

Caithness and Sutherland Local Development Plan Strategic Environmental Assessment

Post Examination Addendum June 2018

Introduction

The preparation of the [Caithness and Sutherland Local Development Plan \(CaSPlan\)](#) has been informed by a [Strategic Environmental Assessment \(SEA\)](#) which has been published and consulted on for each main stage in the plan making process. The key stages of the Plan making process and associated versions of the SEA are listed below:

- Main Issues Report (Oct 2014) which was accompanied by the Environmental Report;
- Proposed Plan (Jan 2016) which was accompanied by the Revised Environmental Report;
- Modified Proposed Plan (Sept 2016) which was accompanied by an Addendum to the Revised Environmental Report.

Comments received on the SEA from the SEA Consultation Authorities and any other parties, together with the Planning Authority's response to those comments, have been published by the Council. All relevant documentation for the Plan itself and for the related environmental assessments (both SEA and Habitats Regulations Appraisal (HRA)) may be accessed on, or via, the Council's webpage: www.highland.gov.uk/casplan

Following the Council's receipt of the [Examination Report](#) on 11th April 2018, all of the changes to the Plan which were recommended by the Reporter were incorporated within it to create the 'Intention To Adopt' version of the Plan. This Post Examination Addendum outlines the implications of those Plan changes for the SEA; it should be read in combination with the previously published SEA documentation referred to above (in particular the Revised Environmental Report and the Addendum to it that accompanied the Modified Proposed Plan). This Post Examination Addendum has been informed by the previous SEA work and has been produced for information. It confirms that the changes to the Plan, as recommended in the Examination Report, will not have significant residual environmental effects, either alone or cumulatively, given the mitigation already included in the Plan and that added by the Reporters in terms of additional developer requirements text (which was informed by the SEA). The changes to the Plan are acceptable, having regard to the assessment.

Table 1 of this Addendum sets out the most notable modifications in terms of potential environmental effects. **Table 2** identifies the SEA implications of the Reporters' Recommendations. As a consequence of the recommendations to add and remove or otherwise alter sites, the referencing of certain allocations has changed. To help identify these changes, **Table 3** lists the site references and names as shown in the Modified Proposed Plan and as shown in the Intention To Adopt version of CaSPlan.

The Intention To Adopt version of CaSPlan was approved by the Highland Council on 28th June 2018. This Post Examination Addendum therefore represents the final revision to the Environmental Report for CaSPlan and concludes the SEA process, other than the production of a Post Adoption Statement in due course. It is expected that after the final legal steps have been completed, CaSPlan will be fully adopted by the end of the summer 2018.

Table 1 - Most notable modifications

Settlement	Site information
<u>Sites added:</u>	
Castletown	North of Mackay Street – 1.4ha Mixed Use (Housing, Community) allocation with indicative housing capacity of 30 homes
Castletown	North of Castlehill Avenue – 1.2ha Long Term Mixed Use
Castletown	North of Churchill Road – 1.2ha Long Term Mixed Use
Wick	East of Murray Avenue – 4ha Housing allocation with indicative housing capacity of 40 homes
<u>Sites deleted:</u>	
Thurso	TS04 Thurso West - Housing allocation (indicative housing capacity of 20 homes) west of Pennyland House removed and replaced with Long Term Housing
Wick	WK07 Land at Broadhaven Farm – 3.7ha Long Term Housing removed
<u>Sites significantly modified:</u>	
Castletown	CT02 Castlehill Steading – Boundary extended to 3ha, with indicative housing capacity increase to 69
Castletown	CT06 Land at Shelley Hill – Boundary reduced 3.3ha to reflect expansion of Castlehill Steading allocation and site added North of Mackay Street
Thurso	TS04 Thurso West - Housing allocation west of Pennyland House removed and replaced with Long Term Housing
Thurso	TS04 Thurso West - Expansion of the site southwards by 3.8ha
Thurso	TS07 Land at Sir Archibald Road – Reduction in site by 0.2ha to remove existing housing
Wick	WK04 North of Coghill Street – Expansion of site by 1.2ha
Wick	WK14 Hillhead School – Expansion of site by 0.4ha to include the playing field within the development site
Dornoch	DN03 Dornoch South Abattoir Site – Leisure added to range of uses

