

Highland-wide Local Development Plan Am Plana Leasachaidh Air Feadh Na Gàidhealtachd

MAPPING/DI5 GRAMS# ñ I F9G MODIFICATIONS BOOKLET



Modifications - March 2012
Mion-atharrachaidhean - Am Màrt 2012

This document contains modifications to the maps, where identified, of the Highland-wide Local Development Plan – Proposed Plan. The modifications have been undertaken either as a consequence of the Recommendations and/or Conclusions contained within the Examination Report to the Highland – wide Local Development Plan; or as a requirement to meet mitigation measures as identified in the Habitat Regulation Assessment; or as a factual correction or clarification.

The document contains both the original Proposed Plan version and the As Modified version of the relevant maps/diagrams/figures; and also relevant text indicating the Modifications.

This document must be viewed alongside the Highland-wide Local Development Plan Modifications – March 2012 version of the Plan.

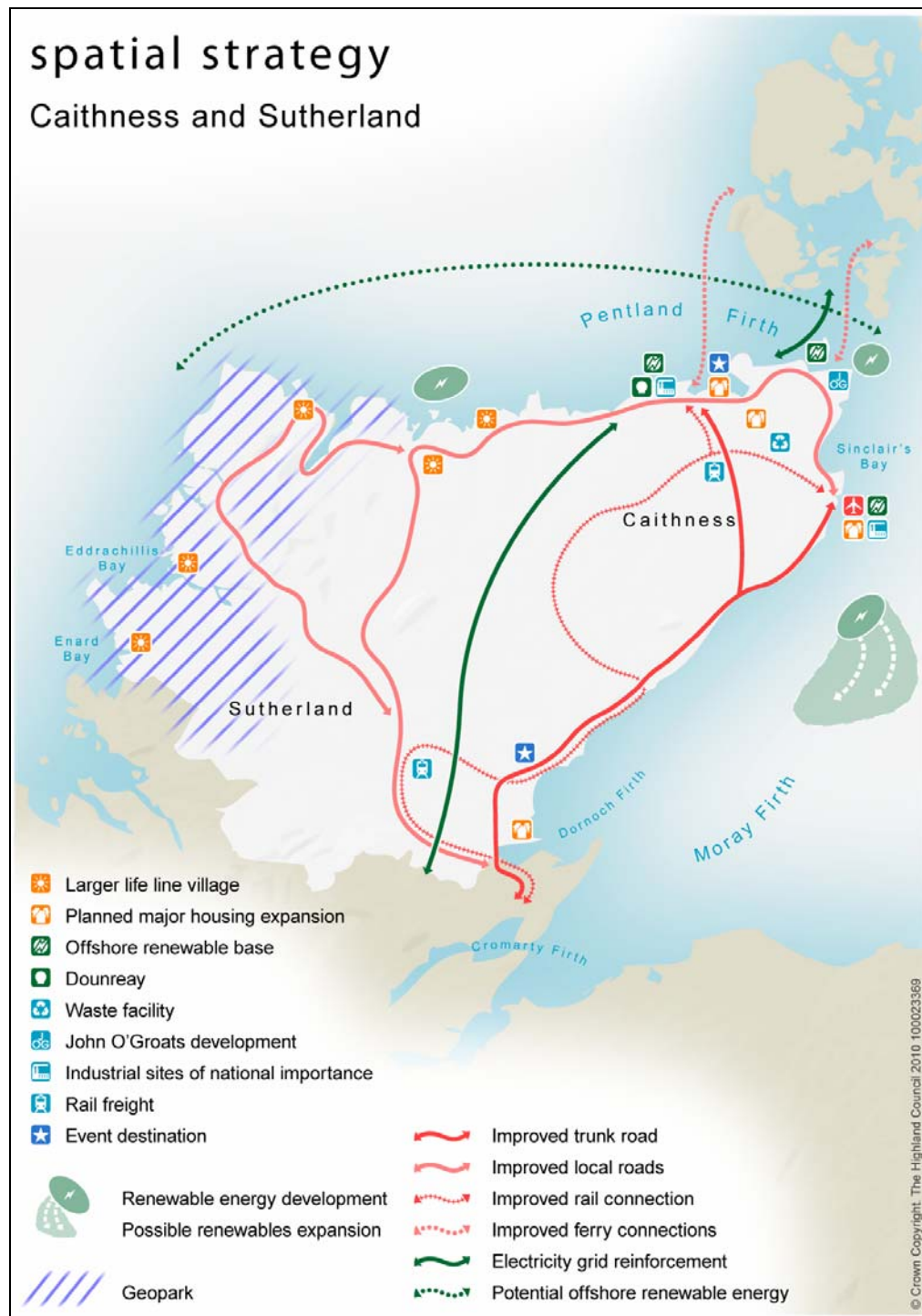
List of modified maps/diagrams/figures

n.b. Map numbering relates to that of the Proposed Plan version.

Figure 1: Caithness and Sutherland Vision and Spatial Strategy
Figure 2: West Highland and Islands Vision and Spatial Strategy
Figure 3: Inner Moray Firth Vision and Spatial Strategy
Map 3: Muirtown and South Kessock
Map 5: Ness-side and Charleston
Figure 5: A96 Corridor Strategy
Map 6: East Inverness
Map 7: Tornagrain
Map 9: Nairn
Map 11: Ardersier Expansion
Map 12: Cawdor Expansion
Map 13: Nigg Development Masterplan Area
Map 14: Dounreay
Map 15: John O'Groats
Map 16: Castletown Masterplan
Figure 9: Location of Existing and Proposed Waste Facilities in Highland
Figure 10: Areas where Green Networks will be identified in Highland
Proposals Map - Modifications are listed and shown on the Proposals Map (separate map)

Proposed Plan version

Figure 1: Caithness and Sutherland Vision and *Spatial Strategy*



Examination Report – Recommended Modifications

In Figure 1 –

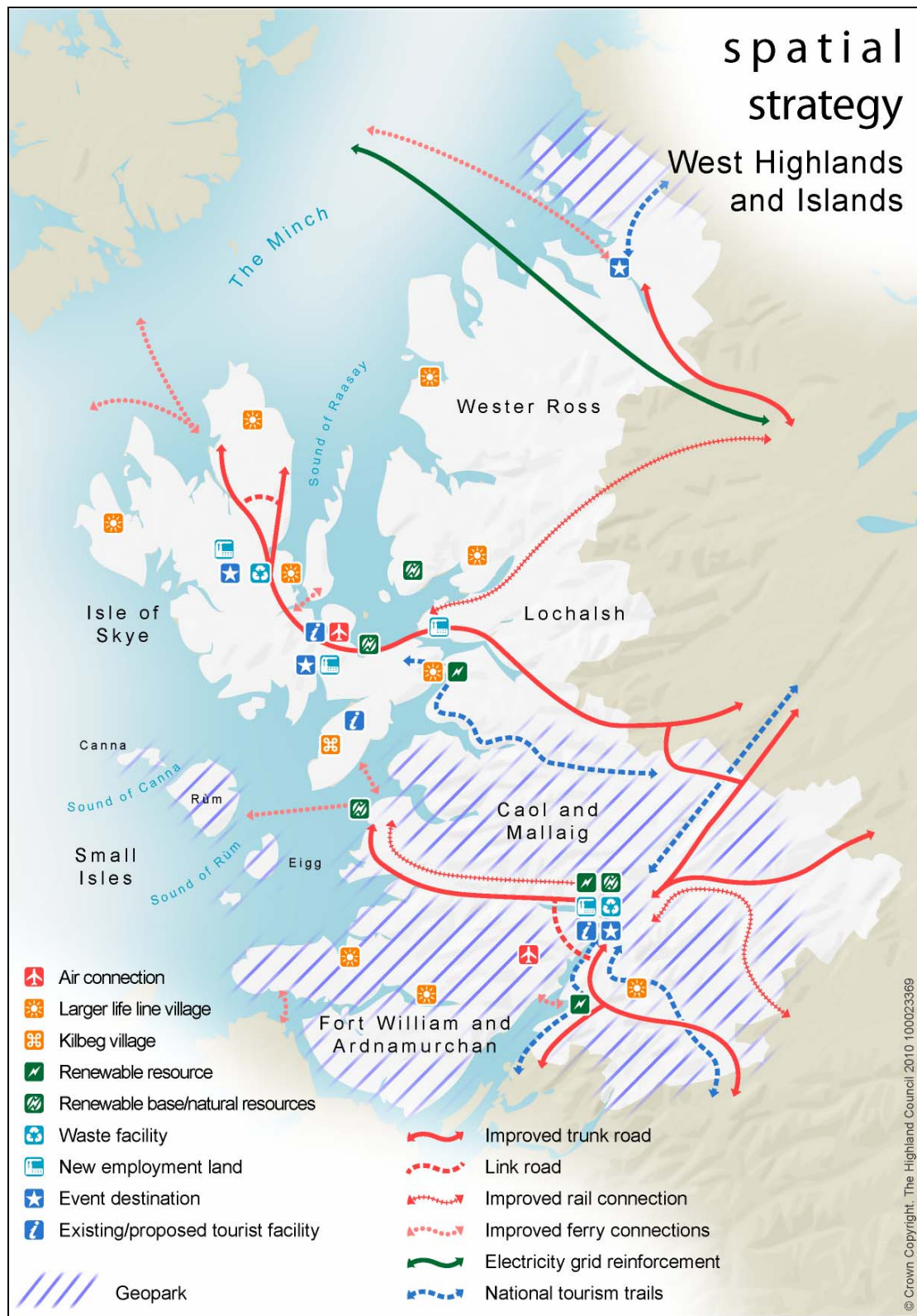
- Place names should be included in association with symbols on the map, as far as possible. (For consistency, the same should apply to Figures 2 and 3 also.)
- The location of the facilities indicated by those symbols should be clarified by one of the methods referred to at paragraph # above, or by an equivalent method.
- The linear notation for “Potential offshore renewable energy” should be replaced by an area notation.
- The approximate line of the proposed High Voltage Direct Current cable from Caithness to Moray should be added.

As Modified diagram



Proposed Plan version

Figure 2: West Highland and Islands Vision and Spatial Strategy



Examination Report – Recommended Modifications

In Figure 1 –

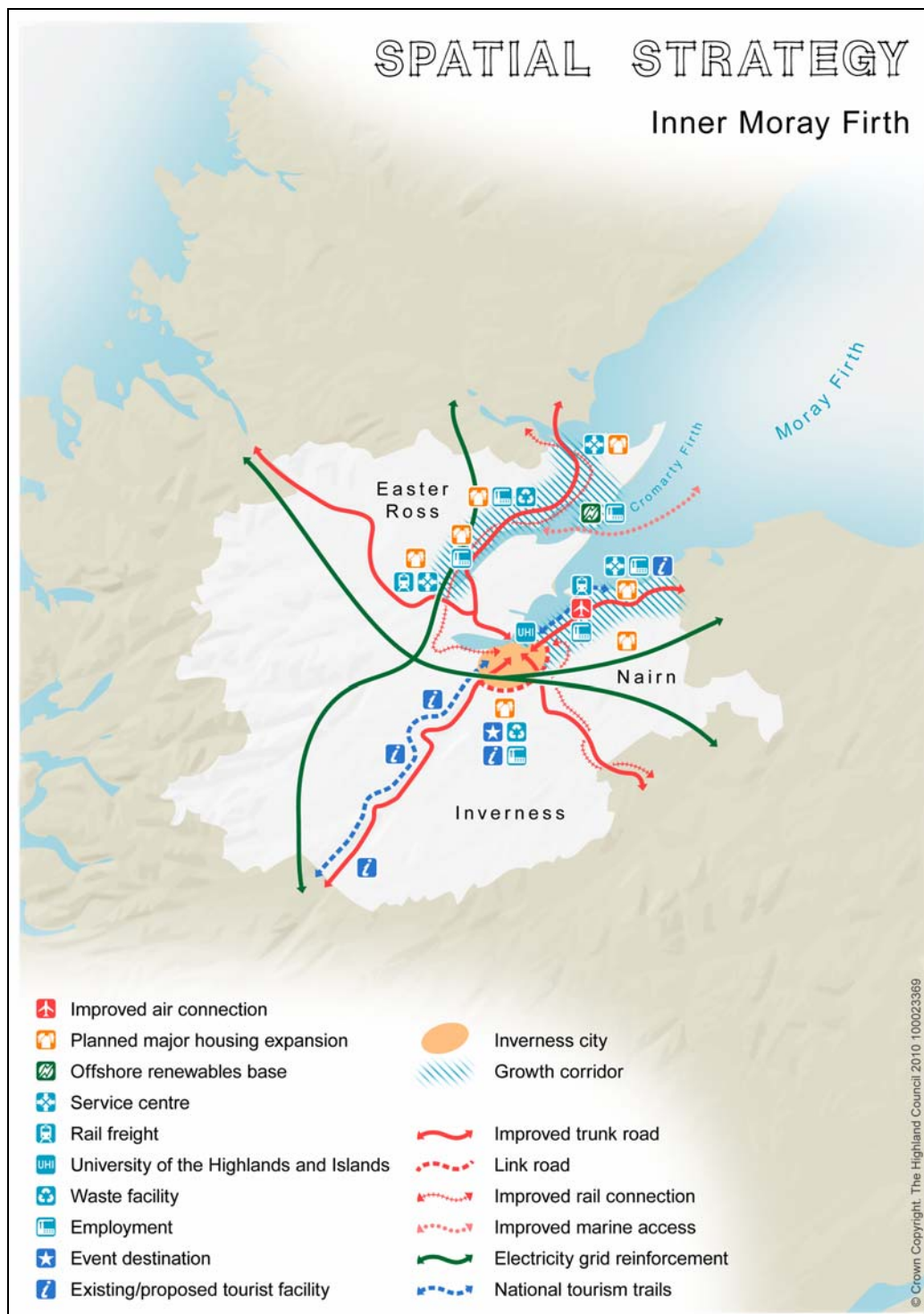
- Figure 2 map should be headed “Vision and Spatial Strategy”.
- The meaning of notations on the map should be clarified, notably “renewables base/natural resources” and “national tourism trail”.

