

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	11
Report No	SR-8-17

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 However, it is vital that the Council works with its partners to activate this housing land supply. Close co-operation with Lochalsh and Skye Housing Association, the Highlands Small Communities Housing Trust and Scottish Government housing officials will continue to implement the sites allocated in the Plan. In the short term, the Skye component of the Housing Investment Programme will target schemes at Campbell's Farm in Broadford, Caberfeidh in Broadford, Armadale, Kyleakin, Glendale and in Portree at Struan Road, Park Road (Bus Garage) and further development at Home Farm which could improve opportunities for the completion of the Portree Link Road. Medium to longer term opportunities could also be secured by land banking larger sites within the principal settlements. Funding will be secured through the Highland Council's land bank fund and Scottish government funding.
- 3.7 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 national cycle route to Skye suggestion is considered

to be an aspirational project 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 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.

3.8 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.

3.9 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; and
- **Strontian** – changes to align Plan with Strontian Community Masterplan plus confirmation of tourism only site north of slipway.

Isle of Skye and Raasay

- **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 but retention of supportive placemaking priority test, 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** – general and specific developer contributions towards transport and Portree Link Road completion requirements added; deletion of completed sites and 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 end of Kiltaraglen to Achachork expansion area to be confirmed as short term development allocations but with central section removed due to land availability issues and northern end reserved for longer term development;
- **Uig** – confirm all new sites bar one (north of Earlish) where significant trunk road access and landscape constraints exist, and land safeguard for pier related improvements;
- **Broadford** – amend site at sewage works site to reflect community ownership, options left open regarding Breakish burial ground and possibility of community provision of toilets supported;
- **Kyleakin** – two settlement development area extensions subject to flood risk; and
- **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:

- (a) 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;
- (b) 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**;
- (c) 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 of the committee prior to publication;
- (d) 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;
- (e) 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
- (f) to agree the approach to public consultation on the Plan as outlined in paragraph 4.1 of this report.

Designation: Director of Development and Infrastructure

Date: 8 February 2017

Author: Tim Stott, Principal Planner, Development Plans

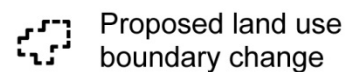
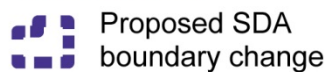
Background Papers:

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: Isle of Skye and Raasay Place-Based Comments and Recommendations

Key Plan Changes



Open Space



Settlement Development Area



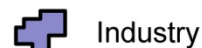
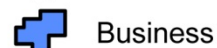
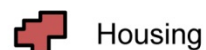
Town Centre



Roads and Access



Land Uses



Order of settlements within Appendix 1A

Broadford

Dunvegan

Kyleakin

Portree

Sleat

Staffin

Uig

Growing Settlements

Community Plan Settlements

Broadford

Concerns over flooding and carbon rich soils and wetlands on site
Recommendation:
 Retain allocations. Developer Requirements for Flood Risk Assessment, Peat Management Plan and Vegetation Survey for impacts on wetlands.

RSPB Scotland has concerns over expansion of BF11 site boundary into an area of community woodland
Recommendation:
 Retain allocation BF11 but amend site boundary on the west to reflect community buyout ownership. Extend boundary of site BFM3 to include this land. Land needs safeguarded within BF11 for expansion of sewage works with appropriate setback from development in both allocated sites. Planning permission in place for industrial use on BF11 and trees have been felled on section fronting the A87.

Concerns over flooding, carbon rich soils and wetlands on site, encourage heat network
Recommendation:
 Retain allocation. Developer requirements for Flood Risk Assessment, Peat Management Plan, Vegetation Survey for impacts on wetlands and consideration of local heat network

Concern over flood risk, encourage heat network
Recommendation:
 Retain allocations. Developer requirements for Flood Risk Assessment and consideration of local heat network

Encourage heat network
Recommendation:
 Retain allocations. Developer Requirement for consideration of local heat network.

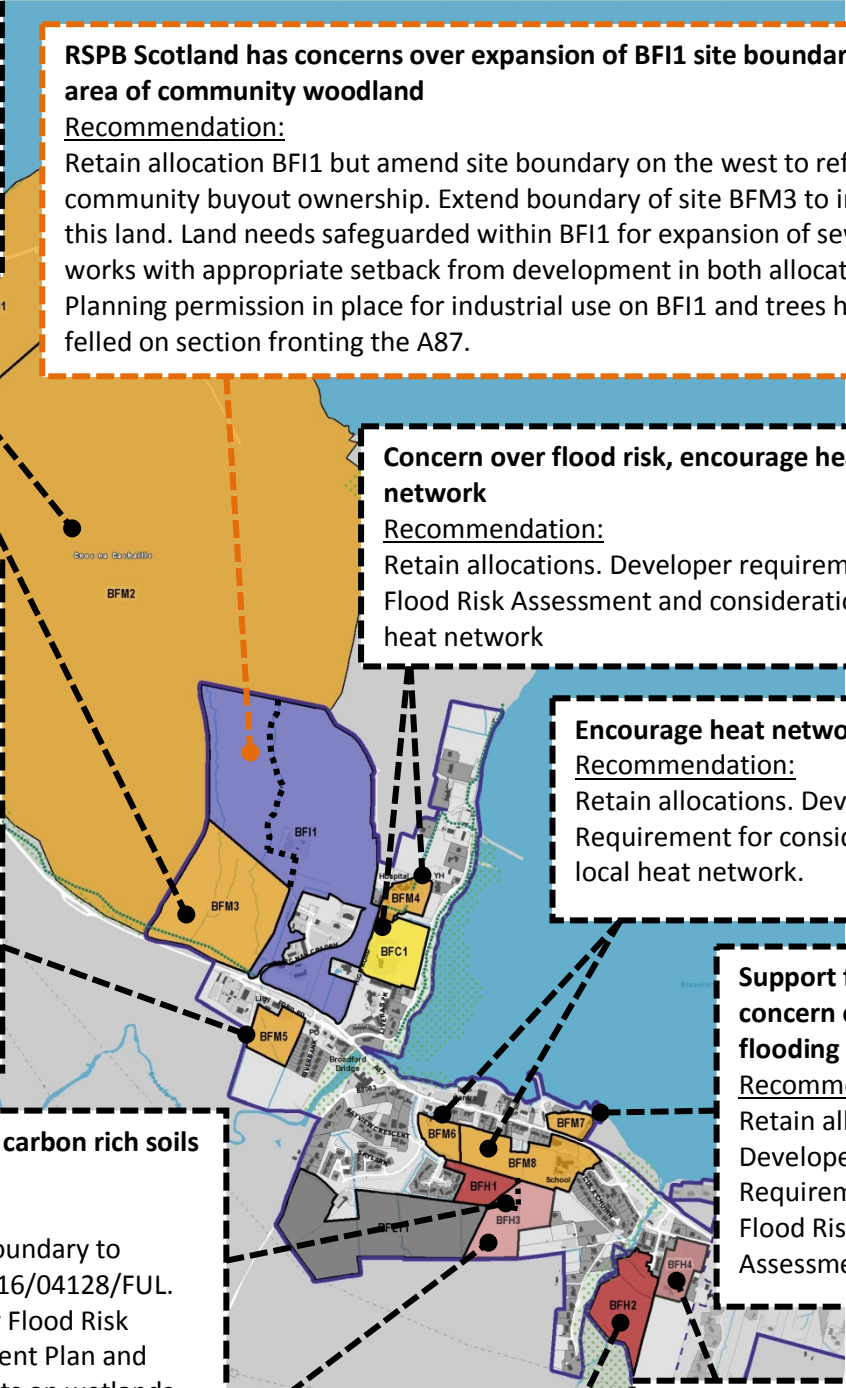
Concerns over flooding and carbon rich soils and wetlands on site
Recommendation:
 Retain allocation. Redraw boundary to reflect planning application 16/04128/FUL. Developer Requirements for Flood Risk Assessment, Peat Management Plan and Vegetation Survey for impacts on wetlands.

Support for site, concern over flooding
Recommendation:
 Retain allocation. Developer Requirements for Flood Risk Assessment.

Concerns over carbon rich soils and wetlands on site
Recommendation:
 Do not allocate site due to potential impact on crofting interests. Part of site to be included in BFH1. Keep remainder of site within the SDA.

Support from FEI. Concerns over flooding and carbon rich soils and wetlands on site
Recommendation:
 Retain allocation. Developer Requirements for Flood Risk Assessment, Peat Management Plan and Vegetation Survey for impacts on wetlands.

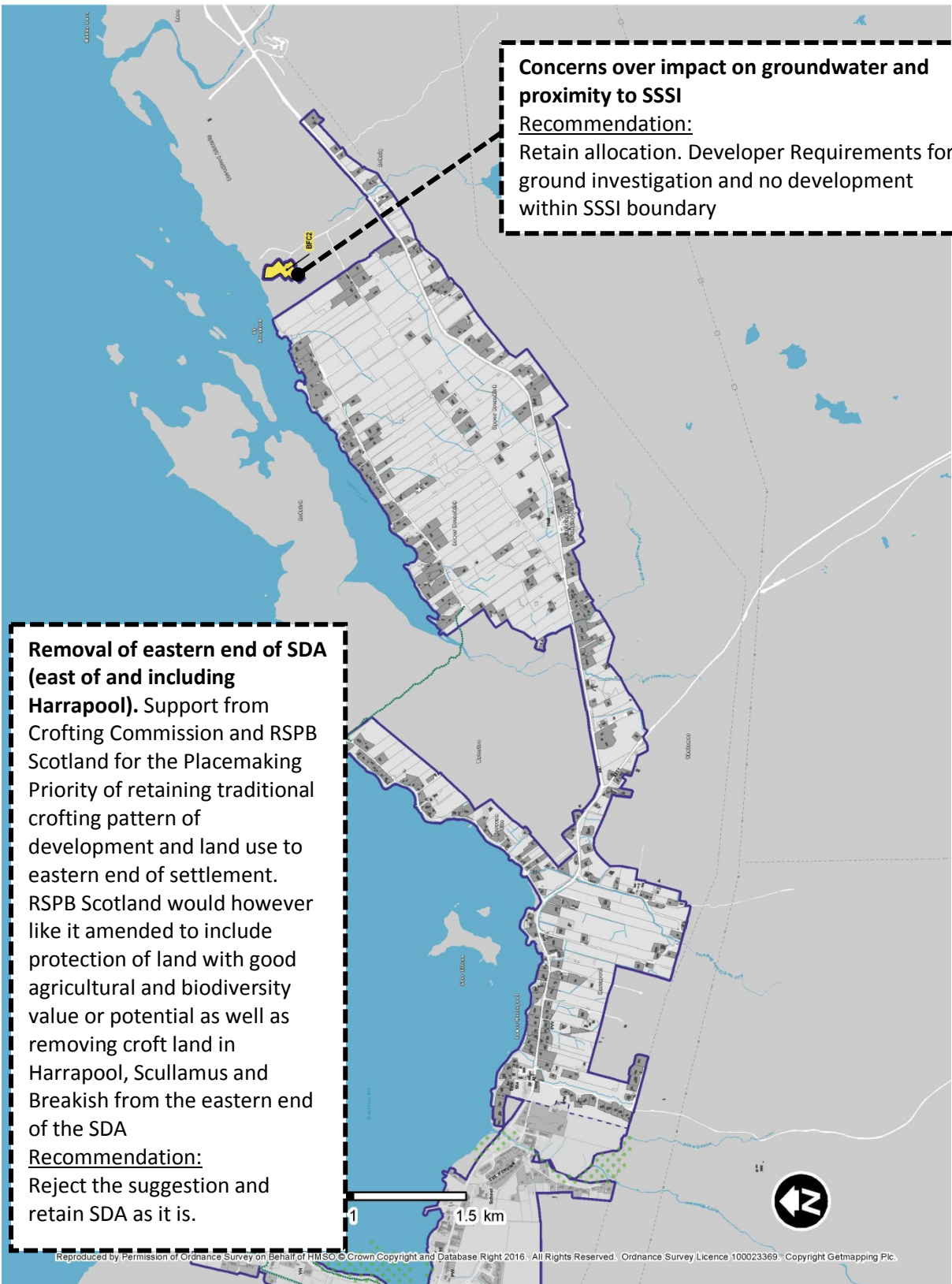
Landowner would like small scale croft house development on site
Recommendation:
 Do not allocate, but keep within SDA which will allow for some small scale development



