

APPENDIX 5: Position Statements for Settlements Including Tables and Maps of Sites Not Allocated

The contents of this section are ordered as follows:

Ward 5: East Sutherland and Edderton

- Dornoch
- Embo
- Golspie
- Brora
- Helmsdale
- Edderton
- Pittentrail

Ward 1: North West and Central Sutherland

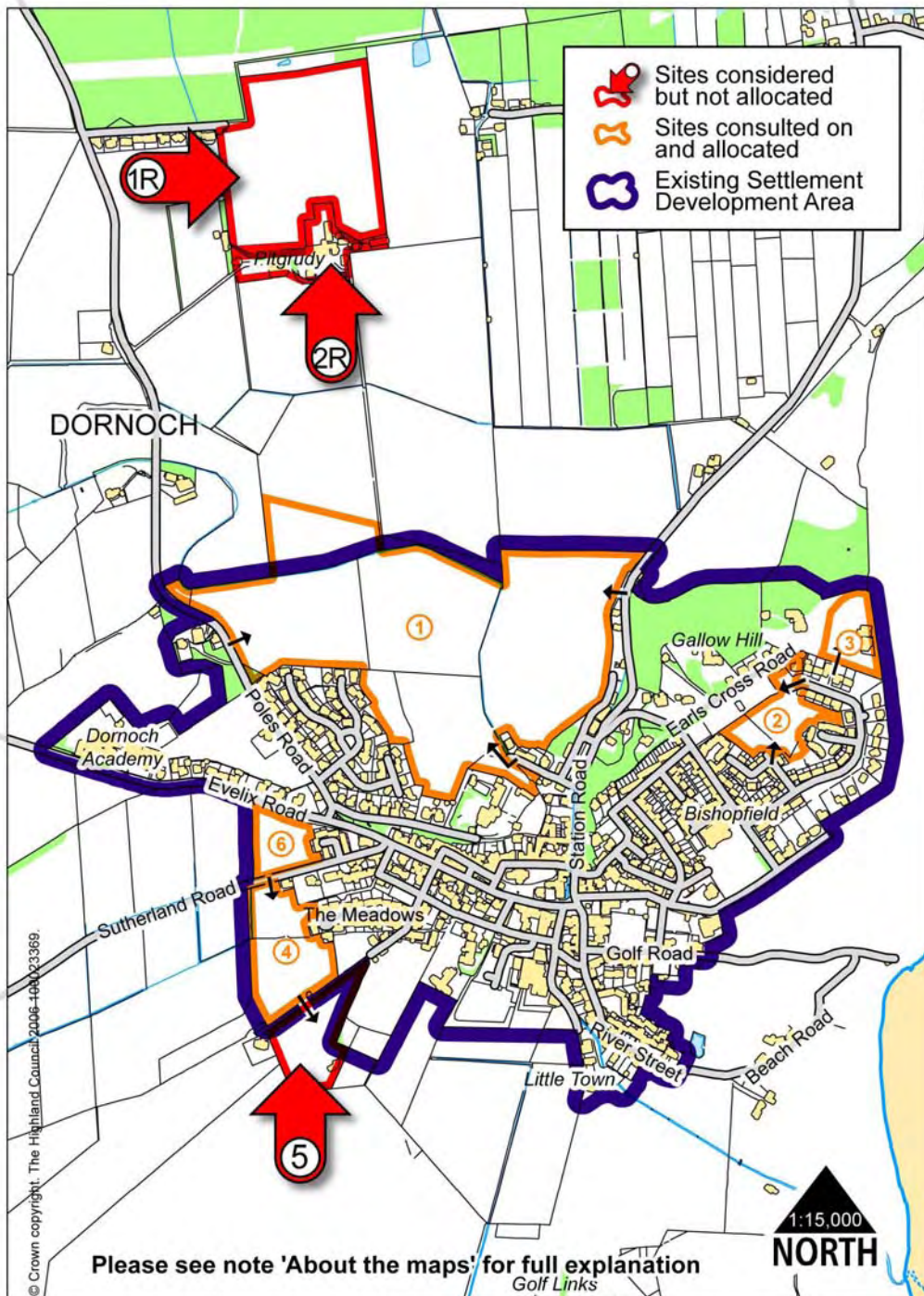
- Ardgay
- Bonar Bridge & South Bonar Industrial Estate
- Culrain
- Rosehall
- Invershin
- Lairg
- Assynt*(Lochinver, Point of Stoer, Drumbeg)
- Scourie & Achfary
- Kinlochbervie
- Durness & Laid
- Tongue & Melness
- Bettyhill
- Strathy & Armadale
- Melvich & Portskerra

Note about the Maps

The maps included in this section are based on those originally included in the Sutherland Futures consultation document. "Existing settlement development area" was that shown in Sutherland Futures. The Settlement Development Areas shown in the Deposit Draft November 2008 Local Plan may differ. It should be noted that the maps do not attempt to show the sites that were not in Sutherland Futures but that are in the Draft Plan. They are already included in the Draft Plan and Revised Environmental Report documentation. In addition the maps do not show the location of sites suggested to us in representations to us on the draft Plan, but which have been rejected. Previous drafts of the Plan are available on the Council's website. If clarification is required about the location of any of the site options considered, be they sites proposed by the Council or sites subject to representations, please contact the Local Plan team.

East Sutherland and Edderton

DORNOCH



Position Statement for Dornoch

Development opportunities within Dornoch, together provide for the potential long term growth of the settlement. Land allocated at Bishopsfield provides opportunities for both private and public housing development across the last phases of this site. At Earl’s Cross the allocated site is partly developed and offers opportunity for those seeking a lower density form of development. The allocation Sutherland Road has

been the subject of planning approval and initial site works have been undertaken. In addition land at Meadows Park Road is the subject of a planning application that the Council is likely to approve. Dornoch North and Dornoch North Expansion form the basis for the medium to longer term growth of the settlement, the development of these sites require the preparation of a masterplan to guide overall development.

Potential for expansion of business and light industrial use is identified at the extension to the existing business park and further potential exists to the east. The Academy Fields are identified as having potential to accommodate facilities related to wider recreational uses.

Amendments to allocations within the Deposit Draft Nov. 2008 referred to consideration on issues relating to flood risk and also to the aspirations of the community.

The area of land identified for future extension to B1 Dornoch Business Park has been removed from the Plan to reflect the potential flood risk in the area, the existing extension is yet to be developed out and will provide the land supply for the short to medium term. The allocation has been amended to reflect this change.

The community allocation identified at the Academy Fields has been reallocated as open space with a further area of land at Meadows Park identified for community use which gives the potential for the development of a community centre.

The redevelopment of Ambassador House and grounds were put forward for consideration for housing on the 2007 draft. The consideration of allocating the site considered the impact on the B Listed Building and its setting. It was recommended that development of this nature could be considered more appropriately in the existing policy context and allocating the site without a formal consideration of the wider impacts to the B Listed Building. is inappropriate.

The inclusion of further land to extend the settlement to the west was called for on the basis existing of allocations not coming forward. The short to medium effectiveness of housing land is not in question and there is at present no need for additional housing land. The plan seeks to utilise existing available land within the settlement before seeking to allocate sites with wider impacts of the environment.

Several representations sought the inclusion of small areas of land in the hinterland area around towns where development is subject to consideration under the Housing in the Countryside policy. The policy is clear as to where and in what circumstances development may be allowed to progress under the current policy. Housing in the Countryside is, however, to be the subject of review that will investigate the opportunities for appropriate levels of development in a policy context that continues to make efficient use of existing infrastructure and services in line with national guidance and sustainable principles and minimise the environmental impact of development in the countryside, safeguarding the character of the countryside around our towns to maintain a high quality environment

Sites considered but not allocated:

Site 5 Meadows Park Road (South)	This site is promoted by the landowner as having significant potential for retirement housing and is situated in a location accessible to the town centre. In terms of overall need for the development this cannot be shown from any quantitative viewpoint given the
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	<p>level of existing allocations. Existing capacity of sites identified within the existing Local Plan is in excess of the higher end of the housing requirement for the settlement. There are several issues which have been identified through the SEA of the site. The site is located south of the single track Meadows Park Road on low lying ground outwith the current extent of the settlement boundary. The area of land is low lying and concerns relate to the high water table and whether surface water drainage can be achieved, these issues have not been addressed through the recent planning application, currently pending. Also the potential impact of surface water drainage to the Dornoch Firth SPA, SAC and RAMSAR sites has not been demonstrated. In the absence of this information there remains uncertainty with the SEA in regard to the potential effects of development of this site and a precautionary approach should be taken at this time.</p>
<p>Site 1R Pitgrudy</p>	<p>Site was proposed for housing development at Pitgrudy, the proposal was for the development of a retirement village and general housing. The site is located around 1 mile outwith the settlement boundary on the Poles Road on a site north of Pitgrudy Farm buildings. In terms of the SEA the site falls well outwith the settlement boundary and is dislocated from the community although reference is made to the provision of a foot/cycle path to connect to Dornoch. Scottish Planning Policy 3 (SPP): Planning for Housing indicates that wherever possible most housing requirements should be met within of adjacent to existing settlements. The area identified falls within the extent of the hinterland around towns as indicated within the Council's approved Structure Plan and as such is subject to policy H3 Housing in the Countryside which holds a presumption against development in these areas. The policy seeks to strengthen the role of settlements, making efficient use of existing infrastructure and services in line with national guidance and sustainable principles and minimise the environmental impact of development in the countryside, safeguarding the character of the countryside around our towns to maintain a high quality environment. In terms of the need for this scale of allocation, that already identified within the adopted local plan provides already for a level of development beyond the period that this plan review is seeking. There is progress on the delivery of large housing allocations in Dornoch and these are likely to meet the development needs for the plan period and beyond. In terms of the specific requirement for retirement housing it is felt that these could be accommodated in closer proximity to centre of Dornoch within land already identified. Given the conflicts with policy and the adequacy of land allocations within the settlement there is no justification for the inclusion of this site.</p>

	The landowner sought further consideration of the site at a subsequent draft stage of the plan, the consideration of the site did not merit its inclusion on the same grounds considered.
Site 2R Pitgrudy	This site was brought forward by the landowner as having potential to redevelop the Pitgrudy farm buildings. General support for this type of development is given in Planning Advice Note 73 (PAN): Rural Diversification and SPP 15: Planning for Rural Development. The Council's approved Structure Plan, indicates general support for development of recreational use of the land or provision of tourist accommodation. The suitability of the site for these uses would require assessment against other relevant policy. Given the support in principle for this form of development, proposals can be best dealt with through existing policy.
Site C1 Academy Fields	This site was identified as having potential to accommodate the development of community facilities including the potential for a sports hall. The proposal for the sports hall is being developed within the Academy grounds and potential for development for a community centre has been identified at Meadows Park. The Academy Fields site has now been reallocated as open space reflecting the use of the site for outdoor recreation. The consideration of the potential for the site to maintained as an amenity area and important open area for the settlement. The site was deleted from the plan prior to the November 2008 draft plan.

EMBO

Position Statement for Embo

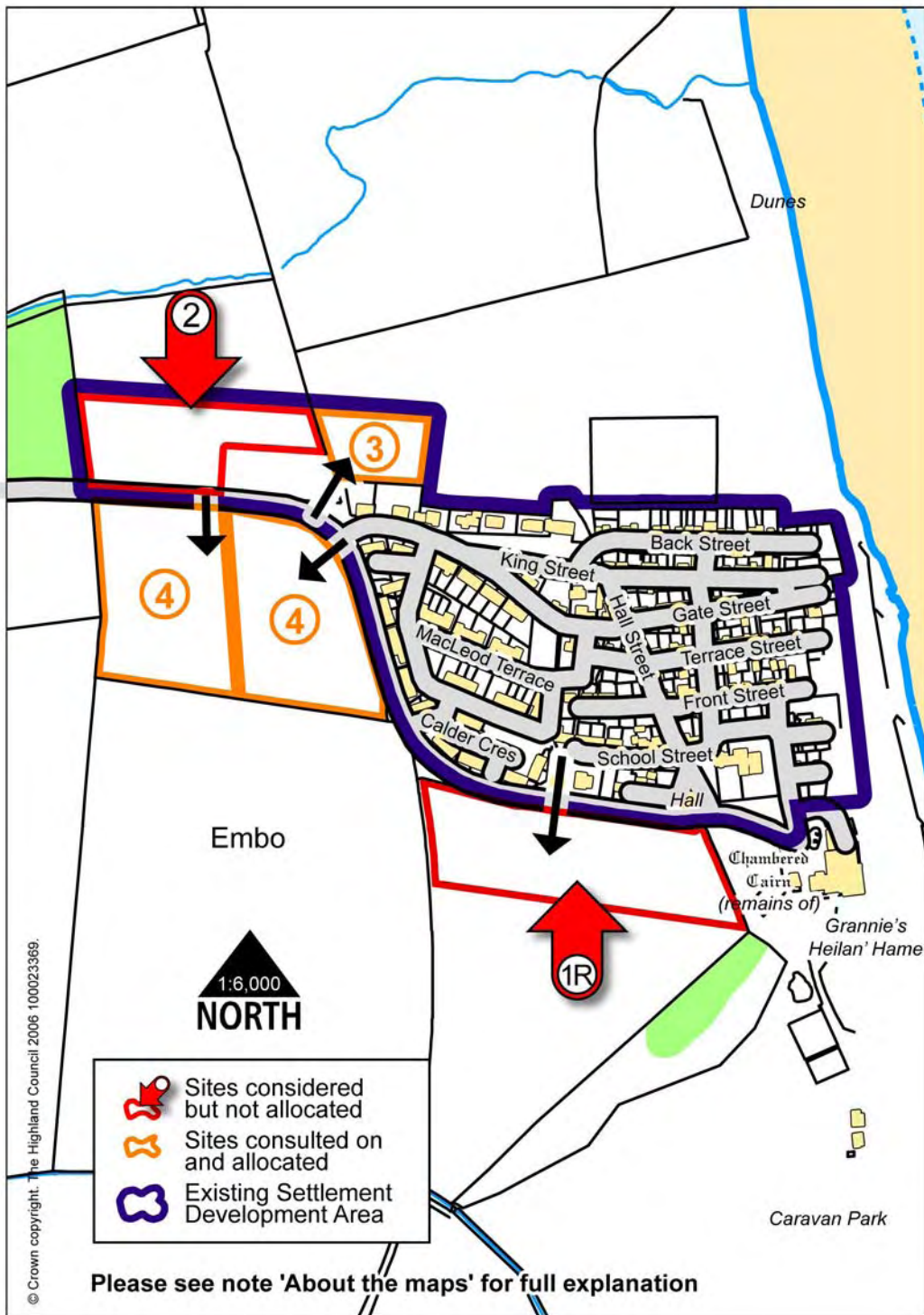
Housing land allocations within Embo take the form of a small site to the North of Station House; this site was previously allocated in the existing Local Plan. Although the access to this site is a constraint to any significant level of development, it offers a viable and effective option for small scale development. A larger site is identified at West Embo which does offer potential for a longer term supply of housing land, this site has the ability to be closely linked to the existing village and also presents the opportunity to address concerns regarding traffic issues relating to the by-pass.

Amendments to the Deposit Draft Nov. 2008 related to the inclusion of an additional allocation reflecting the presence of Grannies Hielan Hame, no allocations were deleted at this stage.