As Modified diagram



Proposed Plan version

Figure 3: Inner Moray Firth Vision and *Spatial Strategy*

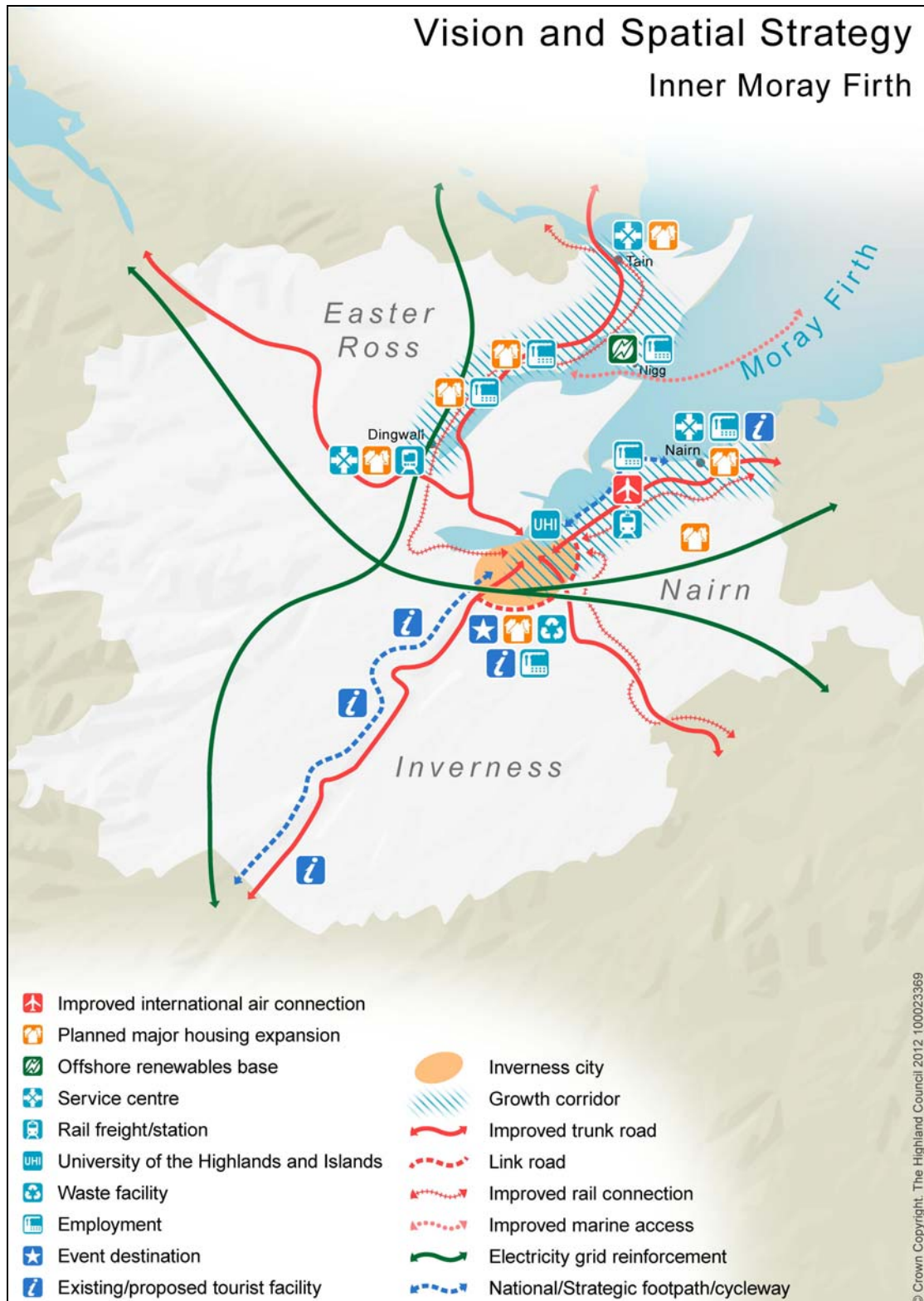


Examination Report – Recommended Modifications

In Figure 3 -

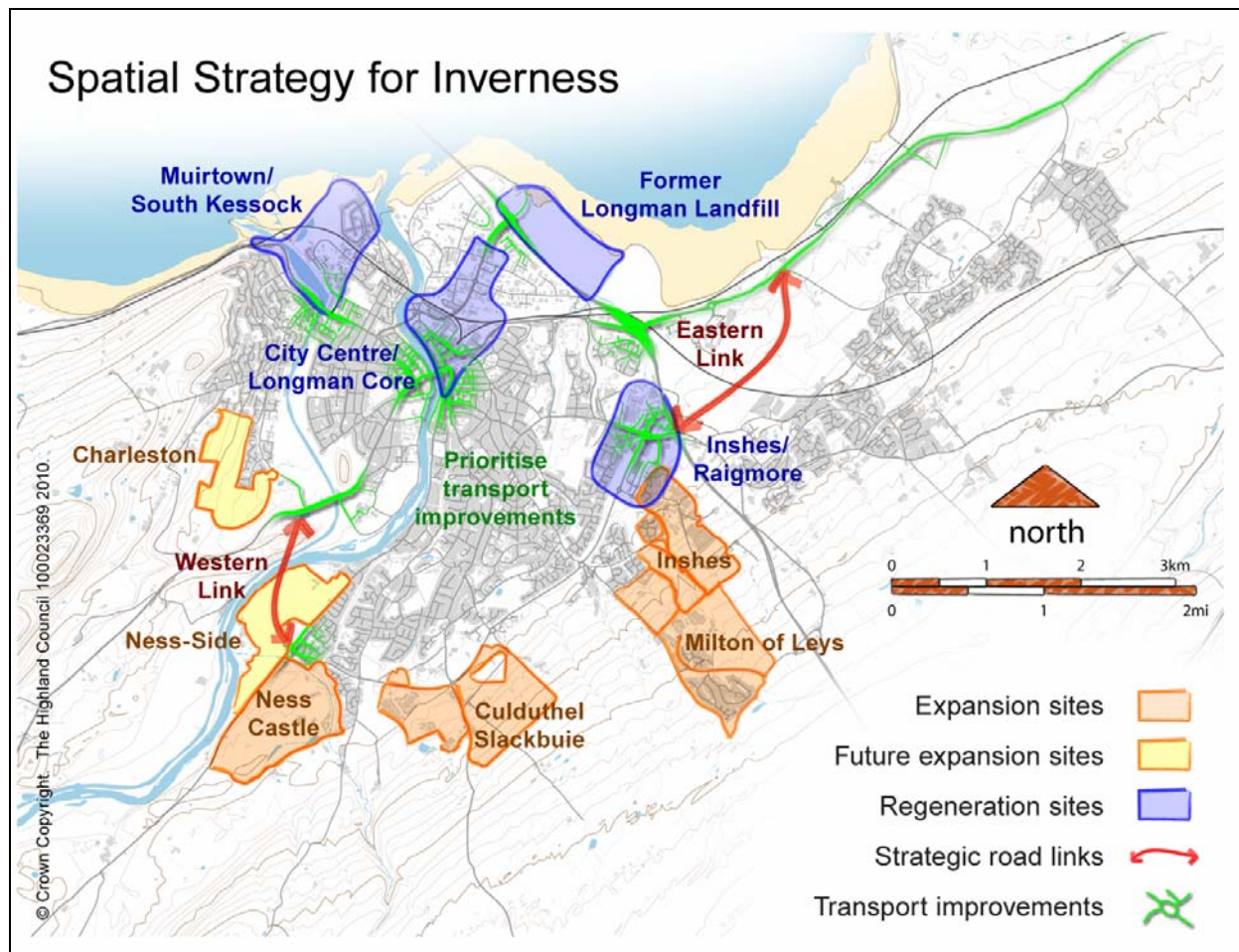
- the title on the map should read “Vision and Spatial Strategy Inner Moray Firth”.
- apply the “improved rail connection” notation to the Aberdeen railway line.
- delete “Improved air connection” and put instead Improved and international air connection
- delete the waste facility symbol from the vicinity of Invergordon.
- the scale of the mapping should be enlarged by about one-third, so that the Inner Moray Firth area extends across the full width of the map; and
- the size of the symbols should be enlarged.

As Modified diagram



Proposed Plan version

Figure 4: City of Inverness *Spatial Strategy*

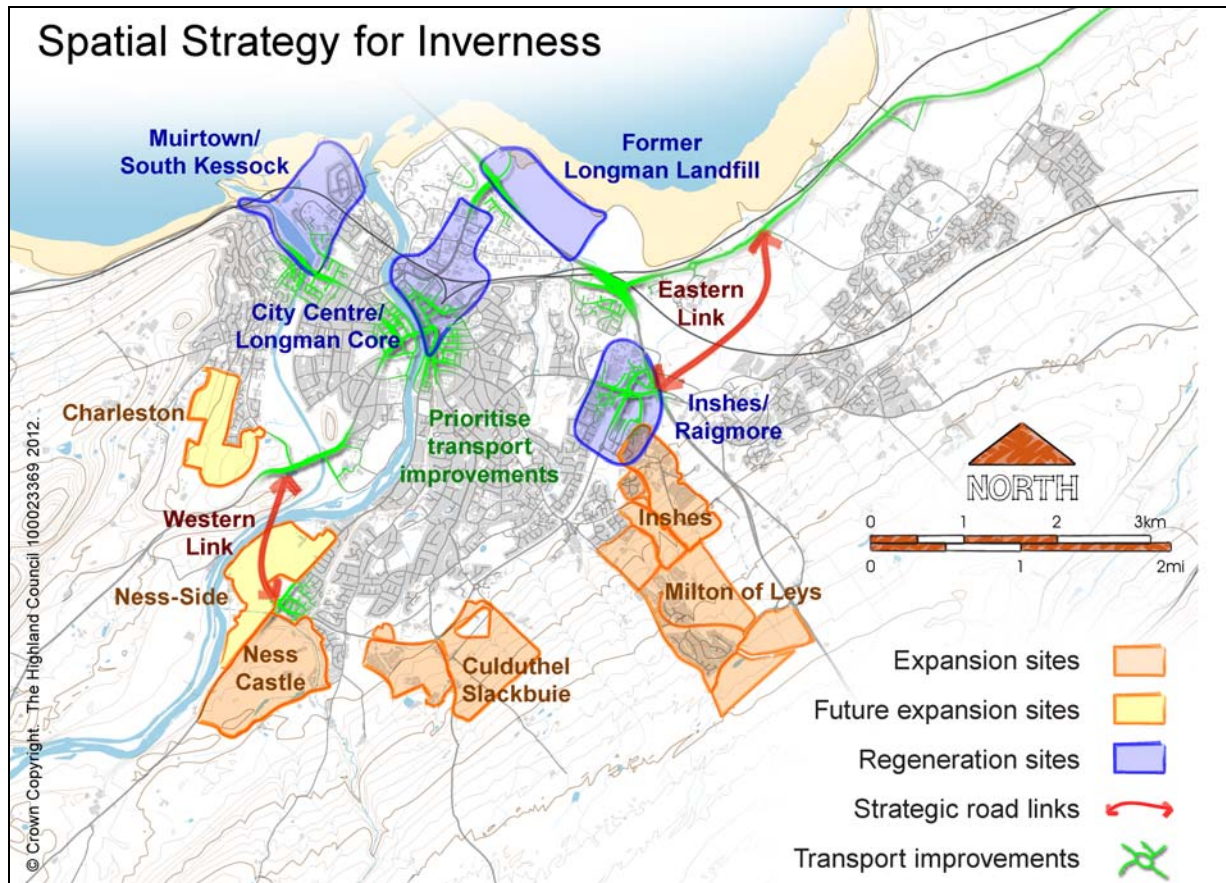


Examination Report – Recommended Modifications

In Figure 4 -

- expand the designated area of Milton of Leys to the south-east to include the area that is covered by planning permission for film studios, a media centre, visitor/retail, restaurant facility and hotel, as designated '18' on the Inverness Local Plan.