Broadford East

Concerns over impact on groundwater and proximity to SSSI
Recommendation:
Retain allocation. Developer Requirements for ground investigation and no development within SSSI boundary

Removal of eastern end of SDA (east of and including Harrapool). Support from Crofting Commission and RSPB Scotland for the Placemaking Priority of retaining traditional crofting pattern of development and land use to eastern end of settlement. RSPB Scotland would however like it amended to include protection of land with good agricultural and biodiversity value or potential as well as removing croft land in Harrapool, Scullamus and Breakish from the eastern end of the SDA
Recommendation:
Reject the suggestion and retain SDA as it is.



Broadford - General settlement comments and recommendations

- SNH supports the Placemaking Priorities.
- Scottish Water encourages early engagement from developers regarding water capacity.
- RSPB Scotland supports the Placemaking Priority to extend green networks.
- **RSPB Scotland would like an additional placemaking priority: “To safeguard the waters, shorelines and intertidal areas around Broadford Bay that provide important habitats for resident and migrant wildlife interests.”**

Recommendation: The Council are required to carry out a Habitats Regulations Appraisal to assess potential impact on Natura sites. The Inner Hebrides and the Minches SAC will be considered through this and if necessary mitigation will be identified. The settlement text for Broadford will be expanded to reflect the attractive outlook of Broadford Bay.

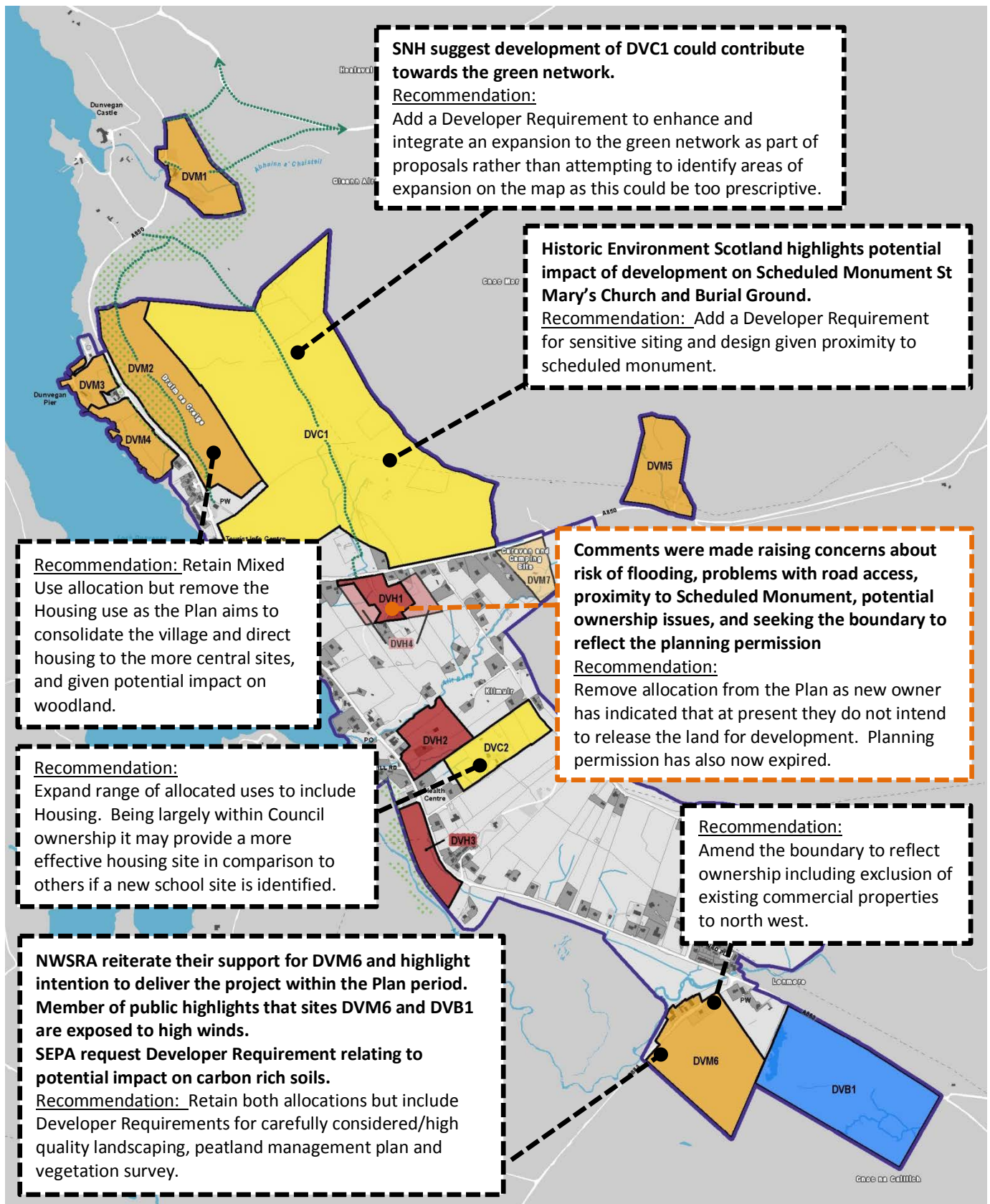
Recommended Placemaking Priorities to be included in Proposed Plan:

- Assist and support economic development by consolidating the centre of Broadford at its western end.
- High quality siting and design for development along the A87.
- Encourage the provision and enhancement of community facilities such as a new community school and a new hospital.
- Promote the delivery of affordable housing.
- Expansion of recreational tourism activity to the west of the village including extension of green networks.
- Promote active travel links to the village centre.
- Support relocation of the public toilets to reclaimed land adjoining the main car park
- Work with Scottish Water and potential developers to secure additional water supply capacity to service expected growth.
- Retain a traditional crofting pattern of development and land use in the eastern part of the settlement.
- Secure sufficient land for an airstrip at Ashaig to allow the reintroduction of scheduled air services to Skye, promoting business and tourism.
- Support for a new or extended burial ground at Breakish.

Recommended Site Allocations

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	BFH2	BFH1	BFH3, BFH4
Mixed Use	BFM1, BFM2, BFM4, BFM5, BFM6, BFM7, BFM8	BFM3	
Community	BFC1, BFC2		
Industrial		BF11	
Long Term	BFLT1		

Dunvegan



Dunvegan - General settlement comments and recommendations:

- SEPA request that flood risk assessments are required for several sites in Dunvegan:**
Recommendation: The Proposed Plan will include the Developer Requirement “Flood Risk Assessment (no development in areas shown to be at risk of flooding)” for sites DVH3, DVM1, DVM3, DVM4, DVM5 and DVB1.
- SEPA request that a developer requirement is added for “details of local heat network” to be presented for several sites in Dunvegan.**
Recommendation: Appropriate wording will be added to the Developer Requirements for sites which are considered to have potential for local heat networks.
- The Crofting Commission raise concerns about the conflict between the certain preferred sites and the Plan’s proposed aim for the settlement of protecting actively used in-bye croftland.**
Recommendation: It is recognised that some of the sites include some relatively good quality agricultural land in comparison to the surrounding peatland and heathlands, however, the sites being taken forward are not actively used for crofting purposes.
- Scottish Water advises early engagement by any party considering new development proposals to explore how development may be accommodated.**
Recommendation: Retain the existing Placemaking Priority which highlights the need for engagement between potential developers and Scottish Water to ensure an adequate water supply capacity is available.
- Request by RSPB for an additional Placemaking Priority relating to the Ascrib, Isay and Dunvegan Special Area for Conservation.**
Recommendation: Appropriate wording will be identified as part of the Habitats Regulations Appraisal and added to settlement text for Dunvegan and Developer Requirements for relevant allocations.

Recommended Placemaking Priorities to be included in Proposed Plan:

- Enable investment in improved community facilities including replacement school and new sports pitch.
- Consolidate the village with development opportunities being focused on sites close to existing facilities.
- Support existing services through providing a variety of employment land and a choice of housing sites.
- Safeguard, enhance and promote the natural and built heritage of the area through the protection and expansion of green networks through and around the village.
- Safeguard actively used croft land within the central/eastern side of the village and promote infill opportunities for the expansion of crofting townships.
- Work with Scottish Water and potential developers to secure additional water supply capacity to service expected growth.

Recommended site allocations:

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	DVH2, DVH3		DVH1, DVH4
Mixed Use	DVM1, DVM3, DVM4, DVM5, DVM6	DVM2	DVM7
Community	DVC1	DVC2	
Business	DVB1		

Kyleakin

Concerns raised by SEPA over carbon rich soils and wetlands on site. Proximity to Inner Hebrides & the Minches SAC.

Recommendation:

Retain allocation. Developer Requirements for: Peat Management Plan; Vegetation Survey for impacts on wetlands; and no adverse effect from development on integrity of SACs or MPA.

Concerns raised by SEPA over carbon rich soils and wetlands on site

Recommendation:

Do not allocate site but keep SDA as shown in MIR.

Support from SEPA for not allocating site due to concern over flood risk

Recommendation:

Do not allocate site – very limited development potential.

1 km

Concerns raised by SEPA over carbon rich soils and wetlands on site

Recommendation:

Retain allocation, site part completed. Developer Requirements for Peat Management Plan and Vegetation Survey for impacts on wetlands.

Request to extend SDA at the North end of the Obbe, south of Community Centre

Recommendation:

Extend SDA but only to the extent of where it stays out with indicative flood risk area. Would allow for small amount of infill development.