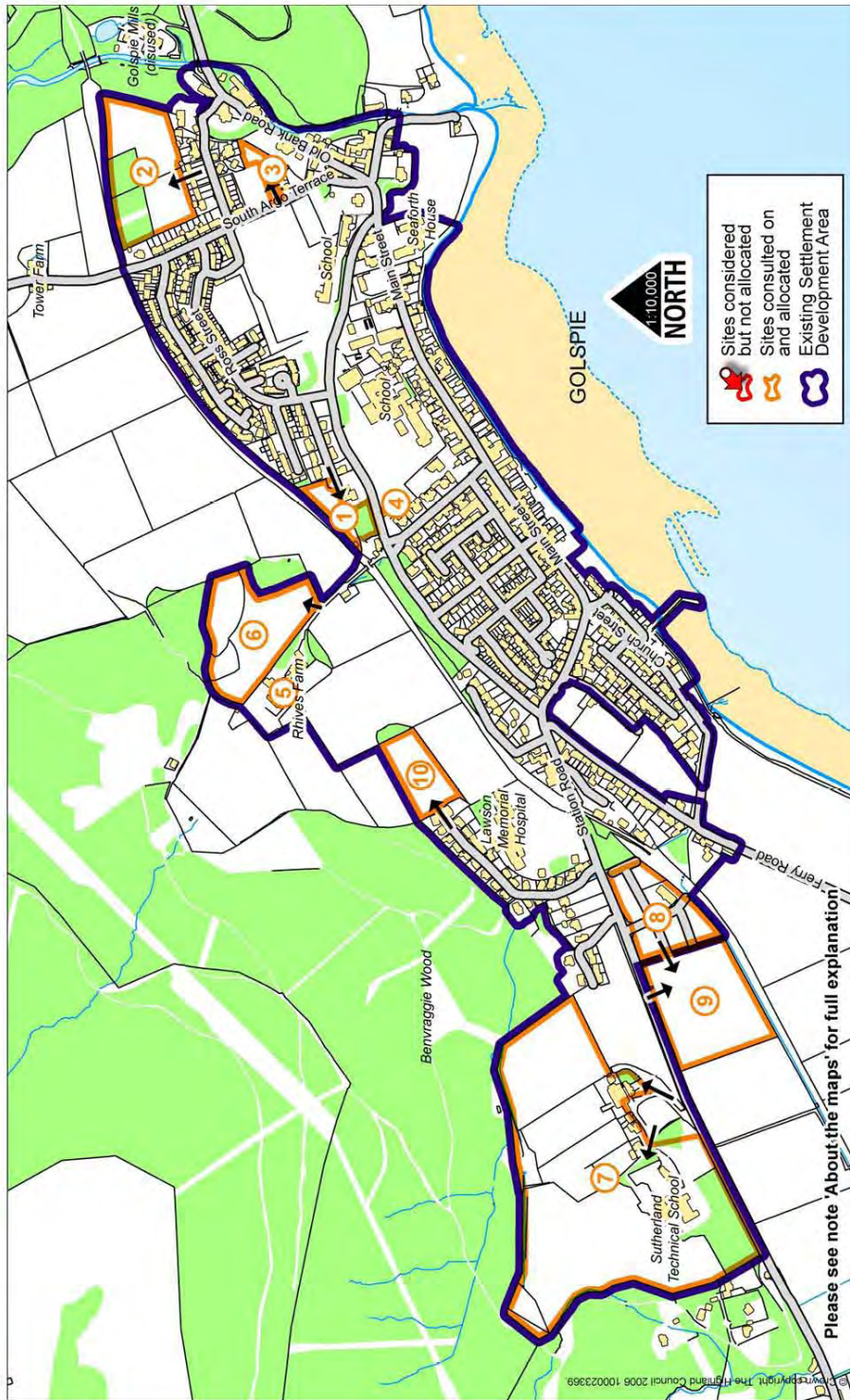
Sites considered but not allocated:

Site 2 North West of Embo	This allocation does have the support of the community, however, the landowner of the allocation north west of Embo has indicated that he does not wish to release the land for development.
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Site 1R South of Embo	As with other options to the south and west of the by-pass potential for development in this area requires significant measures to traffic calm by-pass traffic. Given the constraints present to releasing and accessing other site options there is a need to retain an effective housing land allocation. In terms of the SEA the visual impact on the existing village and extending the physical form the options to the west of the village present a better option for development.
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GOLSPIE



Position Statement for Golspie

The housing allocation at Woodland Way will provide opportunities for lower density housing that will conclude the previous phases of building at this site. Similarly there is potential for further housing development at the allocation extending from Ben Bhraggie Drive. The Sibell Road allocation will provide a phased mixed tenure housing development with the provision of affordable units in one of the earlier phases. Smaller scale infill development opportunities exist at both the Adjacent Macleod House site and at the brownfield former Mackay House Hostel site. Rhives Farm Steading also provides a small scale redevelopment opportunity which can deliver an affordable element.

The development of the mixed use site at Drummie offers the potential to provide for the longer term housing needs for the settlement. Current proposals centre around the provision of affordable housing through various delivery methods. In addition there is also the capacity in the site to offer opportunities for business/light industrial employers to locate on the site. The redevelopment of the former Technical School to Council Offices will help in promoting further development. To the south of the A9 Drummie (south) offers a potential extension to the existing Business Park, to give capacity for small scale light industrial development. This site would give opportunity for SEA mitigation improving the western entrance to the settlement through appropriate landscaping and planting.

The identification of a mixed use allocation at Rhives provides the opportunity to build on the success of the Ben Bhraggie cycle trail through the provision of caravan/camping facilities.

Amendments to allocations within the Deposit Draft Nov. 2008 referred to the deletion of an allocation at Ben Bhraggie Drive, where the site has been the subject of a tree planting scheme and therefore the potential for the development of site lies in the longer term.

Site H5 Ben Bhraggie	At Ben Bhraggie Drive, the site has been the subject of a tree planting scheme and forms part of the extended trail network, therefore the potential for the development of site lies in the longer term. The allocation for housing development has been removed but the site remains within the settlement boundary.
Site MU3 Drummie South	The allocation at Drummie South was considered in the 2007 draft plan as having potential for extension of business park. The consideration of the visual and landscape impacts along with physical constraints to developing the site led to its deletion from the later deposit draft plan.

BRORA

Position Statement for Brora

The allocation of appropriate development land within the established settlement boundary has been aimed at supporting the community's wider role within the eastern part of Sutherland. The identification of readily serviceable and deliverable sites came through the SEA well because they are within the settlement boundary

and will make use of existing infrastructure and be proximate to services. The allocation of an effective land supply within the village will also help prevent further erosion of the rural setting through ad hoc unplanned development.

The allocation of land at the Old Woollen Mill offered a brownfield development opportunity that has been pursued through development proposals that have currently progressed to construction. The allocation of land at East Brora Muir provides potential housing land as an extension to the existing scheme.

Allocations at Tordale and West of the Masonic Hall can both provide further opportunities on land readily serviced. However the SEA identified improvements required to access and drainage arrangements. Land South of Academy Street, formed part of a larger composite area of crofting land put forward for consideration for housing development. The area identified provides the most suitable access, subject to improvement, and potential for further extension in the longer term. Rosslyn Street/former Mackays Yard, the western part of the site has been the subject of planning application and initial site works have taken place, the associated Mackays garage site has brownfield redevelopment potential.

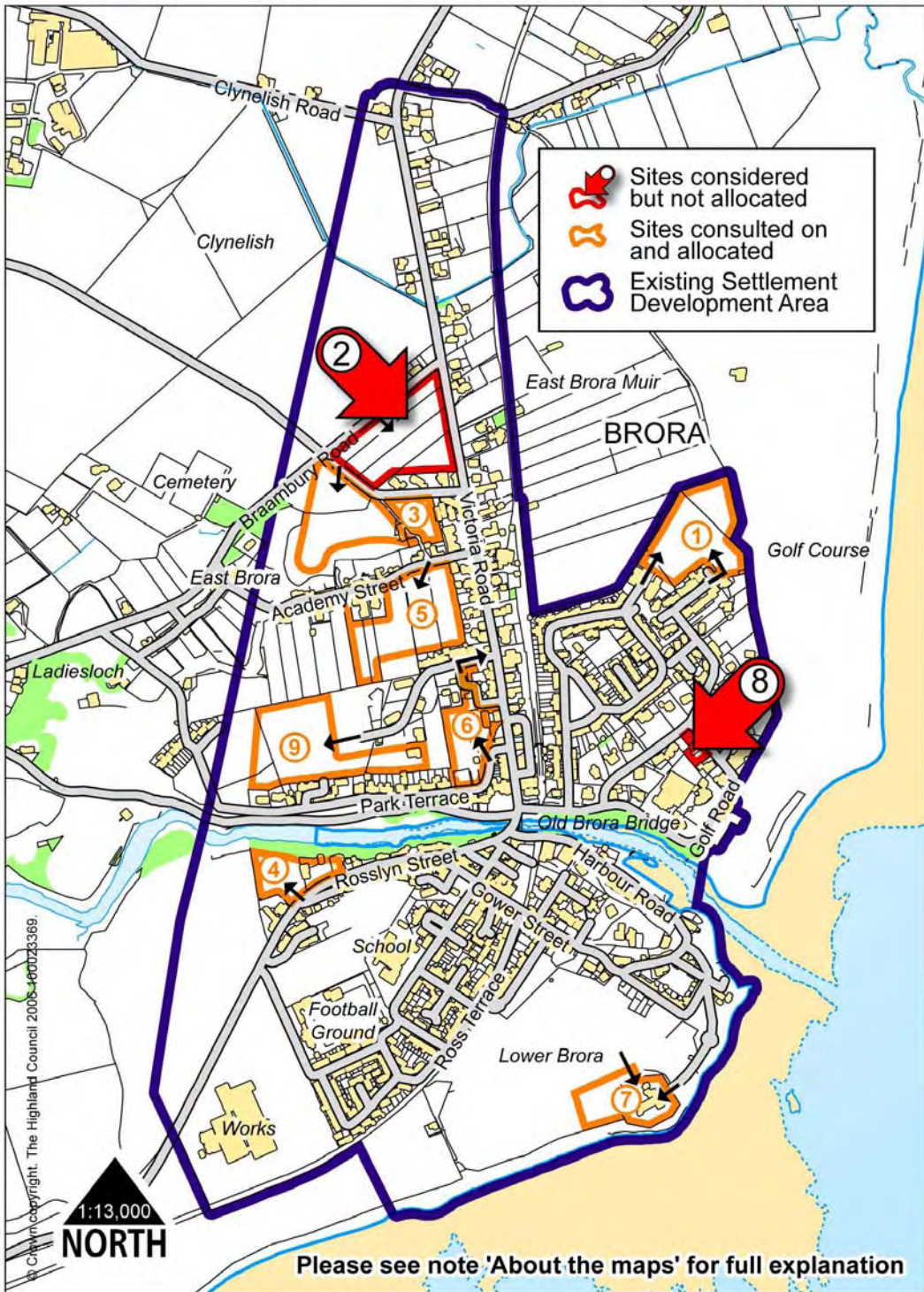
The Former Radio Station offers an opportunity for reuse/redevelopment of the site for appropriate uses, given the location of the allocation these would most appropriately relate to visitor/interpretation/recreational uses. Potential exists for further business/industrial development at land Adjoining the Industrial Estate.

Amendments to allocations within the Deposit Draft Nov. 2008 referred to the deletion of an allocation at South of Academy Street, where the majority of site is unlikely to be released by the landowner and cannot therefore be considered to be effective. The previously considered site at Carrol House is also now to be included in the draft plan along with mixed use sites at Scotia House and the former Mackays Garage offering opportunity for business and/or housing opportunities.

Sites considered but not allocated:

Site 2 Braambury Road	This allocation attracted objections were from the local common grazing committee and the Crofters Commission in respect of the inclusion of this in-bye land. A portion of this site previously had the benefit of planning permission for development of 3 houses, but was not decrofted. The Inquiry to the South and East Sutherland found that in terms of land supply there was no requirement for the land and that it should remain in crofting use. At this point in time the current effective supply of housing land is adequate unlikely that the land would be required during the plan period, the site was not allocated in the draft plan.
Site 8 Carrol House	Potential redevelopment of Carrol House offered to meet a need for smaller flatted properties within the settlement. The general policies within the plan would offer sufficient guidance for a proposal of this nature to proceed without the need for a specific allocation. Proposals forthcoming were more of a holiday/second home nature and would go little way to meeting the general housing need for the area.

Site H5 South of Academy Street	It has been indicated by the landowner that land allocated South of Academy Street for housing development will not be released for housing development. This holding forms the major part of the allocated site and the allocation is no longer viable in that form. The allocation has been deleted but the land retained within the settlement boundary offering infill potential on the remainder of the site.
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HELMSDALE

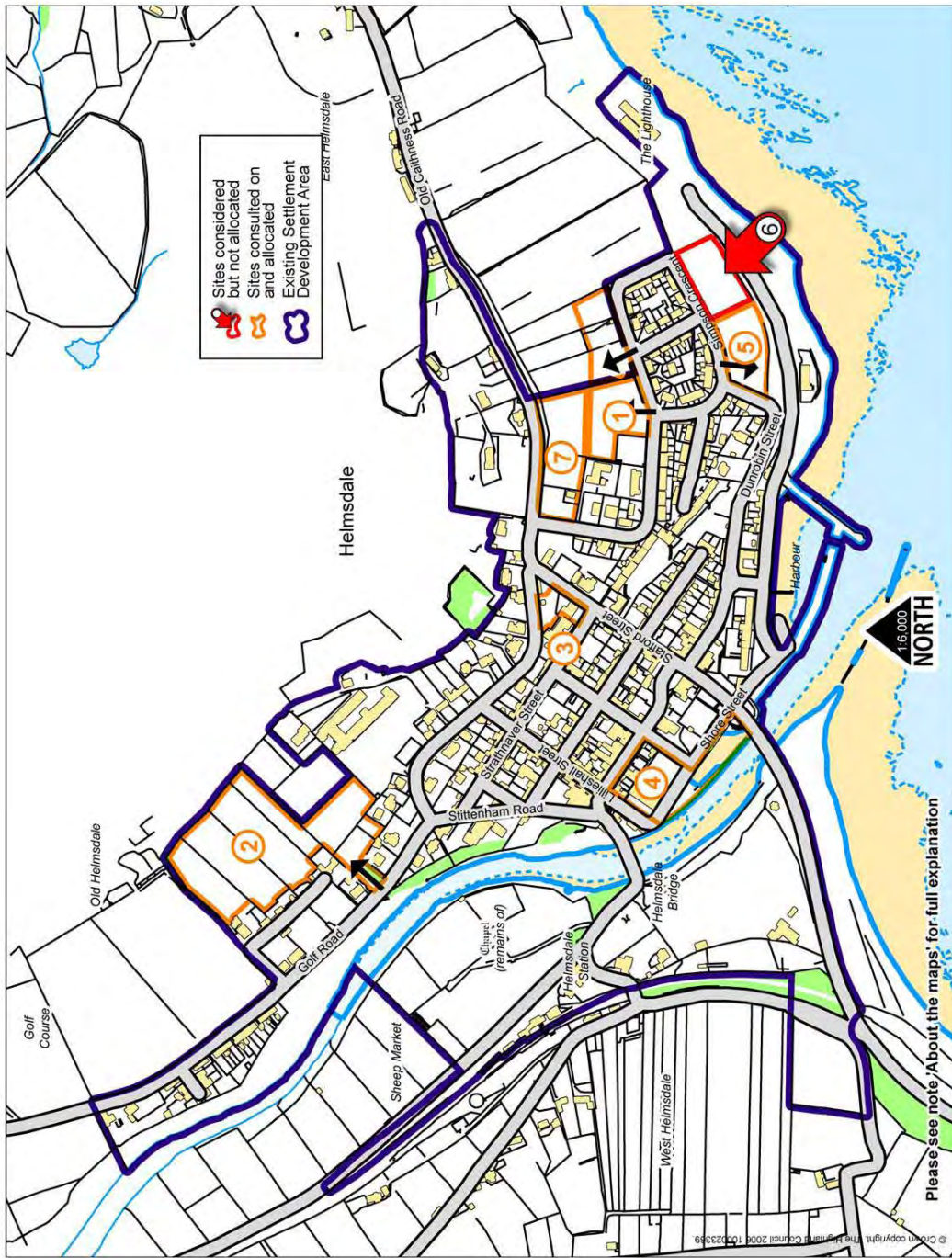
Position Statement for Helmsdale

Housing development within the Helmsdale settlement has been low in recent years, and a need for an effective available housing land supply is evident. Allocations to meet the needs of the settlement have been identified in various central locations. East of the settlement sites allocated relate to land North of Rockview Place. At Simpson Crescent the SEA identifies that the visual impact of housing development will have to be addressed in future proposals. The potential for the redevelopment of St Johns Church offers the opportunity to bring a prominent vacant building back to productive use. The West of the Primary School allocation offers choice at an alternative location within the settlement. Longer Term provision for housing development has been identified at North Helmsdale.

