

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	9
Report No	RC/011/17

## 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 and 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 very typical of any local development plan and 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. Other community plan suggestions are more nebulous, and are 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. 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. 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 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/or 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.

- 3.7 No substantive changes (relative to the MIR content) are recommended in relation **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** – expansion of settlement development area and new industrial allocation including masterplanning commitment at Smelter (the importance of which is increased due to the recent announcement of the potential scale of the Rio Tinto assets), 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. Given that the Plan requires fine tuning amendments, preparation of supporting documentation and external printing, a publication date after the end of purdah in May 2017 would be most appropriate. 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.

## **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:

- 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;
- 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**;
- 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;
- 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
- 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: 13 December 2016

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](http://www.highland.gov.uk/whilp)

**APPENDIX 1A:  
WESTER ROSS & LOCHALSH PLACE-BASED COMMENTS AND RECOMMENDATIONS**


**Key Plan Changes**


 Text change

 Proposed SDA boundary change

 Proposed land use boundary change

**Open Space**

 Green Network

 Cherished Open Space


**Settlement Development Area**




**Town Centre**





**Roads and Access**

 Core Path (existing)


 Proposed Roads and Access


**Land Uses**

 Housing


 Mixed Use

 Community

 Business

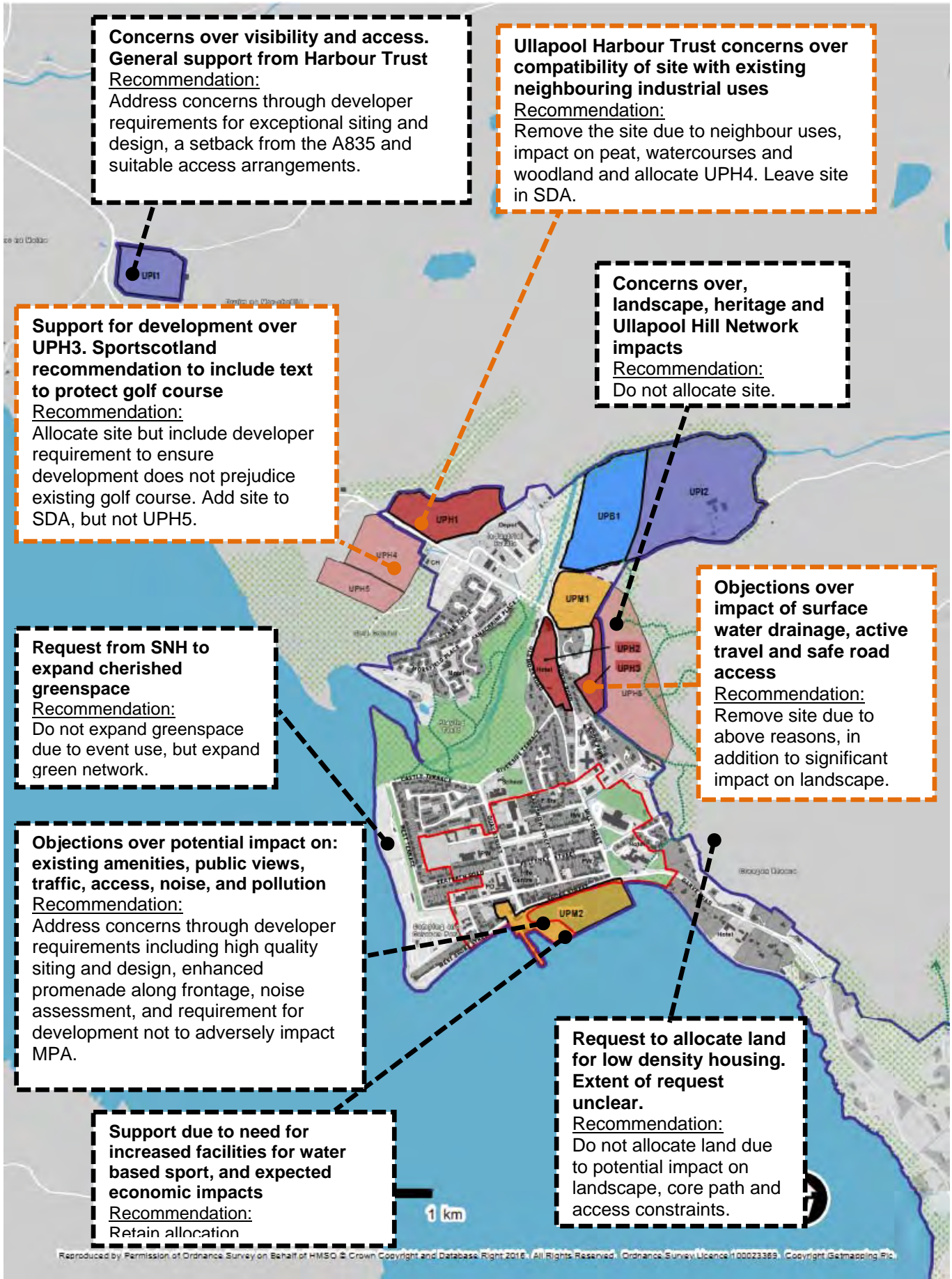
 Industry

 Retail

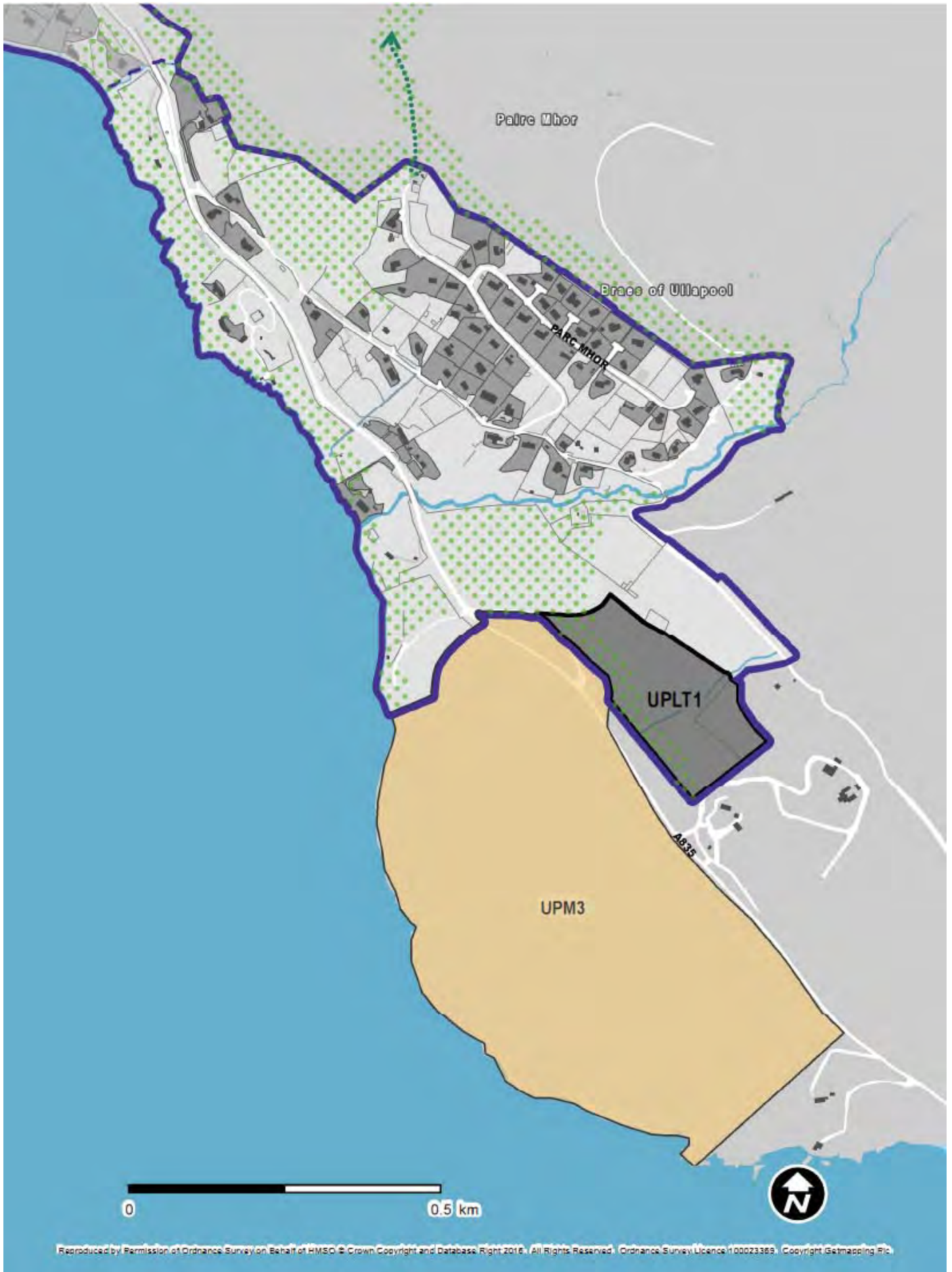
 Long Term Development



# Ullapool North



# Ullapool South



## General settlement comments and recommendations:

- SEPA request that flood risk assessments are required for several sites in Ullapool:**  
Recommendation: Include the Developer Requirement “Flood Risk Assessment (no development in areas shown to be at risk of flooding)” for sites UPH2, UPM2, UPB1, UPI2, and UPH4.