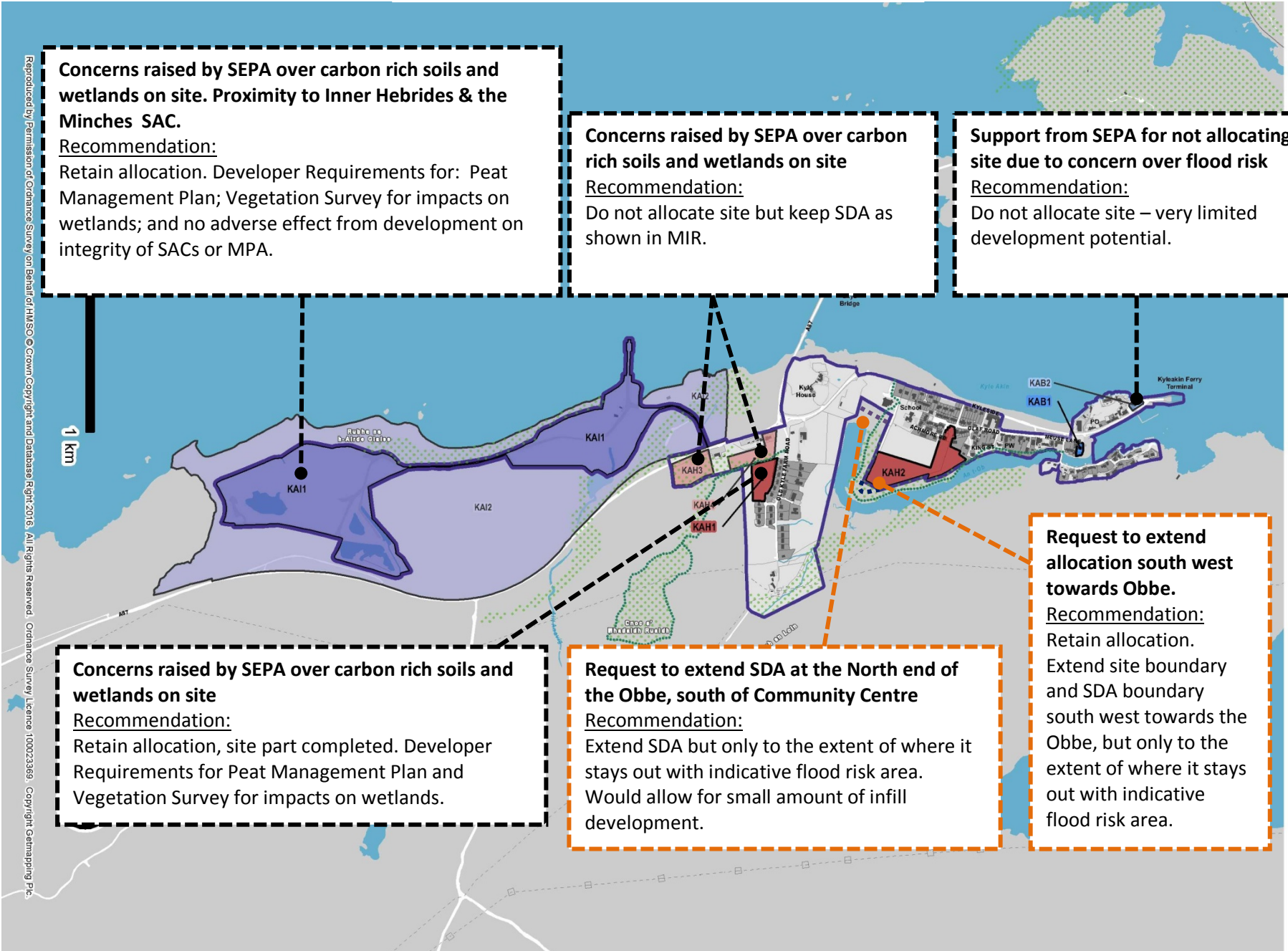
Request to extend allocation south west towards Obbe.

Recommendation:

Retain allocation. Extend site boundary and SDA boundary south west towards the Obbe, but only to the extent of where it stays out with indicative flood risk area.

Kyleakin Map

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Kyleakin - General settlement comments and recommendations

- SEPA request that flood risk assessments are required for several sites in Kyleakin:**
Recommendation: The Proposed Plan will include the Developer Requirement “Flood Risk Assessment (no development in areas shown to be at risk of flooding)” for sites KAH2, KAB1, KAI1.
- SNH supports the Placemaking Priorities but suggests extending the green network between the sea and the Kyleside road to the east of the Skye road bridge.**
Recommendation: Extend green network as suggested.
- Support from RSPB Scotland for the Placemaking Priority regarding the proposed green networks and the promotion of walking and cycling routes but requests an additional placemaking priority which recognises the proximity of the Lochs Duich, Long & Alsh MPA and the Inner Hebrides and the Minches SAC**
Recommendation: The Council are required to carry out a Habitats Regulations Appraisal to assess potential impact on Natura sites. Mitigation from this, in the form of developer requirements, will be included in the Proposed Plan and additional text will be added to the settlement text. Placemaking priorities will include a reference to the SAC and MPA sites.
- RSPB Scotland asking for KAB1 and KAI1 to be assessed as part of Habitats Regulations Appraisal.**
Recommendation: The Council are required to carry out a Habitats Regulations Appraisal to assess potential impact on Natura sites.
- Scottish Water encourages early engagement from developers. Encourages engagement to investigate how waste products emanating from the Fish Food Processing proposal to the west of the settlement are to be dealt with.**
Recommendation: A Developer Requirement will be included at Altanavaig Quarry that proposals should not negatively impact upon local water supply.

Recommended Placemaking Priorities to be included in Proposed Plan:

- Respect the integrity of adjoining and overlapping heritage features, including Lochs Duich, Long and Alsh MPA and Lochs Duich, Long and Alsh SAC
- Development will need to demonstrate that it will not have a significant adverse impact on the integrity of the Inner Hebrides and the Minches SAC
- Support the central expansion of the village
- Support new employment opportunities particularly on previously developed land within the village and at Altanavaig Quarry
- Encourage walking and cycling links
- Encourage the protection of woodland via integration of new development to the green network
- Limit further development at the harbour and the bridge-head because of inadequate road capacity

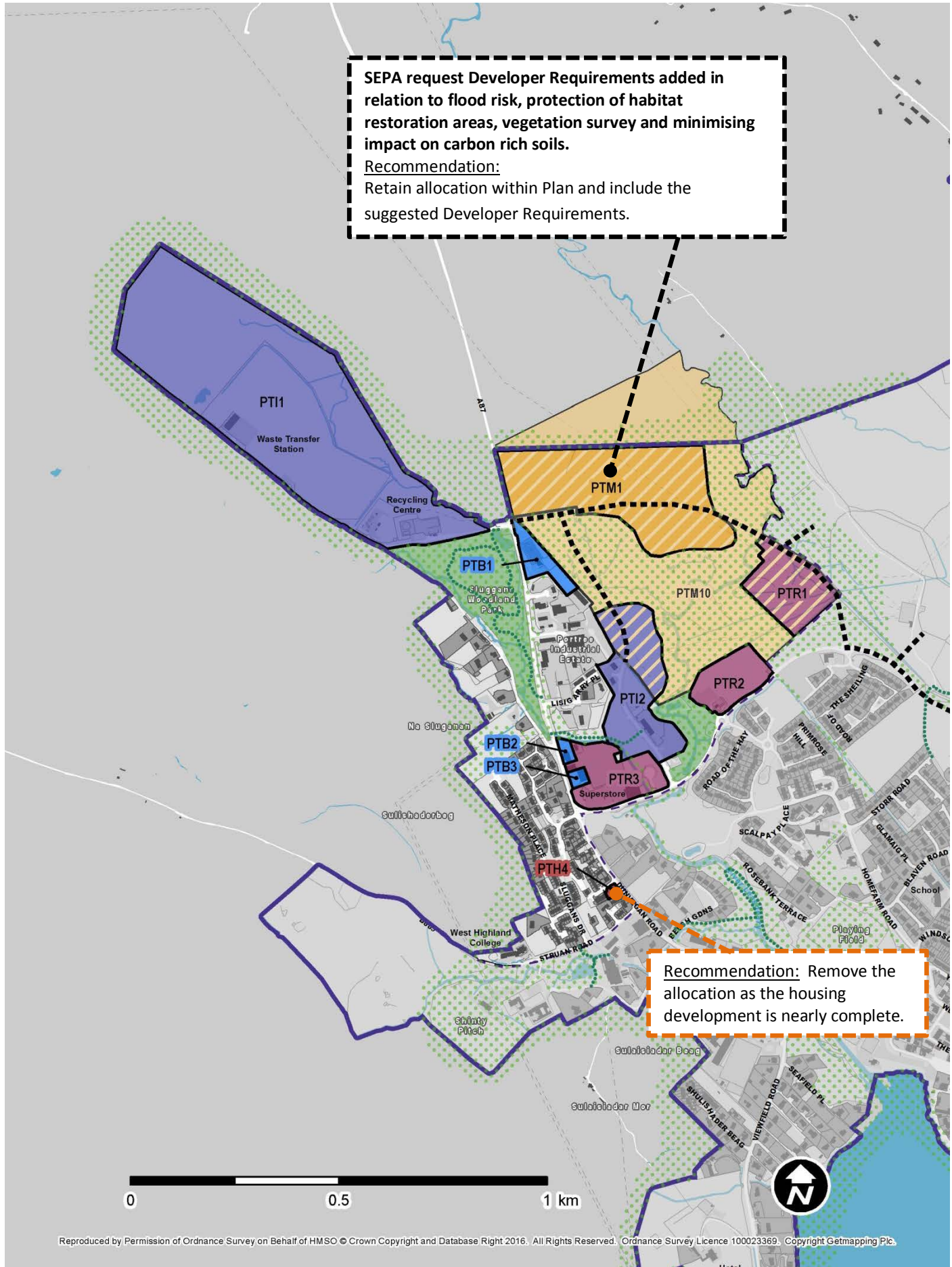
Recommended Site Allocations

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	KAH1	KAH2	KAH3, KAH4
Business	KAB1		KAB2
Industrial	KAI1		KAI2

