

Errata sheet – the indicated errors/exclusions have been identified within the Deposit Draft Sutherland Local Plan November 2008.

Written Statement Errata		
Page no.	Reference	Corrections
p.13	Table 3 – How the allocations meet requirements	AMEND Total Housing Capacity figure from 1512 to 1313
Map Booklet Errata		
p.3	Contents - Inset maps – page numbering	AMEND page numbers to reflect correct numbering (Amended contents page attached)
p.6	Dornoch - Table - Site Ref. H3	AMEND Site Area from 4.2ha to 1.8ha
p.6	Dornoch - Table – Site Ref. H4	AMEND Site Area from 1.8ha to 4.2ha
p.10	Golspie - Table – Site Ref. H1	AMEND Site Area from 10.9ha to 0.9ha
p.16	Helmsdale - Table – Site Ref. MU1	AMEND Site Area from 1.3ha to 1.0ha
p.18	Edderton - Table – Housing Capacity H1	AMEND Housing Capacity from 30 units to 40 units
p.20	Ardgay - Table – Site Ref. B2	AMEND Site Area from 4.2ha to 1.0ha
p.28	Lairg - Table - Site Ref. H3	AMEND Site Area from 4.2ha to 1.4ha
p.28	Lairg - Table – Site Ref. B1	AMEND Site Area from 1.7ha to 1.9ha
p.28	Lairg - Table – Site Ref. MU1	AMEND Site Area from 1.7ha to 1.2ha
p.30	Lochinver - Table - Site Ref. H2	AMEND Housing Capacity from 120 units to 12 units
p.32	Point of Stoer - Table & Inset Map – Site Ref. H2 (MU1)	AMEND Site Ref. H2 to MU1 . Extend site boundary to north east. AMEND Site Area from 2.8ha to 3.2 ha (Amended page attached)
p.33	Strathy - Table - Site Ref. H2	AMEND Site Area from 1.3ha to 1.0ha
p.36	Kinlochbervie - Table - Site Ref. H2	AMEND Site Area from 0.5ha to 0.7ha
p.36	Kinlochbervie - Table - Site Ref. I1	AMEND Site Area from 0.5ha to 2.0ha
p.42	Melness - Table - Site Ref. MU1	AMEND Site Area from 0.5ha to 1.1ha
p.44	Bettyhill - Table - Site Ref. H2	AMEND Site Area from 2.3ha to 1.5ha
p.47	Melvich – Prospects text	DELETE first sentence “ The Highland Renewable Energy Strategy and Planning Guidelines identifies land south of Strathy and Portskerra/Melvich as a possible area for national and major wind farm development and an application is currently under consideration at Strathy forest. ”
p.47	Melvich - Table - Site Ref. B1	AMEND Site Area from 0.1ha to 0.3ha
p.48	Portskerra – Inset Map	AMEND Inset Map to include mapping of Local/Regional feature “Views Over Open Water” (Amended page attached)



Introduction	1
Guide and Key	2

Inset Maps

East Sutherland & Edderton

1.1 Dornoch	5
1.2 Embo	8
1.3 Evelix	9
2.1 Golspie	10
5.1 Pittentrail	12
3.1 Brora	13
4.1 Helmsdale	16
6.1 Edderton	18

North, West & 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
16.1 Strathy	33
11.1 Scourie	34
12.1 Kinlochbervie	36
13.1 Durness	38
14.1 Tongue	40
14.2 Melness	42
15.1 Bettyhill	44
17.2 Melvich	46
17.1 Portskerra	48

Background Maps	49
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Proposals Map Folded sheet in back.

Position in Settlement Hierarchy	Small Villages and communities of dispersed housing
2005 Estimated Population	189
Housing Completions 2000-2007	13
Primary School/Secondary School Capacity	111% / 71%
Water Capacity	Limited capacity – currently 13 units of capacity with additional strategic capacity projects planned between 2007-2010
Sewerage Capacity	Limited Capacity

Prospects

In 1993 the 21,000-acre North Lochinver Estate was the first crofting area to be bought out by a local crofters trust. The estate comprises thirteen townships located off the scenic B869 north of Lochinver. Single house developments or applications for small scale developments are best assessed on their individual merits against the policy framework. However the Assynt Crofters Trust are supporting the allocation of two sites on common grazings land and these allocations are the appropriate locations for more substantial levels of housing within North Assynt. The school roll projections estimate that the primary school will remain slightly over capacity until 2009 and will need to be monitored.

Development Factor

- This area lies within a National Scenic Area so particular care needs to be taken with regards to sensitive siting and high quality design of development.