As Modified diagram



Proposed Plan version

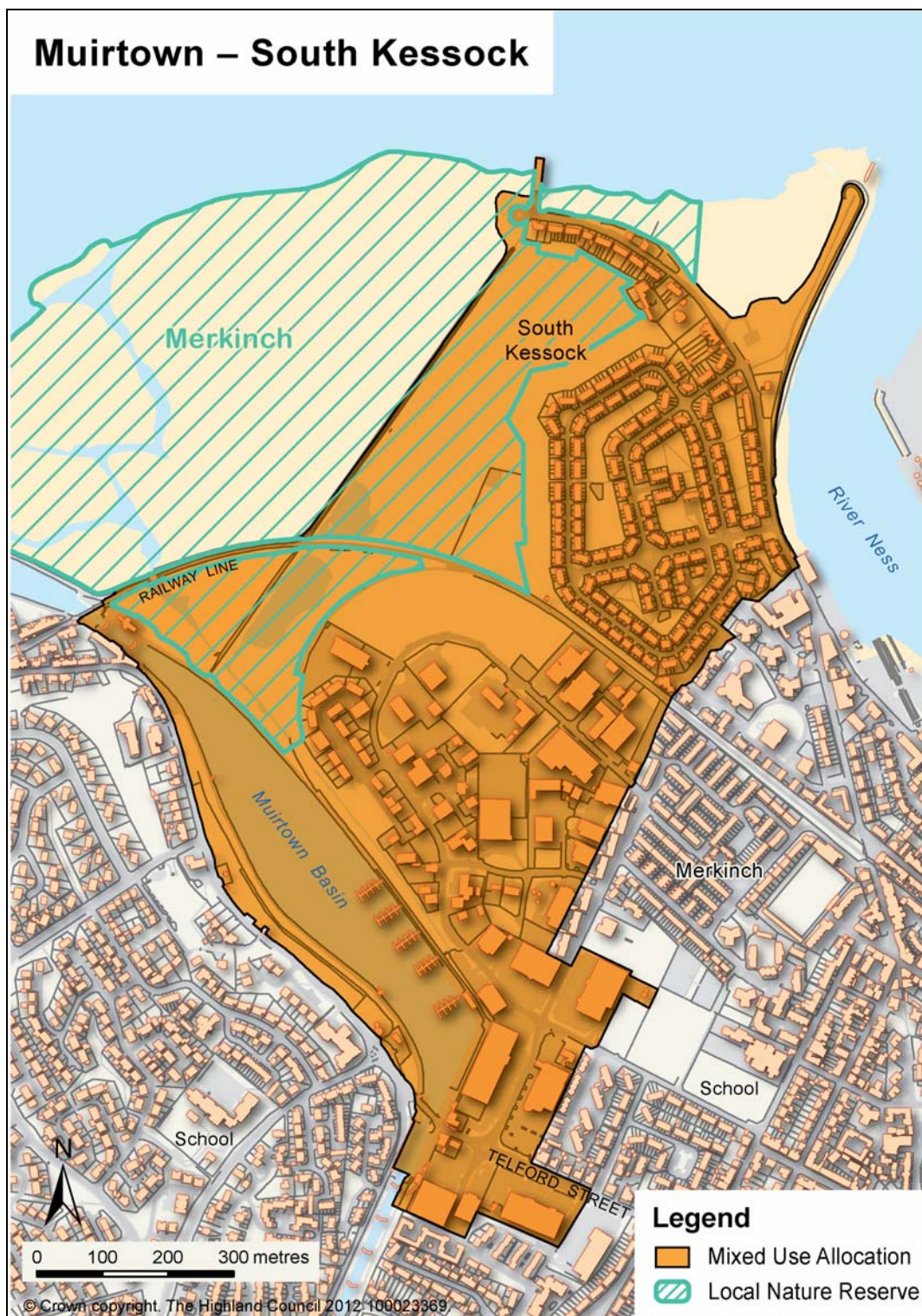
Map 3: Muirtown and South Kessock



Habitat Regulations Appraisal – Modification

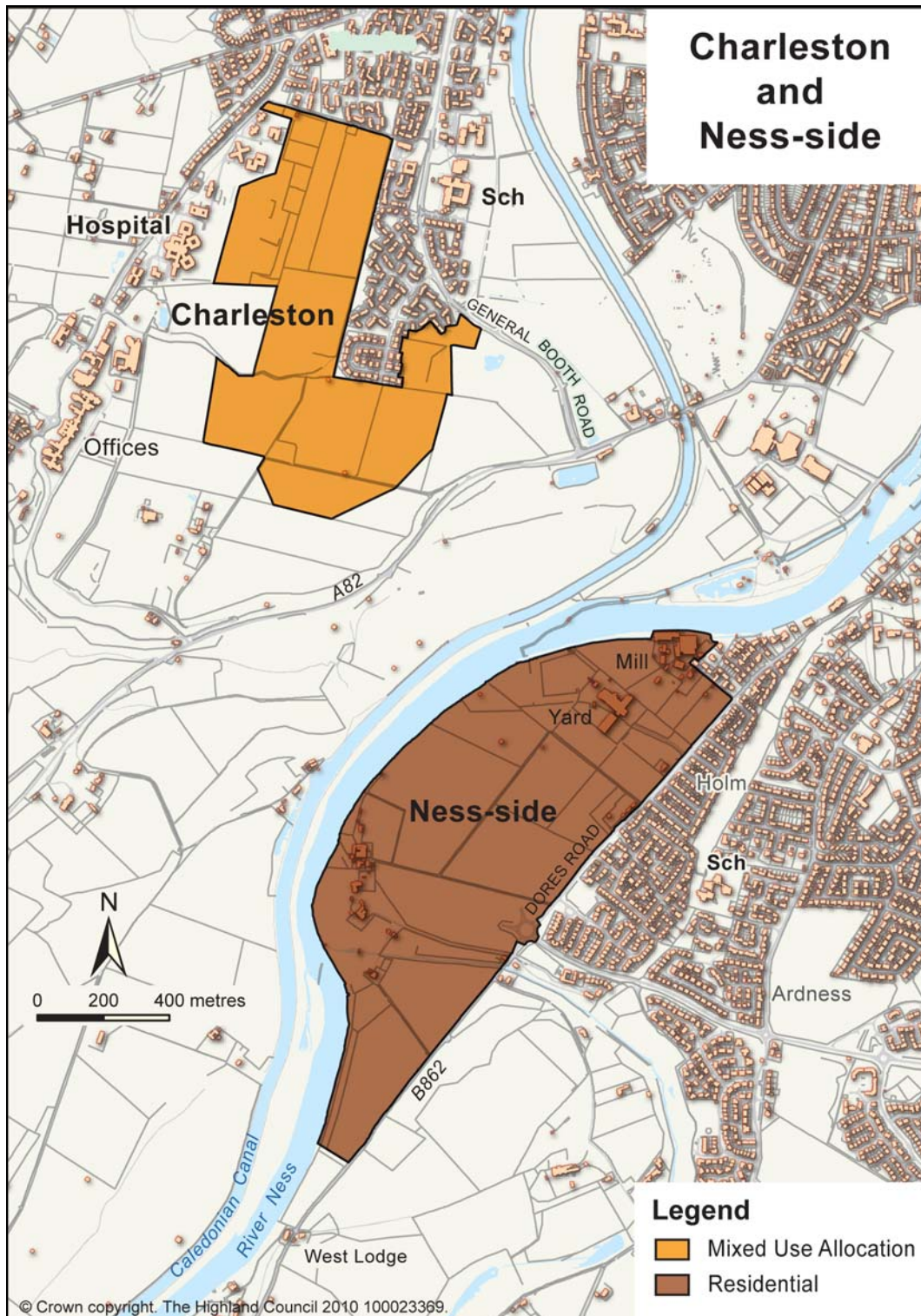
- Local Nature Reserve to be added to map and identified as being within the allocation to ensure it is taken in to account

As Modified diagram



Proposed Plan version

Map 5: Ness-side and Charleston

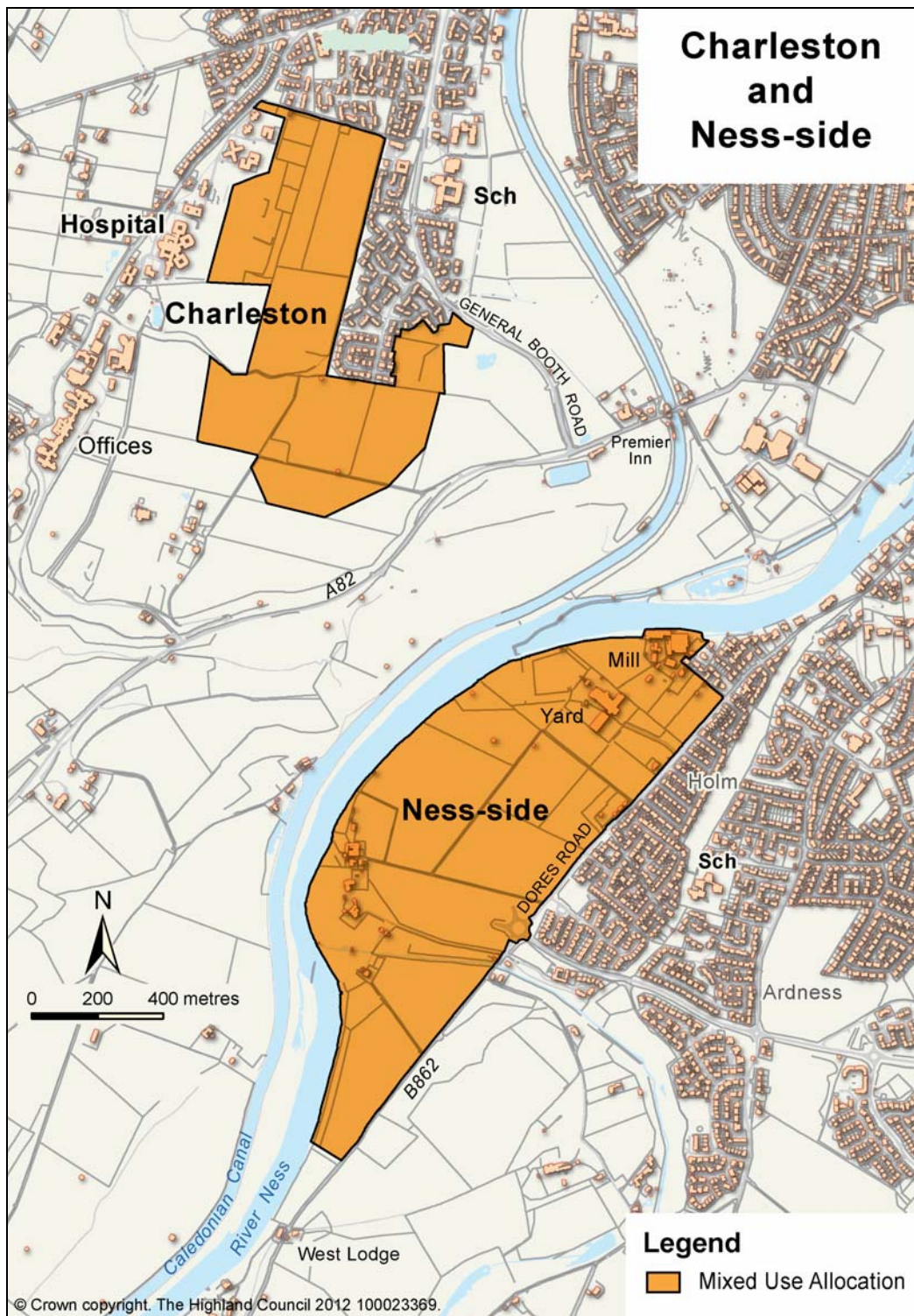


Examination Report – Recommended Modifications

In Map 5 -

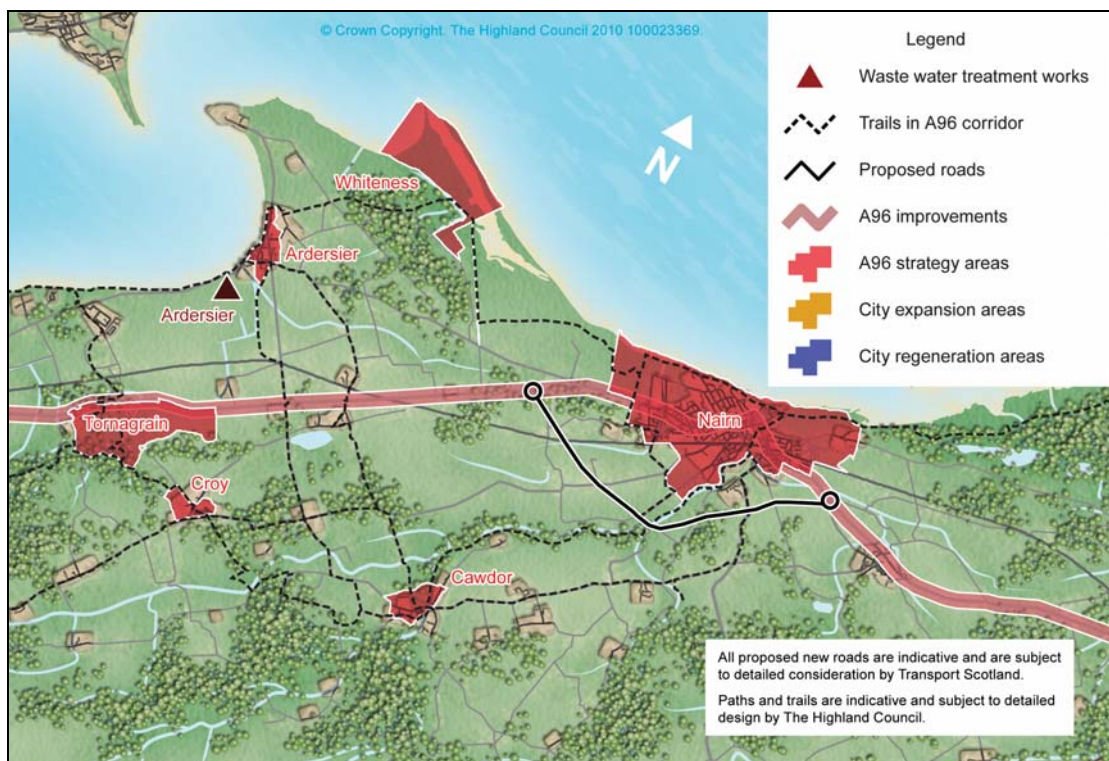
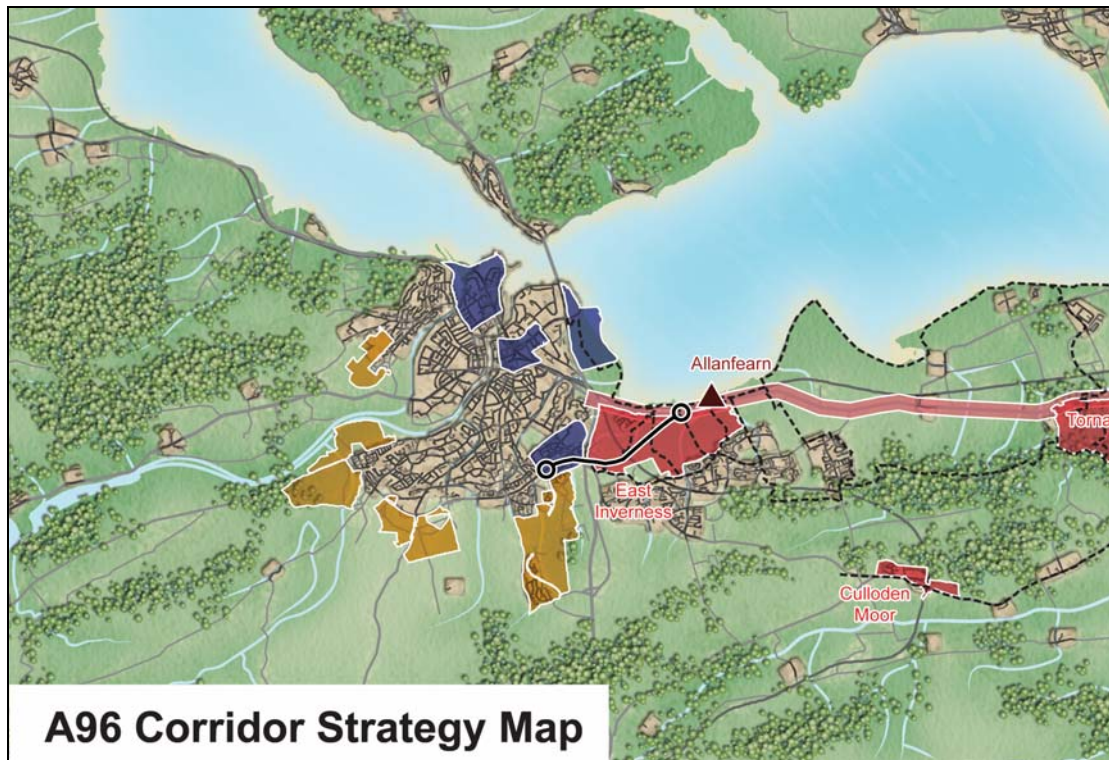
- for Ness-side delete the present “Residential” designation and replace with “Mixed Use Allocation”.