Table 2 – SEA implications of Reporter’s recommendations

ISSUE	REPORTER’S RECOMMENDATION	SEA IMPLICATIONS
01 Vision	<p><u>Employment Outcome</u></p> <p>1. Under the Employment Outcome of the Vision and Employment sections, pages 1 and 15, adjust the last line of the Outcome so that it reads: “...industries and a tourist industry that combines culture, history, adventure and wildlife.”</p>	<p>It is considered that the addition of ‘wildlife’ could further strengthen the protection of the environment. However, it is not considered to have SEA implications as it is too general.</p>
02 Spatial Strategy	<p><u>Strategy General</u></p> <p>1. Under the Strategy and Policies section, page 4, adjust the 2nd bullet point in paragraph 11 by removing the first clause up to (and including) energy sector, and replacing it with: “Maximising opportunities arising from offshore renewables and oil and gas,...”</p> <p>2. Under Appendix 2 – Glossary, page 124, adjust the definition for Area for Energy Business Expansion by removing the first clause up to (and including) energy sector, and replacing it with: “...Area within which the Plan seeks to maximise opportunities arising from offshore renewables and oil and gas,...”</p> <p>3. Under the Strategy and Policies section, page 3, place on the Strategy Map an additional “Offshore Renewables” caption to the north of Gills Harbour.</p>	<p>Changes provide greater clarity which in themselves have no or minor positive environmental effects.</p>
03 Growing Communities	<p><u>Wider Countryside</u></p> <p>1. Under the Growing Communities (Wider Countryside) section of the Strategy and Policies, page 9, adjust the CaSPlan Hinterland Map to omit from the hinterland designation the area covered by Creich Community Council lying to the west of Larachan, as shown on the map accompanying the planning authority’s response to FIR 04 (for the avoidance of doubt, this does not include the area to the north, west of Acharry Moor, which is also covered by Creich Community Council).</p>	<p>It is not considered to have any SEA implications as the change is relatively small. Planning applications for housing within this area will now be considered against Policy 36 Development in the Wider Countryside and must accord with other general policies including Policy 57: Natural, Built and Cultural Heritage.</p>

Housing Land Supply

2. Under the Growing Communities (Housing Land Supply) section of the Strategy and Policies, page 6, delete paragraph 19, and replace it with 2 new paragraphs (appropriately numbered) to 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 falling household sizes, and to eradicate the backlog of affordable housing need (predominantly in Sutherland).
- 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

Amendments providing greater clarity about housing land supply. No SEA implications.

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 to 2030-2033.

- 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."

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 paragraphs (appropriately numbered) to read:

"...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.

...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 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])”

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:

“...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:

- 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 and delivering infrastructure improvements, it is important to allocate them for development, phased where appropriate.
- 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.

...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 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.

...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 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

	<p>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: “...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: “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> <p><u>Policy 3: Growing Settlements</u></p>	<p>Minor change to the policy wording to help ensure any adverse impact on town centres is fully assessed. No SEA implications as too general.</p> <p>Recommendation to carry out health checks is not expected to have any SEA implications. The preparation of town centre strategies may have SEA implications but as the intention will be to adopt as Supplementary Guidance they will be subject to SEA Screening and, if appropriate, an Environmental Report will be prepared.</p> <p>As above.</p>
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	<p>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>Whilst heritage features are safeguarded under Policy 57 of HwLDP, the recommended change provides greater clarity over the protection.</p>
04 Employment	<p>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."</p> <p>2. Under the Employment (Marine Planning) section of the Strategy and Policies, page 16, adjust the 5th sentence of paragraph 63 (of the Modified Proposed Plan) to read: "...The Council, in partnership with Marine Scotland and Orkney Islands Council, has finalised and adopted the non-statutory Pilot Pentland Firth and Orkney Waters Marine Spatial Plan which is a material consideration in assessing relevant planning applications along the north Caithness and Sutherland coastline..."</p> <p>3. Under the Employment (Marine Planning) section of the Strategy and Policies, page 16, delete the 1st sentence of paragraph 65, and add the remaining sentence (the 2nd sentence) to the end of paragraph 64.</p>	<p>Changes promote natural and cultural heritage but are too general to have SEA implications.</p> <p>Changes correct duplication mistake and provide greater clarity on the Marine Spatial Plan. No SEA implications.</p>
05 Connectivity and Transport	<p>1. Under the Connectivity and Transport section of the Strategy and Policies, page 17, add a 5th bullet point to paragraph 68 to read: "...The continued growth of the tourism industry may put increased pressure on the road network, particularly in rural areas..."</p> <p>2. Under the Connectivity and Transport section of the</p>	<p>Changes provide more clarity over proposals and promote better maintenance of transport network but are too general to have SEA implications.</p>