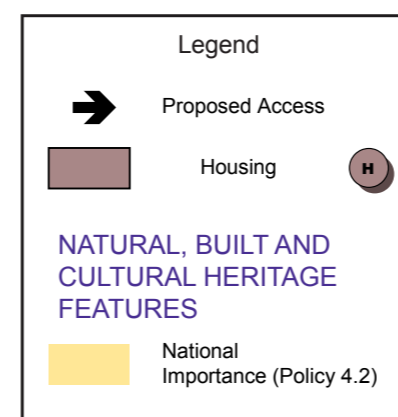
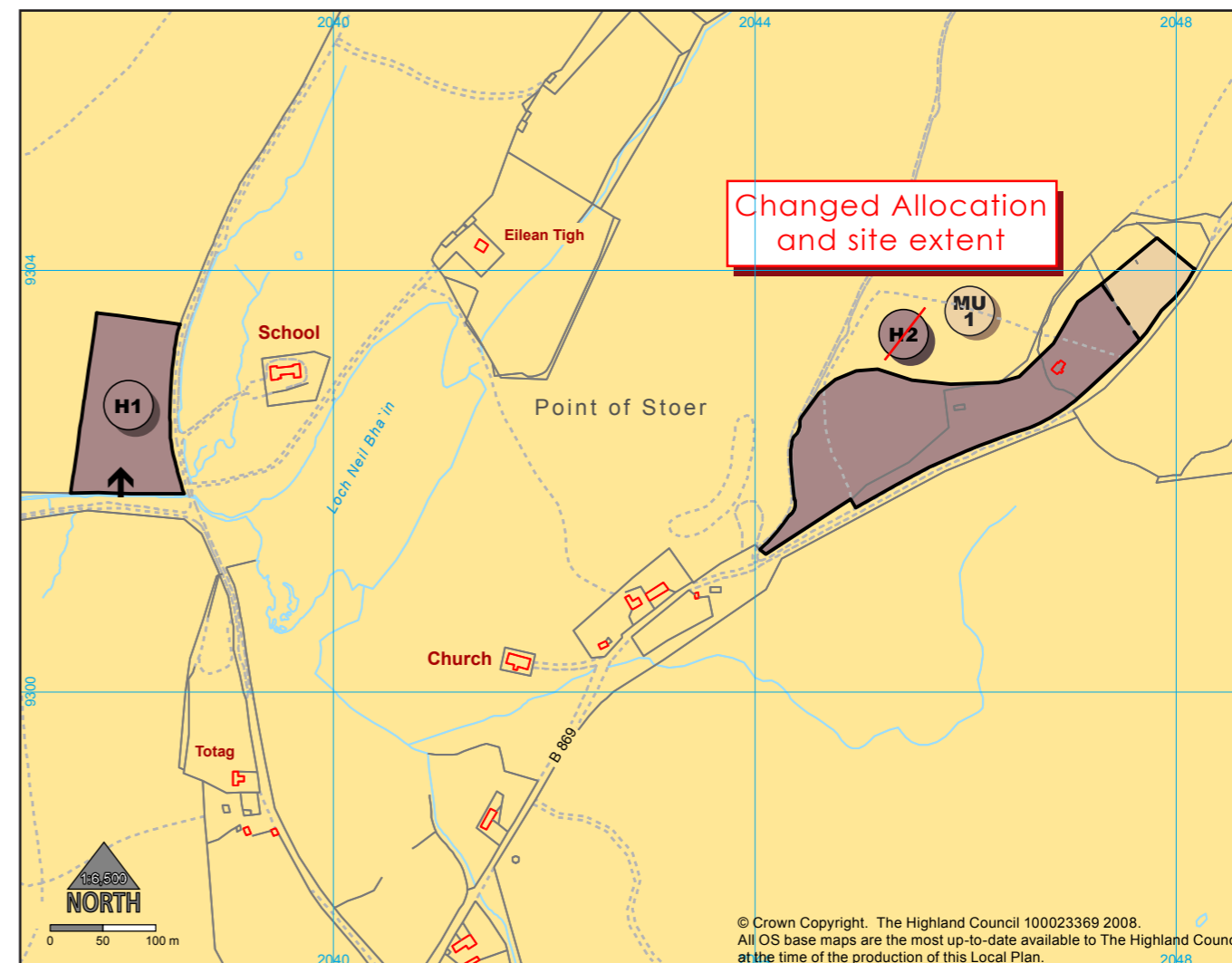
Developer Requirement