As Modified diagram



Proposed Plan version

Figure 5: A96 Corridor Strategy

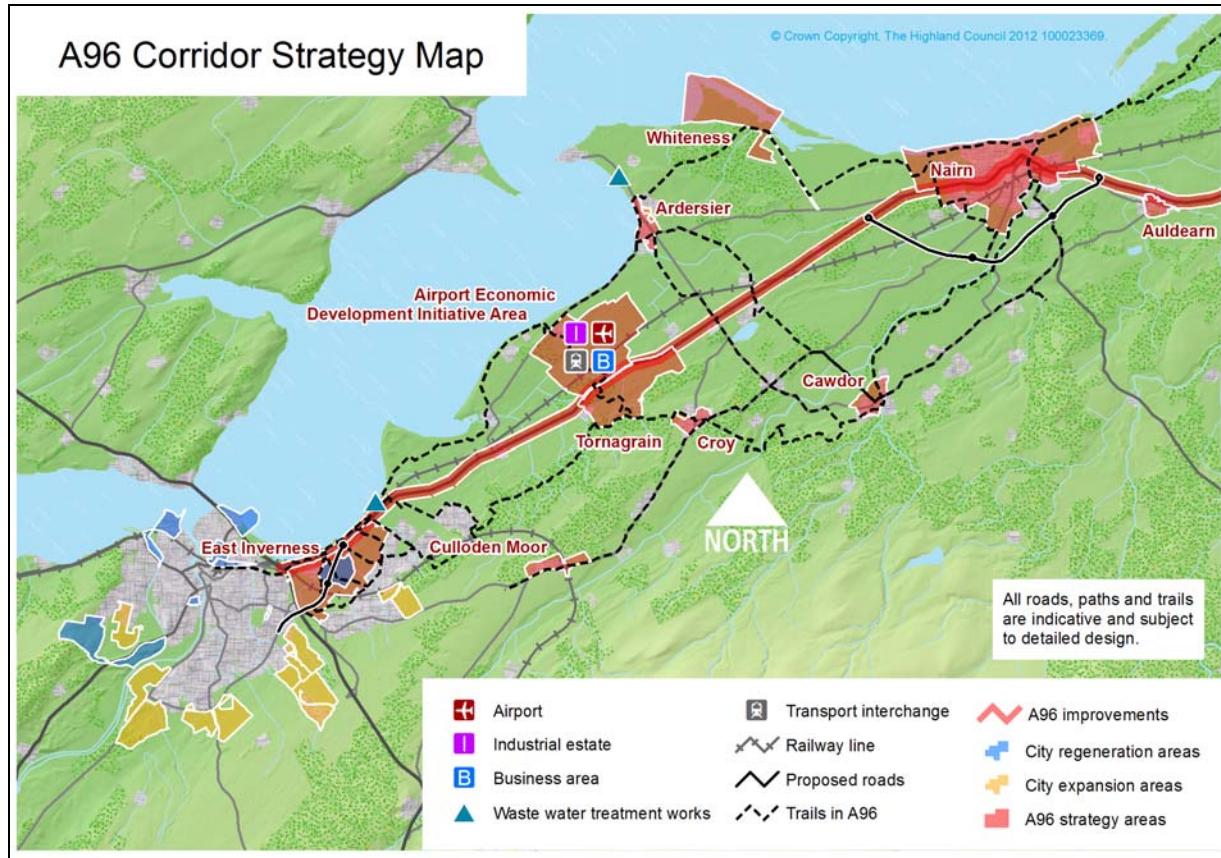


Examination Report – Recommended Modifications

In Figure 5, make the following changes-

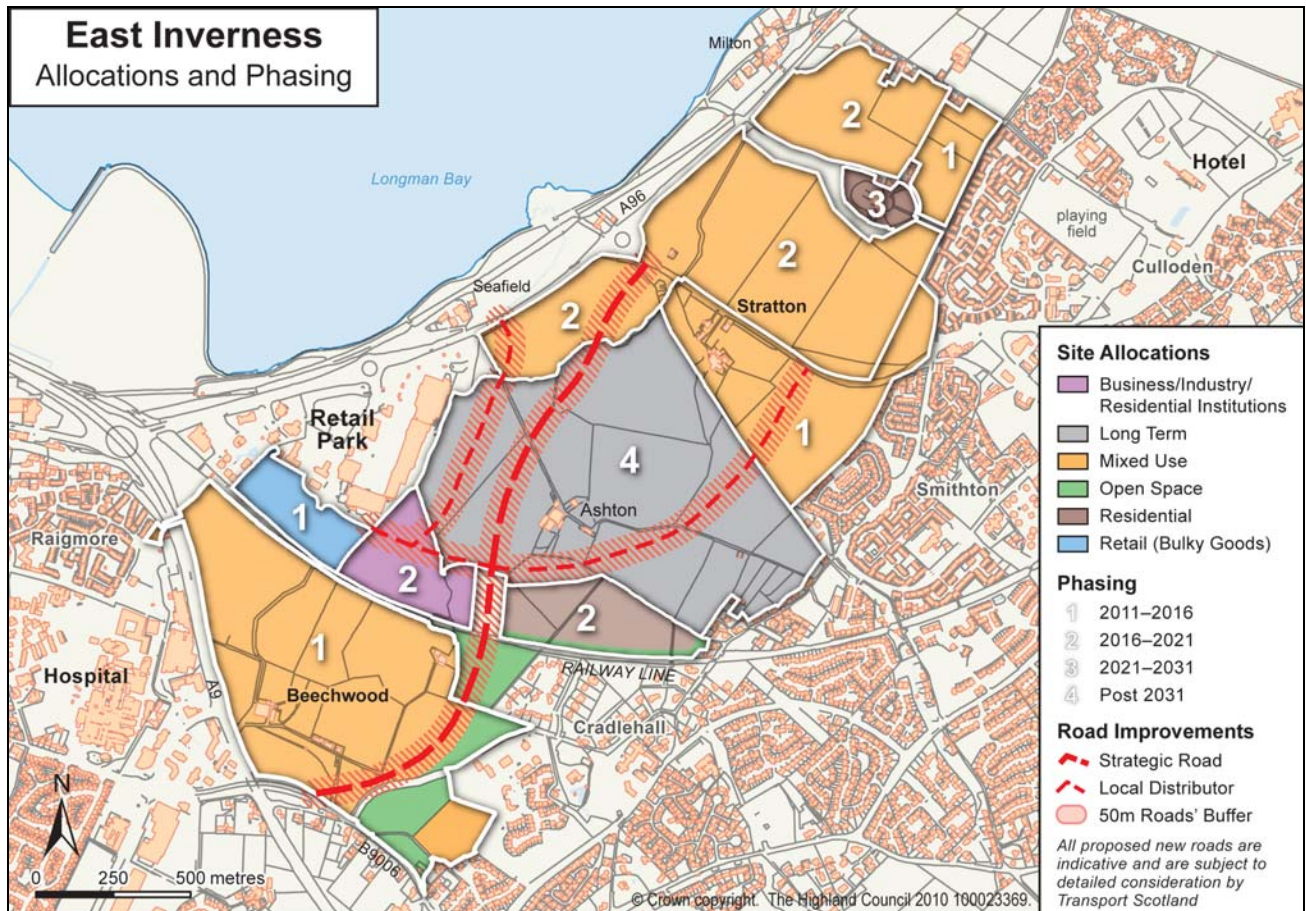
- crop to fit on one page;
- provide an outline of the airport economic development initiative area and designate appropriately;
- as possible provide symbols for the airport, business area, and transport interchange;
- show the railway more clearly; and
- improve the clarity of the lettering

As Modified diagram



Proposed Plan version

Map 6: East Inverness

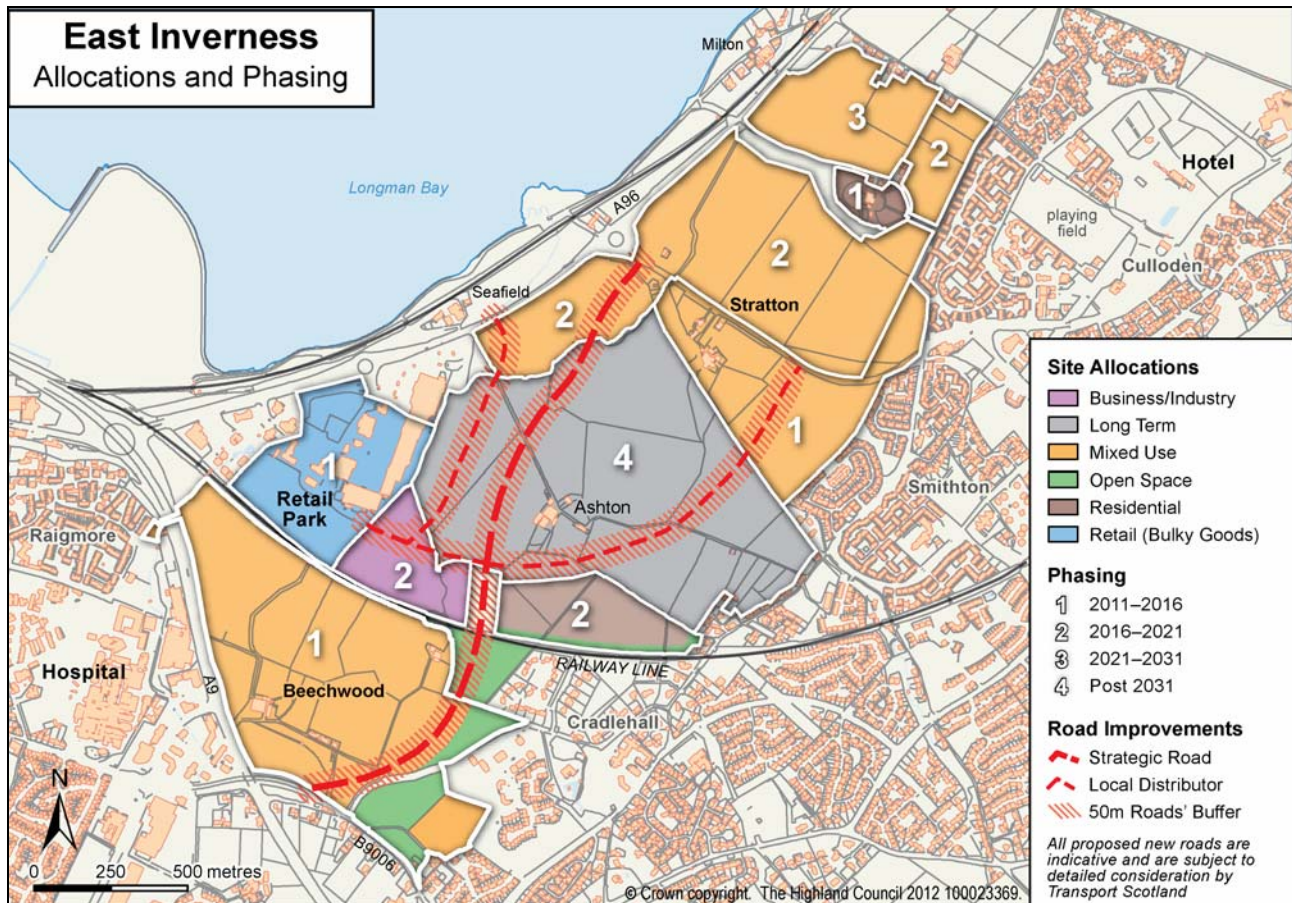


Examination Report – Recommended Modifications

In Map 6 -

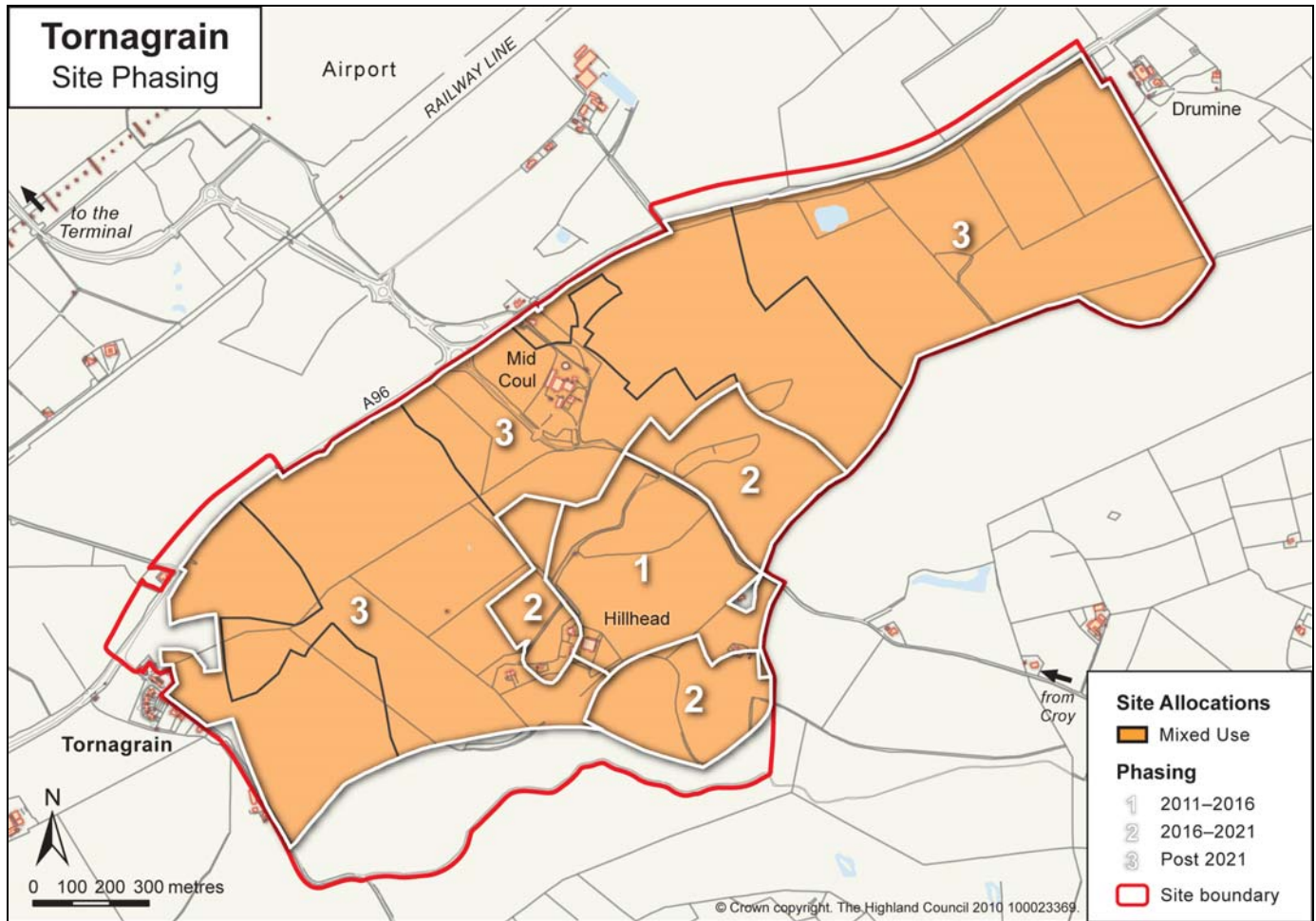
- Improve the clarity of Map 6 and provide cross-references to individual policies.
- on the site allocation for “Business/Industry/Residential Institutions”, delete “Residential Institutions”.
- extend the area in blue allocated for Retail (Bulky Goods) to include the Inverness retail park, other than the area occupied by the Tesco store
- Improve the clarity of Map 6 and provide cross-references to individual policies.
- Amend phasing in respect of land at Milton of Culloden and Stratton Lodge as commended by the Council.

