

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).

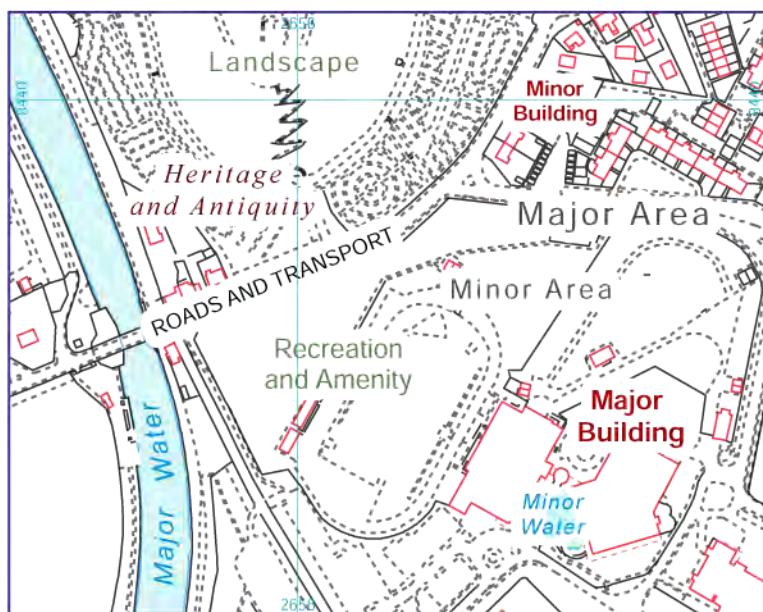
HOW TO READ AND USE THE PLAN

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

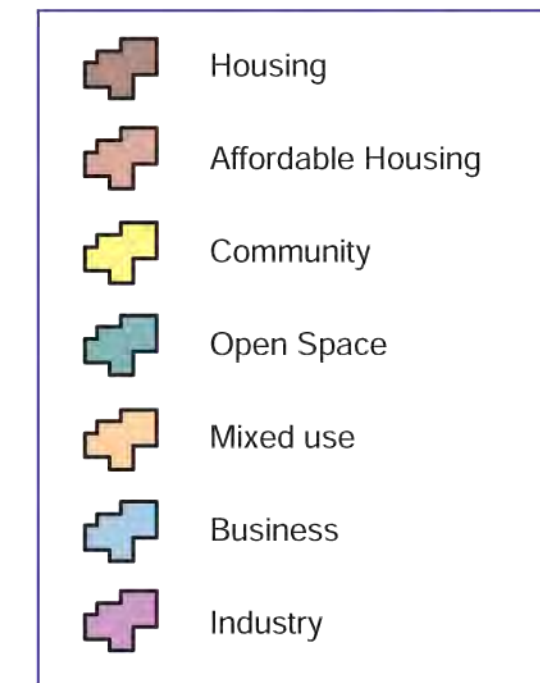
SETTLEMENT



HINTERLAND AROUND TOWNS



ALLOCATIONS (Policy 2)





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Position in Settlement Hierarchy	Key Village
2005 Estimated Population	228
Housing Completions 2000-2007	3
Primary School Capacity/Secondary School Capacity (Roll/Physical Capacity)	59% / 68%
Water Capacity	Limited spare capacity
Sewerage Capacity	Spare Capacity

Prospects

Located beside the A867 and the Far North Railway Line, Ardgay occupies a pleasant position within the Dornoch Firth National Scenic Area.

Piecemeal development between Ardgay and Lower Gledfield will be discouraged; however there is potential for a planned and gradual longer term growth in this area. Potential allocations in this area will only be brought forward for consultation once the site in Lower Gledfield has been developed or becomes ineffective.

Land at the Railway Yard is allocated for Business Use and would be suitable for small business units. The railway infrastructure is also vital to the future prospects of the village.