	<p>Strategy and Policies, page 17, adjust the 2nd second sentence of the 2nd bullet point in paragraph 68 to read: “...Communities can play a key role in addressing this issue, for example, by providing community transport solutions, like Transport for Tongue...”</p> <p>3. Under the Connectivity and Transport section of the Strategy and Policies, page 17, add the following sentence to the end of the 3rd bullet point in paragraph 68 to read: “...In some cases renewable energy projects may result in repairs and upgrades but it is essential that the Council ensures that there is no net degradation to infrastructure from these projects...”</p> <p>4. Under the Connectivity and Transport section of the Strategy and Policies, page 17, adjust the 1st bullet point of paragraph 69 to read: “...Aligning with the Highland Local Transport Strategy and supporting projects to be delivered by partner agencies, for example, Transport Scotland’s planned improvements for Berriedale Braes on the 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>	
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</p>	Changes provide greater clarity but do not have SEA implications.

	established and offshore and marine energy developments currently emerging.”	
07 Castletown	<p><u>CT01 Land North of Harland Road</u> 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 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 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</p>	<p>There are a significant number of recommended changes in Castletown at Shelley Hill and Castlehill, including new and expanded allocations and additional long term sites. All these sites were assessed as part of the Environmental Report prepared alongside the Main Issues Report and can also be found in the Revised Environmental Report appendices. The environmental impacts associated with these changes is considered to be acceptable due to the inclusion of developer requirements which suitably address potential impacts. Site references for Castletown have subsequently changed; please see the Site Reference table.</p> <p>Other changes in Castletown provide greater clarity and/or additional site specific mitigation which in themselves have no or minor positive environmental effects.</p>

and CT06 (part of Attachment 1), enclosed with the planning authority's response to FIR 05.

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.

5. 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 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.

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.

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:
“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.”

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 of Attachment 1), enclosed with the planning authority’s response to FIR 05.

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.

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.

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 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 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.

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.

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 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.

CT03 Former Castlehill Gardens

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).”

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;...”

CT05 Former Free Church, Main Street

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 06.

	<p>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>	
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>	Changes provide greater clarity and/or additional site specific mitigation which in themselves have no or minor positive environmental effects.
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)”. <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>	Changes provide greater clarity and/or additional site specific mitigation which in themselves have no or minor positive environmental effects.
10 Thurso	<u>Reference to Scrabster Harbour Expansion Plans</u>	Changes provide greater clarity and/or additional site

	<p>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 opportunities...” <u>TS05 Former Mart Site</u></p> <p>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 Centre Impact Assessment for a hotel may be required. <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:</p>	<p>specific mitigation which in themselves have no or minor positive environmental effects. Site boundary of TS07 reduced to remove existing houses but this does not have significant environmental impact.</p>
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“...Enhance active travel connections through the site, including providing a footpath to help connect footpath provision along the coast;...”

TS08: Land at Bridgend

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;...”

TS09 North of Scrabster Community Hall

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).”

TS11 Viewfirth Park

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.”

TS13 Thurso Harbour

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 vulnerability uses or operationally essential uses in areas shown to be at risk of flooding, to be accompanied by resilience measures;...”

