

H. C. PLANNING AND DEVELOPMENT SERVICE		
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FILE REF:		

Mr. V. & Mrs. S. Llewellyn  
 Annat Farmhouse  
 Annat  
 Corpach  
 Fort William PH33 7NJ

20<sup>th</sup> December 2009

To: *The Highland Council  
 Glenurquhart Road  
 Inverness*

For the Attention of: *Mr. Tim Stott, Principle Planner*

Please find enclosed a copy of Representation 957 with regard to The West Highland & Islands Local Plan – Local Plan Examination

All the Best for Christmas and the New Year

Yours sincerely



Vinny and Sheila Llewellyn

## REPRESENTATION NO: 957

### WEST HIGHLANDS AND ISLANDS LOCAL PLAN EXAMINATION

#### FORT WILLIAM HEARING SESSIONS

#### STATEMENT OF REPRESENTATION

### HEARING 3: EXPANSION SITE MU1 CORPACH/ANNAT

This representation sets out our interpretation and concerns relating to certain matters regarding the Corpach/Annat area.

#### **Subject 1 - Site Allocation**

- 1.1 The proposed site allocation detailing the expansion of the sawmill and the use of the existing saw mill site for continued business/industrial use, along with the proposed residential development of two hundred units is cause for concern to us and other local residents. The increase in noise and light pollution, volumes of traffic (both commercial and residential) and environmental contamination due to, and caused by, the development needs to be carefully managed and there is a universal duty of care to protect and where possible enhance the natural beauty of the area for the future. Are the existing industrial units within the Fort William area fully occupied/utilised? Do we really need any more?
- 1.2 The decision to allow the building of a wind farm on Druim Fada at the North end of MU1 is a good source of renewable energy. We would hope that a watchful eye is kept on the developer to ensure that no unnecessary felling of the existing woodlands etc is carried out to gain access to Druim Fada during the construction. What will the levels of noise pollution be from the wind farm?

#### **Subject 2 - Structure Plan Provisions**

- 2.1 We do not feel qualified to answer/comment on this subject.

#### **Subject 3 – Environmental Effects**

- 3.1etc Comments made in the Highland Council's Report **THC6** and **THC8** adequately highlight most of the concerns that we have. We would hope that any development/developer is closely scrutinised at a local level by all responsible professional bodies to ensure that they fully comply with and undertake to minimise the detrimental effects on the environment that developments of this scale can and will cause.

#### **Subject 4 – Development Potential of the Site**

- 4.1 Mixing residential housing with industrial units does not seem to make any sense to us as lay people for the reasons listed in subject 1.1 above. We would like to think that there would be adequate zoning to keep residential, industrial and recreational areas apart. The Alt Dogha Corridor should be protected.

#### **Subject 5 - Accommodation of Different Uses**

Our property, which is residential not commercial, has been included within the 52.6 hectares of land which makes up MU1. It appears that ours is the only residential property completely within the shaded area shown on the latest plan, whilst to the west and east properties have been excluded. Could anyone give us a reason for this? In an area as large as MU1 why is it deemed necessary to include one residential property? The revised draft area shown now encompasses larger sections of natural woodland and farmland to the West of Corpach than previous drafts. We would object strongly to being surrounded on all sides by industrial/commercial developments and the detrimental effects that these would have on the environment. Any development of MU1 should fit in with the existing settlement, not surround or suffocate it.

#### **Subject 6 – Constraints on Development**

We do not feel qualified to answer/comment on this subject.

#### **Subject 7 – Allocation of Site for Particular Uses**

See Subject 5 above

#### **Subject 8 – Adverse Effects from Development MU1**

- 8.1 Some of the adverse effects of this development could be minimised by keeping the industrial development and residential development separate. As stated the site is large enough to achieve this.
- 8.2 We would like the boundary changed to exclude our property.

#### **Conclusion**

We would hope that duty of care and sensitivity would be applied to any development within the local area of Annat and Corpach.

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