

SUTHERLAND LOCAL PLAN Map Booklet

Adopted Plan June 2010

Plana Ris An Deach Gabhail An t-Òg mhios 2010

PLANA IONADAIL CHATAIBH An Leabhran Mapaidh

(As Continued in Force) (April 2012)

Provisions of Local Plan Map(s) as continued in force

The provisions of the Proposals Map (including any inset contained in or accompanying it and the policies and proposals shown on such inset) and related notations, referencing and explanatory text, only to the extent to which those provisions show, illustrate or explain any provision of the local plan which is continued in force by the Parliamentary Order* and as detailed in the Retention Schedule.

*(The Town and Country Planning (Continuation in force of Local Plans (Highland) (Scotland) Order 2012)

PLANNING & DEVELOPMENT SERVICE
THE HIGHLAND COUNCIL





Parts of the Local Plan Pàirtean den Phlana Ionadail

Written Statement

Aithris Sgrìobhte

The Written Statement sets out a range of general policies to achieve the objectives of the Local Plan. It should be read along with the Mapping.

Proposals Map

Mapa Mholaidhean

The Proposals Map shows the entire Sutherland Local Plan area (made up of the Highland Council Wards: 1 North, West & Central Sutherland and 5 East Sutherland & Edderton). The Proposals Map is a large sheet folded down to A4 size and can be found at the back of the Mapping Booklet.

The Mapping Booklet

An Leabhran Mapaigh

This is the Mapping Booklet referred to in the Written Statement of the Sutherland Local Plan. The Mapping Booklet contains the Insets of The Proposals Map. An inset shows more detailed mapping and has text with it.

The Booklet also contains the Background Maps, they set out the locations and information about Natural, Built and Cultural Heritage features in so far as they have been mapped digitally on our system. There is also mapping of Consultation Areas and Physical Constraints - relevant to other plan policies - in this section of the map booklet.

The Guide and Key will help you to understand the maps please take time to study it (page 2).

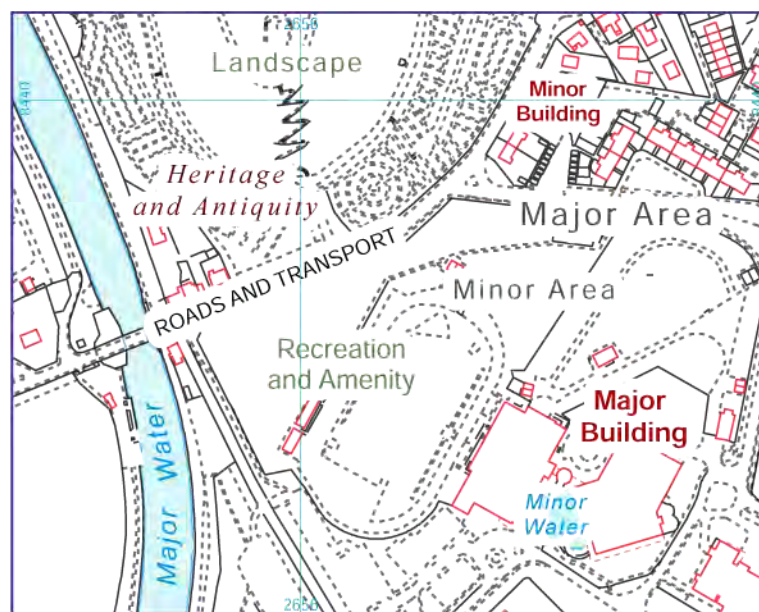
HOW TO READ AND USE THE PLAN

The Local Plan is made up of maps and text. If you are interested in finding out what the Plan means for your particular area then you need to read both. The easiest way to find your community is by using the large Proposals Map which shows the whole area covered by the Plan. Once you've found your community, the Proposals Map will show you which text you need to read and whether there is more detailed mapping and text available. The larger communities will have this detail shown on a separate "Inset".

For example, if you wanted to find what the Plan means for Lairg then you would find it on the Proposals Map which would tell you that there was a detailed "Inset" available and its reference number. The Lairg "inset" sets out all the text and mapping specific to that place.

However, to get the complete picture, you also need to read the Plan's "General Policies" which are listed in the written part of the Plan as these can also affect a local issue. Larger or more controversial proposals may also be affected by the Plan's "Vision" or "Strategy" which again are in the written part of the Plan. These proposals may also require knowledge of policy or law at Highland-wide, national and European level. Links to this further reading are given in the Plan.

MAPPING ANNOTATION



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All OS base maps are the most up-to-date available to The Highland Council at the time of the production of this Local Plan.

Information provided by other agencies for use in determining some of the mapped features is also the most up-to-date available to The Highland Council at the time of the production of this Local Plan.

Not all of the policy definitions listed in the Written Statement are identified in the Plan's maps.

LEGEND ELEMENTS

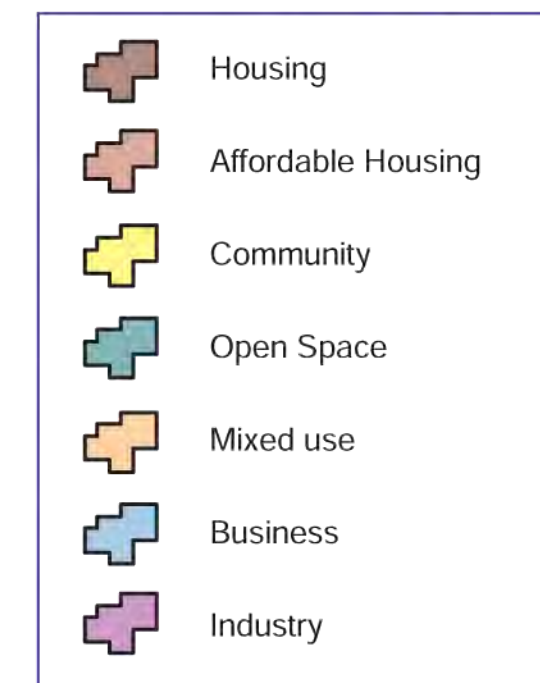
SETTLEMENT



HINTERLAND AROUND TOWNS

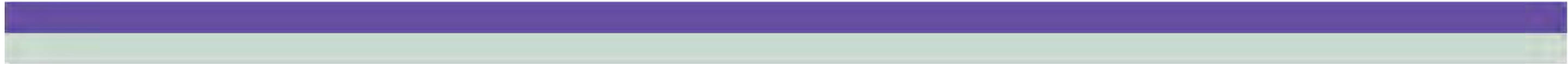


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Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	1117
Housing Completions 2000-2007	28
Primary School Capacity/Secondary School Capacity (Roll/Physical Capacity)	73% / 84%
Water Capacity	Limited Capacity
Sewerage Capacity	Capacity

The settlement of Dornoch is a Royal Burgh whose history stretches back to the sixth century. Dornoch is sited at the edge of the Dornoch Firth with a south facing aspect and excellent views to the south. The settlement also enjoys a favourable micro-climate having one of the lowest rainfalls in Scotland.

The settlement functions as a service centre, this providing many of the local jobs, tourism is also a major source of income for the area with visitors being attracted by the history of the settlement, the quality of the local environment and the Royal Dornoch golf course.

Dornoch has showed strong population growth in recent years and this is reflected in pressures on the housing market. This has made for a more difficult environment for first time buyers in the area and there is a need for variety in the market to cater for all sectors of the housing market.

Facilities for visitors can be found at the links area to the south of the settlement where the caravan park is situated. This area provides an essential part of the setting of the settlement and also has great value as a tourist and recreational resource. However increasing pressure on the sand dunes from use by residents and visitors and potential for disturbance to wintering or breeding birds means there is a need to assess any effect arising from new development due to European protection.

Prospects

Development on larger land allocations has been slow since 2000, but recent proposals have moved forward and contribute to the planned development of the settlement. Developments at Meadows Park Road and Sutherland Road will offer choice and variety to the local housing market and contribute to meeting the need for affordable housing provision.