Amendments to allocations within the Deposit Draft Nov. 2008 referred to the merging of the allocation H2 West of the Primary School with the Long Term allocation, North Helmsdale.

Sites considered but not allocated:

Site 6 Simpson Crescent East	This site has the potential to form an extension to the proposed site to the immediate west. SEA indicates that the site conflicts with the Landscape Capacity Study in terms of the scenic resource of the site, but offers mitigating measures that can be applied in respect of design and layout. Setback of development from the slope to the shore road is also an issue with potential for slippages and will dictate the extent of built form of the site. This area is also lies within close proximity to the waste water treatment works (WWTW). Guidance in terms of separation from such facilities indicates that the potential to build housing in close proximity to WWTW should be assessed individually. On the basis of previous advice and in the absence of evidence to show that odour is not a risk the site has not been allocated.
Site H2 West of Primary School	The potential for the development of this site has been identified as lying in the longer term, the requirement to provide an adequate access to the site will require investment in the infrastructure. Other existing allocations offer opportunity without the same level of investment being required. Merging of the allocation H2 West of the Primary School with the Long Term allocation, North Helmsdale offer longer term potential subject to investment in an appropriate access.

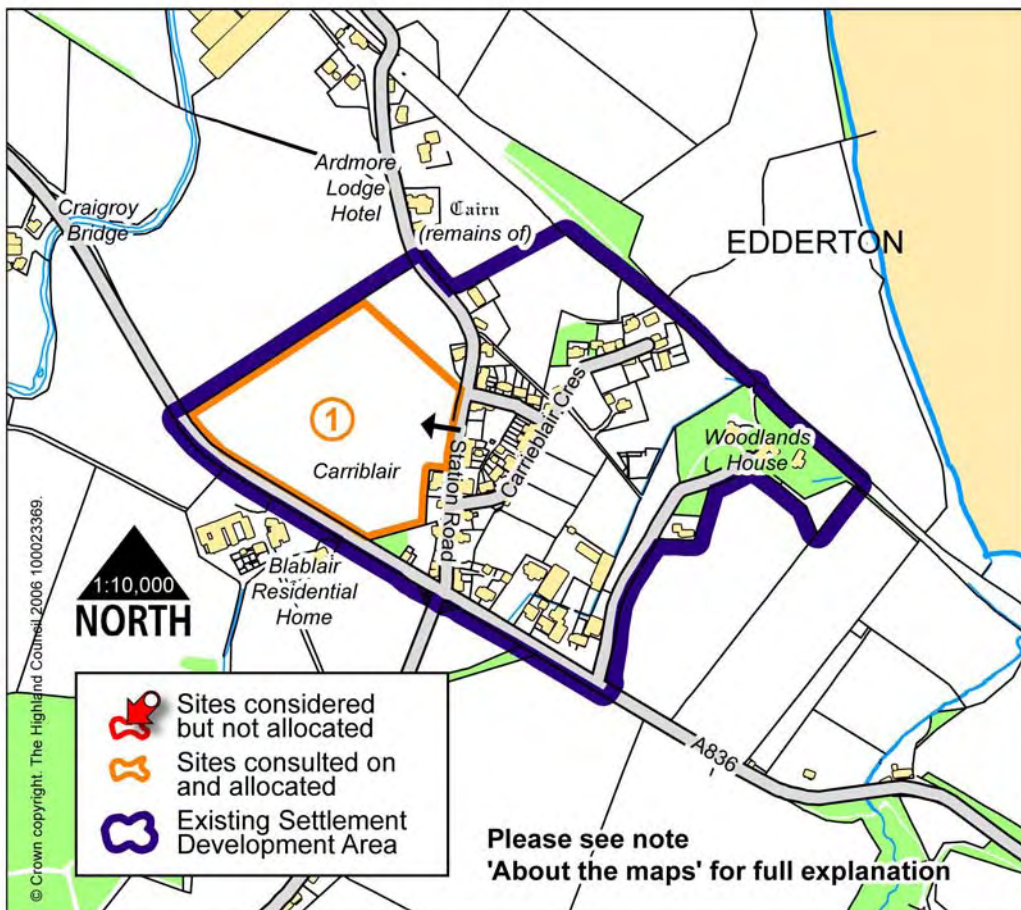


EDDERTON

Position Statement for Edderton

Housing pressures within Edderton are historically low and have in recent years been constrained by lack of capacity in the existing WWTW, a position that is the subject of current review. The main opportunity for housing lies within land to the West of Station Road. The use of this land for housing purposes is already established within the adopted Ross and Cromarty East Local Plan. The SEA identifies the development of this site requires to take account of the Scheduled Ancient Monument and its setting.

Opportunity for the development of small scale business or workplace homes has been identified on land Adjacent Glebe Cottage. Outwith these 2 allocations potential for housing lies in infill opportunities within the settlement boundary.



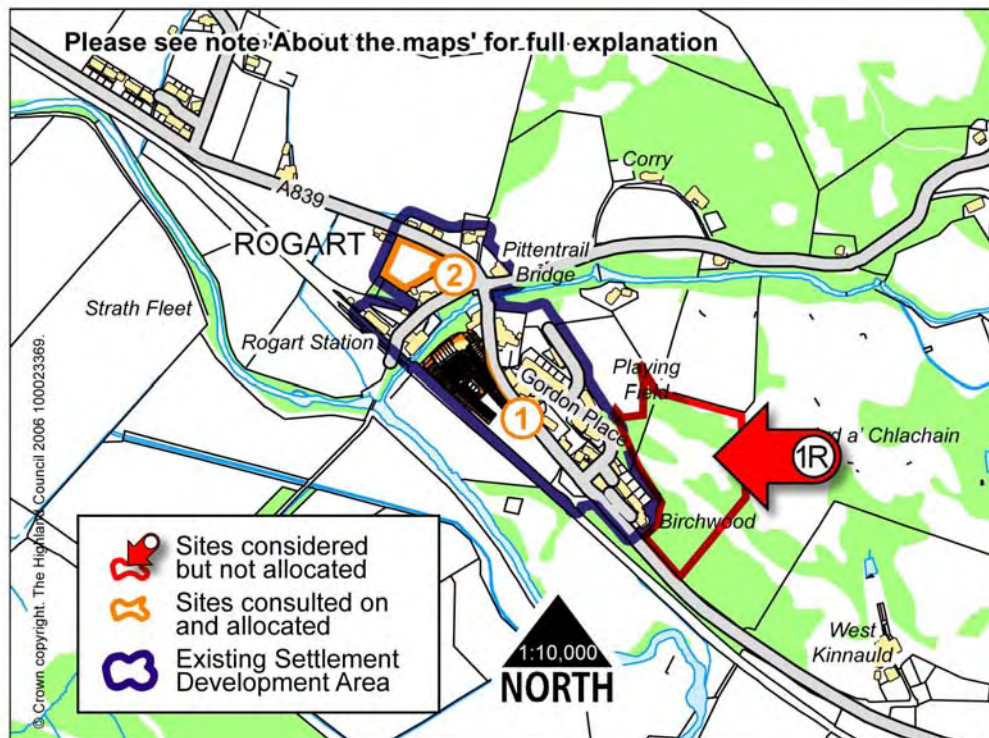
PITTENTRAIL

Position Statement for Pittentrail

The Mart site will encourage redevelopment of a site in the centre of the village which is currently an eyesore. There is no site allocation around MacDonald Place, instead there is a SDA boundary which will allow for further sympathetic infill housing around the existing development.

Sites Rejected:

Site 1R East of playing field	Access is a problem which could have cost implications for any development. Part of the site falls within a nationally important feature – ancient and semi-natural woodland.
H1 Opposite the Garage (Pre Deposit Draft May 2008)	Prime crofting land and crofter not keen on developing the site.



North West and Central Sutherland

ARDGAY

Position Statement for Ardgay

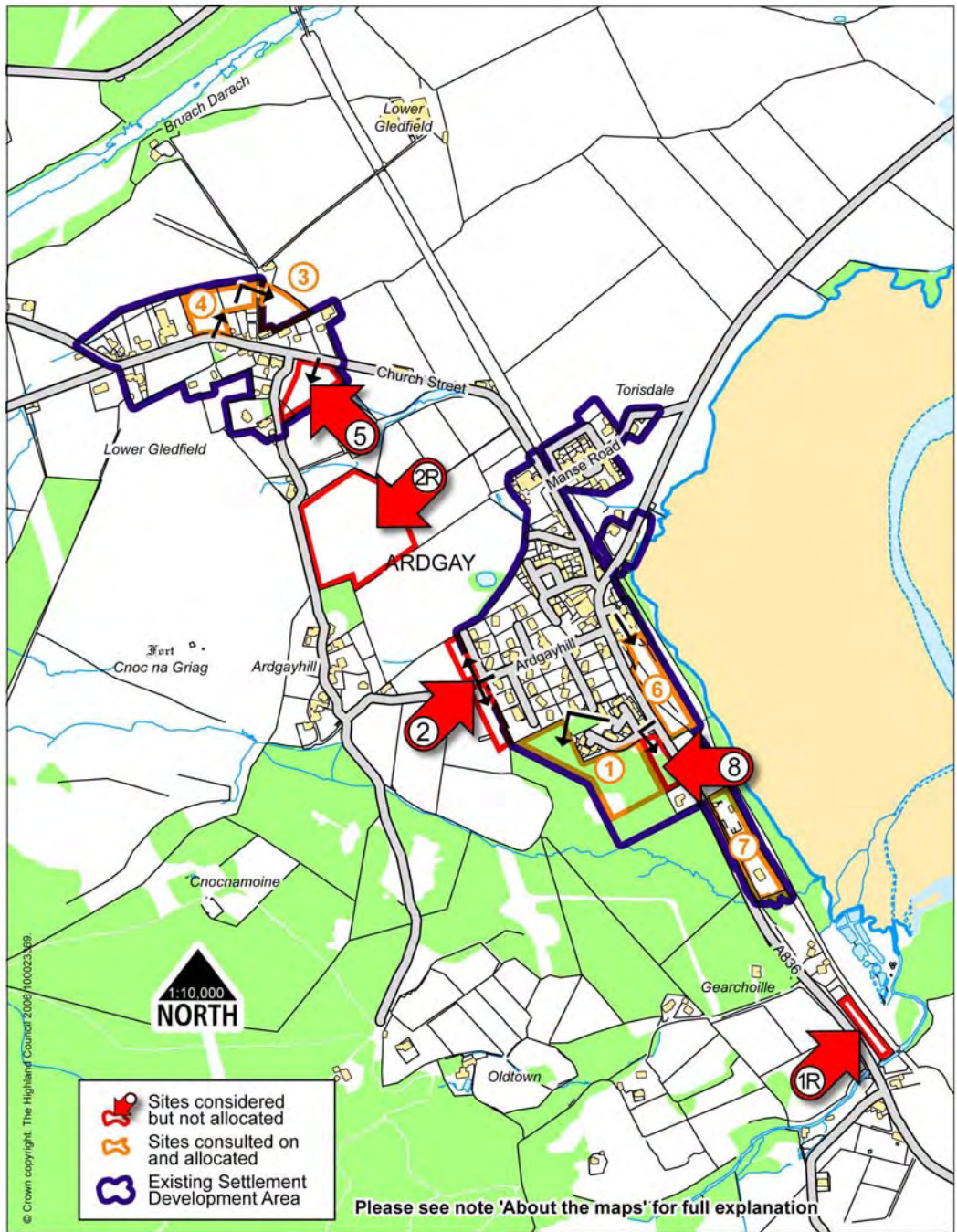
The land allocated for housing in Lower Gledfield allows for housing development around the Primary School. The site South of Oakwood Place was rejected after the pre-deposit draft consultation period due to consideration of the objections to the allocation and new information made available to the Council regarding the protection of important trees and a historic drove road in the site. . The land adjacent to Ardgayhill Road is beside overhead power lines. The site options north of Ardgayhill and land south of Ardgay are both beyond the scope of the settlement boundary of Ardgay and any proposed development there would be judged against the relevant local plan policies. The site option north of Ardgayhill Road has an open landscape that would mean that any development would be very visible and would affect key views over the landscape.

The housing allocation at Manse Road will extend housing into the area between Ardgay and Lower Gledfield, without encouraging ribbon development along the road. The site option from Sutherland Futures - south east of Lower Gledfield - could potentially become part of this extension from Lower Gledfield, in the future. However at present due to ownership, the site is ineffective. It is preferable to focus development on extending the two areas gradually over time, towards each other, rather than allocating a large amount of land between the two when no definite areas of land are proposed. Land between the two areas could ultimately in the future provide a series of alternative sites.

The two business allocations will keep all business activity on the eastern side of the A836. The removal of the business allocation at the site south of Oakwood Place means that the entrance to Ardgay will have a less industrial look.

Sites Rejected:

Site 2 Adjacent to Ardgayhill Road	The site is in close proximity to power lines.
Site 5 South east of Lower Gledfield	This site could potentially be used as part of the longer term expansion between Ardgay and Lower Gledfield.
Site 8 South of Oakwood Place (Business)	This site should become part of the housing allocation. This would encourage the business uses to stay on the eastern side of the A836 and would ensure that the visual entry point to Ardgay is not solely business uses.
Site 1R Land south of Ardgay	This land is outwith the settlement boundary of Ardgay. It is part of the area that separates Ardgay and Kincardine.
Site 2 R North of Ardgayhill	This land is separated from both Ardgay and Lower Gledfield. The area here is covered by other Local Plan policies.
Site H1 South of Oakwood Place (Pre Deposit Draft May 2008)	This was rejected after the pre-deposit draft consultation period due to consideration of the objections to the allocation and new information made available to the Council.



BONAR BRIDGE

Position Statement for Bonar Bridge & South Bonar Industrial Estate

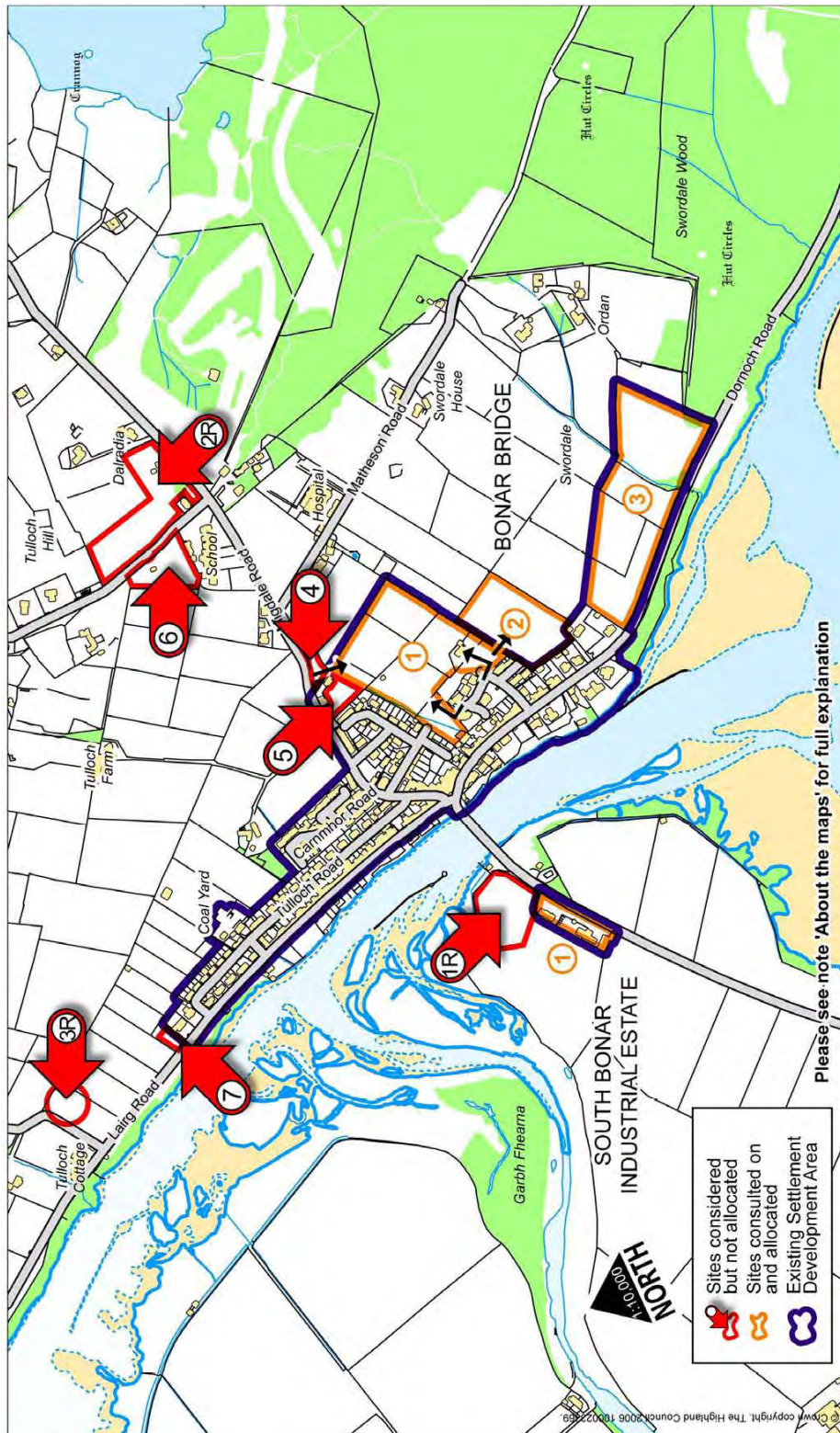
The Cherry Grove site in Bonar Bridge should provide a variety of house types for the village phased over a number of years. The site South of Cherry Grove is a long term site which will allow for the gradual expansion of Cherry Grove over time. It is essential that land to the north east of Cherry Grove is not landlocked in order to allow potential future expansion of the village. There may be some potential for the

land within the SDA to provide for infill development and ultimately it may also provide expansion for the Cherry Grove site.

