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Issue 17: Bonar Bridge

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Issue 17	BONAR BRIDGE	
Development plan reference:	Bonar Bridge pages 71 - 73	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Crofting Commission (955042) SNH (909933)		
Provision of the development plan to which the issue relates:	Bonar Bridge site allocations	
Planning authority's summary of the representation(s):		
<p>BB01 Cherry Grove <u>SNH (909933)</u></p> <p>The "Developer Requirements" for BB01 should include text that "Development proposals will require to demonstrate that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC or the River Oykel SAC.", rather than just requiring an otter survey. As this site is within the Dornoch Firth NSA, the "Developer Requirements" should include explicit reference to the location being within the NSA. For example, the text could be amended to read "...Design Statement, which includes a landscaping plan, to be prepared to safeguard the landscape features and setting that contribute to the special qualities of the Dornoch Firth NSA. "</p> <p><u>Crofting Commission (955042)</u></p> <p>This allocation appears to consist of in-bye croft land. Most of the land above the village is croft land.</p> <p>BB02 South Bonar Industrial Estate <u>SNH (909933)</u></p> <p>As potential development at BB02 is "limited to previously developed areas" it is unlikely that the interests of the Dornoch Firth & Morrich More SAC will be affected. Therefore the "Developer Requirement" for an otter survey can be removed.</p>		
Modifications sought by those submitting representations:		
<p>BB01 Cherry Grove <u>SNH (909933)</u></p> <p>Add the following to the developer requirements:</p> <ul style="list-style-type: none"> • "Development proposals will require to demonstrate that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC or the River Oykel SAC.", rather than just requiring an otter survey. • "...Design Statement, which includes a landscaping plan, to be prepared to safeguard the landscape features and setting that contribute to the special qualities of the Dornoch Firth NSA. " 		

BB02 South Bonar Industrial EstateSNH (909933)

Remove developer requirement for an otter survey.

Summary of responses (including reasons) by planning authority:**BB01 Cherry Grove**

The comments from the Crofting Commission are noted. The allocation is allocated in the Sutherland Local Plan as a Mixed Use allocation for housing and community uses and the new Migdale Hospital has been built on part of the site since the Sutherland Local Plan was adopted. Therefore the Council feels the site allocation should remain unchanged.

This site was not included in the draft HRA but SNH has advised that it should be screened in for potential impacts on the Dornoch Firth and Morrich More SAC and the River Oykel SAC, alone and in combination. The Council will amend the HRA and complete the necessary Appropriate Assessment. As the HRA requires to be signed off by SNH for the plan to be adopted, the Council is content for the Reporter to add the following developer requirement to the allocation, "Development proposals will require to demonstrate that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC or the River Oykel SAC". The subsequent deletion of the text asking for an otter survey would also be acceptable to the Council.

The place making priorities for Bonar Bridge already reflect the settlement's location within the Dornoch Firth National Scenic Area and the need for sensitive siting and design. The developer requirements for the site already ask for sensitive siting and design and for a Design Statement. The Council considers this is sufficient, however, if the Reporter is so minded the Council is agreeable to the suggestion made by SNH for a more explicit reference being added to the developer requirements which reads: "Design Statement, which includes a landscaping plan, to be prepared to safeguard the landscape features and setting that contribute to the special qualities of the Dornoch Firth NSA."

BB02 South Bonar Industrial Estate

If the Reporter is so minded, the Council is content for the requirement for an otter survey to be deleted.

Reporter's conclusions:**Reporter's recommendations:**