

The Highland Council
Ross And Cromarty Committee 12 January 2017
Lochaber Committee 18 January 2017
Isle of Skye and Raasay Committee 27 February 2017

Agenda Item	4
Report No	LA/2/17

West Highland and Islands Proposed Local Development Plan

Report by Director of Development and Infrastructure

Summary

This report sets out the key elements of the West Highland and Islands Proposed Local Development Plan for approval. This follows consultation on a Main Issues Report and an Additional Sites consultation held in 2016. Members are asked to give approval for officers to assemble these elements of the Plan to form the Proposed Plan to be published for public consultation and used as a factor in planning decisions and advice.

1 Context and Background

- 1.1 The West Highland and Islands Proposed Local Development Plan (referred to as the 'Proposed Plan' in this report) will be the principal, local, land use policy document in determining planning applications and other development and investment decisions in the West Highland area. The Plan area (shown on the map in **Appendix 3**) comprises Wester Ross, Skye and Lochalsh, Lochaber and a mountainous and largely unpopulated part of Badenoch north and south of Loch Laggan.
- 1.2 The Plan will be one of three area local development plans which will provide the local detail on *where* development should and should not be supported, and are complemented by the overarching Highland-wide Local Development Plan, which provides the Council's general policies on *how* development should happen.
- 1.3 The Proposed Plan is presented to Committee for approval for consultation. When agreed by Committee it will represent the 'settled view' of the Highland Council on local planning policy in this part of Highland and will then be a material consideration in planning applications and advice.
- 1.4 The Proposed Plan is a culmination of considerable work and committee approvals to date which has included:
 - a widely advertised 'Call for Sites & Ideas' which yielded around 330 suggestions;
 - ongoing discussions with and comments from statutory key agencies, Members, other consultees and stakeholders, and engagement with local High Schools;

- specific and ongoing assessment of environmental, flood risk and transport issues;
- committee approval and publication of a Main Issues Report (MIR)
- 27 public events comprising exhibitions, evening round table discussion workshops and specially convened community council meetings which were all held to explain and discuss the MIR; and
- analysis of around 750 comments from 170 respondents on the MIR.

2 Main Issues Report Comments

- 2.1 A full version of all comments received during the MIR consultation has been available on the Council's consultation website since mid July 2016. Members, and those that have made comment during the plan process, were also sent a summary of views at the end of September 2016. In terms of type of respondent, 43% of comments came from public and quasi public agencies, 30% from individuals (often neighbours), landowners and developers, 11% from community groups and 16% from miscellaneous sources such as RSPB. In terms of geographic split, Plan-wide or general issues accounted for 15%, Wester Ross and Lochalsh for 22%, Skye 28% and Lochaber 35%. The topics raised are summarised in **Appendices 1 and 2**.
- 2.2 Several MIR respondents suggested new or expanded development sites. In line with Scottish Government guidance which requires prior public consultation on all key Plan content, an Additional Sites Consultation was undertaken between September and October 2016 on those sites likely to result in significant land use change. 64 comments were received and these are summarised in **Appendix 1**.

3 The Proposed Plan

- 3.1 In preparing the Proposed Plan we have considered all comments made during the MIR and Additional Sites consultations. **Appendices 1 and 2** set out the recommended Council response to comments received for each community and issue. The updated outcomes, strategy map and housing land supply figures are available at **Appendix 3**.
- 3.2 The outcomes in **Appendix 3** set the framework for all policies and allocations in the Plan, and they show how broad aims can be translated into actions. Minor changes are recommended to ensure consistency with outcomes within other area local development plans. The outcomes are to be a shared consensus vision of the future not a reflection of particular points of view and therefore the only other recommended adjustments are to put more balanced references to economic growth as being sustainable economic growth.
- 3.3 The published Plan will contain a glossary, and similar general policies to those within the other area local development plans on Town Centres First, Delivering Development and Growing Settlements. **Appendix 3** provides the standardised wording of these policies.
- 3.4 The spatial strategy map is a visual representation of the largest physical

projects and policy proposals supported within the Plan. In response to comments made, it is recommended to make minor adjustments to the settlement hierarchy so that Uig is upgraded to a main, 'growth' settlement, and Applecross is identified as a specific, potential community plan settlement. We also provide more general support for other communities that express an interest in preparing a community plan in the future. It is accepted that the depiction of broadband rollout areas by phone exchange areas gives a misleading impression of available coverage, and this will be updated and adjusted. In line with recently agreed local/area committee priorities, it is also proposed to add symbols to depict potential new schools at Broadford and Dunvegan, and an emergency service hub at Portree. The recommended changes are incorporated within the map in **Appendix 3**.

- 3.5 In line with national guidance, the Plan will provide housing and housing land requirement figures. Members will recall that Scottish Government officials now insist that councils set trend/evidence based rather than aspiration based targets. The Highland Council has areas of reducing or static population, and has always sought to reverse established trends by choosing higher targets, and consequently a generous supply of housing sites. The recommended Plan content, outlined in the Appendices, will maximise the Council's housing land supply within the constraints of a nationally derived target. The overall 20 year target to be met by larger housing sites within larger settlements is land for 2,177 houses. The total capacity of the short term, specifically identified, development sites in **Appendix 1A** is 2,288. Other things being equal, this total will provide enough housing land to last 21 years. With plans having a 5 year review cycle and this Plan also containing the back up of longer term development allocations that could be activated if unexpected housing need / demand materialises then the Plan will make sufficient provision.
- 3.6 The suggested response on transport issues is to safeguard the transport corridors within the MIR and to add other suggested schemes that have broad support and a similar or better likelihood of attracting funding as those shown within the MIR. Within Fort William, this equates to adding an A82 "bypass" safeguard between An Aird and Lochybridge. An Uig Pier upgrade, safeguarding of land for a possible Corran Narrows crossing, and a full transport appraisal for the greater Fort William area are also considered to be worthy inclusions. The Glencoe Ski Station road upgrade and national cycle route to Skye suggestions are considered to be aspirational projects that should not be included in the plan at this stage. The Council's decision on a preferred route for the Lochcarron / Stromeferry 'bypass' is expected to be made in Spring 2017. At that time, it will be clearer whether the Lochcarron village spine road would be a part of any interim or final solution. Meantime, it is proposed that the Plan retains both existing options.
- 3.7 No substantive changes (relative to the MIR content) are recommended in relation to Special Landscape Areas, the Fort William Hinterland and the Plan's Economic Development Areas. The few suggestions for radical changes are contrary to the Plan's strategy and wider corporate objectives – for example, the Council is supportive of the expanded use of the Kishorn facility not its deletion as an employment site.

3.8 The most significant site changes and policies compared to the MIR are as follows:

Wester Ross and Lochalsh

- **Ullapool** – two preferred housing sites not confirmed north west of industrial estate and rear of Broomhill and one previously non preferred site on the Morefield A835 frontage confirmed;
- **Poolewe** – drawing-in of southern boundary of settlement development area and support for limited, infill development on riverside site;
- **Gairloch** – reduction in harbour allocation at Charlestown and reduction in built development portion of site at Achtercairn;
- **Lochcarron** – more support for housing within Kirkton woodland and retention of Keilburn Crescent North site;
- **Kyle of Lochalsh** – reduction in size of site opposite Clan Garage and commuted parking payments for all sites that can't deliver adequate on-site provision;

Lochaber

- **Corpach** – Annat Point industrial site expanded, long term housing site above Corpach reduced and more greenspace identified ;
- **Caol/Lochyside** - suggested new housing site at Caol sewage works rejected;
- **Fort William** – changes to support industrial expansion and a consequent increase in short term housing land supply - expansion of settlement development area and new industrial allocation including a masterplanning commitment at the Smelter (the importance of which is increased due to the recent announcement of the potential scale of expansion by the new owner), shorter term phasing of Upper Achintore housing site and more flexibility to allow housing development at Carr's Corner;
- **Glencoe** - suggested new housing site on Clachaig Inn road rejected and north of primary school site confirmed for mixed use;
- **Ballachulish (South)** - suggested new mixed use site at West Laroch rejected;
- **Kinlochleven** – long term development site at Wades Road deleted;
- **Mallaig** – Harbour site expanded and Coteachan and Glasnacardoch housing site boundaries adjusted;
- **North Ballachulish** – housing site north of Alltshellach House deleted;
- **Glenachulish** – 2 sites at bridge confirmed but one for housing only and the other reduced;
- **Spean Bridge** – deletion of long term site north of Dalour Cottages, confirmation of previously non preferred sites south of school and at Former Little Chef, and confirmation of extension of railyard site;
- **Roy Bridge** – Stronlossit adjoining hotel site made housing only;
- **Strontian** – changes to align Plan with Strontian Community Masterplan plus confirmation of tourism only site north of slipway.

Isle of Skye

- **Dunvegan** – deletion of site south of St Mary's Church, existing school

site made mixed use including housing but this dependent upon it being surplus to educational purposes;

- **Staffin** – deletion of harbour expansion site, confirmation of previously non-preferred site close to shop, reduction in scale of village centre housing sites, and deletion of west of nurse's cottage site;
- **Portree** – deletion of non preferred community uses site south east of shinty pitch; Storr Road gap site to provide active travel connection only not a vehicular connection, and; Kiltaraglen to Achachork expansion area to be confirmed as short term development allocations but with central section removed due to land availability issues;
- **Uig** – confirm all new sites bar one (north of Earlish) where significant trunk road access and landscape constraints exist;
- **Broadford** – amend site at sewage works site to reflect community ownership;
- **Kyleakin** – two settlement development area extensions subject to flood risk;
- **Sleat** – new site at Armadale Bay rejected.

4 Proposed Consultation Arrangements

- 4.1 It is suggested that the Plan be subject to an 8 week consultation period. In order to allow sufficient time to bring together the plan, including fine tuning amendments, preparation of supporting documentation and external printing, it is proposed to publish the plan and launch the consultation after the end of purdah in May 2017. The opportunity to contribute to the consultation will be publicised in local and social media and the Council's website. Immediate neighbours of all sites specifically identified within the Plan will also be notified in line with government legislation.

5 Next Steps

- 5.1 Following the consultation period on the Plan, Members will be briefed on representations received. Any party whose comments do not align with the Council's 'settled view' will have an opportunity to have its opinions heard at Examination (similar to a public local inquiry) by an independent Scottish Government appointed Reporter, who then makes binding recommendations back to the Council which determine the final plan to be adopted by the Council.

6 Implications

- 6.1 Environmental:
The Plan requires a full Strategic Environmental Assessment (SEA), which includes consideration of climate change implications and a Habitats Regulations Appraisal Record (HRA). Additional references to Natura sites will be added to the Plan when the HRA is completed. An Environmental Report has been prepared which has influenced officers' site and policy preferences and has been available for Members' consideration via the Council's website and Members' Library. This is being revised and will be advertised and published alongside the Plan. It will also influence the developer requirements

text being prepared for each confirmed allocation.

6.2 Equalities:

An Equalities Impact Assessment (EqIA) screening report has been undertaken and placed on the Council's website and found that a full EqIA is not required.

6.3 Gaelic:

Headings and a Member Foreword will be added in Gaelic.

6.4 Resource:

Resources to complete the statutory processes are allowed for within the Service budget.

6.5 Legal and Risk:

In terms of legal and risk implications, the Plan can be challenged in the courts but only on matters of process not planning judgement emphasising the need for the Council to continue to adhere to all statutory procedures throughout the Plan's progress so that the Council will have a defensible position in the event of any challenge.

6.6 Rural:

The vast majority of the Plan area is rural and therefore there will be no bias or other implications in respect of this issue.

RECOMMENDATION

Committee is invited to agree the following to enable officers to assemble and consult upon the West Highland and Islands Proposed Local Development Plan:

- to note the issues raised on place-based issues, and agree the recommended Council responses, as set out in **Appendix 1A and 1B**, to form the Settlement sections of the Proposed Plan;
- to note the issues raised on the plan outcomes, spatial strategy, general policies and other non-spatial plan content, and agree the recommended Council response, as set out in Appendix 2, and agree the resultant outcomes, spatial strategy and general policies for the Proposed Plan set out in Appendix 3;
- to note that minor presentational, typographical and factual updates and changes will be made by officers, with any material changes to be agreed in consultation and agreement with the chair and vice chair of the relevant area/local committee(s) prior to publication;
- to note that additional supporting documents will accompany the publication of the Plan, specifically an action programme, a revised environmental report, a Habitats Regulations Appraisal record and a schedule of land owned by the Highland Council;
- in line with government guidance to agree for the published West Highland and Islands Proposed Local Development Plan to be treated as a material planning consideration in making planning decisions and providing advice; and
- to agree the approach to public consultation on the Plan as outlined in paragraph 3.1 of this report.

Designation: Director of Development and Infrastructure

Date: 5 January 2017

Author: Tim Stott, Principal Planner, Development Plans

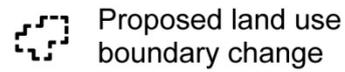
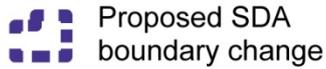
Background Papers:

1. West Highland and Islands Local Development Plan: Main Issues Report: April 2016
2. West Highland and Islands Local Development Plan: Main Issues Report: Representations Received
3. West Highland and Islands Local Development Plan: Strategic Environmental Assessment: Draft Environmental Report

Above documents available via: www.highland.gov.uk/whilp

Appendix 1A: Lochaber Place-Based Comments and Recommendations

Key Plan Changes



Open Space



Settlement Development Area



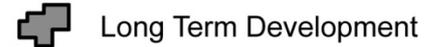
Town Centre



Roads and Access



Land Uses



Order of settlements within Appendix 1A

Fort William (Corpach)

Fort William (Caol)

Fort William (Inverlochy)

Fort William (Town Centre)

Glencoe

South Ballachulish

Kinlochleven

Mallaig

North Ballachulish

Glenachulish

Spean Bridge

Roy Bridge

Stontian

Growing Settlements

Community Plan Settlements

Fort William (Corpach) - MIR Summary of Comments & Officer Recommendations

Kilmallie CC preference would be for both allocations to take up less of the hillside, following the built development line on Lady Margaret Drive. Retention of ancient woodland adjacent to Loch Eil sought.

Recommendation: Continue to allocate with exception of eastern area of FWLT1 to exclude former quarry/landfill constraint. Extent of allocations are well screened by significant woodland alongside A830 and potential distant landscape and visual impacts to the northern areas of the allocation are softened by woodland backdrop. Additional green network to be denoted within FWH1 and developer requirement to retain broadleaf woodland.

Kilmallie CC support the non-allocation of this site due to encroachment up into the hill side. Others raised concerns with the loss of ancient woodland and biodiversity.

Recommendation: Site not to be allocated.

Kilmallie CC sought this woodland area and ground surrounding Kilmallie Community Centre to be identified as cherished open space.

Recommendation: Woodland area is covered by a Tree Preservation Order and to be identified as cherished open space together with the Community Centre garden grounds.

SEPA support site not being allocated due to coastal flood risk.

Recommendation: Site not to be allocated.

HIE sought allocation for business and tourism use.

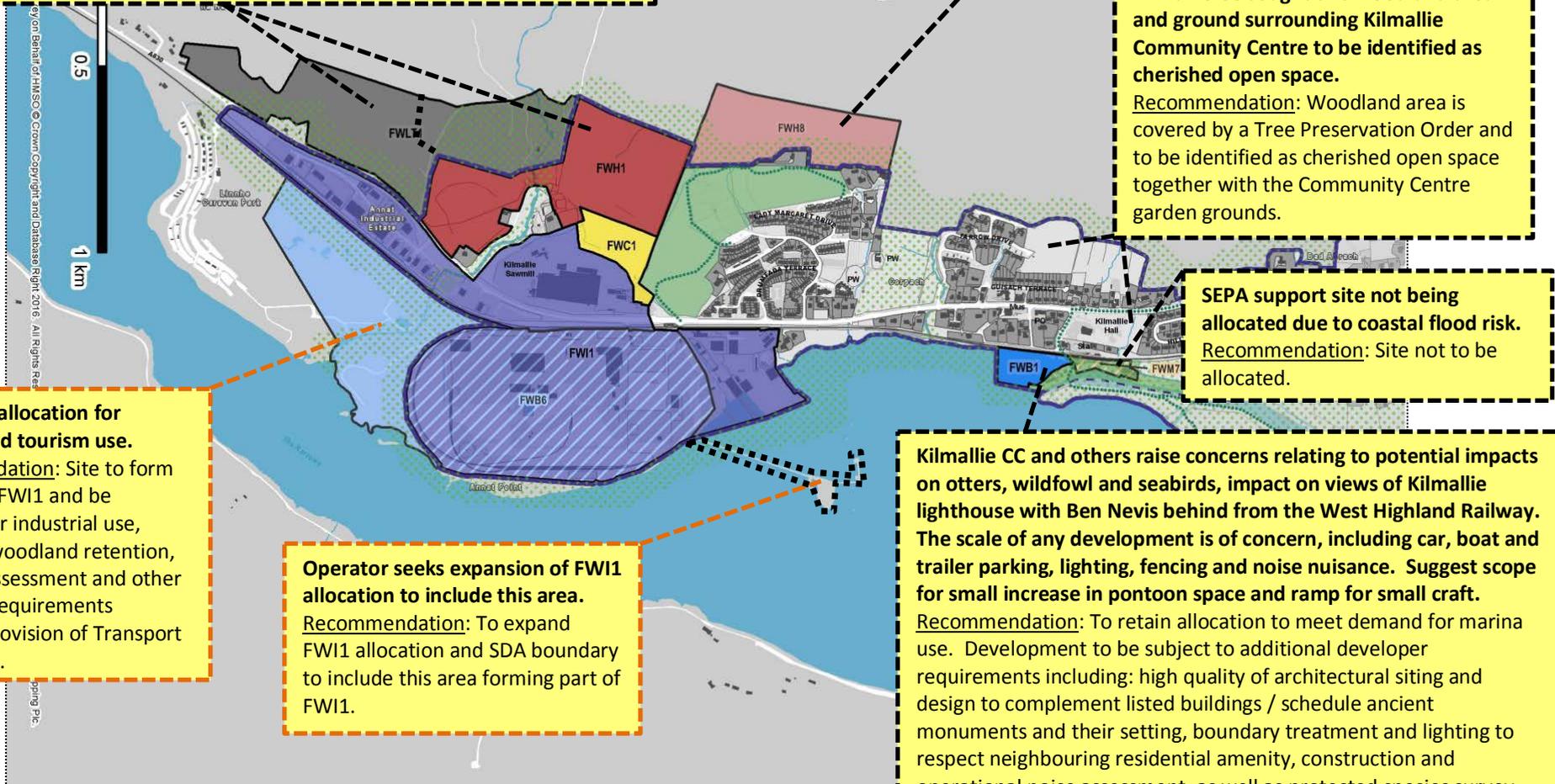
Recommendation: Site to form part of site FWI1 and be allocated for industrial use, subject to woodland retention, flood risk assessment and other developer requirements including provision of Transport Assessment.