- SEPA request that peat management plans and vegetation surveys are required for several sites in Ullapool:**  
Recommendation: Include the Developer Requirement “peat management plan to demonstrate how impacts on peat have been minimised and vegetation survey to demonstrate how impacts on wetlands have been avoided. Presence of deep peat and wetlands may limit area that can be developed” for sites UPM1, UPB1, UPI1, and UPI2.
- SEPA request that drainage impact assessments are required for several sites in Ullapool:**  
Recommendation: Include the Developer Requirement “full Drainage Impact Assessment” for site UPI1.
- RSPB request a placemaking priority relating to not hindering the conservation objectives of the Wester Ross Marine Protected Area**  
Recommendation: Placemaking priorities will include a reference to natural heritage.

## Recommended Placemaking Priorities to be included in Proposed Plan

- New development must not detract from the quality of the setting of Ullapool, in particular from public views from approach roads and the path network;
- Priority is given to the redevelopment of the former Glenfield Hotel site for housing use;
- New development on more visible sites to the south and north must be sensitively sited and integrate existing woodland;
- Green networks, in particular, along the shorefront and riverside extending across the playing field should be retained and enhanced;
- Optimisation of Ullapool’s profile as a leisure and tourism destination by providing new facilities at the harbour and elsewhere;
- Provide sufficient land to accommodate new and expanding business opportunities; and
- Safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities.

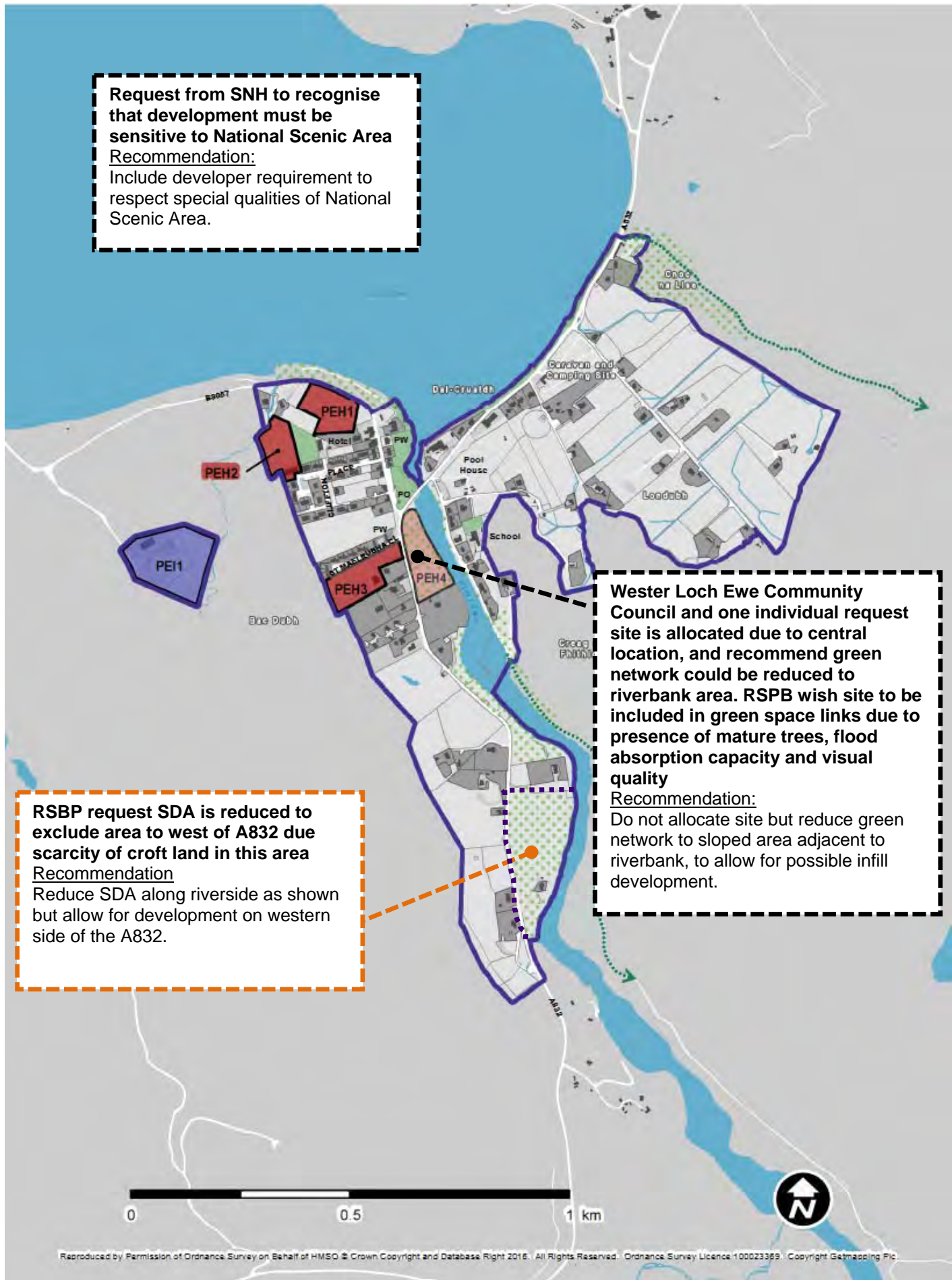
	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	UPH2, UPH4,		UPH1, UPH3, UPH5, UPH6
Mixed Use	UPM1, UPM2		UPM3
Business	UPB1		
Industrial	UPI1, UPI2		
Long Term	UPLT1		

# Poolewe

**Request from SNH to recognise that development must be sensitive to National Scenic Area Recommendation:**  
 Include developer requirement to respect special qualities of National Scenic Area.

**Wester Loch Ewe Community Council and one individual request site is allocated due to central location, and recommend green network could be reduced to riverbank area. RSPB wish site to be included in green space links due to presence of mature trees, flood absorption capacity and visual quality**  
**Recommendation:**  
 Do not allocate site but reduce green network to sloped area adjacent to riverbank, to allow for possible infill development.

**RSBP request SDA is reduced to exclude area to west of A832 due scarcity of croft land in this area**  
**Recommendation**  
 Reduce SDA along riverside as shown but allow for development on western side of the A832.



