

This document lists the new sites and issues suggested during the Caithness & Sutherland Local Development Plan Main Issues Report Consultation. To view maps of the sites, you can click on the blue text in the tables. To make comments on any of these sites, and for more information, please visit: [www.highland.gov.uk/casplan](http://www.highland.gov.uk/casplan).

### Suggested New Sites

SETTLEMENT AND SITE NAME	PROPOSED USE	NOTES
Ardgay: <a href="#">Lady Ross</a>	Mixed Use (housing/tourism/open space/business/community)	Regeneration site
Ardgay: <a href="#">Land behind Ardgay Hall</a>	Mixed Use (tourism/open space/business/community/access)	Small site
Brora: <a href="#">Brora Station and Goods Shed</a>	Mixed Use (community/business)	Regeneration of station and potential removal of Goods Shed for additional car parking for surgery.
Brora: <a href="#">Upper Fascally</a>	Mixed Use (community/recreation)	Outwith settlement however key site for regeneration.
Brora: BR01 <a href="#">East Brora Muir</a>	Mixed use (housing/community)	Addition of "community" to range of uses. Allotments suggested for land at south western end of site adjacent to Day Care centre.
Dornoch: <a href="#">DN02 Dornoch South Abattoir</a>	Mixed Use (student accommodation/employment/community /open space/leisure)	Enlargement of site DN02 to south east and addition of "leisure" to range of uses.
Helmsdale: <a href="#">HD05 Simpson Crescent</a>	Housing	Enlargement of site to east
Halkirk: <a href="#">Land West of Bridge Street</a>	Housing	Enlargement of existing site options to ensure coordinated approach to developing backland sites.
Halkirk: <a href="#">Land SW of Ulbster Arms Hotel</a>	Business/Tourism	Enlargement of existing site option to ensure coordinated approach to developing backland sites.
Lochinver: <a href="#">LV02 Cnoc A Mhuillin</a>	Housing	Extend site, approximate new site extent indicated on map
Thurso: <a href="#">TS09 Viewfirth Park</a>	Community	Extension of site for new sports facility

## Suggested New Growing Settlements

In the Main Issues Report Rosehall, Invershin and Thrumster were not listed as Growing Settlements; they were proposed to be considered as part of the wider countryside. This meant that planning applications for development would be assessed using Highland wide Local Development Plan Policy 36 - Wider Countryside. During the MIR consultation, it was suggested to us that they should have Growing Settlement status. Proposed issues and place making priorities are now provided and we welcome your views on these.

GROWING SETTLEMENT	ISSUES	PLACE MAKING PRIORITIES
<a href="#">Invershin</a>	<ul style="list-style-type: none"> <li>Dispersed pattern of housing along the A836</li> <li>Numerous new accesses onto the A836 should be discouraged</li> </ul>	<ul style="list-style-type: none"> <li>All development should have regard to the proximity to: River Oykel Special Area of Conservation; Kyle of Sutherland Marshes SSSI; Shin Viaduct Listed building; areas of Ancient Woodland; and Invershin Farm standing stone Ancient Monument</li> </ul>
<a href="#">Rosehall</a>	<ul style="list-style-type: none"> <li>Development needs to be proportionate to the capacity of the mainly single track A837</li> </ul>	<ul style="list-style-type: none"> <li>All development to have regard to the setting of Invercassley House</li> <li>All development to have regard to the proximity of River Oykel Special Area of Conservation</li> <li>Maintain access to Rosehall Trails Path</li> <li>Focus housing around the existing concentration of housing</li> </ul>
<a href="#">Thrumster</a>	<ul style="list-style-type: none"> <li>Wide variety of existing facilities in the village including recently restored railway station and community woodland garden</li> <li>Ribbon development pressure in recent years</li> <li>Countryside around Thrumster is rich in cultural heritage.</li> </ul>	<ul style="list-style-type: none"> <li>Utilise spare capacity at the primary school</li> <li>Avoid further ribbon development to the South East</li> </ul>

## Suggested Economic Development Areas

Georgemas Junction was identified in the Spatial Strategy of the MIR as an important transport and economic site. During the consultation several people suggested it should be allocated as an Economic Development Area due to the existing and planned investment in the site.

Forss Business and Technology Park was included within the Energy Business Expansion area in the MIR but not as an Economic Development Area. There may be merit identifying a larger number EDAs in order to help support and promote the economic opportunities in the area, particularly in regard to the energy industry.

Although Janetstown Industrial Estate was identified in the existing Caithness Local Plan (2002) it was not considered necessary to carry forward into the MIR due to the lack of developer interest in the large former quarries. However, there are several serviced industrial plots available which may offer greater flexibility in supporting economic activity in the area.

Murkle Bay has been recognised in the Council's local plan since the 1970s as a potential business/industrial site due to its good access to the sea. It wasn't carried forward in the MIR due to the lack of developer interest in the site and more recent investment in other ports and harbours. With the expected growth in marine renewables there may be some merit in carrying it forward

EDA	ISSUES	PLACEMAKING PRIORITIES
<a href="#">Georgemas Junction</a>	Strategic rail freight and transport hub Modern purpose built railhead freight terminal and other infrastructure Biomass fuel processing and energy plant supported in principle by the Council	Offers significant potential to increase rail freight to Caithness which would take pressure off the A9 trunk road
<a href="#">Forss Business and Technology Park</a>	Existing business park with office, workshop and storage space available Could continue to provide support the decommissioning of Dounreay and the growth of the renewables industry	Larger scale expansion opportunities may exist to the west
<a href="#">Janetstown Industrial Estate</a>	Long term established industrial site Potential for large scale external storage purposes in the former quarries, such as stock piling for the energy sector	New built development should be directed to the existing undeveloped serviced plots Landscaping and screen planting may be required
<a href="#">Murkle Bay</a>	Identified for Business/Industrial uses since the 1970s Potential development site for the oil and gas or marine renewable energy sector	Benefits from good access to the sea with deep water close to the shore and shelter from the north and west