Operator seeks expansion of FWI1 allocation to include this area.

Recommendation: To expand FWI1 allocation and SDA boundary to include this area forming part of FWI1.

Kilmallie CC and others raise concerns relating to potential impacts on otters, wildfowl and seabirds, impact on views of Kilmallie lighthouse with Ben Nevis behind from the West Highland Railway. The scale of any development is of concern, including car, boat and trailer parking, lighting, fencing and noise nuisance. Suggest scope for small increase in pontoon space and ramp for small craft.

Recommendation: To retain allocation to meet demand for marina use. Development to be subject to additional developer requirements including: high quality of architectural siting and design to complement listed buildings / schedule ancient monuments and their setting, boundary treatment and lighting to respect neighbouring residential amenity, construction and operational noise assessment, as well as protected species survey.



Fort William (Caol) - MIR Summary of Comments & Officer Recommendations

Kilmallie CC sought areas to be identified as cherished open space and do not wish Banavie and Corpach joined to Fort William.
Recommendation: To retain areas as forming part of the green network as opposed to cherished green space on the basis that areas are not extensively used by the wider community.

Kilmallie CC preference is for this site not to be allocated in the interest of protecting the amenity and cultural heritage value of the adjacent canal and Great Glen Way.
Recommendation: Site not to be allocated.

Crofting interests to be safeguarded.
Recommendation: Site is common grazing land as opposed to in-bye croft land and should therefore remain allocated, albeit as a long term site to reflect the road infrastructure delivery and timing constraints.

Concerns include loss of peatland and helipad provision. Suggestion to retain semi-natural vegetation on site for landscaping.
Recommendation: To allocate the site with a development requirement for a peat management plan, vegetation survey as well as helipad provision associated with the new hospital and the Search and Rescue service. Area north of the north of the health centre has planning permission for housing and this area is recommended to form a separate small housing allocation.

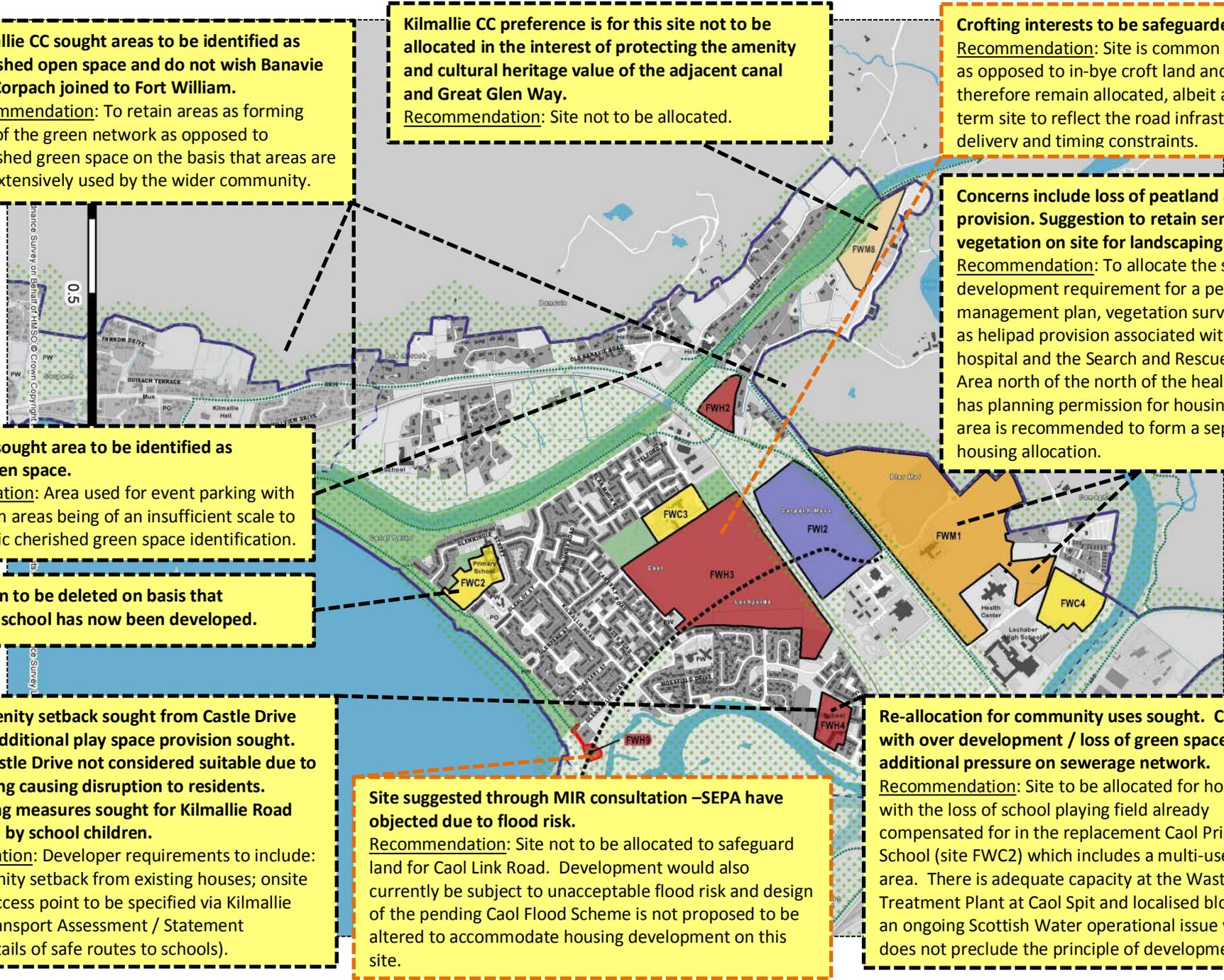
Kilmallie CC sought area to be identified as cherished open space.
Recommendation: Area used for event parking with residual green areas being of an insufficient scale to merit strategic cherished green space identification.

Site allocation to be deleted on basis that replacement school has now been developed.

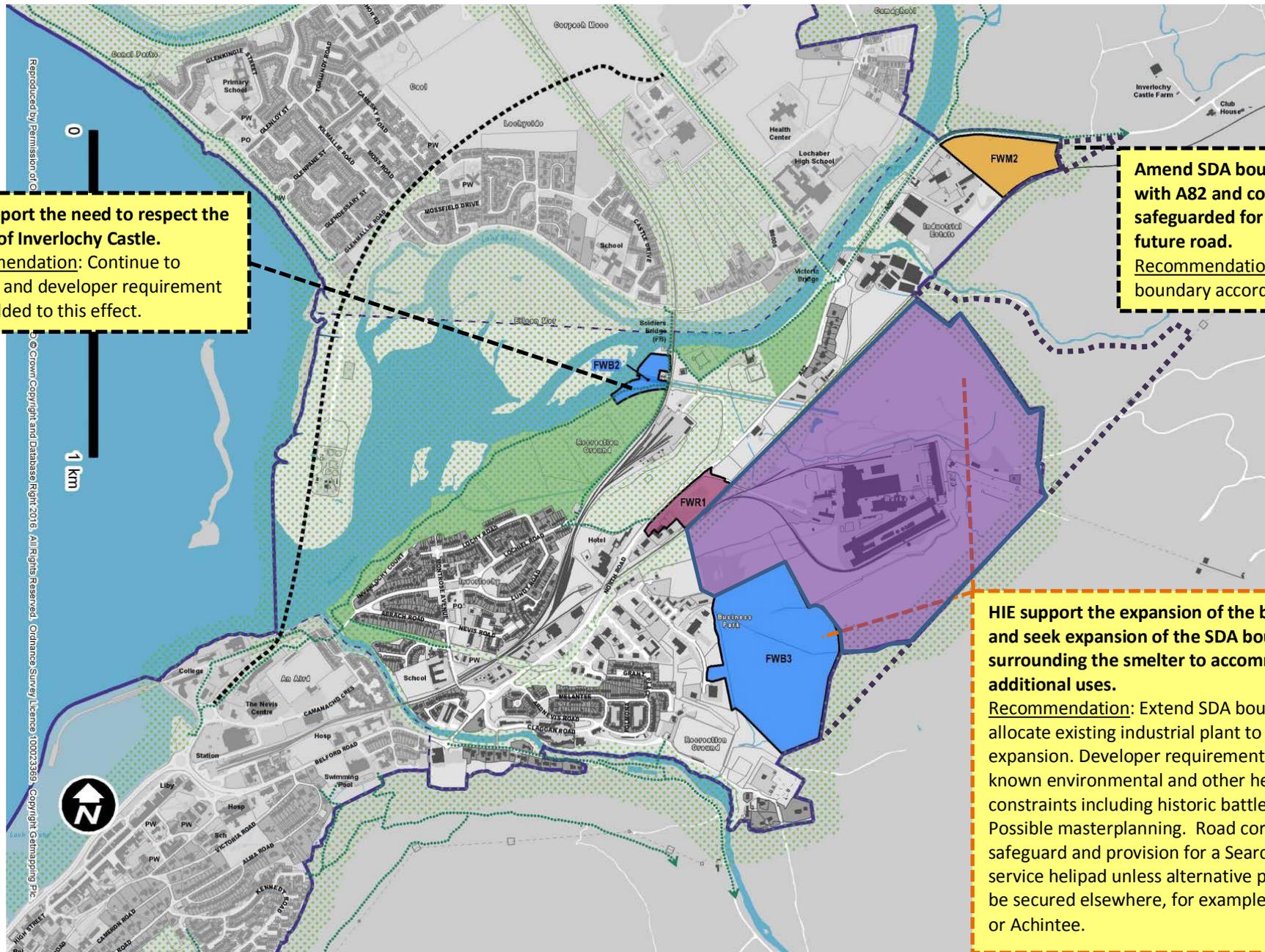
Privacy / amenity setback sought from Castle Drive houses and additional play space provision sought. Access via Castle Drive not considered suitable due to limited parking causing disruption to residents. Traffic calming measures sought for Kilmallie Road which is used by school children.
Recommendation: Developer requirements to include: privacy /amenity setback from existing houses; onsite play space; access point to be specified via Kilmallie Road; and Transport Assessment / Statement (including details of safe routes to schools).

Site suggested through MIR consultation –SEPA have objected due to flood risk.
Recommendation: Site not to be allocated to safeguard land for Caol Link Road. Development would also currently be subject to unacceptable flood risk and design of the pending Caol Flood Scheme is not proposed to be altered to accommodate housing development on this site.

Re-allocation for community uses sought. Concerns with over development / loss of green space and additional pressure on sewerage network.
Recommendation: Site to be allocated for housing with the loss of school playing field already compensated for in the replacement Caol Primary School (site FWC2) which includes a multi-use games area. There is adequate capacity at the Waste Water Treatment Plant at Caol Spit and localised blockages an ongoing Scottish Water operational issue which does not preclude the principle of development.



Fort William (Inverloch) - MIR Summary of Comments & Officer Recommendations



HES support the need to respect the setting of Inverloch Castle.
Recommendation: Continue to allocate and developer requirement to be added to this effect.

Amend SDA boundary to align with A82 and corridor to be safeguarded for potential future road.
Recommendation: Amend SDA boundary accordingly.

HIE support the expansion of the business park and seek expansion of the SDA boundary surrounding the smelter to accommodate additional uses.
Recommendation: Extend SDA boundary and allocate existing industrial plant to allow expansion. Developer requirements to address known environmental and other heritage constraints including historic battlefield. Possible masterplanning. Road corridor safeguard and provision for a Search and Rescue service helipad unless alternative provision can be secured elsewhere, for example at Blar Mor or Achintee.

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Fort William (Town Centre) - MIR Summary of Comments & Officer Recommendations

Recommendation: Do not allocate - The hotel has been developed, the remaining developable footprint within the site only extends to 0.1ha which has land assembly issues. The principle of any further development at the site would also receive HwLDP policy support, especially since this site is within the defined Town Centre.

HES recommend the addition of a developer requirement to protect the site and setting of the scheduled monument Remains of Cromwell's Fort.
Recommendation: Developer requirement to be added to this effect.

Concerns with inclusion of existing properties within allocation boundary and water/sewerage system being affected.
Recommendation: Extent of allocation to be re-drawn to exclude the former janitor's house which is in private ownership. There is adequate capacity at the Waste Water Treatment Plant at Caol Spit and localised blockages an ongoing Scottish Water operational issue which does not preclude the principle of development.

Kilmallie CC sought the enlargement of the Town Centre boundary to include the old fort site, road and promenade along the lochside.

Recommendation: Whilst THC are very supportive of townscape, visual and pedestrian access improvements along the lochside, the Town Centre boundary specifically relates to directing development uses which attract significant numbers of people, including retail, commercial leisure, offices, community and cultural facilities. The extent and areas suggested have limited scope to accommodate such developments and therefore the boundary should remain unaltered.

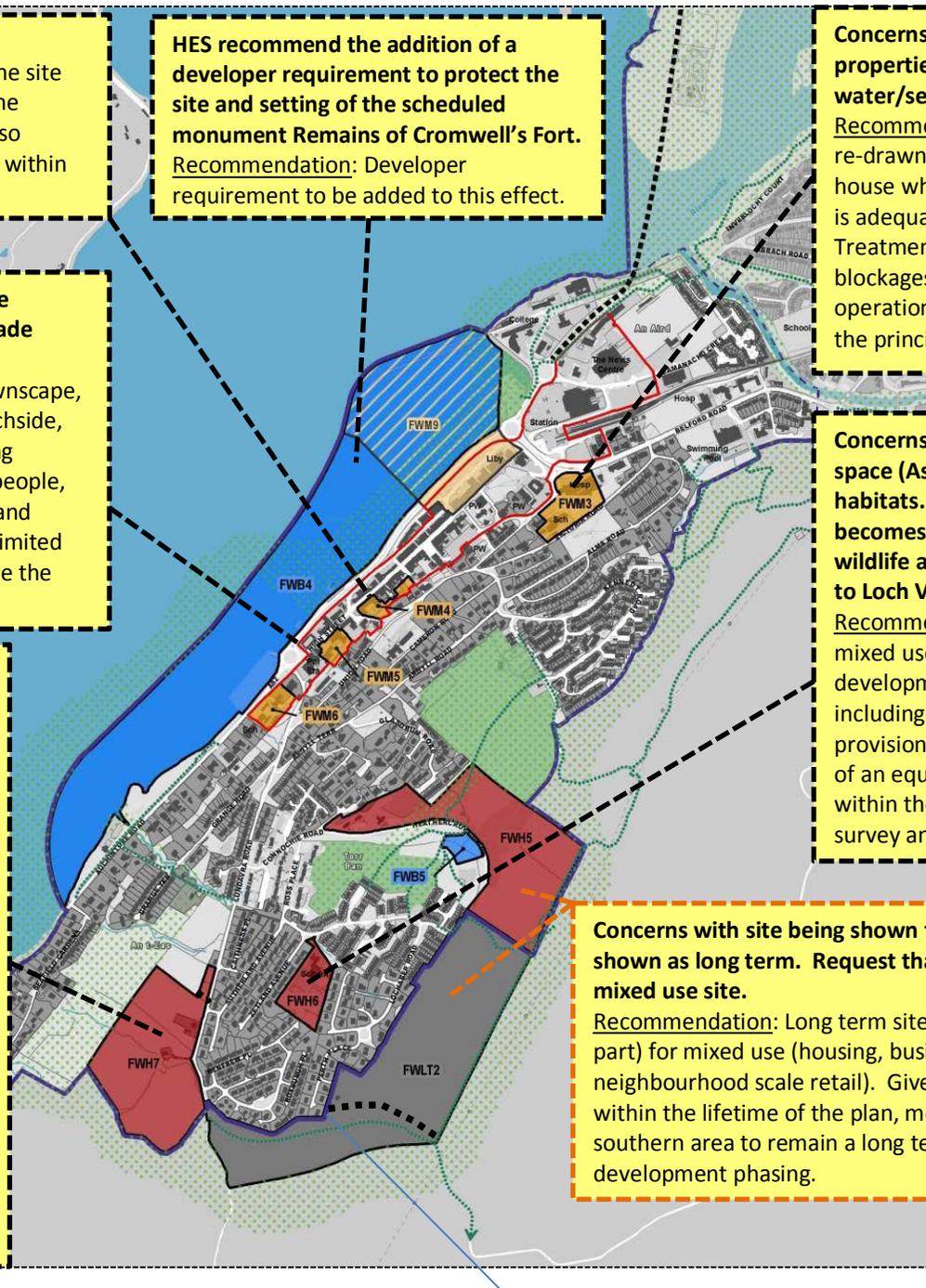
Concerns include affordable housing being developed, restricted public views, lack of parking provision, traffic, road safety, proximity to school and loss of protected species. Seek to retain the recently landscaped ground to the north east edge of the site.

