

Highland Local Development Plan Briefing for Community Organisations

13 March 2025 – 6pm

Highland LDP Evidence Consultation

Highland's Unique
Challenges

Area Profiles

Call for
Development Sites



**Evidence
Report**

Welcome and Introduction

- Programme for the session:
 - overview of the current Evidence Consultation
 - details of the wider process for preparing the Highland LDP
 - a demo of how to view and make comments on the evidence consultation
 - a brief explanation of the call for development sites exercise that is also currently underway

Then opportunity to ask questions (please add questions into the meeting 'chat' as we go along and we will pick them up).

The event is not being recorded, but a note taken of Q&A, with an anonymised note being published following the event.

The Existing Plan & Its Delivery

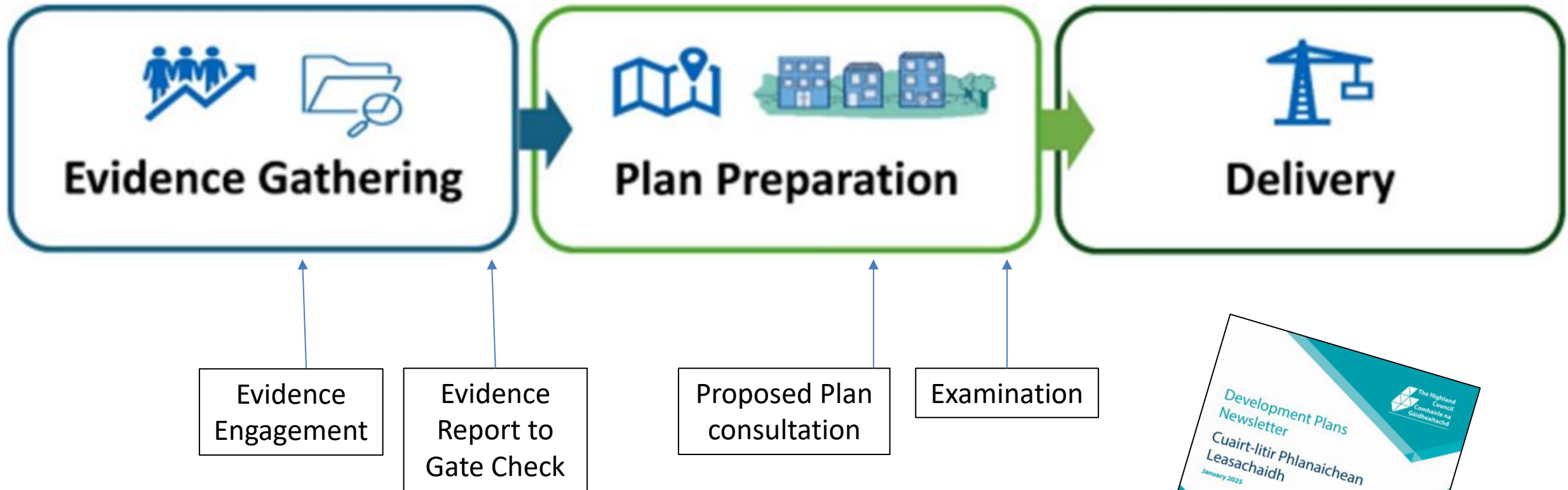


- Current HwLDP (2012) and 3 'Area' Local Development Plans adopted August 2018, September 2019 and June 2024
- Recent consultation on Delivery Programme asked for views on the timing and type of infrastructure to support development
- Change to "live" document
- Better coordination of capital programmes of all agencies by place and at the same time – e.g. Points of Delivery

What'll be different about the new Highland LDP?

- **TOP DOWN - New National Planning Framework** – now has statutory status (checked & signed off by Scottish Parliament) – **new Highland Outcome Improvement Plan & Area Place Plans** (consensus Highland & area visions and desirable outcomes)
- **BOTTOM UP – New Local Place Plans (LPPs)** – being prepared by some community bodies – provide very local detail.
- **More Focus on Delivery** – e.g. Developer Contributions - listed within Highland Delivery Programme– seeking new community projects, and new contributions for health facility capacity investment.
- **Highland Investment Plan** (joined up place-based public sector investment)
- **More Focus on Evidence - New Highland Local Development Plan (HLDP)** – the optimum future use of land - first phase **Evidence Gathering** – eventually will replace current 3 'Area' Local Development Plan and the Highland-wide Local Development Plan.