A significant area for development is planned for Dornoch North, which will serve the expansion needs of the community. The development of this new neighbourhood will be led by the development of a masterplan which will guide the integration and phasing of development of the overall site. The developer will undertake consultation with the community to seek views on the provisions of the masterplan. The masterplan will guide the fit with the existing urban structure, pedestrian and physical connections with the core of the settlement, the provision of facilities and infrastructure, landscaping and open space and phasing, underpinned by traffic, drainage, environmental and water and waste water network assessments as necessary.

The Dornoch Business Park is likely to become fully developed over the next few years as local businesses relocate to the site. There is limited potential for infill of small business units at the Station Square Industrial Estate. There is a need to identify a possible new site for longer term development of business and industrial development. Opportunities for longer term larger scale provisions are likely to lie outwith the settlement and the Council will continue to investigate suitable locations.

The educational role of Dornoch is well defined with primary and secondary education and also the North Highland College. The College continues to offer a growing number of courses that reflect the distinctive needs and strengths of the area.

The development of a leisure facility for Dornoch is a long held aspiration of the community; the delivery of a sports hall at the Academy is being progressed.

Waste water treatment is the subject of European Directives in terms of outfall quality and level of treatment; the plant itself has significant capacity. Water supply limitations are being addressed within Scottish Water's current development programme.

Development Factors

- Need to integrate and phase larger scale development;
- The high quality of Dornoch's historic core;
- Coastal location adjacent to the Moray Firth SAC;
- Capacity of waste water network;
- Development proposals will have regard to the proximity of the Dornoch Firth and Loch Fleet Special Protection Area (SPA) and Ramsar site, Dornoch Firth and Morrich More Special Area of Conservation, the Moray Firth Special Area of Conservation (SAC), the Dornoch Firth National Scenic Area, the Tree Preservation Order at Station Wood and Earls Cross and the Dornoch Cathedral and grave yard A-listed building and Scheduled Monument;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies and the Dornoch Firth and Loch Fleet SPA and Ramsar site, the Dornoch Firth and Morrich More SAC and the Moray Firth SAC;
- Where appropriate, new development proposals on sites allocated for development in Dornoch shall be accompanied by a recreational management plan which examines any likely increased pressures from recreational access of the sand dunes or disturbance to wintering or breeding birds, arising from the development due to European protection. Appropriate assessment will require to be undertaken if Natura site interests are likely to be significantly affected. Where necessary, avoidance or mitigation measures should be provided. The Council will liaise with SNH and key local interests to co-ordinate submitted management plans and assess cumulative effects. The procedure will be subject to monitoring under the Action Programme;
- Insofar as otters are a qualifying feature of the adjacent SAC, a survey indicating whether or not otters are present should accompany any planning application, other than for the modest extension or alteration of an existing building, within 250m of a watercourse, coast, loch or pond.

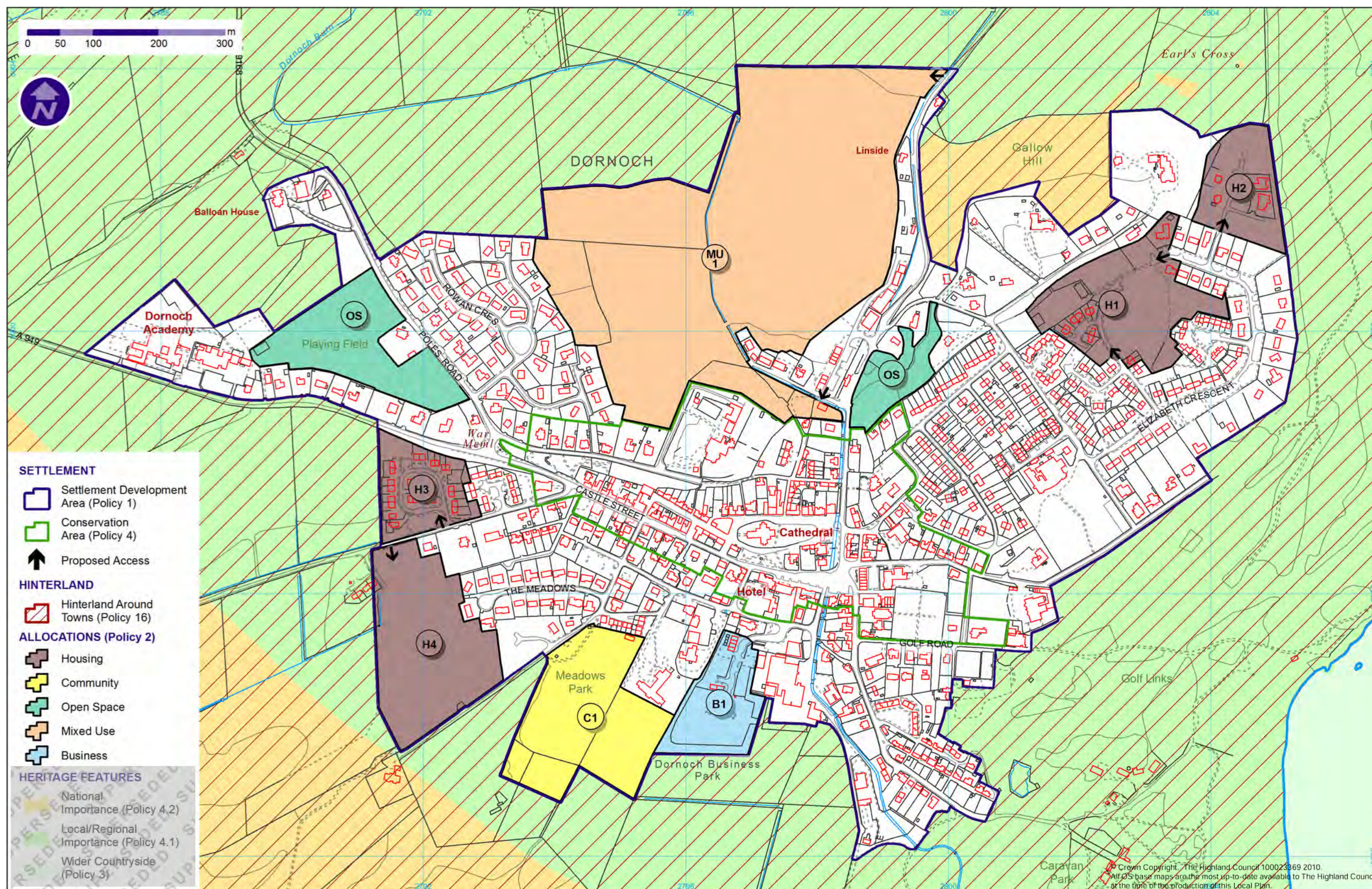
Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	3.6 ha	Bishopsfield	50 units	Delivery of primarily affordable housing, footpath network links to town centre, mix of housing types. Preparation of a masterplan indicating form and location of houses, traffic management arrangements and provision of amenity land and landscaping. Connection to public sewer required.
H 2	1.8 ha	Earl's Cross	9 Units	Plotted development, utilising existing access, footpath network links to town centre. Need for sensitive siting and design; incorporation of landscaping and planting to enhance landscape setting. Connection to public sewer required.
H 3	1.8 ha	Sutherland Road	33 units	Road widening and access improvements, provision of footpaths at road and through site to Evelix Road, landscaping and planting to all boundaries particularly on approaches to Dornoch. Address scheme of archaeological work. Requirement to retain and integrate watercourses as natural features within the development. Flood risk assessment will be required; built development to avoid flood risk area. Connection to public sewer required.
H 4	4.2 ha	Meadows Park Road	102 units	Access improvements and footpath provision to Sutherland Road. Phased approach to development, equipped play area, landscaping and planting, appropriate disposal of surface water drainage. Requirement to retain and integrate watercourses as natural features within the development. Archaeological investigations. Flood risk assessment will be required; built development to avoid flood risk area. Connection to public sewer required.
MU 1 (H/B/C)	19.5 ha	Dornoch North	250 units	Site allocated for primarily housing use with associated business and commercial uses. Delivery of housing through plan period and beyond. Community consultation on progression of proposals for the site through the development of a masterplan. Proposals to be accompanied by information on issues such as access provision associated road and infrastructure improvements, footpath network links to town centre, landscaping and planting. Design should reflect the urban core of Dornoch with embedded design code. Archaeological investigation, flood risk assessment and green space. Flood risk assessment will be required, built development to avoid flood risk area. Requirement to retain and integrate watercourses as natural features within the development. Connection to public sewer required.

