

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
-------	---------------------------	----------------------------	------------------------	---------------------------------------

Caithness and Sutherland Local Development Plan (CaSPlan) – List of Modifications

This is the version as recommended to Full Council on 28 June 2018.

Please note that after Full Council's consideration the following minor amendments will be made to the version of CaSPlan accompanying this list and this list updated accordingly:

- *a Foreword will be added where indicated in the Plan;*
- *paragraph numbering may be further adjusted throughout the Plan;*
- *pagination may be adjusted to ease reading/use of the Plan.*

All settlements	N/A		<p>Council Change – Table captions removed as only required for consultation purposes.</p> <p>Council Change – Comment boxes for strategy and placemaking priorities removed as only required for consultation purposes.</p> <p>Council Change – Improved aerial photography and labels used for Economic Development Areas and Growing Settlements.</p> <p>Council Change – Ratio scales replaced with bar scales on settlement maps and aerial photos for ease of use.</p>	<p>Various</p> <p>Various</p> <p>Various</p> <p>Various</p>
Appendix 1	N/A		Site referencing (numbers/names) updated	Pages

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>read: "...The housing supply target is a policy view of the number of homes that the Council estimates is required over the period covered by the Plan. It takes into the account the 2015 Housing Need and Demand Assessment, the Monitoring Statement (including the Addendum: Housing Background Paper) and wider economic and social factors. The target is founded on an approach of continued economic growth, which is the approach the Council has chosen to follow in its local development plans and is described in the 2015 Highland-wide Local Development Plan Main Issues Report as the 'high' scenario. The approach takes into account the high growth projections set out in the 2015 Housing Need and Demand Assessment. On this basis, the housing supply target for the next 20 years across the Plan area is 1140 houses (530 in Caithness and 610 in Sutherland). ...The Council's reasons for adopting the continued economic growth approach are: - Additional new housing is required, despite an expected fall in population, in order to meet the demand generated by</p>			

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>falling household sizes, and to eradicate the backlog of affordable housing need (predominantly in Sutherland).</p> <ul style="list-style-type: none"> - The approach is closely aligned to the objectives of the Council and its Community Planning Partners, which seek to realise the area's economic potential, including the delivery of market and affordable housing. - The nature of the area's economy is changing, with several emerging growth industries being identified. In particular, the waters around Caithness and north Sutherland have significant offshore renewable energy generation potential, and there are positive signs of increasing activity in the sector, with a number of developments proceeding. Additionally, the area's remoteness means that it has potential for various scales of location sensitive development, such as the nuclear energy development at Dounreay, which has reshaped the local economy over the last 60 years. Also a delay is now expected in the substantial decline of Dounreay dependent jobs because the decommissioning timescales for reaching the Interim End State have been extended 			

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>to 2030-2033.</p> <ul style="list-style-type: none"> - The continuing diversification of the area's economy is sought. Growing the tourism industry is a key objective both regionally and nationally. It is an under developed asset which could generate significant numbers of jobs. Initiatives such as the North Coast 500 and Venture North are helping to promote and co-ordinate tourism in the north of Highland area, and there is potential for various scales of tourism/leisure development in more rural areas. - Growing these sectors would bring new investment and job opportunities which could have significant effects on retaining young people and helping to reverse population decline. - The housing supply target equates to an average of 57 house completions across the Plan area each year between 2016 and 2035, but the actual annual house completion rates in recent years have been typically well above that number." <p>3. Under the Growing Communities (Housing Land Supply) section of the Strategy and Policies, page 6, delete paragraph 20, and replace it with 2 new</p>		<p>Change as per Reporter Recommendation</p>	<p>Page 7, paras</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>paragraphs (appropriately numbered) to read:</p> <p>"...The housing land requirement ensures that a generous supply of land for housing is provided. The Council has set the requirement at 1368 houses (636 in Caithness, and 732 in Sutherland). It has been obtained by increasing the housing supply target figure by 20%, which is at the top end of the 10-20% range referred to in Scottish Planning Policy. The Council has applied a 20% increase in order to add a suitable level of flexibility to the housing land supply in this large, rural Plan area, and to allow an appropriate range of development opportunities to be spread across the Settlement Development Areas.</p> <p>...The table below shows the Housing Supply Targets (separated into affordable and market sector housing) and the Housing Land Requirements. With regard to affordable housing provision, the Highland-wide Local Development Plan contains the affordable housing policy and our overall development plan policy framework provides the means for considering the merits of any particular proposals that come forward, be they sites</p>			22 – 23

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>allocated for housing or not.” (Insert Housing Land Requirements table as set out at paragraph 20 of the Modified Proposed Plan [and in attachments 1 and 2 of the planning authority’s response to FIR 03])”</p> <p>4. Under the Growing Communities (Housing Land Supply) section of the Strategy and Policies, page 6, delete paragraph 22, and replace it with 3 new paragraphs (appropriately numbered) to read:</p> <p>“...The Plan contains a generous housing land supply in total and for each Housing Market Area. Based on the indicative housing capacities for each site (shown in the Settlement sections) the total land allocated for housing units is 1616 (Caithness 888 and Sutherland 728). The main reasons for this level of housing land supply, particularly in Caithness, are:</p> <ul style="list-style-type: none"> - Many larger housing sites already have planning permission and on some of these developments have either stopped or are progressing very slowly. As the permissions are live, and to ensure the effective planning of settlement expansion areas in bringing forward a variety of uses 		Change as per Reporter Recommendation	Page 8, paras 25 – 27

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>and delivering infrastructure improvements, it is important to allocate them for development, phased where appropriate.</p> <ul style="list-style-type: none"> - The Council has allocated many brownfield opportunities to help promote regeneration and bring vacant and derelict sites back into use. They often have prominent locations and their redevelopment can have wide ranging positive impacts on the settlement. To encourage their redevelopment, and because their regeneration is a priority, the Council has been flexible in the list of acceptable uses. - The rural nature of the area means that due to viability and the need for choice, a greater selection of sites is necessary to ensure that an effective supply is identified. It is essential that the key settlements are supported and strengthened to be more sustainable. This helps to ensure that housing demand is met and supports young people, families, and the elderly to remain in the area. <p>...However, not all houses will be built on land allocated for housing. Where housing is built on land which is not allocated, it is referred to as 'windfall' housing</p>			