Recommendation: Site to remain allocated with revised boundary (to exclude landscaped area at school access road) and updated developer requirements to include: the need to undertake protected species survey; provide a suitable setback from school to avoid overlooking, retain landscaping on road frontage; deliver a publically accessible open space with northerly views; and undertake a Transport Assessment to include an active travel masterplan for the wider site. To facilitate delivery, the northern area of the site to include provision of an active travel crossing for the principal watercourse which divides this site. An internal vehicle bridge crossing is no longer to be required to aid development viability.

Concerns include loss of community play space (Astroturf pitch), woodland and habitats. Suggestion that allocation becomes mixed for community, housing, wildlife and woodland. Pedestrian access to Loch View Estate to be maintained.
Recommendation: Site to be allocated for mixed use (community and housing) with development requirements to be added including: potential reconfiguration with the provision of a single community sports pitch of an equivalent size to the existing pitch within the site, tree retention, habitat survey and active travel connections.

Concerns with site being shown for housing only and extent of area shown as long term. Request that both sites are reinstated as a mixed use site.

Recommendation: Long term site and housing site to be allocated (in part) for mixed use (housing, business, community and neighbourhood scale retail). Given interest for further development within the lifetime of the plan, more land should be allocated. The southern area to remain a long term allocation to reflect development phasing.



Fort William - General Settlement Comments & Officer Recommendations

Kilmallie CC

- **Note disappointment that only green space is being identified as being cherished whilst there are many other features and aspects that a community may cherish such as urban spaces like squares, iconic buildings, iconic views, walking and cycling routes.**

Recommendation: Whilst it is acknowledged that a wide range of features and aspects are valued, the role of the Development Plan is to identify development opportunity sites and to protect areas which are likely to encounter development pressure which are to be safeguarded. Particular viewpoints or iconic buildings which maybe affected by development are subject to bespoke developer requirements in the each development site description. Design HwLDP policies will also apply in all areas which requires development to demonstrate sensitive siting and high quality design in keeping with local character and the historic and natural environment.

- **Oppose anything in the plan that reduces the area of woodland or blanket bog, in the interests of protecting landscape that has a valuable role as carbon sink.**

Recommendation: All development sites are subject to Strategic Environmental Assessment to limit impacts on all environmental assets, and enhance these wherever possible.

Caol CC

- **Lochaber has a shortage of housing and a strategic planned approach is needed for the future as population is increasing.**

Recommendation: Significant capacity housing sites have been identified in Caol and across the wider Lochaber area.

SEPA

- **Requested a number of sites to include developer requirements in relation to undertaking Floor Risk Assessments, peat management plans and establishing a heat network.**

Recommendation: All of SEPA's suggested developer requirements to be taken forward for each of the relevant site allocations in the Proposed Plan.

SNH

- **Note potential for the Caol link road and A82 to have significant environmental effects and advise that all their Call For Sites comments should be brought forward to the Proposed Plan site allocations.**

Recommendation: Refer to Transport Section. All SNH Call For Sites comments have been considered in the formation of the Proposed Plan.

RSPB

- **Welcomes the placemaking priority regarding the importance of habitat connectivity and several supportive comments were received regarding the identification of the green network.**

Recommendation: Support noted.

Fort William – Recommended Placemaking Priorities to be Included in the Proposed Plan

- **Transport Developer Contributions** – The Highland Council intends to work with Transport Scotland to undertake a joint issues and interventions appraisal, in line with Scottish Transport Appraisal Guidance (STAG), which will determine the transport planning objectives for Fort William. Pending the outcome of this work this plan safeguards corridors of land from development for potential future transport interventions until the STAG appraisal determines which of these interventions are required. Development proposals need not await the outcome of this appraisal, however, any proposal lodged before the appraisal is complete and that lies within or overlaps any of these corridors must:
 - assess and safeguard the land likely to be required for such interventions; and
 - be designed and phased in such a way that it doesn't compromise any such intervention, but also allows the safeguarded land to be used efficiently should it no longer be required.
 Unless otherwise agreed by the Planning Authority, planning applications within the Fort William Settlement Development Area will also need to be accompanied by a Transport Assessment to identify the interventions required to mitigate the impact of the development on the transport network. The findings of the STAG appraisal will inform the preparation of Supplementary Guidance which will specify:
 - the required transport network improvements to facilitate the development envisaged for Fort William over the 20 year plan period;
 - funding arrangements which may include proportionate contributions from developments in the wider Fort William Settlement Development Area;
 - the amount and timing of such contributions; and
 - any development scale threshold, or specific sites, where contributions may not be sought together with any other exceptions.
- Development in Fort William (including the communities from Corpach to Achintore) should encourage consolidation within the existing physical limits of the settlement, not further dispersal which would make better internal connectivity more difficult to achieve;
- Fort William's industrial employers have good reason to remain in their current locations where they can best benefit from the resources of the physical environment. The Plan should enable in situ expansion of these enterprises. For example, diversification of the range of industrial processes at the smelter together with increased loading capacity at Corpach quayside (including industrial buildings, land and lay-down space surrounding the BSW Sawmill) are critical components of the Plan. All associated housing requirements will be strongly supported to secure the availability a range of housing options to attract and retain a skilled workforce.
- New commercial expansion should only be supported in central locations taking account of the Town Centre First Policy. A range of opportunities have been identified in the Fort William Town Centre Action Plan, at Blar Mor and in other central locations where commitments have already been made such as at North Road, Glen Nevis Business Park and where there is a locational imperative such as the slalom course at the smelter tail race and marinas at the waterfront and Corpach Caledonian Canal entrance;
- Putting adequate public agency infrastructure where it can best support existing and future growth is also vital and this too means consolidation whether that be the completion of school rationalisation proposals, a flood scheme for Caol and Lochside, travel and transport improvements, or shared public function buildings;
- Increasing internal cohesion and connectivity are the main design objectives which means every development site and travel project will be asked to contribute to that aim whether it's footpath, bus, road, green network, visual, sewer, or any other type of connection;
- Connections are just as important to wildlife as people although instead of fibre optic cables it's about continuous habitat whether that's otters journeying up and down burnsidles or other wildlife utilising strips of broadleaf woodland; and
- Safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities.

Fort William – Recommended Site Allocations

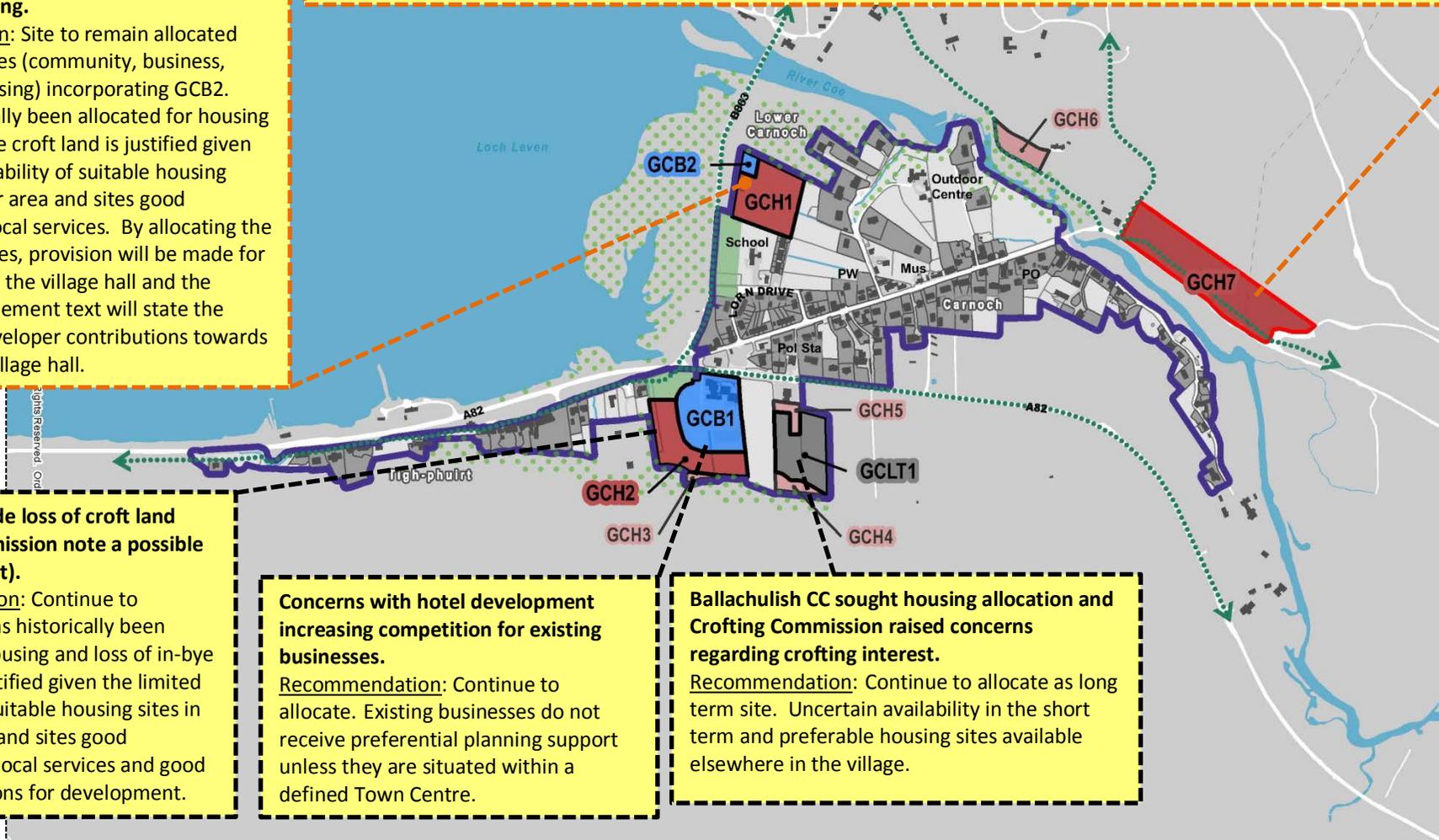
	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	FWH1, FWH2, FWH4	FWH7	FWH8, FWH9
Mixed Use	FWM1, FWM2, FWM5, FWM6	FWH5, FWH6, FWM3	FWM4, FWM8, FWM9
Community	FWC1, FWC3, FWC4		FWC2
Business	FWB1, FWB2, FWB3, FWB4, FWB5		
Industrial	FWI2, SMELTER (new site)	FWI1,FWB6	
Retail	FWR1		
Long Term		FWLT1, FWLT2, FWH3	

Glencoe - MIR Summary of Comments & Officer Recommendations

Concerns include loss of in-bye croft land (Crofting Commission), coastal and fluvial flood risk, drainage, wildlife, loss of agricultural employment and tourism impacts with loss of unrestricted views over Loch Leven from existing properties. Support expressed for housing site due to availability, level site and good road access. G&GE CC suggest site for relocated village hall and affordable housing.

Recommendation: Site to remain allocated but for mixed uses (community, business, tourism and housing) incorporating GCB2. Site has historically been allocated for housing and loss of in-bye croft land is justified given the limited availability of suitable housing sites in the wider area and sites good accessibility to local services. By allocating the site for mixed uses, provision will be made for a site to relocate the village hall and the overarching settlement text will state the need to seek developer contributions towards a replacement village hall.

Site suggested by G&GE CC through MIR consultation – Forestry Commission Scotland owned woodland avoids loss of croft land and facilitates 4-5 self-build houses. Concerns expressed regarding site access point, safety with bridge crossing, impact on footpath which travels the whole length of the old road to Clachaig Hotel and loss of natural woodland impacting upon tourism. Recommendation: Do not allocate due to loss of dense woodland which is well used by the community, almost all of which is listed on the Ancient Woodland Inventory. Development of this site will have an adverse impact on the enjoyment of the footpath (core path) which intersects the site. The site also has very limited daylight with native woodland along the riverside blocking southerly and westerly sunlight. This riverside woodland and the woodland within the site is highly likely to form part an important part of the green network, connecting the hillside woodland with the river. SNH advise that such areas are important not only for trees, but also the soils and wildlife that rely on them – an ecosystem that once damaged, cannot be recreated.



Concerns include loss of croft land (Crofting Commission note a possible crofting interest).

Recommendation: Continue to allocate. Site has historically been allocated for housing and loss of in-bye croft land is justified given the limited availability of suitable housing sites in the wider area and sites good accessibility to local services and good ground conditions for development.

Concerns with hotel development increasing competition for existing businesses.

Recommendation: Continue to allocate. Existing businesses do not receive preferential planning support unless they are situated within a defined Town Centre.

Ballachulish CC sought housing allocation and Crofting Commission raised concerns regarding crofting interest.

Recommendation: Continue to allocate as long term site. Uncertain availability in the short term and preferable housing sites available elsewhere in the village.

Glencoe - General Settlement Comments & Officer Recommendations

Ballachulish CC

- **Concerns with the impacts on the Coal Link Road not being delivered. Corran Ferry Crossing – Support expressed for a Tidal Barrage scheme with hydro generation which has been looked at in the past and with new tidal generators in use, this should be looked at again in far more detail. These schemes are in operation in many other countries.**
Recommendation: Refer to Transport Section.
- **Concerns with the division of Glenachulish from Ballachulish in the plans configuration given that these settlements share a number of services whilst other settlements with separate communities have been grouped.**
Recommendation: Settlements have been grouped within the plan based upon physical proximity, rather than service requirements.

Glencoe & Glenetive CC

- **Identify settlements as being in line broadband improvements.**
Recommendation: Fibre broadband improvements will be detailed within the Plan.
- **Main barrier to development is not land ownership but lack of suitable sites and holiday homes.**
Recommendation: Noted.
- **Glencoe Ski Lift needs upgrading urgently and identified on the Map.**
Recommendation: Due to the scale of the existing and planned facilities, as well as the existing road capacity at the Nevis Forest and Mountain Resort, this has been identified as an Economic Development Area. A similar allocation for Glencoe Mountain Resort would not be merited given that the development potential and facilities at Glencoe Mountain are not of a comparable scale to any of the other EDAs in the plan. However, given that the Glencoe Mountain Resort is important asset to the local economy, it is recommended that the following Settlement Placemaking Priority is included: *“Support infrastructure and ski facility upgrades at the Glencoe Mountain Resort”*.
- **All environmental designations should be shown.**
Recommendation: No changes; environmental designations are widely available from a variety of sources.

SNH

- SNH agree with the placemaking priorities identified but recommend amending the third priority to recognise the Ben Nevis & Glen Coe NSA. For example *“Ensure a high standard of architectural design and siting on all sites, so that local landscape and visual capacity and quality is not compromised, and to safeguard the special qualities of the Ben Nevis & Glen Coe NSA”*. We also recommend adding one about the importance of *“Avoiding adverse impacts on the surrounding woodlands, much of which is listed on the Ancient Woodland Inventory, as the woodlands contribute to the setting of South Ballachulish and Glencoe”*
Recommendation: To incorporate the suggested additional Placemaking Priorities (or similar wording to this affect).
- Text should be added to all the allocations for the proposed LDP stating that developers will have to demonstrate a high quality of siting and design that will avoid adverse impacts on the special qualities of the Ben Nevis & Glen Coe NSA.
Recommendation: All site allocations to include developer requirement wording to this effect.

SEPA

- **SEPA have requested a number of sites to include developer requirements in relation to undertaking Floor Risk Assessments.**
Recommendation: All of SEPA’s suggested developer requirements to be taken forward for each of the relevant site allocations in the Proposed Plan.