## General settlement comments and recommendations:

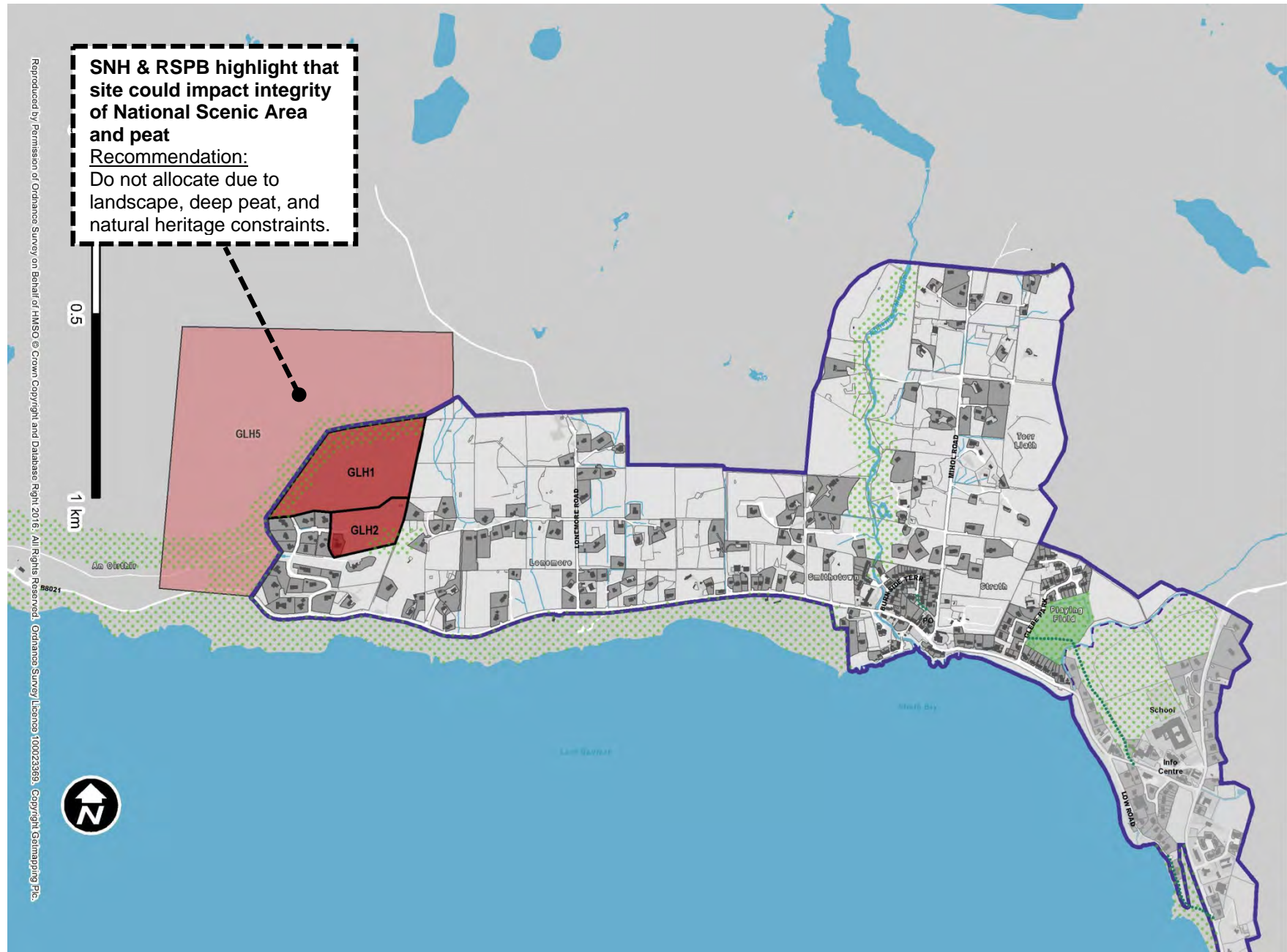
- SEPA request that flood risk assessments are required for several sites in Poolewe:**  
Recommendation: Include the Developer Requirement “Flood Risk Assessment (no development in areas shown to be at risk of flooding)” for sites PEH2 and PEI1.
- SEPA request that peat management plans and vegetation surveys are required for several sites in Poolewe:**  
Recommendation: Include the Developer Requirement “peat management plan to demonstrate how impacts on peat have been minimised and vegetation survey to demonstrate how impacts on wetlands have been avoided. Presence of deep peat and wetlands may limit area that can be developed” for sites PEH2 and PEI1.
- RSPB request a placemaking priority relating to not hindering the conservation objectives of the Wester Ross Marine Protected Area or the Minches SAC**  
Recommendation: The Council are required to carry out a Habitats Regulations Appraisal to assess potential impact on Natura sites, which will be included in developer requirements. Placemaking priorities will include a reference to natural heritage.

## Recommended Placemaking Priorities to be included in Proposed Plan

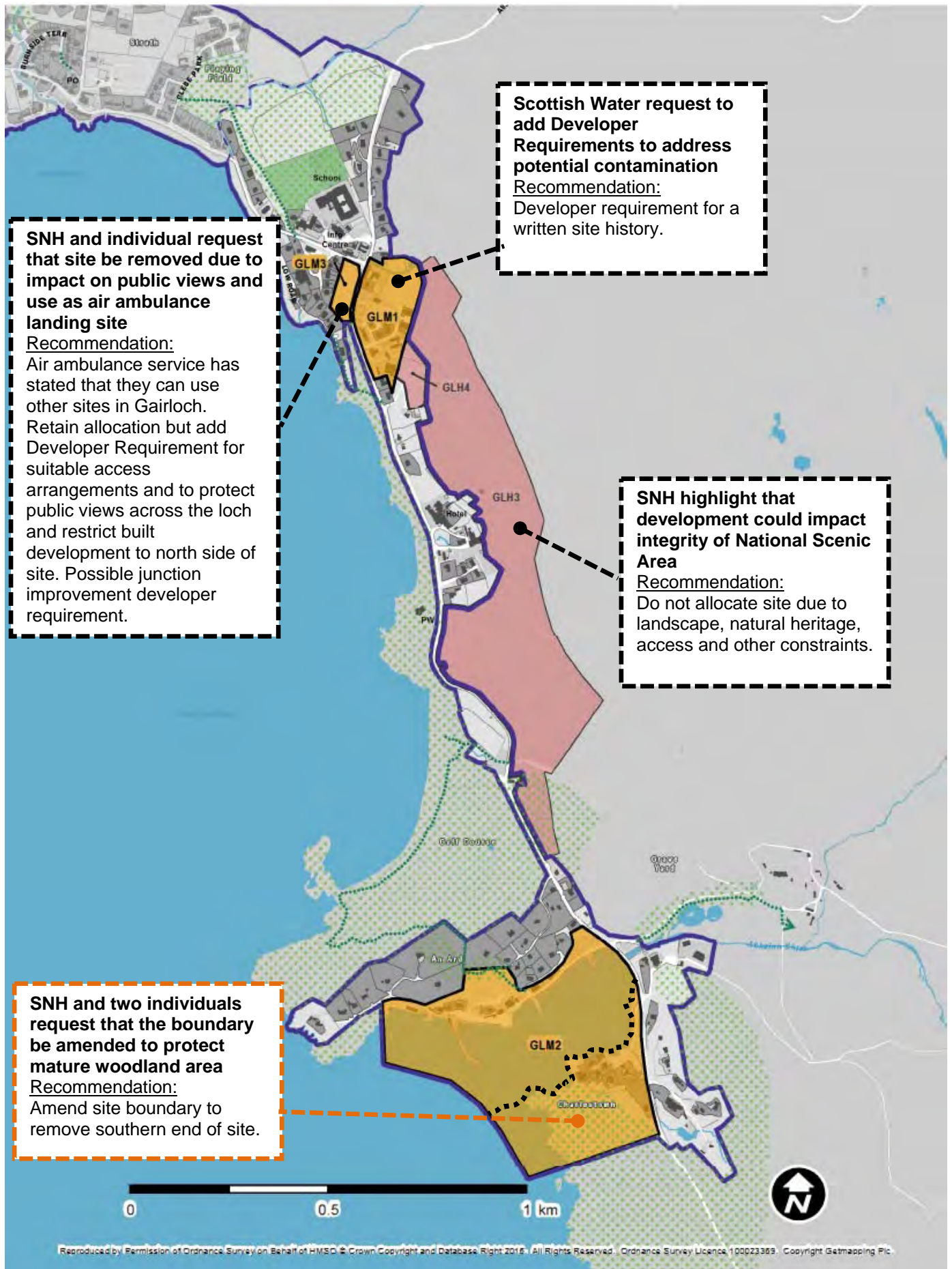
- Riverside area in the centre of village should be protected. This includes bridge crossing, open view points and amenity spaces;
- Crofting area at Londubh is distinct from the more clustered development towards the centre of the village. Existing settlement pattern here should be retained;
- New housing development to the north of the village will form a new entrance gateway, design and layout must be reflective of this;
- Enhancement of green networks to provide improved opportunities for physical activity and access to the outdoors; and
- Safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities, in particular the Wester Ross NSA.

