



Highlands and Islands Enterprise
 Tomair na Gàidhealtachd & nan Eilean

Your Ref LDP-270-1
 Date: 18th December 2009

Mr Brian Archibald
 Development Plan Officer
 Directorate for Planning and Environmental Appeals
 4 The Courtyard
 Callendar Business Park
 Callendar Road
 FALKIRK
 FK1 1XR

L.P.C. PLANNING AND DEVELOPMENT SERVICE		
21 DEC 2009		
POST TO	INITIALS	DATE
RH		
MM		
TS		

Dear Mr Archibald

**WEST HIGHLAND AND ISLANDS LOCAL PLAN EXAMINATION
 DAY 3 10:00-13:00
 REPRESENTATION NO : 495**

I refer to your letter of 16th November 2009 in relation to the above.

Please find attached a copy of the HIE statement in this regard.

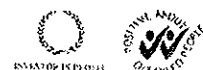
Yours sincerely



**CHARLOTTE WRIGHT
 REGIONAL DIRECTOR – HIGHLAND**

Cc

- Mr & Mrs Halligan
- Mr Griffiths
- Mr Cumming
- Mr Bruce
- Mr Cameron c/o Kearney Donald Partnership
- Ms Scott, SNH
- Dr Strachan
- Inverlochy Castle Limited c/o Brodies
- Mr & Mrs Rose
- Mr Stott, The Highland Council



The West Highlands and Islands Local Plan

Local Plan Examination – Hearings Statements – HIE

DAY 3 (am) – Thursday 21st January :- MU8 (Lundavra) and MU17 (Upper Achintore)

HEARING

Representation

For this topic HIE will be represented by Scott Dingwall, Head of Transformational Projects, HIE, Fort William Area Office.

HIE Overall Objectives on This Topic

The overall HIE objective is to ensure that there is provision of business land within MU17 (Upper Achintore), as recommended in the HIE response of 11th February 2009. Since that time, progress has been made in the identification of an initial appropriate site, and therefore HIE request that the site on the inner radius of the distributor road currently under construction is allocated for this purpose, per the attached plan.

Background

There are two key drivers influencing the HIE view. Firstly, there is considered to be a lack of supply of land and premises for Class 4 Business Use, and HIE wish to be in a position to address market failure in proximity to an expanding residential area. Secondly, it is considered that there is scope for an initial business site to be identified within the wider development and indeed further to a feasibility study, missives are currently being progressed for HIE to acquire the site identified on the attached plan. The promoters of the phased housing development are supportive and recognise the potential to achieve a sustainable community model.

Observations on the Council Statement

The Council Statement appears to support such an allocation at such a less prominent part of the site, which is located at the preferred north end of the overall allocation.

Response to the Reporter's Questions

Lochaber Local Plan allocation :- The subject site is allocated for extension of the Adult Training Centre and related landscaping and open space. The subject site is in part contained within the Settlement Development Area and in part within the MU17 allocation of the Deposit Draft December 2008.

Structure Plan Provisions :- Highland Council statement 2.1 is noted.

Environmental Effects :- Highland Council statements 3.1, 3.2 3.3 and 3.4 are noted in terms of MU17.

Development Potential :- Further to a feasibility study exercise the site identified by HIE is considered to have sufficient development potential.

Scope to accommodate different uses:- The Council statement refers to allocation of 4.7Ha of employment land. To this end it is considered reasonable that this relatively self contained site identified by HIE, is allocated for Class 4 business use. The subject site extends to around 0.5Ha.

Development Constraints :- Highland Council statements 6.1 to 6.5 are noted in terms of MU17.

Scope for allocating specific parts of the site for particular uses:- HIE in partnership with Highland Council and Highland Housing Alliance have agreed the scope for the site identified to be developed for Class 4 business use. The site fulfils the requirements set out in the Council Statement.

Adverse Effects :- Highland Council statements 8.1 and 8.2 are noted in terms of MU17.

Conclusions

Having regard to the proposed mixed use allocation, the content of the Council Statement, the fact that the distributor road is under construction and that an appropriate business site has been agreed with the landowner, it is considered appropriate that the subject site is allocated for Class 4 business use.

Charlotte Wright

Regional Director - Highland

Highlands & Islands Enterprise

