure Plan Policy G2 and paragraph 2.5.22 (in the context of wild land).
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. This work has not yet been undertaken generally across the Plan area although where specific representation has been made on particular areas of land then we have taken that into account in preparing this Plan.	Structure Plan Policies A1 and G2.

Type	Background	Policy Framework
Sites of Local Nature Conservation Interest	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 and Structure Plan Policies N1 and G2.
Geological Conservation Review Sites and Regionally Important Geological Sites	Identified by Scottish Natural Heritage 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.	Scottish Planning Policy and Structure Plan Policy G6.
Isolated Coast	Identified by The Council, being remote stretches of coast (including islands) characterised by an absence of settlements 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 is ongoing but is not included in the mapping of this Plan.	Scottish Planning Policy and Structure Plan Policy G2 and paragraph 2.5.22 (in the context of wild land). The Council has prepared a Draft Coastal Development Strategy.
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.	Scottish Planning Policy and Structure Plan Proposal BC3 and Policies G6 and G2. The Council is preparing a 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.	Scottish Planning Policy, Scottish Historic Environment Policy (SHEP) and associated guidance and Structure Plan Policies BC5, G6 and G2. The Council is preparing a Historic Environment Strategy.

Pàipear-taice 2 – 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.

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

Appendix 2 – Glossary

house sale prices, unsubsidised Low Cost Home Ownership or serviced plots.

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

AGLV: Area of Great Landscape Value (see Appendix 1 for more information).

Allocation: Land identified in a local 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) in order that the planning authority as competent authority may determine the likely impact of a development proposal on the conservation interests for which a European nature conservation site has been classified.

Area Centre: Part of the settlement hierarchy set out within the Highland Structure Plan (see below). In this local plan, larger villages are termed "Area Centres" and smaller villages as "local centres".

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.

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.

Brownfield land: Land which has previously been developed. Redevelopment of it may include:

- reusing existing buildings by converting them;
- demolishing buildings and building new ones;
- clearing empty land and building new buildings;
- establishing a new use of the land, with or without new buildings; and
- infill development.

Commerce: For the purposes of this Plan and specifically Policy 17, the term 'commerce' encompasses retail, office and leisure development (Use Classes 1-3, 7, 10 & 11).

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.

Developer contributions: Payments made to us 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 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 Scheme: A document setting out the Council's intentions for preparing development plans in the next few years.

DPPG: Development Plan Policy Guideline.

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 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.

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

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.

General strategic policies: Policies set out in the Highland Structure Plan. We assess all development proposals against these policies so that development might be sustainable. They reflect the need to take account of:

- the community, the economy and environmental interests;
- the importance of development which benefits local communities; and
- the need to work with our partners to achieve the plan's aims and objectives.

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

HER: Historic Environment Record, available on the Council's website www.highland.gov.uk

HLDP: Highland-wide Local Development Plan.

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 (Nairn, Dingwall, Alness, Invergordon, Tain) Fort William, Wick and Thurso. These areas are being reviewed as part of the Highland-wide Local Development Plan process.

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.

HS: Historic Scotland.

HSE: Health & Safety Executive.

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

Infrastructure: The basic services needed to support development. These include roads access and water and sewage facilities.

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

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.

Local centre: Part of the settlement hierarchy set out within the Highland Structure Plan (see below). In this local plan, larger villages are termed "Area Centres" and smaller villages as "local centres".

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.

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

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 master plan 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.

Mixed Use: This refers to the practice of allowing more than one type of use 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. The Plan specifies the appropriate uses in each case.

NSA: National Scenic Area (see Appendix 1 for more information).

Open Space: [For the purposes of Policy 2 of this Plan] Areas of public open space within SDAs which are greenspace cherished by the local community and which the Plan specifically identifies in order to safeguard them from development. This is therefore a tighter definition for the purposes of this policy than the wider meaning of ‘open space’ in Scottish Planning Policy and PAN 65. In terms of the wider context of Scottish Planning Policy, the Council has prepared SPG on Open Space in New Residential Developments and will undertake further work on the topic of open space as part of preparing the Highland Local Development Plan.

Other Protected Animals and Plants: [For the purposes of Policy 11 of this Plan] Species of animal (excluding birds) and plant listed respectively in Schedule 5 and Schedule 8 of the Wildlife and Countryside Act 1981 as amended.

PAN: Planning Advice Note.