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>development. The Monitoring Statement indicates that out of 2111 house completions from 2000 to September 2013, 63% of all completions were effectively windfall. It also showed that the windfall rate varied across the Plan area. The majority of development has been in broadly sustainable locations, with the majority of completions in Thurso (74%) and Wick (62%) being on allocated sites, and a significant proportion being on non-allocated land in Settlement Development Areas.</p> <p>...The Council is now renewing its focus on tightening up housing development in the countryside, and is considering a new approach as part of the Highland-wide Local Development Plan review. It promotes a proactive approach to the delivery of allocated housing sites, and to this end is setting up a 'Delivering Development Forum', and has established the 'Highland Housing Hub'. The former will support the delivery of development and infrastructure, the latter helps to better co-ordinate housing investment opportunities, making best use of Council assets and opening up sites for housing</p>			

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>development. While the new approach may mean that the contribution to the housing land requirement from 'windfall' development could decrease over time, it is likely to continue to have an ongoing important role in the development of the area and the number of housing completions achieved annually. This is particularly so when account is taken of the remote, rural character of the Plan area, and the absence of significant volume house building pressures."</p> <p><u>Policy 1: Town Centres First</u></p> <p>5. Under the Policy 1: Town Centres First section of the Strategy and Policies, page 11, adjust the 1st sentence of the 3rd paragraph of the Policy to read: "...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..."</p> <p>6. Under the Policy 1: Town Centres First section of the Strategy and Policies, page 10, insert a new paragraph (appropriately numbered) between paragraphs 38 and 39 to read:</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 13</p> <p>Page 12, para 43</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>“...For those settlements with town centre boundaries defined on the maps in the Settlements section, the Council intends to undertake town centre health checks, and use their findings to develop town centre strategies which deliver improvements. The health checks and strategies will be used as a baseline for future monitoring and updating. The Council also intends to use the health checks and strategies to provide further information and guidance, including the spatial elements of the town centre strategies, in Supplementary Guidance.”</p> <p>7. Under the Policy 1: Town Centres First section of the Strategy and Policies, page 11, add a new paragraph between the 4th and 5th paragraphs of the Policy to read:</p> <p>“The Council intends to undertake health checks and develop town centre strategies for the defined town centres of Brora, Dornoch, Golspie, Thurso and Wick, and to use these to provide further information and guidance, including the spatial elements of the town centre strategies, in Supplementary Guidance.”</p>		Change as per Reporter Recommendation	Page 13

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>N/A</p> <p><u>Policy 3: Growing Settlements</u> 8. Under the Policy 3: Growing Settlements section of the Strategy and Policies, page 11, adjust the 6th bullet point of the Policy to read: “...would not result in an adverse impact on any other important heritage feature (including natural or built), important public viewpoint/vista or open space.”</p>		<p>Council Change – Title amended to ‘Policy 1: Town Centre First’ on pages 10 and 11 for consistency within the Plan and with other local development plans which the Highland Council are currently preparing (minor change as per Schedule 4) .</p> <p>Change as per Reporter Recommendation</p>	<p>Pages 11 and 13</p> <p>Page 16</p>
04 Employment	1. Under the Employment section of the Strategy and Policies, page 15, adjust the 4th sentence of paragraph 55 to read: “...Communities are encouraged to work together to formulate a tourism plan for their own area that makes the most of their natural and cultural heritage and complements the CaSPlan Vision.”	59	Change as per Reporter Recommendation	Page 17, para 60

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>A9, Network Rail's enhancements to the Far North Line, and measures addressing the challenges in the provision of public transport."</p> <p>5. Under the Connectivity and Transport section of the Strategy and Policies, page 17, adjust the 1st sentence of the 3rd bullet point of paragraph 69 to read: "...Promoting active travel opportunities, particularly between settlements such as Brora and Golspie, and within Thurso and Wick..."</p>		Change as per Reporter Recommendation	Page 20, para 73
06 Environment and Heritage	<p><u>Climate Change</u></p> <p>1. Under the Environment and Heritage section of the Strategy and Policies, page 19, adjust paragraph 81 so that it reads: "The area also has a substantial renewable energy resource, with onshore wind and hydro energy sectors well established and offshore and marine energy developments currently emerging."</p>	76	Change as per Reporter Recommendation	Page 22, para 85
07 Castletown	<p><u>CT01 Land North of Harland Road</u></p> <p>1. Under the Castletown section of the Caithness Settlements, page 24, delete from the Settlement Map the 2 site accesses shown for CT01.</p> <p><u>CT02 Castlehill Steading and CT06 Land</u></p>	102	Change as per Reporter Recommendation	Page 27

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p><u>at Shelley Hill</u> 2. Under the Castletown section of the Caithness Settlements, pages 25-26, divide CT02 and the northern part of CT06 into 2 allocations, each reading: "Site ref: Castlehill Steading and adjoining land Use: Mixed Use (Housing, Business, Tourism) Area (ha): 3 Indicative Housing Capacity: 69 Developer Requirements: Development in accordance with planning permission 16/00927/FUL including carrying out a Programme of Archaeological Work; Tree Protection and Management Plan; Protected species walkover survey; Waste Management Plan; Flood Risk Assessment (no development in areas shown to be at risk of flooding); Deliver or fund section of tree lined boulevard connection between Traill Street and Castlehill which lies within the boundary of the allocation. Site Ref: Former Castlehill House site Use: Mixed Use (Business, Tourism) Area (ha): 2.3 Developer Requirements: Flood Risk</p>		Change as per Reporter Recommendation	Page 28 (CT02, CT03)