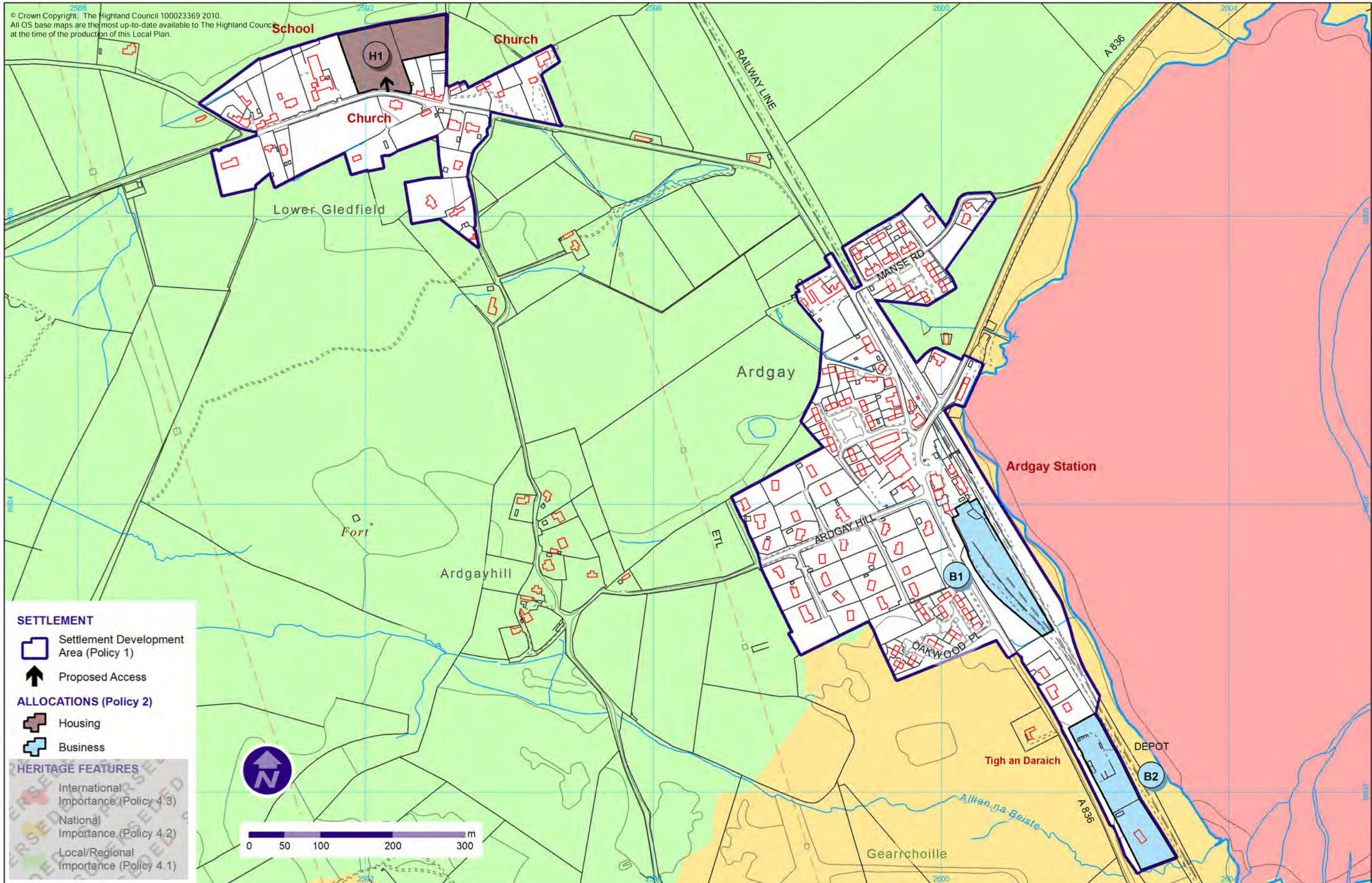
Development Factors

- Low downward emission design street lights;
- Sensitive siting and design required due to proximity to Dornoch Firth National Scenic Area;
- Development proposals will have regard to the proximity of the Dornoch Firth and Morrish More Special Area of Conservation (SAC) and the Gearr Choille Ancient Woodland;.
- Housing allocation at Lower Gledfield is beside the Primary School;
- 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 Morrish More 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;
- Proximity to listed buildings should be reflected in sensitive siting and design.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	1.0 ha	Adjacent to Primary School & north of Church Street	6 units	Careful siting and design required due to proximity of listed buildings; Access must be taken through land adjacent to primary school. Flood risk assessment must be undertaken; built development should avoid any identified flood risk area. Connection to public sewer required.
B 1	0.9 ha	Ardgay railway station yard north	-	Assessment of potential contamination required; Sensitive siting and design required due to location within Dornoch Firth National Scenic Area and proximity to listed railway bridge. This site may be at risk from flooding. A Flood risk assessment should be submitted with any planning application. Preferred access via existing station road. Connection to public sewer required.
B 2	1.0ha	Ardgay railway station yard south	-	Assessment of potential contamination required; Sensitive siting and design required due to location within Dornoch Firth National Scenic Area. Trees between the site and the A836 to be retained. Connection to public sewer required.

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



Position in Settlement Hierarchy	Key Village
2005 Estimated Population	432
Housing Completions 2000-2007	6
Primary School Capacity/Secondary School Capacity (Roll/Physical Capacity)	50% / 84%
Water Capacity	Limited spare capacity
Sewerage Capacity	Spare Capacity

Prospects

Bonar Bridge lies on the east side of the Kyle of Sutherland, within the Dornoch Firth National Scenic Area.

Land at Cherry Grove is allocated as a mixed use allocation, which would comprise housing and community uses. There is potential to extend the allocation in a north-easterly direction towards Matheson Road. If this were to happen, it would also need to be included in the master plan for Cherry Grove.

Land to the south of Cherry Grove will provide longer term opportunities for growth for Bonar Bridge, however the allocation at Cherry Grove should be fully developed first.

Migdale Hospital is expected to become surplus to NHS requirements and the site and listed building will be available for redevelopment. Work has begun on new facilities to replace the existing Migdale Hospital; the site is located close to the Bradbury Centre.

The car park and picnic site beside the bridge is well used and there is potential to extend and further improve the area, along with further path links between Bonar Bridge and Ardgay along the Kyle of Sutherland.

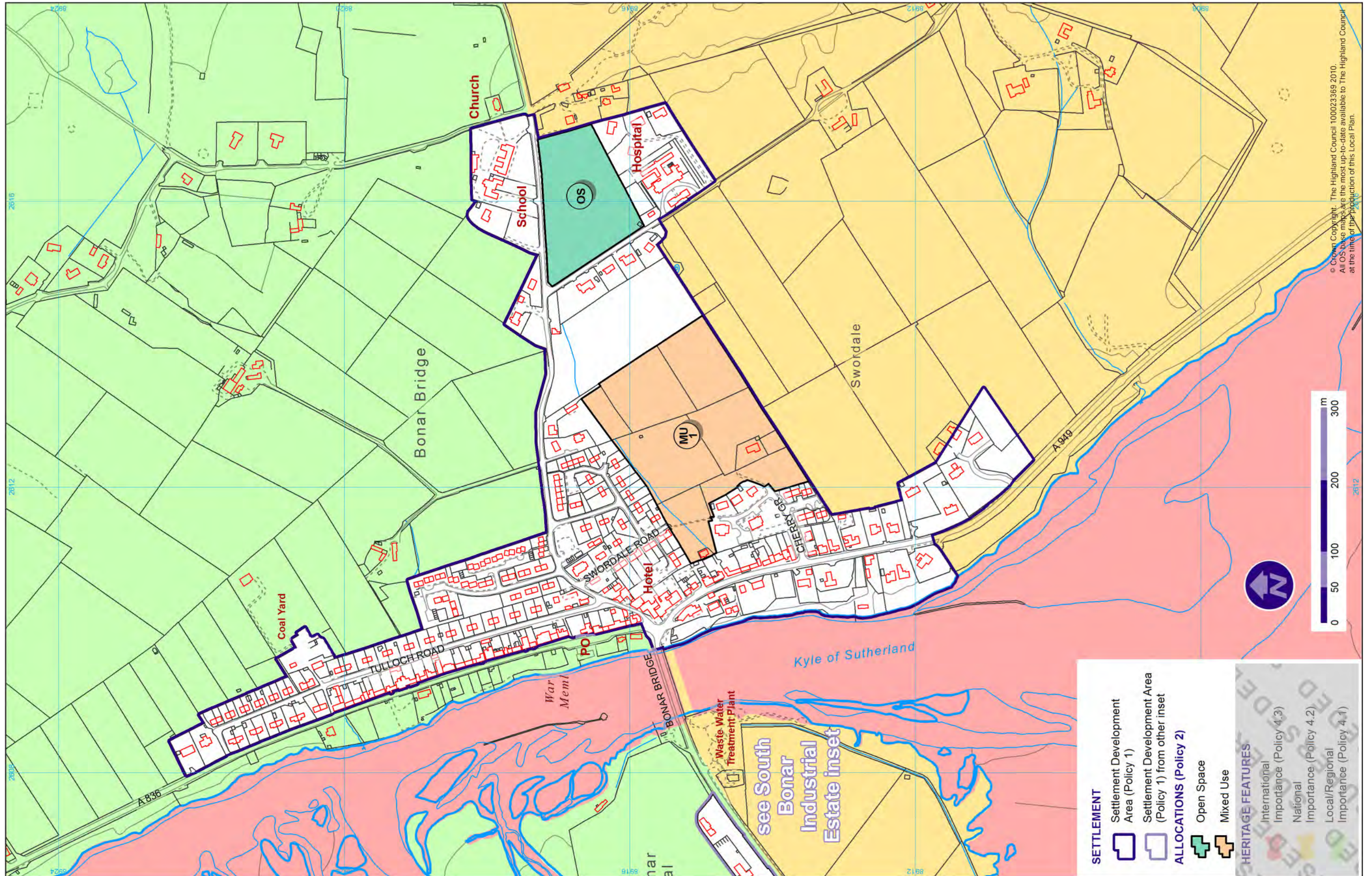
Development Factors

- Low downward emission design street lights;
- Sensitive siting and design required due to proximity to Dornoch Firth National Scenic Area;
- The Council will normally refuse proposals for development along the Kyle of Sutherland. The garden ground and open space between the road and the Kyle of Sutherland are of particular importance in retaining the character of the village;
- 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 Morrich More Special Area of Conservation and the River Oykel Special Area of Conservation (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.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
MU 1 (H/C)	5 ha	Cherry Grove	30 units	Acceptable uses – housing and community uses; Maintain pedestrian access to Swordale Road; Reserve pedestrian and vehicular access onto Migdale Road; Master plan required for entire site, showing phasing and access; Sensitive siting and design required due to location within Dornoch Firth National Scenic Area; Possible archaeological remains that will require investigation; 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.)