As Modified diagram



Proposed Plan version

Map 7: Tornagrain

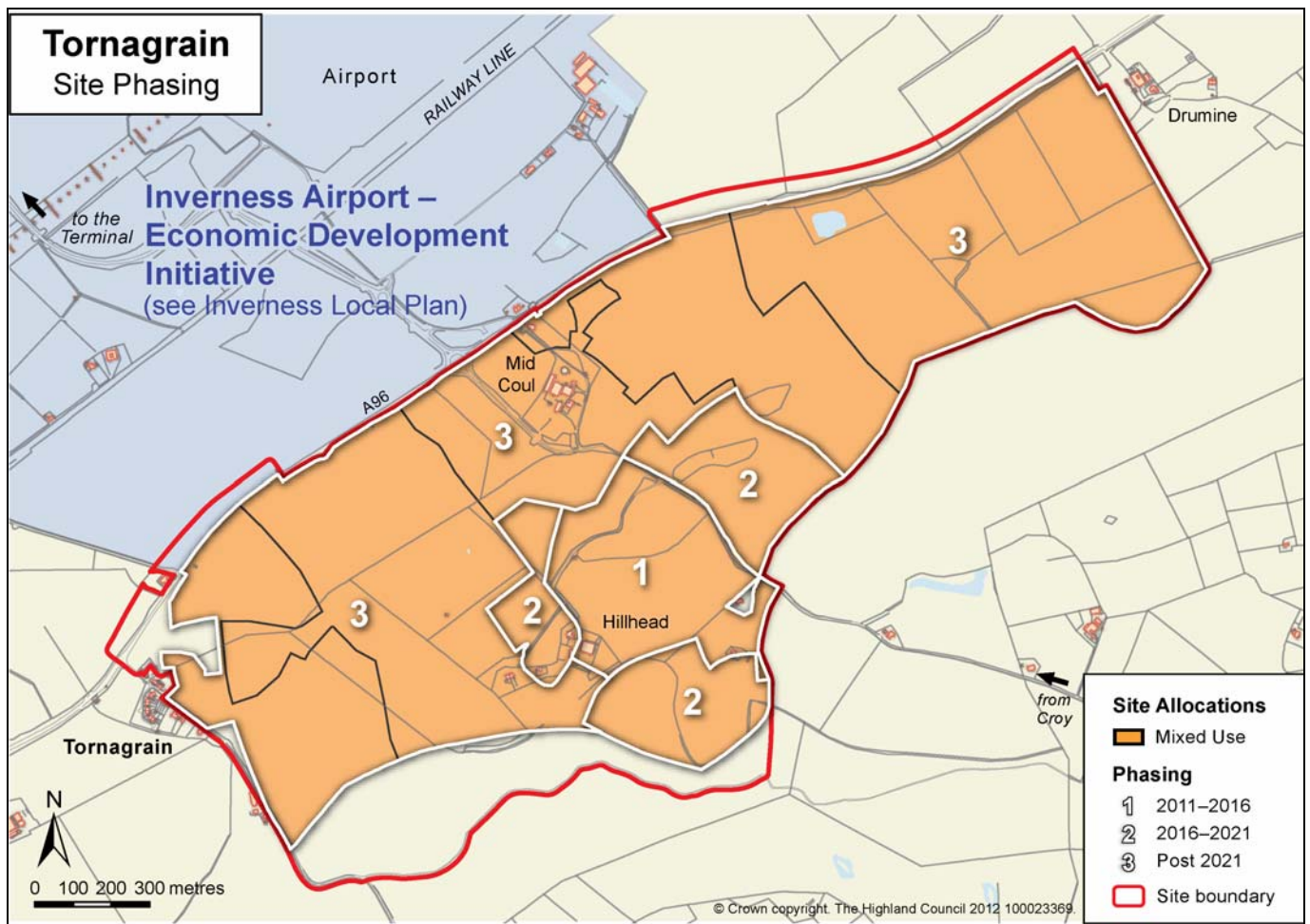


Examination Report – Recommended Modifications

In Map 7 -

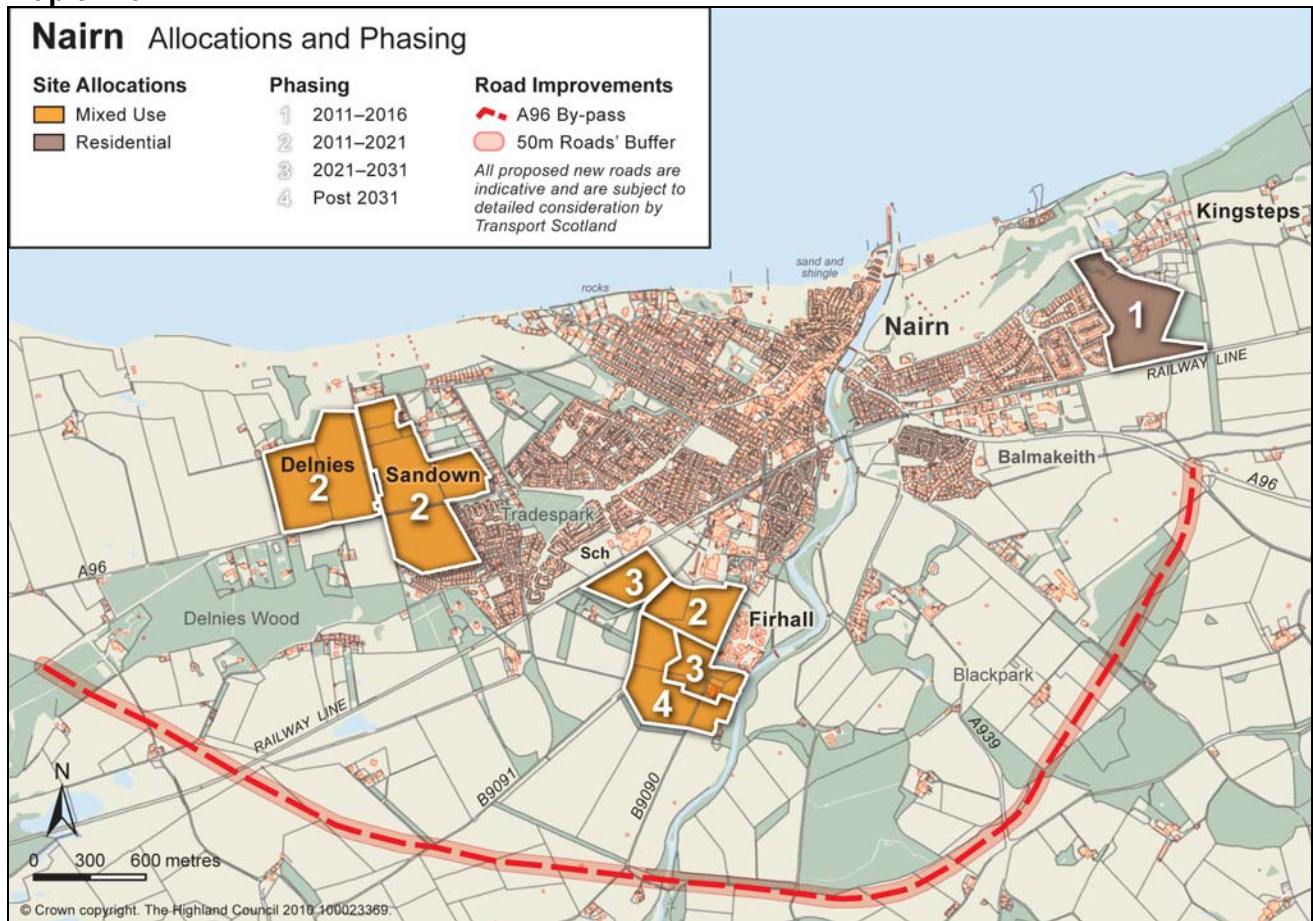
- provide an indication of the development area to the north of the A96, to include the airport, airport business park and Inverness-Aberdeen railway line.

As Modified diagram



Proposed Plan version

Map 9: Nairn

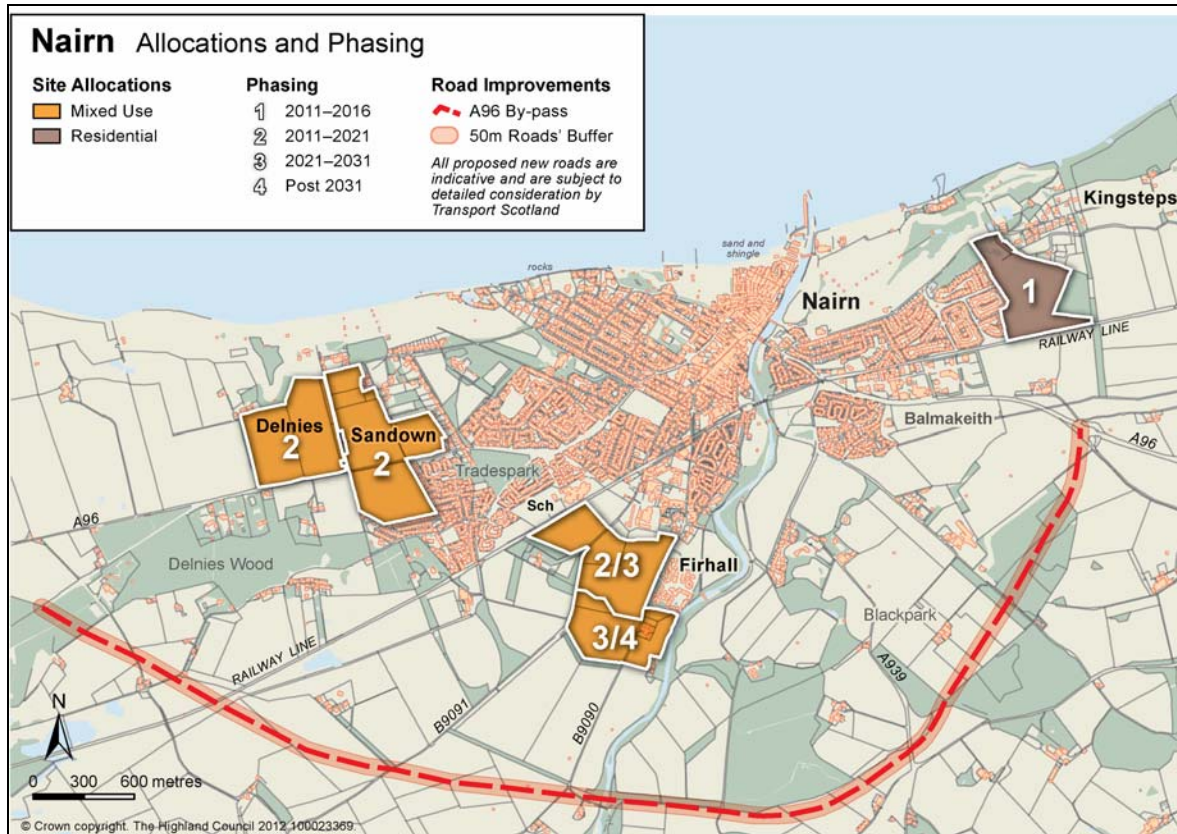


Examination Report – Recommended Modifications

Alter Map 9 on page 51 by –

- deleting the phasing shown within Nairn South and putting instead:
- “2 & 3” for that part of Nairn South north of and including the ridge that runs east from Balblair House; and
- “3 & 4” for the remainder of Nairn South.

As Modified diagram



Proposed Plan version

Map 11: Ardersier Expansion



Examination Report – Recommended Modifications

On Map 12: Ardersier -

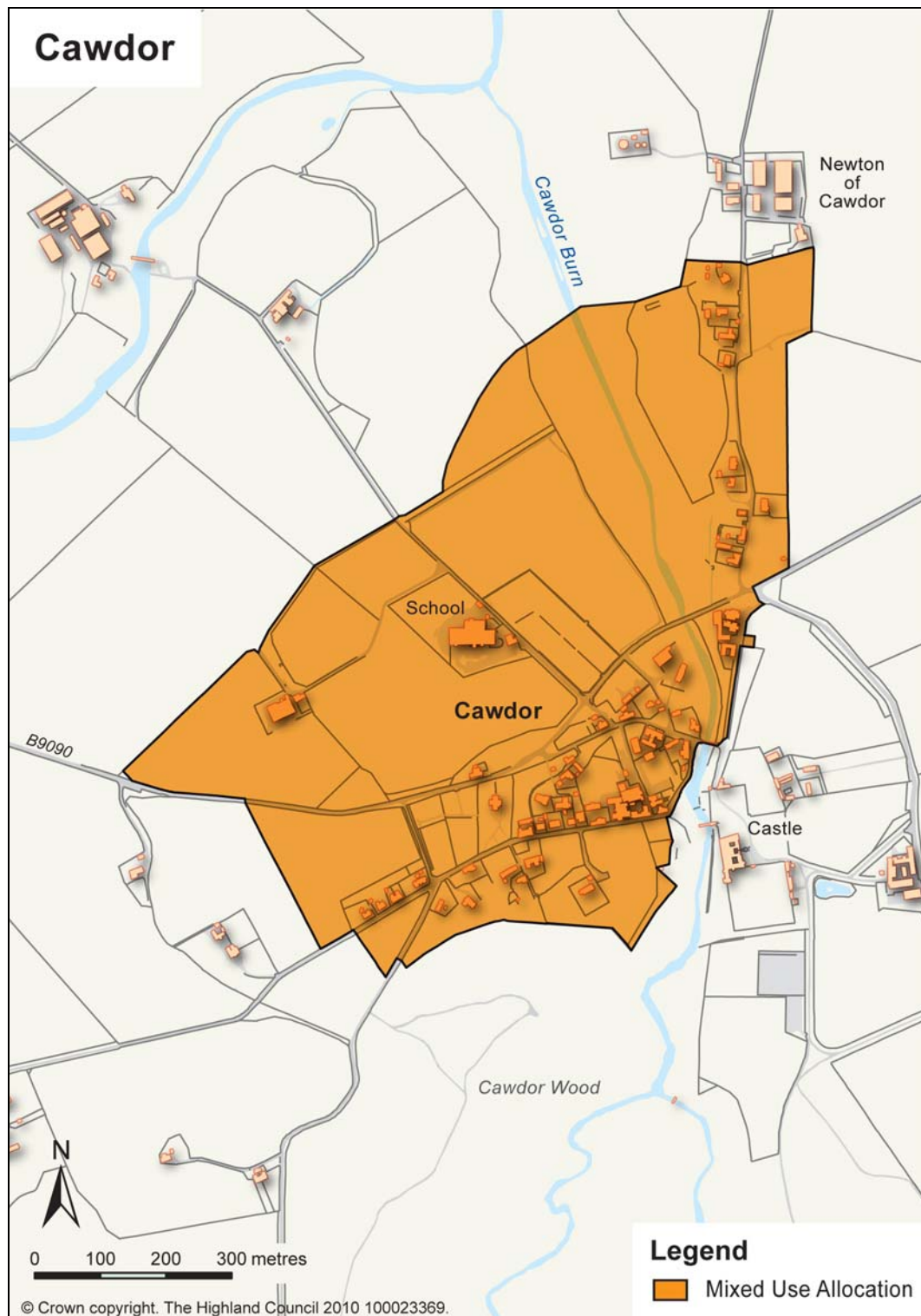
- show the Milton of Connage site coloured brown, thus defining it as a residential allocation; and
- identify the Milton of Connage site by name, to distinguish it from the other residential allocations.