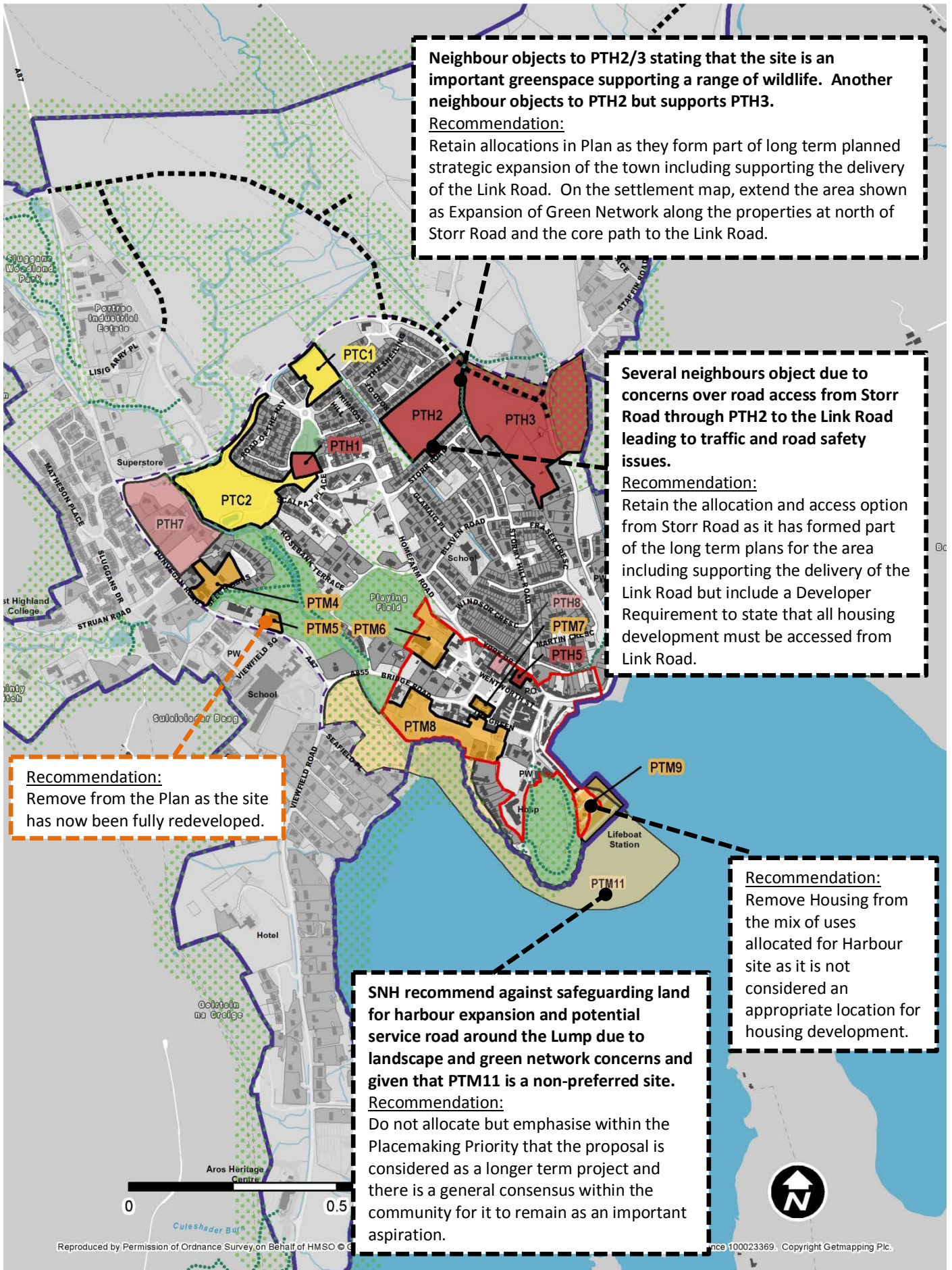
Portree

SEPA request Developer Requirements added in relation to flood risk, protection of habitat restoration areas, vegetation survey and minimising impact on carbon rich soils.
Recommendation:
Retain allocation within Plan and include the suggested Developer Requirements.

Recommendation: Remove the allocation as the housing development is nearly complete.



Portree Town Centre Map



Neighbour objects to PTH2/3 stating that the site is an important greenspace supporting a range of wildlife. Another neighbour objects to PTH2 but supports PTH3.
Recommendation:
 Retain allocations in Plan as they form part of long term planned strategic expansion of the town including supporting the delivery of the Link Road. On the settlement map, extend the area shown as Expansion of Green Network along the properties at north of Storr Road and the core path to the Link Road.

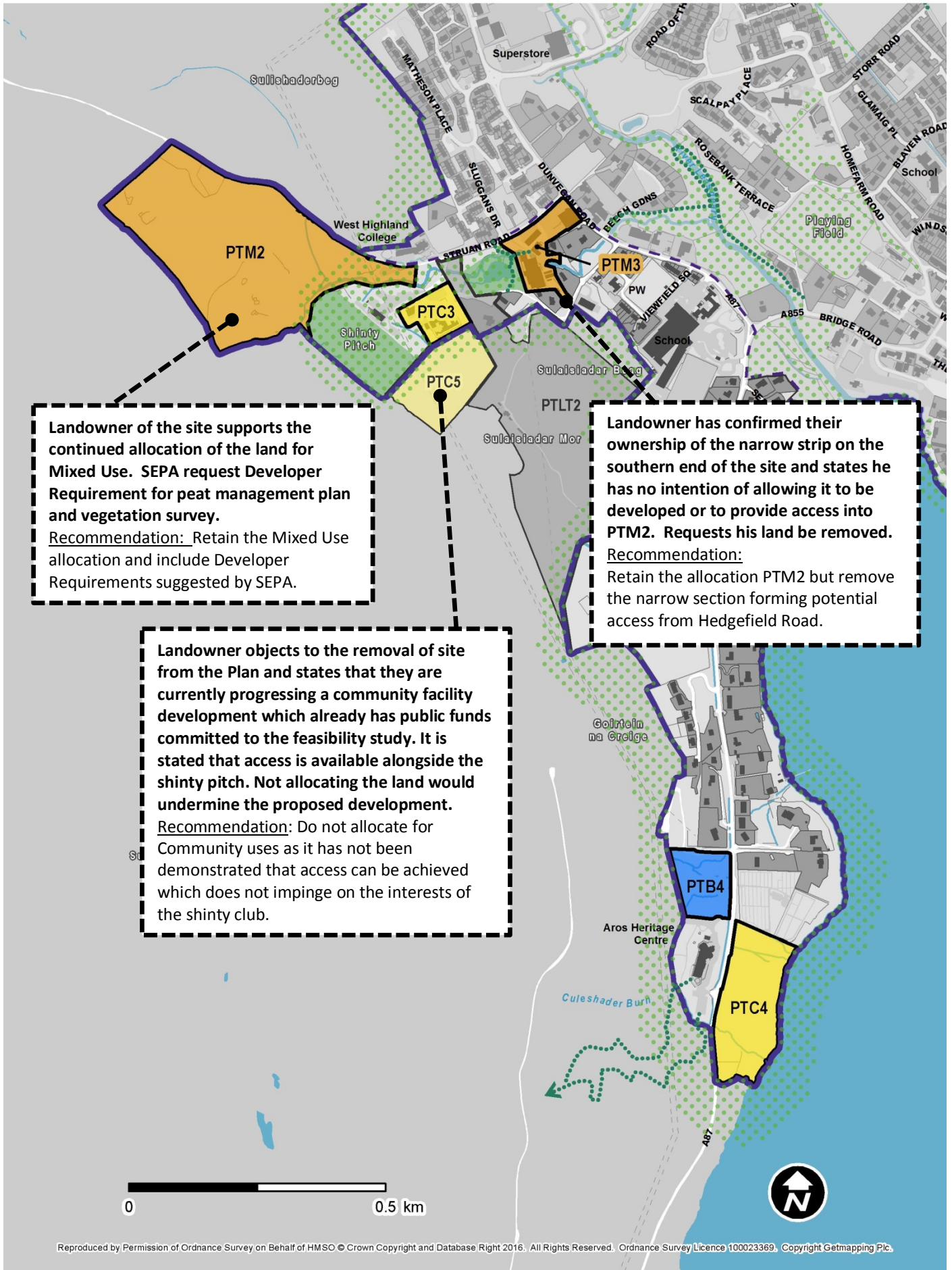
Several neighbours object due to concerns over road access from Storr Road through PTH2 to the Link Road leading to traffic and road safety issues.
Recommendation:
 Retain the allocation and access option from Storr Road as it has formed part of the long term plans for the area including supporting the delivery of the Link Road but include a Developer Requirement to state that all housing development must be accessed from Link Road.

Recommendation:
 Remove from the Plan as the site has now been fully redeveloped.

SNH recommend against safeguarding land for harbour expansion and potential service road around the Lump due to landscape and green network concerns and given that PTM11 is a non-preferred site.
Recommendation:
 Do not allocate but emphasise within the Placemaking Priority that the proposal is considered as a longer term project and there is a general consensus within the community for it to remain as an important aspiration.

Recommendation:
 Remove Housing from the mix of uses allocated for Harbour site as it is not considered an appropriate location for housing development.

Portree South West Map



Landowner of the site supports the continued allocation of the land for Mixed Use. SEPA request Developer Requirement for peat management plan and vegetation survey.
Recommendation: Retain the Mixed Use allocation and include Developer Requirements suggested by SEPA.

Landowner has confirmed their ownership of the narrow strip on the southern end of the site and states he has no intention of allowing it to be developed or to provide access into PTM2. Requests his land be removed.
Recommendation: Retain the allocation PTM2 but remove the narrow section forming potential access from Hedgefield Road.

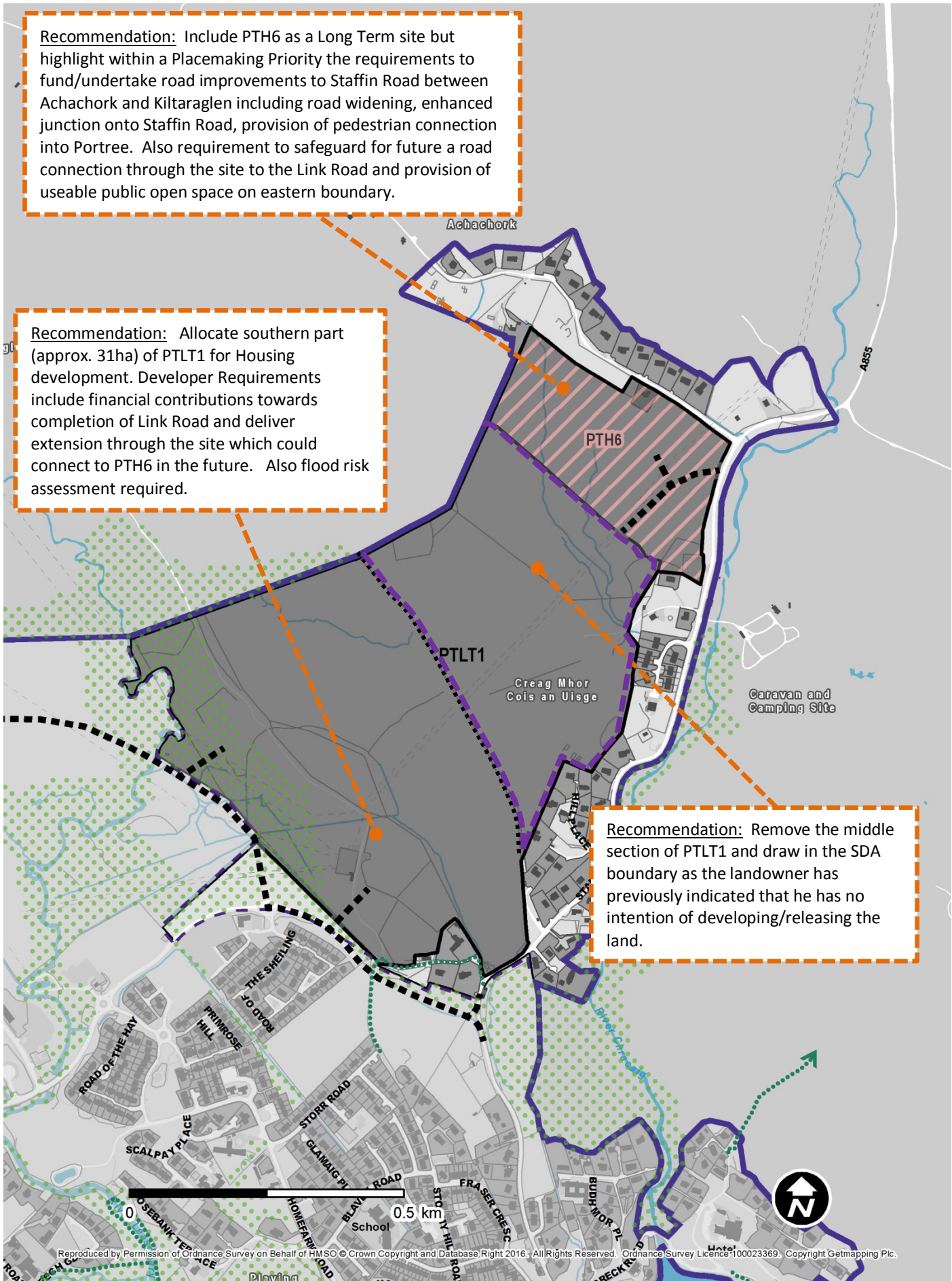
Landowner objects to the removal of site from the Plan and states that they are currently progressing a community facility development which already has public funds committed to the feasibility study. It is stated that access is available alongside the shinty pitch. Not allocating the land would undermine the proposed development.
Recommendation: Do not allocate for Community uses as it has not been demonstrated that access can be achieved which does not impinge on the interests of the shinty club.