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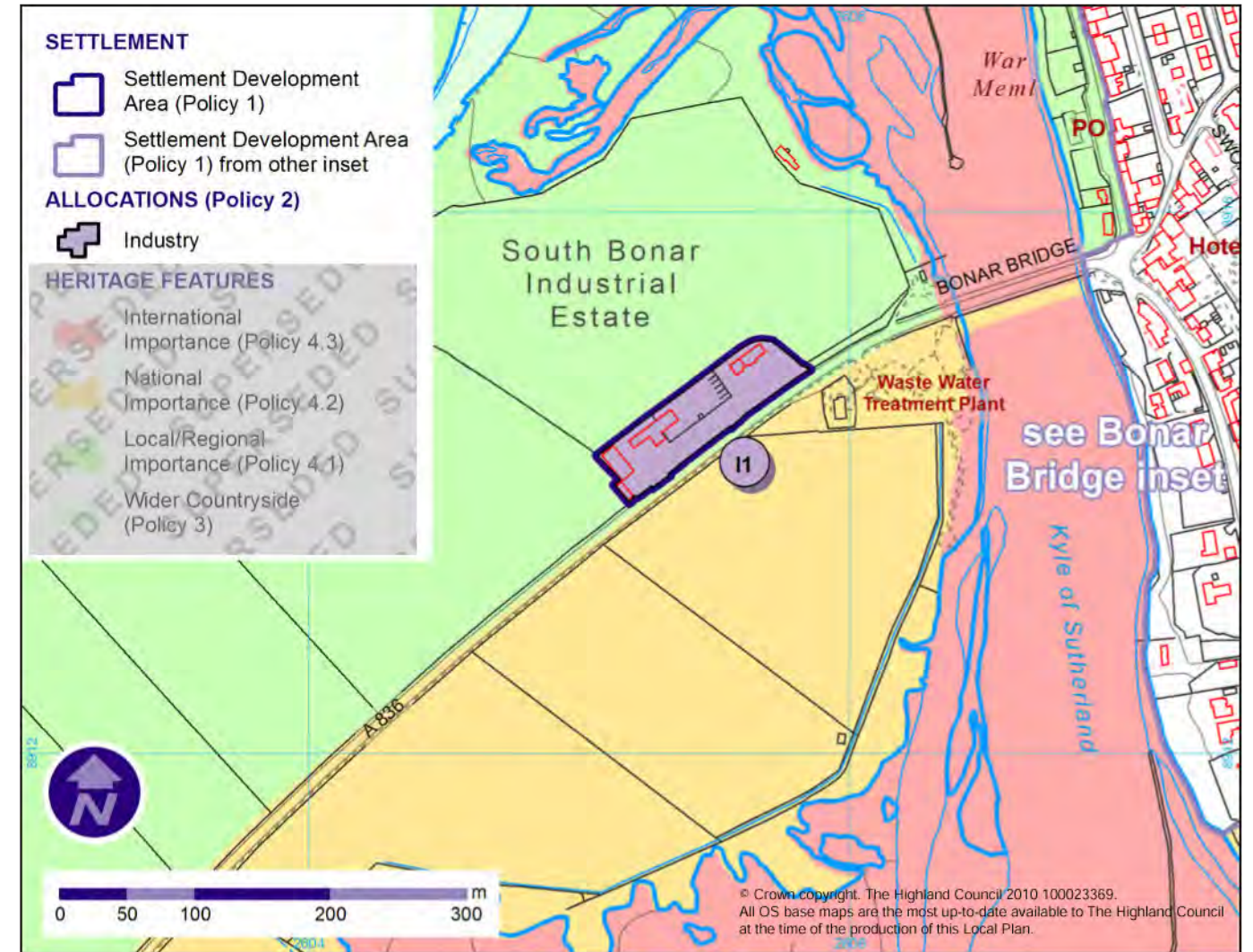
South Bonar Industrial Estate is located on the A836 between Ardgay and Bonar Bridge. The Current site presents an opportunity for consolidation and environmental enhancement.

Development Factors

- Sensitive siting and design required due to proximity to the Dornoch Firth National Scenic Area;
- Development proposals will have regard to the proximity of the Dornoch Firth and Morrich More Special Area of Conservation and the River Oykel Special Area of Conservation (SAC);
- 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 Morrich More SAC and the River Oykel SAC;
- Provision of appropriate waste water arrangements should have regard to the risk of flooding leading to the contamination of the Dornoch Firth and Morrich More SAC and the River Oykel SAC, and seek to avoid this eventuality;
- Insofar as otters are a qualifying feature of the adjacent Dornoch Firth and Morrich More 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 Allocation

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
I 1	0.7 ha	South Bonar Industrial Estate	-	Redevelopment must be in accordance with the technical advice set out in the approved Development Brief (2005); Flood risk assessment required when submitting a planning application; Assessment of potential contamination required; Minor work required on the existing access; Requirement for connection to public sewerage system will be considered under General Policy 7.



Position in Settlement Hierarchy	Small Village
2005 Estimated Population	52
Housing Completions 2000-2007	3
Primary School Capacity/Secondary School Capacity (Roll/Physical Capacity)	47% / 47%
Water Capacity	Limited spare capacity
Sewerage Capacity	Limited spare capacity

Prospects

Rosehall lies some 12 miles to the north-west of Bonar Bridge in a heavily wooded setting. The largest concentration of development is in the vicinity of the village shop and post office; however the previous allocation of land at Cassley Drive is now complete. The Allocation at H1 will concentrate development around the existing facilities in the village.