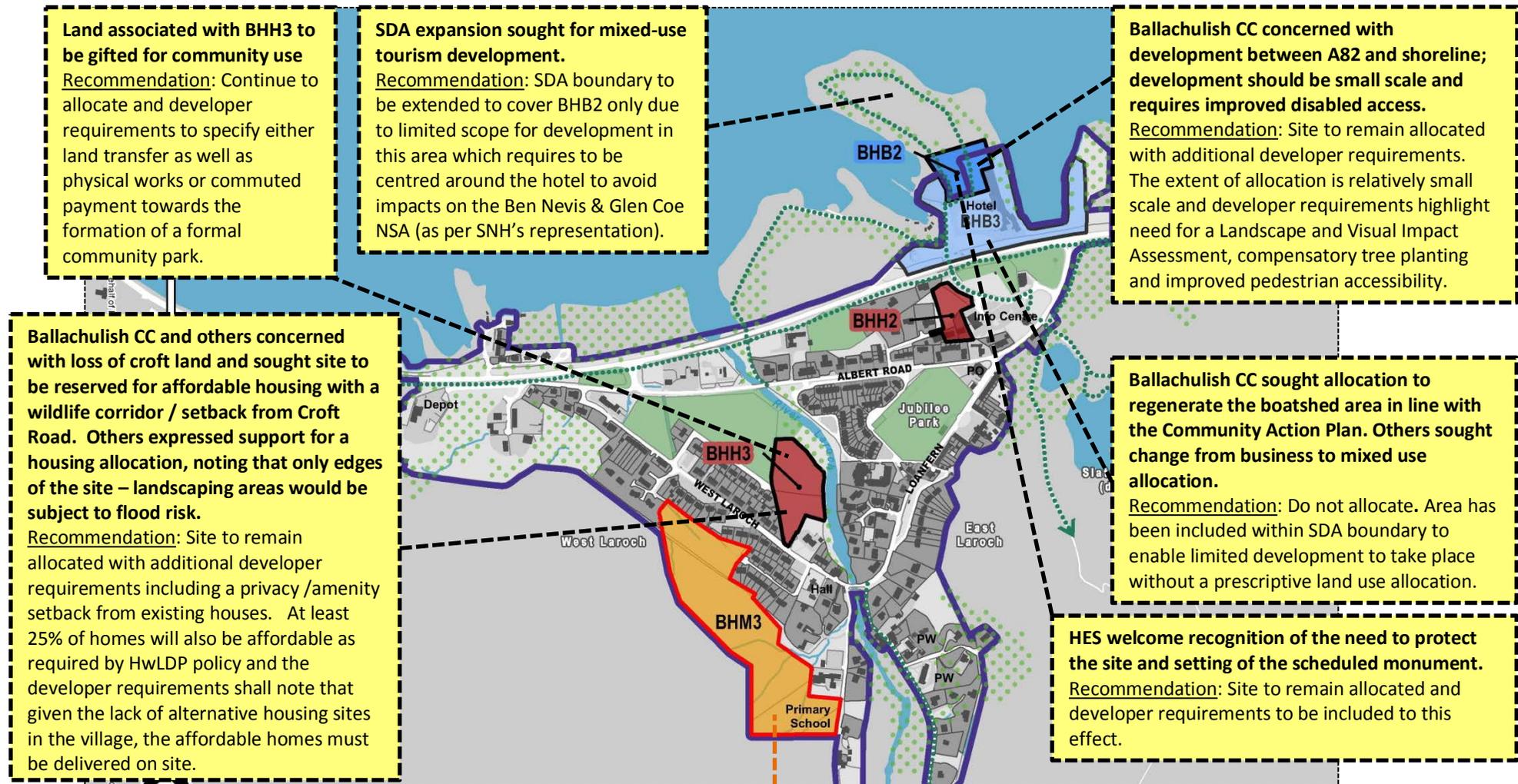
Glencoe and South Ballachulish - Recommended Placemaking Priorities to be Included in the Proposed Plan

- Direct most development within the existing built form to protect the landscape and visual capacity and quality of the area - for example to opportunities within the settlement boundary to the west of the Co-op site in South Ballachulish and north of Glencoe Primary School;
- Encourage tourism development where it can gain a competitive advantage - i.e. on the north edges of South Ballachulish;
- Safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities, in particular the Ben Nevis & Glen Coe National Scenic Area;
- Avoiding adverse impacts on the surrounding woodlands, much of which is listed on the Ancient Woodland Inventory, as the woodlands contribute to the setting of Glencoe and South Ballachulish;
- Minimise the loss of in-bye croft land by directing development to allocated sites that are capable of comprehensive servicing and of meeting local need and demand;
- Support infrastructure and ski facility upgrades at the Glencoe Mountain Resort; and
- Development within the Settlement Development Area of Glencoe will be required to contribute towards the provision of a replacement Glencoe village hall.

Glencoe – Recommended Site Allocations

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	GCH2		GCH3, GCH4, GCH5, GCH6, GCH7
Mixed Use		GCH1, GCB2	
Business	GCB1		
Long Term	GCLT1		

South Ballachulish - MIR Summary of Comments & Officer Recommendations



Land associated with BHH3 to be gifted for community use
Recommendation: Continue to allocate and developer requirements to specify either land transfer as well as physical works or commuted payment towards the formation of a formal community park.

SDA expansion sought for mixed-use tourism development.
Recommendation: SDA boundary to be extended to cover BHB2 only due to limited scope for development in this area which requires to be centred around the hotel to avoid impacts on the Ben Nevis & Glen Coe NSA (as per SNH's representation).

Ballachulish CC concerned with development between A82 and shoreline; development should be small scale and requires improved disabled access.
Recommendation: Site to remain allocated with additional developer requirements. The extent of allocation is relatively small scale and developer requirements highlight need for a Landscape and Visual Impact Assessment, compensatory tree planting and improved pedestrian accessibility.

Ballachulish CC and others concerned with loss of croft land and sought site to be reserved for affordable housing with a wildlife corridor / setback from Croft Road. Others expressed support for a housing allocation, noting that only edges of the site – landscaping areas would be subject to flood risk.
Recommendation: Site to remain allocated with additional developer requirements including a privacy /amenity setback from existing houses. At least 25% of homes will also be affordable as required by HwLDP policy and the developer requirements shall note that given the lack of alternative housing sites in the village, the affordable homes must be delivered on site.

Ballachulish CC sought allocation to regenerate the boatshed area in line with the Community Action Plan. Others sought change from business to mixed use allocation.
Recommendation: Do not allocate. Area has been included within SDA boundary to enable limited development to take place without a prescriptive land use allocation.

HES welcome recognition of the need to protect the site and setting of the scheduled monument.
Recommendation: Site to remain allocated and developer requirements to be included to this effect.

Site suggested by Ballachulish CC and others through MIR consultation - sought as an alternative housing site to others in Ballachulish with a school campus allocation and new access road via West Laroch. Concerns raised included increased traffic to the village, overshadowing from hillside, history of landslides on the hillside, drainage / runoff causing flooding.
Recommendation: Do not allocate site for development. With the exception of the southern small area of croft land, the majority of this land falls within the Glen Etive and Glen Fyne Special Protection Area (SPA) which is designated for ornithology interests. RSPB advise that the loss of this habitat is likely to have significant adverse effects on the qualifying interests of this designation (Golden Eagle). SNH advise that the loss of habitat would likely have a significant effect requiring further assessment. Replacement school is not anticipated be forthcoming in the lifetime of the plan, unsuitable site access (6m pinch point between gardens via West Laroch), steep gradient for new access road, works may result in loss of trees and length and extent of road access works, site enabling works and watercourse crossings make this site unlikely to be viable for development. Alternative access via road which serves Ballachulish Primary School is single track and has insufficient capacity to support a significant increase in traffic flows.

South Ballachulish - General Settlement Comments & Officer Recommendations

Ballachulish CC sought further amendments including:

- **Brecklet Forest for forest crofts and small rural housing; a hydro scheme site; East & West quarry sites for community uses; and Marine Shoreline Land for community and agricultural uses.**
Recommendation: No changes on the basis that scope for these developments remain without the necessity for any site allocations within the plan. Any such proposals would be assessed against the existing HwLDP policies.
- **Questioned the SDA boundary as this excludes lot of potential development ground.**
Recommendation: No changes on the basis that the SDA boundary reflects the existing defined settlement edge and any substantial new sites for development should be subject to new site allocations.

SNH

- **This location is within and surrounded by spectacular landscape and scenery, recognised by the Ben Nevis & Glen Coe NSA. This means that development will require mitigation through careful siting and design so as not to adversely affect the special qualities of the NSA. Text should be added to all the allocations for the proposed LDP stating that developers will have to demonstrate a high quality of siting and design that will avoid adverse impacts on the special qualities of the Ben Nevis & Glen Coe NSA.**
Recommendation: Developer requirements to this effect to be taken forward for all site allocations in South Ballachulish.

SEPA

- **SEPA have requested a number of sites to include developer requirements in relation to undertaking Flood Risk Assessments.**
Recommendation: All of SEPA's suggested developer requirements to be taken forward for each of the relevant site allocations in the Proposed Plan.

South Ballachulish and Glencoe - Recommended Placemaking Priorities to be Included in the Proposed Plan

- [Joint South Ballachulish and Glencoe Placemaking Priorities – Refer to Glencoe settlement recommendations above.]

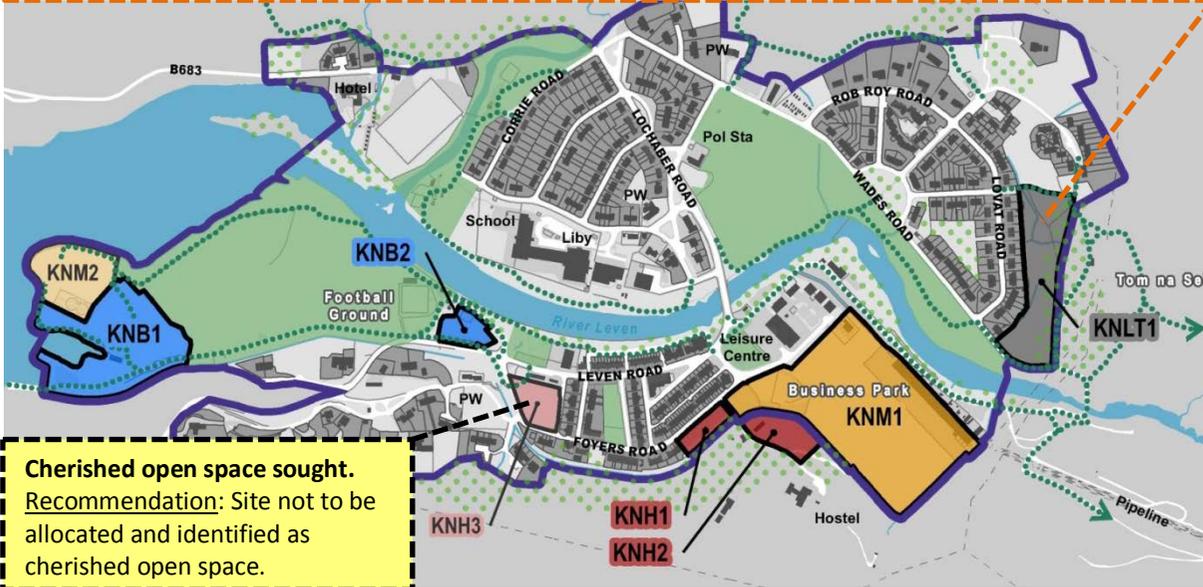
South Ballachulish – Recommended Site Allocations

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	BHH2, BHH3		
Mixed Use			BHM3
Business	BHB2		BHB3

Kinlochleven - MIR Summary of Comments & Officer Recommendations

Removal of allocation sought. Concerns include loss of habitat and species and site containing electricity buildings and power lines.

Recommendation: Long term site not to be allocated due to site constraints, loss of native woodland, need for substantial road and access improvements, and limited housing demand in the village.



Cherished open space sought.

Recommendation: Site not to be allocated and identified as cherished open space.

General Settlement Comments

SNH

- Text should be added to all the Kinlochleven allocations for the proposed LDP stating that developers will have to demonstrate a high quality of siting and design that will avoid adverse impacts on the special qualities of the Ben Nevis & Glen Coe NSA.

Recommendation: To incorporate the suggested developer requirements for all sites.

SEPA

- Requested a number of sites to include developer requirements in relation to undertaking Floor Risk Assessments and providing details of local heat network potential.

Recommendation: All of SEPA's suggested developer requirements to be taken forward for each of the relevant site allocations in the Proposed Plan.

Kinlochleven - Recommended Placemaking Priorities to be Included in the Proposed Plan

- Safeguard and revamp the industrial heritage of the area by promoting a mixed use redevelopment of the brownfield smelter site;
- Protect the natural heritage of the settlement by only allocating previously developed land such as at the former smelter site;
- Safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities, in particular the Ben Nevis & Glen Coe National Scenic Area; and
- Secure active travel connection and green network improvements with all new developments.

Kinlochleven – Recommended Site Allocations

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	KNH1, KNH2		KNH3
Mixed Use	KNM1		KNM2
Business	KNB1, KNB2		
Long Term			KNLT1

Mallaig - MIR Summary of Comments & Officer Recommendations

Support expressed allocation to match forthcoming masterplan area. SNH advise that development and associated activities encroaching the Hebrides & the Minches SAC (for harbour porpoise interests) has potential to have an adverse effect on the integrity of the SAC. RSPB also consider that the site has likely significant effects on the SAC.

Recommendation: Continue to allocate with update site boundary based on emerging masterplan and developer requirements to include need to demonstrate development will not have a significant adverse impact on the integrity of the SAC.

Support for site allocation based on former plan allocation, historic planning permission which addressed visual /skyline and recreational asset impacts.

Recommendation: Site not to be allocated on basis of steep topography and poor ground conditions requiring extensive engineering works makes development viability extremely challenging. Area to north of MAH5 and south of MAH4 has a historic planning permission which is to remain within the amended SDA boundary to enable scope for limited housing development.

Suggested additional site allocation for 4 houses.

Recommendation: Do not allocate on the basis that the proposal is not of sufficient strategic scale to merit an allocation.

Support for housing with a modified boundary.

Recommendation: Extent of allocation to be modified to reflect suggested draft site layout plan.

Concerns with expense of developing site which has extensive peat, steep gradient (western end), breaking the skyline and requirement to move hydro power cables/poles. Consideration to be given to core path and development of a loop road.

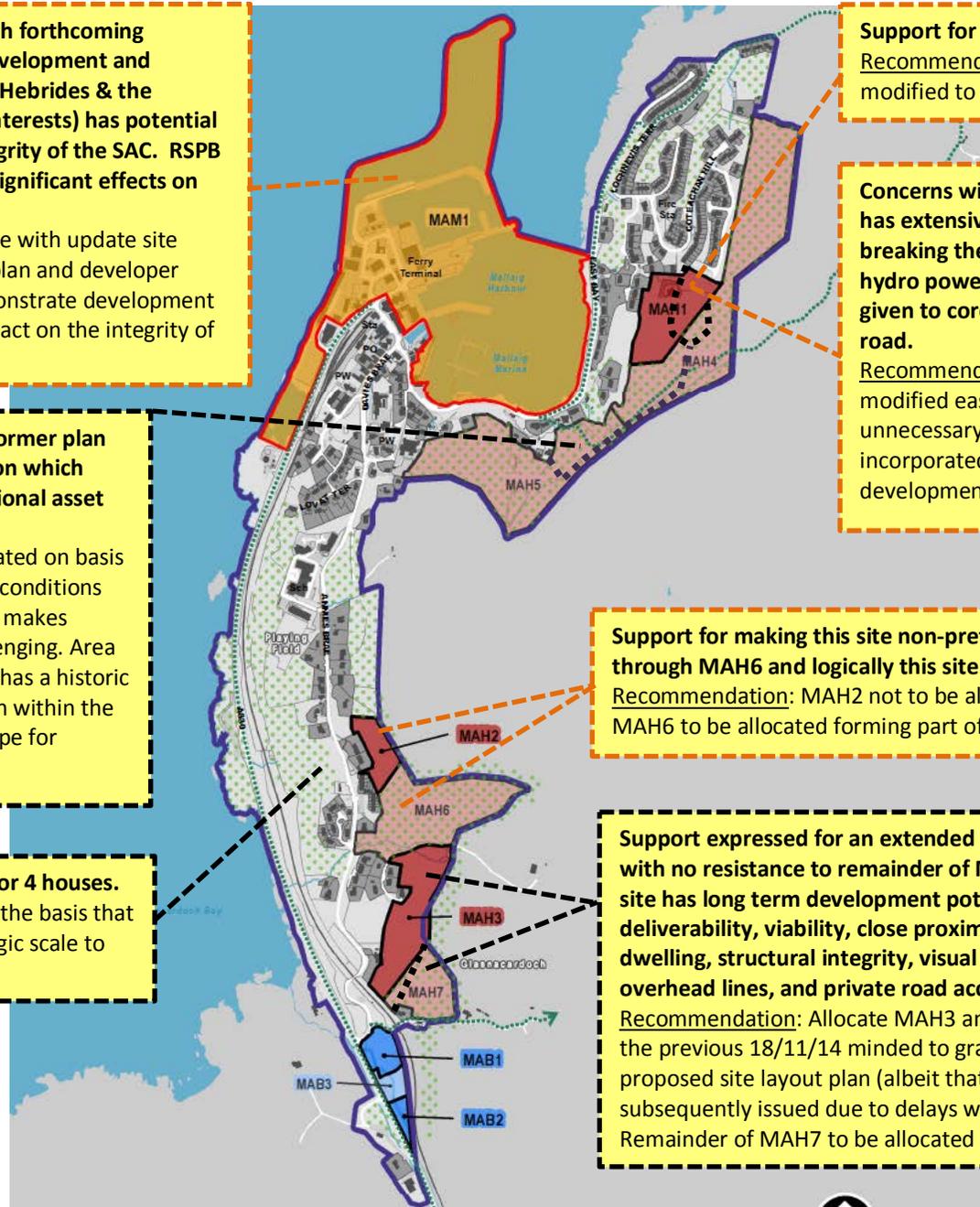
Recommendation: Extent of allocation to be modified eastwards; delivery of loop road unnecessary and expensive; core path to be incorporated into the development and all other development constraints can be mitigated.