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	PEH1, PEH2, PEH3		PEH4
Industrial	PEI1		

# Gairloch North



# Gairloch South



**SNH and individual request that site be removed due to impact on public views and use as air ambulance landing site**  
Recommendation:  
 Air ambulance service has stated that they can use other sites in Gairloch. Retain allocation but add Developer Requirement for suitable access arrangements and to protect public views across the loch and restrict built development to north side of site. Possible junction improvement developer requirement.

**Scottish Water request to add Developer Requirements to address potential contamination**  
Recommendation:  
 Developer requirement for a written site history.

**SNH highlight that development could impact integrity of National Scenic Area**  
Recommendation:  
 Do not allocate site due to landscape, natural heritage, access and other constraints.

**SNH and two individuals request that the boundary be amended to protect mature woodland area**  
Recommendation:  
 Amend site boundary to remove southern end of site.

## General settlement comments and recommendations:

- **SEPA request that flood risk assessments are required for several sites in Gairloch:**  
Recommendation: Include the Developer Requirement “Flood Risk Assessment (no development in areas shown to be at risk of flooding)” for site GLM2.
- **SEPA request that peat management plans and vegetation surveys are required for several sites in Gairloch:**  
Recommendation: Include the Developer Requirement “peat management plan to demonstrate how impacts on peat have been minimised” and “vegetation survey to demonstrate how impacts on wetlands have been avoided. Presence of deep peat and wetlands may limit area that can be developed” for sites GLH1 and GLH2.
- **Crofting Commission recommend that placemaking priorities be amended:**  
Recommendation: Include the Placemaking Priority “safeguard in-bye croftland wherever possible”
- **RSPB requests a Placemaking Priority to not hinder the conservation objectives of the Wester Ross Marine Protected Area or the Minches SAC and to protect agricultural land. They also request an amendment to the cohesive settlement pattern Placemaking Priority.**  
Recommendation: The Council are required to carry out a Habitats Regulations Appraisal to assess potential impact on Natura sites, which will be included in developer requirements. Placemaking Priorities will include a reference to natural heritage. Change the text of the infill development Placemaking Priority, and add a separate Priority to address croftland.

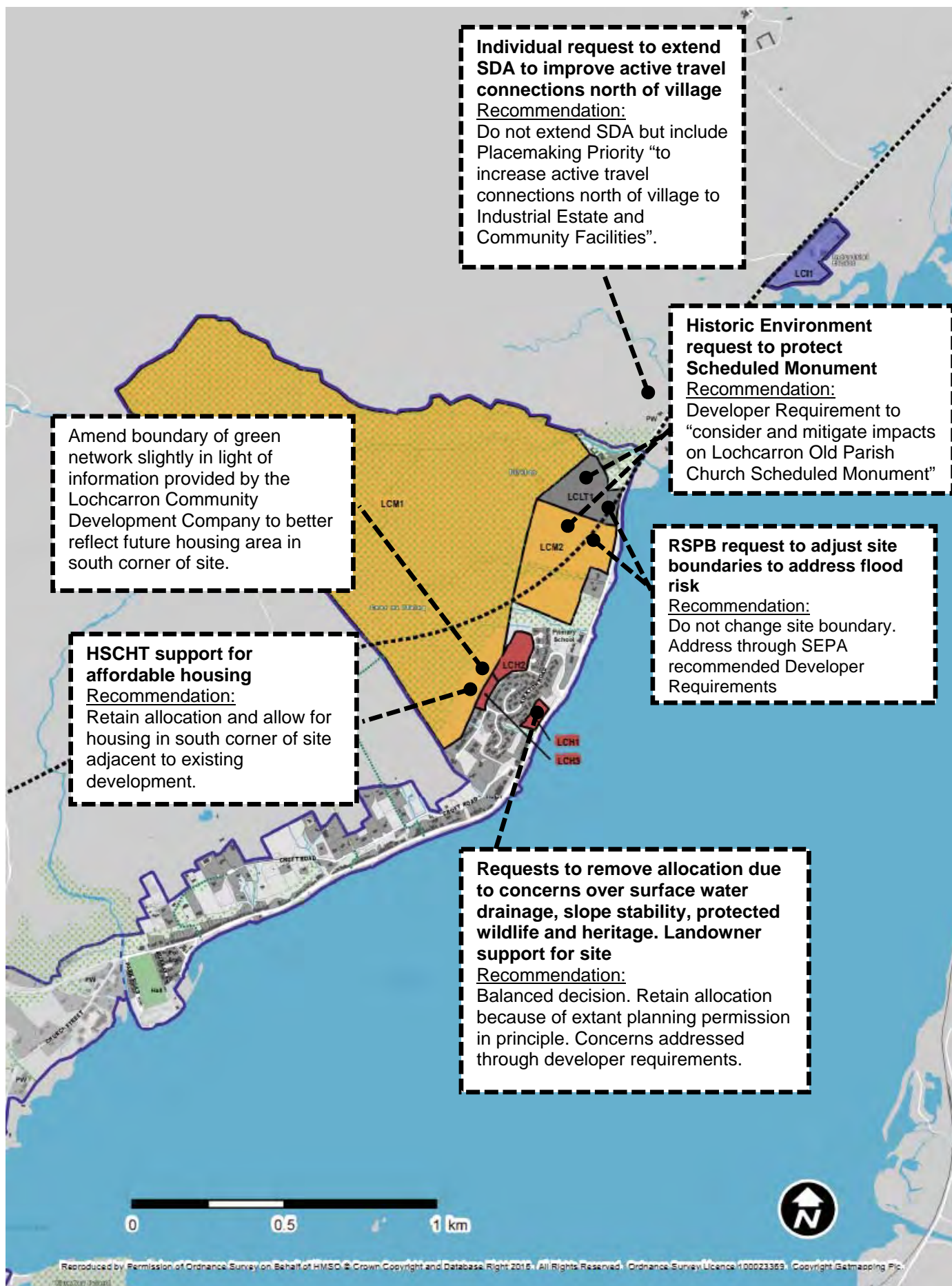
## Recommended Placemaking Priorities to be included in Proposed Plan

- Completion of regeneration area at Auchtercairn with housing and community uses;
- Regeneration and redevelopment of Gairloch Harbour area for mixed uses including housing, tourism and harbour related uses;
- Focus sensitively sited housing expansion to the west at Fasaich;
- Siting of infill development must aim to provide a cohesive settlement pattern;
- Safeguard in-bye croftland wherever possible
- Enhancement of green networks to provide improved opportunities for physical activity and access to the outdoors and increase accessibility within Gairloch;
- Maintain undeveloped coastal strips for open views across the loch;
- Maintain clear separation between distinctively different settlements of Charlestown and Gairloch; and
- Safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities, in particular the Wester Ross NSA.