Portree North East Map

Recommendation: Include PTH6 as a Long Term site but highlight within a Placemaking Priority the requirements to fund/undertake road improvements to Staffin Road between Achachork and Kiltaraglen including road widening, enhanced junction onto Staffin Road, provision of pedestrian connection into Portree. Also requirement to safeguard for future a road connection through the site to the Link Road and provision of useable public open space on eastern boundary.

Recommendation: Allocate southern part (approx. 31ha) of PTLT1 for Housing development. Developer Requirements include financial contributions towards completion of Link Road and deliver extension through the site which could connect to PTH6 in the future. Also flood risk assessment required.

Recommendation: Remove the middle section of PTLT1 and draw in the SDA boundary as the landowner has previously indicated that he has no intention of developing/releasing the land.



Portree - General settlement comments and recommendations

- **SEPA request that flood risk assessments are required for several sites in Portree:**
Recommendation: The Proposed Plan will include the Developer Requirement “Flood Risk Assessment (no development in areas shown to be at risk of flooding)” for sites PTM1, PTM3, PTM8, PTM9, PTB2, PTB3, PTB4, PTI2, PTR3, PTC2, PTC3, PTLT1.
- **SEPA request that a developer requirement is added for “details of local heat network” to be presented for several sites in Portree.**
Recommendation: Appropriate wording will be added to the Developer Requirements for sites which are considered to have potential for local heat networks.

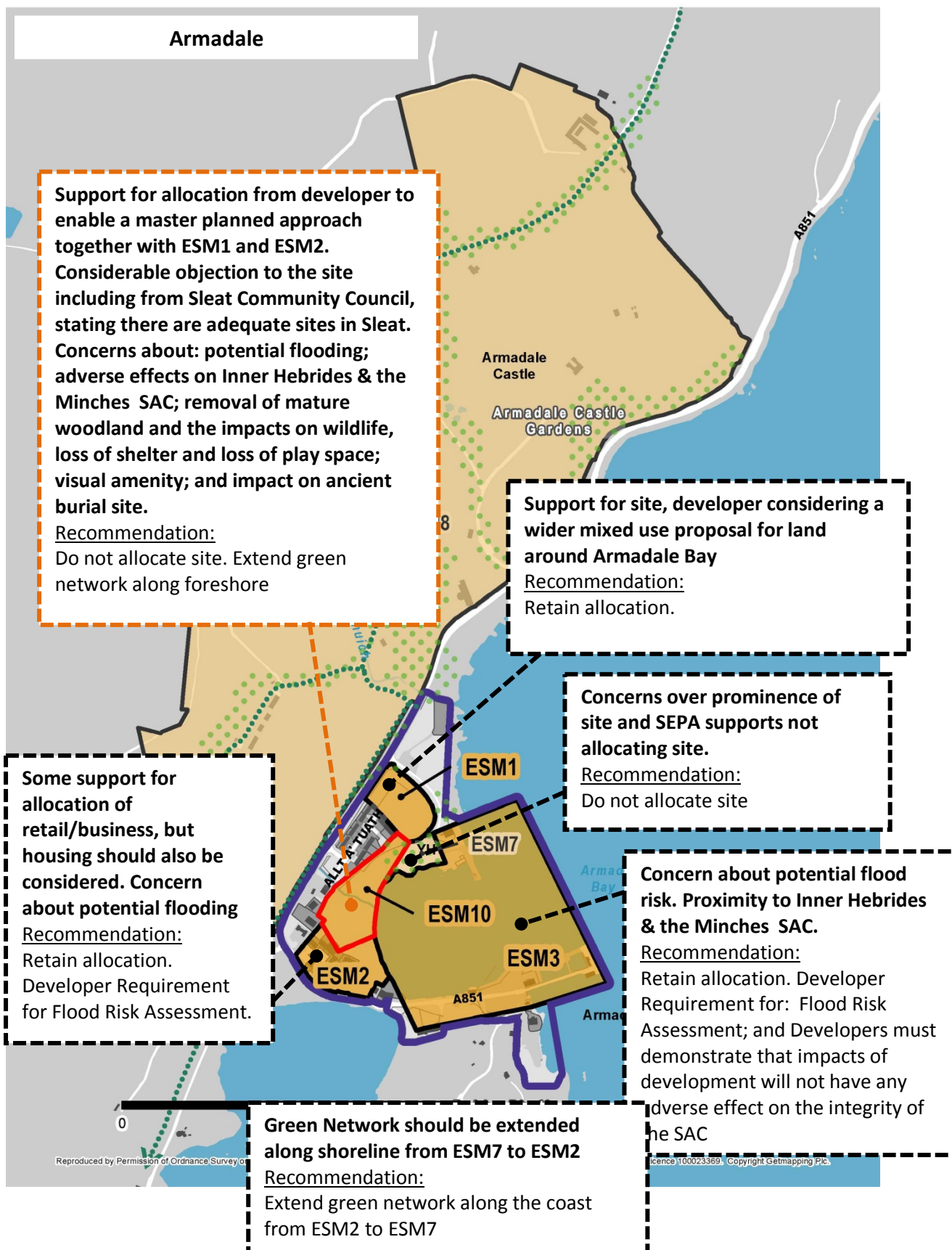
Recommended Placemaking Priorities to be included in Proposed Plan:

- Encourage town centre expansion that respects the architectural, cultural and natural heritage of the conservation area, the Lump, other greenspaces and public vistas notably to the Cuillin mountains.
- Diversify the tourism offer of the historic, central part of the village, including land at Bayfield and the harbour.
- Consolidate the existing settlement area by promoting and supporting infill and redevelopment opportunities
- Safeguard a route for the possibility of longer term service access to the harbour from the A855 and around the south of the Lump.
- Safeguard land for a second phase of commercial and industrial expansion at Home Farm on the northern side of Portree,
- Preserve and extend Portree's green networks particularly its wooded river and burn sides
- Longer term opportunity for housing development at Achachork subject to the developer delivering formal active travel connections along the northern boundary of the site and along Staffin Road to Portree.
- Completion of the Portree Link Road which will significantly enhance connectivity in the town and open up new housing and employment land for development.
- The Council may seek financial contributions from any new development proposals within Portree SDA towards local transport network improvements. Where appropriate, a Transport Assessment will be required to assess whether and to what degree any particular development will result in net detriment to the local transport network. Specific Developer Requirements relating to the completion and/or proposed extension of the Portree Link Road are set out for allocations: PTH2, PTH3, PTR1, PTR2, PTI2 and PTLT1. The Council may produce further guidance on this matter which will set out details on:
 - the required transport network improvements to facilitate the scale of development envisaged for Portree for the next 20 years;
 - funding arrangements which will include proportionate contributions from development sites in the Portree Settlement Development Area;
 - the amount and timing of such contributions; and
 - any proposals which would be exempt from providing contributions.

Recommended site allocations:

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	PTH1, PTH2, PTH3, PTH5	PTH6	PTH4, PTH7, PTH8
Mixed Use	PTM1, PTM2, PTM3, PTM4, PTM6, PTM7, PTM8	PTM9	PTM5, PTM10, PTM11
Community	PTC1, PTC2, PTC3, PTC4		PTC5
Business	PTB1, PTB2, PTB3, PTB4		
Industrial	PTI1, PTI2		
Retail	PTR1, PTR2, PTR3		
Long Term		PTLT1	PTLT2

Sleat



Armadale

Support for allocation from developer to enable a master planned approach together with ESM1 and ESM2. Considerable objection to the site including from Sleat Community Council, stating there are adequate sites in Sleat. Concerns about: potential flooding; adverse effects on Inner Hebrides & the Minches SAC; removal of mature woodland and the impacts on wildlife, loss of shelter and loss of play space; visual amenity; and impact on ancient burial site.
Recommendation:
 Do not allocate site. Extend green network along foreshore

Support for site, developer considering a wider mixed use proposal for land around Armadale Bay
Recommendation:
 Retain allocation.

Concerns over prominence of site and SEPA supports not allocating site.
Recommendation:
 Do not allocate site

Some support for allocation of retail/business, but housing should also be considered. Concern about potential flooding
Recommendation:
 Retain allocation. Developer Requirement for Flood Risk Assessment.

Concern about potential flood risk. Proximity to Inner Hebrides & the Minches SAC.
Recommendation:
 Retain allocation. Developer Requirement for: Flood Risk Assessment; and Developers must demonstrate that impacts of development will not have any adverse effect on the integrity of the SAC

Green Network should be extended along shoreline from ESM7 to ESM2
Recommendation:
 Extend green network along the coast from ESM2 to ESM7

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Ferrindonald and Teangue

Support for allocation from developer. Others against allocation of site, stating there is more appropriate land for housing elsewhere in Sleat and that the expansion of the Gaelic College at Kilbeg should not be used to encourage development elsewhere. Concerns about: increased size of site; using prime agricultural land and potential effect on viability of unit affected; impact on biodiversity; adverse visual impact; potential to change the character of the area; light pollution; lack of nearby services, including broadband; negative impact on tourism; adverse impact on protected species; and increase in traffic, especially with a new distillery also opening.

Recommendation:
Retain Allocation. Include Developer Requirements on siting and design.

Similar concerns expressed as for ESH1. Support for future potential of site from developer whilst acknowledging that it was non-preferred in the MIR.

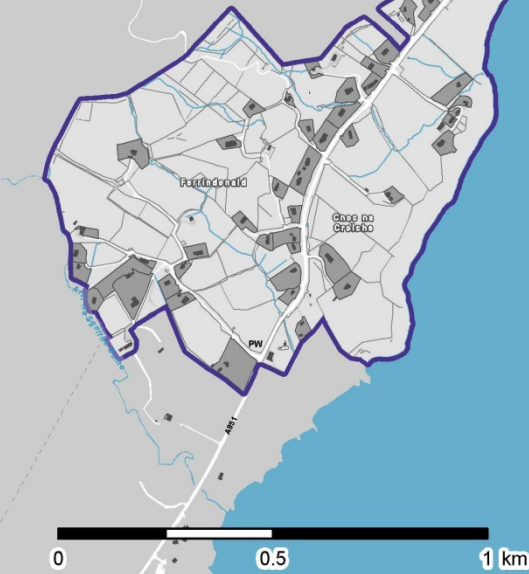
Recommendation:
Do not allocate site.