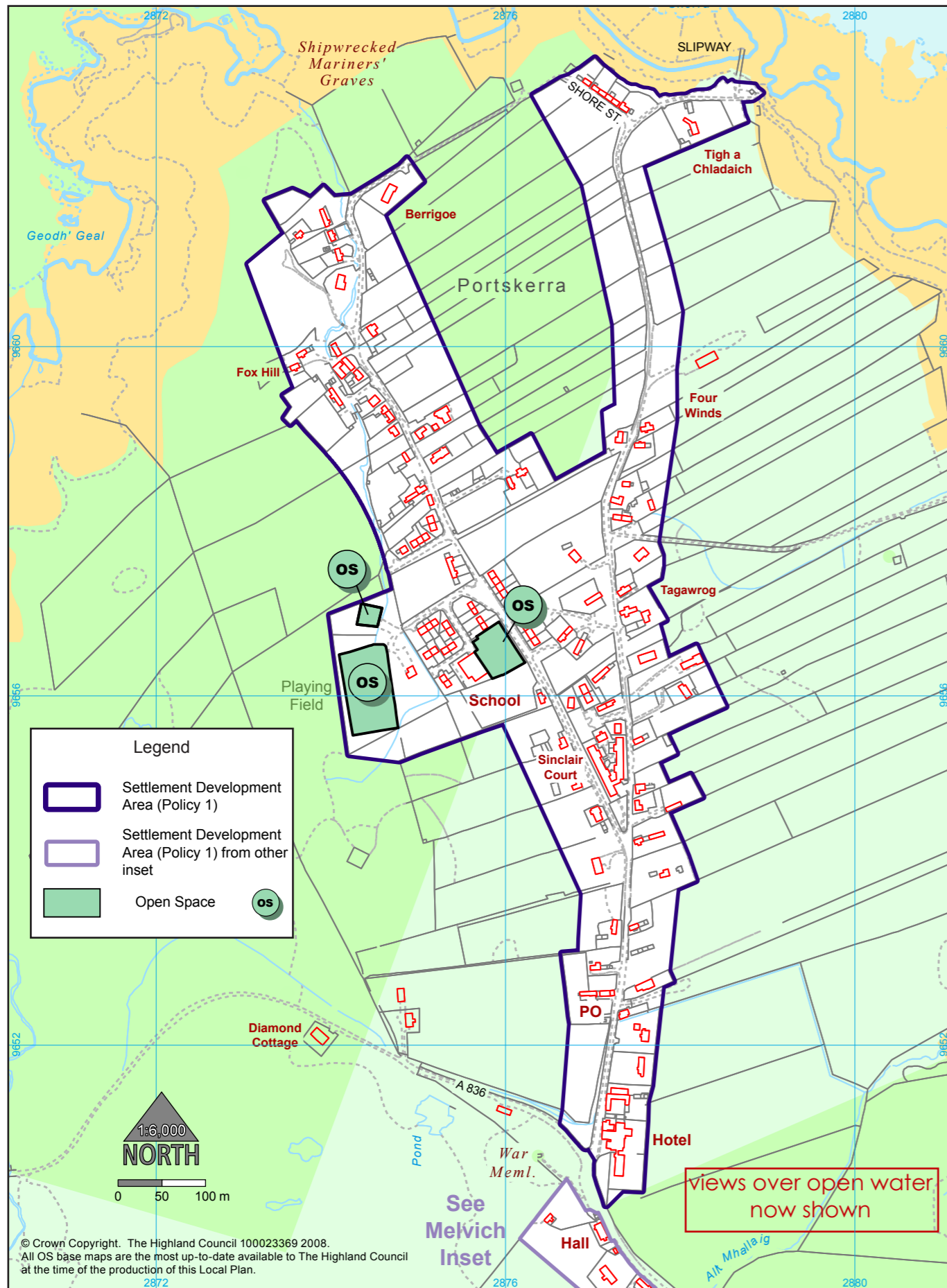
- The road leading north of Clashnessie Bay is fragile and therefore developer contributions will be required.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	1.5 ha	West of the School	12 units	Remains of the boundary stone wall should be left as intact as possible and any alteration requires an extensive photographic record to be made recording the feature in its original setting. A mix of housing types and styles to reflect the area but a degree of similarity to give distinct design or identity. An environmentally acceptable private sewage system is required.
H 2 MU1	3.2 ha	South of the radio mast	15 units	Requirement for a design statement and for agreement to be reached between the council and SNH on its detail. This is an undulating cnocan landscape with some rocky outcrops. Development should be dispersed and sympathetically sited within the landform to minimise earthworks and the need for blasting. Also the heights, rooflines and orientations could be varied to reflect the underlying terrain. An environmentally acceptable private sewage system is required.

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





Position in Settlement Hierarchy	Small Village
2005 Estimated Population	161
Housing Completions 2000-2007	2
Primary School (Melvich)/Secondary School Capacity	47% / 55%
Water Capacity	Capacity
Sewerage Capacity	Unknown Capacity is currently under assessment

Prospects

Melvich and Portskerra sit at the mouth of the River Halladale with local services and amenities shared between the two communities. The septic tank which serves both Portskerra and Melvich is possibly nearing capacity. When there is no capacity left and if Scottish Water has no programmed investment for increasing the sewerage capacity there will still be opportunities for infill development. However this must respect the existing dispersed pattern of development as the use of individual septic tanks will only be acceptable where the proposal is not likely to result in or add to significant environmental or health problems.

There are significant opportunities within the SDA on the lower road. However it is important that these opportunities are taken forward in an appropriate manner. In order to retain the sense of character when viewed from a distance and achieve a consistency when viewed from the street single plot development needs to come forward with a degree of coherence.

The consistency should be achieved by reference to traditional Highland forms, proportions, materials and massing (1, 1½, 1¾ storey and 40°- 45° 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.

The settlement development area has been drawn to reflect the settlement pattern in the village and promote appropriate siting of housing in Portskerra. Also the traditional relationship between the house and its land is maintained to help protect the lands agricultural use.

Development Factors

- Low downward emission design street lights;
- Care should be taken to avoid skylining development.