(Housing capacities are indicative only and given on the basis of likely development densities.)

Site Allocations (continued)

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
B 1	1.9 ha	Dornoch Business Park	-	Suitable for business and light industrial uses. Potential expansion to east subject to suitable access footpath links to town centre, etc. Need for sensitive siting and design. Connection to public sewer required.
C 1	4.2 ha	Meadows Park	-	Site maintained for community and associated uses. Potential for development of community centre subject to suitable access, landscaping, siting and design. Local consultation on these matters will be undertaken prior to the submission of a detailed planning application. Connection to public sewer required.



Position in Settlement Hierarchy	Small Village
2005 Estimated Population	300
Housing Completions 2000-2007	1
Primary School Capacity (Roll/Physical Capacity)	Not Applicable
Water Capacity (allocations versus capacity)	Limited Capacity
Sewerage Capacity (allocations versus capacity)	Capacity

Embo was a planned village with a coherent street structure, which can still be clearly seen in the original 5 streets of Fishertown. Embo was formerly a fishing village with its origins in the Bronze Age - a fine example of a burial cairn can be seen in the centre of the village - and which has been laid out in narrow lanes and rows of houses running parallel down to the beach. The settlement relies on commuting primarily for employment, although many trades work out of Embo.

Prospects

Embo's attractive seaside setting, tourist facility, and commuting distance from Dornoch and Tain ensure a steady demand for housing in the area. This demand combined with a low level of new build housing has created pressures on the existing limited housing supply with high house prices and a significant waiting list for the available Council housing. The potential for a community land buyout is being pursued by the Embo Trust offering an opportunity for the re-establishment of crofts in the area offering economic, employment and housing opportunity for local people. Proposals centre on the creation of forest crofts at the Fourpenny Plantation; the provision of a masterplan indicating the scale and form of the initiative should be prepared by the community trust to inform forthcoming proposals.

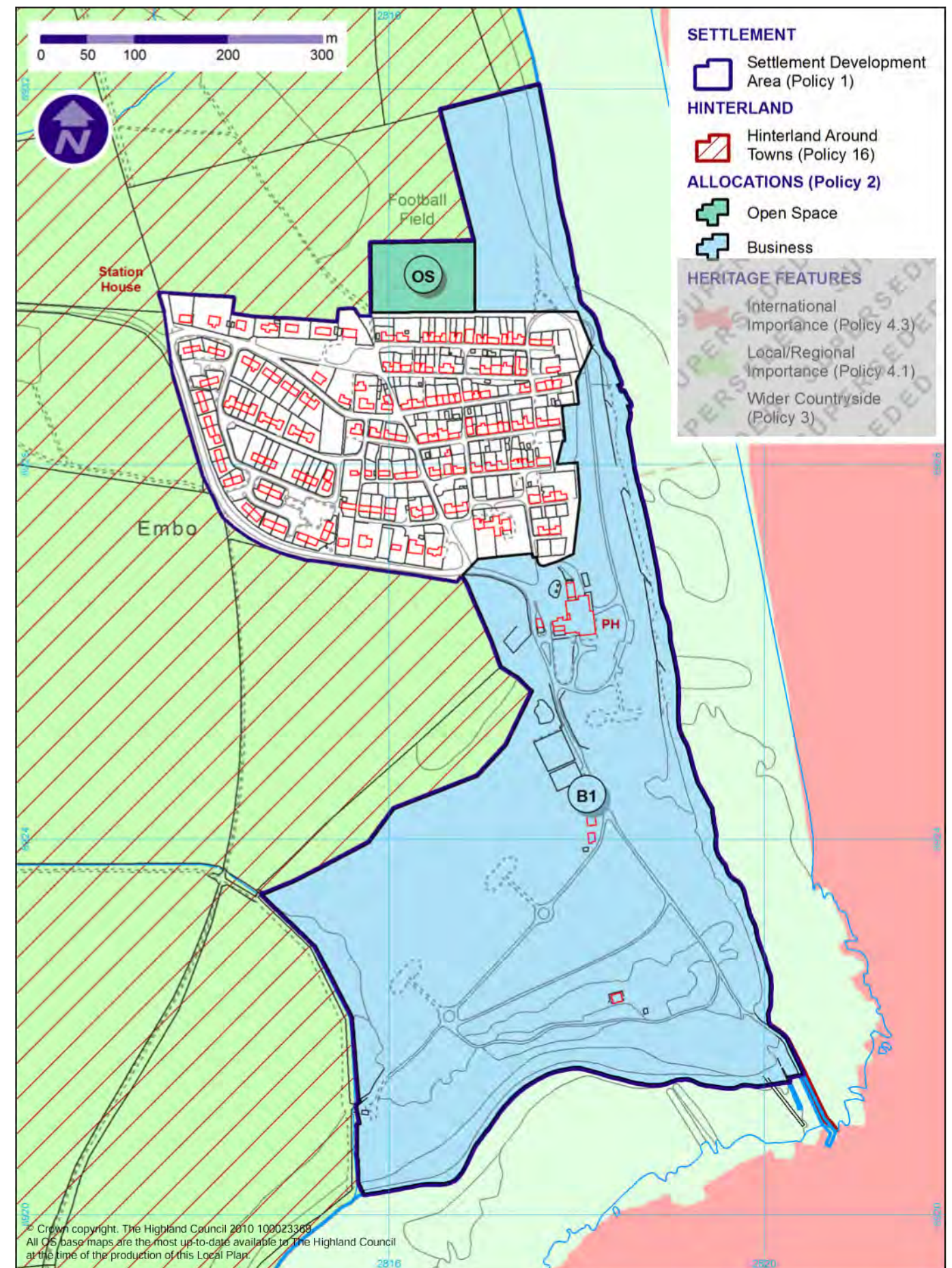
The community is seeking to fund the development of the old school to provide a community centre to serve the settlement.

Grannies Heilan' Hame lies along the coastline to the east of the settlement, taking advantage of the beach and dune systems and attracts many visitors to the area. The caravan park creates increased pressure on the road infrastructure and water supply during its operational period. The road serving the holiday park was constructed as a bypass to remove traffic from the narrow street pattern in the village.

However increasing pressure on the sand dunes from use by residents and visitors and potential for disturbance to wintering or breeding birds means there is a need to assess any effect arising from new development due to European protection.

Improvements to the Dornoch – Embo Road remain a priority for the community.

Water supply limitations are being addressed within Scottish Water's current development programme.