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>Assessment (no development in areas shown to be at risk of flooding); Programme of Archaeological Work; Tree Protection and Management Plan; Protected species walkover survey; Waste Management Plan.”</p> <p>3. Under the Castletown section of the Caithness Settlements (Settlement Map), page 24, divide CT02 and the northern part of CT06 into 2 allocations – Castlehill Steading and adjoining land, and Former Castlehill House site – as shown on the map which sets out the planning authority's proposed changes to CT02 and CT06 (part of Attachment 1), enclosed with the planning authority's response to FIR 05.</p> <p>4. Under the Castletown section of the Caithness Settlements (Settlement Map), page 24, move the site access into the new CT02 (Castlehill Steading and adjoining land) allocation, to the position shown on the map which sets out the planning authority's proposed changes to CT02 and CT06 (part of Attachment 1), enclosed with the planning authority's response to FIR 05.</p> <p>5. Under the Castletown section of the Caithness Settlements (Settlement Map),</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 27 (CT02, CT03)</p> <p>Page 27</p> <p>Page 27</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>page 24, adjust the boundaries of the new CT02 (Castlehill Steading and adjoining land) allocation by removing the Heritage Centre from the western edge as shown on the map which sets out the planning authority's proposed changes to CT02 and CT06 (part of Attachment 1), enclosed with the planning authority's response to FIR 05.</p> <p>6. Under the Castletown section of the Caithness Settlements (Settlement Map), page 24, adjust the boundaries of the new CT02 (Castlehill Steading and adjoining land) allocation by extending the southern and eastern edges to match the boundaries for planning permission 16/00927/FUL (and planning permission 11/00403/FUL), all as shown on the map setting out the planning authority's proposed changes to CT02 and CT06 (part of Attachment 1), enclosed with the planning authority's response to FIR 05.</p> <p>7. Under the Castletown section of the Caithness Settlements, page 25-26, divide the remainder of CT06 into 2 sites – an allocation (North of Mackay Street) and a long term opportunity (Land at Shelley Hill) – each reading:</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 27</p> <p>Pages 29, 31 (CT07, CT10)</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>“Site ref: North of Mackay Street Use: Mixed Use (Housing, Community) Area (ha): 1.4 Indicative Housing Capacity: 30 Developer Requirements: Deliver or fund section of tree lined boulevard connection between Traill Street and Castlehill which lies within the boundary of the allocation. Site ref: Land at Shelley Hill Use: Long term mixed use Area (ha): 3.3 Developer Requirements: This identified as a ‘Long Term Site.’ These sites indicate the likely preferred direction for growth beyond the Plan period. They are not being invited for development within this Plan period and therefore Developer Requirements have not been identified in this Plan. More information about Long Term Sites is provided in the Glossary.”</p> <p>8. Under the Castletown section of the Caithness Settlements (Settlement Map), page 24, divide the remainder of CT06 into 2 sites – an allocation (North of Mackay Street) and a long term opportunity (Land at Shelley Hill) – as shown on the map which sets out the planning authority's proposed changes to CT02 and CT06 (part</p>		<p>Change as per Reporter Recommendation</p>	<p>Page 27 (CT07, CT10)</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>of Attachment 1), enclosed with the planning authority's response to FIR 05.</p> <p>9. Under the Castletown section of the Caithness Settlements (Settlement Map), page 24, move the remainder of CT06 (an allocation [North of Mackay Street], and a long term opportunity [Land at Shelley Hill]) to the west so that they are centred on the proposed link between Castlehill and Mackay Street, as shown on the map setting out the planning authority's proposed changes to CT02 and CT06 (part of Attachment 1), enclosed with the planning authority's response to FIR 05.</p> <p>10. Under the Castletown section of the Caithness Settlements (Settlement Map), page 24, identify the southern section of the new CT06 allocation (North of Mackay Street) as Expansion of Green Network, as shown on the map setting out the planning authority's proposed changes to CT02 and CT06 (part of Attachment 1), enclosed with the planning authority's response to FIR 05.</p> <p>11. Under the Castletown section of the Caithness Settlements, pages 25-26, identify 2 new long term opportunities – North of Castlehill Avenue, and North of</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 27 (CT07, CT10)</p> <p>Page 27 (CT07)</p> <p>Pages 29-30 (CT08, CT09)</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>Churchill Road – either side of the new CT06 allocation (North of Mackay Street) each reading: “Site ref: North of Castlehill Avenue Use: Long Term Mixed Use Area (ha): 1.2 Developer Requirements: This is identified as a ‘Long Term Site.’ These sites indicate the likely preferred direction for growth beyond the Plan period. They are not being invited for development within this Plan period and therefore Developer Requirements have not been identified in this Plan. More information about Long Term Sites is provided in the Glossary. Site ref: North of Churchill Road Use: Long Term Mixed Use Area (ha): 1.2 Developer Requirements: This is identified as a ‘Long Term Site.’ These sites indicate the likely preferred direction for growth beyond the Plan period. They are not being invited for development within this Plan period and therefore developer requirements have not been identified in this Plan. More information about Long Term Sites is provided in the Glossary.” 12. Under the Castletown section of the</p>		Change as per Reporter Recommendation	Page