Business and industrial uses should be consolidated at South Bonar Industrial Estate; access to the site is good and causes no disturbance to residential areas. The site identified in Sutherland Futures to the west of the school received planning permission for two houses and is therefore unsuitable for a business allocation. The other site option for business to the north of the village has steep access.

Sites Rejected:

Site 4 East of Am Mhuilin	The western section of this site needs to be reserved to maintain pedestrian access into Cherry Grove. The development of this site would encourage ribbon development along the Migdale Road and could contribute towards the land locking of Cherry Grove. As Cherry Grove is developed there may be longer term potential to include this site within that development.
Site 5 Am Mhuilin	Site is potentially full with limited potential for further infill houses. Access not suitable for further houses. Not recommended as an allocation, but it will come within the boundary of the SDA which will allow for any further limited infill opportunities.
Site 6 West of the school	Planning permission granted for two houses on this site, so no longer a site available for business allocation.
Site 7 North of the village	Preference given to consolidation of business uses at South Bonar Industrial Estate.
Site 1R Amenity development to north west of bridge	Is at risk from SEPA 1 in 200 year flood risk.
Site 2R Land opposite school	This is a potential area of development for the longer term once other sites are fully developed. Part of this site is within the Dornoch Firth National Scenic Area. The area has landscape value.
Site 3R Land north of Bonar Bridge, adjacent to Tulloch Cottage	The proposed potential tourism use will be covered under general policies in the Local Plan.
H1 Swordale (Pre Deposit Draft May 2008)	This site is within the Dornoch Firth National Scenic Area and covers a large area of ground for a very small number of houses.



CULRAIN

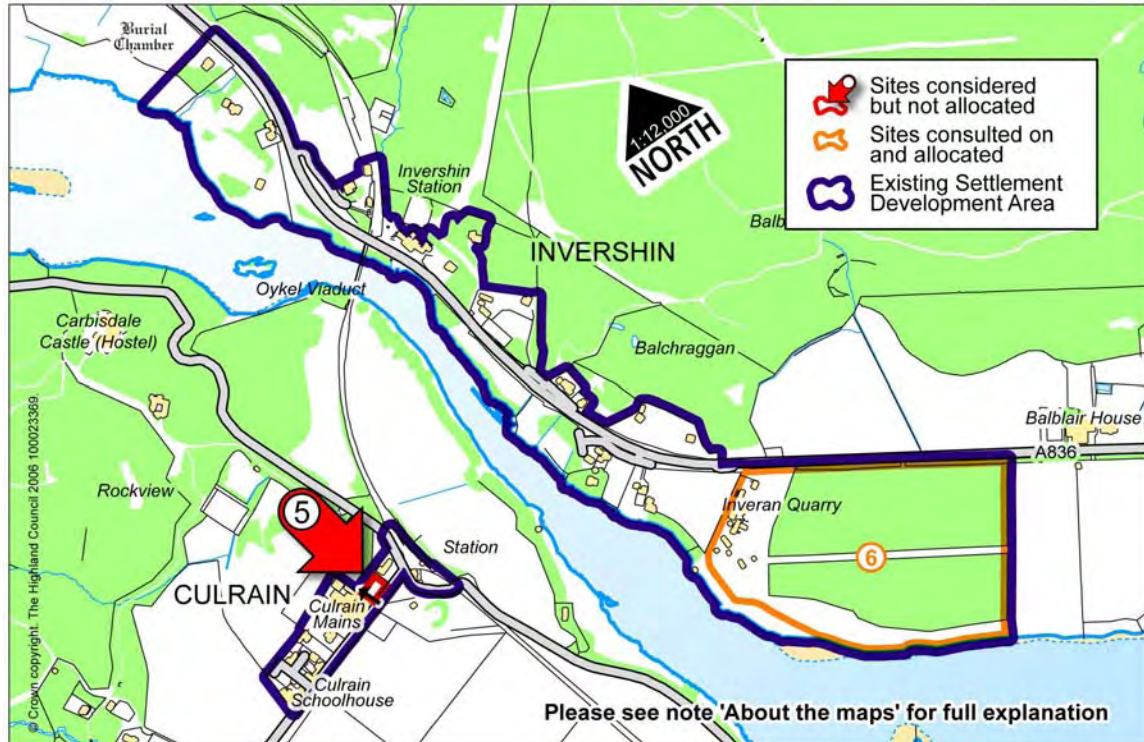
Position Statement for Culrain

Culrain is a small centre. The SDA has been drawn to allow limited infill development, but also to safeguard the open character of adjoining land. The site

option is removed as an allocation, but remains within the SDA, as there may be other more suitable infill opportunities within the SDA.

Sites Rejected:

Site 5 West of the hall	Drainage and potential flooding issues. The existing SDA around Culrain will remain and the site will be included within the SDA.
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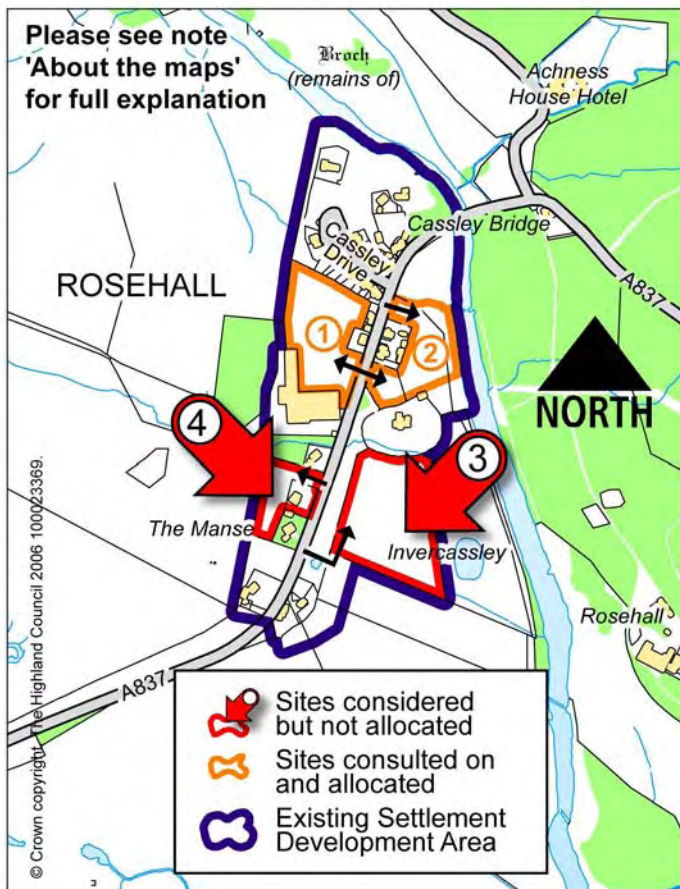
ROSEHALL

Position Statement for Rosehall

The allocated site - Rear of the Post Office – allows for development to be closer to the centre of the existing village and the amenities already present. The two alternative site options from Sutherland Futures – East of the Road and West of the Road are further away from the village centre and would be preferable as much longer term expansion areas once roads and services in the area had improved. The allocation H2 Opposite the Post Office is adjacent to the SAC and once the boundary is moved the amount of land remaining is minimal and is better suited to being part of the SDA and appropriate small infill development.

Sites Rejected:

Site 3 East of the road	Other sites are closer to village amenities. Possibly a much longer term site for growth.
Site 4 West of the road	Other sites are closer to village amenities. Possibly a much longer term site for growth.
H2 Opposite Post Office (Pre Deposit Draft May	Adjacent to SAC.



INVERSHIN

Position Statement for Invershin

The only allocation at Invershin is at the Former Balblair Workings, a disused and partly re-instated sand and gravel quarry. Whilst this development would not be similar to the existing settlement pattern, it would reuse a brownfield site. It would provide a small number of houses with land holdings rather than large numbers of typical residential plots. The development of this site will require the proximity of the River Oykel SAC to be taken into account. A potential contamination assessment will be required as will a flood risk assessment. Outwith this allocation, potential for housing lies in infill opportunities within the settlement boundary.

LAIRG

Position Statement for Lairg

The housing allocation south west of Main Street encourages development close to existing facilities and amenities in the village. It will allow for phased housing

development and will provide affordable housing. The Sutherland Futures site options adjacent to the post office depot encouraged development further away from the centre of the village.

Housing allocations to the north and east of Manse Road will provide for lower density housing and infill housing; however both of these sites have been Local Plan allocations since 1983 and their effectiveness will be monitored during the lifetime of this plan. The site option to the west of Manse Road has not been allocated but remains within the SDA. During Sutherland Futures consultation the community was of the opinion that there should be a housing allocation on the opposite side of Little Loch Shin. The housing allocation at Ord Place provides for this alternative.

The allocation H5 Opposite the Fire Station was previously rejected as a site option for business/housing as ownership was unclear and therefore the effectiveness of the site was unknown. However since the publication of the Pre-Deposit Draft of the Local Plan ownership has been clarified and it has become clear that the site will be effective during the lifetime of the plan. It will be opposite existing development and will help improve the balance of the sense of arrival into Lairg.

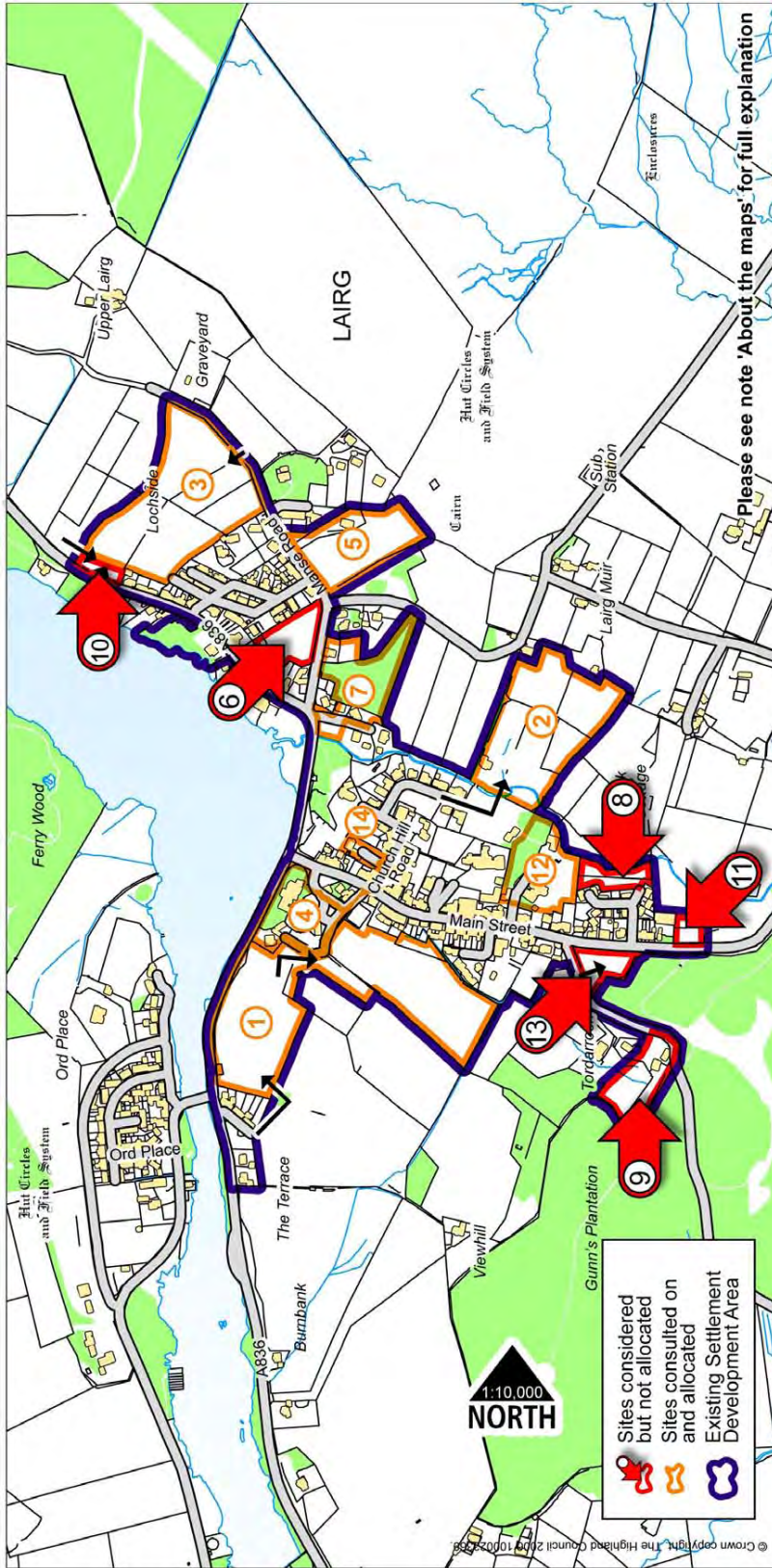
The long term sites identified provide opportunity for longer term expansion of the village once sites closer to the village centre have been fully developed or become ineffective.

There are two business allocations within the centre of the village encouraging redevelopment and consolidation of existing business uses. The business allocation South West of Ord Place is an existing business use and will allow for the continuation of use as well as a business allocation on the opposite side of Little Loch Shin.

The mixed use allocation at the former hotel encourages reuse of a central and very visible entrance site to the village.

Sites Rejected:

Site 6 West of Manse Road	This site will remain in the SDA for Lairg therefore it could be subject to infill development.
Site 8 North of Clash Breac	Flooding issues.
Site 9 Builnatobernich	Some room for limited infill. Some archaeology requires protection. Possible flooding issues. Access road suitable for another 2 infill houses, but after that would require upgrading.
Site 10 West Lochside	To become part of Long Term housing allocation at North West of Lochside.
Site 11 Adjacent to Post Office depot	This site would elongate Lairg along the Main Street and priority should be given to redeveloping business land at the Former Laundry site and consolidating the business site at West of Church Hill Road.
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ASSYNT

Position Statement for Assynt

In Lochinver several sites considered in Sutherland Futures were known to have limited potential and would not merit inclusion as an allocation. For Lochinver all the options identified at Sutherland Futures stage went into the Deposit draft as allocations or were included within the SDA. The limited suitable effective housing sites in and around Lochinver helped support the allocation of land at Glencanisp for 5 -10 houses. However as identified through the SEA this will be subject to various mitigation measures to cover siting, design and the necessary road upgrades.