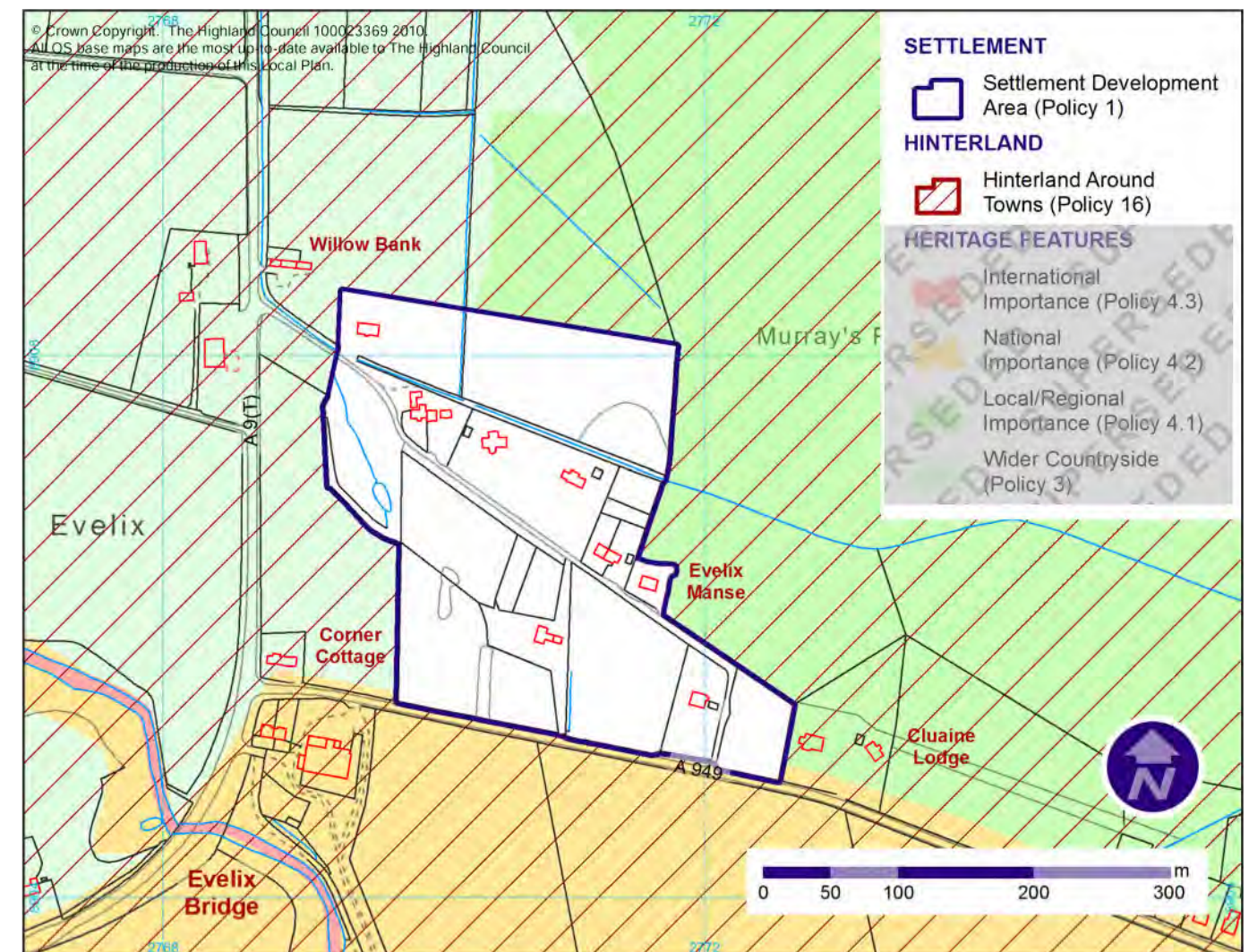


Development Factors

- Land availability/accessibility issues;
- Potential for development of new crofts as part of a community-led initiative to address both economic and housing requirements;
- Development proposals will have regard to the proximity of the Dornoch Firth and Loch Fleet Special Protection Area (SPA) and Ramsar site and the Moray Firth Special Area of Conservation (SAC) and the chambered cairn Scheduled Monument;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies and the Dornoch Firth and Loch Fleet SPA and Ramsar site and the Moray Firth SAC.
- Where appropriate, significant new development proposals shall be accompanied by a recreational management plan which examines any likely increased pressures from recreational access of the sand dunes or disturbance to wintering or breeding birds, arising from the development due to European protection. Appropriate assessment will require to be undertaken if Natura site interests are likely to be significantly affected. Where necessary, avoidance or mitigation measures should be provided. The Council will liaise with SNH and key local interests to co-ordinate submitted management plans and assess cumulative effects. The procedure will be subject to monitoring under the Action Programme.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
B 1	23.7ha	Holiday Park	-	Existing holiday caravan park with potential for further development relating to existing planning permission and masterplan. Development proposals to respect the setting of the chambered cairn Scheduled Monument.



Prospects

Limited potential for development has been identified at Evelix (up to 6 units) where there are opportunities for suitably sited and designed houses to consolidate the existing grouping, subject to the adequacy of services and infrastructure. A high quality of house design will be required. Necessary road improvements to serve development may be required and will be provided directly by developer or through developer contributions. Localised flooding issues may require the preparation of a Flood Risk Assessment. Requirement to retain and integrate watercourses as natural features within the development.

Development Factors

- A high quality of house design will be required;
- Necessary road improvements to serve development may be required and will be provided directly by the developer or through developer contributions.
- Localised flooding issues may require the preparation of a Flood Risk Assessment.
- Requirement to retain and integrate watercourses as natural features within the development.
- Development proposals will have regard to the proximity of the River Evelix Special Area of Conservation (SAC) and the Dornoch Firth National Scenic Area;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies and the River Evelix SAC.

Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	1418
Housing Completions 2000-2007	13
Primary School Capacity/Secondary School Capacity (Roll/Physical Capacity)	63% / 47%
Water Capacity	Capacity
Sewerage Capacity	Limited Capacity

Golspie is the largest settlement within Sutherland and is situated on the east coast located under the shadow of Ben Bhraggie. This historic core of Golspie may merit formal Conservation Area status. The population of the settlement has remained fairly static over the past 20 years. The settlement plays an important role providing service and a variety and mix of retail uses to a large part of Sutherland.

Golspie originated as a small fishing village on the main road north, situated midway between Loch Fleet and Brora, expanded in the early nineteenth century to house those evicted during the Clearances from the straths and glens of Sutherland. The arrival of the railway in 1868 brought tourists and as a result further development. There are a number of historic buildings in the village, notably St Andrew's Church which dates from the early eighteenth century but which is built on the site of the medieval chapel of St Andrew.

Prospects

Recent housing development has been limited to smaller allocated sites within the settlement supplemented with piecemeal development in the wider countryside. The defined Golspie settlement provides effective development allocations that can provide for the longer term development of the settlement in a sustainable way. Pressure for development within the settlement setting of Golspie will only be considered appropriate where this can be supported in terms of appropriate provision of infrastructure and in terms of wider policy considerations. However, larger scale proposals which will serve the medium to longer term needs of the community are moving forward. Development at Drumbuie is at an early stage, it will offer a variety of housing types and choices. Proposals are also progressing at Sibell Road offering further choice of available housing. There will be a need to monitor the levels of development to ensure that growth is maintained at a sustainable level.

As well as promoting and supporting the planned development of housing there is a need to assist and promote economic development within the settlement. Existing opportunities for economic development relate to the Golspie Industrial Estate which is at capacity and also to the Golspie Business Park where, despite take-up of plots being low to date, there are proposals for the development of several plots.

The development of the former Technical College at Drumbuie is complete and consolidates the Council's service provision in Golspie, whilst also providing an impetus to further development on associated land and the adjacent business park.

The initial development of the Ben Bhraggie bike trail (Highland Wildcat Trails) is complete, with ancillary proposals underway, including the extension of foot and cycle path linkages. The facility will be an important tourist attraction for Golspie, with an anticipated 50,000 extra visitors per annum. Land at Rhives will allow development of caravan and camping facilities to service growth in visitor numbers; opportunities exist for the local business community to benefit from this attraction.

