


# SUTHERLAND LOCAL PLAN – DEPOSIT DRAFT, October 2007

## Errata to the Map Booklet (Errata sheet dated 12 December 2007 containing Errata items 1-4)

Due to a technical problem with the printing machine, some copies of the Draft Local Plan in circulation contain certain misprints. Those parts, and the way they are intended to appear, are set out in this sheet.

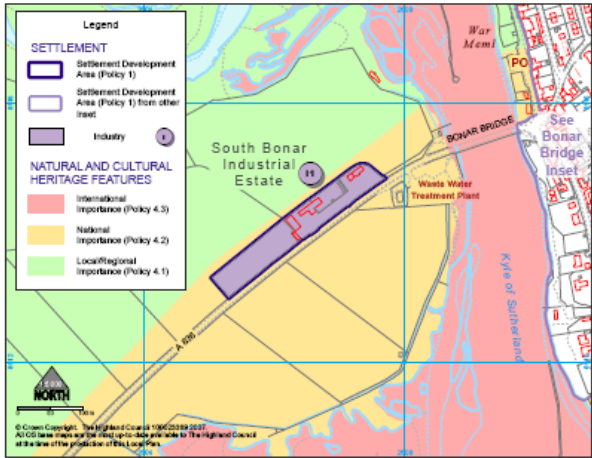
**ERRATA ITEM 1:** Page 19 of the map booklet- the ‘contents map’ is missing in some copies. The page should appear as follows (shown here at a reduced size):

NORTH, WEST and CENTRAL SUTHERLAND CONTENTS																																							
	<table border="1"><thead><tr><th colspan="2">North, West and Central Sutherland</th></tr></thead><tbody><tr><td>7.1 Ardgay</td><td>20</td></tr><tr><td>8.1 Bonar Bridge</td><td>22</td></tr><tr><td>8.2 South Bonar Industrial Estate</td><td>24</td></tr><tr><td>8.4 Culrain</td><td>24</td></tr><tr><td>8.5 Rosehall</td><td>25</td></tr><tr><td>8.3 Invershin</td><td>26</td></tr><tr><td>9.1 Lairg</td><td>28</td></tr><tr><td>10.1 Lochinver</td><td>30</td></tr><tr><td>10.2 Point of Stoer</td><td>32</td></tr><tr><td>11.1 Scourie</td><td>34</td></tr><tr><td>12.1 Kinlochbervie</td><td>36</td></tr><tr><td>13.1 Durness</td><td>38</td></tr><tr><td>14.1 Tongue</td><td>40</td></tr><tr><td>14.2 Melness</td><td>42</td></tr><tr><td>15.1 Bettyhill</td><td>44</td></tr><tr><td>16.1 Strathy</td><td>46</td></tr><tr><td>17.1 Portskerra</td><td>47</td></tr><tr><td>17.2 Melvich</td><td>48</td></tr></tbody></table>	North, West and Central Sutherland		7.1 Ardgay	20	8.1 Bonar Bridge	22	8.2 South Bonar Industrial Estate	24	8.4 Culrain	24	8.5 Rosehall	25	8.3 Invershin	26	9.1 Lairg	28	10.1 Lochinver	30	10.2 Point of Stoer	32	11.1 Scourie	34	12.1 Kinlochbervie	36	13.1 Durness	38	14.1 Tongue	40	14.2 Melness	42	15.1 Bettyhill	44	16.1 Strathy	46	17.1 Portskerra	47	17.2 Melvich	48
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**ERRATA ITEM 2:** Page 24 of the map booklet- the ‘South Bonar Industrial Estate map detail’ is missing in some copies. The page should appear as follows (shown here at a reduced size):

**INSET 8.2 : SOUTH BONAR INDUSTRIAL ESTATE**



South Bonar Industrial Estate is located on the A836 between Ardgay and Bonar Bridge. The current site presents an opportunity for consolidation and environmental enhancement. Land to the west is available for expansion.

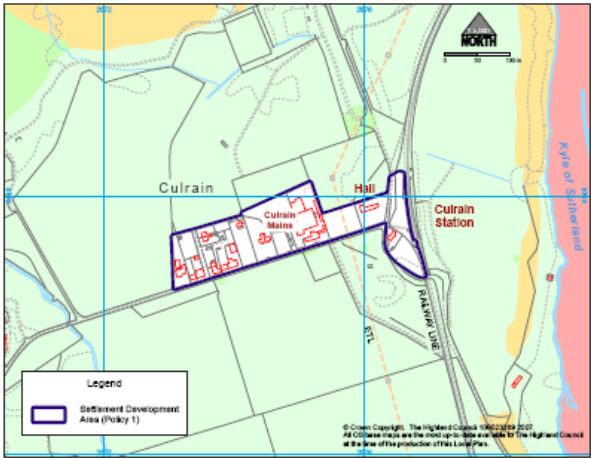
**Development Factor**

- Sensitive siting and design required due to proximity to Dornoch Firth National Scenic Area.

**Site Allocation**

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
11	1.2ha	South Bonar Industrial Estate	-	Redevelopment must be in accordance with the technical advice set out in the approved Development Brief (2005); Expansion subject to the pre-requisites of land raising and drainage improvements; Flood risk assessment to show compliance with SPP7; Assessment of potential contamination required; Minor work required on the existing access; Connection to public sewer.