A new process for plan preparation

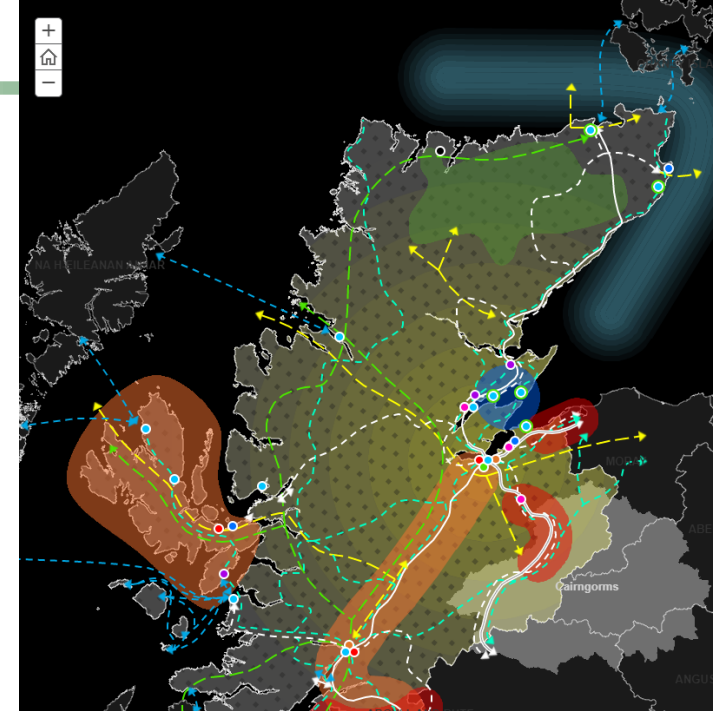


Gone are the consultation draft plans and main issues reports of the old processes.



Evidence Consultation: Views sought on Unique Challenges for Highland

- Housing & Economy
- Infrastructure First
- Transport & Connectivity
- Climate Change & Energy
- Natural Environment
- Our Coastline
- Design, Wellbeing & Placemaking



Emerging Evidence for the HLDP

The Evidence Consultation covers an overview of the following for each unique challenge :-

- a summary of the Key Headlines;
- key policy, guidance and research at the national level;
- description of the unique issues and challenges facing Highland now and, in the future;
- implications of national requirements; and
- questions for consideration.

Highland Local Development Plan - Evidence Consultation

Click ABOUT THIS CONSULTATION for a simple overview. To provide comments click the onward links or click GO TO EVENT and then click on the blue ADD COMMENT buttons.

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Collection


Highland Local Development Plan

Evidence Consultation


The Highland Council - Development Plans

[Get started](#)


The Council has started the process of preparing a new Highland Local Development Plan, with the first stage being evidence gathering. From January we are seeking views on a series of **Evidence Papers** that are shown here. They highlight the **unique challenges** that Highland is facing and what evidence is needed to address them. The Evidence Papers also contain **Area Profiles** that focus on how each of Highland's sub-regions functions, along with important facts and figures and attributes.




1 Introduction to HLDP Emerging Evidence




2 Housing and Economy




3 Infrastructure First






4 Transport and Connectivity



5 Climate Change and Energy



6 Natural Environment



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The Consultation Questions

Each 'Unique Challenge' is divided into sections and, prompted by what we say in there, for each section we ask:

- *“Do you think that the evidence outlined in this section is sufficient and appropriate to prepare the future Plan’s policies and proposals on this topic?”*
- *“If not, what evidence do you believe is missing or misinterpreted? Where and from whom can any missing evidence be obtained?”*



Place-based, sub-Highland, 'Area Profiles'

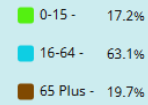
Highland Local Development Plan Area Profile Summary

Select Area
Caithness

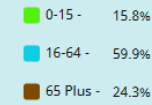
Population Change Data - Census 2011 and Census 2022

Sources: Census 2011 and Census 2022 (the same aggregated 2011 Datazones used for each population estimate per Area Committee Area)

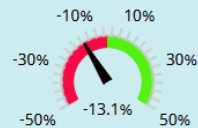
Census 2011 Population



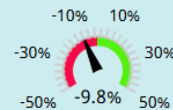
Census 2022 Population



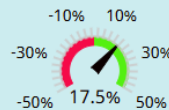
Population Change Age 0-15 - 2011 to 2022