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>Caithness Settlements (Settlement Map), page 24, identify 2 new long term opportunities – North of Castlehill Avenue, and North of Churchill Road – either side of the new CT06 allocation (North of Mackay Street), as shown on the map which sets out the planning authority's proposed changes to CT02 and CT06 (part of Attachment 1), enclosed with the planning authority's response to FIR 05.</p> <p>13. Under the Castletown section of the Caithness Settlements (Settlement Map), page 24, identify the southern sections of the new 2 new long term opportunities – North of Castlehill Avenue, and North of Churchill Road – either side of the new CT06 allocation (North of Mackay Street) as Expansions of Green Network, all as shown on the map which sets out the planning authority's proposed changes to CT02 and CT06 (part of Attachment 1), enclosed with the planning authority's response to FIR 05.</p> <p>14. Under the Castletown section of the Caithness Settlements (Settlement Map), page 24, identify 2 new site accesses for the 2 new long term opportunities – at Harbour Road for North of Castlehill</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>27 (CT08, CT09)</p> <p>Page 27 (CT08, CT09)</p> <p>Page 27 (CT08, CT09)</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>Avenue, and the A836 for North of Churchill Road – as shown on the map which sets out the planning authority's proposed changes to CT02 and CT06 (part of Attachment 1), enclosed with the planning authority's response to FIR 05.</p> <p><u>CT03 Former Castlehill Gardens</u></p> <p>15. Under the Castletown section of the Caithness Settlements, page 25, add the following new clause to the Developer Requirements for CT03 to read: “...Flood Risk Assessment (no development in areas shown to be at risk of flooding).”</p> <p>16. Under the Castletown section of the Caithness Settlements, page 26, adjust the 5th clause of the Developer Requirements for CT03 to read: “...Early engagement with Scottish Water is recommended to determine potential requirement for pumped water supply;...”</p> <p><u>CT05 Former Free Church, Main Street</u></p> <p>17. Under the Castletown section of the Caithness Settlements (Settlement Map), page 24, delete the route of the Proposed Path at CT05 and replace it with the route of the path shown on the map enclosed with planning authority's response to FIR</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 29 (CT04)</p> <p>Page 29 (CT04)</p> <p>Page 27 (CT06)</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>06. 18. Under the Castletown section of the Caithness Settlements, page 26, add the following new clause to the Developer Requirement for CT05 to read: “...If feasible, provide access through the site to allow for connections with the Core Path network within the former quarry.”</p>		Change as per Reporter Recommendation	Page 29 (CT06)
08 Halkirk	<p><u>Halkirk General</u> 1. Under the Halkirk section of the Caithness Settlements, page 27, add a further Placemaking Priority to read: “Support the proposal by Halkirk Community Sports Foundation to provide a healthy living centre in the village”. <u>HK01 Comlifoot Drive</u> 2. Under the Halkirk section of the Caithness Settlements, page 29, add a further Developer Requirement to HK01 to read: “Flood Risk Assessment (no development in areas shown at risk of flooding).” <u>HK02 West of Bridge Street</u> 3. Under the Halkirk section of the Caithness Settlements, page 29, add a further Developer Requirement to HK02 to read: “Peat assessment and management plan.”</p>	114	<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 32</p> <p>Page 34</p> <p>Page 34</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
09 Lybster	<p><u>LY02 The Cross</u> 1. Under the Lybster section of the Caithness Settlements, page 33, add the following text to the Developer Requirements for LY02: "Flood Risk Assessment (no development in areas shown to be at risk of flooding)".</p> <p><u>LY03 South of Golf Club House</u> 2. Under the Lybster section of the Caithness Settlements, page 33, add the following text in the Developer Requirements for LY03: "Consider potential for impacts on new development from neighbouring golf course and any necessary mitigation; Flood Risk Assessment (no development in areas shown to be at risk of flooding)."</p>	119	<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 39</p> <p>Page 40</p>
10 Thurso	<p><u>Reference to Scrabster Harbour Expansion Plans</u> 1. Under the Thurso section of the Caithness Settlements, page 35, adjust the first bullet of the Placemaking Priorities to read: "Support the expansion of Scrabster Harbour, development of the Enterprise Area, and extension of the Business Park to attract energy related opportunities which will create new employment</p>	168	Change as per Reporter Recommendation	Page 42

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>opportunities...” <u>TS05 Former Mart Site</u> 2. Under the Thurso section of the Caithness Settlements, page 37, delete the Developer Requirements for TS05 and replace them with a new set of Developer Requirements to read: “Developer Requirements: Planning permissions 07/00038/OUTCA [PPA/270/459] and 08/00494/REMCA), and 15/4656/FUL (expires 31 July 2020) are live; Planning applications are to be accompanied by a developer led masterplan; High quality siting and design, including sympathetic streetscape siting and design and street frontage, particularly on the northern part of the allocation, all to reflect the prominent location, the immediate surroundings, and the proximity to heritage features; Transport Assessment; Improvements to the current access and parking arrangements associated with the High School and Ormlie Road; Active travel route to be established along the east side of Ormlie Road and through the site from Janet Street as part of Safer Routes to Schools; Retail Impact Assessment and/or Town</p>		<p>Change as per Reporter Recommendation (with Council Change – Additional minor punctuation amendment to improve clarity).</p>	<p>Page 45</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>Centre Impact Assessment for a hotel may be required.</p> <p><u>TS07 Land at Sir Archibald Road</u></p> <p>3. Under the Thurso section of the Caithness Settlements, page 41, adjust the boundaries of TS07 on the Settlement Map by removing the existing houses from the allocation, and adjust the figure for the Area (ha) of the allocation, page 38, accordingly.</p> <p>4. Under the Thurso section of the Caithness Settlements, page 38, adjust the third clause of the Developer Requirements for TS07 to read: "...Enhance active travel connections through the site, including providing a footpath to help connect footpath provision along the coast;..."</p> <p><u>TS08: Land at Bridgend</u></p> <p>5. Under the Thurso section of the Caithness Settlements, page 38, adjust the fourth clause of the Developer Requirements for TS08 to read: "...Enhance active travel connections, including providing a footpath to help connect footpath provision along the coast;..."</p> <p><u>TS09 North of Scrabster Community Hall</u></p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 49</p> <p>Page 45</p> <p>Page 46</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>6. Under the Thurso section of the Caithness Settlements, page 38, add the following new clause to the Developer Requirements for TS09: “...Flood Risk Assessment (no development in areas shown to be at risk of flooding).” <u>TS11 Viewfirth Park</u></p> <p>7. Under the Thurso section of the Caithness Settlements, page 39, add the following new clauses to the Developer Requirements for TS11 to read: “...Careful siting and design of development to safeguard residential and visual amenity, and avoid overdevelopment of the site; Development proposals to show the general measures to be taken in the operation of the facility to avoid unacceptable effects on the surrounding residential area.” <u>TS13 Thurso Harbour</u></p> <p>8. Under the Thurso section of the Caithness Settlements, page 39, delete the Developer Requirement for TS13 relating to flood risk (2nd clause) and replace it with a new requirement to read: “...Flood Risk Assessment required to inform layout and design. Only low</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation (with Council Change – Additional minor punctuation amendment to improve clarity).</p>	<p>Page 46</p> <p>Page 46</p> <p>Page 47 (TS12)</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>vulnerability uses or operationally essential uses in areas shown to be at risk of flooding, to be accompanied by resilience measures;...”</p> <p><u>TS15 Scrabster Harbour</u></p> <p>9. Under the Thurso section of the Caithness Settlements, page 39, delete the Developer Requirement for TS15 relating to the Natura site (last clause) and replace it with a new requirement to read: “...Development proposals must demonstrate that there would be no adverse effect on the integrity of the North Caithness Cliffs Special Protection Area;...”</p> <p>10. Under the Thurso section of the Caithness Settlements, page 39, add the following new clause to the Developer Requirements for TS15 to read: “...Development proposals must demonstrate that there would be no adverse effect on the integrity of the River Thurso Special Area of Conservation through, for example (but not limited to), noise and vibration caused by major construction activities, such as piling.”</p> <p>11. Under the Thurso section of the Caithness Settlements, page 39, delete the</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation (with Council Change – Additional minor</p>	<p>Page 47 (TS13)</p> <p>Page 47 (TS13)</p> <p>Page 47</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>Caithness Settlements, page 33, adjust the Legend (Paths and Access), by inserting a new category of a black dashed and dotted line with arrows, and an associated legend of Long Term Potential Distributor/Relief Road Routes.</p> <p>4. Under the Thurso section of the Caithness Settlements, page 34, divide paragraph 112 into 2 new paragraphs (appropriately numbered) to read: "... Strategic transport improvements have been a priority in Thurso for several decades. Traffic congestion in the central area is a major problem at certain times and is exacerbated by there only being one river crossing. HGVs often struggle to travel through the town centre's narrow streets and sharp corners, particularly while transporting large haulage items. The Council considers that improvements to the road network are vital to unlocking the full potential for development sites and job creation at Scrabster and the business and industrial parks. ...The Plans for expansion of the town to the west present an ideal opportunity to deliver at least some improved transport infrastructure. In particular, a local</p>		Change as per Reporter Recommendation	48 Page 41, paras 122, 123