The sites allocated in the October 07 Deposit draft were carried forward into the November 08 Deposit draft. The Glencansip site continued forward but the indicative capacity was changed to 15 to allow for a viable development and the site area is now shown. The longer term potential for this area had previously exceeded 15. It is considered an acceptable level of development given the constraints within Lochinver, the need for affordable housing, and the fit that can be achieved within the landform. This has been demonstrated by the landscape study submitted in support of its allocation. However at planning application stage a more detailed appraisal will be undertaken of the actual site capacity in the context of assessing whether the developer's proposed scheme is appropriate.

The options which were developed for north Assynt at Sutherland Futures stage were developed after some desk based consideration and onsite survey work using the landscape capacity study as a starting point. At this point the Assynt Crofters trust had not suggested sites. However when they considered the suitability of the Sutherland Futures options, they felt that these options either had limited potential, or in Stoer south's case it was inappropriate because of its crofting value. They subsequently submitted sites they wanted us to consider which had been put forward by the local grazing clerks.

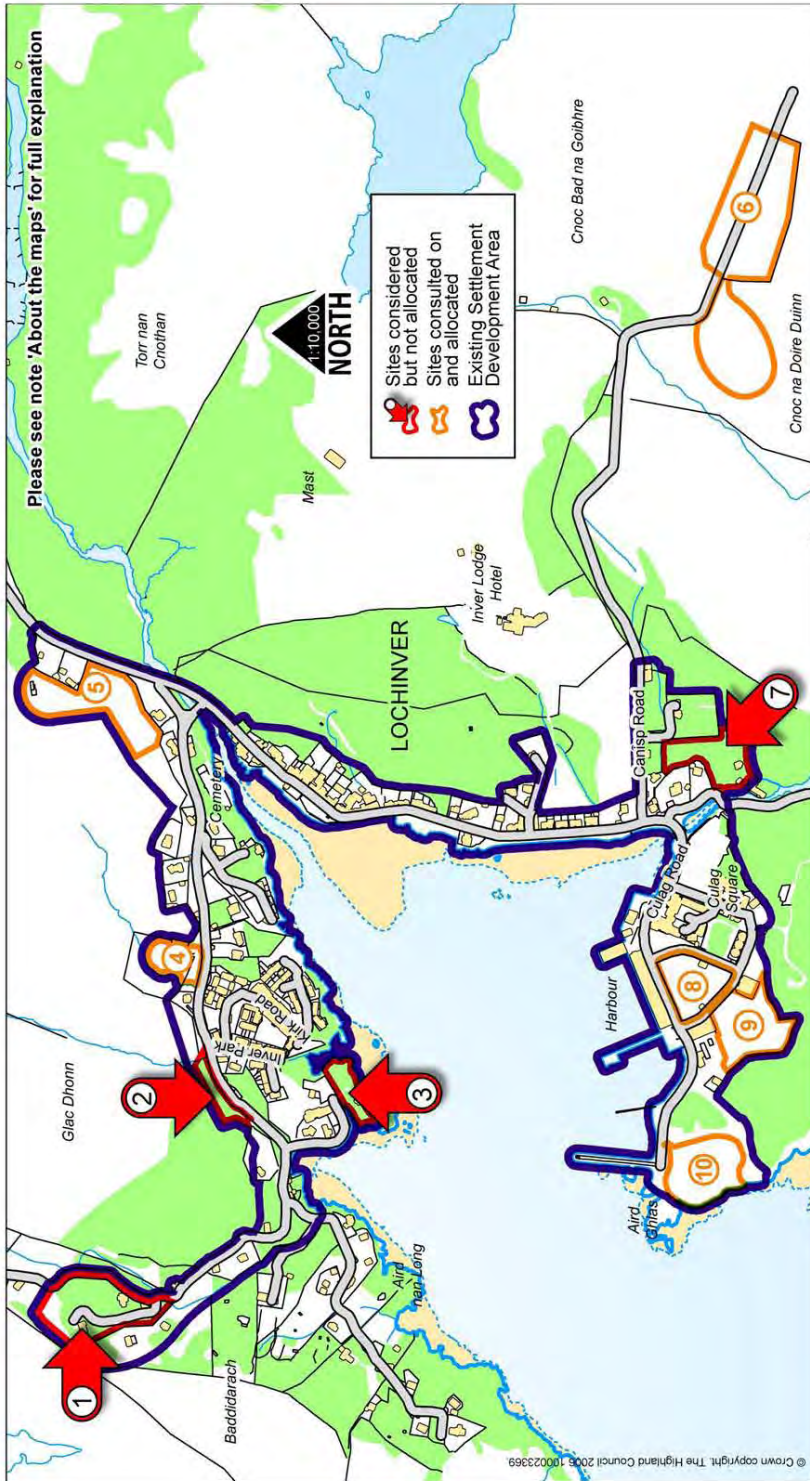
In consideration of these many were not allocated but two were made allocations within the Point of Stoer where the majority of the housing demand exists. In summary many of these proposals were suggested for or were assessed as only suitable for a level of development that should be considered against the general policies of the Local Plan rather than allocated. However in some instances their exclusion did relate to reasons established through the SEA which either made them unsuitable or uneconomic to develop sensitively.

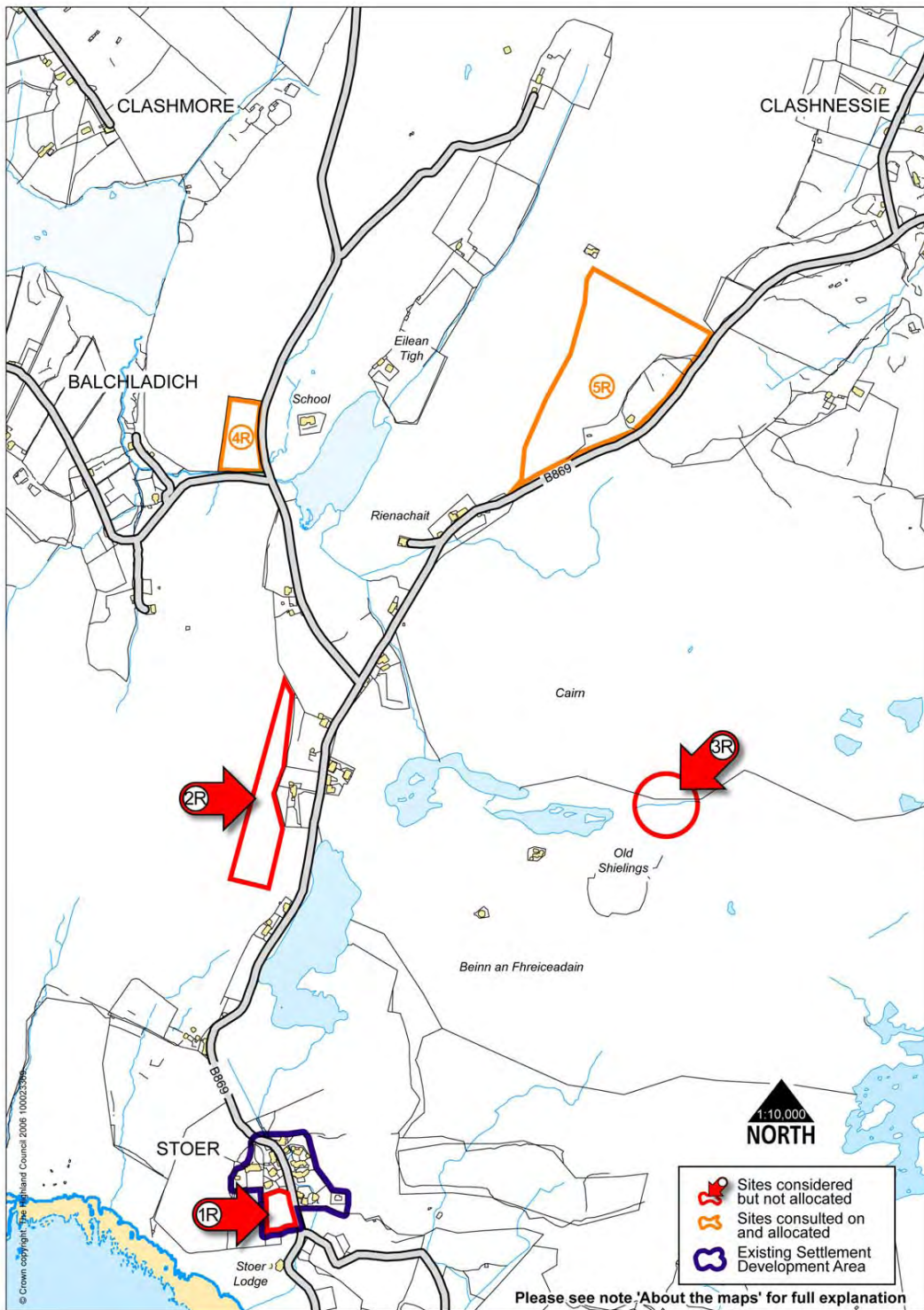
The two sites that became allocations required mitigation as identified through SEA. In review of representations made the Deposit draft November 08 amended developer requirements of both and the site area of one (H2). This was to attempt to better mitigate the impact upon the NSA and to reinforce that an environmentally acceptable private sewerage system is required.

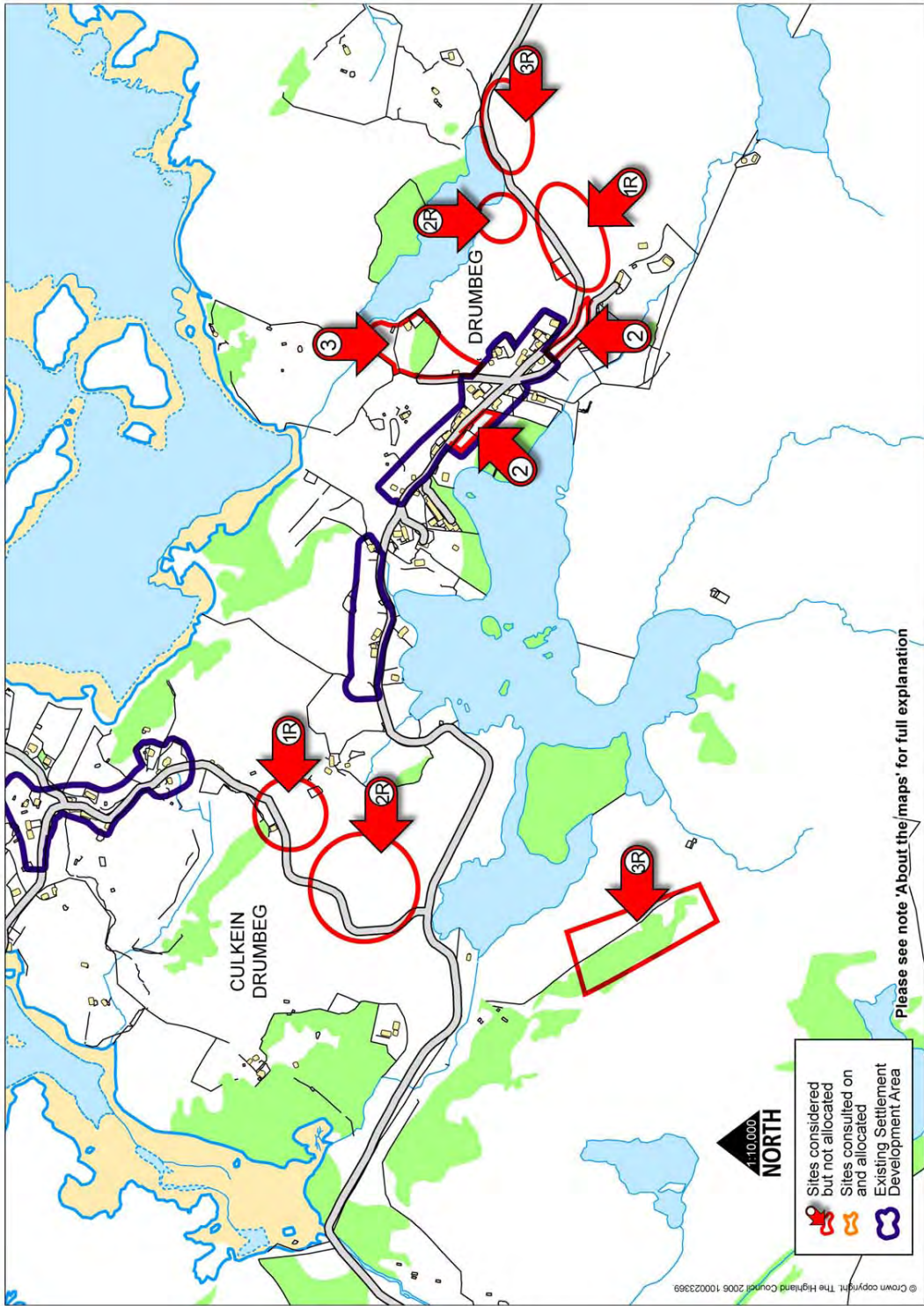
Sites not allocated:

Site 1, Lochinver, North of Filin Baddidarrach	This site is a suitable and effective site for infill and is included within the SDA.
Site 2, Lochinver, North of Albyn development at Inver Park	This site is suitable for infill. There are doubts over its feasibility because an element of rock blasting is likely to be required but it merits inclusion within the SDA.
Site 3, Lochinver, South of the Pottery	This site is suitable and effective with scope for infill therefore it is appropriate to include it within the SDA. However SEA identifies that a flood risk assessment in line with SPP 7 will be required.
Site 7, Lochinver, Canisp Road/ Culag Bridge	This site is a suitable and effective site for infill and so it is included within the SDA.
Site 1, Stoer, Stoer south	This site was identified through the landscape capacity study and was removed not due to SEA but because it is good quality in bye croft land and did not have community support
Site 1R, Stoer, East of Loch Nan Cullach	This site was not allocated because of the SEA and also on feasibility due to the length of access that would be required. In terms of SEA it would not be encouraged due to the archaeological remains onsite and the need for fairly rigorous, extensive and expensive archaeological conditions.
Site 2R, Stoer, Drum Mhor	This site is not allocated as SEA determined that it is not suitable for a level of development that requires allocation. There is limited opportunity here as it is a sensitive location in landscape terms and proposals would need to be careful of sky lining. Proposals for a few houses could be appropriate but these can come forward and be assessed against the general policies of the Local Plan.
Site 2, Drumbeg, South of B869	This site does not require allocation or an SDA boundary as it was felt that the most appropriate way to deal with the small scale opportunities that exist would be to consider them against the general policies of the Local Plan.
Site 1R, Drumbeg, East of Church	This site was suggested but the aspirations were small scale and the ground conditions were challenging so it did not merit allocation. Any suitable proposal would be of a level that could be assessed under the general policies of the Local Plan.
Site 2R, Drumbeg, West of Loch Ruighean an Aitinn	On this site any suitable proposal would be of a level that could be assessed under the general policies of the Local Plan.