**INSET 8.4 : CULRAIN**



Position in Settlement Hierarchy	Small Village
2005 Estimated Population	15
Housing Completions 2000-2006	1
Primary School Capacity/Secondary School Capacity	59% / 68%
Water Capacity	Limited spare capacity
Sewerage Capacity	No public sewerage system

**Prospects**

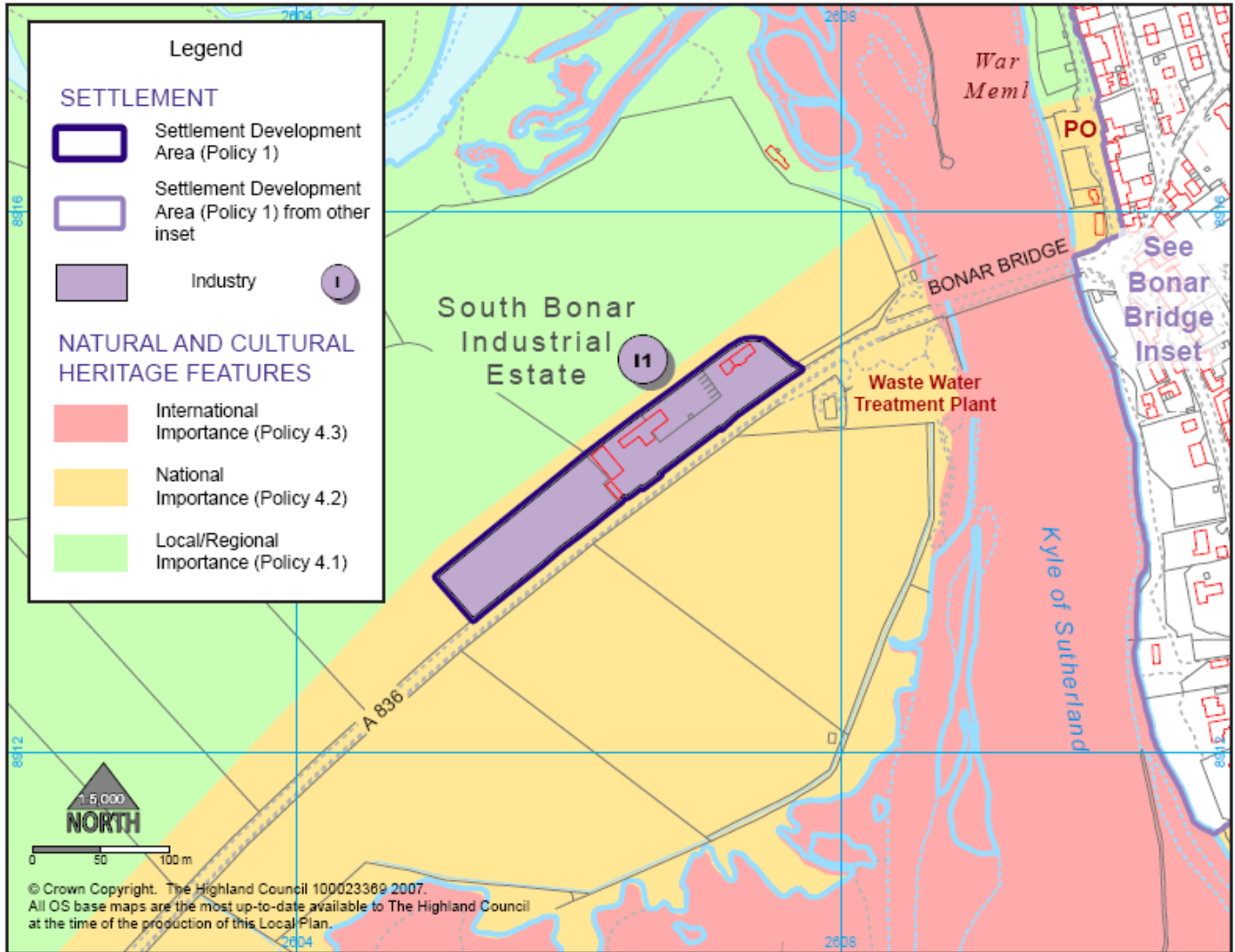
Culrain is a small centre with a tight settlement form. The settlement development area has been drawn to allow limited infill development, to safeguard the open character of adjoining land and to safeguard the setting of Carlsdale Castle.

**Development Factors**

- Local road improvements where a network deficiency is created or worsened by a particular proposal.

The ‘South Bonar Industrial Estate map detail’ is shown at actual size below:

The 'South Bonar Industrial Estate map detail' shown at actual size is as follows:



**ERRATA ITEM 3:** Page 30 of the map booklet- the ‘Lochinver Site Allocations: site ref. H2 details’ may incorrectly read “.... 1 storey....” instead of reading “.... 1 ½ storey....” in some copies. The details should read as follows:

H2	2.9ha	Cnoc A Mhuillin	12 units	At the entrance to the village and prominent so any application will need to be accompanied by a design statement. The speed restriction will need to be moved and a footpath link into the site is required. The eastern area should be limited to 1 ½ storey housing and careful siting throughout is vital.
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**ERRATA ITEM 4:** The map booklet may incorrectly read “.... (1, 1, 1 storey and 40 - 45 roof pitch)....” instead of reading “.... (1, 1 ½, 1 ¾ storey and 40 - 45 degree roof pitch)....” in some copies.

This may occur in the following parts of the map booklet:

- Page 34 (Scourie) in the fourth paragraph under “Prospects”;
- Page 38 (Durness) in the fourth paragraph under “Prospects”;
- Page 47 (Portskerra) in the fourth paragraph under “Prospects”.

The details should read as follows:

This consistency should be achieved by reference to traditional Highland forms, proportions, materials and massing (1, 1½, 1¾ storey and 40-45 degree roof pitch). With larger floor areas its shape should be broken down into at least two distinct elements, akin the ‘extended croft house’ and perhaps utilise different materials.

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