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>distributor/link road, funded by developer contributions, will be provided between Ormlie, Pennyland and Upper Burnside as a part of the development of Thurso West (TS04). This road requires to be capable of upgrade because, in the long term, it could potentially be extended to form a distributor/relief road around the western edge of Thurso, which would connect to the A9 north and south of the town, crossing the A836, the B874, the railway, and the river. There are 2 options for such a route, one to the west of Thurso Business Park, which emerged from the Thurso Charrette, and the other through Thurso West (TS04), which is proposed in the 2003 Thurso Western Expansion Area Development Brief and the previous Local Plan. At present, there is no funding commitment for such a distributor/relief road, or support from Transport Scotland, but its provision is an aspiration of the Council.”</p> <p>5. Under the Thurso section of the Caithness Settlements, page 37, adjust the 8th clause of the Developer Requirements to read: “...Transport Assessment including single,</p>		Change as per Reporter Recommendation	Page 44

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>shared access taken from A836 to form local distributor/link road within TS04, with capability of upgrading to distributor/relief road status;...”</p> <p>6. Under the Thurso section of the Caithness Settlements, page 34, add a sentence at the end of paragraph 113 (appropriately numbered) to read: “...Similarly, any future proposal for a crossing over the River Thurso as a part of a distributor/relief road would also be required to demonstrate that there would be no adverse effect on the integrity of the SAC [through submission of a satisfactory Construction Environmental Management Plan [including pollution prevention]].” <u>Thurso West (TS04)</u></p> <p>7. Under the Thurso section of the Caithness Settlements, page 37, delete the 4th clause of the Developer Requirements (which relates to the provision of up to 20 houses west of Pennyland House) so that the area concerned can be included as part of the long term site east of the proposed filling station.</p> <p>8. Under the Thurso section of the Caithness Settlements, page 37, adjust</p>		<p>Change as per Reporter Recommendation (with Council Change – Additional minor punctuation amendment to improve clarity).</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Pages 41 – 42, para 124</p> <p>Page 44</p> <p>Page 44</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>the 5th clause of the Developer Requirements to read: "...Additional long term potential for low level/low density housing development and amenity openspace east of proposed petrol station (to be treated as a long term site as per the definition in the Glossary);..."</p> <p>9. Under the Thurso section of the Caithness Settlements, page 37, adjust the 7th clause of the Developer Requirements to read: "...Potential for additional long term housing to the west of Wolf Burn (to be treated as a long term site as per the definition in the Glossary);..."</p> <p>10. Under the Thurso section of the Caithness Settlements, page 37, adjust the 11th clause of the Developer Requirements to read: "...At least a 40 metre amenity/openspace corridor alongside the A836/A9;..."</p> <p>11. Under the Thurso section of the Caithness Settlements, page 41, adjust the Settlement Map by extending the designation Expansion of Green Network along the full length of the southern boundary of the land east of the proposed filling station (i.e. from the western part of</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 44</p> <p>Page 44</p> <p>Page 49</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>Brims Road, Hoy Place and Rockwell Crescent along to the eastern part of Brims Road and Forrs Road).</p> <p>12. Under the Thurso section of the Caithness Settlements, page 41, adjust the Settlement Map by extending TS04 southwards to include an area on its south western boundary as shown on Attachment 15 of the planning authority's response to FIR 08 (i.e. the area coloured yellow)(for the avoidance of doubt, the designated Expansion of Green Network area shown at this location in the Plan must be retained in full even though part of it will now be included in the extended TS04), and amend the settlement boundary accordingly.</p> <p>13. Under the Thurso section of the Caithness Settlements, page 37, add the following new clause to the Developer Requirements for TS04: "...Sensitive siting and design to safeguard residential amenity."</p> <p>14. Under the Thurso section of the Caithness Settlements, page 37, add the following new clause to the Developer Requirements for TS04: "...The Wolf Burn should be protected by a</p>		<p>Change as per Reporter Recommendation (and Council Change – Consequential change to stated site size to 61.4ha).</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 49 (and page 44)</p> <p>Page 44</p> <p>Page 44</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>25 metre development exclusion buffer. Note that discharges to this watercourse are unlikely to be acceptable.”</p> <p>15. Under the Glossary in Appendix 2, page 126, add the following new sentence at the end of the definition for a Masterplan: “...Those preparing masterplans should engage with the Council from the outset and should demonstrate that they have undertaken effective and meaningful public consultation, which has informed the content of the masterplan.”</p> <p>16. Under the Thurso section of the Caithness Settlements, page 37, remove the penultimate Developer Requirement for TS04 relating to the River Thurso Special Area of Conservation and Site of Special Scientific Interest.</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation (with Council Change – Additional minor punctuation amendment to improve clarity).</p>	<p>Page 134</p> <p>Page 44</p>
12 Thurso Sites TS12 and TS14	<p>1. Under the Thurso section of the Caithness Settlements, page 41, adjust the Settlement Map by designating the area of TS12 and TS14 (as defined in the Original Proposed Plan and deleted from the Modified Proposed Plan) as Greenspace.</p> <p>2. Under the Thurso section of the Caithness Settlements, page 34, add a new paragraph (appropriately numbered)</p>	246	<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 49</p> <p>Page 41, para</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>between paragraphs 111 and 112 (of the Modified Proposed Plan) to read: “.... The cliff top land on the north side of the A9, between the housing at Burnside to the west and the Thurso Bay Caravan and Camping Park to the east is important to the character and identity of Thurso, and its distinctive sense of place. This is because of the land’s openness, the views from and of it, and its location within the settlement boundary between different built up areas of the town. In order to safeguard it from inappropriate development, it has been designated as Greenspace on the Settlement Map.”</p> <p>3. Under the Thurso section of the Caithness Settlements, page 35, adjust the 3rd Placemaking Priority (of the Modified Proposed Plan) by deleting the reference to a public park at the beginning of the 3rd line, so that the 2nd sentence in the bullet point reads: “...Land is identified for a range of uses including housing, business, leisure, petrol station and open space together with important transport and connection improvements.”</p>		Change as per Reporter Recommendation	121 Page 42
13 Wick	<u>Land east of Murray Avenue</u>	275		