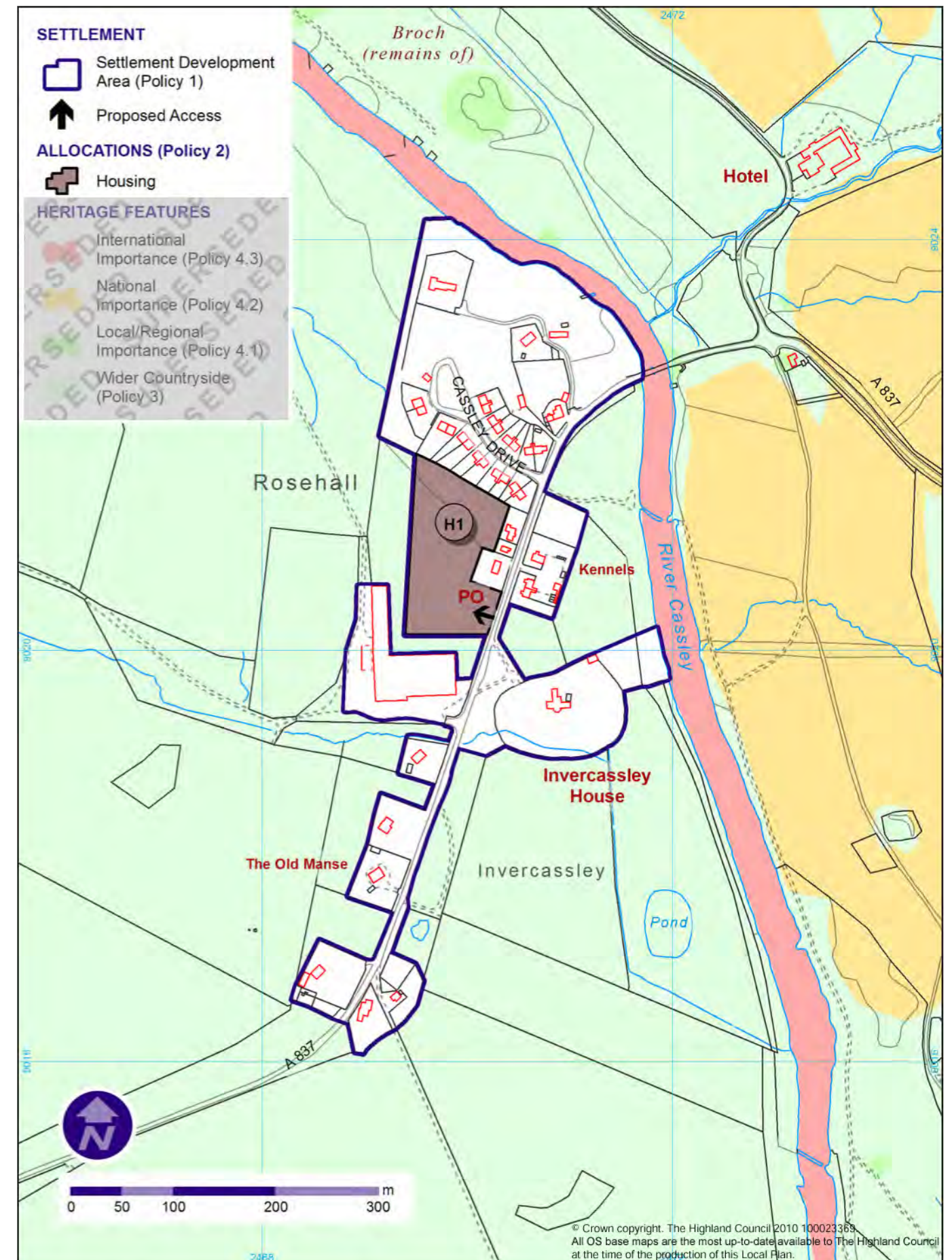
Development Factors

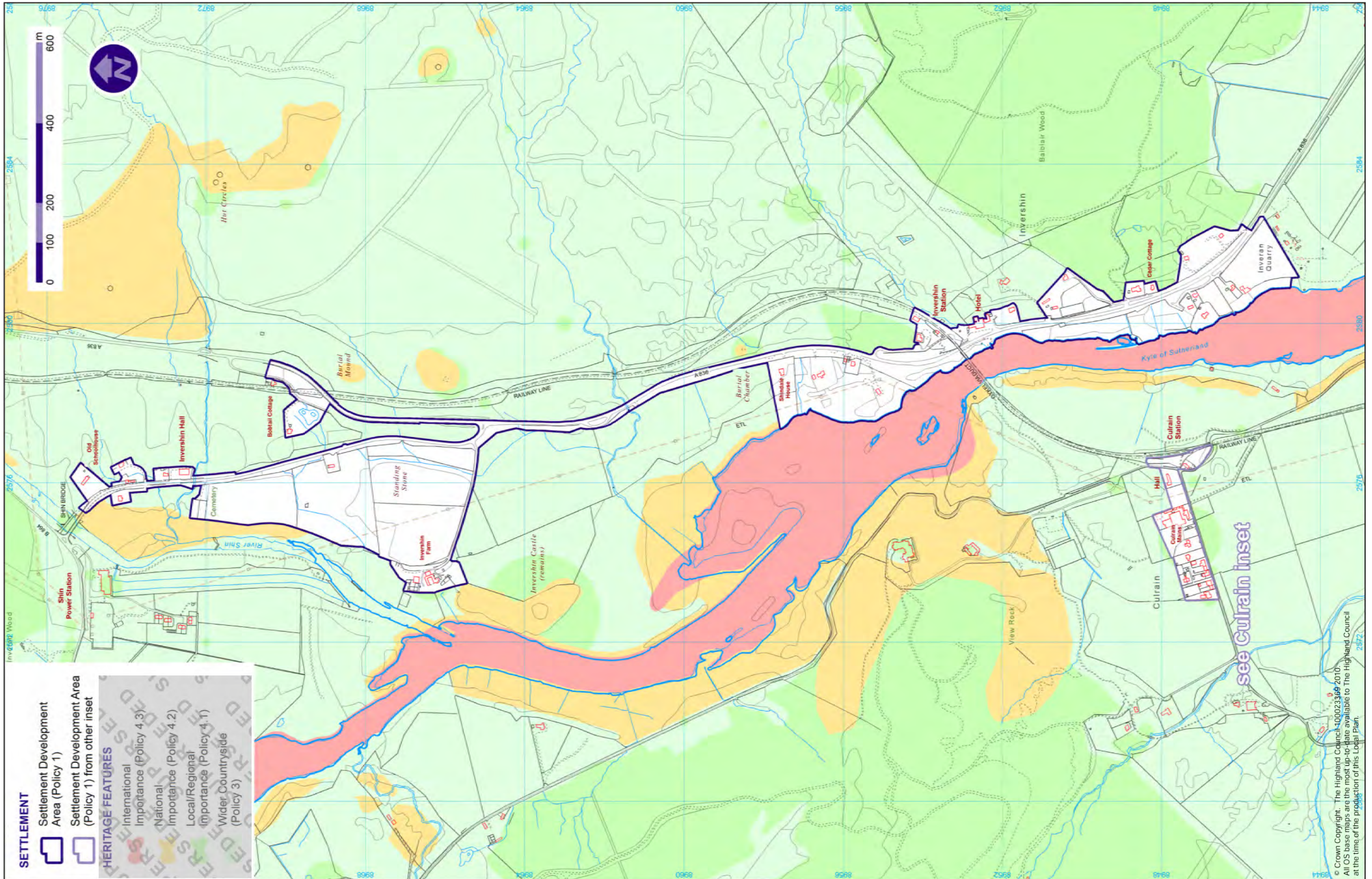
- Local road improvements where a network deficiency is created or worsened by a particular proposal;
- Development must be proportionate to the capacity of the mainly single track A837;
- Low downward emission design street lights;
- Safeguarding of trees;
- Development proposals will have regard to the proximity of the River Oykel Special Area of Conservation (SAC) and the B Listed Invercassley House;
- 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 Oykel SAC.

Site Allocation

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	1.3 ha	Rear of the post office	10 units	Access must be maintained to Rosehall Trails Path; possible archaeological remains to be protected; possible stone circles to be evaluated. Connection to public sewer required.

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





INSET 8.3 : INVERSHIN

Inset 8.3 : Inbhir Sin

Position in Settlement Hierarchy	Small Village
2005 Estimated Population	26
Housing Completions 2000-2007	4
Primary School Capacity/Secondary School Capacity (Roll/Physical Capacity)	50% / 84%
Water Capacity	Limited spare capacity
Sewerage Capacity	Limited spare capacity

Prospects

Invershin is a small centre which sustains important local facilities. The existing settlement pattern is one where houses are dispersed in a linear pattern along the A836; development opportunities exist for the development of appropriately sited and designed buildings.

Development Factors

- Low downward emission design street lights;
- Numerous new accesses onto the A836 should be avoided;
- Development proposals will have regard to the proximity of the River Oykel Special Area of Conservation (SAC), Kyle of Sutherland Marshes SSSI, Shin Viaduct A-listed building, areas of Ancient Woodland and Invershin Farm standing stone Ancient 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 River Oykel SAC;
- Provision of appropriate waste water arrangements should have regard to the risk of flooding leading to the contamination of the River Oykel SAC, and seek to avoid this eventuality.