Support for making this site non-preferred as access would be needed through MAH6 and logically this site would be developed after MAH6.

Recommendation: MAH2 not to be allocated due to gradient of site with MAH6 to be allocated forming part of MAH3.

Support expressed for an extended allocation into small section of MAH7 with no resistance to remainder of MAH7 to be removed albeit that this site has long term development potential. Others raised concerns with deliverability, viability, close proximity of enabling works to an existing dwelling, structural integrity, visual impacts, drainage, sewage capacity, overhead lines, and private road access arrangements.

Recommendation: Allocate MAH3 and merge with part of MAH7 to reflect the previous 18/11/14 minded to grant planning permission decision's proposed site layout plan (albeit that planning permission was not subsequently issued due to delays with signing the S75 legal agreement). Remainder of MAH7 to be allocated as long term development site.



Mallaig - General Settlement Comments & Officer Recommendations

Mallaig Harbour Authority

- **Sought minor wording amendments to the placemaking priorities and settlement text as well as for the Harbour masterplan to become Supplementary Guidance.**
Recommendation: The ‘placemaking priorities’ to be amended to include support for a masterplan-led development of Mallaig Harbour and to identify the need for additional parking provision throughout the village, including the harbour. The harbour site allocation to also include the requirement for: *“Development in accordance with the harbour masterplan.”*

Nevis Estates Ltd

- **Whilst we accept that the scale of development at current build rates would represent a very significant land supply, we do not accept some of the reasons given for now not preferring the existing allocated sites for development.**
Recommendation: The extent of the existing allocations have been refined downwards from those in the previous plan to address the Scottish Government’s concerns with an oversupply of housing sites and only the most deliverable sites have been retained.

The Highlands Small Communities Housing Trust

- **Suggested several small gap housing sites throughout the village.**
Recommendation: No change given that sites are not of a strategic scale and suggested sites are located within the defined Settlement Development Area where the HwLDP provides policy support for the principle of additional housing development.

Mallaig and District Swimming Pool

- **Sought the allocation of the site for business to support proposals for future renovation works.**
Recommendation: No land use allocation is required given that the pool will remain in community use, however, support for proposals to be expressed in the Placemaking Priorities for the settlement.

SEPA

- **Requested a number of sites to include developer requirements in relation to undertaking Floor Risk Assessments and peat management plans.**
Recommendation: All of SEPA’s suggested developer requirements to be taken forward for each of the relevant site allocations in the Proposed Plan.

SNH

- **Recommend against exploration of land reclamation as an option for the general expansion of the village and advise that this is highly likely to have an adverse impact on the integrity of the Inner Hebrides & the Minches pSAC.**
Recommendation: Appropriate HRA required for revised harbour masterplan proposals which involves land reclamation to provide additional car parking.

RSPB

- **Welcomes the intention to require a masterplan for expansion of the harbour and placemaking priority regarding green network connectivity.**
Recommendation: noted.

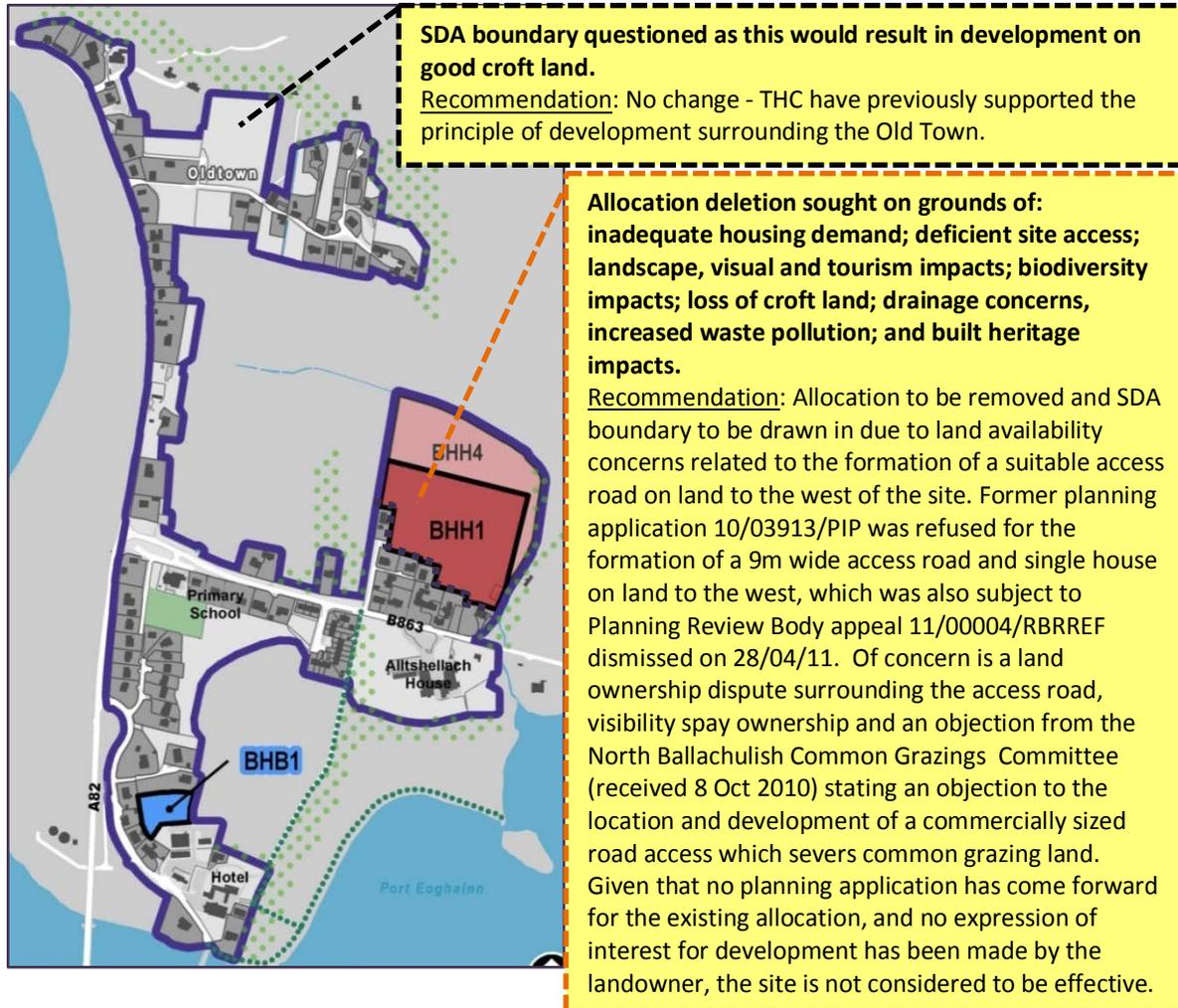
Mallaig - Recommended Placemaking Priorities to be Included in the Proposed Plan

- Allow the organic, consolidation of Mallaig within its landscape capacity limits;
- In practice, this means allocating a proportionate number of development sites to the level of local demand;
- Direct development towards allocated sites where building is most practicable and viable, and where they can be absorbed within the landscape;
- Safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities, in particular the Moidart, Morar and Glen Shiel Special Landscape Area;
- Investigate additional parking provision throughout the village, including the harbour;
- Ensure that developers of peripheral sites retain and enhance green network connectivity around the village notably in terms of new planting and footpath creation;
- Encourage the provision and enhancement of community facilities, such as the renovation of the Mallaig and District Swimming Pool; and
- Support a masterplan-led expansion of the harbour which will address:
 - The creation of a new breakwater quay to accommodate an extensive range of vessels and overcome existing navigational and berthing difficulties;
 - Improvements to the wave climate within the outer harbour;
 - Fishing and freight operational enhancements in the middle harbour;
 - Regeneration of the existing harbour estate;
 - Expansion of the marina to offer a 150 berth facility;
 - Parking provision via land reclamation and other ancillary infrastructure;
 - Potential for a community renewable energy project; and
 - To demonstrate development will not have a significant adverse impact on the integrity of the Special Area of Conservation.

Mallaig – Recommended Site Allocations

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	MAH6	MAH1, MAH3	MAH2, MAH4, MAH5
Mixed Use	MAM1		
Business	MAB1, MAB2		MAB3
Long Term			MAH7

North Ballachulish - MIR Summary of Comments & Officer Recommendations



General Settlement Comments

Individual Representations

- **Reference to the need for more affordable housing provision in the area.**
Recommendation: Settlement text to include the following priority: *“To promote the delivery of affordable housing.”*
- **More small scale affordable housing sites to added to Ballachulish, Glencoe, North Ballachulish and Onich.**
Recommendation: The plan cannot differentiate between affordable and open market housing sites. Developments of four or more homes require to deliver at least 25% affordable housing as set out in the HwLDP. Small sites will therefore not trigger the requirement for any affordable housing provision.
- **Question why North Ballachulish is linked with Glenachulish and why other surrounding settlements with development potential are not included.**
Recommendation: Ballachulish is linked with Glenachulish due to proximity and only the main settlements are identified within the Plan with development elsewhere covered by HwLDP policies.

SNH

- **For sites in North Ballachulish developers will have to demonstrate a high quality of siting and design that will avoid adverse impacts on the special qualities of the Ben Nevis & Glen Coe NSA.**
Recommendation: Developer requirements to specify this.

SEPA

- **Sought a Flood Risk Assessment to be a developer requirement for BHH1.**
Recommendation: Not required on basis of site not being taken forward.

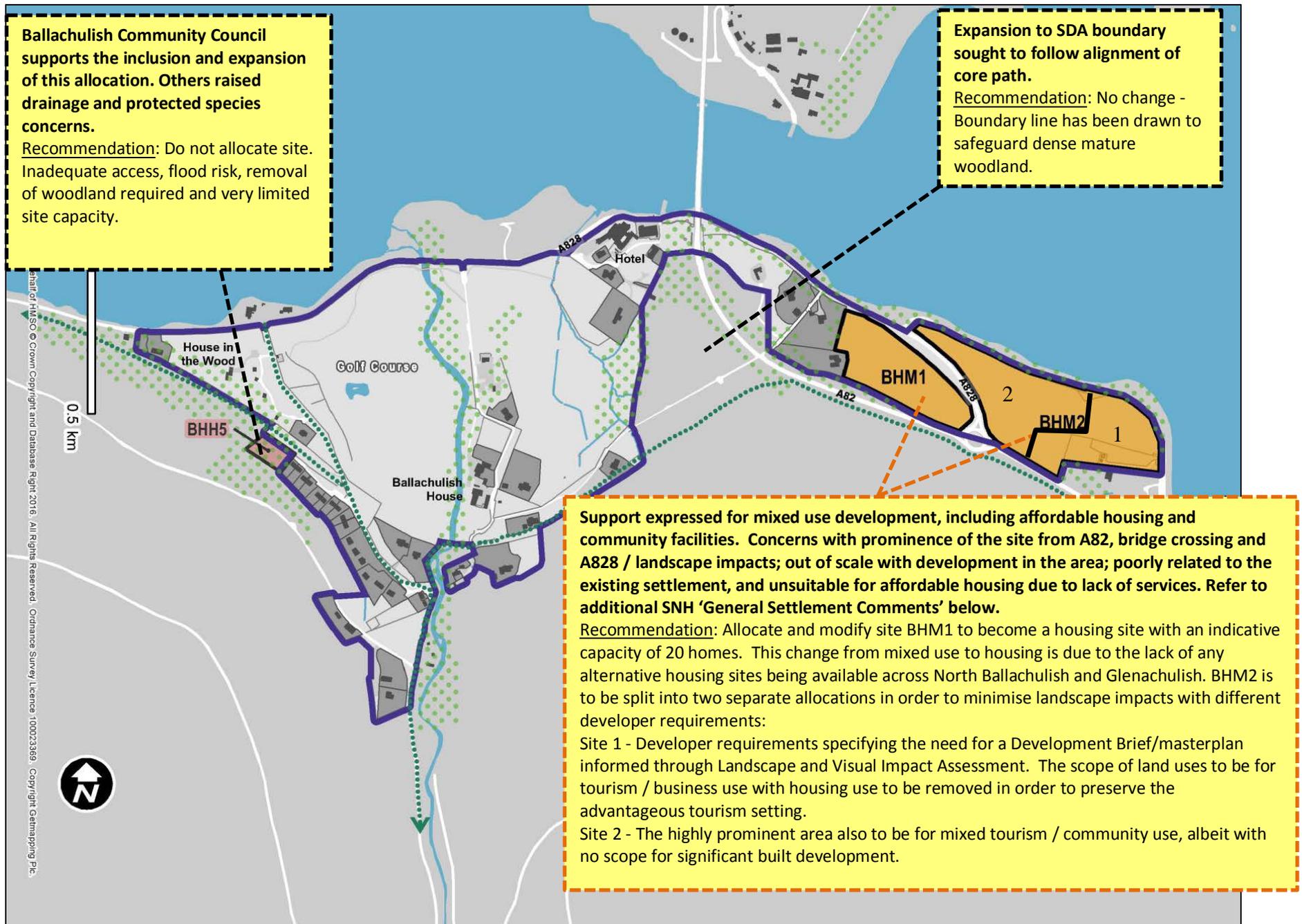
North Ballachulish and Glenachulish - Recommended Placemaking Priorities to be Included in the Proposed Plan

- [Joint North Ballachulish and Glenachulish Placemaking Priorities – Refer to Glenachulish settlement recommendations below.]

North Ballachulish – Recommended Site Allocations

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing			BHH1, BHH4
Business	BHB1		

Glenachulish - MIR Summary of Comments & Officer Recommendations



Glenachulish - General Settlement Comments & Officer Recommendations

SEPA

- Both sites BHM1 and BHM2 should developers to undertake a flood risk assessment (with no development in areas shown to be at risk of flooding).
Recommendation: Developer requirements to specify this.

SNH

- For sites in Glenachulish developers will have to demonstrate a high quality of siting and design that will avoid adverse impacts on the special qualities of the Ben Nevis & Glen Coe NSA.
Recommendation: Developer requirements to specify this.
- SNH are likely to object to the inclusion of sites BHM1 and BHM2 in their current form as these sites only have some, but very limited scope for development due to their highly sensitive location and visual prominence. SNH advise mitigation through high quality siting and design. SNH advise BMH1 benefits from being setback from the shore and its existing woodland enclosure would facilitate mitigation. SNH however state that BMH2 is more prominent and open and should be reduced in size and has limited scope for development. The preparation of a Development Brief to cover both sites is advised which:
 - restricts the scale and layout of the development to avoid impacts on key views of Loch Leven, and also preserves the open aspect to the Pap of Glen Coe from the A82 and A828 near the sites.
 - requires native tree and woodland planting that mimics the existing deciduous woodland cover found along the A82 and fringing the lochside in the surrounding area.Recommendation: As per Glenachulish map text.