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>Cliffs SPA through increased disturbance caused by increased recreational use of the area by residents of the new housing.” <u>WK03 East of Carnaby Road</u> 4. Under the Wick section of the Caithness Settlements, page 45, add the following Developer Requirement to read: “25 metre development setback from watercourse; Avoid any discharge into the watercourse.” <u>WK04 North of Coghill Street</u> 5. Under the Wick section of the Caithness Settlements (Settlement Map), page 42, extend the boundary of site WK04 and the settlement boundary, to accord with the approved site plan for planning permission 02/00165/FULCA. 6. Under the Wick section of the Caithness Settlements, page 45, amend the description of the site to read: “Area (ha): 7.0 Indicative Housing Capacity: 48”. 7. Under the Wick section of the Caithness Settlements, page 45, add the following Developer Requirements to read: “Flood Risk Assessment (no development in areas shown to be at risk of flooding) and Drainage Impact Assessment”; and</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 54</p> <p>Page 54</p> <p>Page 54</p> <p>Page 54</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>“Open space to be provided through the next phase of development.”</p> <p><u>WK07 Land at Broadhaven Farm</u> 8. Under the Wick section of the Caithness Settlements, page 46, remove the reference to the Long Term Housing proposal at WK07.</p> <p>9. Under the Wick section of the Caithness Settlements (Settlement Map), page 42, remove the reference to WK07.</p> <p><u>WK09 North of Wick North Primary School</u> 10. Under the Wick section of the Caithness Settlements, page 46, add the following Developer Requirement to read: “Flood Risk Assessment (no development in areas shown to be at risk of flooding).”</p> <p>N/A</p> <p><u>WK10 North of Wellington Avenue</u> 11. Under the Wick section of the Caithness Settlements, page 46, amend the Developer Requirement relating to environmental designations to read: “Demonstration that there will be no</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation (with Council Change – Consequential draw-in of SDA boundary).</p> <p>Change as per Reporter Recommendation</p> <p>Council Change – Duplicated site reference number ‘WK09’ removed from site name.</p> <p>Change as per Reporter Recommendation</p>	<p>Page 55</p> <p>Page 50</p> <p>Page 55</p> <p>Page 55</p> <p>Page 56</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>adverse effect on the East Caithness Cliffs SPA and MPA.”</p> <p><u>WK11 Site at The Shore</u> 12. Under the Wick section of the Caithness Settlements, page 47, add the following Developer Requirements to read: “Proposals to maintain the stability of the embankment to the rear, and not to protrude higher than the top of the bank.”</p> <p><u>WK12 Lower Pulteneytown</u> 13. Under the Wick section of the Caithness Settlements, page 47, amend the Developer Requirements to include: “Sensitive siting and design due to being within a Conservation Area and due to the proximity of Listed Buildings and residential properties.”</p> <p><u>WK14 Hillhead School</u> 14. Under the Wick section of the Caithness Settlements, page 42, amend the Settlement Map to include the former school playing field within the mixed use allocation at WK14.</p> <p>15. Under the Wick section of the Caithness Settlements, page 47, amend the allocation for WK14 to read: “Use: Mixed Use (Housing, Community) Area: 1.3</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 56</p> <p>Page 56</p> <p>Page 57</p> <p>Page 57</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>Indicative Housing Capacity: 18".</p> <p>16. Under the Wick section of the Caithness Settlements, page 47, add the following Developer Requirement to read: "Flood Risk Assessment (no development in areas shown to be at risk of flooding)." <u>WK16 Land at Francis Street</u></p> <p>17. Under the Wick section of the Caithness Settlements, page 48, amend the Developer Requirements, by deleting the words: "Flood Risk Assessment may be required (no development in areas shown to be at risk of flooding)." <u>WK19 East of Wick Burial Ground</u></p> <p>18. Under the Wick section of the Caithness Settlements, page 48, add the following Developer Requirement to read: "Flood Risk Assessment (no development in areas shown to be at risk of flooding)." <u>WK22 Wick Harbour</u></p> <p>19. Under the Wick section of the Caithness Settlements, page 49, amend the Developer Requirements relating to flood risk, environmental designations and core path, respectively, to read: "Flood Risk Assessment required to inform layout and design. Only low vulnerability</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation (with Council Change – Additional minor punctuation amendment to improve clarity).</p>	<p>Page 57</p> <p>Page 57</p> <p>Page 58</p> <p>Page 59</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>uses or operationally essential uses in areas shown to be at risk of flooding, to be accompanied by resilience measures.” “Demonstration that there will be no adverse effect on the East Caithness Cliffs SPA and MPA.” “Safeguard and improve core path where possible, re-routing may be appropriate.” <u>WK23 Wick Industrial Estate</u> 20. Under the Wick section of the Caithness Settlements (Settlement Map), page 42, identify the woodland area between the existing businesses at the industrial estate and the properties of Hill Avenue and North Road (but excluding the recently approved application 15/03666/FUL) as Expansion of the Green Network. 21. Under the Wick section of the Caithness Settlements, page 49, add the following Developer Requirement to read: “Development at the southern part of the WK23 must avoid and where appropriate enhance the woodland area as part of the Green Network.”</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 50</p> <p>Page 59</p>
14 Economic Development Areas	<u>Forss Business and Energy Park</u> 1. Under the Caithness Economic Development Areas section of the	287	Change as per Reporter Recommendation	Page 61