TS15 Scrabster Harbour

9. Under the Thurso section of the Caithness Settlements, page 39, delete the Developer Requirement for TS15

	<p>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 Developer Requirement for TS15 relating to flood risk (1st clause) and replace it with a new requirement 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;...”</p>	
11 Thurso Site TS04	<p><u>Thurso West Distributor/Relief Road</u></p> <p>1. Under the Thurso section of the Caithness Settlements (Settlement Map), page 41, outwith the boundaries of Thurso West (TS04), adjust the Indicative Road lines shown between the B874 and the A836, and the A836 and A9, by changing the black dashed lines with arrows to black dashed and dotted lines with arrows.</p> <p>2. Under the Thurso section of the Caithness Settlements (Settlement Map), page 41, adjust the Indicative Road lines shown between the B874 and the A9 to the south, by deleting the black dashed line with arrows, and inserting 2 short sections of black dashed and dotted lines with arrows, one next to the B874 and the other next to the A9.</p> <p>3. Under the Thurso section of the Caithness Settlements,</p>	<p>The Reporter has made several changes relating to the Thurso West Distributor/Relief Road but they do not remove the principle of the scheme.</p> <p>Other changes within this Issue provide greater clarity and/or additional site specific mitigation which in themselves have no or minor positive environmental effects.</p>

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.

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 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.”

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, shared access taken from A836 to form local distributor/link road within TS04, with capability of upgrading to distributor/relief road status;..."

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]]."

Thurso West (TS04)

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.

8. Under the Thurso section of the Caithness Settlements, page 37, adjust 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);..."

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);..."

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;...”

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 Brims Road, Hoy Place and Rockwell Crescent along to the eastern part of Brims Road and Forrs Road).

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.

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.”

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 25 metre development exclusion buffer. Note that discharges to this watercourse are unlikely to be acceptable.”

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

	<p>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>	
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) 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>	<p>Reporter Recommendations confirm the removal of sites TS12 and TS14 from the Plan. Site references for Thurso have subsequently changed.</p> <p>The Reporter’s decision to designate the sites as Greenspace is not considered to have no or minor positive environmental effects as no change to the current use is anticipated.</p>
13 Wick	<p><u>Land east of Murray Avenue</u></p> <p>1. Under the Wick section of the Caithness Settlements, add a new allocation as follows: Ref: East of Murray Avenue</p>	<p>The new allocation East of Murray Avenue was assessed as part of the Environmental Report prepared alongside the Main Issues Report and can also be found in the Revised Environmental Report appendices. The site</p>

	<p>Use: Housing Area (ha): 4.0 Indicative Housing Capacity: 40 Developer Requirements: “Ensure the provision of suitable open space; Safeguard a development buffer of at least 100 metres from the Waste Water Treatment Works.”</p> <p>2. Under the Wick section of the Caithness Settlements (Settlement Map), page 42, add a new housing allocation east of Murray Avenue to accord with housing allocation 12(b) – Broadhaven East – in the Caithness Local Plan. <u>WK01, WK02, WK03, WK17 and WK19</u></p> <p>3. Under the Wick section of the Caithness Settlements, pages 44, 45 and 48, add the following Developer Requirement for each of sites WK01, WK02, WK03, WK17 and WK19 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 East Caithness 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></p> <p>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></p> <p>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.</p> <p>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”.</p>	<p>represents the final phase of development on the North Head and, with the suggested developer requirements, does not present significant SEA implications.</p> <p>Sites WK04 and WK14 have been extended by the Reporter. These areas are contained within established housing developments and, with the suggested developer requirements, do not present significant SEA implications.</p> <p>References for certain allocations in Wick have subsequently changed; please see the Site Reference table.</p> <p>Other changes within this Issue provide greater clarity and/or additional site specific mitigation which in themselves have no or minor positive environmental effects.</p>
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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 “Open space to be provided through the next phase of development.”

WK07 Land at Broadhaven Farm

8. Under the Wick section of the Caithness Settlements, page 46, remove the reference to the Long Term Housing proposal at WK07.

9. Under the Wick section of the Caithness Settlements (Settlement Map), page 42, remove the reference to WK07.

WK09 North of Wick North Primary School

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).”

WK10 North of Wellington Avenue

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 adverse effect on the East Caithness Cliffs SPA and MPA.”

WK11 Site at The Shore

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.”

WK12 Lower Pulteneytown

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.”

WK14 Hillhead School

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.

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
 Indicative Housing Capacity: 18”.