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.

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. See also Highland Structure Plan Policy G8.

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 1 for more information.

RLVR: Remote Landscape of Value for Recreation (see Appendix 1 for more information).

S.75: See Section 75 Agreement.

SAC: Special Area of Conservation (see Appendix 1 for more information).

SDA: See Settlement Development Areas.

SDS: Sustainable Design Statement.

SEA: Strategic Environmental Assessment. See Environmental Report for more information.

SEPA: Scottish Environment Protection Agency.

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.

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

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

Settlement hierarchy: The definition of settlements within the Highland Structure Plan 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); and within this Local Plan the definition of settlements as "sub-regional", "area centres" and "local centres".

SG: Supplementary Guidance prepared in accordance with the requirements of the Planning etc. (Scotland) Act 2006.

SNH: Scottish Natural Heritage.

SPA: Special Protection Area (see Appendix 1 for more information).

SPG: Supplementary Planning Guidance.

SPP: Scottish Planning Policy. Previously comprising several individual topic SPPs (and NPPGs), but replaced by the new, consolidated Scottish Planning Policy document in 2010.

SSSI: Site of Special Scientific Interest (see Appendix 1 for more information).

STW: Sewage Treatment Works.

Sub-regional centre: Part of the settlement hierarchy set out within the Highland Structure Plan (see above).

SUDS: See Sustainable Drainage Systems.

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". It has increased in importance in both national and European policy guidance and is a pivotal consideration in the planning process.

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.

WWTW: Waste Water Treatment Works.

Waste management facilities: for the purposes of this Plan and specifically Policy 8, facilities for the treatment and disposal of municipal and commercial waste, including (but not limited to) waste transfer stations and recycling centres.

Appendix 3 - Landscape Character Assessment Pàipear-taice 3 – Measadh Caractar a' Chruth-tìre

Background

The Planning Acts require Development Plans to indicate measures for the conservation of the natural beauty and amenity of each area. This may be achieved by:

- positively guiding development to preferred locations where landscape capacity, services and other planning considerations are most favourable;
- policy protection of or regard for acknowledged features ranging from National Scenic Areas, to maintenance of public views across open water, and to safeguarding of prized local assets such as amenity woodland;
- promoting good quality design, including incorporation of suitable guidelines to assist developers (the Council intends to produce housing in the countryside siting and design guidance in 2009);
- restoration of derelict or otherwise spoiled landscapes through appropriate environmental programmes or land management mechanisms; and
- enhancement and interpretation of landscape features.

The Council's strategic landscape conservation policies are set out in L3 and L4 of the Highland Structure Plan, approved by the Scottish Ministers in March 2001. Structure Plan policies G2 and G6 are also particularly relevant. As Local Plans must conform to the provisions of the Structure Plan it is important to assess and understand the character of the landscape, its quality and relationship with land use activities.

Landscape Character Assessments

A detailed appraisal of landscape character and change in Lochaber was completed by a Scottish Natural Heritage

consultant in 1998 and in Skye and Lochalsh in 1996. These documents were produced as part of a national programme carried out with the benefit of a steering group comprising officials from the Highland Council Planning Service, the relevant local enterprise company, the Forestry Authority and Scottish Natural Heritage.

Full details of the reports can be accessed via:

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

Paper copies can be inspected at the Highland Council Planning and Development Service, Glenurquhart Road, Inverness or Scottish Natural Heritage, Great Glen House, Leachkin Road, Inverness.

The aim is to promote a general understanding of the local landscape, character and the forces for change acting upon these. As a broad based study, it highlights the key landscape issues in relation to pressures for development and other land use change. It does not state where, or in what form, landscape development and change should take place. It is intended as a guide to the preparation of landscape policies and consideration of future proposals.

Landscape Character Types

The studies identify 16 landscape character types within Skye and Lochalsh and 19 in Lochaber. These are described, the key forces for change are analysed and guidance given in each case. The detailed scope of guidance is set out in the full report available from the links above.

Potential Uses

The study can be used to inform planning consultations and public local inquiries where landscape considerations are an issue. They can also be used to help the Area Planning and Building Standards Manager to advise potential new applicants how to integrate a proposed new house in the countryside into its surroundings. In preparing the new West Highland and Islands Local Plan it has been used as one of a range of criteria to help identify broad areas with various levels of sensitivity to and appropriateness for development.