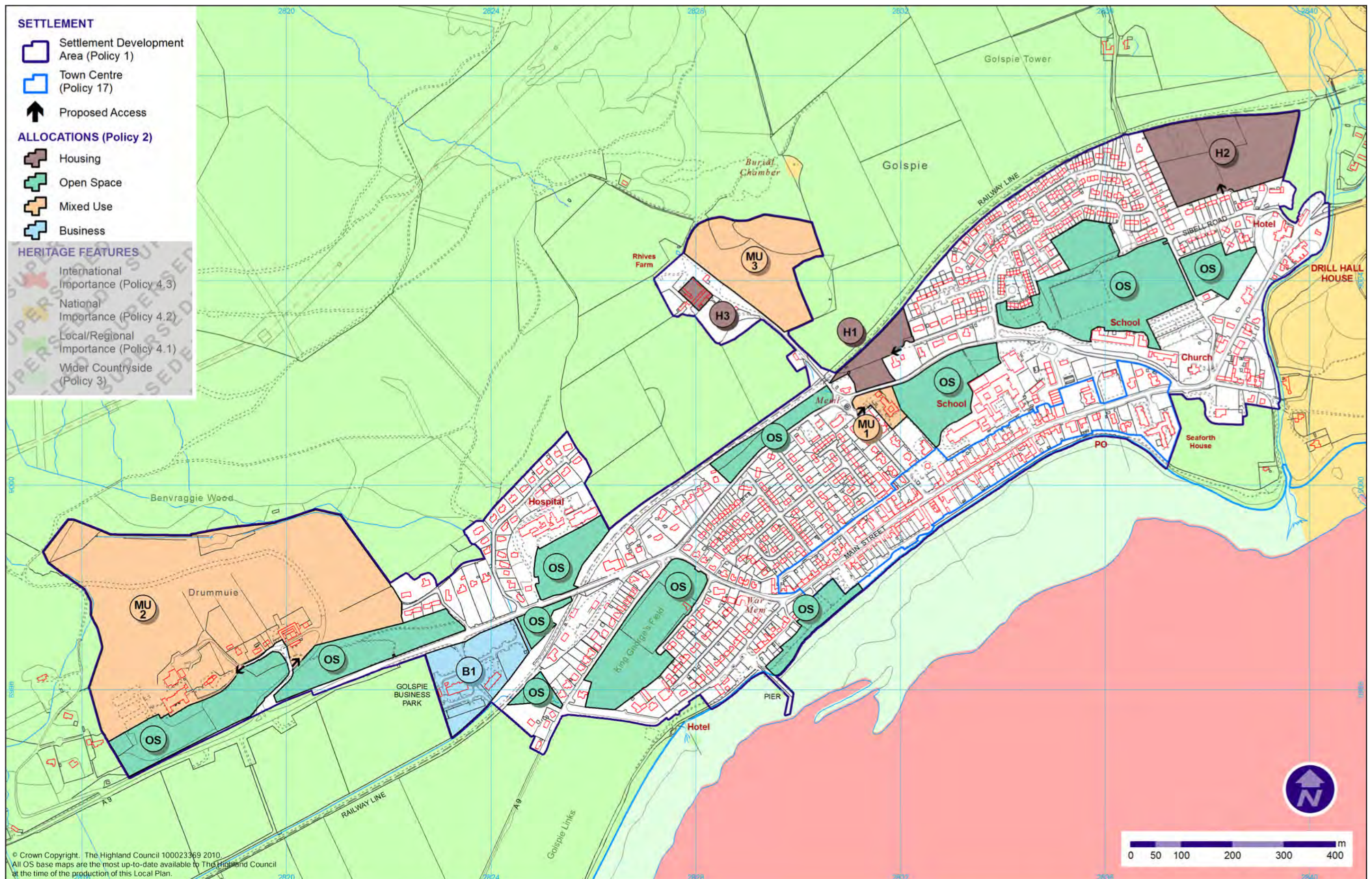
Development Factors

- Constraint to waste water treatment;
- Maintain recent progress on housing and business development;
- Safeguard the village setting, including the wooded and open seaboard approaches;
- Development proposals will have regard to the proximity of the Moray Firth Special Area of Conservation (SAC), the Dunrobin Castle Designed Landscape, the chambered cairn Scheduled Monument, the St Andrew's Parish Church A-listed building and the A9(T) Golspie TPO;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies and the Moray Firth SAC.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	0.9 ha	Woodland Way	10 units	Access improvements required, turning head provision, retention of trees. Connection to public sewer required.
H 2	3.8 ha	Sibell Road	34 units	Access improvements, footpath provision at Sibell Road brae. Design brief required, scheme of landscaping and phasing of development to be provided. Regard to listed buildings and their settings. Connection to public sewer required.
H 3	0.2 ha	Rhives Farm Steading	12 units	Redevelopment opportunity of existing farm steading. Need to upgrade access, provide passing places. Height restriction at railway bridge. Connection to public sewer required. Pre-determination bat species/ habitat survey.
MU 1 (H/B)	0.4 ha	Mackay House Hostel site	-	Site suitable for residential and/or use under Class 4, Business, of the Town and Country (Use Classes) Scotland Order 1997. Regard to listed buildings and their settings. Subject to appropriate access from Fountain Road. Connection to public sewer required.
MU 2 (H/B/I)	18.8 ha	Drumbuie	150 units	Mixed use development. Redevelopment of former Technical School for office development. Eastern part of site to provide mixed tenure housing. Remainder of site provides opportunity for variety of compatible uses. Improved access, provision of footpath link to town centre. Scheme of landscaping and planting to provide screening at "gateway" to settlement. The existing Drumbuie Development Brief provides approved supplementary guidance to the development potential of the site. Connection to public sewer required.
MU 3	3.7 ha	Rhives	-	Site suitable for tourist related development – caravan/ camping and associated uses. Access constrained - height restriction at railway bridge, single carriageway – requirements relate to resurfacing, provision of passing places, traffic management measures. Presumption against housing development. The design of the site should address any potential impact on the setting of the adjacent chambered cairn, a Scheduled Monument.
B 1	2.4 ha	Golspie Business Park	-	Existing business park. Support development of appropriate uses, primarily hi-tech and office uses.

(Housing capacities are indicative only and given on the basis of likely development densities.)



Position in Settlement Hierarchy	Small Village
2005 Estimated Population	75
Housing Completions 2000-2007	0
Primary School Capacity/Secondary School Capacity (Roll/Physical Capacity)	72% / 47%
Water Capacity	Spare Capacity
Sewerage Capacity	Spare Capacity

Prospects

Pittentrail is a small village in the parish of Rogart, sustaining important local facilities, including a shop, hall and rail halt.

The former auction mart offers scope for redevelopment. The site is in the centre of the village and is a prime location for a mix of housing, business and community uses.

In addition the area around MacDonald Place is within a settlement development area which will allow scope for some infill development within that boundary. No specific sites have been allocated here, however a variety of house types and styles would be welcomed.