Population Change Age 16 - 64 between 2011 to 2022



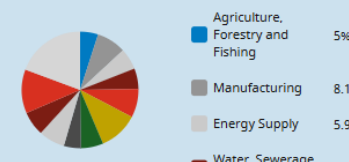
Population Change Age 65+ between 2011 to 2022



Powered by Esri

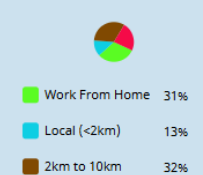
Employment

% Employed by Sector



Click for:
Detailed Census 2022 Employment Data

Travel to Work



Census 2022 Data

Access to Services and Facilities

Patients per GP

1,633

PHS Data - July 2024

Domestic Property Energy Performance Ratings



Bands A-B-C-D 62.3% Band E-F-G 37.7%

School capacity challenges in next 15 years



Other Schools - Count = 4
Pressured > 80% Capacity - Count = 3
Capacity less than 50% - Count = 11

For more information see [school roll forecasts](#)

Broadband Gigabit Connectivity



Likelihood of 1Gb/s Connectivity in next 3 years

Housing Completions and Developability

House Completions

Financial Year 2023 - 2024

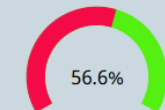
29

10 Year Average

40

Financial Years 2014/5 - 2023/4

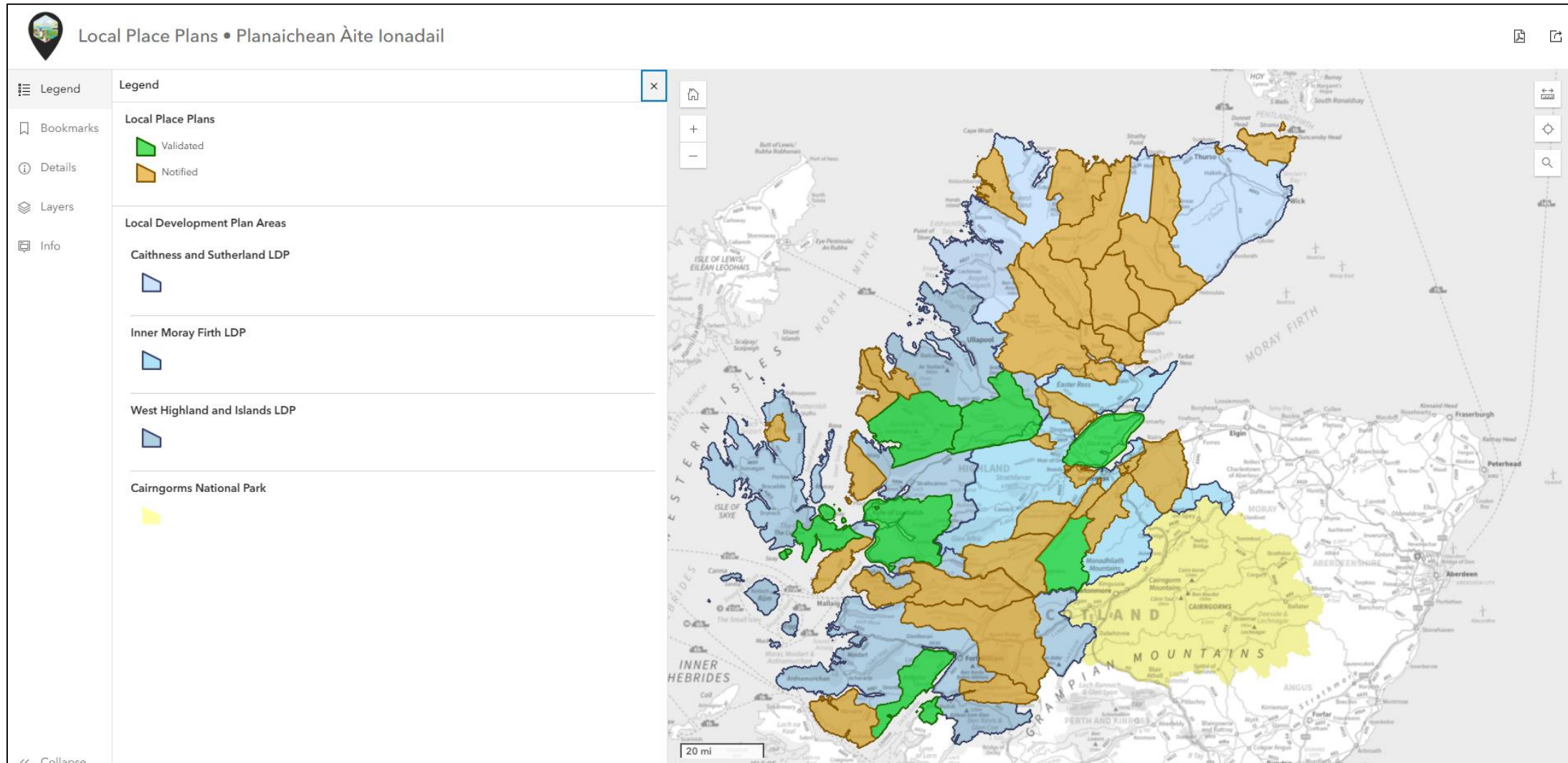
Difficult to develop land



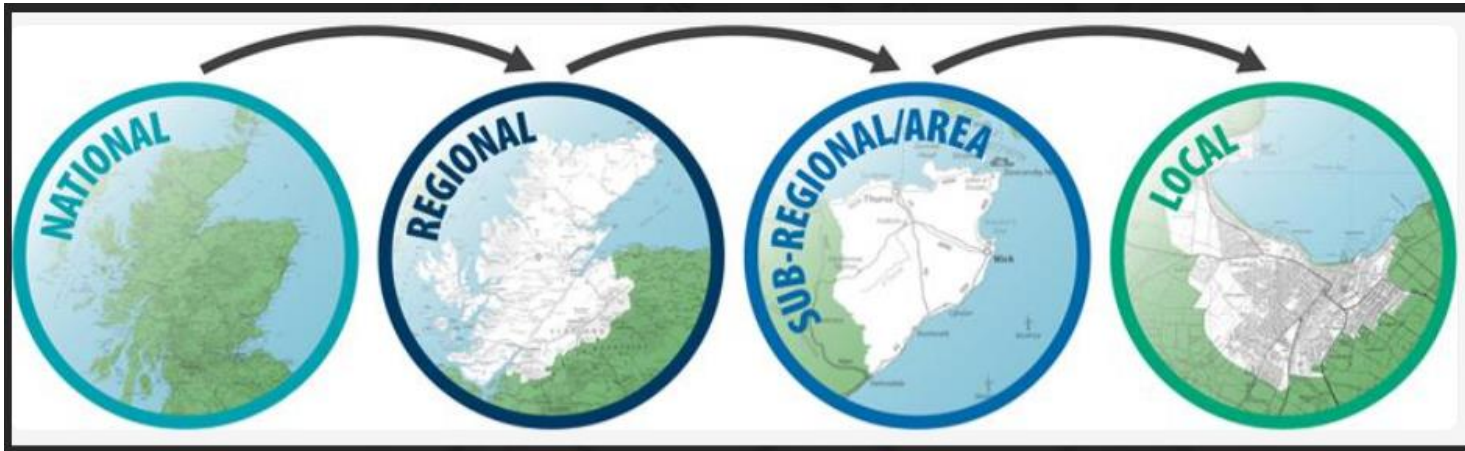
Constraints used include **altitude** (> 370m), **slope** (more than 1 in 7 or 14.29% slope), **flooding** (Medium Risk with Climate Change), and **proximity to protected areas**.

To find out more and comment [click here!](#)