INSET 8.4 : CULRAIN

Inset 8.4 : Cùil Raithin

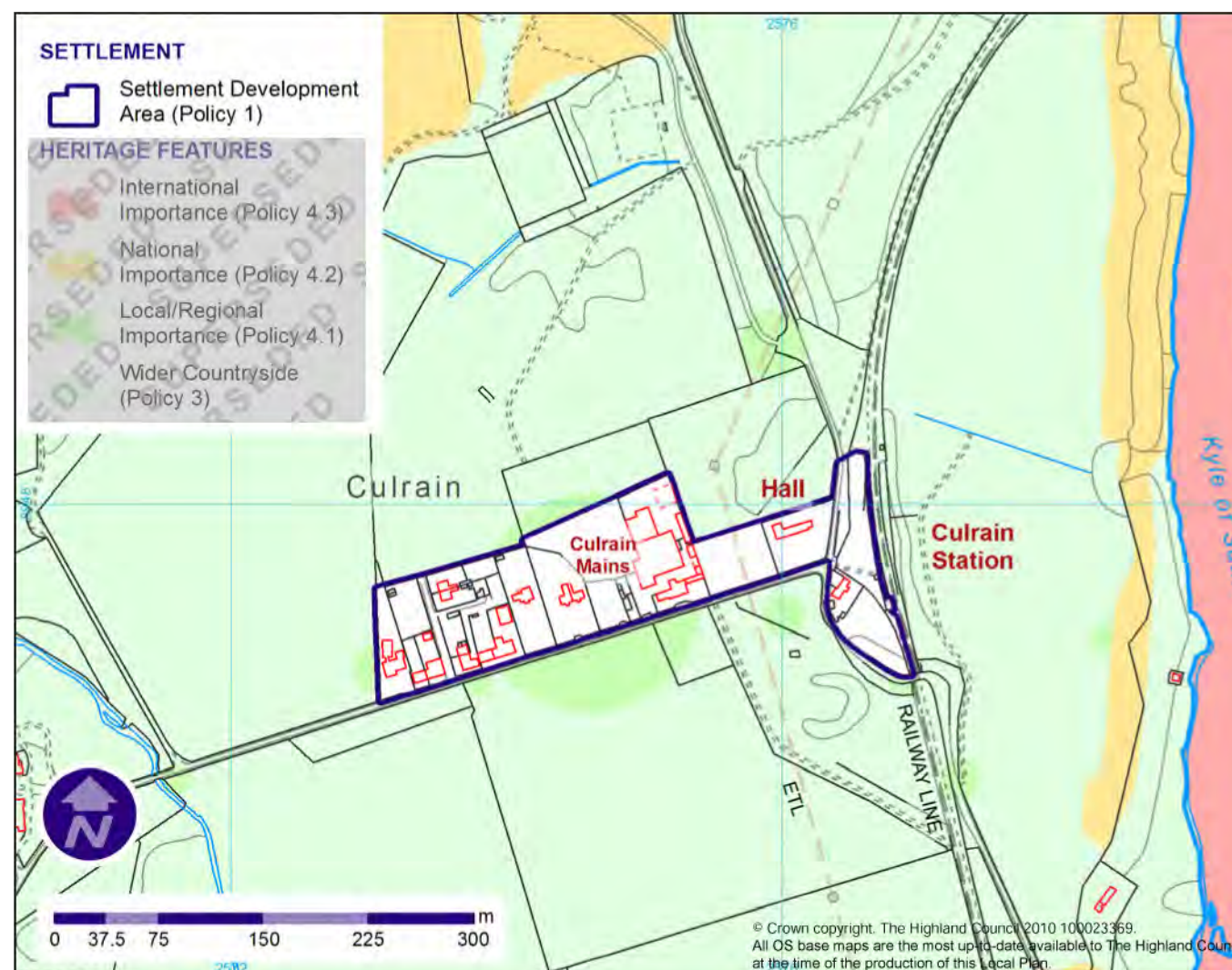
Position in Settlement Hierarchy	Small Village
2005 Estimated Population	15
Housing Completions 2000-2007	2
Primary School Capacity/Secondary School Capacity	59% / 68%
Water Capacity	Limited spare capacity
Sewerage Capacity	No public sewerage system

Prospects

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

Development Factors

- Local road improvements where a network deficiency is created or worsened by a particular proposal;
- Development proposals will have regard to the proximity of the River Oykel Special Area of Conservation (SAC);
- 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 Oykel SAC.



Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	369
Housing Completions 2000-2007	10
Primary School Capacity/Secondary School Capacity (Roll/Physical Capacity)	70% / 47%
Water Capacity	Spare Capacity
Sewerage Capacity	Spare Capacity

Prospects

Lairg sits next to the attractive man-made Little Loch Shin and is at the gateway where the Far North Rail Line meets cross-County roads. This has led to the development of Lairg as Central Sutherland's largest service, transport and employment centre.

Land south-west of Main Street is the main site where housing expansion for Lairg will be encouraged during the lifetime of this plan. This site is close to facilities and has access onto Main Street and the A836 road. Development on this site should be phased, rather than piecemeal and should include a mixture of housing types. Development of this land will bring closer links between the village and existing housing on the opposite side of Loch Shin at Ord Place.

Another allocation for housing - H4 Ord Place - will provide housing on the opposite side of Loch Shin and consolidate the existing housing provision.

The former laundry provides an opportunity to redevelop this central location and provide employment opportunities. The part of this site closest to the Main Street has over time become predominantly residential. Any proposed business use on the remainder of the site must be able to co-exist with the existing residential use. Further business opportunities are available at West of Church Hill Road and South West of Ord Place.

The site of the former Sutherland Transport and Trading Company on the corner of Main Street and the A836 is an important element of the entrance to Lairg and would benefit from environmental improvements. The site is suitable for limited development however there may be scope for some form of community uses. A contamination assessment will be necessary.

Lairg Station is a strategic rail freight and commuter halt located where the Far North Rail Line intersects the A836. It is a major distribution point which combines important depot space, fuel bunkering, auction mart and offices. There is potential to consolidate this area by encouraging further business growth.

Development Factors

- Low downward emission design street lights;
- Development proposals will have regard to the proximity of the River Oykel Special Area of Conservation (SAC), Ferry Wood Ancient Woodland, The Ord Ancient Monument and the Former Sutherland Arms Hotel 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 Dornoch Firth and Morrigh More SAC and the River Oykel SAC.