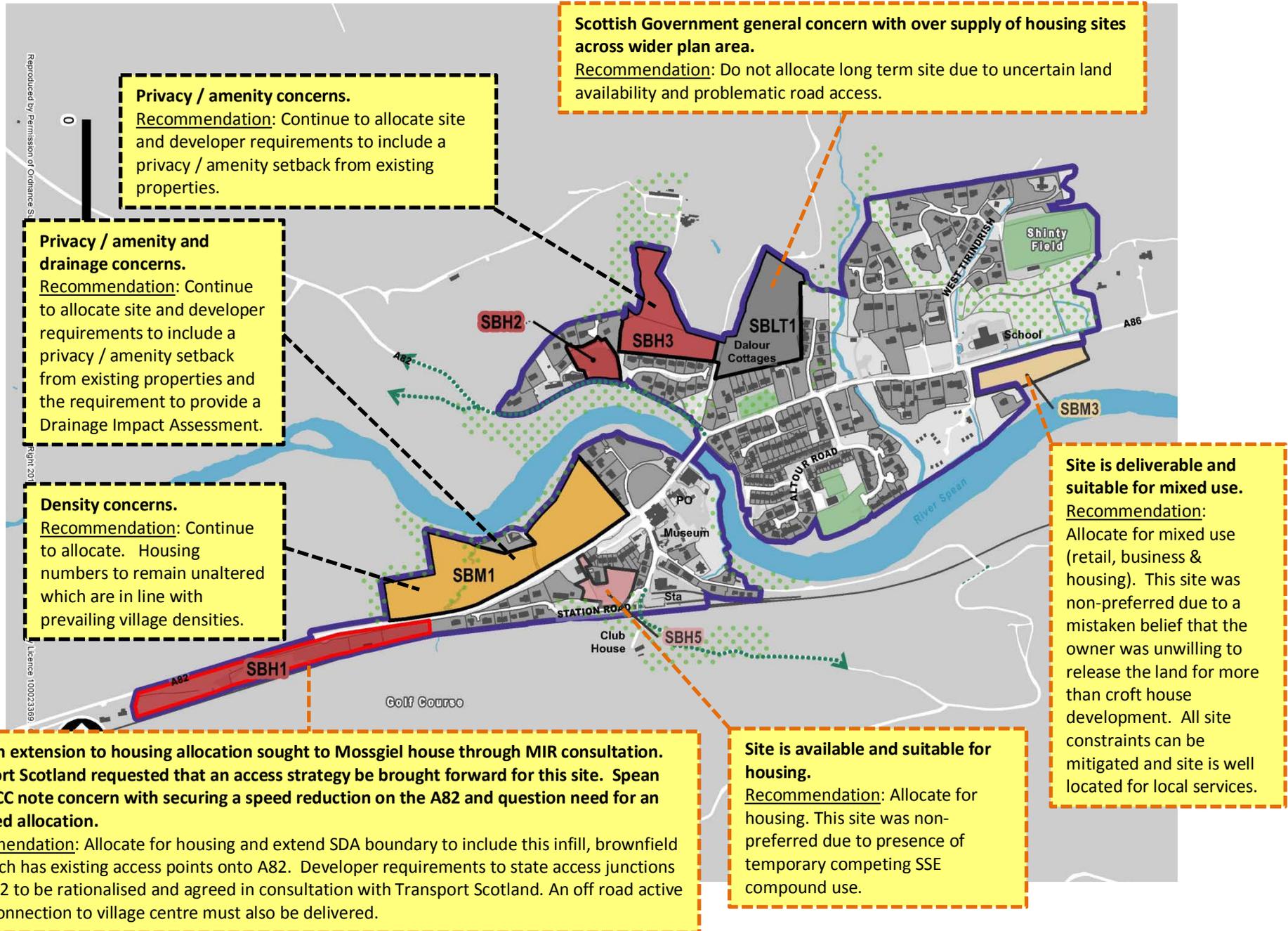
Glenachulish and North Ballachulish - Recommended Placemaking Priorities to be Included in the Proposed Plan

- Safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities, in particular the Ben Nevis & Glen Coe National Scenic Area;
- Support development on allocate sites that allow the option of comprehensively serviced, rather than piecemeal development;
- Promote the delivery of affordable housing;
- Divert development pressure that will further erode better quality in bye croft land;
- Investigate appropriate foul drainage arrangements for the larger development sites; and
- Create new tourism opportunities on sites which have a competitive locational advantage for such a use.

Glenachulish – Recommended Site Allocations

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing		BHM1	BHH5
Mixed Use		BHM2 (In Part)	
Business		BHM2 (In Part)	

Spean Bridge - MIR Summary of Comments & Officer Recommendations



Scottish Government general concern with over supply of housing sites across wider plan area.
Recommendation: Do not allocate long term site due to uncertain land availability and problematic road access.

Privacy / amenity concerns.
Recommendation: Continue to allocate site and developer requirements to include a privacy / amenity setback from existing properties.

Privacy / amenity and drainage concerns.
Recommendation: Continue to allocate site and developer requirements to include a privacy / amenity setback from existing properties and the requirement to provide a Drainage Impact Assessment.

Density concerns.
Recommendation: Continue to allocate. Housing numbers to remain unaltered which are in line with prevailing village densities.

Site is deliverable and suitable for mixed use.
Recommendation: Allocate for mixed use (retail, business & housing). This site was non-preferred due to a mistaken belief that the owner was unwilling to release the land for more than croft house development. All site constraints can be mitigated and site is well located for local services.

Western extension to housing allocation sought to Mossgiel house through MIR consultation. Transport Scotland requested that an access strategy be brought forward for this site. Spean Bridge CC note concern with securing a speed reduction on the A82 and question need for an extended allocation.
Recommendation: Allocate for housing and extend SDA boundary to include this infill, brownfield site which has existing access points onto A82. Developer requirements to state access junctions onto A82 to be rationalised and agreed in consultation with Transport Scotland. An off road active travel connection to village centre must also be delivered.

Site is available and suitable for housing.
Recommendation: Allocate for housing. This site was non-preferred due to presence of temporary competing SSE compound use.

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Spean Bridge – General Settlement Comments & Officer Recommendations

Individual Representation

- **Additional reference sought for the potential for woodland croft in the wider area.**

Recommendation: Following settlement Placemaking Priority to be added: *“To promote woodland crofts in the wider area.”*

SEPA

- **Developers to undertake flood risk assessments, open up culverts and undertake peat management plans.**

Recommendation: Site developer requirements to specify SEPA requirements.

SNH

- **Agree with placemaking priorities identified. Certain sites to include developer requirement to consider any impacts on the Parallel Roads of Lochaber SSSI albeit unlikely that significant effect will occur.**

Recommendation: Site developer requirements to specify SNH requirements.

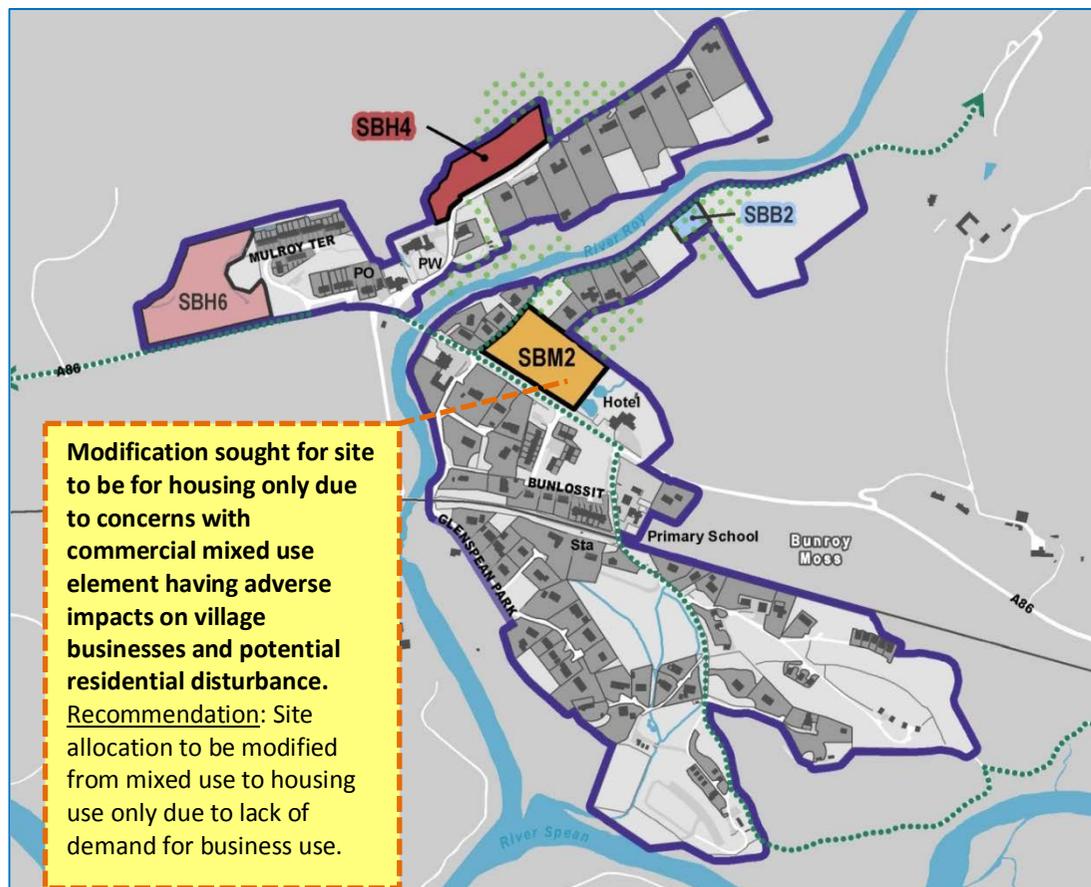
Spean Bridge and Roy Bridge – Recommended Placemaking Priorities to be Included in the Proposed Plan

- Safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities;
- Promote a high standard of siting and architectural design for the sites that front the villages' tourist routes;
- Support the consolidation of both settlements so that they retain their small village identities and attractiveness;
- Keep the villages as compact as possible so that their facilities are still walkable;
- Allow the option of local employment therefore reducing commuting by retaining business components within the mixed use sites;
- Ensure that all development sites contribute to internal village connectivity in terms of active travel connections to facilities, and retention and enhancement of green networks; and
- Promote woodland crofts in the wider area.

Spean Bridge – Recommended Site Allocations

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	SBH2, SBH3, SBH5	SBH1	
Mixed Use	SBM1, SBM3		
Long Term			SBLT1

Roy Bridge - MIR Summary of Comments & Officer Recommendations



General Settlement Comments

Individual Representations

- **Additional reference sought for the potential for woodland croft in the wider area.**

Recommendation: Following settlement Placemaking Priority to be added: "To promote woodland crofts in the wider area."

- **Additional proposed site at Inveroy sought.**

Recommendation: No allocation due to the proposal being of a limited non strategic scale, situated out with the planned SDAs. Any forthcoming development would therefore be determined against planning policies contained within the HwLDP.

SEPA

- **Require peat management plans and vegetation surveys.**

Recommendation: Developer requirements to be added to this effect.

SNH

- **Agree with placemaking priorities identified. Certain sites to include developer requirement to consider any impacts on the Parallel Roads of Lochaber SSSI albeit unlikely that significant effect will occur.**

Recommendation: Site developer requirements to specify SNH requirements.

Roy Bridge and Spean Bridge – Recommended Placemaking Priorities to be Included in the Proposed Plan

- [Joint Roy Bridge and Spean Bridge Placemaking Priorities – Refer to Spean Bridge settlement recommendations above.]

Roy Bridge – Recommended Site Allocations

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	SBH4	SBM2	SBH6, SBB2

Strontian - MIR Summary of Comments & Officer Recommendations

Sunart CC sought extension to SDA boundary to include lower and upper Scotstown, Longrigg Road and Ardnastang given housing densities.

Recommendation: No Change – Whilst properties do exist further north, this area is extensively affected by medium fluvial flood risk (within the 1 in 200yr flood event) which is a potential major constraint to further development.

Sunart CC note land is annotated separately the Strontian Community Masterplan.

Recommendation: Noted – Area to remain under a single allocation to secure timely contributions towards the delivery of recreational open space next to caravan park.

Green network amendment to enable scope for infill house on brownfield site.

Recommendation: Green network amendment agreed with this now to follow alignment of amenity ground (potential future community orchard) linking riverside with forest.

Sunart CC sought uses in line with the Strontian Community Masterplan.

Recommendation: Continue to allocate. Area is identified in Strontian Community masterplan for business use.

Sunart CC sought refinement of this allocation to allow for housing immediately adjacent to road boundary with remaining area for community / green space as per the Strontian Community Masterplan.

Recommendation: Agreed – Community use allocation to be retained with an amended boundary to reflect Strontian Community Masterplan.

Sunart CC sought inclusion of primary school and recreational space in line with the Strontian Community Masterplan.

Recommendation: North east of site to be allocated for community use (primary school) and developer requirements specify requirement for recreational space across the wider housing allocation. South east of site to form part of wider mixed use allocation for camping site. Primary school site developer requirements to state that if the site is not required for primary school use, housing will be supported.

Sunart CC and others sought a mixed use allocation, including the campsite, in line with the Strontian Community Masterplan. This is a contingency should the campsite no longer be viable following the development of the surrounding housing.

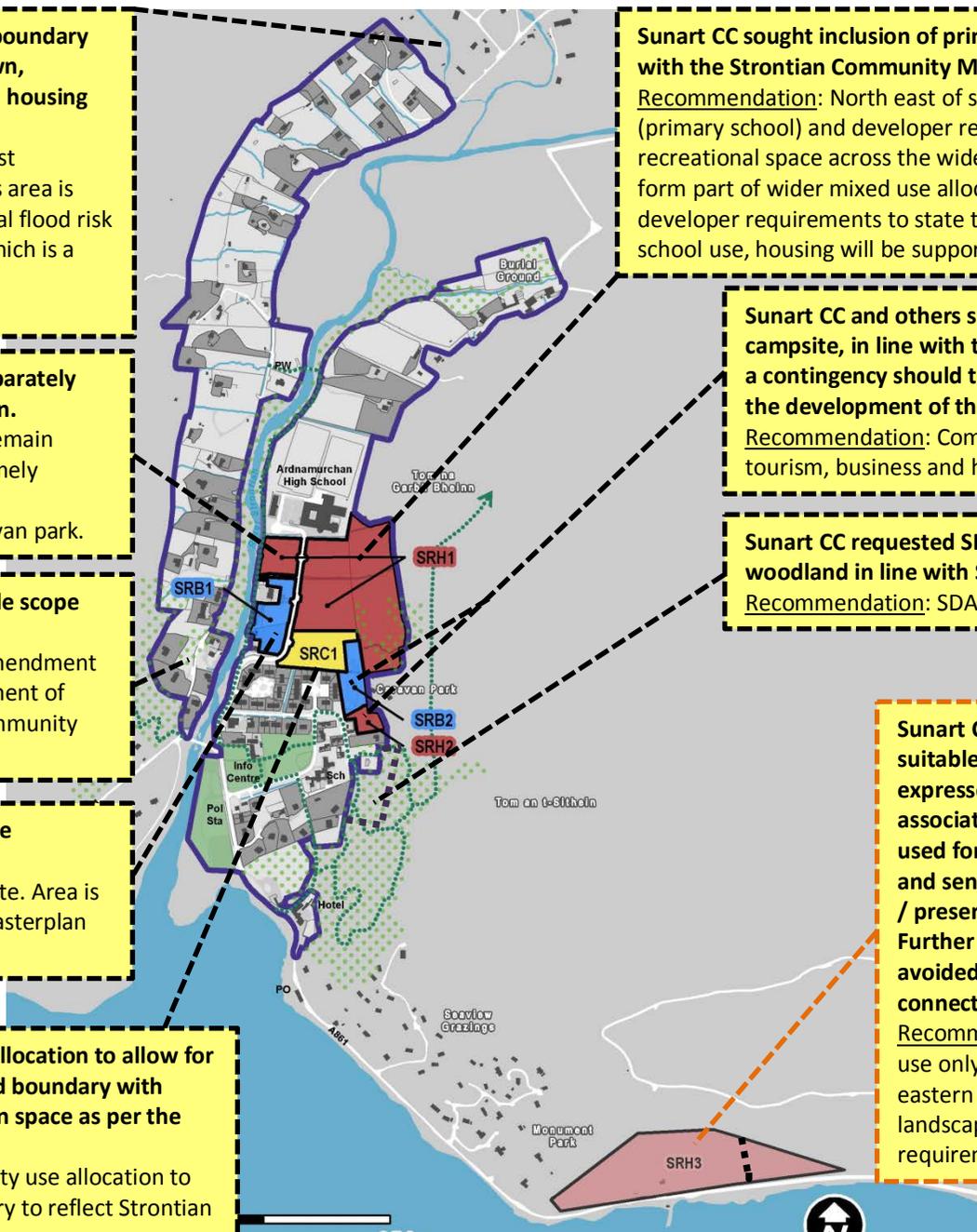
Recommendation: Combine allocations for mixed use, including tourism, business and housing.

Sunart CC requested SDA boundary extension for community woodland in line with Strontian Community Masterplan.

Recommendation: SDA extended with green network area retained.

Sunart CC and others agreed that this is not a suitable housing site, however, some support was expressed for tourism and recreation uses associated with the slipway providing site is: not used for permanent accommodation, low density and sensitive to the landscape character of the area / preserving the attractive approach to the village. Further development up the hillside should be avoided and there is a need for better active travel connections and mains water supply.

Recommendation: Site to be allocated for tourism use only with a reduced site boundary (removing the eastern area of the site to retain trees and aid site landscaping) and a number of developer requirements have been added.



Strontian - General Settlement Comments & Officer Recommendations

RSPB

- Advise that Strontian is adjacent to the Loch Sunart and Loch Sunart to the Sound of Jura Marine Protected Areas and the Sunart Special Area of Conservation. They recommend incorporation of the following placemaking priority: *“Development must not hinder the stated conservation objectives of the Loch Sunart and Loch Sunart to the Sound of Jura Marine Protected Areas and the Sunart Special Area of Conservation.”*

Recommendation: Placemaking priority wording to this effect to be added.

SNH

- Welcome that the supporting text recognises the areas protected for nature conservation in the area surrounding Strontian, however, sought minor wording amendments to identify that the Sunart SAC, Sunart SSSI and the Loch Sunart MPA start below the A861 bridge over the river (rather than “the river is designated” which implies the whole river upstream is designated a SSSI), with Loch Sunart also forming part of the larger Loch Sunart & Sound of Barra MPA.

Recommendation: Settlement text to be modified accordingly.

- Agree with the placemaking priorities but recommend the addition of two more priorities:
 - One is contained in paragraph 4.82 – SNH recommend moving the last sentence *“Future development...community enterprises.”* to become a new priority, as it seems to embody the vision for the future for Strontian.
 - Recognise the contribution that the natural environment makes to Strontian, such as *‘Safeguard, through appropriate siting and design, the areas protected for nature conservation as well as ancient woodlands that contribute to the setting and experience of Strontian and the surrounding area.’*

Recommendation: Placemaking priority wording to this effect to be added.

SEPA

- Require developers of certain sites to undertake a Flood Risk Assessment.

Recommendation: Developer requirements to be added to this effect.