<p>Site 3R, Drumbeg, South of Loch Ruighean an Aitinn</p>	<p>This site is not suitable and feasibility is doubted. SEA ruled out this proposal due to the engineering works necessary, change to landform, and the resultant landscape impact this would have. The impact within the NSA would be too significant and no satisfactory mitigation could be achieved.</p>
<p>Site 3, Drumbeg, Southwest of Loch Ruighean an Aitinn,</p>	<p>Part of this site was considered feasible but the scope was for small scale development that would be of a level that could be assessed under the general policies of the Local Plan.</p>
<p>Site 1R, Culkein Drumbeg, North of Achloist</p>	<p>This site is suitable for small scale development that can be assessed against the general policies of the Local Plan.</p>
<p>Site 2R, Culkein Drumbeg, North of Loch Drumbeg</p>	<p>This site is suitable and effective for small scale development which can be assessed against the general policies of the Local Plan.</p>
<p>Site 3R, Culkein Drumbeg, West of Loch Drumbeg</p>	<p>This site requires a substantial length of access along the peat road which makes only small scale proposals feasible. Otherwise the road would need to be brought up to publicly adoptable standards. However a larger proposal would also be sensitive in terms of landscape character. Therefore it is only suitable and effective for a level of development which can be assessed against the general policies of the Local Plan.</p>







-SCOURIE AND ACHFARY

Position Statement for Scourie and Achfary

Sites considered from Sutherland Futures included those identified by the community council in liaison with the local grazing committee. Other possible sites were identified after desk based consideration and onsite survey work using the landscape capacity study as a starting point. Several sites in Scourie were not allocated because of concerns expressed either by the crofter and/or the Crofters Commission on its suitability because of its local importance as croft land. Other suitable sites are not of a scale that merits inclusion as an allocation but have been retained within the SDA to promote their scope for infill. Identifying them as site options allowed more focus on their suitability and effectiveness so we could more accurately gauge the level of allocations required to meet our requirements for housing land and to draw the SDA appropriately.

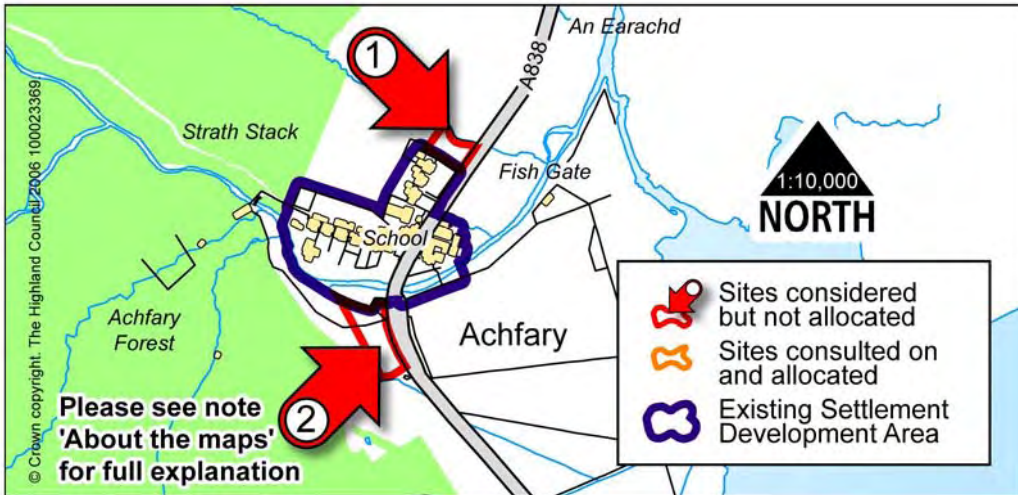
Two options made it through as allocations in the Deposit draft because they were suitable and capable of contributing something beyond infill. SEA identifies need for a design statement on the larger H2 allocation principally to promote sensitive development within the landform. In Scourie these allocations together with the infill sites offer a sufficient variety of options. The smaller allocation was not continued into the November 08 Deposit draft. It was considered that a capacity of 4 was fine from a rural density perspective however in terms of settlement pattern and landform it would be better with less. Given there is no benefit to allocate below 4 which is the threshold for an affordable housing contribution the allocation was removed. However the land is retained within the SDA as suitable for infill. The H2 allocation was also amended at this stage to exclude a small area of inbye land that had been identified within the original allocation.

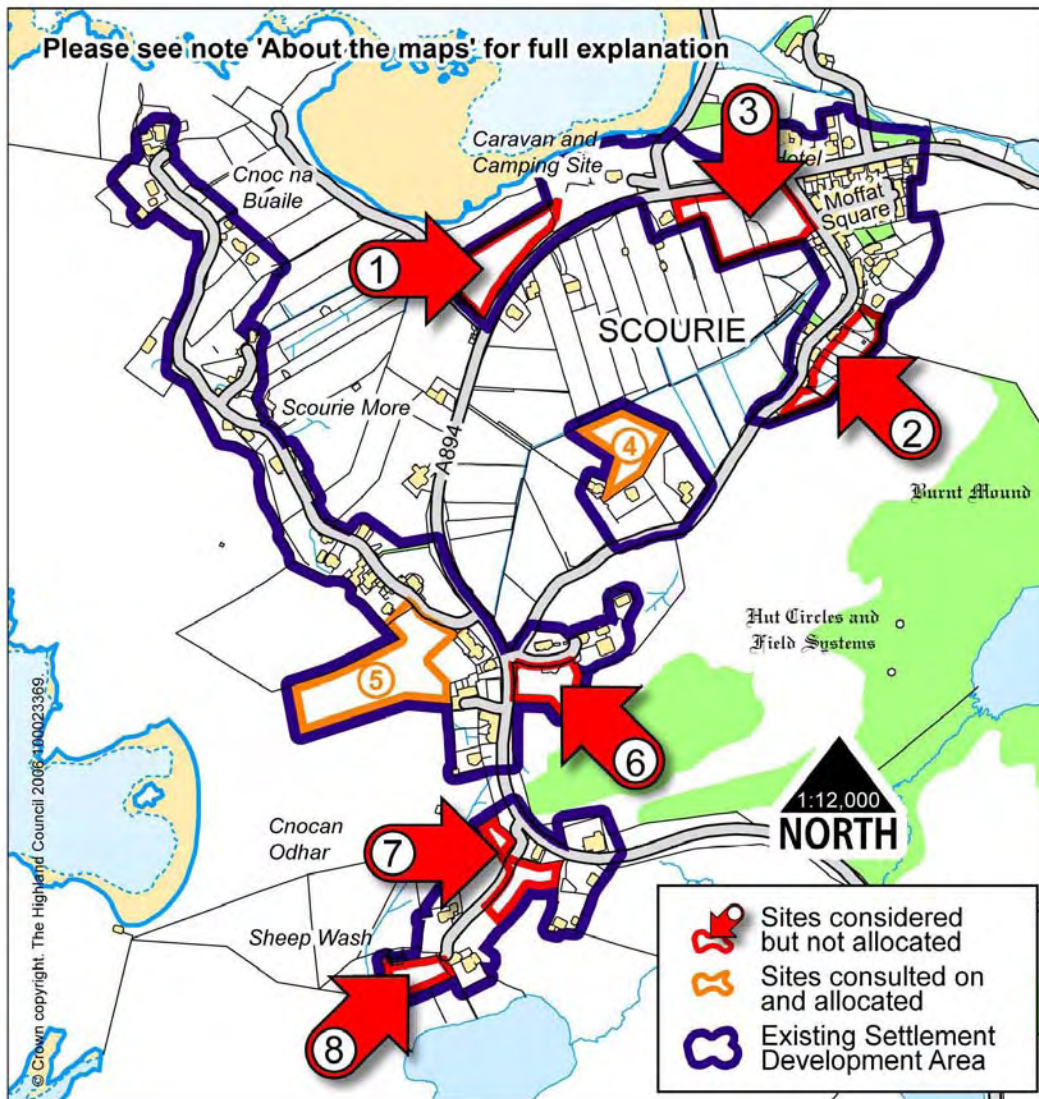
In smaller communities like Achfary, there is a different level of demand, and a need to assess sites on their merits against the policy framework. Therefore the options considered were not allocated.

Sites not allocated:

Site 1, Scourie, West of the caravan/ campsite	This site was not allocated because of its crofting value and the crofter's reluctance to release it for development. However in terms of the SEA it is a good site.
Site 2, Scourie, South of the church	The northern area of this site was not allocated because of the lack of interest from crofter's involved and difficulties with access arrangements. The southern area is common grazings and available so remains within the SDA.
Site 3, Scourie, West of Park Terrace	This site was considered locally important croft land and is currently in use. The crofter involved does not want to release it for development.

Site 6, Scourie, East of the school	On this site there is doubt over feasibility due to poor drainage/ground conditions but it has remained within the SDA boundary as it is an otherwise suitable site.
Site 7, Scourie, North of the Free Church	This site had the support of the crofters and came through well in terms of SEA. However the appropriate scope here is for infill development and so including it within the SDA boundary was the best way to take this forward rather than allocation. The SEA identifies that there is need for improvement to the road network requiring developer contribution and so this is identified in the Local Plan.
Site 8, Scourie, South of the Free Church	This site was recently apportioned land from the common grazings and therefore the Crofter's Commission objected to its future development. It was felt that the croft land here should be protected from development as there are other more suitable and effective alternative sites available. In terms of SEA it came through as an acceptable site.
Site 4 which became H1 was removed at November 08 Deposit draft stage	This site is more suitable for less than 4 houses when considering landform and settlement pattern so it should just be within the SDA not allocated.
Site 1, Achfary, Achfary North	This site comes through the SEA as an acceptable site but the level of development does not justify allocation and it was felt that any proposals of this nature could be assessed against the general policies.
Site 2, Achfary, Achfary South	This site comes through the SEA as an acceptable site but the level of development does not justify allocation and it was felt that any proposals of this nature could be assessed against the general policies.





KINLOCHBERVIE

Position Statement for Kinlochervie

Apart from Manse road north, the options from Sutherland Futures that have not been allocated have been left within the SDA to promote opportunities for infill development. Identifying them as site options allowed more focus on their suitability and effectiveness so we could more accurately gauge the level of allocations required to meet our requirements for housing land. Other suitable sites came through for allocation after being suggested at Sutherland Futures consultation. These offer scope to other landowners and provide sites that will be easier to develop incrementally.

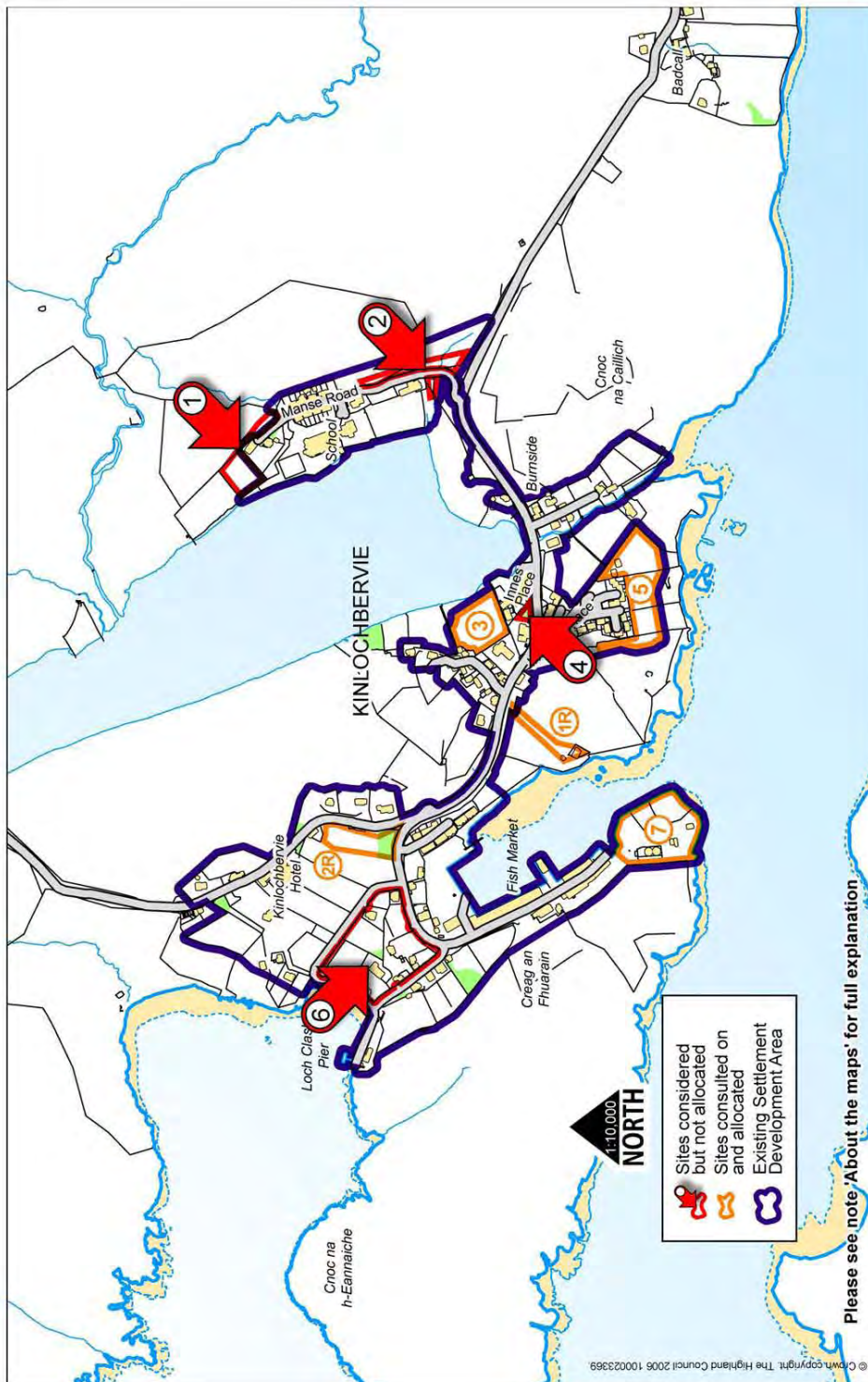
In terms of the Manse road north site it was an option that could potentially open up a long term land supply. However assessing it against the Innes Place site which provides the same opportunity it is a less appropriate site. An active crofter in Kinlochbervie felt that the Manse road site was the better croft land and the only land in the village suitable for arable use. It was also considered inappropriate in the landscape capacity study because it would compromise the setting of the church and the existing settlement envelope. In addition our roads colleagues advised that the engineering works required to open up access would need a substantial level of development to justify the costs. Perhaps the fact that this site was allocated back in 1987 and still remains undeveloped shows that the appetite is just not there to overcome these costs. It was therefore considered that land at Innes Place was the more suitable and feasible option with less in the way of upfront infrastructure costs.

However the crofter who owned the land at Innes Place decided that she did not want to see this land developed within this plan period so in the November Deposit draft 08 this became a long term allocation.

Sites not allocated:

Site 1, Manse road north	This site was not allocated on the basis of the agricultural value of this land, feasibility due to access considerations, and because of the issues established in the SEA about setting of the church and breaking the village envelope.
Site 2, Manse road south	This site has potential but just for two houses so it was appropriate to include it within the SDA rather than allocate. Developer requirements for SEA issues; a footpath from the main road: and a problem with run off water from the hill is highlighted in the text of the Local Plan.
Site 4, Adjacent to the garage	This site was identified as a possible site by the Northern Constabulary but they have subsequently pursued another option and obtained planning permission. Therefore it is not allocated but included within the SDA. However SEA mitigation requiring an assessment of contamination issues is highlighted in the text of the Local plan.