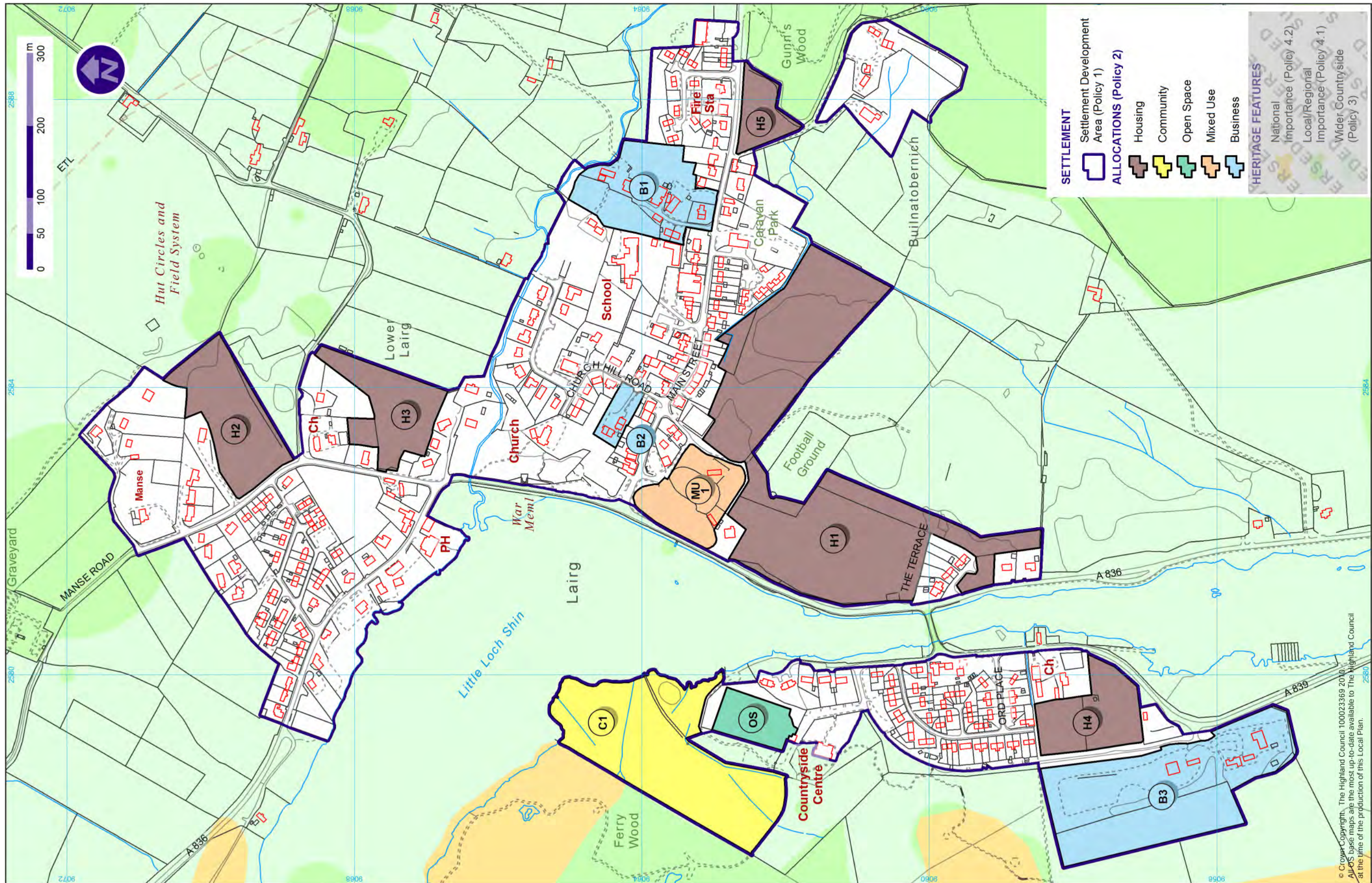
Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
C 1	4.0 ha	North-west of Ferrycroft	-	Requirement to retain and integrate watercourses as natural features within the development. Any development should be of an appropriate design and should be carefully sited in order to protect the open character and amenity of the site, with particular regard to views from across the loch. Connection to public sewer required.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	7.7 ha	South-west of Main Street	70 units	Existing access to the site could be acceptable for a small number of additional units. A new access via the A836 would be required for any large scale development of the site; Pedestrian access onto Main Street; Masterplan required for large scale development of the site to ensure houses are carefully designed to fit with the undulating landform. The masterplan should also take account of the allocation at MU1; phased development providing range of house types; this site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application; Requirement to retain and integrate watercourses as natural features within the development. Connection to public sewer required.
H 2	1.8 ha	North of Manse Road	5 units	Access from South. Connection to public sewer required.
H 3	1.4 ha	East of Manse Road	5 units	Requirements to be determined via negotiation during planning application process. Connection to public sewer required.
H 4	1.3 ha	Ord Place	20 units	Careful siting and design around curtilage of listed buildings; Retain trees on perimeter; Similar pattern to existing housing; This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application; requirement to retain and integrate watercourses as natural features within the development. Connection to public sewer required.
H 5	0.6 ha	Opposite the Fire Station	7 units	Requirements to be determined through planning application process. Connection to public sewer required.
B 1	1.9 ha	Former laundry	-	Assessment of potential contamination issues; Provide screen planting along boundary with the school; Any business use must be compatible with adjacent domestic buildings; This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application; Current pedestrian access from Clash Breac to Laundry Road should be retained or alternative provision provided in any development. Connection to public sewer required. Pre-determination bat species/ habitat survey.
B 2	0.3 ha	West of Church Hill Road	-	Requirements to be determined via negotiation during planning application process; This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Connection to public sewer required.
B 3	4.2 ha	South-west of Ord Place	-	Requirements to be determined via negotiation during planning application process. Connection to public sewer required.
MU 1	1.2 ha	Former Hotel/ outbuildings	-	Requirements to be determined via planning application process; existing outline planning permission on site; acceptable uses – tourist accommodation; a masterplan should be prepared for this site and it should take account of the allocation at H1; this site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Connection to public sewer required. Pre-determination bat species/ habitat survey.

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



Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	370
Housing Completions 2000-2007	12
Primary School/Secondary School Capacities	80% / 71%
Water Capacity	Limited capacity, additional capacity projects planned between 2007-2010
Sewerage Capacity	Limited capacity, in the existing septic tanks but Scottish Water is committed to funding an upgrade when planning permission is granted for housing

Prospects

Lochinver is the service, employment and tourist centre for south west Sutherland and is dominated by its major fishery port, deep water berth and reclaimed land. The Main Street area is the location for many of the community facilities and has a distinct linear form which is an attractive feature within the National Scenic Area. Further to the South, port related facilities together with industrial land and the Assynt Leisure centre are backed by some 36 hectares of community woodlands at Culag.

Infill opportunities continue to be brought forward within the village and recently the development of eight affordable homes was accommodated at Inver Park. In Assynt housing completions data has indicated that the majority of development has been accommodated within the townships rather than within Lochinver itself leaving infrastructure in many cases close to or at its capacity. Even within the village the septic tanks are close to capacity with the exception of the Inver Park tank which has capacity for a further 13 houses.

Therefore it is important that an effective land supply is identified within Lochinver or as close to its services as possible. However, rising land, ground conditions, crofting, and servicing all constrain the options for growth and there is a need to identify sufficient opportunity for the next phase of development to meet the needs that remain unmet and to plan future growth.

The Assynt Estate has been investigating the potential of land at Cnoc A Mhullinn at the entrance to the village and they hold further potential for development at the sheep stock pens. In the longer term dependent on an engineering assessment there may be potential to loop through to Cnoc A Mhullinn and open up further land here.

In 2005 there was a community buyout of the Glenanisp and Drumrunie Estates south of Lochinver. Since then the Assynt Foundation have been investigating the development opportunities and a full feasibility study for housing development will be undertaken shortly in Glenanisp. The level of development potential in this area which is roughly 1 kilometre from the village may be determined by feasibility in terms of road upgrades required. Given the sensitive landscape of this area, its location detached from the village and current uncertainty regarding the feasibility of development it is not included within the settlement development area.