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).”
WK16 Land at Francis Street

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).”
WK19 East of Wick Burial Ground

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).”
WK22 Wick Harbour

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 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.”
WK23 Wick Industrial Estate

20. Under the Wick section of the Caithness Settlements

	<p>(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.</p> <p>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>14 Economic Development Areas</p>	<p><u>Forss Business and Energy Park</u></p> <p>1. Under the Caithness Economic Development Areas section of the Caithness Settlements, page 52, adjust the 2nd Placemaking Priority for Forss Business and Energy Park to read: “...Expansion opportunities may exist to the west between the business and energy park and the wind turbines...”</p> <p>2. Under the Caithness Economic Development Areas section of the Caithness Settlements, page 52, add a 4th Placemaking Priority to Forss Business and Energy Park, to read: “...Consideration is required of the use of the site by geese connected with the Caithness Lochs SPA. Ensure the maintenance of the Scottish Primrose (<i>Primula scotica</i>) population found at this location...”</p> <p><u>Gills Harbour</u></p> <p>3. Under the Caithness Economic Development Areas section of the Caithness Settlements, page 54, add a sentence at the end of the 3rd Issue on potential access constraints for Gills Harbour, to read: “...Current access arrangements may need to be addressed to accommodate the expansion of harbour facilities...”</p> <p>4. Under the Caithness Economic 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.”</p>	<p>Changes provide greater clarity and/or additional mitigation which in themselves have no or minor positive environmental effects.</p>

<p>15 Growing Settlements - Caithness</p>	<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: “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</p>	<p>Changes provide greater clarity and/or additional mitigation which in themselves have no or minor positive environmental effects.</p>
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	<p>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 of Bain Place.”</p>	
<p>16 Ardgay</p>	<p><u>Ardgay general</u> 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.” 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...” <u>AG03 Ardgay Railway Station Yard North</u> 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;...” <u>AG04 Ardgay Railway Station Yard South</u> 4. Under the Ardgay section of the Sutherland Settlements, page 70, delete the Developer Requirement for AG04 relating to an otter survey (8th 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;...” 5. Under the Ardgay section of the Sutherland Settlements, page 70, delete</p>	<p>Changes provide greater clarity and/or additional site specific mitigation which in themselves have no or minor positive environmental effects.</p>

	the 2 Developer Requirements for AG04 relating to discharge from a private waste water system (6 th clause), and exploring a possible connection to the public sewer (7 th clause).”	
17 Bonar Bridge	<p><u>BB01 Cherry Grove:</u></p> <p>1. Under the Bonar Bridge section of the Sutherland Settlements, page 73, delete the Developer Requirement for BB01 relating to an otter survey (8th 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 or the River Oykel SAC.”</p> <p>2. Under the Bonar Bridge section of the Sutherland Settlements, page 73, adjust the 3rd clause of the Developer Requirements for BB01, 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>BB02 South Bonar Industrial Estate:</u></p> <p>3. Under the Bonar Bridge section of the Sutherland Settlements, page 73, delete the Developer Requirement for BB03 relating to an otter survey (5th clause).</p>	Changes provide greater clarity and/or additional site specific mitigation which in themselves have no or minor positive environmental effects.
18 Brora	<p><u>Brora General</u></p> <p>1. Under the Brora section of the Sutherland Settlements, page 74, delete the 2nd sentence of paragraph 138 relating to visitor attractions, and replace it with the following 2 new sentences to read: “...There are numerous local visitor attractions based upon the town’s coastal and countryside setting and its historic heritage, including those recognised as Placemaking Priorities. Such attractions include the Heritage Centre, the historic harbour, coastal and riverside footpaths, the whisky distillery and the golf course...”</p> <p>2. Under the Brora section of the Sutherland Settlements,</p>	Changes provide greater clarity and/or additional site specific mitigation which in themselves have no or minor positive environmental effects.

page 74, delete the 2nd sentence of paragraph 139 relating to opportunities for improvements to the existing recreational area, and replace it with the following new sentence to read:
“...However there are opportunities to enhance the existing recreational area by the promotion and maintenance of the adjacent core path, the maintenance of a green corridor along the River Brora and the provision of new or improved changing facilities.”

BR01 Rosslyn Street

3. Under the Brora section of the Sutherland Settlements, page 76, delete the Developer Requirement relating to the SSSI (3rd 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.”

BR03 East Brora Muir

4. Under the Brora section of the Sutherland Settlements, page 76, delete the Developer Requirement relating to the masterplan (4th clause) and replace it with a new requirement to read:

“...A masterplan is necessary to prevent 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...”

BR05 Scotia House

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).