As Modified diagram



Proposed Plan version

Map 12: Cawdor Expansion

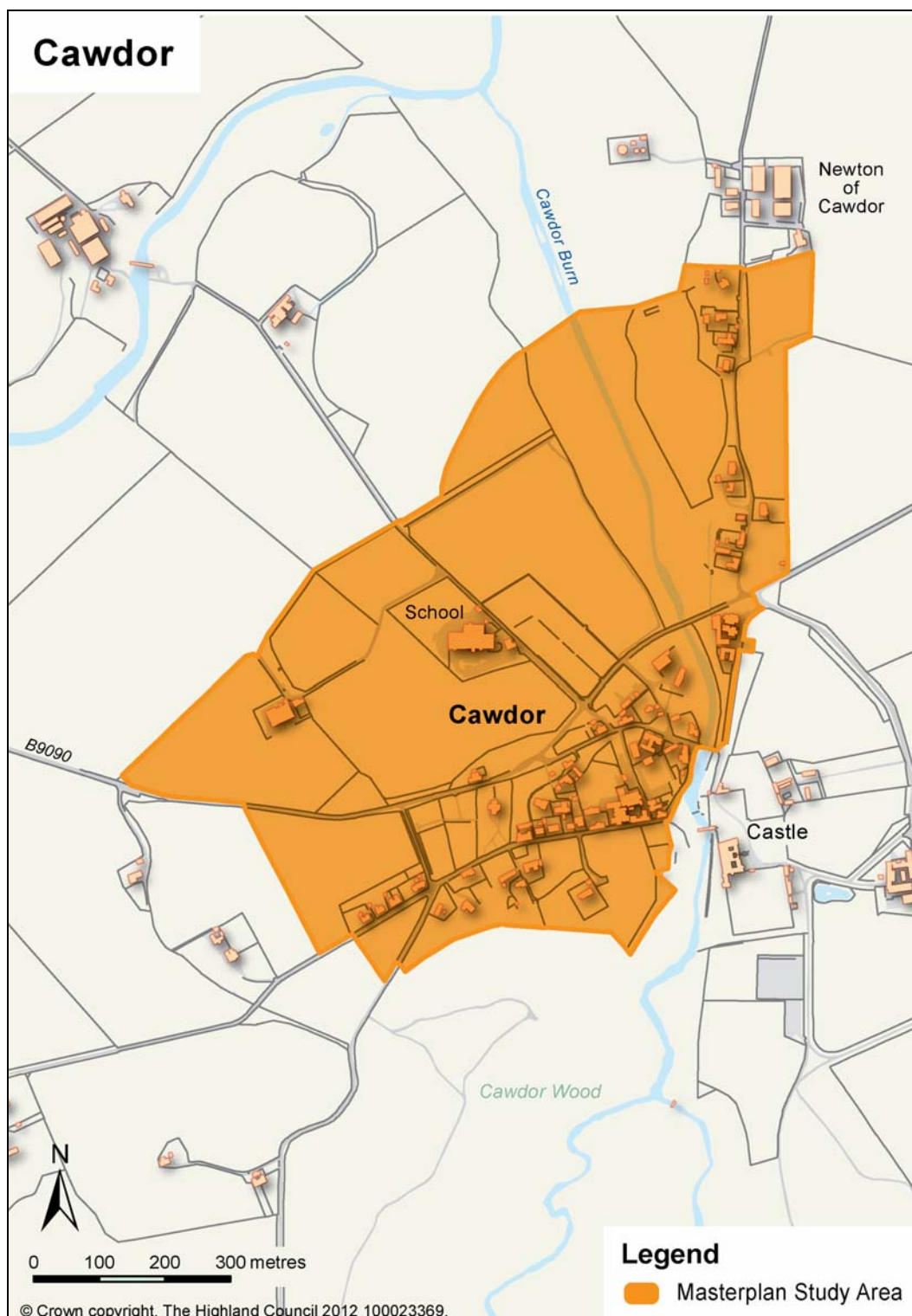


Examination Report – Recommended Modifications

On Map 13 –

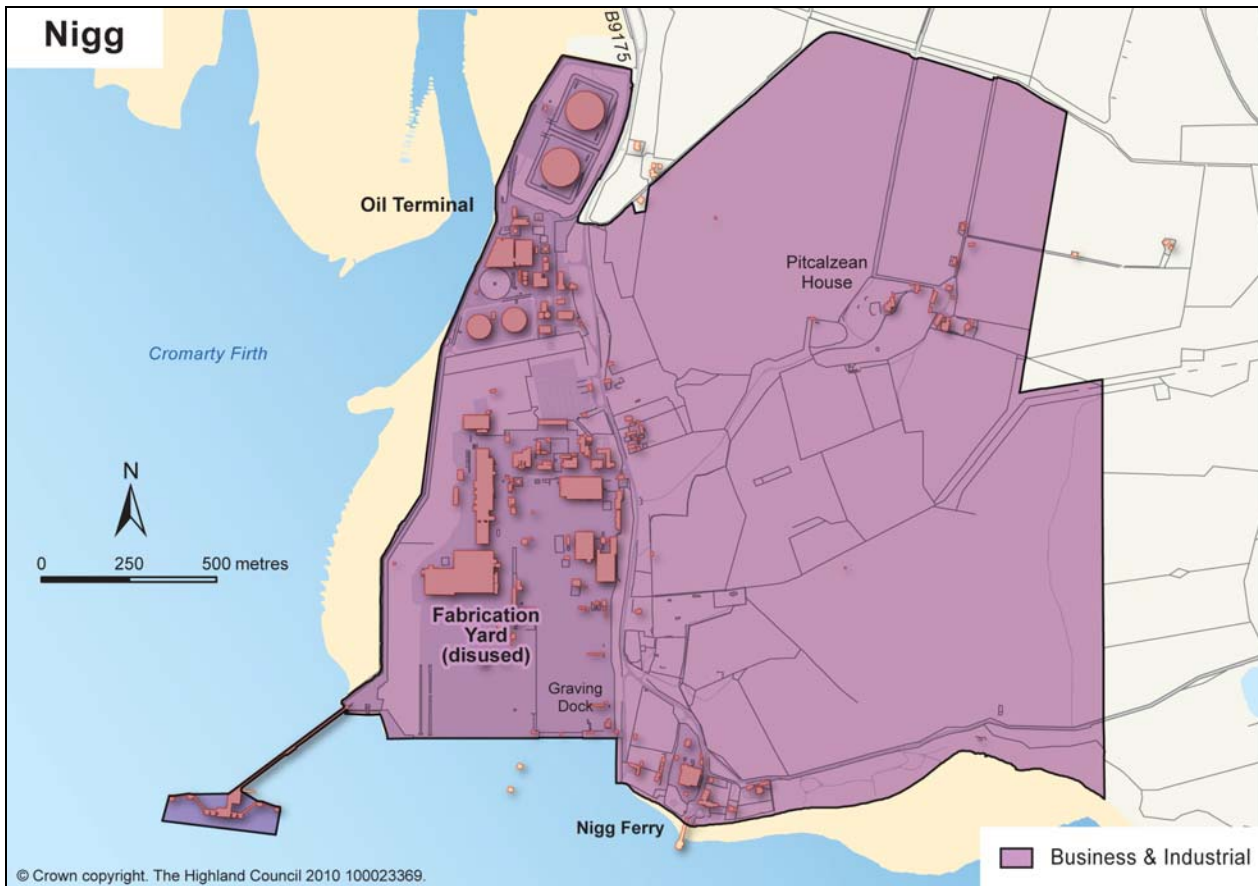
- delete from the legend Mixed Use Allocation and put instead Masterplan Study Area.

As Modified diagram



Proposed Plan version

Map 13: Nigg Development Masterplan Area

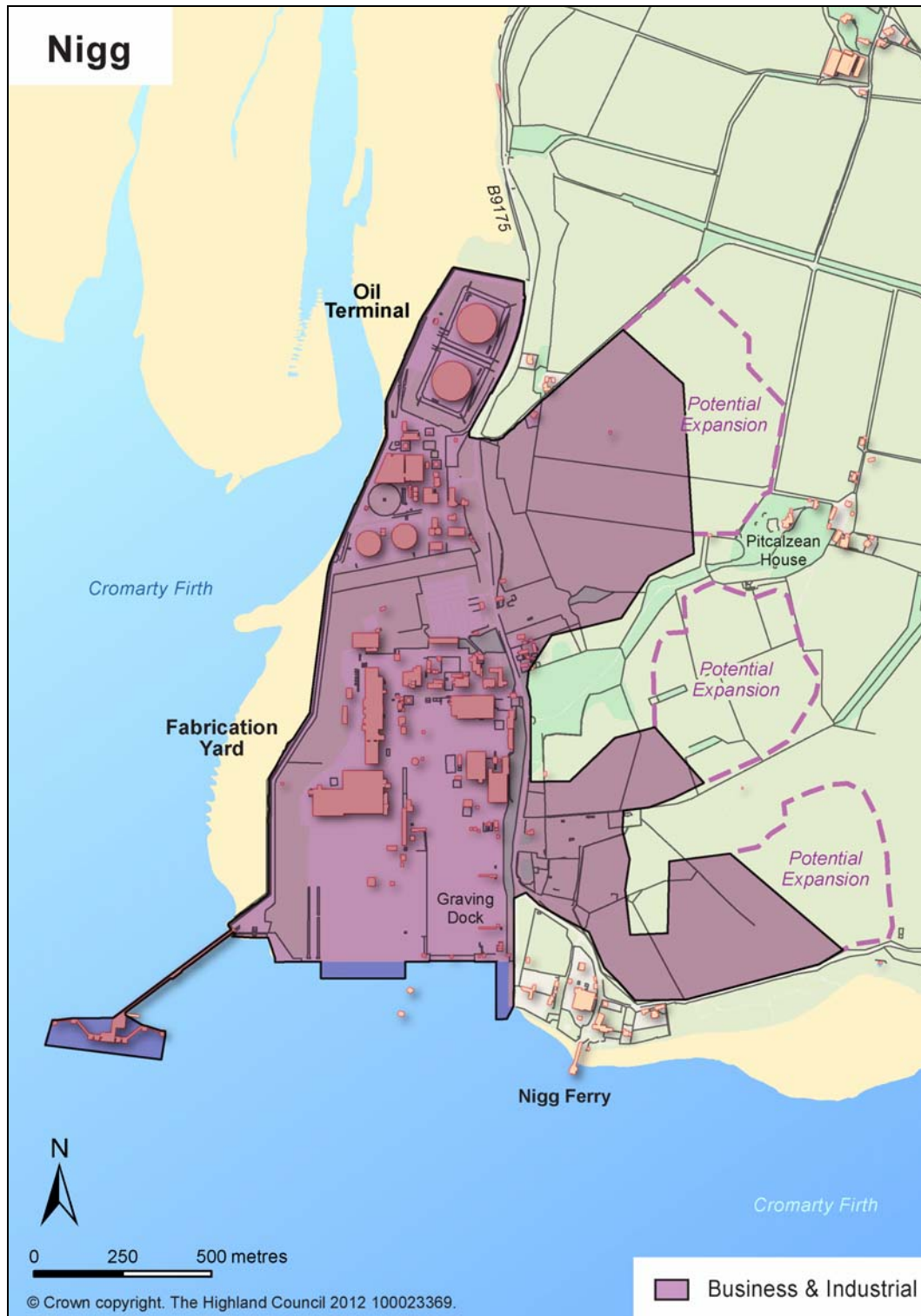


Examination Report – Recommended Modifications

Alter Map 14: Nigg Development Master Plan Area as follows -

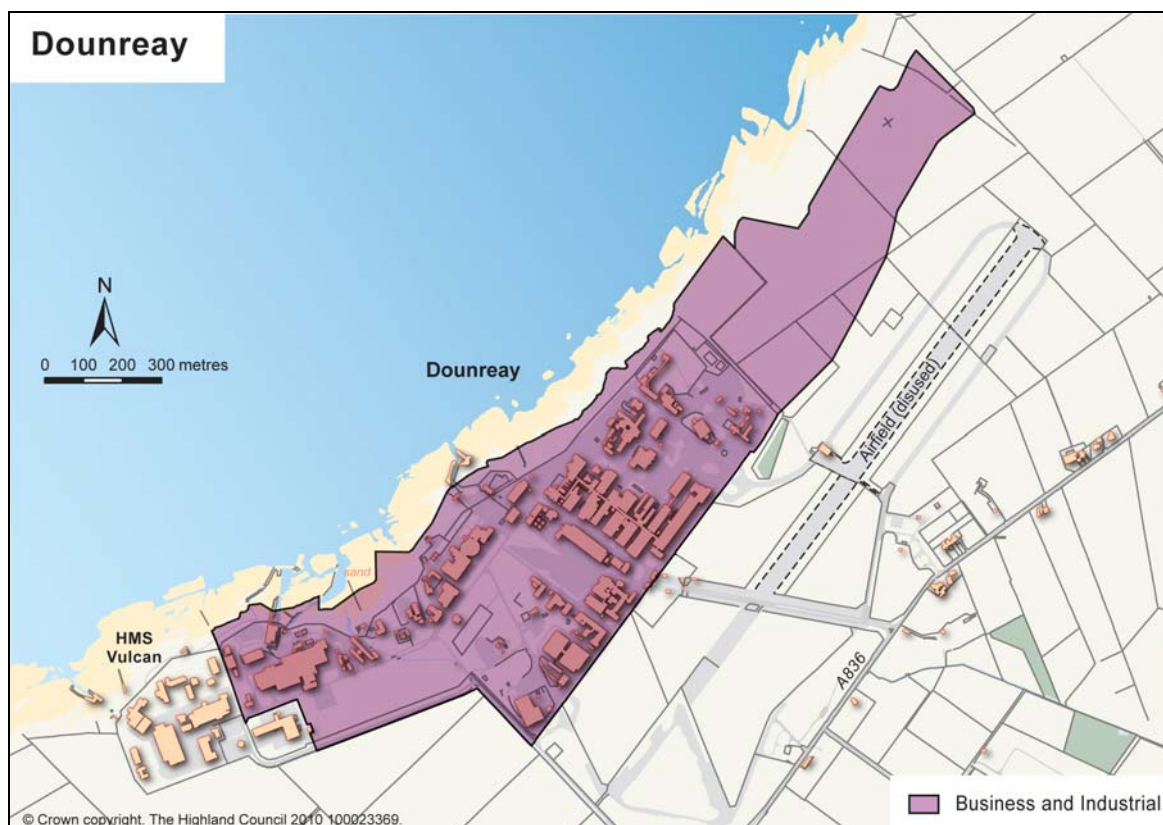
- Redraw the boundary of the area designated “Business & Industrial” so that the designated area is restricted generally to the oil terminal, the disused fabrication yard and the areas designated “Platform A” and “Platform B” in figure 6.2 of the Nigg Development Master Plan – Final Report of September 2009. The three “Potential Expansion” areas and the tree-planting areas identified on figure 6.2 may also be shown on Map 14.