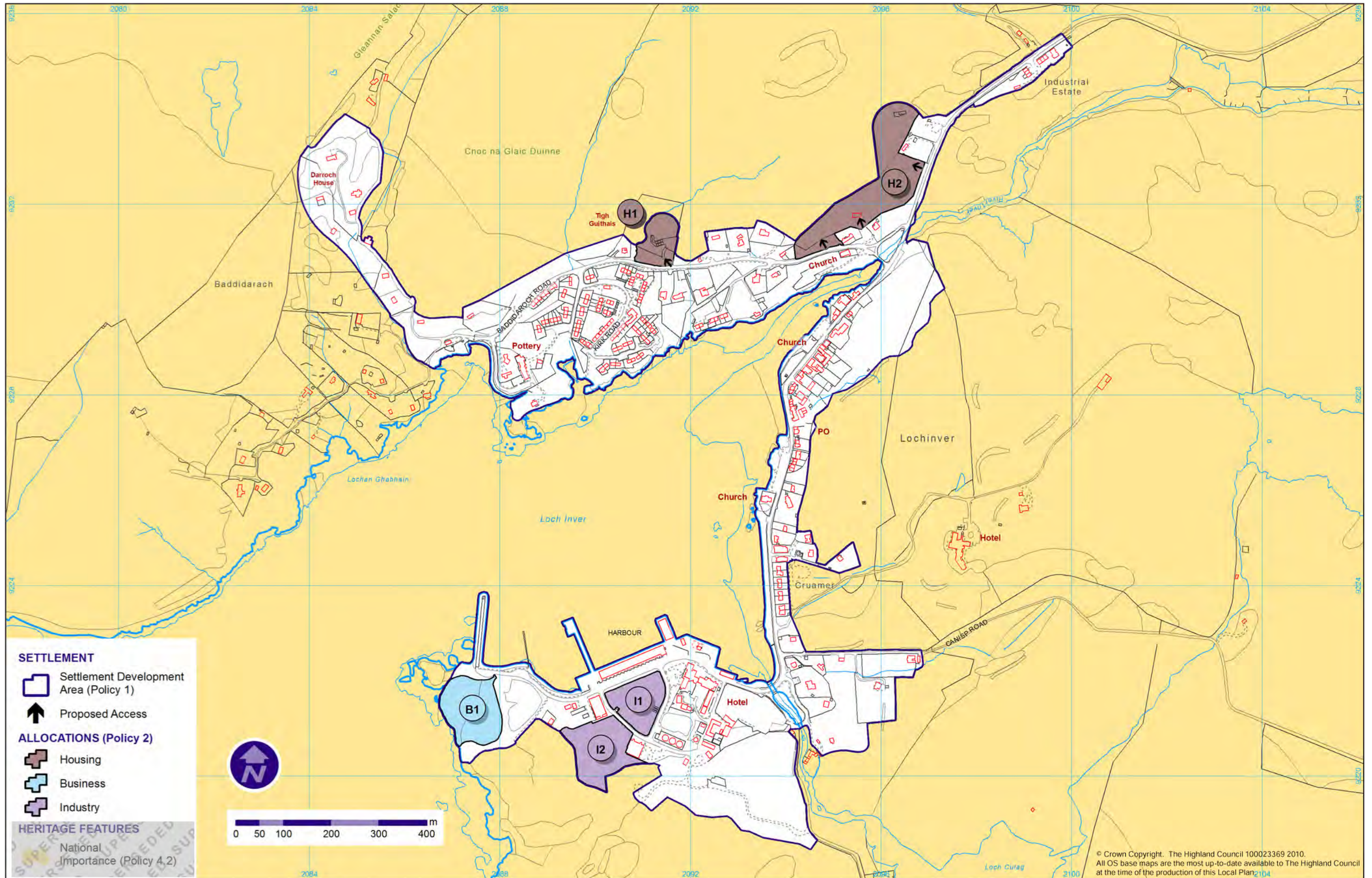
Development Factors

- Lochinver lies within the Assynt-Coigach National Scenic Area so particular care needs to be taken with regards to sensitive siting and high quality design of development;
- Low downward emission design street lights;
- Development within the regenerating woodland at Glendarrach can be accommodated but the loss of woodland should be limited and setting protected as far as possible;
- Potential within the SDA for development of new woodland crofts at Culag as a community initiative to address effective woodland practice as well as economic and housing requirements;
- Support for the provision of new care facilities;
- 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 Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	0.7ha	Sheep pens north of Inver Park	6 units	The sheep fanks should be relocated at the developer's expense. The indicative capacity shown is constrained to that level by access.
H 2	2.9ha	Cnoc A Mhuillin	10 units	At the entrance to the village and prominent so any application will need to be accompanied by a design statement to be considered in consultation with SNH. The speed restriction will need to be moved and a footpath link into the site is required. Housing should be limited to 1½ storey and careful siting is vital with particular regard to landform and the setting of the village including the river, church and cemetery.
I 1	1.1ha	Culag Harbour	-	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.
I 2	1.4ha	Land adjacent to the Assynt Leisure Centre	-	Development should be set back from the quarry walls with no further quarrying or freshening of bare rock faces. Buildings to be kept low and within the envelope of the quarry and finished in suitable natural colours and materials. Although flood risk does not directly impinge on the site itself the developer will be required to demonstrate that proposals enable emergency access to the site during 1 in 200 year events. The herons must not be disturbed by development close to their nest between March and August. Consideration of past uses before determining whether an assessment of potential contamination issues is required.
B 1	1.4ha	West of the Coast Guards	-	Industrial development should only be considered here after possibilities at I1 and I2 have been exhausted. Although flood risk does not directly impinge on the site itself the developer will be required to demonstrate that proposals enable emergency access to the site during 1 in 200 year events. Comments above relating to freshening of the rock faces and design and finish of the buildings also apply here. The site will require sensitive treatment and a design brief is required. The herons must not be disturbed by development close to their nest between March and August. Consideration of past uses before determining whether an assessment of potential contamination issues is required.

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



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

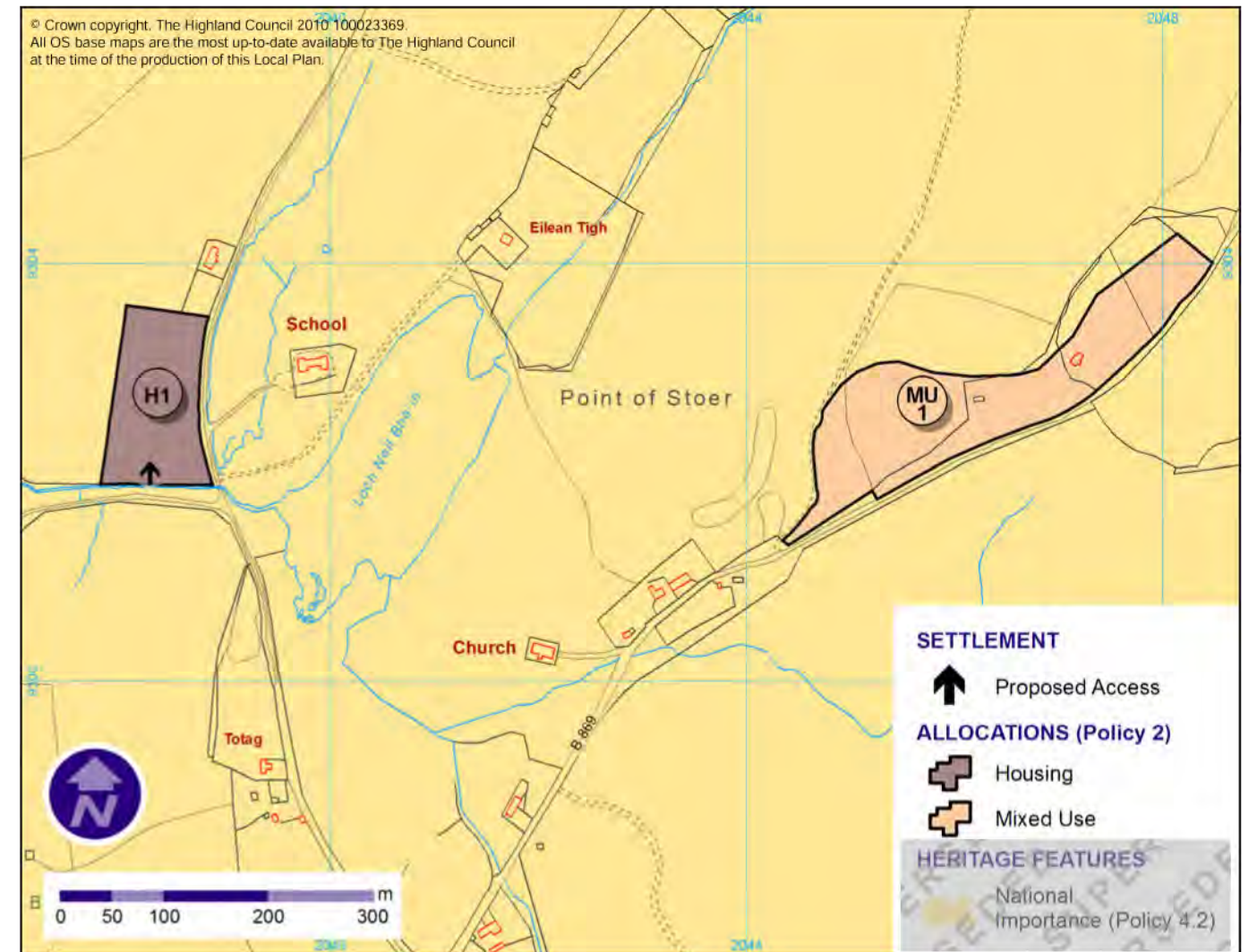
Prospects

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.