BR06 Former Mackay's Garage

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...”	
19 Dornoch	<p><u>DN01 Meadows Park Road</u></p> <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.”</p> <p><u>DN02 Bishopsfield</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.”</p> <p><u>DN03 Dornoch South Abattoir Site</u></p> <p>3. Under the Dornoch section of the Sutherland Settlements, page 82, add the following new clause to the Developer Requirements for DN03 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.”</p> <p>4. Under the Dornoch section of the Sutherland Settlements, page 82, adjust the range of Uses to be</p>	Changes mainly provide greater clarity and/or additional site specific mitigation which in themselves have no or minor positive environmental effects. The addition of Leisure to DN03 allows for a driving range and is not considered to have significant environmental effects.

	<p>allowed on DN03 by adding Leisure.</p> <p>5. Under the Dornoch section of the Sutherland Settlements, pages 82 and 83, adjust point 2 of the 8th clause of the Developer Requirements for DN03, to read: "...Greenfield areas of the site are only suitable for types of recreation and leisure uses which are less vulnerable to flood risk..."</p> <p><u>DN04 Dornoch North</u></p> <p>6. Under the Dornoch section of the 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."</p>	
20 Edderton	No modifications.	-
21 Golspie	No modifications.	-
22 Helmsdale	<p><u>HD03 Simpson Crescent</u></p> <p>1. Under the Helmsdale section of the Sutherland Settlements, page 95, adjust the 2nd clause of the Developer Requirements for HD03 to read: "...Provide a buffer comprising of an enhanced green network between residential development and the seaward edge of the site;..."</p> <p><u>HD04 Shore Street</u></p> <p>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</p>	Changes provide greater clarity and/or additional site specific mitigation which in themselves have no or minor positive environmental effects.

	essential uses in areas shown to be at risk from flooding, to be accompanied by resilience measures;...”	
23 Lairg	<p><u>Lairg General</u></p> <p>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> <p><u>Placemaking Priorities</u></p> <p>2. Under the Lairg section of the Sutherland Settlements, page 97, delete the third bullet point from the Placemaking Priorities relating to the River Oykel SAC.</p>	Changes provide greater clarity and/or additional site specific mitigation which in themselves have no or minor positive environmental effects.
24 Lochinver	<p><u>LV01 Former Sheep Pens North of Inver Park</u></p> <p>1. Under the Lochinver section of the Sutherland Settlements, page 104, adjust the last clause of the Developer Requirements for LV01 to read: “...Careful siting, design and layout to safeguard sensitive landscape setting.”</p> <p><u>LV02 Cnoc A’Mhuilin</u></p> <p>2. Under the Lochinver section of the Sutherland Settlements, page 104, divide the 1st clause of the Developer Requirements for LV02 into 2, each reading: “...Design statement to be prepared to safeguard the landscape features that contribute to the special qualities of the Assynt-Coigach NSA, in particular the landform and landscape setting of the surroundings; Separately, the design statement should address, to the satisfaction of the Council, the setting in relation to the nearby listed buildings;...”</p> <p>3. Under the Lochinver section of the Sutherland</p>	Changes provide greater clarity and/or additional site specific mitigation which in themselves have no or minor positive environmental effects.

Settlements, page 104, add the following new clause to the Developer Requirements for LV02 to read:

“...Sensitive siting and design to safeguard residential amenity.”

LV03 Canisp Road

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);...”

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;...”

LV04 Culag Wood

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 to be at risk of flooding); Peat assessment and management plan may be required.”

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;...”

LV05 West of the Coastguard Station

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;...”

LV06 Land Adjacent to Assynt Leisure Centre

9. Under the Lochinver section of the Sutherland

	<p>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 safeguard sensitive landscape setting.”</p> <p><u>LV07 Culag Harbour</u></p> <p>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.”</p> <p>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>	
25 Tongue	<p><u>TG02 North of Varich Place</u></p> <p>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>	Changes provide greater clarity and/or additional site specific mitigation which in themselves have no or minor positive environmental effects.
26 Growing Settlements - Sutherland	<p><u>Durness</u></p> <p>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</p>	Changes provide greater clarity and/or additional mitigation which in themselves have no or minor positive environmental effects.