Flooding concerns due to water course running through the site

Recommendation:
Retain allocation as site is currently being developed. Include Developer Requirement for Flood Risk Assessment.

Respondents feel site is not required. Concerns about site prominence, capacity of local road network and field being waterlogged.

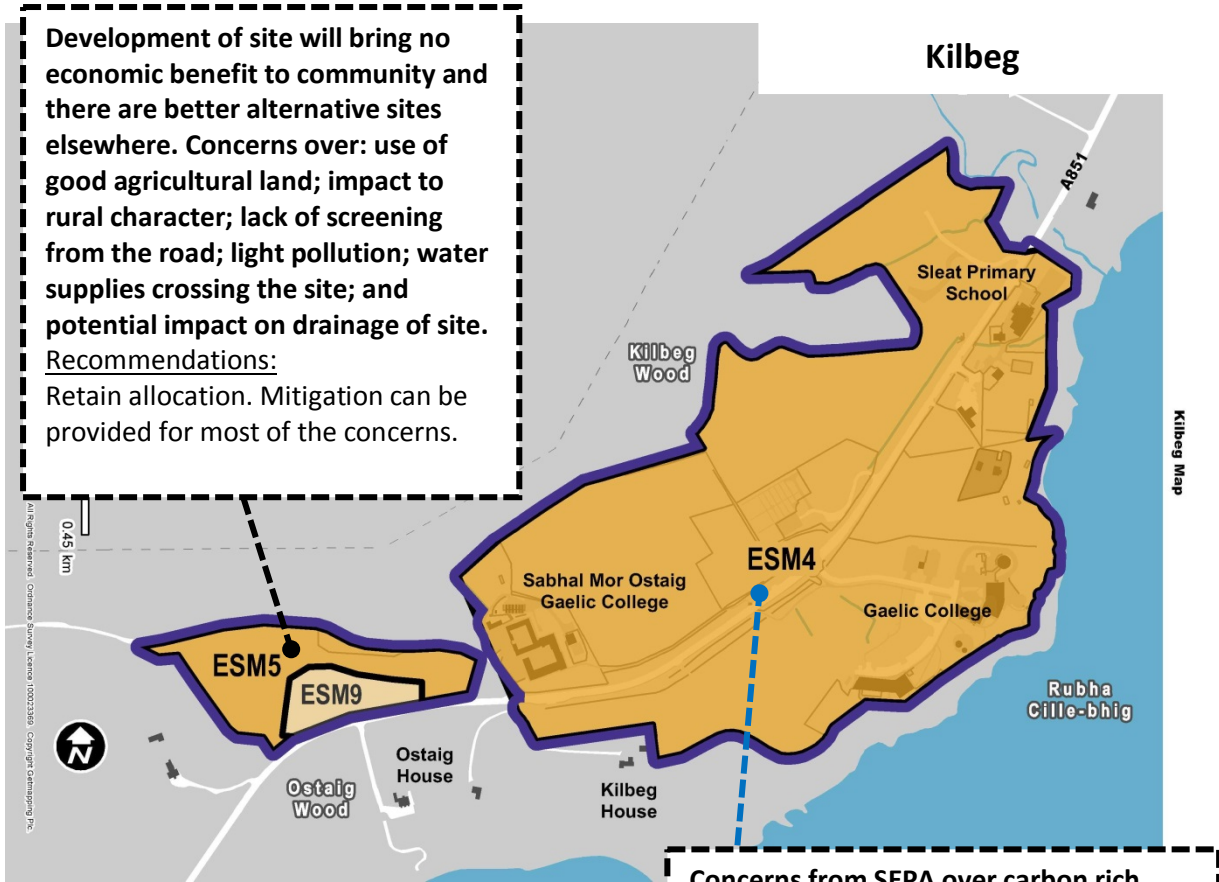
Recommendation:
Do not allocate



Development of site will bring no economic benefit to community and there are better alternative sites elsewhere. Concerns over: use of good agricultural land; impact to rural character; lack of screening from the road; light pollution; water supplies crossing the site; and potential impact on drainage of site.

Recommendations:

Retain allocation. Mitigation can be provided for most of the concerns.



Concerns from SEPA over carbon rich soils and wetlands on site

Recommendation:

Retain allocation. Developer Requirements for Peat Management Plan and Vegetation Survey for impacts on wetlands.

Sleat - General settlement comments and recommendations

- Crofting Commission and RSPB Scotland support the Placemaking Priority to direct all significant development to land not in crofting tenure.
- SNH support the Placemaking Priorities.
- RSPB Scotland support the proposed green networks.
- **Concern that Sleat is being labelled as a Main Settlement due to the success of Sabhal Mòr Ostaig and plans for development at Kilbeg.**
Recommendation: Keep as a Main Settlement with sites allocated for development at Armadale, Kilbeg and Ferrindonald and Teangue.
- **Sleat Community Trust seeking 3 new development areas at Armadale Filling Station, Tormore and Aird of Sleat.**
Recommendation: Do not include any of the 3 sites as allocations. The Armadale Filling Station sits within the SDA for Armadale. The Proposed Plan will include text which is supportive of development of the filling station site and land adjoining it. Tormore and Aird of Sleat both sit within the wider countryside and any development proposals will be assessed against all relevant planning policies.

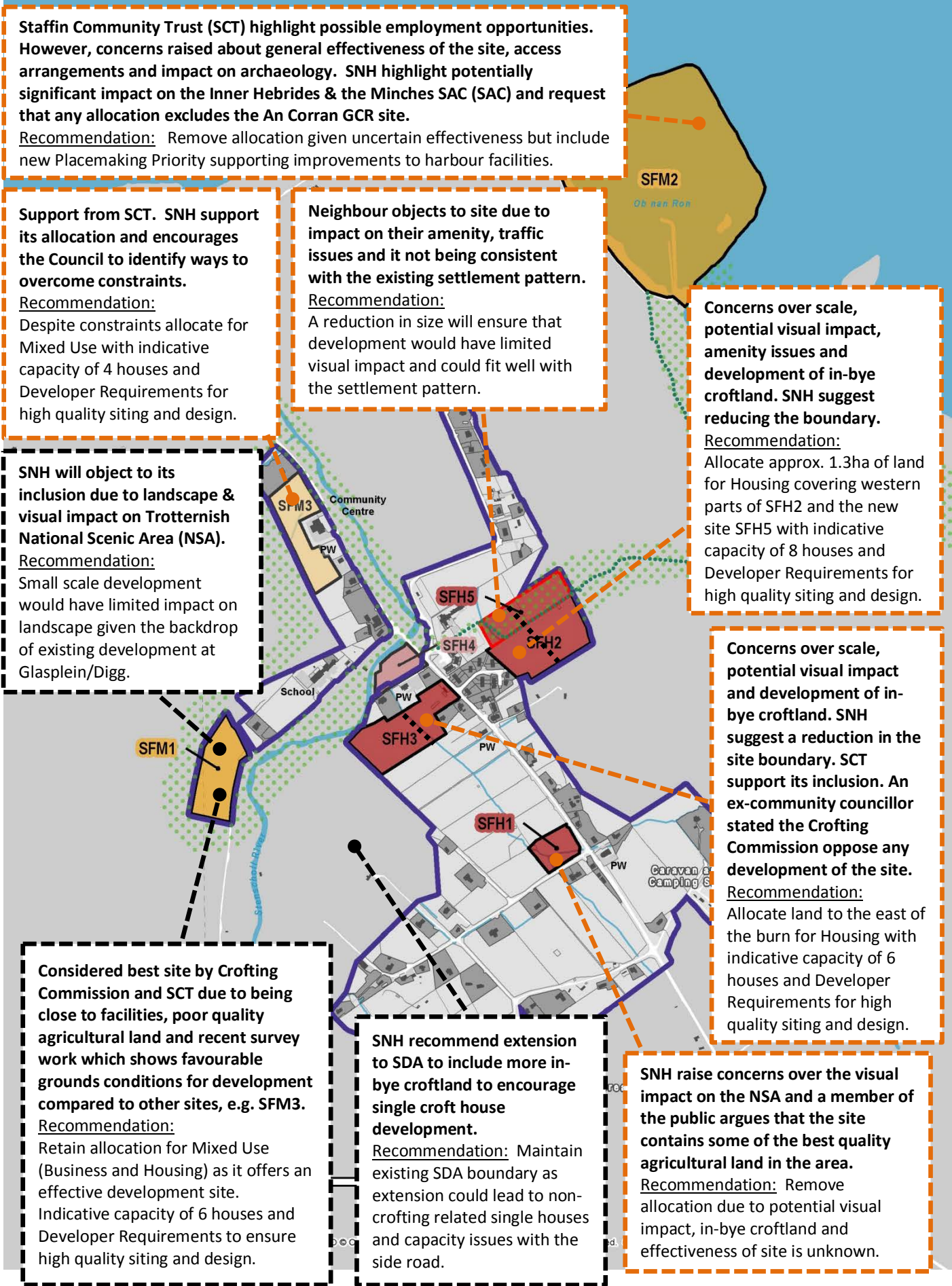
Recommended Placemaking Priorities to be included in Proposed Plan:

- Safeguard the capacity of the traditional crofting area by directing all significant development to land not in crofting tenure.
- Consolidate existing clusters of development and facilities at Armadale, Kilbeg and Teangue.
- Maximise the cultural heritage and employment opportunities from the continued expansion of Gaelic related education and enterprise at Sabhal Mor Ostaig.
- Support an improved chain of tourist facilities and destinations at Armadale and Teangue.
- Development will need to demonstrate that it will not have a significant adverse impact on the integrity of the Inner Hebrides and the Minches SAC

Recommended Site Allocations

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	ESH1		ESH2, ESH3
Mixed Use	ESM1, ESM2, ESM3, ESM4, ESM5, ESM6		ESM7, ESM8, ESM9, ESM10

Staffin



Staffin - General settlement comments and recommendations:

- SEPA request that flood risk assessments are required for several sites in Dunvegan:**
Recommendation: The Proposed Plan will include the Developer Requirement “Flood Risk Assessment (no development in areas shown to be at risk of flooding)” for sites SFH2, SFH3, SFM1, SFM3.
- SNH request that additional wording be added to the first Placemaking Priority “...landscape character of the village and special qualities of the Trotternish NSA, through securing...”**
Recommendation: Amend the Placemaking Priority to include the suggested wording but also simplify the statement: “*Protect the traditional crofting landscape and special qualities of the village and Trotternish NSA, through securing high standards of siting and design*”.
- SNH request a new Placemaking Priority is included: “Concentrate development close to the centre of Staffin, provided that such development would not adversely affect the crofting character and other place making priorities, particularly in relation to the Trotternish NSA”.**
Recommendation: Include a slightly amended, simplified version of the suggested Placemaking Priority: “*Concentrate development close to the centre of Staffin and key facilities, provided that it would not adversely affect the traditional crofting landscape*”.
- SNH suggest the Council should prepare Supplementary Guidance for identifying development opportunities in Staffin, including a review the SDA, the identification of settlement capacity, as well as appropriate scales and densities of development.**
Recommendation: It is not recommended to introduce a commitment to prepare Supplementary Guidance for Staffin because the role of the LDP is to identify suitable development sites through the formation of settlement development areas, site allocations and Placemaking Priorities.
- The Crofting Commission raise concerns about the conflict between some of the preferred sites and the Plan’s proposed aim of protecting actively used in-bye croftland.**
Recommendation: Small areas of land are allocated on in-bye croftland but overall the allocations have limited impact on actively used in-bye land. The Placemaking Priorities will help to protect actively used in-bye land within the SDA from being developed.
- An ex-community councillor requests that an additional Placemaking Priority could be added to protect and promote the natural heritage and archaeological remains in the area. RSPB request that reference is made in the Placemaking Priorities to the intrinsic value of the croft land for its agricultural and biodiversity value.**
Recommendation: Include an additional Placemaking Priority to “*Protect and promote the natural and built heritage of the area, including its archaeological remains*”

Recommended Placemaking Priorities to be included in Proposed Plan:

- Deliver new affordable housing to retain younger people and attract families to the community.
- Protect the traditional crofting landscape and special qualities of the village and Trotternish NSA, through securing high standards of siting and design.
- Safeguard actively used in-bye croftland within the village SDA.
- Concentrate development close to the centre of Staffin and key facilities, provided that it would not adversely affect the traditional crofting landscape
- Protect and promote the natural and built heritage of the area, including its archaeological remains.
- Support improvements to harbour facilities, including the slipway and breakwater to provide greater depth and protection for harbour users
- Support and promote the Eco-museum to see continued investment in tourism and educational infrastructure.

Recommended site allocations:

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing		SFH2, SFH3	SFH1, SFH4
Mixed Use	SFM1, SFM3		SFM2

Uig

Uig Community Trust suggest that Housing could be added to the list of uses.

Recommendation:
Allocate for Mixed Use (Housing/Business/Tourism). Although comparatively small and the ownership/availability is unknown the sites benefit from being central, good outlook, easily accessed, and currently derelict. Also include a Placemaking Priority highlighting that several derelict sites provide redevelopment opportunities.

Uig Community Trust suggest site be allocated for Housing but are unsure of its availability.

Recommendation: Retain allocation for Housing use. Although the effectiveness of the site is unknown it benefits from being centrally located and there do not appear to be major constraints to development. Add suggested Developer Requirements for setback from woodland, protect setting of Scheduled Monument, and for flood risk assessment. Add Expansion of Green Network around northern corner to protect views and enhance green space.

Community council put forward several aspirational improvements to the harbour area, including new ferry terminal, upgrades to the pier, slipway, new pontoons and rationalisation of moorings. SEPA request flood risk assessment will be added to list of Developer Requirements.

Recommendation:
Although not all of the suggested aspirations are suitable for inclusion in the Development Plan we recommend retaining the Mixed Use allocation to promote and support enhancement of harbour facilities. Developer requirements will be included stating need for any improvements not to prohibit the development of the new ferry terminal and associated facilities and for a flood risk assessment.

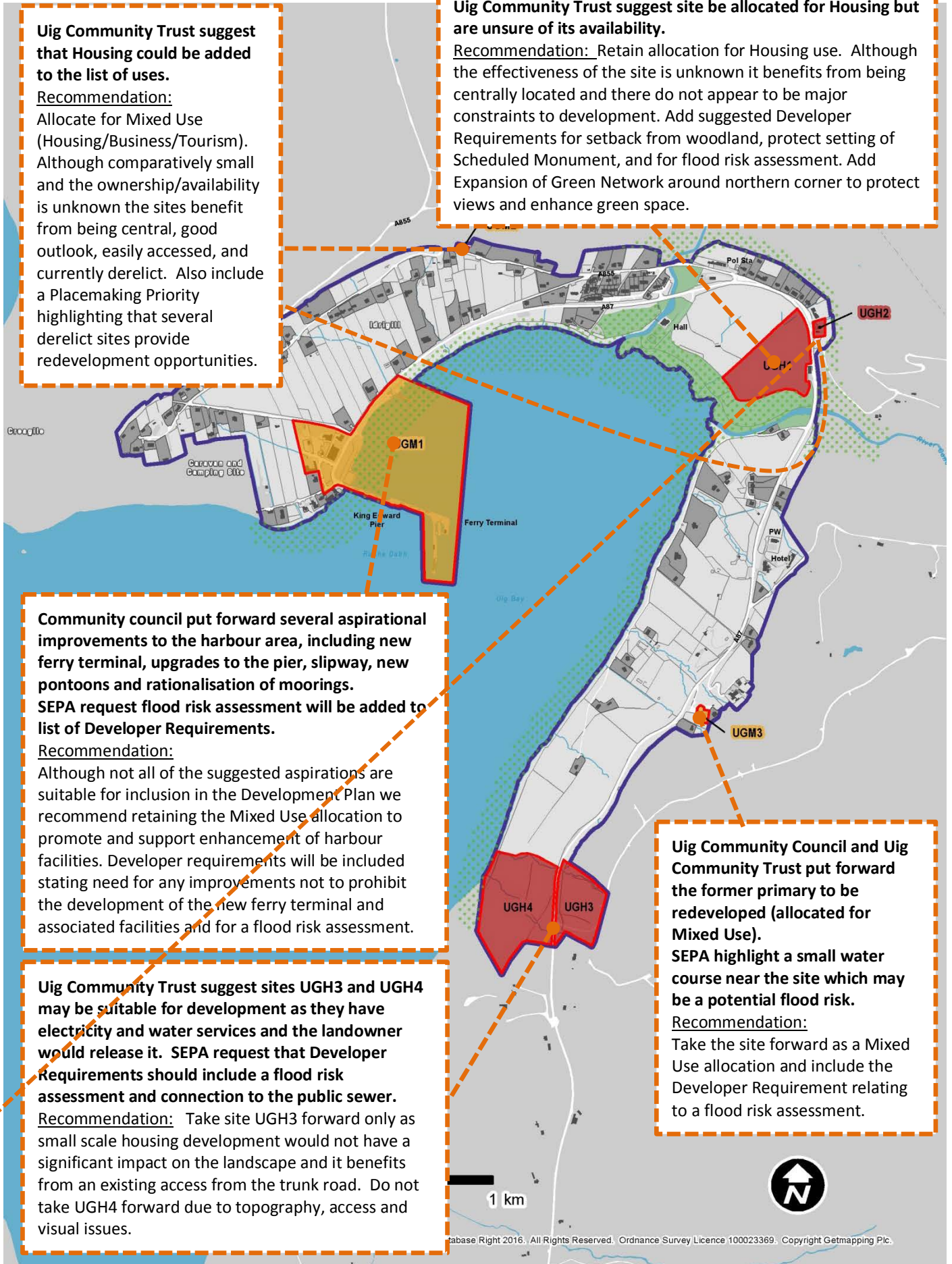
Uig Community Trust suggest sites UGH3 and UGH4 may be suitable for development as they have electricity and water services and the landowner would release it. SEPA request that Developer Requirements should include a flood risk assessment and connection to the public sewer.

Recommendation: Take site UGH3 forward only as small scale housing development would not have a significant impact on the landscape and it benefits from an existing access from the trunk road. Do not take UGH4 forward due to topography, access and visual issues.

Uig Community Council and Uig Community Trust put forward the former primary to be redeveloped (allocated for Mixed Use).

SEPA highlight a small water course near the site which may be a potential flood risk.

Recommendation:
Take the site forward as a Mixed Use allocation and include the Developer Requirement relating to a flood risk assessment.



Uig - General settlement comments and recommendations

- **Community Council and Community Trust question reference to the trunk road access being a constraint to development.**

Recommendation: Remove reference to trunk road access constraint. Although Transport Scotland typically oppose new access points being created from trunk roads, in more rural areas where the main road running through the settlement is a trunk road they take a more pragmatic view.

- **Crofting Commission request that reference to crofting should be along the lines: “to encourage and safeguard crofting and, in particular, protect in-bye croft land”. Crofting Commission state that the desire to safeguard the corncrake species and habitat is dependent upon traditional crofting practices and management. The crofting interest is clearly linked with environmental interest.**

Recommendation: The importance of crofting activities in the area and its impact on the landscape is recognised. As a result we proposed to include a slightly amended version of suggested wording above.

- **SNH suggest making reference in the second bullet point to the need for developers to demonstrate that the impacts of proposed development (including construction as well as any operational activities that arise from development) will not have an adverse effect on the integrity of the SAC.**

Recommendation: Appropriate wording will be identified as part of the Habitats Regulations Appraisal and added to settlement text for Uig and Developer Requirements for relevant allocations.

- **Scottish Water highlight the importance of sites to be allocated in the LDP for them to be able to address the capacity limitations. Scottish Water also highlight the need for early engagement with potential developers to ensure investment plans are aligned.**

Recommendation: Add in the following Placemaking Priority, “Work with Scottish Water and potential developers to secure additional water supply capacity sufficient to service expected growth.”

Recommended Placemaking Priorities to be included in Proposed Plan:

- Strengthen Uig’s role as the principal settlement on the western side of the Trotternish peninsula
- Upgrade infrastructure at Uig pier and ferry terminal to support new ferry vessel and diversification and enhancement of facilities.
- Capitalise on the strategic location of Uig in order to maximise the economic benefits from tourism and ferry users.
- Protect heritage interests including public seaward views, the setting of the North Cuil cairn scheduled monument and other built heritage, and to safeguard corn crake species and habitat.
- Encourage and safeguard crofting interests and, in particular, on in-bye croft land.
- Redevelopment opportunities for Business, Tourism and Housing uses at several small derelict sites such as land at and adjoining the former co-op at Idrigill and immediately south of The Ferry Inn.
- Work with Scottish Water and potential developers to secure additional water supply capacity to service expected growth.

Recommended site allocations

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	UGH1, UGH3	UGH2	UGH4
Mixed Use	UGM1, UGM3	UGM2	

Appendix 1B: Isle of Skye and Raasay Growing Settlements and Community Plan Settlements: Recommended Issues and Placemaking Priorities Text

EDINBANE

Edinbane Community Company and one individual sought changes to: clarify that Gesto hospital is now in private hands; support the retention, improvement and extension of the local network of core paths; support development that extends the length of tourist stay in the area, clarify that the primary school including nursery provision will be retained, and; recognise that the lack of local affordable housing is causing migration to Portree and other larger centres (cite Highlands Small Communities Housing Trust Report as evidence of such need). Crofting Commission sought recognition of croft land as an important feature of the settlement. Historic Environment Scotland and RSPB supported Plan text. Scottish Water clarified that any investment from them would be dependent upon any proposal meeting their 5 investment criteria.