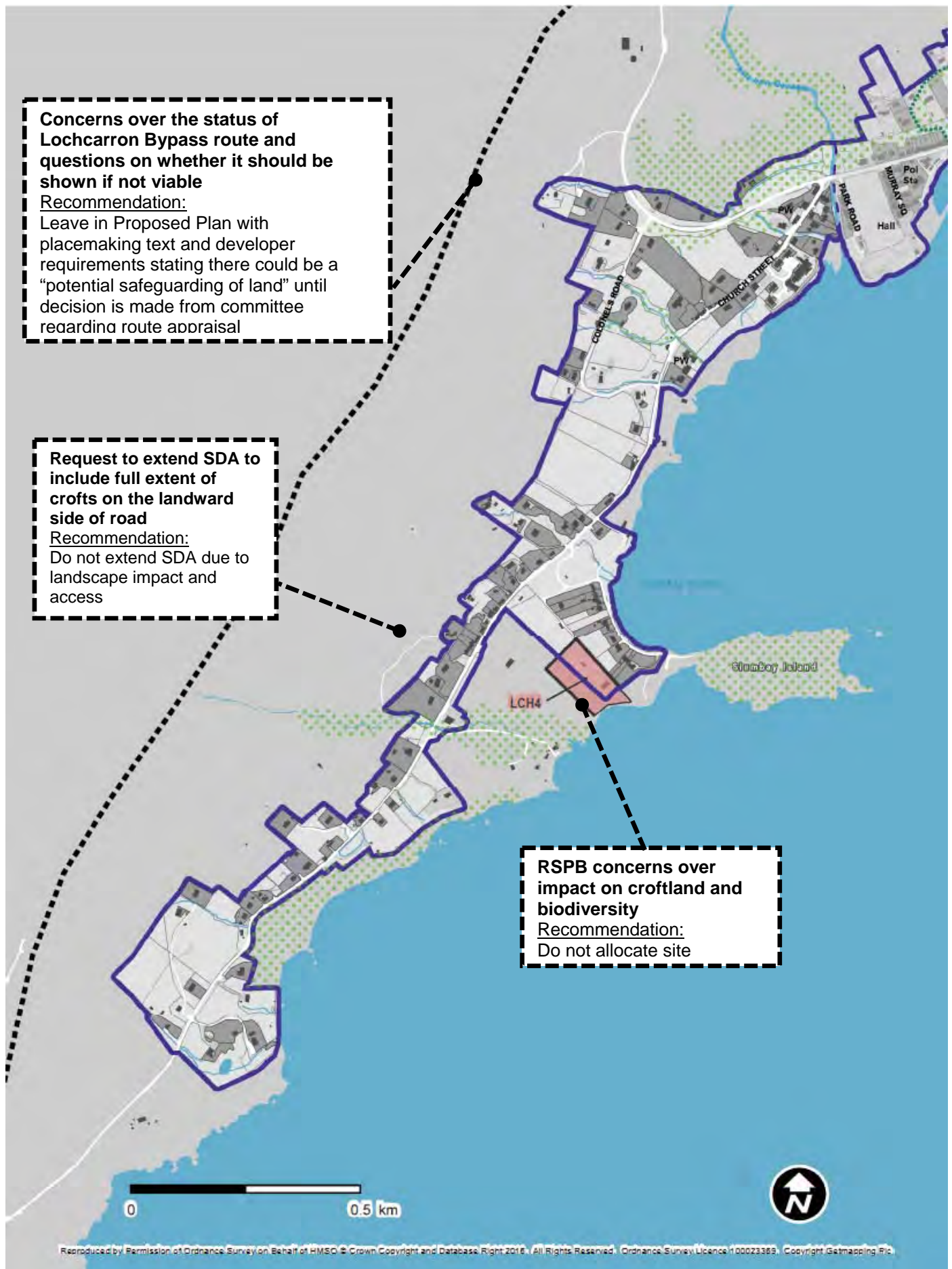
	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	GLH1, GLH2		GLH3, GLH4, GLH5
Mixed Use	GLM1	GLM2	



# Lochcarron North



# Lochcarron South



## General settlement comments and recommendations:

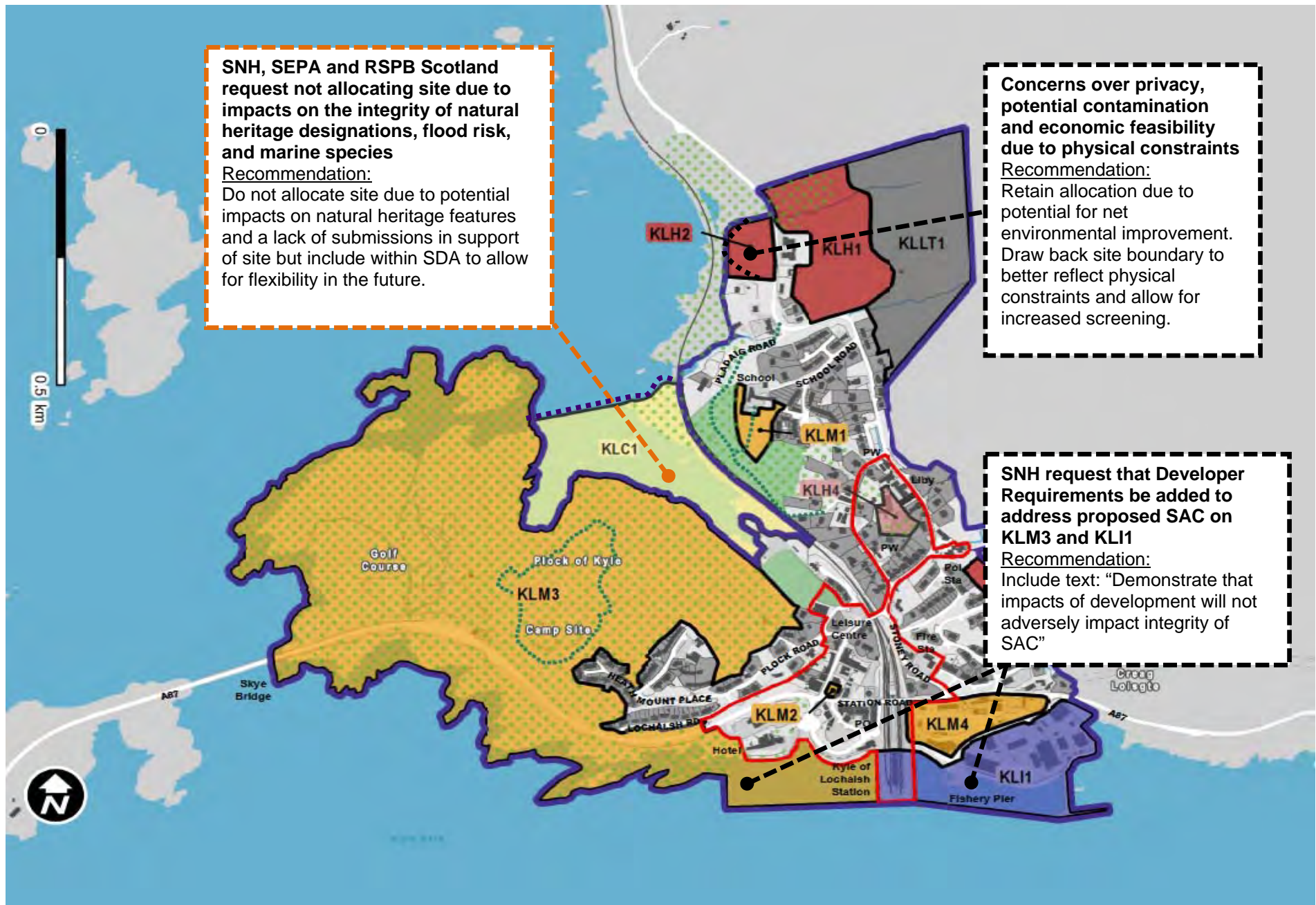
- **SEPA request that flood risk assessments are required for several sites in Lochcarron:**  
Recommendation: Include the Developer Requirement “Flood Risk Assessment (no development in areas shown to be at risk of flooding)” for sites LCH1, LCM1, LCM2, and LCI1.
- **SEPA request that peat management plans and vegetation surveys are required for several sites in Lochcarron:**  
Recommendation: Include the Developer Requirement “peat management plan to demonstrate how impacts on peat have been minimised” and “vegetation survey to demonstrate how impacts on wetlands have been avoided. Presence of deep peat and wetlands may limit area that can be developed” for sites LCH2, LCH3, and LCM1.
- **Landowners, Lochcarron Leisure Centre Company and Lochcarron Community Development Company support sites due to economic and community benefits:**  
Recommendation: Allocate LCH1, LCH2, LCH3, LCM1, LCM2, and LCLT1.