Stontian – Recommended Placemaking Priorities to be Included in the Proposed Plan

- Future development should encourage local employment opportunities most suitably through tourism and community enterprises;
- Direct development to the core of the settlement close to the High School where flat serviced land is available within walking distance of the village's facilities;
- Maintain the existing linear grain of the crofting parts of the community, particularly at Anaheilt, and restrict the peripheral expansion of the community;
- Support aspirations for sheltered housing, an upgraded care home and doctor’s surgery enabled by the relocation of the primary school; and
- Safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities, particularly ancient woodlands that contribute to the setting and experience of Strontian and the surrounding area.

Strontian – Recommended Site Allocations

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing		SRH1	
Mixed Use		SRH2, SRB2	
Community		SRC1	
Business	SRB1	SRH3	

Appendix 1B: Lochaber Growing Settlements and Community Plan Settlements: Recommended Issues and Placemaking Priorities Text

Lochaber Growing Settlements - General Comments

Nether Lochaber Community Council (NLCC) sought that the whole of Nether Lochaber should be classified as a growing settlement and suggested a mix of placemaking policies and priorities for their area. Most of these suggestions relate to protection of areas from development, proposals that would or may not require planning permission (such as footpath improvements, picnic areas, community gardens and schemes for the removal of non native species) or proposals outwith any specific community (such as generic support for possible community renewable schemes).

Recommendation:- Not supported. Almost all of the community's suggestions are supported, in principle, by other general Council policies within the Highland wide Local Development Plan. The new Council's new streamlined format local development plans concentrate on areas of most intended/expected land use change. NCC's suggestions are not significant in land use change terms. Instead they promote protection and only very limited, organic growth of certain local communities.

INVERGARRY

Scottish Water clarified that they do not intend to invest in sewerage capacity at Invergarry unless proven development demand emerges or SEPA require investment for water quality improvement purposes.

Recommendation:- Agree to clearer sewerage capacity referencing. Amended Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- Invergarry straddles the River Garry close to its confluence with Loch Oich and the Great Glen, and where the A87 and A82 trunk tourist routes meet.
- Flat, developable land is at a premium and the surrounding hillsides are steep and afforested. The lack of an outlook and a concentrated pattern of landownership also hinders development demand.
- However, the strategic nature of the location which is also on long distance trails supports a good range of commercial facilities.
- Forming a new access to the trunk road is problematic and it is unlikely that a local sewerage upgrade will meet development demand and water quality investment criteria. Both of these issues will also restrict future development potential.

Placemaking Priorities

- To hold development to the floor of the glen, avoid encroaching on steeply rising land either side, and to promote growth of the village to both east and west.
- Support a local community woodland proposal which includes an idea for a small scale community café and meeting space combined with woodland paths.
- To encourage servicing improvements, most notably in terms of a comprehensive public sewerage.

MORAR

Crofting Commission supported protection of croft land. Nevis Estates wished for Morar to be identified for more growth with a boundary because it has a range of community and commercial facilities.

Recommendation:- Support noted. Agree to a more positive reference to Morar's facilities. Amended Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- Morar is a relatively remote, fragile centre. However, it is well placed to accommodate further growth with its range of services, facilities and infrastructure including the Morar Hotel, the Lady Lovat Primary School, its train station and trunk road connections.
- Multiple heritage designations surround the settlement including the Moidart, Morar and Glen Shiel Scenic Landscape Area, North Morar Geological Conservation Review and Loch Morar Site of Special Scientific Interest. Native and/or ancient woodland and deep peat are particular constraints to development.
- Most development is linear in pattern, shaped by the need to preserve the better croft land and to be visible from the old and new roads to Mallaig and the railway line.
- Most recent development has been piecemeal in the form of single houses.

Placemaking Priorities

- To support further infill development where this will not compromise the constraints listed above.
- Promote a high quality of architectural design and siting given the landscape sensitivities.
- To encourage visitors into the "by-passed" community by supporting business and tourist proposals that orientate visitors at the gateways to the village.
- Protect playing field and croft land towards the north of the village and the potential to extend the cemetery.
- Open up land for development at Beoraid and promote upgrading of local sewerage to serve this part of the village.

ARISAIG

Crofting Commission and Historic Environment Scotland respectively supported protection of croft land and built heritage interests. Scottish Water clarified that they do not intend to invest in sewerage capacity at Arisaig unless proven development demand emerges or a water quality driver issue arises. Arisaig & District CC supported Plan wording but sought additional priority to the need for more parking space on the sea front and for more cemetery lair space.

Recommendation:- Support noted. Agree to clearer sewerage capacity referencing and additional references to parking and cemetery provision. Amended Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- Arisaig is a sizeable and compact village known for its tourist and marine based activities and enterprises. The village's built form is constrained by the physical barriers of Loch nan Ceall to the west, steeper gradient land to the east and areas of woodland to the south east.
- The settlement is covered by the Moidart, Morar & Glen Shiel Scenic Landscape Area with the Larach Mor Designed Landscape lying east of the built settlement. Many listed buildings also exist through the centre area of the village which new development must be sensitive to, ensuring high quality siting and architectural design.
- The village benefits from good trunk road and rail accessibility but the internal roads are narrow and poorly aligned in places. Good quality, central croft land provides another constraint to development.
- Recent development has been in keeping with the nucleated settlement pattern and there are remaining options to maintain this pattern.

Placemaking Priorities

- To direct new tourism and employment development to the lochside or the A830 where there is a competitive locational advantage.
- To support improvement of the harbour in particular, to enhance recreational sailing opportunities but to also increase parking provision on the waterfront.
- To support further clustered development within the confines of the existing village most notably near the western A830 junction.

- To secure increased water and particularly sewerage capacity but recognising that this is only likely in the event of proven development demand and/or a water quality issue arising.
- To safeguard the crofting and amenity value of central greenspace and promote its active use as a green network.
- To identify additional cemetery space provision

ACHARACLE

Crofting Commission and SNH suggested clearer priority wording relative to their interests. Acharacle Community Company submitted a late representation including potential sites for a Reuse Project Shed, a community garden, and a new play area.

Recommendation:- Agree to clearer referencing. Include in principle support for the community development projects. Amended Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- The settlement provides a regional centre and is the site of local services, including Acharacle Primary School which serve a much wider rural hinterland.
- Acharacle is surrounded and overlapped by a plethora of landscape and nature conservation designations including the Morar, Moidart and Ardnamurchan National Scenic Area, all of which constrain development potential.
- Native and/or ancient woodland, carbon rich soils, flood risk areas, limited road capacity, and the need to preserve the better croft land also restrict prospects for growth.
- Built form is a classic linear crofting strip pattern. Facilities are dispersed and there is no recognisable clustered centre.

Placemaking Priorities

- To support the retention of the crofting pattern of the settlement and to protect croft land essential to safeguarding crofting activity
- To protect the integrity of the National Scenic Area and offshore natural heritage interests.
- To direct any commercial or community development to a central location within the village, for example close to MacNaughton Crescent and the medical centre. This central area would be particularly suitable for community uses such as the Reuse Project shed, a community garden, and a new play area.
- Improve active travel and green network connectivity within and around the village.

KILCHOAN

Crofting Commission supported Plan text. SNH suggested clearer priority wording relative to its interests.

Recommendation:- Support noted. Agree to clearer referencing. Amended Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- The following development factors shape development opportunities: the remote and fragile peninsula area location; coastal flood risk and steep topography reducing the developable area; a pronounced linear crofting settlement pattern; limited road capacity; an ownership pattern and crofting tenure layer that restricts the availability of land for comprehensively serviced development; a very attractive seaward outlook; good quality in bye croft land, and; landscape, nature conservation and built heritage sites and designations that surround and overlap the village.
- The village has spare water capacity. However, sewerage capacity is limited and with limited development

pressure improvement may prove uneconomic.

- The village provides a centre for local services serving a wide rural hinterland with a series of activity “nodes” at the pier, shop, and other community and commercial buildings.
- Despite its remoteness, the ferry linking to Tobermory on Mull provides some passing trade, further tourism potential, and the opportunity to access higher order facilities.

Placemaking Priorities

- To consolidate any further community, commercial or other clustered development close to the principal village junction and community centre.
- Elsewhere within the community, to maintain the linear, small scale, crofting grain of the settlement.
- To be respectful of the constraints to development listed above, notably the protection of better quality in bye croft land.
- To protect the adjoining SAC and other local nature conservation designations.
- To secure infrastructure improvements notably in terms of improved public sewerage.

ARDGOUR AND CLOVULLIN

HES supported Plan text. Crofting Commission suggested clearer priority wording relative to its interests.

Recommendation:- Support noted. Agree to clearer referencing. Amended Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- Ardgour and Clovullin are centres for tourism, offering a range of tourist accommodation, walks among the woodland of Ardgour Estate, the opportunity for fishing and accessibility from the Corran Ferry crossing. The villages also offer limited commercial facilities and a primary school which is close to capacity.
- The Ardgour Special Landscape Area covers the majority of the settlements excluding the eastern area at the Pier and Corran Point. A Designed Landscape Area surrounds Ardgour House.
- Other constraints include: coastal flooding from the shores of Loch Linnhe; crofting and ownership restrictions; areas of ancient woodland to the north of the settlements; areas of carbon rich soils, and; the need to retain core path and other green networks.
- Road capacity is relatively good but public sewerage capacity very limited.
- Recent development has conformed with the existing linear pattern of development close to Loch Linnhe and the attractive outlook it offers. Development rates have been relatively low despite the proximity to Fort William and A82 via the ferry crossing.

Placemaking Priorities

- To support further infill development in keeping with the existing linear pattern of the settlements but to protect the significant areas of croft land at Clovullin.
- To safeguard local heritage particularly the exceptional architectural design quality of Ardgour House and its designed landscape.
- Promote better internal connectivity within the communities by improving active travel and other green networks.
- To direct any significant, comprehensively serviced new development to Clovullin where the school and more developable land exists.

DUROR

No comments.

Recommendation:- Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- The following development factors shape development opportunities: the flood risk associated with the River Duror; the presence of relatively good ground conditions, the relatively good aspect but lack of seaward outlook; the very limited capacity of the A828 trunk road junctions through the settlement and the cost of improving or rationalising them; the tourism potential of the national cycle network route closeby; limited water and sewage capacity, and; a range of heritage designations that surround and overlap the settlement including areas of native/ancient woodland, the Glen Etive and Glen Fyne Special Protection Area and Ardsheal Hill and Peninsula Geological Conservation Review to the north west; as well as many other listed buildings and monuments.
- The settlement pattern is irregular because of the landform and the corridors of the former railway line, A828 trunk road and river.

Placemaking Priorities

- Create a more cohesive village centre close to the principal village junction, subject to rationalisation and improvement of road access from the trunk road.
- New developments will be required to improve the internal connectivity of the village through improved active travel and green network links.
- To investigate the opportunity for new or enhanced tourist facilities taking advantage of the trunk road and national cycle network tourist routes.
- Protect the constraint features listed above.

LOCHALINE

HES supported Plan text. SNH suggested clearer priority wording relative to its interests.

Recommendation:- Support noted. Agree to clearer referencing. Amended Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- The following development factors shape development opportunities: a remote and fragile location, however Lochaline is the largest mainland settlement for 20 miles with a ferry link to Mull and therefore serves a large rural hinterland; a long, single track road connection from Strontian; coastal flood risk; heritage constraints that surround and overlap the village including woodland to the west and east, and a medieval church; relatively good quality agricultural soils and active crofting, and; an attractive seaward outlook for most parts of the settlement.
- Lochaline is a tourism centre, popular with divers due to its proximity to the wrecks of the Sound of Mull, as well as benefiting from passing ferry traffic. This function helps support a population and range of local services including a primary school and health centre. Water and sewerage infrastructure capacity is limited which may limit the scope for future development.
- Previous and recent development is clustered along the ferry terminal approach and where a seaward outlook is available.

Placemaking Priorities

- To replicate and consolidate the existing pattern of development west of the A884 and where a seaward outlook is available.

- To encourage tourist facilities/other small business proposals at the marina. Water infrastructure may require upgrading to enable this development.
- Safeguard better agricultural land to the north and west of the settlement and retain and enhance green networks around the village margins.
- Improve intra village connectivity via active travel and green networks connections.
- To protect the adjoining SAC and other local natural conservation designations.

POTENTIAL COMMUNITY PLAN SETTLEMENTS

The following settlements may be appropriate for a community led land use plan. A community group has recorded an initial interest in preparing such a plan for each settlement. The Highland Council will advise on the process to be followed in preparing and consulting on a community plan if a community wishes its plan to be given statutory status – i.e. for it to be adopted as Supplementary Guidance to the adopted West Highland and Islands Local Development Plan. Any community plan for these settlements should address the respective guiding principles set out below.

Community Plan Lochaber General Comments

HES supported Plan text and offered input to community plans. SEPA suggested that all community plans that don't have mains sewerage should be identified as such and the constraint that that implies referenced. SNH suggested boundaries for areas affected and clearer priority wording to ensure adverse effect avoidance where designations exist especially Natura sites.

Recommendation:- Support noted. Agree to clearer referencing. Amended Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

RUM

No comments.

Recommendation:- Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- The Isle of Rum is a remote and fragile place. Permanent population levels are low because employment opportunities, support facilities and infrastructure capacities are limited.
- Sustainable economic growth depends upon creating a critical mass of development opportunities that will attract and retain a larger year round population and increase visitor numbers on which most employment will depend.
- The following development factors shape development opportunities at Kinloch: an improved ferry terminal but a lack of an adopted road network; the potential for new / expanded community renewable energy schemes; coastal flood risk; natural and built heritage constraints that surround and overlap the village including Kinloch Castle, and; an attractive seaward outlook for most parts of the settlement.

Placemaking Priorities

- To focus almost all new development within the principal settlement at Kinloch.
- To support an increase in the year round population on Rum as a means of underpinning community, commercial and improved pier facilities on the island.
- To provide detailed locational guidance to secure exceptional siting and architectural design of housing and other development so that the heritage features that surround and overlap the settlement are not compromised, in particular Kinloch Castle and its associated policy woodland.
- To extend the settlement pattern of Kinloch in an arc to the northern shore of Loch Scresort to minimise environmental impacts, distance to what will become the village centre, and to maximise the solar gain from south facing slopes.

- To detail suitable mitigation that should accompany individual development proposals to address woodland management, avoidance of flood risk and the need for servicing improvements.
- To identify specific sites for housing, business/tourism units, live/work units, new crofts and additional recreational sailing facilities.
- To ensure a community input to a separate masterplanning exercise for the future of Kinloch Castle.

EIGG

No comments.

Recommendation:- Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- The following development factors shape development opportunities: an improved ferry terminal but a limited intra island road network; the potential for expanding community renewable energy schemes; coastal flood risk; natural and built heritage constraints that surround and overlap the island, and; an attractive seaward outlook for most areas of settlement.

Placemaking Priorities

- To safeguard in bye croft land quality by favouring siting on poorer parts of crofts or on common grazings.
- To direct most significant development close to the ferry terminal and within active travel reach of the island's community and commercial facilities
- To require developer funded recording of any archaeological resource prior to development.
- To secure native woodland retention/replanting and to protect the integrity and setting of the listed structures within the settlement.
- To provide detailed locational guidance to secure exceptional siting and architectural design of housing and other development so that the heritage features that surround and overlap the settlement are not compromised, in particular the National Scenic Area designation.
- To secure a collective, master planned, crofting community development of any township expansion area.

CANNA

No comments.

Recommendation:- Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- The following development factors shape development opportunities: an improved ferry terminal but no effective intra island road network; a concentrated pattern of landownership; the potential for community renewable energy schemes; coastal flood risk; natural and built heritage constraints that surround and overlap the island, and; an attractive seaward outlook for most areas of settlement.

Placemaking Priorities

- To provide detailed locational guidance to secure exceptional siting and architectural design of housing and other development so that the heritage features that surround and overlap the island are not compromised in

particular the National Scenic Area designation and the rich local archaeological resource.

- To direct any new development close to the ferry terminal and within active travel reach of the island's other settlement.
- To support further development in proportion to the limited servicing and heritage constraint capacity of the island.

INVERIE (KNOYDART)

No comments.

Recommendation:- Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- The following development factors shape development opportunities: regular ferry connections but very limited intra peninsula road network; a concentrated pattern of landownership; the potential for new/expanded community renewable energy schemes; coastal and fluvial flood risk; natural and built heritage constraints that surround and overlap the Inverie, and; an attractive seaward outlook for most areas of settlement.

Placemaking Priorities

- To provide detailed locational guidance to secure exceptional siting and architectural design of housing and other development so that the heritage features that surround and overlap the village are not compromised in particular the National Scenic Area designation.
- To support further development in proportion to the limited servicing and heritage constraint capacity of the peninsula.
- To direct most significant development close to the ferry terminal and within active travel reach of the peninsula's community and commercial facilities.

ACHNACARRY, BUNARKAIG AND CLUNES

No comments.

Recommendation:- Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- The following development factors shape development opportunities: the single track cul-de-sac nature of the local adopted road network; the potential for community renewable energy schemes; fluvial flood risk from the River Arkaig; limited natural and built heritage constraints and; the competitive locational advantage of being adjacent to the Great Glen tourist corridor.