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	Development Areas section of the Caithness Settlements, page 54, add a 3rd Placemaking Priority to Gills Harbour, to read: “...Avoid any adverse effect on North Caithness Cliffs SPA.”			63
15 Growing Settlements - Caithness	<p><u>Dunbeath</u> 1. Under the Dunbeath section of Caithness Growing Settlements, page 57, delete the 5th Placemaking Priority and substitute: “Protect natural heritage features along the north bank of Dunbeath Water, development should avoid any adverse effect on East Caithness Cliffs SPA, MPA and SAC or Dunbeath Water SSSI.”</p> <p><u>Dunnet</u> 2. Under the Dunnet section of Caithness Growing Settlements, page 58, amend the 5th Placemaking Priority to read: “Avoid any adverse effect on North Caithness Cliffs SPA or Dunnet Links SSSI”.</p> <p><u>John O’Groats</u> 3. Under the John O’Groats section of Caithness Growing Settlements, page 59, add the following Placemaking Priority to read:</p>	300	<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 66</p> <p>Page 67</p> <p>Page 68</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>“The restoration of John O’Groats Mill has the potential to form the focus for a range of cultural, commercial and community activities”.</p> <p><u>Keiss</u> 4. Under the Keiss section of Caithness Growing Settlements, page 60, amend the 5th Placemaking Priority to read: “Focus future development within or close to the existing village to safeguard the surrounding croftland from ad hoc development, unless there are justifiable reasons in terms of croft management.”</p> <p><u>Latheronwheel</u> 5. Under the Latheronwheel section of Caithness Growing Settlements, page 61, amend the last Placemaking Priority to read: “Avoid any adverse effects on East Caithness Cliffs SAC and SPA and Dunbeath to Sgaps Geo SSSI.”</p> <p><u>Watten</u> 6. Under the Watten section of Caithness Growing Settlements, page 64, amend the 5th Placemaking Priority to read: “Housing opportunities may exist on the east side of Station Road, land immediately north west of the primary school, and east</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 69</p> <p>Page 70</p> <p>Page 73</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
16 Ardgay	<p>of Bain Place.”</p> <p><u>Ardgay general</u></p> <p>1. Under the Ardgay section of the Sutherland Settlements, page 67, adjust paragraph 126 to read: “...Land behind the public hall could be a potential location for additional car parking to the village, subject to suitable funding being found and having regard to residential amenity and the need for a safe parking layout being accommodated.”</p> <p>2. Under the Ardgay section of the Sutherland Settlements, page 67, adjust the 1st sentence of paragraph 127 to read: “The Gearrhoille Ancient Woodland is owned by and is in the care of the local community....”</p> <p><u>AG03 Ardgay Railway Station Yard North</u></p> <p>3. Under the Ardgay section of the Sutherland Settlements, page 69, delete the Developer Requirement for AG03 relating to an otter survey (7th clause), and replace it with a new requirement to read: “...Development proposals will require to demonstrate that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC;...”</p> <p><u>AG04 Ardgay Railway Station Yard South</u></p>	307	<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 74, para 138</p> <p>Page 74, para 138</p> <p>Page 78</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>piecemeal development and it is to set out the future phasing and layout of the site and show a co-ordinated approach to the implementation of any requirements of the Transport Statement and reflect the preferred community use for allotments..."</p> <p><u>BR05 Scotia House</u></p> <p>5. Under the Brora section of the Sutherland Settlements, page 77, delete the Developer Requirement in BR05 relating to a flood risk assessment (3rd clause).</p> <p><u>BR06 Former Mackay's Garage</u></p> <p>6. Under the Brora section of the Sutherland Settlements, page 77, delete the Developer Requirement relating to the SSSI (4th clause) and replace it with a new requirement to read: "...Avoid intrusion into, and adverse impacts on, the Inverbrora SSSI and the Brora Geological Conservation Review site..."</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 86</p> <p>Page 86</p>
19 Dornoch	N/A		Council Change – Within the Placemaking Priorities for Dornoch, changed “Donroch” to “Dornoch” in the second bullet point.	Page 88
	<u>DN01 Meadows Park Road</u>	331	Change as per Reporter Recommendation	Page

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>1. Under the Dornoch section of the Sutherland Settlements, page 82, add the following new clause to the Developer Requirements for DN01 to read: "...Development proposals will require to identify what measures will be put in place to ensure that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch Fleet SPA through increased disturbance of species and habitat damage caused by increased recreational use of the area by residents of the new housing." <u>DN02 Bishopfield</u></p> <p>2. Under the Dornoch section of the Sutherland Settlements, page 82, add the following new clause to the Developer Requirements for DN02 to read: "...Development proposals will require to identify what measures will be put in place to ensure that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch Fleet SPA through increased disturbance of species and habitat damage caused by increased recreational use of the area by residents of the new housing." <u>DN03 Dornoch South Abattoir Site</u></p>		Change as per Reporter Recommendation	90 Page 90

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	Sutherland Settlements, page 83, add the following new clause to the Developer Requirements for DN04 to read: “...Development proposals will require to identify what measures will be put in place to ensure that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch Fleet SPA through increased disturbance of species and habitat damage caused by increased recreational use of the area by residents of the new housing.”			92
20 Edderton	No modifications.	335	N/A	
21 Golspie	No modifications. N/A	338	Council Change – ‘Indicative Housing Capacity: N/A’ added to GP05 site table for clarification	Page 100
22 Helmsdale	<u>HD03 Simpson Crescent</u> 1. Under the Helmsdale section of the Sutherland Settlements, page 95, adjust the 2 nd clause of the Developer Requirements for HD03 to read: “...Provide a buffer comprising of an enhanced green network between residential development and the seaward	345	Change as per Reporter Recommendation	Page 103