## Recommended Placemaking Priorities to be included in Proposed Plan

- The boundaries of the village formed by the burn and golf course to the north and by woodland to the south should be respected;
- Views over Lochcarron afforded by open fields between Strome Road and the shoreline should be retained;
- Green networks, in particular, within Kirkton Woodland and the coast line should be retained and enhanced;
- Give priority to development of smaller scale sites infill and consolidation sites within village;
- Ensure longer term housing and community expansion area at Kirkton can be achieved in a phased manner that is compatible with the northern route option of the new Stromeferry Bypass;
- Provide sufficient land to accommodate new and expanding business opportunities at Tullich Industrial Estate and Kishorn Yard;
- Potential safeguarding of land for the Lochcarron Bypass Route; and
- Development proposals should safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities.

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	LCH1, LCH2, LCH3		LCH4
Mixed Use	LCM1, LCM2		
Industrial	UPI1, UPI2		
Long Term	UPLT1		

# Kyle of Lochalsh



## General settlement comments and recommendations:

### SEPA request that flood risk assessments are required for several sites in Kyle of Lochalsh:

Recommendation: Include the Developer Requirement “Flood Risk Assessment (no development in areas shown to be at risk of flooding)” for sites KLM3, KLM4, KLI1.

- **SEPA request that peat management plans and vegetation surveys are required for several sites in Kyle of Lochalsh:**

Recommendation: Include the Developer Requirement “peat management plan to demonstrate how impacts on peat have been minimised” and “vegetation survey to demonstrate how impacts on wetlands have been avoided. Presence of deep peat and wetlands may limit area that can be developed” for sites KLH1, KLH3, and KLM3.

- **RSPB Scotland supports green network connections and highlights the potential impact on carbon rich soils and woodland for KLH1, KLH3 and KLM1:**

Recommendation: Maintain green networks. Address concerns about woodland and carbon rich soils through developer requirements for sites.

- **SNH supports greenspaces and networks but highlight concerns raised during Call for Sites response**

Recommendation: Address through the SEA process and developer requirements.

## Recommended Placemaking Priorities to be included in Proposed Plan

- Maximise Kyle's locational advantage as a strategic gateway location at the eastern end of the Skye Bridge;
- Regeneration of prominent sites for mixed uses within northern and central Kyle;
- Focus sensitively sited strategic masterplanned housing expansion to the north of the settlement;
- To realise the potential of the Plock of Kyle by developing its recreational and tourism facilities as well as potential for a limited amount of housing;
- Development of business and industrial opportunities to allow Kyle to diversify its employment base;
- Support the development of a sensitively sited marina within Kyle;
- Preserve the integrity of the rich natural heritage of Loch Alsh;
- To secure a long term solution to overcome current parking issues in the settlement; and
- Safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities, in particular the Kyle-Plockton SLA.

	<u>Sites Taken Forward</u>	<u>Sites Modified and Taken Forward</u>	<u>Sites Not Taken Forward</u>
Housing	KLH1, KLH3	KLH2	KLH4
Mixed Use	KLM1, KLM2, KLM3, KLM4		
Community			KLC1
Industrial	KLI1		
Long Term	KLLT1		

## **APPENDIX 1B: WESTER ROSS AND LOCHALSH GROWING SETTLEMENTS AND COMMUNITY PLAN SETTLEMENTS: RECOMMENDED ISSUES AND PLACEMAKING PRIORITIES TEXT**

### **AULTBEA**

**RSPB, SNH and the Crofting Commission respectively request clearer referencing of natural heritage and crofting interests.**

**Recommendation**:- 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 extent of good in bye croft land; the relatively good ground conditions, aspect, outlook and microclimate; the lack of gradient constraints at the village centre, and; the relatively unconstrained local road network.
- The village is also served by an upgraded sewage works with spare capacity for growth. Market demand and local need may be constrained by the settlement's relative remoteness and long travel time to a higher order centre.
- Loch Ewe with its geographic advantage as a large, sheltered, natural harbour has a long history as a naval base and Aultbea as a community that supported that activity. Some operations remain providing a tourism trail opportunity.

##### **Placemaking Priorities**

- To protect public views across Loch Ewe which are important to the setting of the village and the green network along the coastal edge.
- To ensure that development does not needlessly restrict the ongoing functioning of crofts as workable units.
- To expand the tourism appeal of the village as a hub for the interpretation of Loch Ewe's naval wartime history.
- To support additional, clustered development most sensibly close to the main village junction with the A832 and at Pier Road where the new community centre is proposed.

### **TORRIDON**

**RSPB and Crofting Commission respectively request clearer referencing of natural heritage and crofting interests. Torridon and Kinlochewe Community Council suggest that croft land quality not protection of seaward views should determine location of new development.**

**Recommendation**:- 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**

- Fasag, the most clustered part of the Torridon settlement, lies at the eastern end of the loch and represents the gateway to, and first impression of the village for most visitors.
- Hemmed in between a steep hillside and the better, coastal in bye croft land, a pronounced linear settlement pattern has evolved.
- National and international landscape and other natural heritage designations curtail development potential further as does the conservation aims of the National Trust as the principal landowner.

### **Placemaking Priorities**

- To investigate, in conjunction with other stakeholders, whether housing, community and tourism facility development sites can be found within or close to the settlement whilst still retaining its linear pattern and best croft land but supporting land management reason croft houses.
- Land at the A896 village junction may be suitable for this purpose particularly where it has been subject to previous development and/or has vegetation cover that could provide an existing landscape framework that could help mitigate the visual impact of development.
- To protect public seaward views and those of Liagach from Fasag and to retain and enhance green networks around the village.

## **PLOCKTON**

**Scottish Water, SNH and Crofting Commission respectively request clearer referencing to network capacity, natural heritage and crofting interests.**

**Recommendation:-** 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**

- Plockton is a key tourist destination, conservation area, and village and employment centre in the Lochalsh area. It is also has spare water, sewerage, high school and primary school capacity. It benefits from a rail connection and a relatively good, sheltered, microclimate. The water and sewerage network may require extension.
- However, its constraints to development outweigh these advantages. The built heritage quality is a constraint to growth as well as an asset. The single spine road into the main village only has one point of access and is congested by width, alignment, on road parking and lack of suitable turning opportunities. Perhaps most importantly, National Trust ownership and crofting interest control continue to restrict the availability of land for development to such an extent that no significantly sized, viable sites are likely to come forward. There may be limited development potential on the common grazings subject to ground conditions.
- The following other development factors shape development opportunities: the absence of flat, well drained, infill sites within the old part of the village; listed buildings and archaeological sites; the attractive seaward outlook afforded by most parts of 'old Plockton'; important public views from Harbour and Cooper Street over Loch Carron and the restricted railway bridge junction visibility close to the High School.