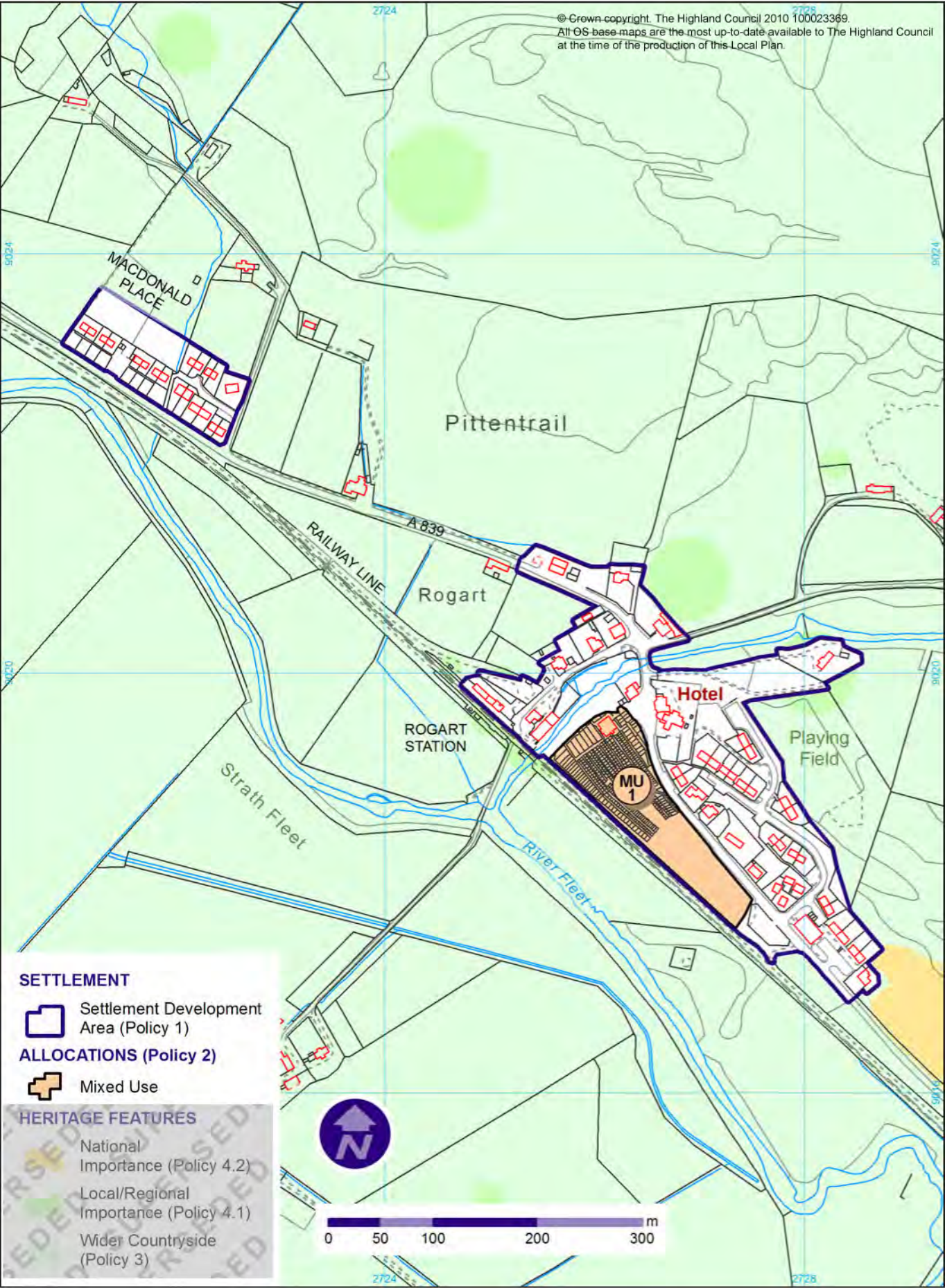
Development Factors

- Low downward emission design street lights;
- Development proposals will have regard to the proximity of the Birchwood Ancient Woodland;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies.

Site Allocations

Site Reference	Site Area	Location	Housing Capacity	Developer Requirements
MU 1 (H/B/C)	1.3 ha	Mart and adjoining land	10 units	Acceptable uses – Housing, Business and Community; contamination assessment required; This site may be at risk from flooding. Flood risk assessment will be required; built development to avoid flood risk area.

(Housing capacities are indicative only and given on the basis of likely development densities.)



Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	1243
Housing Completions 2000-2007	37
Primary School Capacity (Roll/Physical Capacity)	48%
Water Capacity (allocations versus capacity)	Capacity
Sewerage Capacity (allocations versus capacity)	Limited Capacity

The settlement of Brora is situated on the east coast of Sutherland, straddling the River Brora. The A9 trunk road is routed through the town forming the main connection to the north; the town is also served by the far north railway line. Identified needs in the village relate to a requirement for affordable housing. A recent housing needs survey has identified unmet demand in the settlement; forthcoming development at the old woolen mill will meet some of the demand. Further development on local authority land will deliver a higher proportion of affordable housing.

Piecemeal development outwith the built extent of Brora has eroded the rural setting of the village, particularly in the Mosshill/Ladiesloch area. This has placed increasing pressure on the restricted road network, and created accumulations of septic tanks; consolidation of development within the settlement is preferred. The development in the surrounding countryside supports a further population of approximately 300 people.

Development proposals outwith the defined settlement development area are required to conform to the existing character of development in the surrounding area to prevent further erosion of the rural setting. Spare water capacity exists but waste water system capacity is limited, localised network issues existing with the sewerage system, to be addressed by developers.

Prospects

Housing development proposals are progressing on 3 sites; at Rosslyn Street, the old woolen mill and East Brora Muir. The delivery of infrastructure on all these sites will provide the basis for an effective housing land supply for the next several years for the settlement.

The continued diversification of industrial and business uses at Scotia House provides opportunity for a range of businesses to occupy the building. Further potential for industrial and business development exists at the Brora Industrial Estate. Although the existing industrial estate is not fully occupied, further potential has been identified on adjacent land.

The central core of the settlement would benefit from environmental improvements to the streetscape and the Council will seek to identify improvements to complement initiatives by the community and private businesses.

Development Factors

- Unmet demand for affordable housing;
- The importance of local in by croft land;
- Coastal location adjacent to the Moray firth SAC;
- Restriction on further direct frontage accesses to A9;
- Safeguard the village setting, including the wooded and open seaboard approaches;
- Development proposals should have regard to the potential presence of coal mining activity;
- Development proposals will have regard to the proximity of the Moray Firth Special Area of Conservation (SAC) and the Inverbrora SSSI;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies and the Moray Firth SAC.