Recommendation:- Agree to all textual changes requested above. Amended Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- A lack of water and particularly sewerage capacity which is a severe barrier to growth at present.
- The following factors shape development opportunities: physical/heritage features such as the A850 and Loch Greshornish to the north and east, steep afforested land to the west and actively used croft land and steeper hillsides to the east and wooded river corridors; the difficulty of achieving satisfactory direct access to an unrestricted section of the A850, and: the need to protect in by croft land which is an important feature of the settlement.
- The local primary school is scheduled to be retained with reinstated nursery provision.
- The lack of affordable housing provision is causing the migration of people to Portree and other larger centres.

Placemaking Priorities

- To retain Edinbane's role as the largest centre serving Skeabost district and to support development that extends the length of tourist stay in the area.
- To support the role of community initiatives in opening up development potential at Blackhill and/or Coishletter, subject to servicing improvements.
- To support the role of community initiatives in enhancing the woodland area adjoining the former Gesto Hospital (albeit the building itself is now in private ownership), the green network along the river corridor, and any proposal to re-use vacant buildings in the heart of the community.
- To support the retention, improvement and expansion of tourism assets such as local archaeological trails and the core path network to expand/underpin local tourism employment in turn to help reduce commuting dependency and assist in the retention of local community and commercial facilities.
- To secure improvements to water and particularly sewerage capacity via discussions with Scottish Water and the identification of development growth proposals that meet Scottish Water's 5 growth investment criteria.

INVERARISH (RAASAY)

Historic Environment Scotland supported Plan text as written. SEPA requested that lack of public sewerage should be referenced. SNH requested that new harbour porpoise Special Area of Conservation should be referenced.

Recommendation:- Agree to textual changes requested. Amended Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- The enhanced ferry connection with Skye has improved the reliability of journeys to Raasay and therefore its attractiveness to permanent residents, visitors and business.
- However, Raasay and Rona are still classified as fragile in terms of remoteness from key services, facilities and employment opportunities.
- Infrastructure capacities, notably roads and sewerage are very limited (there is no publicly adopted sewerage) and the economics of volume housebuilding are poor, so advanced, comprehensive servicing of any development site is a challenge.
- The following factors shape development opportunities: built heritage interests including the Designed Landscape; public views over open water; natural heritage interests including the adjoining harbour porpoise SAC; the narrow and poorly aligned road network; the outstanding outlook, and; the need to preserve the highest quality croft and farm land within and bordering the settlement.

Placemaking Priorities

- To maximise the employment opportunities associated with better ferry connectivity to an island whose isolation is part of its tourist appeal.
- To maximise the employment potential of the island's outstanding built and natural heritage resources without compromising their quality.
- To support the organic growth of Inverarish with a preference for tourism employment opportunities closer to the new ferry terminal and new housing closer to community facilities at School Park or within the heart of the village near Mill Park and Inverarish Cottages and Terrace.
- To slow vehicle speeds within the settlement by design restrictions.
- To retain and seek developer and community enhancement of green networks along the principal burnsides, the coastal margins and on the wooded landward edges of the settlement.

CARBOST

Crofting Commission sought reference to importance of local croft land and need to maintain viability of individual croft units. Scottish Water sought reference that any investment from them would be dependent upon any proposal meeting their 5 investment criteria. Diageo sought reference to importance of distillery as a major local employer and tourism asset and consequent need to restrict new housing development in close proximity to it and land onto which it may wish to expand.

Recommendation:- Agree to textual changes requested. 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: physical/heritage barriers such as Loch Harport to the north, steep, prominent land to the west and south; the Carbost Burn and its associated flood risk area; an attractive, albeit northerly outlook; a steep gradient for most of the land within the settlement; the fragmented nature of crofting interests which inhibit release of land for comprehensively serviced sites; the lack of 'side roads' and spine road capacity; and the importance of local croft land and need to maintain viability of individual croft units..
- Water and sewerage capacities are very limited and the prospects of private demand and public funding to increase capacity are poor.
- Local employment opportunities centre on the distillery which also attracts significant tourist trips.

Placemaking Priorities

- To consolidate Carbost's role as the principal local centre within Minginish.
- To support its changing pattern from a collection of dispersed crofting communities to a nucleated community centred on the Talisker Distillery with community and commercial facilities grouped close-by.

- To safeguard the importance of the distillery as a major local employer and tourism asset and consequent need to restrict new housing development in close proximity to it and land onto which it may wish to expand.
- To safeguard and add to local employment by supporting retention and expansion of the distillery, recreational sailing and other tourism growth opportunities including those connected with the gateway to Glen Brittle.
- To concentrate new housing development within walking distance of village facilities notably its employment and primary school.
- To secure improvements to water and particularly sewerage capacity via discussions with Scottish Water and the identification of development growth proposals that meet Scottish Water's 5 growth investment criteria.

POTENTIAL COMMUNITY PLAN SETTLEMENTS

The following settlement may be appropriate for a community led land use plan. A community group has recorded an initial interest in preparing such a plan for this 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 this settlements should address the respective guiding principles set out below.

GLENDALE

SNH sought rough boundary for community plan affected area and reference to new harbour porpoise Special Area of Conservation.

Recommendation:- Agree to text change requested. An aerial photograph will be added to give an approximate extent of the area to be covered but any more definitive boundary will await the community's proposals. Amended Plan content as detailed below plus any further referencing resulting from completion of HRA/SEA.

Suggested text for the Proposed Plan:

Issues

- Glendale consists of a collection of crofting communities that have merged over time and now lacks a discernible core.
- There is active community interest in promoting growth in the area, carrying forward a long tradition of local action in Glendale.
- There is a high proportion of owner occupied and actively worked crofts in the area.
- Social and service infrastructure (notably water, sewerage and roads) capacity is limited or not available locally and the economics of volume housebuilding are poor so advanced, comprehensive servicing of any development site is a challenge.

Placemaking Priorities

- To support the role of community initiatives in opening up development potential particularly for housing and commercial use at Lephin, at Meanish Pier for enhanced user facilities, and at the former Borrodale School for a community hub, all subject to servicing improvements.
- To support the enhancement of local green networks along the principal watercourses and the coastal edge, and to support any proposals to re-use vacant buildings within the community.
- To support the expansion of tourism assets such as local trails and recreational sailing opportunities to expand/underpin local tourism employment to help reduce commuting dependency and assist in the retention of local community and commercial facilities.
- To safeguard local natural heritage interests including the adjoining harbour porpoise SAC.

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 potential new school facilities 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 housing need figures are inaccurate in terms of locational preference.</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 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</p>

		<p>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.</p>
<p>Transport 28 comments</p>	<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. 	<p>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.</p>
<p>Special Landscape Areas (SLAs) 6 comments</p>	<p>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.</p>	<p>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.</p>
<p>Fort William Hinterland Boundary 2 comments</p>	<p>Only one substantive comment made and this sought clarification that the Hinterland Policy does not apply to renewables.</p>	<p>No substantive changes (relative to the MIR content) are recommended. However, clarification will be offered that the policy only relates to housing.</p>
<p>Economic Development Areas (EDAs) 15 comments</p>	<p>Various respondents have sought:</p> <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 	<p>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</p>

	<p>loss, wetland habitat loss and/or local heat network potential</p> <ul style="list-style-type: none"> • 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 	<p>Council is supportive of the expanded use of the Kishorn facility not its deletion as an employment site. The 18 January Lochaber Area Committee resolved to add Glencoe Ski Station as a new economic development area.</p>
<p>General 4 comments</p>	<p>The Scottish Government seek sufficient policy detail to:</p> <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. 	<p>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.</p>

Appendix 3: Recommended Revised Spatial Strategy

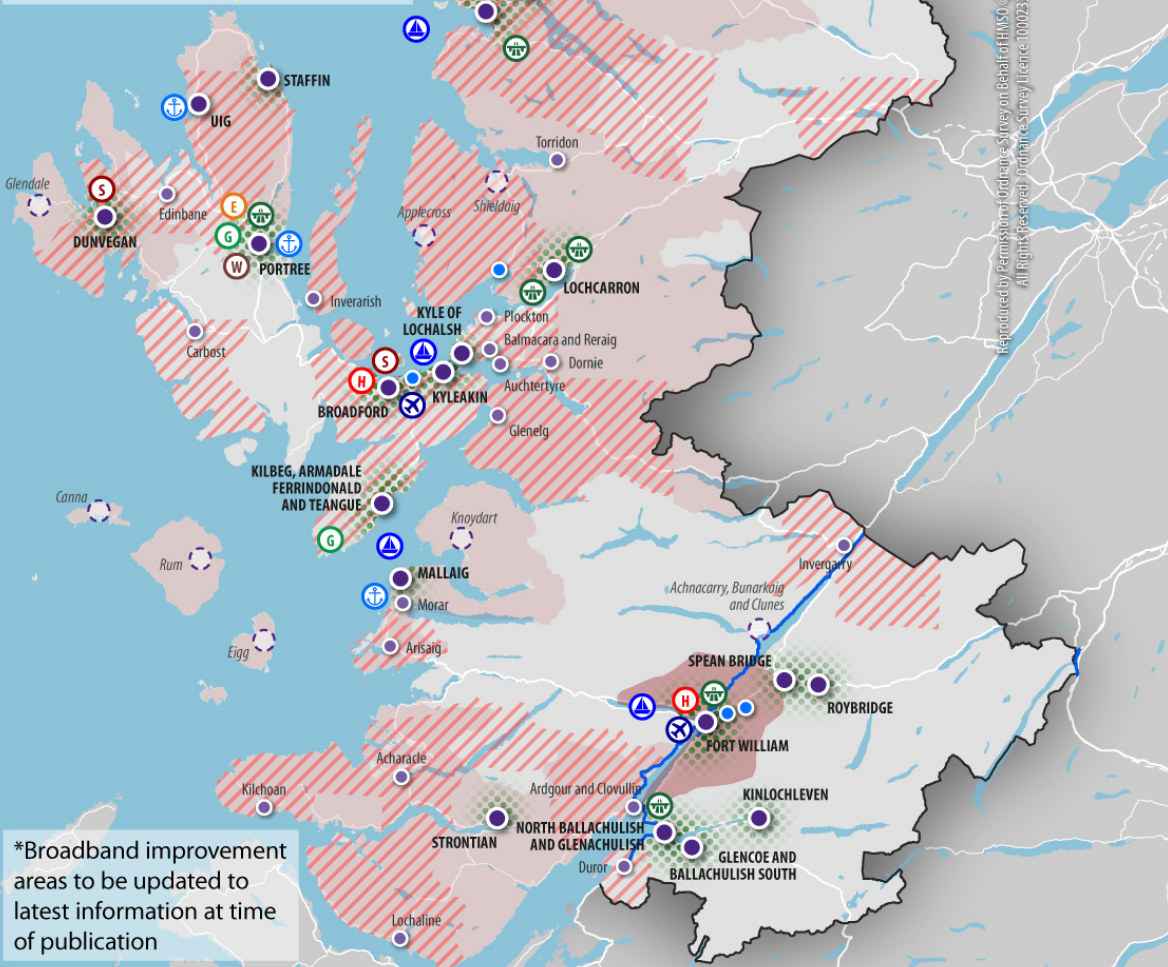
Updated Plan Outcomes

Outcomes	Headline Outcomes For West Highland
Growing Communities	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.
Employment	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.
Connectivity and Transport	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.
Environment and Heritage	Resources are better managed: <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.