#### **Placemaking Priorities**

- If there are any changes in the ownership and crofting position then expansion would most sensibly located in the newer part of Plockton close to the High School subject to comprehensive servicing and where it will not compromise the historic core of the village.
- Otherwise, development opportunities will be limited to very minor infill proposals subject to heritage and servicing factors.
- The community has aspirations to improve parking and pier facilities but land availability, funding and heritage constraints may curtail this potential. There is an adjacent Special Area of Conservation.
- The implications of the constraints listed above and the expressed opinion of the community are to divert growth elsewhere.

## **DORNIE**

**RSPB/SNH and Scottish Water respectively request clearer referencing of natural heritage and crofting interests, and the possibility of increased sewerage capacity.**

**Recommendation:-** 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 attractive outlook over Loch Long which is part of a Special Area of Conservation; the prominence of development from the key A87 tourist route; the high quality of local in by croft land; limited sewerage capacity (although this could be expanded in response to proven demand); the limited capacity of the spine access road; and the location on the edge of the Kintail National Scenic Area.
- Dornie has experienced significant recent expansion in terms of affordable housing, day care provision and a business use refurbishment of Graham House but there is little developable and available land left on which to support further growth.
- The closeby and internationally renown tourism asset at Eilean Donan Castle, which has good pedestrian links to the village, yields tourism trade and employment for Dornie.

#### **Placemaking Priorities**

- To support Dornie's continued role as a local housing, and tourism and agricultural employment centre.
- To safeguard Dornie's attractive loch side setting, views of it from the A87 tourist route, and public views over open water.
- To support infill development, particularly closer to the settlement's facilities and where suitable servicing can be undertaken.

## **AUCHTERTYRE**

**SNH and Lochalsh Estates respectively request clearer referencing of natural heritage interests and to the possibility of tourism development adjoining the business park.**

**Recommendation**:- 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**

- Auchtertyre has competitive locational advantages over other settlements within Lochalsh. It has trunk and A road commercial visibility and connectivity, it has a relatively new primary school and business park both with spare capacity, and has relatively flat land which is free of ownership and crofting restrictions.
- However, there are also other development factors that constrain development opportunities: poor ground conditions/surface water drainage issues; limited sewerage facilities and the length of pipe connection to reach a sea loch outfall; trunk road severance and need for improved access/traffic calming; locally important agricultural land; steep ground to the north; and lack of winter sunlighting.

#### **Placemaking Priorities**

- To make the most of Auchtertyre's locational advantages and to mitigate its constraints.
- To rationalise the village junctions with the A87 most sensibly by creating a new junction with better visibility at the western edge of the settlement.
- To support housing development close to the primary school subject to adequate servicing.
- To be more flexible in land use terms to attract new employment to the business park and adjoining land including the possibility of tourism related enterprises.



## **BALMACARA AND RERAIG**

**SNH and Scottish Water respectively request clearer referencing of natural heritage interests, and to limited sewerage capacity.**

**Recommendation**:- 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**

- Although not significantly sized, Balmacara and Reraig have grown at the same rate as other Lochalsh settlements due to lesser constraints in accommodating local need and market demand.
- Both have adequate access off the A87 trunk road, limited sewerage capacity, and relatively good aspect, gradient and ground conditions. Most importantly, land ownership and crofting restrictions have not inhibited the release of sites for development at these locations.
- The following development factors shape development opportunities: prominence from the A87 major tourist route; locally important croft land; and areas of woodland with amenity and other value.

#### **Placemaking Priorities**

- To locate development as close as possible to the core of each settlement and where adequate servicing can be achieved.
- To secure a mix of uses including the completion of the shinty pitch and associated facilities at Reraig, a tourist/community facility most sensibly at the former caravan park at Balmacara, and housing infill or croft based development elsewhere.
- To preserve views from the A87 major tourist route by retaining the tree screen at Balmacara and preventing seaward side of the road development at Reraig.

## **GLENELG**

**SNH and Historic Environment Scotland respectively request clearer referencing of natural and built heritage interests.**

**Recommendation**:- 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**

- Glenelg serves a wide, remote, fragile peninsula within Lochalsh and therefore has a relatively good range of facilities for its size. It is served by a single lifeline road link, albeit seasonal ferry connections also exist which bring passing tourist trade.
- Limited capacity exists in all infrastructure networks but site preparation costs will be high on the poorer but available croft land.
- The following development factors shape development opportunities: built heritage features at Kirkton and the scheduled monument Barracks; steep or poorly drained ground away from the coastal edge; locally important croft land especially at the southern end of the village and the land availability restrictions; coastal and river flood risk areas; and the tree lined 'village approach road' and other clusters of amenity woodland.

### **Placemaking Priorities**

- To consolidate additional housing, community facilities and employment opportunities as close as possible to the historic core of the village at Kirkton and its supporting community facilities.
- To allow more dispersed single private housing plots in Galltair particularly on the Glebe land.
- To encourage continued community empowerment and local land use planning initiatives.
- To retain and enhance local green networks along the coastal edge and including the areas of woodland.
- To protect the fabric and setting of the Barracks.

## **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.

### **Shieldaig**

**SNH request clearer boundary for community plan and referencing of natural heritage interests.**

**Recommendation**:- Agree to clearer referencing resulting from completion of HRA/SEA. The Council's new, streamlined and proportionate development plan documents do not contain boundaries for growing and community plan settlements. These settlements have criteria / guiding principles based guidance.

#### **Suggested text for the Proposed Plan:**

##### **Issues**

- The following development factors shape development opportunities: steep landward hill slope behind a narrow developable coastal edge has a led to a pronounced linear settlement pattern; coastal flood risk; very attractive outlook; remote and fragile area; built and natural heritage constraints to development; limited capacity of spine access road, and; quality of in bye croft land.

##### **Placemaking Priorities**

- Need to protect public views over open water.
- Additional development potential severely limited by constraints listed above. Any community plan should test the servicing feasibility and the capacity of the local landscape to absorb further development as well as its local acceptability.

### **Applecross**

**Applecross Community Company requests that the Plan contains the guiding principles for a future community plan**

**Recommendation**:- Include guiding principles as below.

## **Suggested text for the Proposed Plan:**

### **Issues**

- A challenging population age profile with too few working age (particularly younger) permanent residents and a higher than average number of elderly residents.
- A lack of access to suitable, energy efficient, affordable housing made worse by high second / holiday home demand.
- Most local employment opportunities are low paid, seasonal and part time. An inadequate supply of affordable employment premises and land. A high number of tourists passing through the peninsula.
- Remoteness from commercial and community facilities and poor transport accessibility to those facilities.
- A lack of critical mass to make the community self sustaining in terms of attracting and keeping people, facilities and a volunteering spirit.