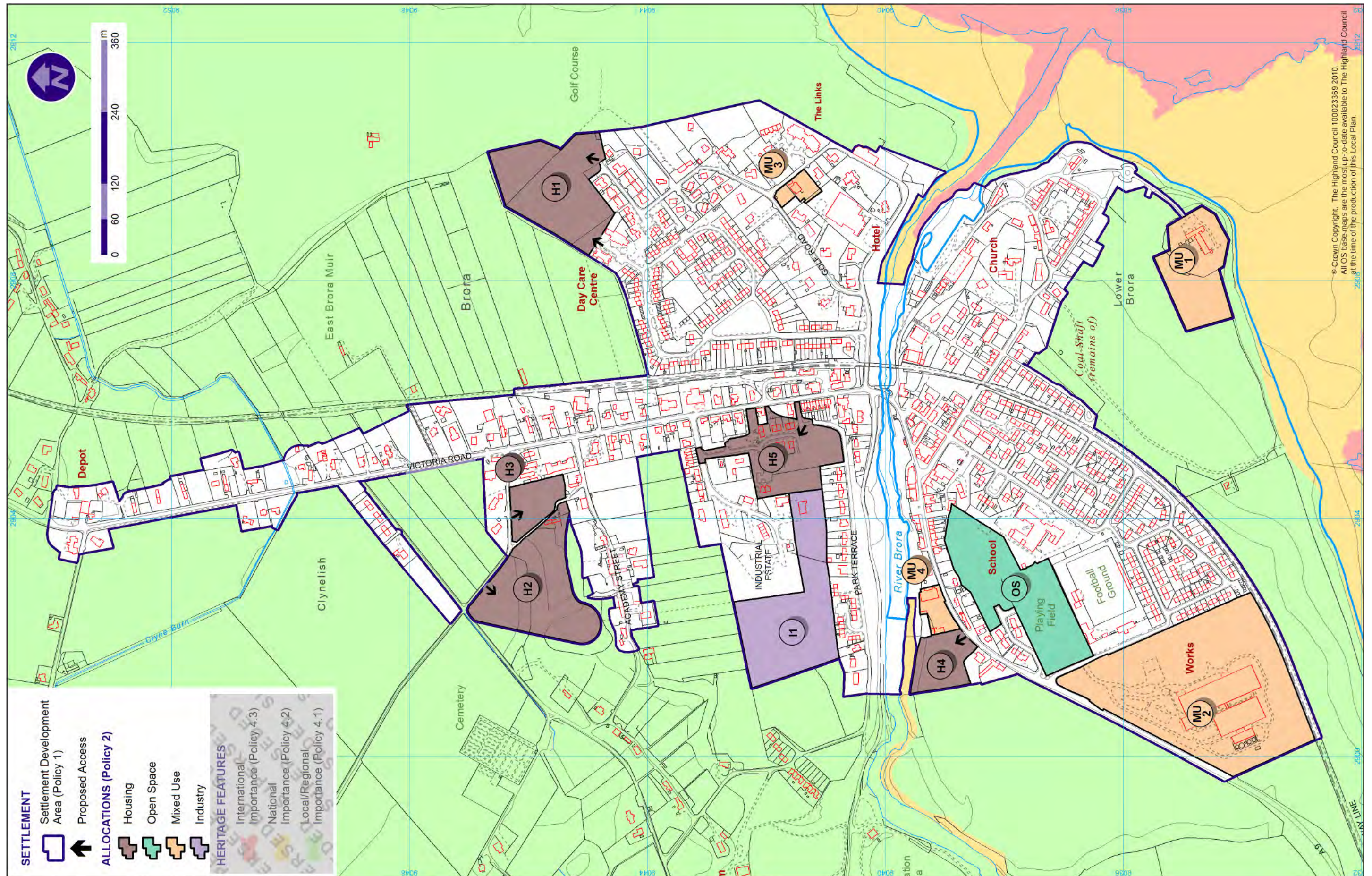
Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	2.6 ha	East Brora Muir	40 units	Design sympathetic to landscape setting, regard to proximity to golf course. Ben Mailey Gardens to serve as main access, level of development from Muirfield Gardens to have regard to existing care facilities. Sheltered housing would be an example of a suitable residential use taking access via Muirfield Gardens. Any access via Muirfield Gardens will not be permitted to connect to the remainder of the development. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Connection to public sewer required..
H 2	2.6 ha	Tordale	20 units	Access improvement/road widening, regrading of land to increase development potential. Need for sensitive siting and design; incorporation of landscaping and planting to enhance landscape setting. Connection to public sewer required.
H 3	0.6 ha	West of Masonic Hall	15 units	Access improvement/road widening. Need for sensitive siting and design; incorporation of landscaping and planting to enhance landscape setting. Connection to public sewer required.
H 4	0.8 ha	Rossllyn Street	15 units	Site road layout in place. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application; built development should avoid areas of flood risk. Connection to public sewer required.
H 5	1.95 ha	Old woolen mill	43 units	Development of site to recent planning permission, preparation of design brief, scheme to address potential contamination issues, improvement to access provisions. This site may be at risk of flooding. A Flood Risk Assessment should be submitted with any planning application. Connection to public sewer required.
I 1	3.0 ha	Adjoining industrial estate	-	Extension for future development on industrial estate, landscaping and planting on boundary to adjacent housing. Connection to public sewer required.

(Housing capacities are indicative only and given on the basis of likely development densities.)

Site Allocations (continued)

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
MU 1	1.75 ha	Former radio station	-	Brownfield site, preferred re-uses should relate to visitor/interpretation/recreational and outdoor uses; alternative uses will be assessed on merit and against the general policies of the local plan. Need to address issues relating to erosion, flood risk, ground stability and potential impact on adjacent natural heritage interest. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Connection to public sewer required.
MU 2	7.14 ha	Scotia House	-	Mixed use development, potential exists at scotia house exists for the development of a variety of uses. Further development of business uses at Scotia House, to be concentrated to the rear. Potential for 10 houses on 0.5 ha of land between the existing bund and Dudgeon Drive; 25% affordable housing contribution will apply. Incorporate landscaping and planting to address landscape impact. Housing site to have separate access from Scotia House. Connection to public sewer required. Opportunities may exist for the development of retail and/or tourist related development considered appropriate to the wider needs of the community. Proposals for retail uses would need to have due regard to General Policy 17 Commerce and to the sequential approach identified in Scottish Planning Policy. The cumulative impact of successive developments within the site must be assessed and any further identified mitigation measures undertaken by the developer.
MU 3	0.25 ha	Carrol House	-	Redevelopment opportunity for housing or tourist related accommodation. A contribution towards affordable housing requirement will be expected. Proposals should be sensitive to the character of the surroundings and particularly respect the residential ambience created by the long-established houses in the vicinity of the site. Connection to public sewer required. Pre-determination bat species/ habitat survey.
MU 4	0.35ha	Former Makay's Garage	-	Potential for redevelopment lies at the former Mackay's Garage for uses compatible with its location including reuse of existing business unit. Redevelopment for residential use would also be appropriate subject to suitable access and design. An assessment of potential contamination issues would be required. Account must be taken of Rockpool Cottage, a listed building to the east of the site, to ensure that the character and setting of the building are preserved and suffer no adverse effect. Connection to public sewer required.



Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	798
Housing Completions 2000-2007	3
Primary School Capacity (Roll/Physical Capacity)	42%
Water Capacity (allocations versus capacity)	Capacity
Sewerage Capacity (allocations versus capacity)	Limited Capacity

Helmsdale is situated on the east coast at the mouth of the Strath of Kildonan where it converges with the A9 (T) and the railway. The village is contained by the slopes of Creag Bun-Uillidh, the River Helmsdale, the golf course and agricultural land to the west and the presence of crofts and coastal conservation designations to the east.

Levels of housing development have been low in Helmsdale in recent years.

Prospects

The formal grid pattern of the planned village (1811-1825) is still in evidence and may merit formal Conservation Area status.

There is an unmet demand for all housing types, private, rented and low cost home ownership. Housing development opportunities relate to specific allocations that have been identified as most capable of delivering development.

Land identified at Rockview Place and Simpson Crescent offer opportunities for development on readily accessible land within the settlement.

Redevelopment opportunities at St John's Church and the vacant police station offer potential for housing or other uses.

The continued identification of land for business and industry gives scope for development of new or relocation of existing businesses.

The potential development of a camping/caravan park would increase the ability of the settlement to retain visitors to the area. Scope for such a facility is likely to exist outwith the defined settlement boundary.

Waste water treatment has a limited capacity for further development.