HLDP Evidence – Local Place & Other Plans



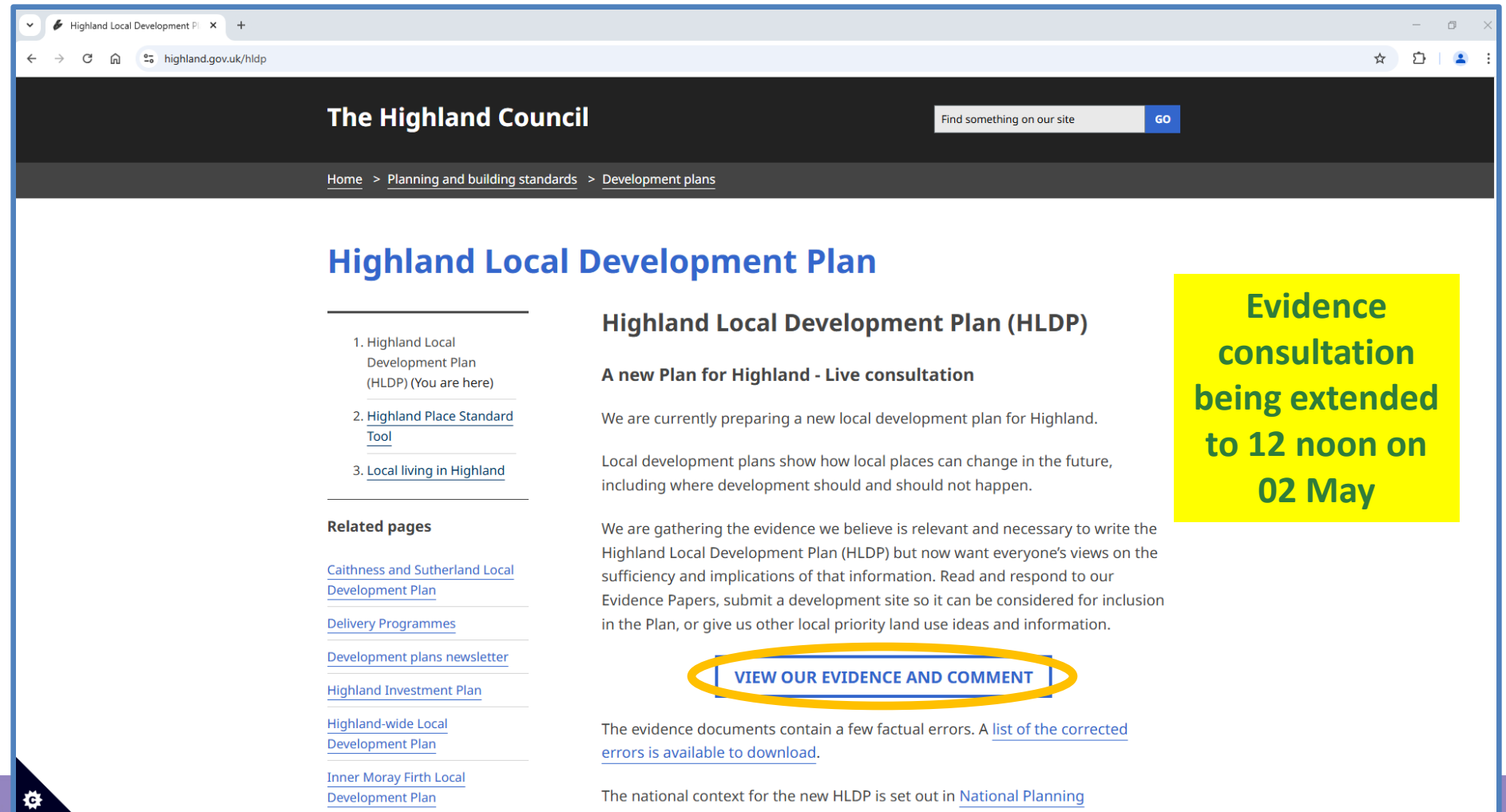
Roles of Different Plans, Different Scales



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Access the Consultation at www.highland.gov.uk/hldp

- **Deadline for Evidence Consultation:**
~~12 noon on 31 March~~ **12 noon on 2 May**
- **Deadline for Call for Development Sites:**
12 noon on 2 May



Consultation Demo

How to view the consultation and submit comments

Highland Local Development Plan - Evidence Consultation

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Call for Development Sites

An important part of the evidence consultation is a 'Call for Development Sites'. Feedback is particularly encouraged from landowners, developers and communities that have land or building opportunities that they wish to promote for housing, industry or mixed-use development. Nominated sites will need to be accompanied by sufficient supporting evidence in order to be fairly assessed. The Council will also be considering options for where Masterplan Consent Areas could be prepared.

Any other comments on local priorities should be made through the Area Profiles in the wider HLDP evidence consultation.



Help shape the new Highland Local Development Plan

www.highland.gov.uk/hldp



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HighlandDevelopment
Plans



Highland Local
Development Plan
Plana Leasachaidh
Ionadail na
Gàidhealtachd

Any Questions?