As Modified diagram



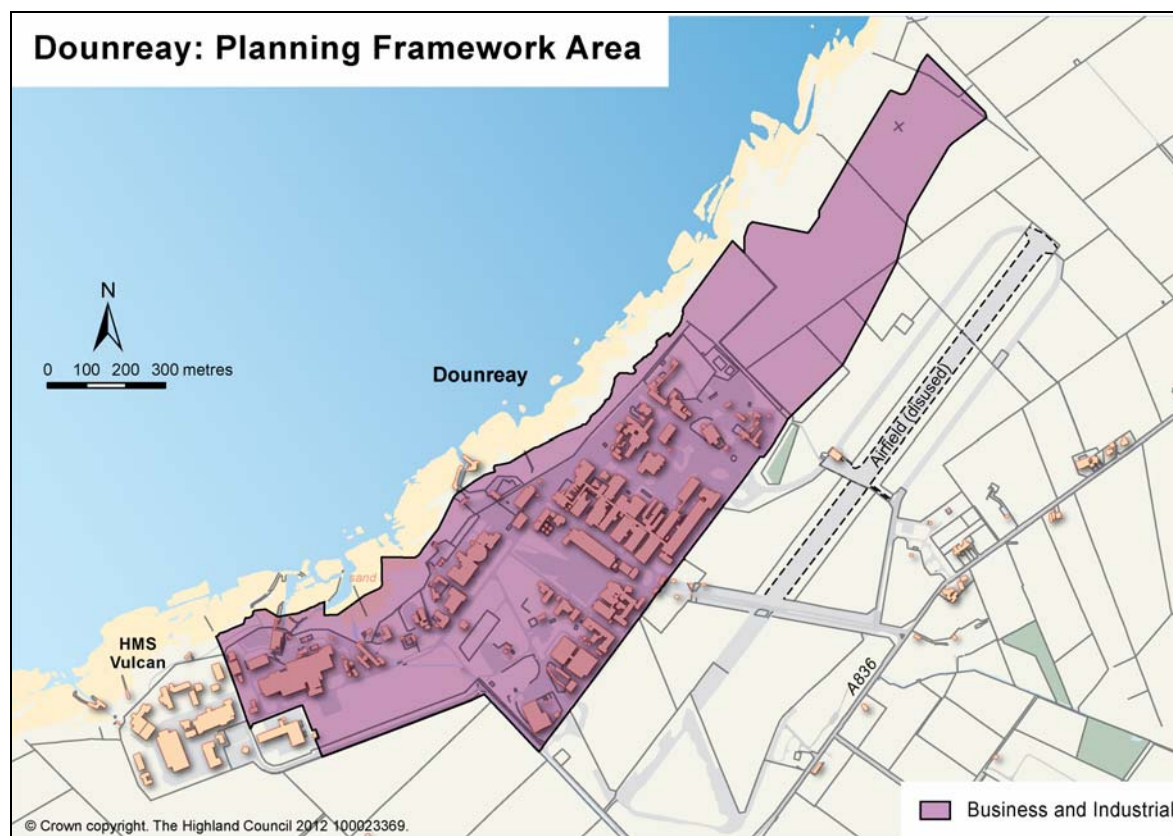
Proposed Plan version

Map 14: Dounreay



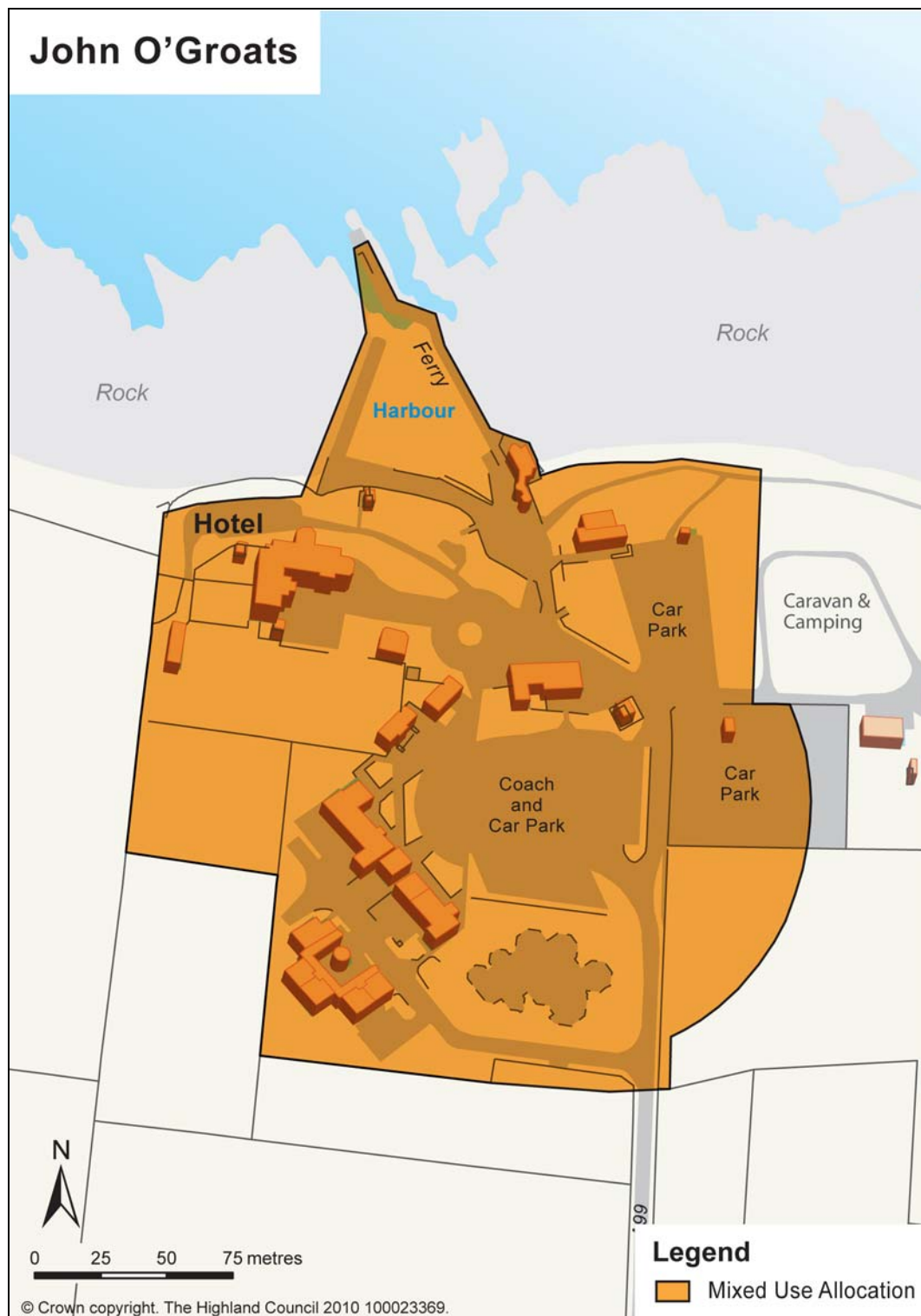
Title modification to reflect the focus of the associated policy.

As Modified diagram



Proposed Plan version

Map 15: John O'Groats: Masterplan

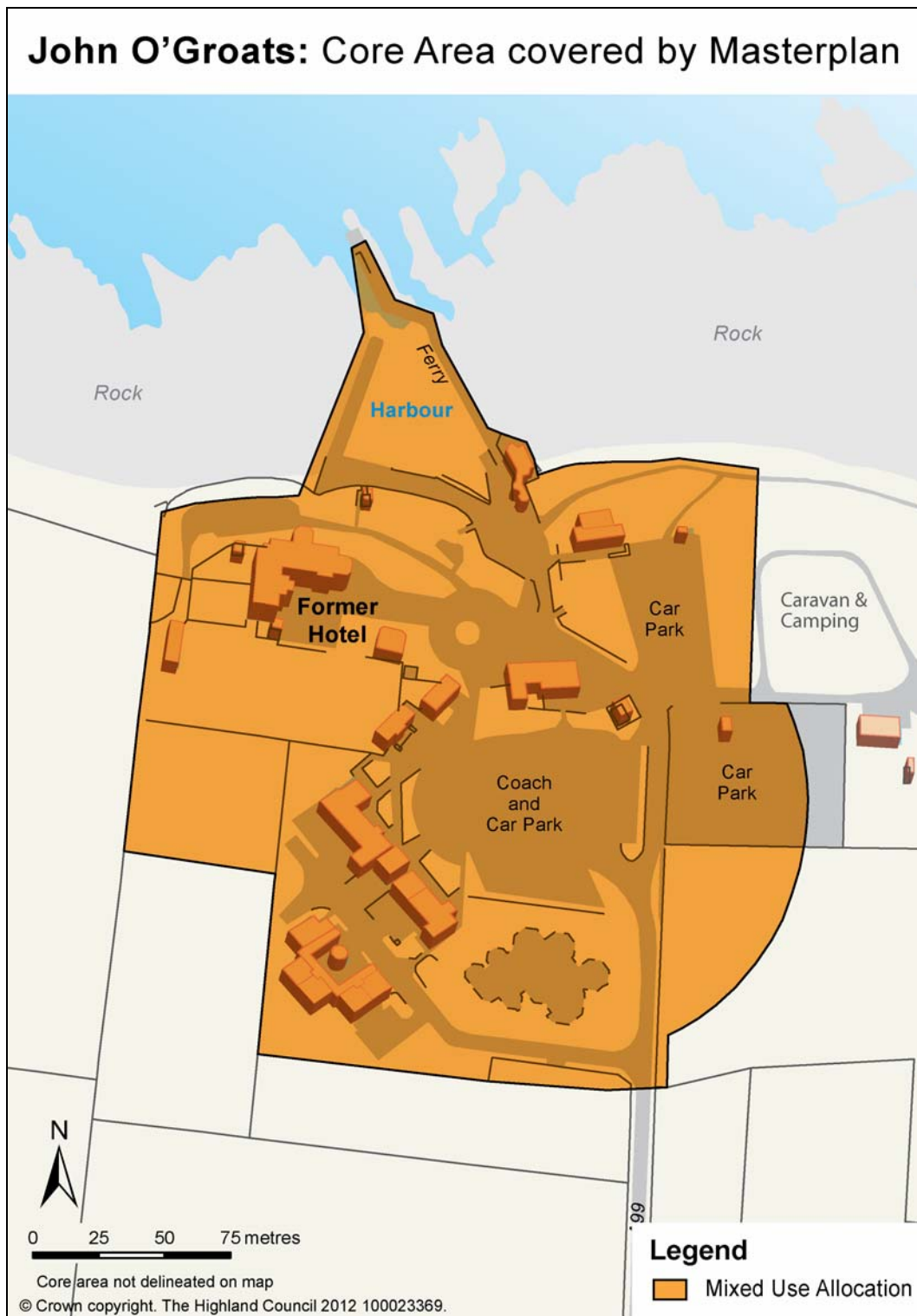


Examination Report – Recommended Modifications

In Map 15 -

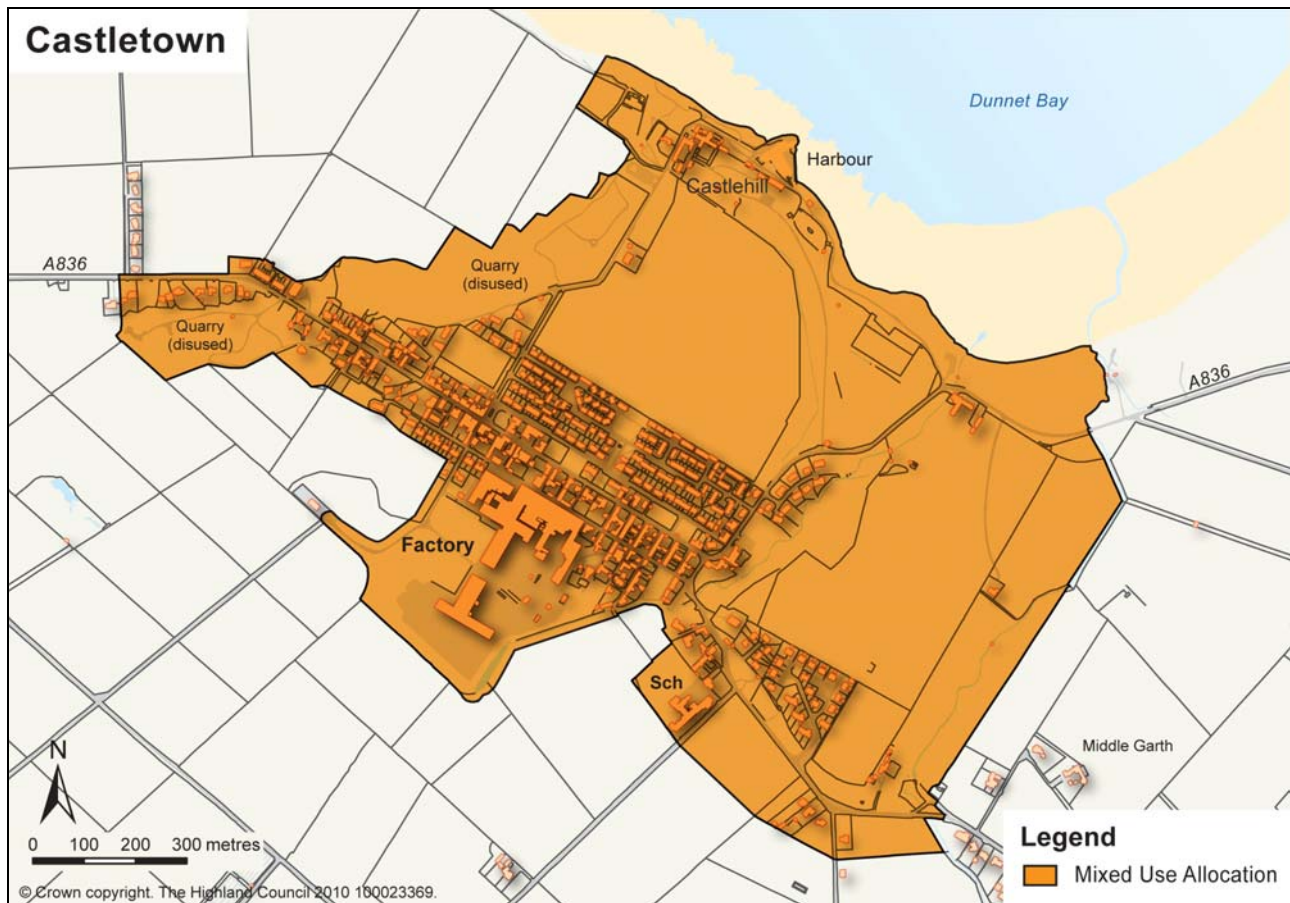
- The title of the map should be modified to “John O'Groats: Core Area covered by Masterplan”.

As Modified diagram



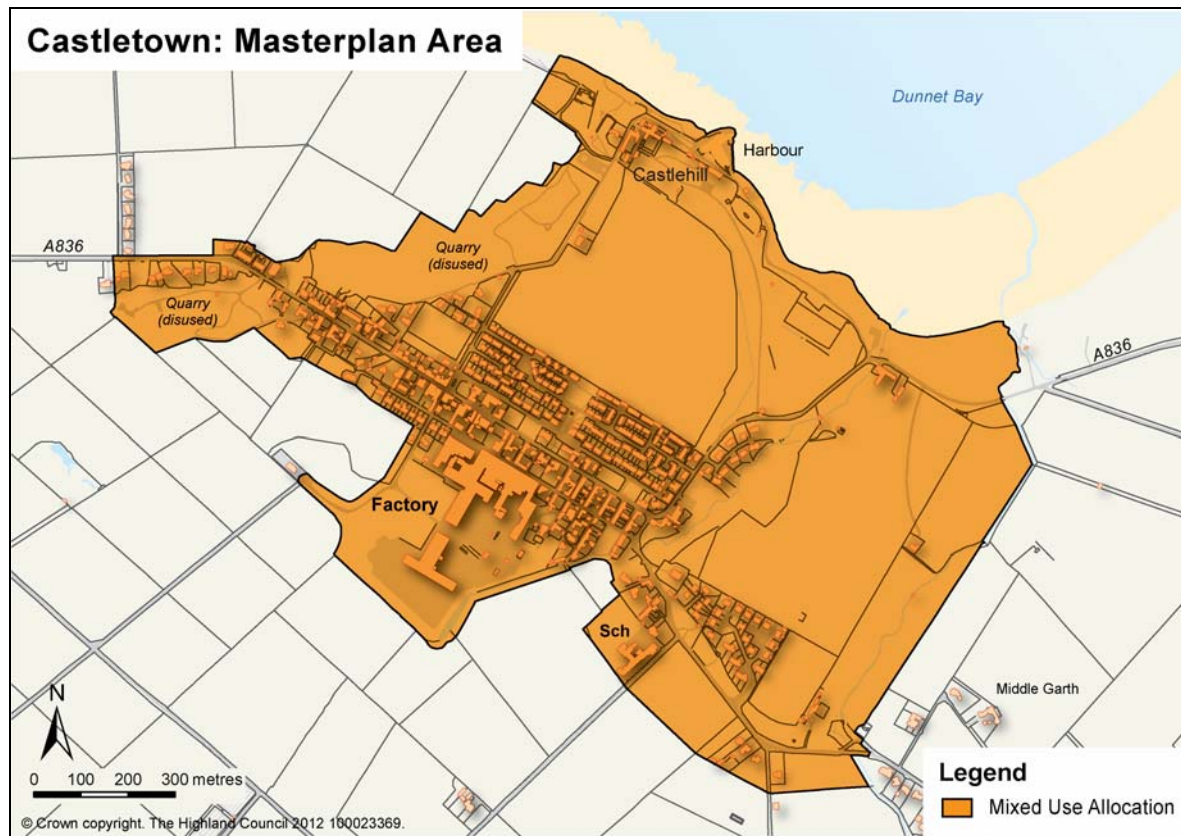
Proposed Plan version

Map 16: Castletown Masterplan



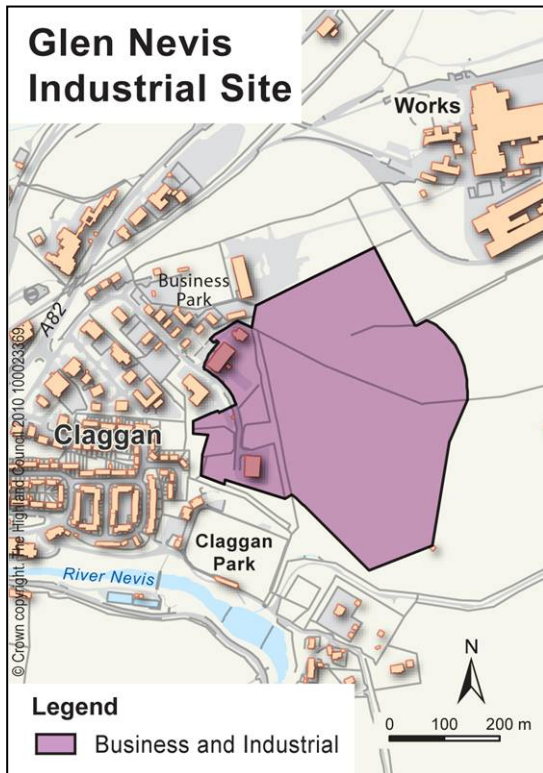
Title modification to reflect the focus of the associated policy.