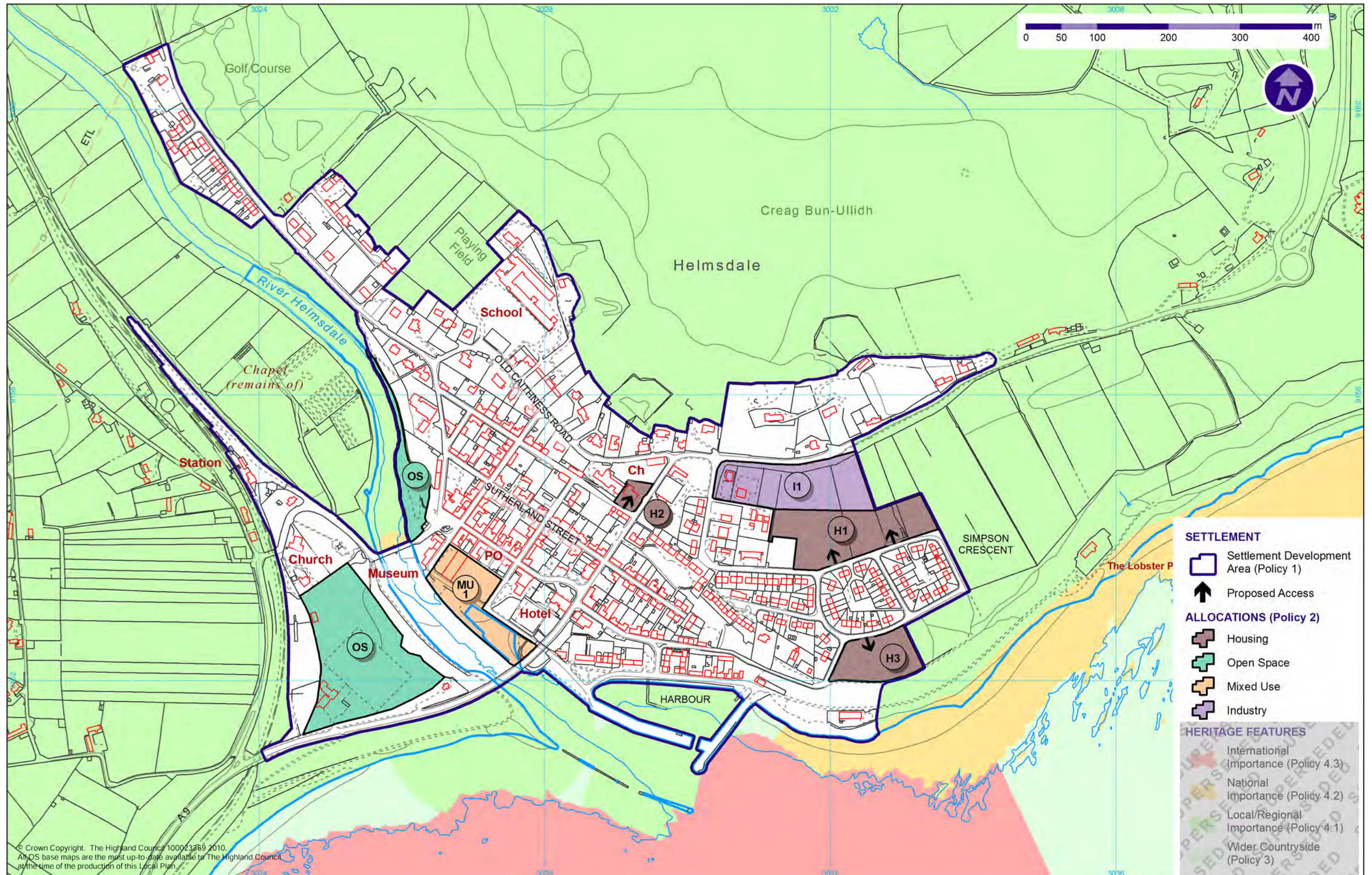
Development Factors

- Coastal location adjacent to the Moray Firth SAC;
- Identification of effective land supply in central locations;
- Safeguard the village setting, including rising land and open seaboard approaches;
- Development proposals will have regard to the proximity of the Moray Firth Special Area of Conservation (SAC) the Helmsdale Coast SSSI, the Helmsdale Bridge A-Listed building and Helmsdale Ice House Scheduled Monument;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies and the Moray Firth SAC.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	1.4ha	North of Rockview Place	40 units	Developer to provide of an overall layout for the development of the site. Potential may exist for the inclusion of the adjacent play area within the development subject to the early provision of adequate replacement in the overall scheme. Improved access to site, provision of off-street parking for existing housing, phasing of housing across site, mix of tenures. Assessment of potential contamination. Need for sensitive siting and design; incorporation of landscaping and planting to enhance landscape setting. Connection to public sewer required.
H 2	0.14 ha	St John's Church	5 units	Sympathetic conversion of vacant church building, improved access and provision of parking, landscaping and planting. Connection to public sewer required. Pre-determination bat species/ habitat survey.
H 3	0.7 ha	Simpson Crescent	12 units	Development setback from seaward edge of site, landscaping, planting, design and layout to respect landform to reduce visual impact, and safeguard water and drainage infrastructure. Assessment of potential contamination issues. Connection to public sewer required.
MU 1 (B/H/C)	1.0 ha	Shore Street	-	Potential for redevelopment of area for mix of uses – visitor interpretation, business and residential use. Relocation of existing garage use. Assessment of potential contamination issues. Flood Risk Assessment will be required, built development to avoid flood risk area. Only water-related or harbour uses will be acceptable within flood risk areas. Proposals for the redevelopment of the site will be expected to produce a masterplan addressing issues in regard to land assembly, relocation of existing uses, topographical issues and visual appearance. The design of the site should address any potential impact on the setting of the A-Listed Helmsdale Bridge. Connection to public sewer required. Pre-determination bat species/habitat survey.
I 1	1.4 ha	North of Industrial Estate	-	Site for expansion of existing industrial site. In view of the presumption against new trunk road junctions, access to be afforded through improved local road network. Need for sensitive siting and design; incorporation of landscaping and planting to enhance landscape setting. Connection to public sewer required.

(Housing capacities are indicative only and given on the basis of likely development densities.)



Position in Settlement Hierarchy	Small Village
2005 Estimated Population	111
Housing Completions 2000-2007	2
Primary School Capacity (Roll/Physical Capacity)	45%
Water Capacity (allocations versus capacity)	Limited Capacity
Sewerage Capacity (allocations versus capacity)	Deficiency

The small community of Edderton lies some 6 km to the west of Tain on the southern shore of the Dornoch Firth. The opening of the Dornoch Bridge in 1991 effectively by-passed the village, leading to loss of some services, those remaining relate to the primary school, hall and hotel. The village and surrounding area have several historical associations including the Crusaders stone in the old kirk yard, the Pictish stone to the north of the village and the parish church itself.

Business development within the village relates to the caravan sales business and an engineering business both located to the south-eastern boundary of the settlement.

Housing development has been low key in recent years; the lack of capacity in the waste water treatment system has been a significant factor. Small scale housing development has been permitted subject to temporary waste water solutions being put in place. Proposals are in place for a new waste water treatment system which will permit larger scale proposals to proceed.

Prospects

Potential for development in Edderton lies primarily in the large allocation to the west of Station Road. The progress of development is dependant on the provision of a new waste water treatment plant.

Outwith the large allocation in the village the potential for development lies in infill opportunities. Land to the east of Station Road may offer development potential in the longer term.

Opportunities for small scale business development exist on land to the east of the village, subject to the suitability of the single track access road.

The settlement boundary has been redefined to exclude the smallholdings towards the centre of the village, in order to protect what forms an intrinsic part of the character of the village.

Longer term expansion to the north of the settlement is constrained by the proximity of Balblair Distillery.

Development Factors

- Development proposals will have regard to the proximity of the Dornoch Firth and Loch Fleet Special Protection Area (SPA) and Ramsar site, Dornoch Firth and Morrich More Special Area of Conservation and the Moray Firth Special Area of Conservation (SAC), the Dornoch Firth SSSI, the Dornoch Firth National Scenic Area and the Clach Chairidh and the Carri Blair stone circle and cist Scheduled Monuments;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies and the Dornoch Firth and Loch Fleet SPA and Ramsar site, the Dornoch Firth and Morrich More SAC and the Moray Firth SAC;
- Insofar as otters are a qualifying feature of the adjacent SAC, a survey indicating whether or not otters are present should accompany any planning application, other than for the modest extension or alteration of an existing building, within 250m of a watercourse, coast, loch or pond;
- Development opportunities constrained by presence of railway to north and A836 to south.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	6.8 ha	West of Station Road	40 units	Delivery of housing for the settlement for the plan period and beyond. The Clach Chairidh (or Clach Biorach), is a symbol stone standing in the field close to the northeast boundary of site H1. The Carri Blair stone circle and cist is also to the north-east of site H1 but on the opposite side of Station Road. Both are scheduled monuments and, along with their respective settings, must be protected. An area of open space is required around the symbol stone and no development should take place which would encroach on the line of sight from the stone circle and symbol stone to the hills to the west and south-west. The extent of open space required in this latter respect should also be sufficient to preserve peripheral views of the line of sight. A full archaeological survey is required along with the provision of landscaping, planting, and formal open space within the developed area of the site. Development is subject to connection to a new waste water treatment plant.
MU 1 (B)	0.4 ha	Adjacent to Glebe Cottage	-	Suitable for small scale business units or workplace homes (house with associated business unit). Business uses to be limited to those in Class 4, Business, as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997. Provision of appropriate siting, design, landscaping and planting to reduce impact on settlement setting. Subject to suitable access and to connection to new waste water treatment works system.

(Housing capacities are indicative only and given on the basis of likely development densities.)