<p>Site 6, Between Loch Bervie – and Loch Clash pier</p>	<p>This site was included within the SDA rather than allocated. The SEA did establish the need for a developer requirement for any proposals within the vicinity of the Church and its Manse to pay due regard to preserving any physical visual link between them.</p>
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DURNESS

Position Statement for Durness, Laid and Balnakeil

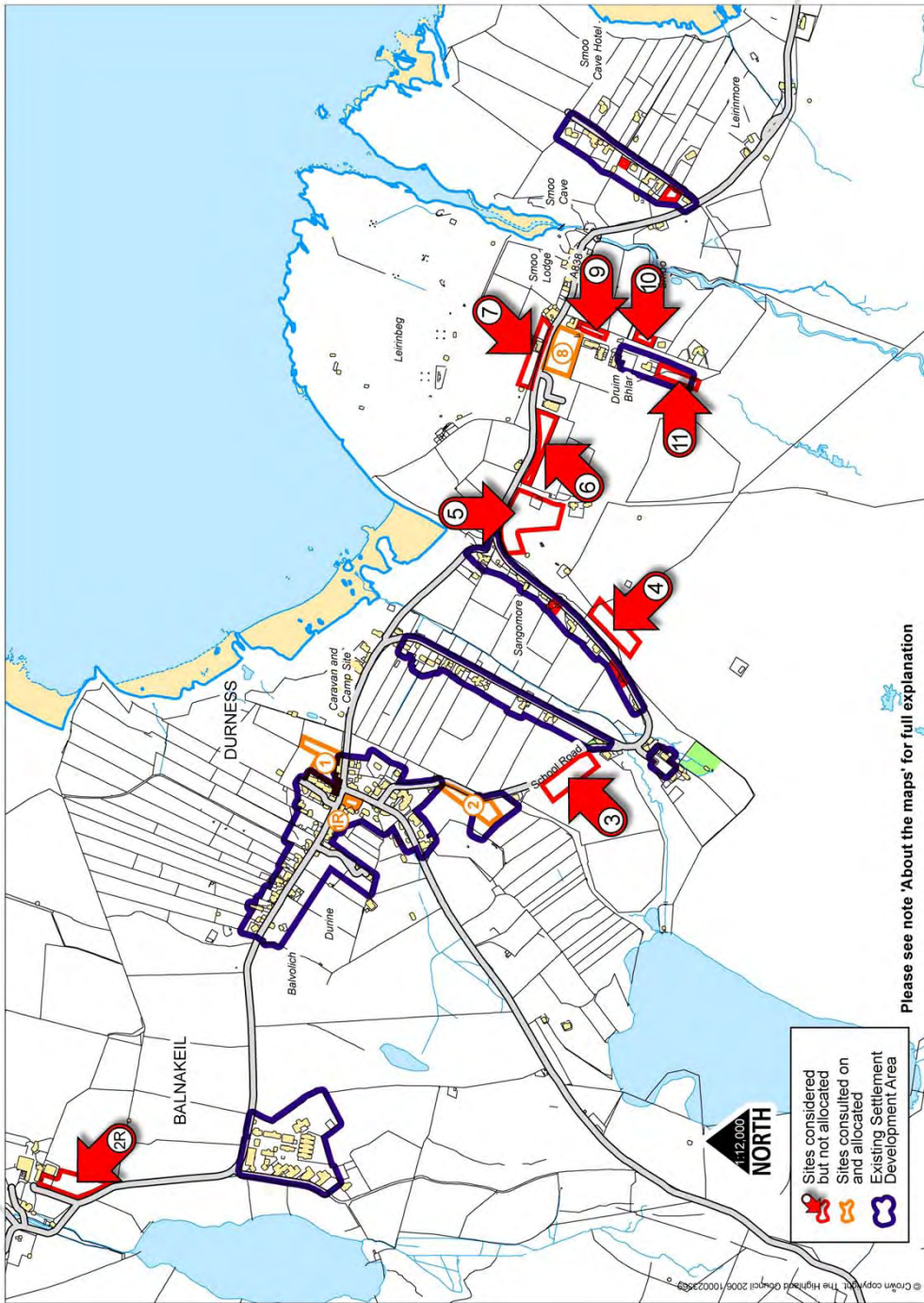
Only the west of School road site was actually removed and this was because of its crofting value having been recently apportioned from the common grazing. The other sites are still within the settlement development area boundary promoted for infill opportunities. Identifying them as site options allowed more focus on their suitability and effectiveness so we could more accurately gauge the level of allocations required to meet our requirements for housing land supply. The options that made it through from Sutherland Futures are suitable for a variety of uses as allocations and offer opportunity for a larger scale of development. The SEA identifies however that the H1 School Road allocation requires mitigation with the road to be stopped off to alleviate a pedestrian safety issue. Also siting and design are critical given its prominent position. These sites have been supplemented in allocation by a site put forward for housing for the elderly or community use.

The November 08 Deposit draft amalgamated two allocations to allow landowners to work together to potentially compensate any loss of public car parking within an adjacent area also close to main services. This encourages efficient use of land and offers potential to improve the layout and design of development.

Sites not allocated:

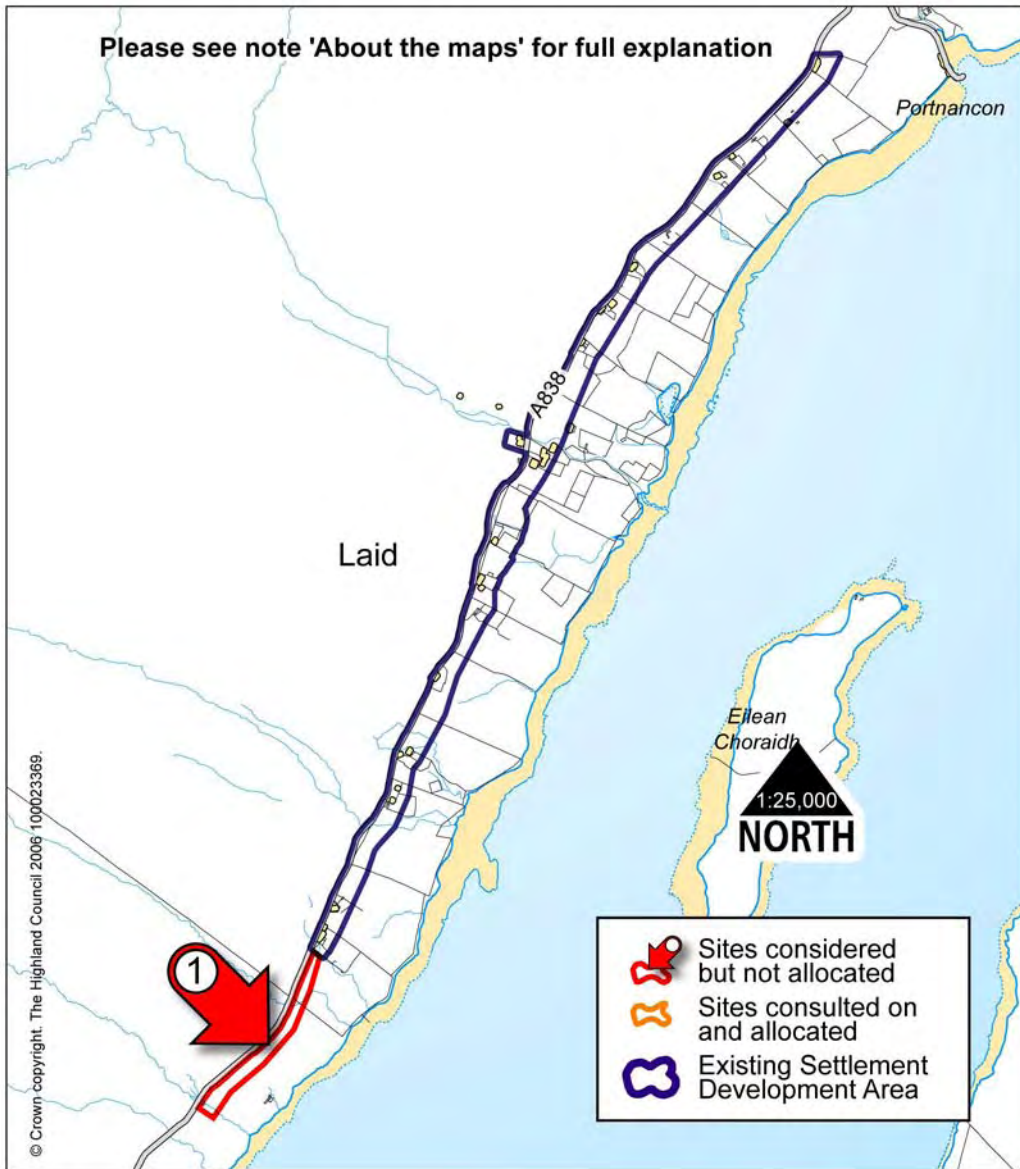
Site 3, Durness, West of school road	This site was removed because of its crofting value having been recently apportioned from the common grazings.
Site 4, Durness, East Sangomore	This site was identified in Sutherland Futures but did not reflect the area that the grazings committee and community council meant to promote. In any case the level of development did not require allocation so the SDA boundary was amended to take in some of the new sites put forward by the grazings committee whilst other individual sites would need to be assessed against the general policy framework.
Site 5, Durness, North of Sangomore	This site does not require allocation due to the scale and is therefore retained within the SDA.
Site 6, Durness, West of Village Hall	This site does not require allocation due to the scale and is therefore retained within the SDA.
Site 7, Durness, Smoo - West of Smoo lodge	This site does not require allocation due to the scale and is therefore retained within the SDA. However the eastern area has been omitted because of access problems.
Site 9, Durness, Smoo - South of Caberfeidh cottage	This site does not require allocation due to the scale and is therefore retained within the SDA.
Site 10, Durness, Smoo - South east of Druim Bhlar	This site does not require allocation due to the scale and is therefore retained within the SDA.
Site 11, Durness, Smoo – South of Pamukkale	This site does not require allocation due to the scale and is therefore retained within the SDA.

Site1, Laid – Extension to the south	This site does not require allocation due to the scale and can be assessed against the general policy framework.
Site 2R, Balnakeil – South of the manse	This site was considered inappropriate because of road capacity and access considerations



Please see note 'About the maps' for full explanation

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TONGUE & MELNESS

Position Statement for Tongue & Melness

The community suggested some sites that did not make it into Sutherland Futures. Some were suitable for small scale development that could be assessed against the general policies of the Local Plan and did not require allocation. Others were considered inappropriate because of their landscape impact/ impact on the Tongue House designed landscape. However one site at Hysbackie has made it into the Local Plan as a suitable location for low density housing.

One option from Sutherland Futures was not allocated because the scope for development is limited and it just needs to remain within the SDA. The other options from Sutherland Futures made it through as allocations and two of these offer scope for mixed use development. SEA did identify the need for a design statement to be submitted on MU1 and proposals to pay particular regard to the setting of the Manse and the Church and the visual link between them. Also access and pedestrian footway issues flagged up through SEA are solved through mitigation by way of developer requirements for H1 and MU2.

The site area of H2 changed between Sutherland Futures and the October 07 Deposit draft to exclude land to the south immediately adjacent to the road which is inbye land and considered too important in terms of its crofting value. Additional land to the east was identified despite access difficulties. This needs to be through H2 not accessed off Loyal Terrace, and the gradient across this site makes the eastern area doubtful in terms of viability. That is perhaps unless it becomes part of a wider longer term scheme involving additional land to the south (involving common grazings on the upper part of the slope). However the market and commitment for this approach is doubtful so the eastern part of this allocation cannot be depended upon as part of the housing land supply.

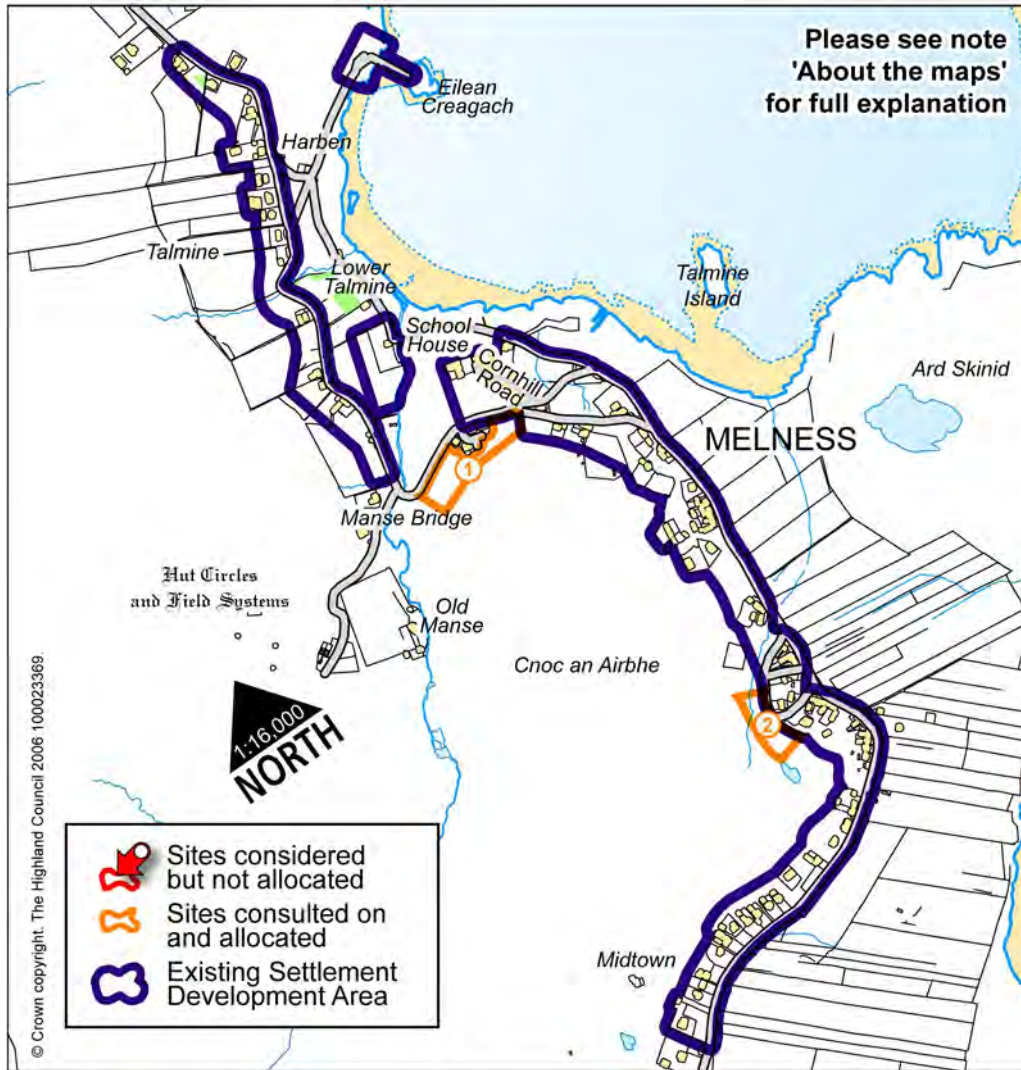
A further site was suggested by the community beyond the edge of the settlement at Hysbackie. It was decided to include this site in the Deposit draft for low density to mitigate its potential effects on the water environment and to suit its location in terms of landscape impact. In the November 08 Deposit draft this site moved from being a Long term allocation to being included within the SDA. It was acknowledged that this site offered potential for a different market allowing for incremental single house development and should be made available now rather than reserved for beyond this plan period. The mitigation identified for the allocation was brought into the general development factors.