	<p>“Development should minimise the loss of traditionally crofted inbye land which provides suitable habitat for corncrake.”</p> <p><u>Kinlochbervie</u></p> <p>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.”</p> <p><u>Melvich</u></p> <p>3. Under the Melvich section of Sutherland Growing Settlements, page 117, add a further Placemaking Priority to read: “Crofting should continue to be recognised 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: “Crofting should continue to be recognised as playing an important role for the community”.</p>	
27 Other Issues Raised	No modifications.	-
28 Action Programme	No modifications.	-

Table 3 – Modified Proposed Plan (Sept 2016) and Intention to Adopt (July 2018) site reference/name comparison table:

Modified Proposed Plan (MPP)		Intention to Adopt (ITA)	
MPP ID	MPP Site Name	ITA ID	ITA Site Name
AG01	Adjacent to Primary School and North of Church Street	AG01	Adjacent to Primary School and North of Church Street
AG02	Lady Ross	AG02	Lady Ross
AG03	Ardgay Railway Station Yard North	AG03	Ardgay Railway Station Yard North
AG04	Ardgay Railway Station Yard South	AG04	Ardgay Railway Station Yard South
BB01	Cherry Grove	BB01	Cherry Grove
BB02	South Bonar Industrial Estate	BB02	South Bonar Industrial Estate
BR01	Rosslyn Street	BR01	Rosslyn Street
BR02	Old Woollen Mill	BR02	Old Woollen Mill
BR03	East Brora Muir	BR03	East Brora Muir
BR04	Former Radio Station Site	BR04	Former Radio Station Site
BR05	Scotia House	BR05	Scotia House
BR06	Former MacKay's Garage	BR06	Former MacKay's Garage
BR07	Upper Fascally	BR07	Upper Fascally
BR08	Adjoining Industrial Estate	BR08	Adjoining Industrial Estate
CT01	Land North of Harland Road	CT01	Land North of Harland Road
CT02	Castlehill Steading	CT02	Castlehill Steading and adjoining land
-	-	CT03	Former Castlehill House site
CT03	Former Castlehill Gardens	CT04	Former Castlehill Gardens
CT04	Castlehill Mill	CT05	Castlehill Mill
CT05	Former Free Church, Main Street	CT06	Former Free Church, Main Street
CT06	Land at Shelley Hill	CT07	North of Mackay Street
-	-	CT08	North of Castlehill Avenue
-	-	CT09	North of Churchill Road
-	-	CT10	Land at Shelley Hill
CT07	Former Icetech Site	CT11	Former Icetech Site
DN01	Meadows Park Road	DN01	Meadows Park Road
DN02	Bishopsfield	DN02	Bishopsfield
DN03	Dornoch South Abattoir Site	DN03	Dornoch South Abattoir Site
DN04	Dornoch North	DN04	Dornoch North
DN05	Meadows Park	DN05	Meadows Park
DN06	Adjacent to Dornoch Academy	DN06	Adjacent to Dornoch Academy
DN07	Dornoch Business Park	DN07	Dornoch Business Park
ET01	North-East of Haven	ET01	North-East of Haven
ET02	West of Station Road	ET02	West of Station Road
ET03	Adjacent to Glebe Cottage	ET03	Adjacent to Glebe Cottage
GP01	Woodland Way	GP01	Woodland Way
GP02	Sibell Road	GP02	Sibell Road
GP03	Drummuie	GP03	Drummuie
GP04	Mackay House Hostel Site	GP04	Mackay House Hostel Site
GP05	Rhives	GP05	Rhives
GP06	Golspie Business Park	GP06	Golspie Business Park