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>edge of the site;...” <u>HD04 Shore Street</u> 2. Under the Helmsdale section of the Sutherland Settlements, page 96, adjust the 2nd clause of the Developer Requirements for HD04 to read: “...Flood Risk Assessment required to inform layout and design. Only low vulnerability uses or operationally essential uses in areas shown to be at risk from flooding, to be accompanied by resilience measures;...”</p>		Change as per Reporter Recommendation and ‘Indicative Housing Capacity: N/A’ added to HD04 site table for clarification	Page 104
23 Lairg	<p><u>Lairg General</u> 1. Under the Lairg section of the Sutherland Settlements, page 97, add the following 3 sentences to paragraph 168 to read: “The area is a key focal point for Lairg and the local community is keen to enhance the range of facilities on the site for both the community and tourists. Some car parking should be retained, but there may be potential to provide picnic tables, a children’s play area, a tourist information point/interpretation and a local craft hub. The opportunity should be taken to link into the recently improved Church Hill wooded path.”</p>	350	Change as per Reporter Recommendation	Page 104, para 180

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>3. Under the Lochinver section of the Sutherland Settlements, page 104, add the following new clause to the Developer Requirements for LV02 to read: “...Sensitive siting and design to safeguard residential amenity.” <u>LV03 Canisp Road</u></p> <p>4. Under the Lochinver section of the Sutherland Settlements, page 104, add the following new clause to the Developer Requirements for LV03 to read: “...Flood Risk Assessment (no development in areas shown to be at risk of flooding);...”</p> <p>5. Under the Lochinver section of the Sutherland Settlements, page 104, adjust the 5th clause of the Developer Requirements for LV03 to read: “...Design statement and sensitive layout (including planting) to safeguard sensitive landscape setting;...” <u>LV04 Culag Wood</u></p> <p>6. Under the Lochinver section of the Sutherland Settlements, page 105, add the following 2 new clauses to the Developer Requirements for LV04 to read: “...Flood Risk Assessment may be required (no development in areas shown</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 112</p> <p>Page 113</p> <p>Page 113</p> <p>Page 113</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>to be at risk of flooding); Peat assessment and management plan may be required.”</p> <p>7. Under the Lochinver section of the Sutherland Settlements, page 105, adjust the penultimate clause of the Developer Requirements for LV04 to read: “...Design statement to safeguard the sensitive landscape setting;...”</p> <p><u>LV05 West of the Coastguard Station</u></p> <p>8. Under the Lochinver section of the Sutherland Settlements, page 105, adjust the 6th clause of the Developer Requirements for LV05 to read: “...Careful siting, design and layout to safeguard sensitive landscape setting;...”</p> <p><u>LV06 Land Adjacent to Assynt Leisure Centre</u></p> <p>9. Under the Lochinver section of the Sutherland Settlements, page 105, delete the 3rd clause of the Developer Requirements for LV06, which states “Flood Risk Assessment (no development in areas shown to be at risk of flooding;”</p> <p>10. Under the Lochinver section of the Sutherland Settlements, page 105, add the following new clause to the Developer Requirements for LV06 to read: “...Careful siting, design and layout to</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 113</p> <p>Page 113</p> <p>Page 114</p> <p>Page 114</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>safeguard sensitive landscape setting.” <u>LV07 Culag Harbour</u> 11. Under the Lochinver section of the Sutherland Settlements, page 105, adjust the Developer Requirement for LV07 to read: “Flood Risk Assessment required to inform layout and design. Only low vulnerability uses or operationally essential uses in areas shown to be at risk of flooding, to be accompanied by resilience measures.” 12. Under the Lochinver section of the Sutherland Settlements, page 105, add the following new clause to the Developer Requirements for LV07 to read: “...Careful siting, design and layout to safeguard sensitive landscape setting.”</p>		<p>Change as per Reporter Recommendation</p> <p>Change as per Reporter Recommendation</p>	<p>Page 114</p> <p>Page 114</p>
25 Tongue	<p><u>TG02 North of Varich Place</u> 1. Under the Tongue section of the Sutherland Settlements, page 108, adjust the 2nd clause of the Developer Requirements for TG02 to read: “...Development should be supported by a design statement to safeguard the sensitive landscape setting;...”</p> <p>N/A</p>	371	<p>Change as per Reporter Recommendation</p> <p>Council Change – Spelling of site name of TG02 changed from “Varrich Place” to</p>	<p>Page 117</p> <p>Page 117</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
26 Growing Settlements - Sutherland	<p><u>Durness</u> 1. Under the Durness section of Sutherland Growing Settlements, page 111, add two further Placemaking Priorities to read: "Crofting in the parish of Durness should continue to be recognised as playing an important role for the community"; and "Development should minimise the loss of traditionally crofted inbye land which provides suitable habitat for corncrake." <u>Kinlochbervie</u> 2. Under the Kinlochbervie section of Sutherland Growing Settlements, page 114, amend the 4th Placemaking Priority on page 114 of the Plan to read: "Direct development to infill sites, and prevent sprawl of the settlement into the surrounding countryside, unless there are justifiable reasons in terms of croft management." <u>Melvich</u> 3. Under the Melvich section of Sutherland Growing Settlements, page 117, add a further Placemaking Priority to read: "Crofting should continue to be recognised</p>	379	<p>"Varich Place. Change as per Reporter Recommendation Change as per Reporter Recommendation Change as per Reporter Recommendation</p>	<p>Page 120 Page 122 Page 125</p>

ISSUE	REPORTER'S RECOMMENDATION	EXAM. REPORT PAGE NO	COUNCIL'S MODIFICATION	I.T.A. PLAN PAGE/ PARA NO
	<p>as playing an important role for the community".</p> <p><u>Portskerra</u></p> <p>4. Under the Portskerra section of Sutherland Growing Settlements, page 118, add a further Placemaking Priority to read:</p> <p>"Crofting should continue to be recognised as playing an important role for the community".</p>		Change as per Reporter Recommendation	Page 126
27 Other Issues Raised	<p>No modifications.</p> <p>N/A</p>	384	<p>N/A</p> <p>Council Change – Minor grammatical amendments made to the Glossary.</p>	Pages 131 - 136
28 Action Programme	No modifications.	386	N/A	