As Modified diagram



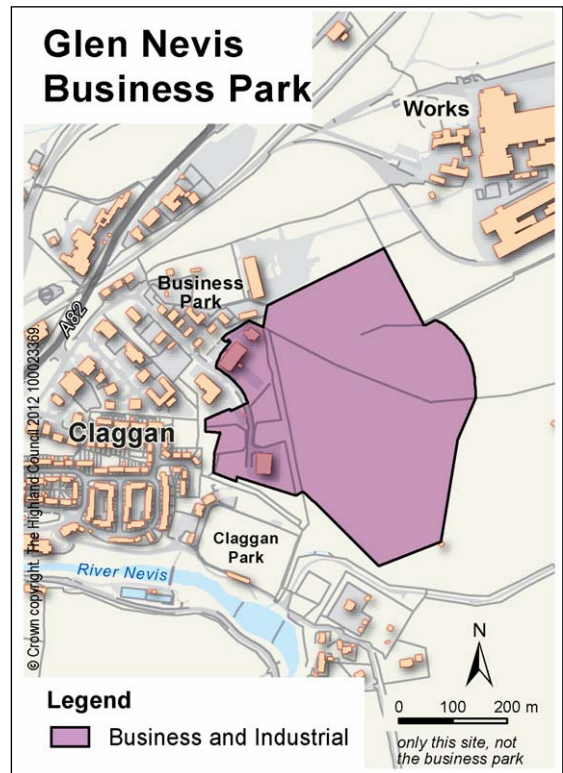
Proposed Plan version

Map 19: Glen Nevis Industrial



As Modified diagram

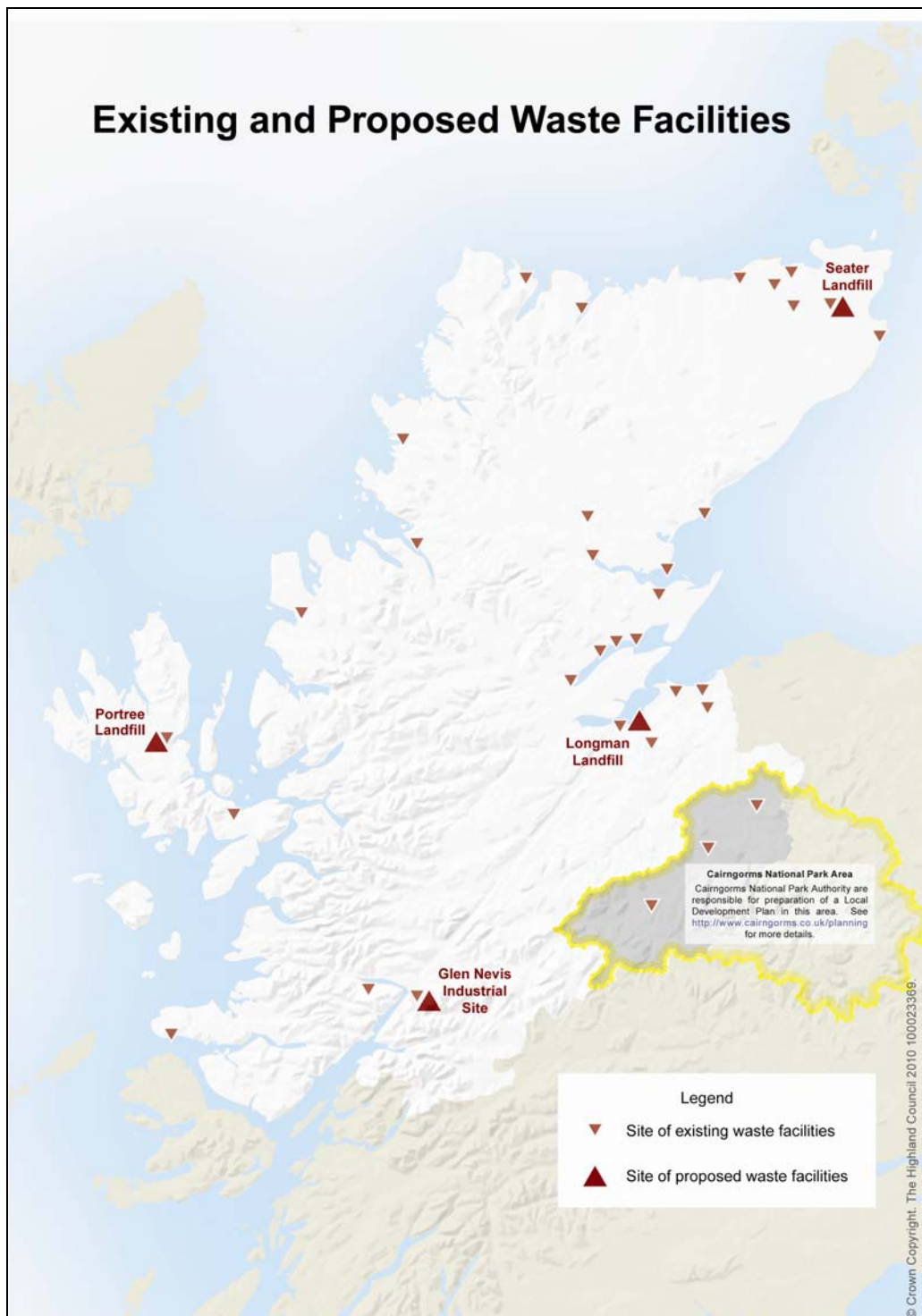
Map 18: Glen Nevis Business Park



Examination Report

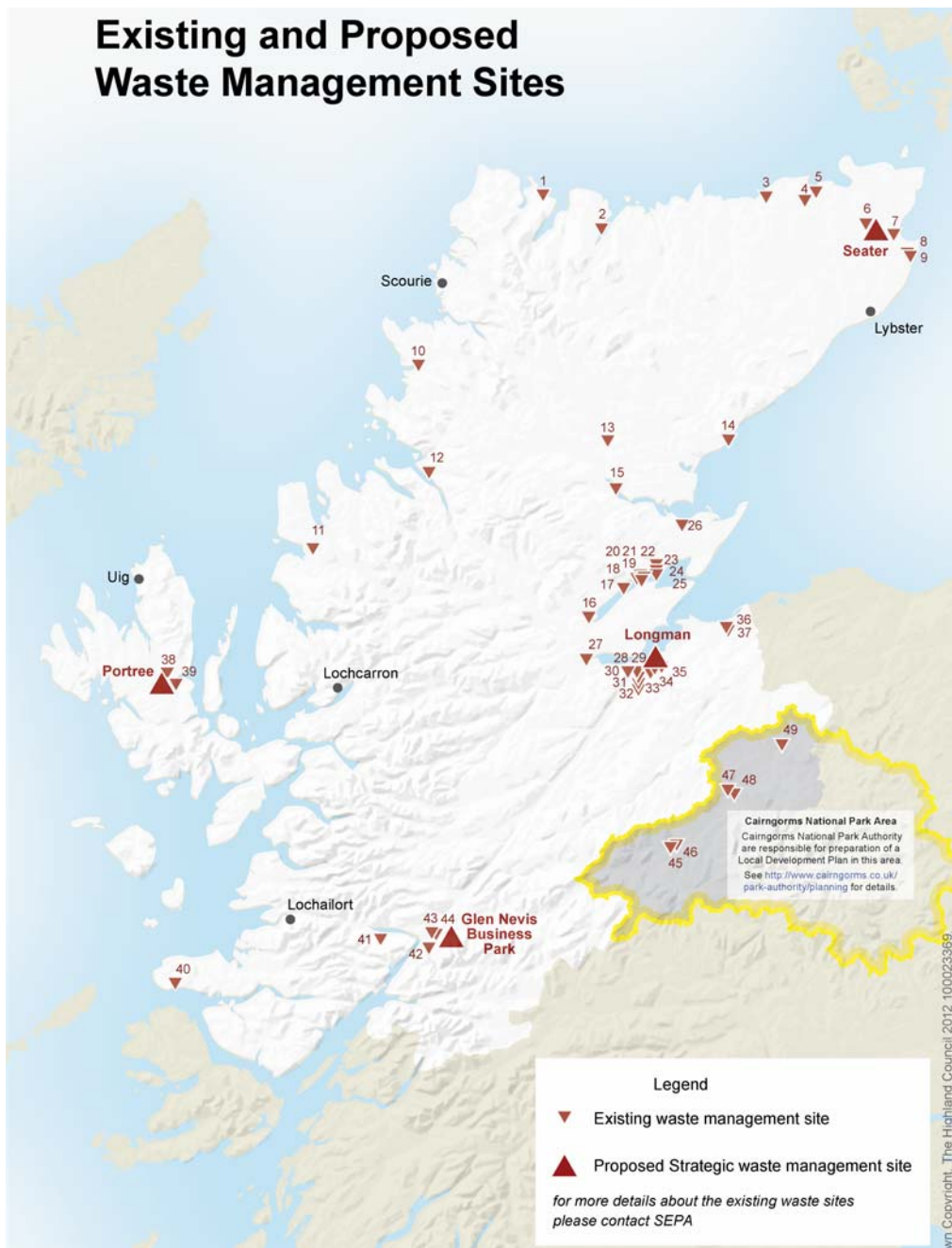
As a footnote the Reporters noted that –

- “the Glen Nevis Business Park has not been given its correct title in policy 71, in map 19 and in the text below map 19.”

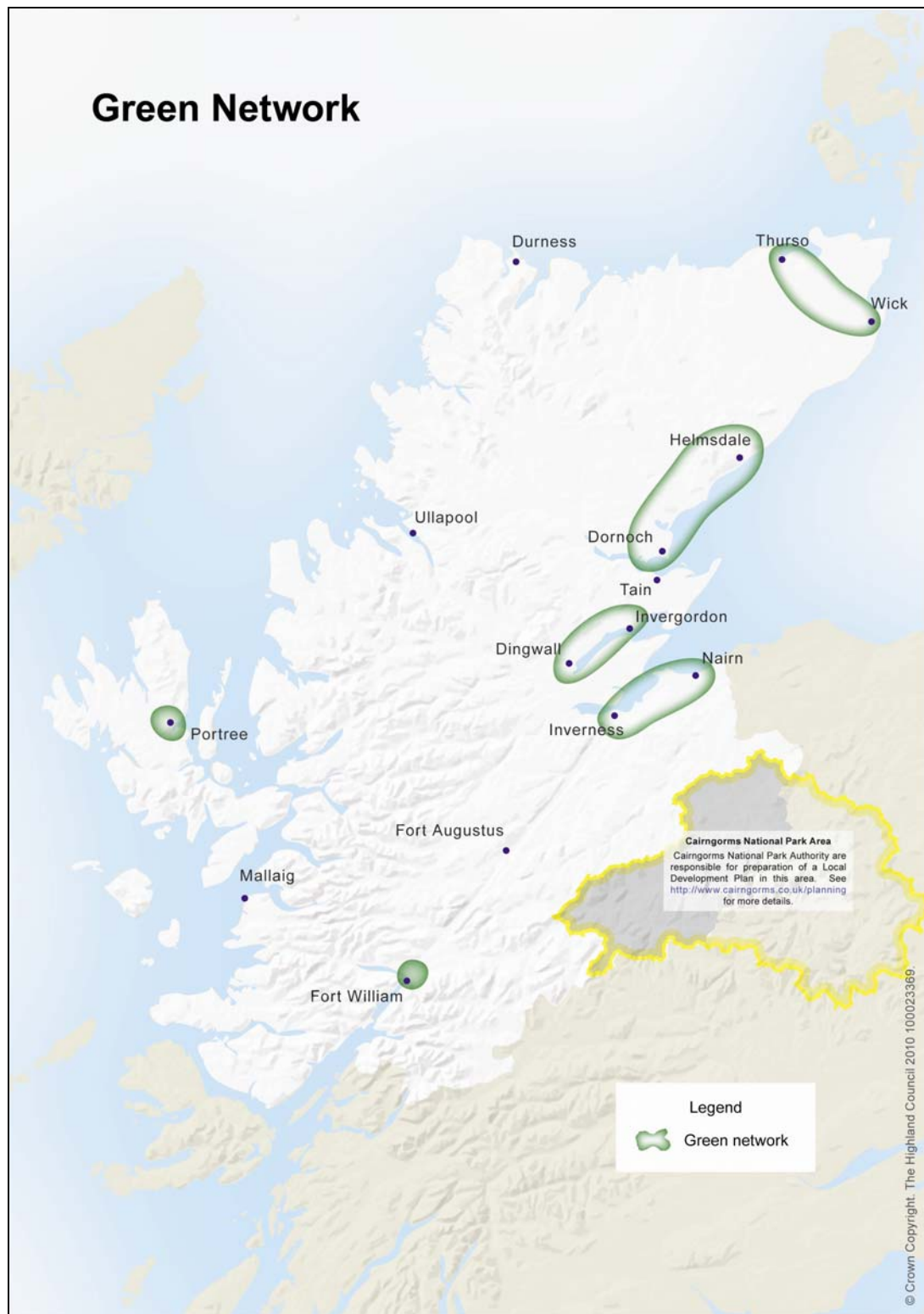
Proposed Plan version**Figure 9: Location of Existing and Proposed Waste Facilities in Highland****Examination Report – Recommended Modifications****On figure 9 -**

- *change the title to “Existing and Proposed Waste Management Sites”;*
- *in the legend, delete “Site of existing waste facilities” and put instead “Existing waste management site”; and*
- *in the legend, delete “Site of proposed waste facilities” and put instead “Proposed strategic waste management site”.*
- *identify every site by name (as is already the case for the four strategic waste management sites) or by number (if each site has a numerical reference which will be meaningful to plan users).*

As Modified diagram



Civic amenity 1 Durness 4 Janetstown 9 Wick Airport 15 Bonar Bridge 21 Alness 26 Tain 31 Inverness 37 Nairn 39 Portree inc Metal RC 42 Fort William 49 Grantown on Spey Civic amenity/Landfill (closed) 11 Gairloch 38 Portree Former Landfill Landfill/Civic Amenity 6 Seater inc Composting 41 Duisky 47 Granish Landfill 7 Skitten by Wick	Civic amenity/Transfer Station 2 Tongue 10 Lochinver 12 Ullapool 13 Lairg Station 14 Brora 45 Kingussie Metal Recycler 27 Highland Clearance, Muir of Ord Metal Recycler/Transfer Station 5 Speedy, Thurso 18 J Lawrie, Evanton 29 R Finnie, Inverness 30 HQC, Inverness 46 J Williamson, Kingussie Other Treatment 3 Downreay 20 ILM, Alness 25 ISIS, Invergordon	Transfer Station 8 Wick Ind. Estate 16 Scottish Water TS, Dornoch 19 Shanks, Evanton 22 P Munro, Alness 23 Highland Waste, Invergordon 24 Fidge/Freezer TS, Invergordon 28 Cannon Hygiene TS, Inverness 32 Inverness Longman 33 Stoneyhill, Inverness 34 Pat Munro, TS, Inverness 35 WM Munro T.S., Inverness 36 PHS Ltd TS, Nairn 40 HC Kilchoan TS 43 HC Fridge/Freezer Storage TS, Fort William 44 Scottish Water TS Fort William Area Depot 48 Granish Recycling Ctr/TS, Aviemore 17 Wm Munro, Composting & TS, Evanton Ind Est
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Proposed Plan version**Figure 10: Areas where *Green Networks* will be identified in Highland****Examination Report**

In the Reporters conclusions that objection had requested an extension of the study area included in Figure 10 within which green networks are to be identified in the first instance.

The Council has as a consequence made a modification to the extent of the Green Network

As Modified diagram