HD01	St. John's Church	HD01	St. John's Church
HD02	North of Rockview Place	HD02	North of Rockview Place
HD03	Simpson Crescent	HD03	Simpson Crescent
HD04	Shore Street	HD04	Shore Street
HD05	East of Industrial Estate	HD05	East of Industrial Estate
HK01	Comlifoot Drive	HK01	Comlifoot Drive
HK02	West of Bridge Street	HK02	West of Bridge Street
HK03	North East of Old Parish Church	HK03	North East of Old Parish Church
HK04	South West of Ulbster Arms Hotel	HK04	South West of Ulbster Arms Hotel
HK05	Site at Camilla Street	HK05	Site at Camilla Street
LA01	South-West of Main Street	LA01	South-West of Main Street
LA02	Opposite Fire Station	LA02	Opposite Fire Station
LA03	Former Sutherland Arms Site	LA03	Former Sutherland Arms Site
LA04	Former Laundry	LA04	Former Laundry
LA05	North-West of Ferrycroft	LA05	North-West of Ferrycroft
LA06	West of Church Hill Road	LA06	West of Church Hill Road
LA07	South-West of Ord Place	LA07	South-West of Ord Place
LV01	Former Sheep Pens North of Inver Park	LV01	Former Sheep Pens North of Inver Park
LV02	Cnoc A' Mhuillin	LV02	Cnoc A' Mhuillin
LV03	Canisp Road	LV03	Canisp Road
LV04	Culag Wood	LV04	Culag Wood
LV05	West of the Coastguard Station	LV05	West of the Coastguard Station
LV06	Land Adjacent to Assynt Leisure Centre	LV06	Land Adjacent to Assynt Leisure Centre
LV07	Culag Harbour	LV07	Culag Harbour
LY01	Young Crescent	LY01	Young Crescent
LY02	The Cross	LY02	The Cross
LY03	South of Golf Club House	LY03	South of Golf Club House
TG01	South of Loyal Terrace	TG01	South of Loyal Terrace
TG02	North of Varrich Place	TG02	North of Varrich Place
TG03	East of the Fire Station	TG03	East of the Fire Station
TG04	South of St. Andrew's Church	TG04	South of St. Andrew's Church
TG05	North of Fire Station	TG05	North of Fire Station
TS01	East of Juniper Drive	TS01	East of Juniper Drive
TS02	Site at Mountpleasant	TS02	Site at Mountpleasant
TS03	West of Upper Burnside	TS03	West of Upper Burnside
TS04	Thurso West	TS04	Thurso West
TS05	Former Mart Site	TS05	Former Mart Site
TS06	Former Mill Site At Millbank	TS06	Former Mill Site at Millbank
TS07	Land at Sir Archibald Road	TS07	Land at Sir Archibald Road
TS08	Land at Bridgend	TS08	Land at Bridgend
TS09	North of Scrabster Community Hall	TS09	North of Scrabster Community Hall
TS10	North West of Dunbar Hospital	TS10	North West of Dunbar Hospital
TS11	Viewfirth Park	TS11	Viewfirth Park
TS13	Thurso Harbour	TS12	Thurso Harbour
TS15	Scrabster Harbour	TS13	Scrabster Harbour
TS16	Land at Scrabster Mains Farm	TS14	Land at Scrabster Mains Farm

TS17	North West Of Thurso Business Park	TS15	North West Of Thurso Business Park
WK01	Hill of Man	WK01	Hill of Man
WK02	South of Kennedy Terrace	WK02	South of Kennedy Terrace
WK03	East Of Carnaby Road	WK03	East Of Carnaby Road
WK04	North Of Coghill Street	WK04	North Of Coghill Street
WK05	West of Police Station	WK05	West of Police Station
-	-	WK06	East of Murray Avenue
WK06	West of Coronation Street	WK07	West of Coronation Street
WK07	Land at Broadhaven Farm	-	SITE REMOVED BY REPORTER
WK08	South East of Terminal Building	WK08	South East of Terminal Building
WK09	North of Wick North Primary School	WK09	North of Wick North Primary School
WK10	North of Wellington Avenue	WK10	North of Wellington Avenue
WK11	Site at The Shore	WK11	Site at The Shore
WK12	Lower Pulteneytown	WK12	Lower Pulteneytown
WK13	Land West of Green Road	WK13	Land West of Green Road
WK14	Hillhead Primary School	WK14	Hillhead Primary School
WK15	Wick High School Building	WK15	Wick High School Building
WK16	Land at Francis Street	WK16	Land at Francis Street
WK17	South of Roxburgh Road	WK17	South of Roxburgh Road
WK18	West of George Street	WK18	West of George Street
WK19	East of Wick Burial Ground	WK19	East of Wick Burial Ground
WK20	Wick Business Park	WK20	Wick Business Park
WK21	North Of Wick Business Park	WK21	North Of Wick Business Park
WK22	Wick Harbour	WK22	Wick Harbour
WK23	Wick Industrial Estate	WK23	Wick Industrial Estate