### **Placemaking Priorities**

- To make the community more energy efficient by: introducing measures into existing and new properties; locating new development close to hydro and other energy generation schemes; by lobbying for better connections to wider energy networks, and; planting more trees to provide a sustainable long term local supply of wood fuel.
- To identify and make available land for affordable housing for local residents and those wishing to make a long lasting contribution to the community. Sites should be of a size, capacity and location that is viable and close to facilities including an energy supply.
- To identify and make available land for employment premises and to share the benefits of any expansion at Kishorn in terms of facilities and a skilled workforce. Support for live / work units and development required in extending and improving community broadband facilities. Possible expansion of Toscaig Pier and related facilities.
- To provide new and enhanced electric car and active travel facilities within the village and to ferry and rail connections.
- To identify and make available land for new/enhanced community facilities and infrastructure for example for a new community hub incorporating a new primary school in a central location.
- To ensure that development proposals respect local heritage features in particular adjoining marine interests

## APPENDIX 2: SUMMARY OF NON-SPATIAL COMMENTS AND RECOMMENDATIONS

Plan Section	MIR Comments Summary	Recommendation
<b>Outcomes</b> 11 comments	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.	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.
<b>Strategy Map</b> 12 comments	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.	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.
<b>Settlement Hierarchy</b> 16 comments	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.	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.
<b>Housing Requirements</b> 13 comments	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	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.</p>	<p>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.</p>
<p><b>Transport</b> 28 comments</p>	<p>Various respondents have sought:</p> <ul style="list-style-type: none"> <li>• reprioritisation of, and clearer justification for, the Council's approved capital programme transport schemes and local priorities;</li> <li>• the abandonment of the Caol Link Road priority;</li> <li>• a more detailed and wider ranging appraisal of Fort William congestion solutions and the Corran Narrows crossing;</li> <li>• the Stromeferry bypass to be the Council's number one priority;</li> <li>• Uig Pier upgrading to be a capital programme priority;</li> <li>• the road to Glencoe Ski Station to be upgraded;</li> <li>• an investment priority for the national cycle route to Skye;</li> <li>• a look at active travel not just road solutions, and;</li> <li>• clarification and assurance that the Lochcarron village spine road will not have to take any Stromeferry bypass traffic.</li> </ul>	<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 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><b>Special Landscape Areas (SLAs)</b> 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><b>Fort William Hinterland Boundary</b> 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><b>Economic Development Areas (EDAs)</b> 15 comments</p>	<p>Various respondents have sought:</p> <ul style="list-style-type: none"> <li>• Developer requirements to have early discussions about major water/sewerage users at Ashaig and Nevis Forest</li> <li>• Need for HRA assessment and mitigation re Ashaig proposal</li> <li>• Developer requirements to avoid/mitigate flood risk, peat loss, wetland habitat loss and/or local heat network potential</li> <li>• Addition of live/work units to mix of supported uses at Inverloch Castle Hotel Site</li> <li>• Additional references to Tourism Development Framework, homeworking, brownfield sites, integration of waste and energy developments, transport hub allocations</li> <li>• Reference to SSE's support for Ashaig junction improvement</li> <li>• Addition of Glencoe Ski Station as EDA</li> <li>• Addition of Uig pier area and its derelict buildings as an EDA with public subsidy priority</li> <li>• Increased developer requirement mitigation for all 4 sites to safeguard natural heritage interests</li> <li>• Deletion of Kishorn as an EDA</li> </ul>	<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 Council is supportive of the expanded use of the Kishorn facility not its deletion as an employment site.</p>
<p><b>General</b> 4 comments</p>	<p>The Scottish Government seek sufficient policy detail to:</p> <ul style="list-style-type: none"> <li>• support any supplementary guidance that will be related to the Plan especially where that guidance will seek developer contributions, and;</li> <li>• properly reflect national planning policies.</li> </ul>	<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 SPATIAL STRATEGY: JANUARY 2016

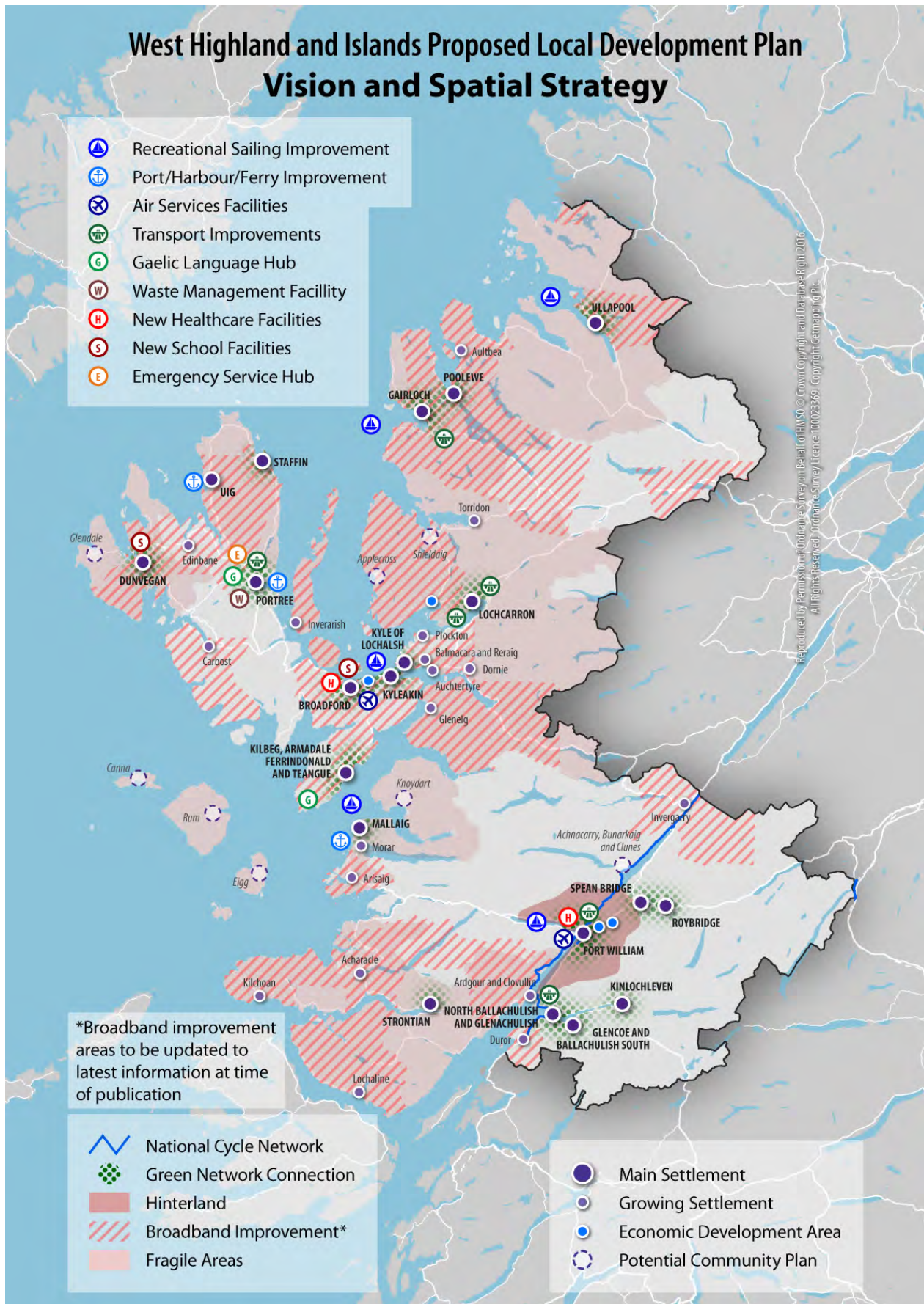
### UPDATED PLAN OUTCOMES

Outcomes	Headline Outcomes For West Highland
<p><b>Growing Communities</b></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><b>Employment</b></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><b>Connectivity and Transport</b></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><b>Environment and Heritage</b></p>	<p>Resources are better managed:</p> <ul style="list-style-type: none"> <li>• a higher proportion of journeys are shorter, safer, healthier, more reliable and made in a carbon efficient way;</li> <li>• water, heat sources, land and buildings are used, sited and designed in a way that is carbon clever and respectful of heritage resources;</li> <li>• waste is reduced, reused, recycled or treated as close to source as possible to generate renewable energy.</li> </ul>

# 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



Reproduced by permission of Ordnance Survey on behalf of HM SO. Crown Copyright and Database Right 2016. All Rights Reserved. Ordnance Survey Licence: 100023369. Copyright Geomatics Ltd.

\*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



## 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.