Placemaking Priorities

- To support limited additional development in proportion to the limited servicing and heritage constraint capacity of this area of land between Lochs Arkaig and Lochy and bordering the Great Glen.
- Although the land lies outwith the commuter housing demand hinterland of Fort William the lack of infrastructure and community facility capacity and heritage constraints means that most new development should be of a business and tourism nature realising the competitive advantage of the location bordering the

Great Glen with its tourism trails and corridors.

- To hold development to the floor of the glen, avoid encroaching on the steeply rising wooded slopes above.
- To provide detailed locational guidance to secure exceptional siting and architectural design of development so that the heritage features throughout the area are not compromised, in particular the woodland and built heritage resources.

Appendix 2: Summary of Non-Spatial Comments and Recommendations

Plan Section	MIR Comments Summary	Recommendation
Outcomes 11 comments	<p>Several respondents asked for greater recognition in the Plan of their particular interest whether it be environmental protection, sports facilities, onshore renewables, rural public transport, affordable housing provision, broadband availability or the salmon farming industry.</p>	<p>Some changes (relative to the MIR content) are recommended to ensure consistency with the outcomes within the Caithness and Sutherland Local Development Plan. The outcomes are to be a shared consensus vision of the future not a reflection of particular points of view and therefore the only other recommended adjustments are to put more balanced references to economic growth as being sustainable economic growth.</p>
Strategy Map 12 comments	<p>Concern expressed that broadband improvement mapping is misleading and indicates far better coverage than will be achieved. Nether Lochaber, Applecross and Uig groups sought greater recognition of their local communities. Removal of Kishorn as key employment expansion site.</p>	<p>It is recommended to make minor adjustments to the settlement hierarchy so that Uig is upgraded to a main, "growth" settlement and Applecross is identified as a specific, potential community plan settlement. Other community plan suggestions are more nebulous and will be given general rather than specific, mapped support. It is accepted that the depiction of broadband rollout areas by phone exchange areas gives a misleading impression of available coverage and this will be updated and adjusted prior to publication. In line with recently agreed local/area committee priorities, it is also proposed to add symbols to depict new schools at Broadford and Dunvegan, and an emergency service hub at Portree.</p>
Settlement Hierarchy 16 comments	<p>The existing network of larger main settlements was not disputed but Uig was suggested as an additional centre. Potential new community plans were mooted for Applecross, Glencoe and Etive, and Glenfinnan. Environmental agencies have sought clarification and assurance that community plans will be vetted for their environmental implications.</p>	<p>It is recommended to make minor adjustments to the settlement hierarchy so that Uig is upgraded to a main, "growth" settlement and Applecross is identified as a specific, potential community plan settlement. Other community plan suggestions are more nebulous and are given general rather than specific, mapped support. Where known prior to publication, the guiding principles of community plans will be incorporated within the Plan and vetted for environmental implications.</p>
Housing Requirements 13 comments	<p>Various respondents have sought: a reduction in growth targets; a more detailed breakdown of housing requirements including specialist provision like gypsy travellers; recognition that a lack of affordable housing hampers economic growth; recognition that growth should only be promoted hand in hand with other improvements; tighter restrictions on speculative development on croft land; tighter control on second / holiday homes, and; recognition that</p>	<p>In line with national guidance, the Plan will provide housing and housing land requirement figures. Members will recall that Scottish Government officials now insist that councils set trend/evidence based rather than aspirational based targets. The Highland Council has areas of reducing or static population and has always sought to reverse established trends by choosing higher targets and consequently a generous supply of housing sites. The recommended Plan content will maximise the Council's</p>

	housing need figures are inaccurate in terms of locational preference.	housing land supply within the constraints of a nationally derived target. The overall 20 year target to be met by larger housing sites within larger settlements is land for 2,177 houses. The total capacity of the short term, specifically identified, development sites in Appendix 1 is 2,288. Other things being equal, this total will provide enough housing land to last 21 years (see table in Appendix 3 for sub Plan area breakdown). With plans having a 5 year review cycle and this Plan also containing the back up of longer term development allocations that could be activated if unexpected housing need / demand materialises then the Plan makes sufficient provision.
Transport 28 comments	<p>Various respondents have sought:</p> <ul style="list-style-type: none"> • reprioritisation of, and clearer justification for, the Council's approved capital programme transport schemes and local priorities; • the abandonment of the Caol Link Road priority; • a more detailed and wider ranging appraisal of Fort William congestion solutions and the Corran Narrows crossing; • the Stromeferry bypass to be the Council's number one priority; • Uig Pier upgrading to be a capital programme priority; • the road to Glencoe Ski Station to be upgraded; • an investment priority for the national cycle route to Skye; • a look at active travel not just road solutions, and; • clarification and assurance that the Lochcarron village spine road will not have to take any Stromeferry bypass traffic. 	The suggested response on transport issues is to continue to safeguard the transport corridors within the MIR and to add other suggested schemes that have broad support and a similar or better likelihood of attracting funding as those shown within the MIR. Within Fort William, this equates to adding an A82 "bypass" safeguard between An Aird and Lochybridge. An Uig Pier upgrade, a land safeguard for a possible Corran Narrows crossing, and a full transport appraisal for the greater Fort William area are similar worthy inclusions. The Glencoe Ski Station road upgrade and national cycle route to Skye suggestions are less viable and less strategic in development terms. The Council's decision on a preferred route for the Lochcarron / Stromeferry "bypass" is expected to be made in Spring 2017. At that time, it will be clearer whether the Lochcarron village spine road would be a part of any interim or final solution. Meantime, it is proposed that the Plan retains both existing options.
Special Landscape Areas (SLAs) 6 comments	Respondents sought: clarification of the reasoning for the boundary change; a better cross reference to the Council's policy wording that applies to SLAs, and/or; that this connected policy should carry a stronger presumption against wind farm development. One respondent requested a large extension of the North West Skye SLA.	No substantive changes (relative to the MIR content) are recommended. The Highland wide Local Development Plan sets the policy presumption wording that applies to SLAs. The North West Skye SLA extension would be a significant change to the existing boundary rather than a fine tuning and the proposal has an insufficient justification.
Fort William Hinterland Boundary 2 comments	Only one substantive comment made and this sought clarification that the Hinterland Policy does not apply to	No substantive changes (relative to the MIR content) are recommended. However, clarification will be offered that the policy

	renewables.	only relates to housing.
Economic Development Areas (EDAs) 15 comments	Various respondents have sought: <ul style="list-style-type: none"> • Developer requirements to have early discussions about major water/sewerage users at Ashaig and Nevis Forest • Need for HRA assessment and mitigation re Ashaig proposal • Developer requirements to avoid/mitigate flood risk, peat loss, wetland habitat loss and/or local heat network potential • Addition of live/work units to mix of supported uses at Inverloch Castle Hotel Site • Additional references to Tourism Development Framework, homeworking, brownfield sites, integration of waste and energy developments, transport hub allocations • Reference to SSE's support for Ashaig junction improvement • Addition of Glencoe Ski Station as EDA • Addition of Uig pier area and its derelict buildings as an EDA with public subsidy priority • Increased developer requirement mitigation for all 4 sites to safeguard natural heritage interests • Deletion of Kishorn as an EDA 	No substantive changes (relative to the MIR content) are recommended. However, the additional / amended developer requirements and other references should be made except the reported SSE financial connection to the Ashaig junction. The more radical suggested changes are not supported because they are contrary to the Plan's strategy and/or wider corporate objectives / programmes. For example the Council is supportive of the expanded use of the Kishorn facility not its deletion as an employment site.
General 4 comments	The Scottish Government seek sufficient policy detail to: <ul style="list-style-type: none"> • support any supplementary guidance that will be related to the Plan especially where that guidance will seek developer contributions, and; • properly reflect national planning policies. 	Pending renewed progress with the replacement Highland wide Local Development Plan, the Plan will contain similar general policies to those already within the Caithness and Sutherland and Inner Moray Firth local development plans on Town Centres First, Delivering Development and Growing Settlements. The general thrust of these policies is tried and tested by Reporters at Examination, by the Council's committees and by the Scottish Government.

Appendix 3: Recommended Spatial Strategy: January 2016

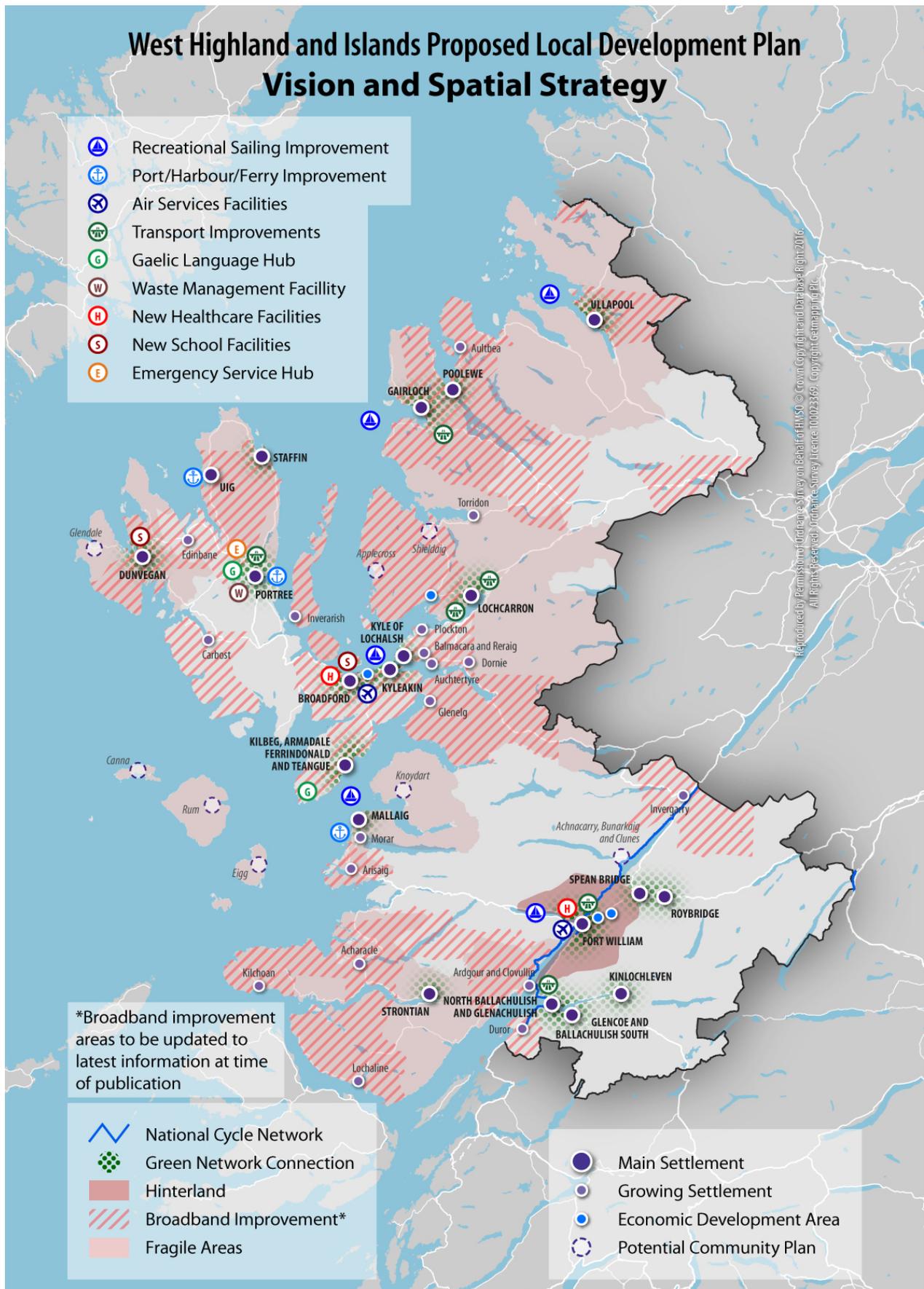
UPDATED PLAN OUTCOMES

Outcomes	Headline Outcomes For West Highland
<p>Growing Communities</p>	<p>All places are better designed. Larger settlements and their centres have retained and expanded facilities. Their populations have increased because of this better access to facilities and because they are safe, attractive and healthy places to live.</p>
<p>Employment</p>	<p>The local economy is growing, diverse and sustainable. West Highland has an enhanced reputation as a heritage tourism destination, as a base for marine renewables and as an effective place for working at home and with the land.</p>
<p>Connectivity and Transport</p>	<p>Public agencies and other partners co-ordinate and optimise their investment in agreed growth locations. Communities are better supported to become more self reliant, to have more pride in their area and identity, to diversify their populations, and to have more control of local resources.</p>
<p>Environment and Heritage</p>	<p>Resources are better managed:</p> <ul style="list-style-type: none"> • a higher proportion of journeys are shorter, safer, healthier, more reliable and made in a carbon efficient way; • water, heat sources, land and buildings are used, sited and designed in a way that is carbon clever and respectful of heritage resources; • waste is reduced, reused, recycled or treated as close to source as possible to generate renewable energy.

Updated Spatial Strategy Map

West Highland and Islands Proposed Local Development Plan Vision and Spatial Strategy

-  Recreational Sailing Improvement
-  Port/Harbour/Ferry Improvement
-  Air Services Facilities
-  Transport Improvements
-  Gaelic Language Hub
-  Waste Management Facility
-  New Healthcare Facilities
-  New School Facilities
-  Emergency Service Hub



*Broadband improvement areas to be updated to latest information at time of publication

-  National Cycle Network
-  Green Network Connection
-  Hinterland
-  Broadband Improvement*
-  Fragile Areas

-  Main Settlement
-  Growing Settlement
-  Economic Development Area
-  Potential Community Plan

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Updated Housing Requirements Table

Housing Market Area	Housing Requirements 2015 to 2034 (units)			20 Year Housing Land Supply Target (units)	Capacity of Allocated Housing Sites (units)	Housing Land Supply (Years)
	2015 to 2024	2025 to 2034	20 Year Total			
Wester Ross	336	216	551	331	260	15.7
Skye and Lochalsh	862	477	1,339	803	813	20.0
Lochaber	1,022	715	1,738	1,043	1,215	23.2
Plan Area Total	2,219	1,408	3,627	2,177	2,288	21.0

General Policies (wording consistent with other Highland area local development plans)

Policy 1: Town Centre First Policy

Development that generates significant footfall will firstly be expected to be located within the town centres as identified by town centre boundaries. When identifying sites a sequential assessment will be required demonstrating that all opportunities for regeneration through reuse or redevelopment of existing sites or buildings have been fully explored. Should the scale and type of proposal not be suitable for these locations, edge of town centre locations are favoured second, and then out of centre locations that are, or can be made, easily accessible by choice of transport modes. This sequential approach does not apply to established uses and land allocations.

Significant footfall developments include:

- Retail
- Restaurants
- Commercial leisure uses
- Offices
- Hotels
- Community and cultural heritage facilities
- Public buildings, including libraries, education and healthcare facilities

If the Council considers that a proposal may result in an adverse impact on the vitality and viability of any defined town centre, the developer will be required to produce a retail or town centre impact assessment, tailored to reflect the scale and function of the town centre in question. The Council will only support proposals accompanied by competent assessments that demonstrate no significant adverse impacts.

A flexible and realistic approach will be required when applying this sequential assessment, however, developers need to consider how appropriate the nature of their proposal is to the scale and function of the centre within which it is proposed. Exceptions may be made for any ancillary uses that support existing and proposed developments.

Proposals for conversion of buildings to residential use in town centres may be supported, providing there is no loss of existing or potential viable footfall generating use(s). Proposals for conversion to residential use must demonstrate that the property has been marketed for its existing use at a reasonable price / rent without success for a minimum period of 12 months. For vacant upper floor conversions (excluding hotels) support may be given without the requirement for marketing where it can be demonstrated that the proposals would contribute towards a balanced mix of uses.

Policy 2: Delivering Development

Development of the locations and uses specified in the main settlements sections of this Plan will be supported subject to provision of the necessary infrastructure, services and facilities required to support new development as indicated in this Plan or identified in accordance with the Development Plan as more detailed proposals are brought forward.

Larger sites must be appropriately masterplanned. Each phase of development will need to show its relationship to this overall masterplan and demonstrate how the required infrastructure will be delivered.

However, sites identified in the Plan as "Long Term" are not being invited for development within this Plan period and allocated sites are expected to be developed before any long term sites can be considered.

Policy 3: Growing Settlements

Development proposals that are contained within, round off or consolidate the Growing Settlements (listed) will be assessed against the extent to which they:

- take account of the issues and placemaking priorities identified for the individual Growing Settlements;
- are likely to help sustain, enhance or add to facilities with proposals being located within active travel distance of any facility present;
- are compatible in terms of use, spacing, character and density with development within that settlement and demonstrate high quality design;
- can utilise spare capacity in the infrastructure network (education, roads, other transport, water, sewerage etc.) or new/improved infrastructure can be provided in a cost efficient manner, taking into account the Council's requirement for connection to the public sewer other than in exceptional circumstances;
- avoid a net loss of amenity / recreational areas significant to the local community; and
- would not result in an adverse impact on any other locally important heritage feature, important public viewpoint/vista or open space.

Proposals which demonstrate overall conformity with the above criteria will be in accordance with this policy. These criteria will also be used to determine the suitability of development proposals and as the framework for preparing any future Development Briefs or Masterplans for development for Growing Settlements.