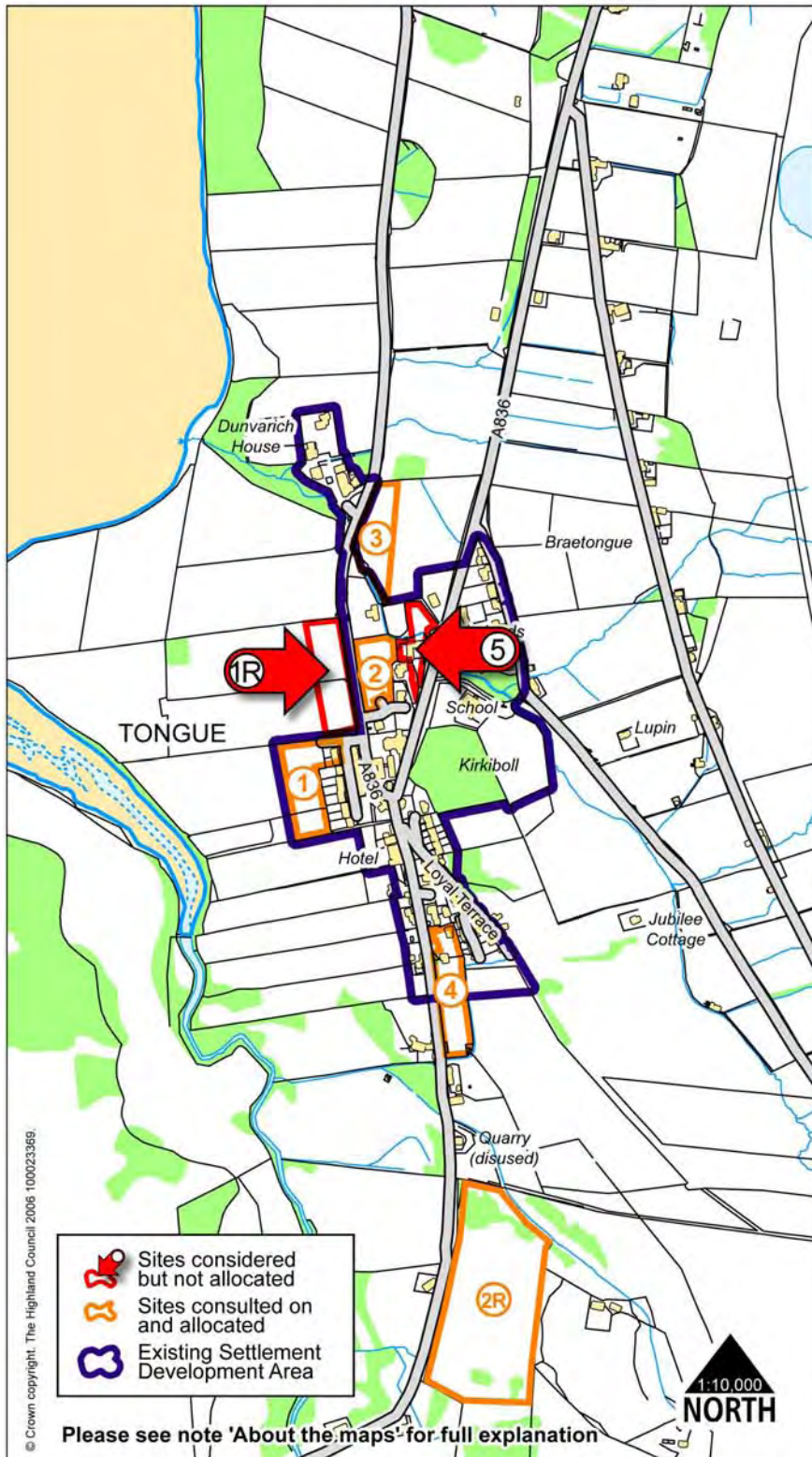
There were some concerns over a new option put forward as an alternative to the existing allocation at Varich Place. However in terms of SEA there is mitigation which would make allocation of part of this land acceptable. It was not originally allocated because the existing H1 Varich Place allocation is considered suitable and effective, and additional allocations were not considered necessary. However for the November 08 Deposit Draft this site was included as an extension to the original H1 because it is effective for affordable housing, and we were convinced by representations made that the original H1 was not viable for this purpose. However a developer requirement for a design brief to cover this area was added as mitigation.

In Melness the two sites identified at Sutherland Futures stage are appropriate sites to develop. However the SEA does come through with advice on developer requirements and development factors so that these sites can come forward sensitively. Other sites were suggested by the community did not come forward into Sutherland Futures. One at Midtown because it did not represent a good fit with settlement pattern and also a large extension suggested to the south which was pared back to a smaller extension because of the substantial opportunities for infill. An additional site was also put forward by the Social Work Service for a replacement care home facility, this came through SEA well, and was allocated. This site was then omitted from the November 08 Deposit draft because the Social Work service began considering different proposals within a wider area. We consulted them on our SDA boundary and this will provide sufficient scope and support for a rebuild when plans develop further. At this point site 1 (H1) was also amended to offer better fit within the landform which is particularly important within the NSA.

Sites not allocated:

Site 5, North of Kirkiboll burn	This site has a planning application approved for conversion of the steadings. Anything further that could be developed on this site would not be of a scale that would merit allocation. It therefore remains within the SDA but does not need specific allocation.
Site 1R, North of Varich Place (referred to in March 07 committee report)	This site was not included. It was suggested by residents of Varich Place as a replacement for the West of Varich Place allocation but there was no material planning reason why the original site should not continue to be allocated.
Site 2R (LT), South of Hysbackie access, (removed as a long term allocation and promoted within the SDA in the November 08 Deposit draft)	This site has been reduced reflecting advice from SNH regarding development on the higher ground in order to improve the landscape impact. However it was also moved from being a long term site and is now within the SDA offering adequate scope for single house development close to the village.





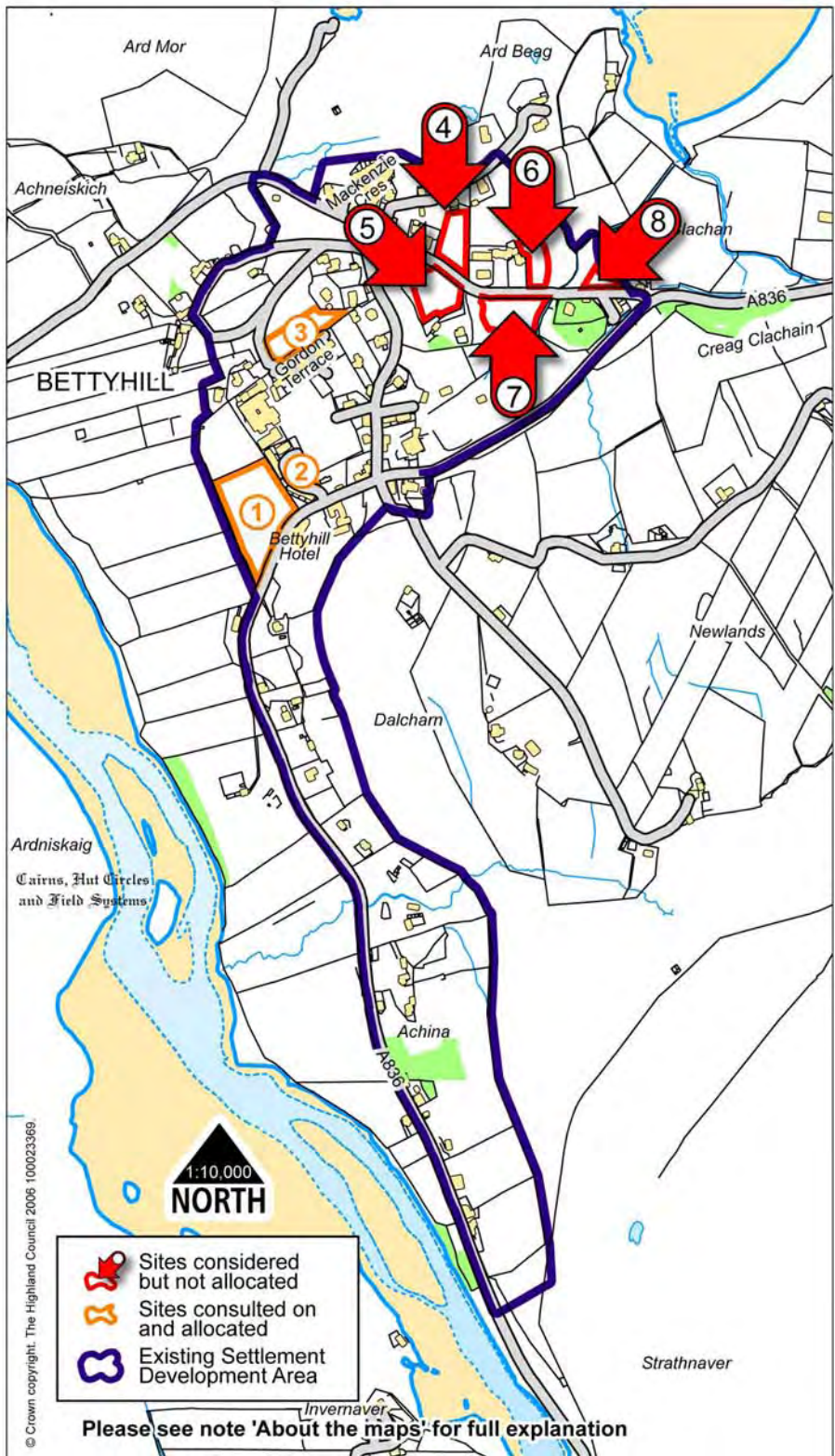
BETTYHILL

Position Statement for Bettyhill

The options from Sutherland Futures that made it through for allocation are effective and come through SEA well. They offer scope to a mixture of landowners and provide a good choice of sites. A design brief has been required for H1 and extended for H2 because they are prominent sites on an important entrance to the village. The sites not allocated from Sutherland Futures stage are inbye croft land. The Crofter's Commission were concerned about land here being allocated and certainly some land is of arable quality and therefore inappropriate. Sites 6,7 and 8 are referred to in the development factor protecting arable croft land opposite the school house (site 7) and East of Dunollie (which refers to sites 6 and 8 and the intervening land). Other areas were not actively used and are of significantly lower quality but the crofters involved did not want to release this land for allocation. They may however use the opportunity for some single house development in the future and being within the SDA there will be policy support. At the November 08 Deposit draft the site 3 (H3) was amended excluding an area to allow for additional parking and a turning area for the schools.

Sites not allocated:

Site 4, Farr Bay Road - east of Farr Parish Church	This site is partially covered by gorse and does not appear to be actively used but the crofter does not want to see it allocated. It is therefore left within the SDA and has policy support for infill development.
Site 5, Farr Bay Road - south of Farr Parish Church	This site is not locally important croft land however the crofter does not wish this land to be allocated, just opportunity for infill. It is therefore left within the SDA.
Site 6, Farr Bay Road - east of Dunollie	This site was removed after objection from the Crofters Commission that this land is arable and therefore locally important.
Site 7, Farr Bay Road - south of the School House	This site was removed after objection from the Crofters Commission that this land is arable and therefore locally important.
Site 8, Farr Bay Road - north of Farr View	This site was removed after objection from the Crofters Commission that this land is arable and therefore locally important.



STRATHY AND ARMADALE

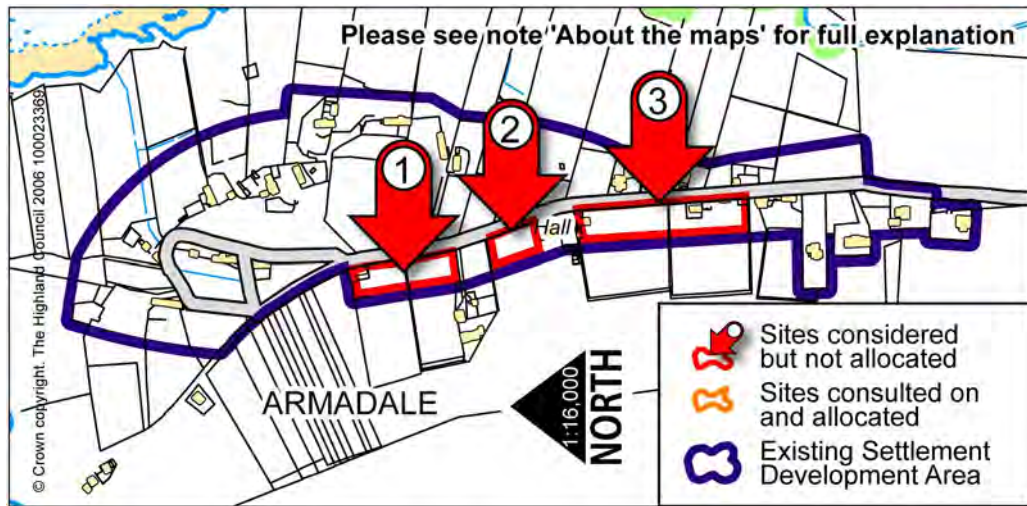
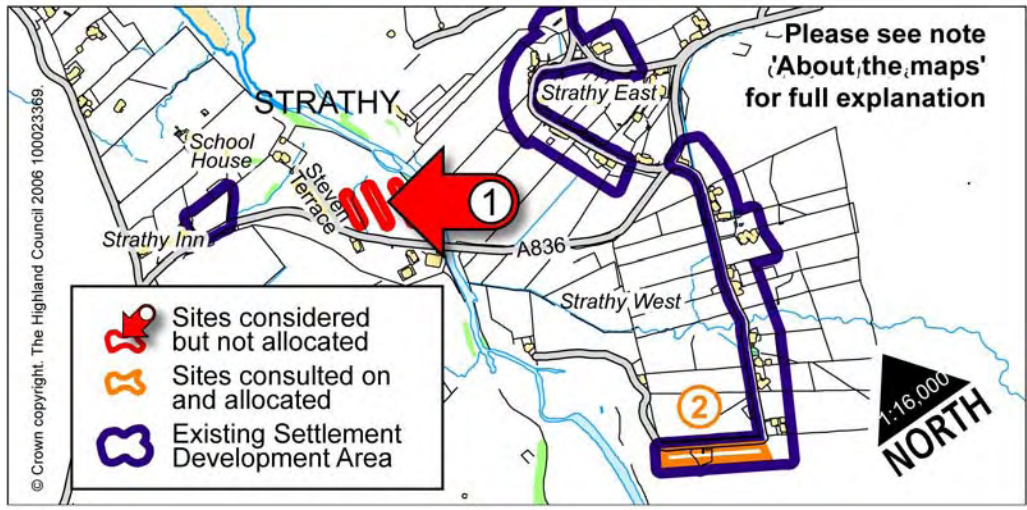
Position statement for Strathy and Armadale

Armadale has had significant development in its terms with recent completion of the Albyn affordable housing. The options were selected in terms of suitability: fitting into the landscape; reflecting the existing settlement form; and the ability to service them. However these sites are actively crofted inbye and the Local Grazings clerk objected to them when we carried out our consultation. The preferred location for future development was on common grazings to the south of the village. However having had recent affordable housing, the demand coming forward will be for small/single house developments and there is no need for an allocation. For these smaller communities there is a need to assess these sites on their merits against the policy framework.

In Strathy the Steven Terrace site was identified after some desk based research and onsite survey work. It would have offered extra choice and flexibility and could have connected to the spare capacity in the public sewage treatment system. However again this is inbye croft and the crofter has decided he wants to use this land for crofting so it has been removed to reflect his intentions. However the other site option at Strathy west is effective and is well supported locally and has therefore been continued as an allocation. Additionally at Strathy point and Strathy west there will be opportunity for infill development in accordance with the SDA and general policies.

Sites not allocated:

Site 1, Strathy, Below Steven Terrace	This site was removed because the crofter wants to bring it back into active crofting use and did not want to release it for development.
Site 2, Armadale, South of the village hall	This site was removed because of crofting interests
Site 3, Armadale, North of the village hall	This site was removed because of crofting interests
Site 1, Armadale, South of new affordable homes	This site was removed because of crofting interests



MELVICH & PORTSKERRA

Position Statement for Melvich & Portskerra

Most site options identified in Melvich & Portskerrra were continued but in Portskerra it was difficult to identify a larger site suitable for allocation. Two of the sites capable of this in Portskerra were dropped after Sutherland Futures. However Melvich and Portskerra are adjoining communities and share services and amenities between them so this does not cause a problem as Melvich has retained its larger allocations for housing and business. Thus between them there is a good choice with a mixture of sites.

Two additional sites were investigated after Sutherland Futures. Land south of Portskerra shop was a site identified by the community council. This was an attempt to find a suitable site for something beyond infill within the village. Also croft land at Halladale bridge near Melvich was put forward by a local crofter without objection from the Crofters Commission. However neither of these sites came through SEA and technical appraisal as being suitable and effective for a level of development that requires allocation.

The one small allocated housing site in Portskerra which was situated just east of site 2 was omitted from the November 08 Deposit draft because one of the crofting owners did not want to develop this land for housing. This meant it needed removed from allocation and just retained within the SDA. The potential on the other croft can be considered as small scale development within the SDA.

Sites not allocated:

Site 1, Portskerra, North of Mackay Terrace	This site is removed because the owner's intentions are for small scale infill development
Site 3, Portskerra, South of Sutherland House	This is an attractive feature and its development would close off the openness creating a continuous street which was considered undesirable by the community council.
Site 2R, Melvich, Halladale bridge	This site is unsuitable for allocation after considering its SEA. However if a planning application for a few dispersed houses came forward it could be assessed against the general policies. The landscape impact, inability to connect to the public drainage system and distance from amenities and services mark it out as unacceptable for allocation.
Site 1R, Portskerra, South of Portskerra shop	This site was put forward by the community council and comes through SEA well, but the potential is limited to small scale by access considerations so it is not allocated but remains within the SDA.