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. Requirement to retain and integrate watercourses as natural features within the development. An environmentally acceptable private sewerage system is required.
MU 1	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 cnochan 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 sewerage system is required.

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



Development Factor

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

Developer Requirements

- The road leading north of Clashnessie Bay is fragile and therefore developer contributions will be required;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies.

Position in Settlement Hierarchy	Small Village
2005 Estimated Population	127
Housing Completions 2000-2007	0
Primary School (Melvich)/Secondary School Capacity	47% / 55%
Water Capacity	Capacity
Sewerage Capacity	Limited capacity - the public network is limited to Steven Terrace where there is capacity for 7 units

Prospects

In Strathy the principal landowner is the Scottish Government. Strathy has a dispersed form determined by its crofting interests with development mainly strung in a linear fashion in three separate strands from the A836. It does not currently have much in the way of local services with Portskerra and Melvich providing this nearby.

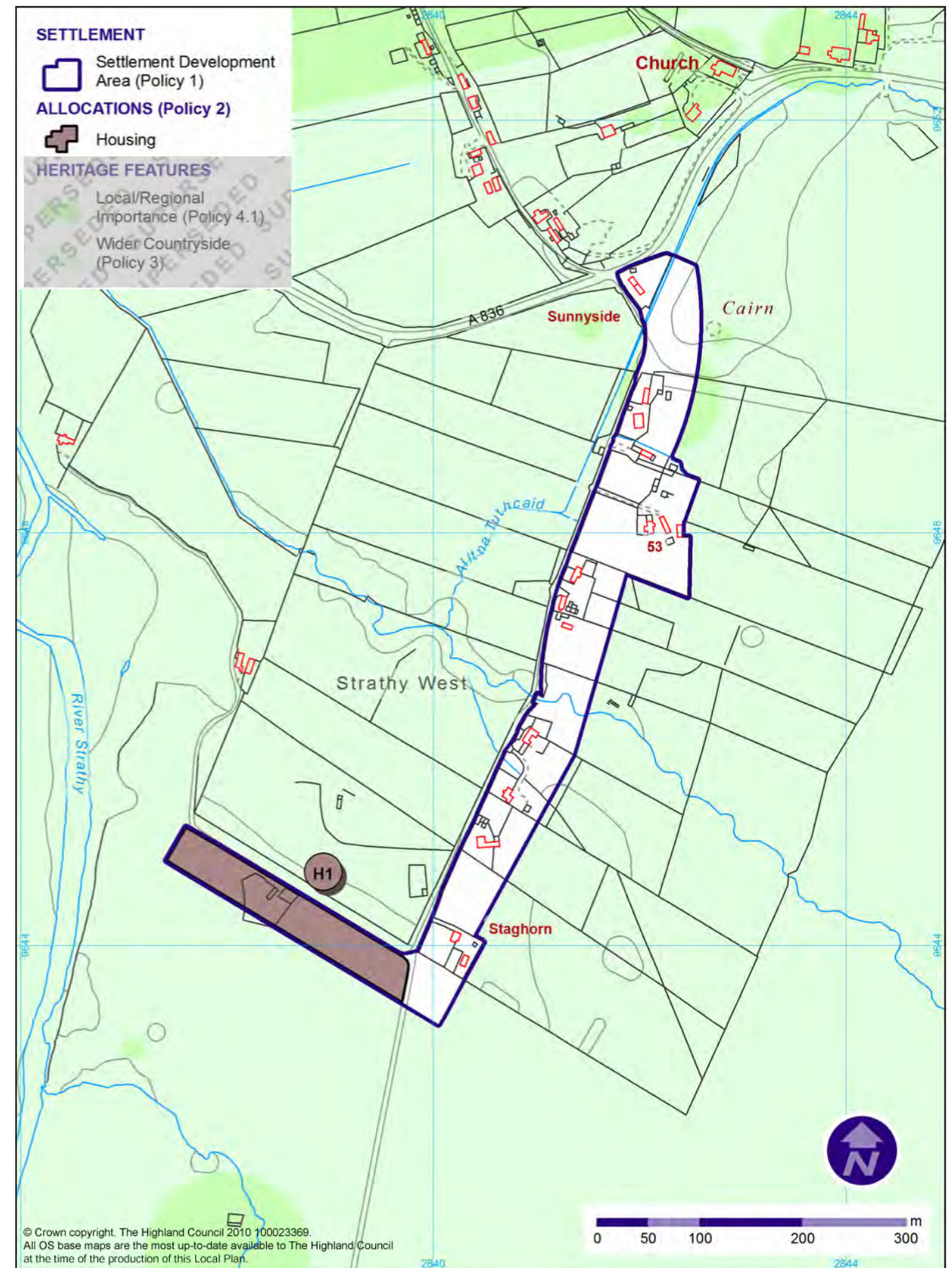
Development Factors

- Strathy East has no capacity for further housing because of the standard of the road and its junctions with the A836;
- There is a small public drainage network at Steven Terrace but due to crofting constraints the adjacent land is not available for development;
- Strathy West can accommodate infill development in addition to the allocation on the common grazings;
- Strathy Point also has capacity for infill development in accordance with the settlement pattern but key public views to the coast should be protected;
- Low downward emission design street lights;
- 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 Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	1.0 ha	Strathy West	10 units	Linear development. Sensitive siting and good design. Possibly access improvements.

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



Position in Settlement Hierarchy	Key Village
2005 Estimated Population	128
Housing Completions 2000-2007	7
Primary School/Secondary School Capacity	30% / 76%
Water Capacity	Capacity and additional capacity project planned between 2007-2010
Sewerage Capacity	Capacity in the main Scourie septic tank. Limited capacity at Handa Terrace septic tank which has a maximum of 5 connections remaining

Prospects

Recently 6 semi detached affordable houses were built by Albyn Housing Association in the village. This along with the new filling station and shop are helping to consolidate its role as a local centre.

Further opportunities on larger sites are limited. There is an opportunity identified for accommodating growth on an allocation but further scope has also been identified within the SDA for small scale development. There is flexibility identified within the SDA and 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.

This 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 Scourie. The traditional relationship between the house and land is also maintained to help protect the land's agricultural use.

Development Factors

- Low downward emission design street lights;
- Careful siting is required to avoid skylining development at Scourie More;
- Land between the village hall and the caravan and camping site has been excluded in order to protect views across Scourie Bay and some of the better croft land in the village;
- Other locally important croft land has also been excluded from the SDA opposite the filling station.

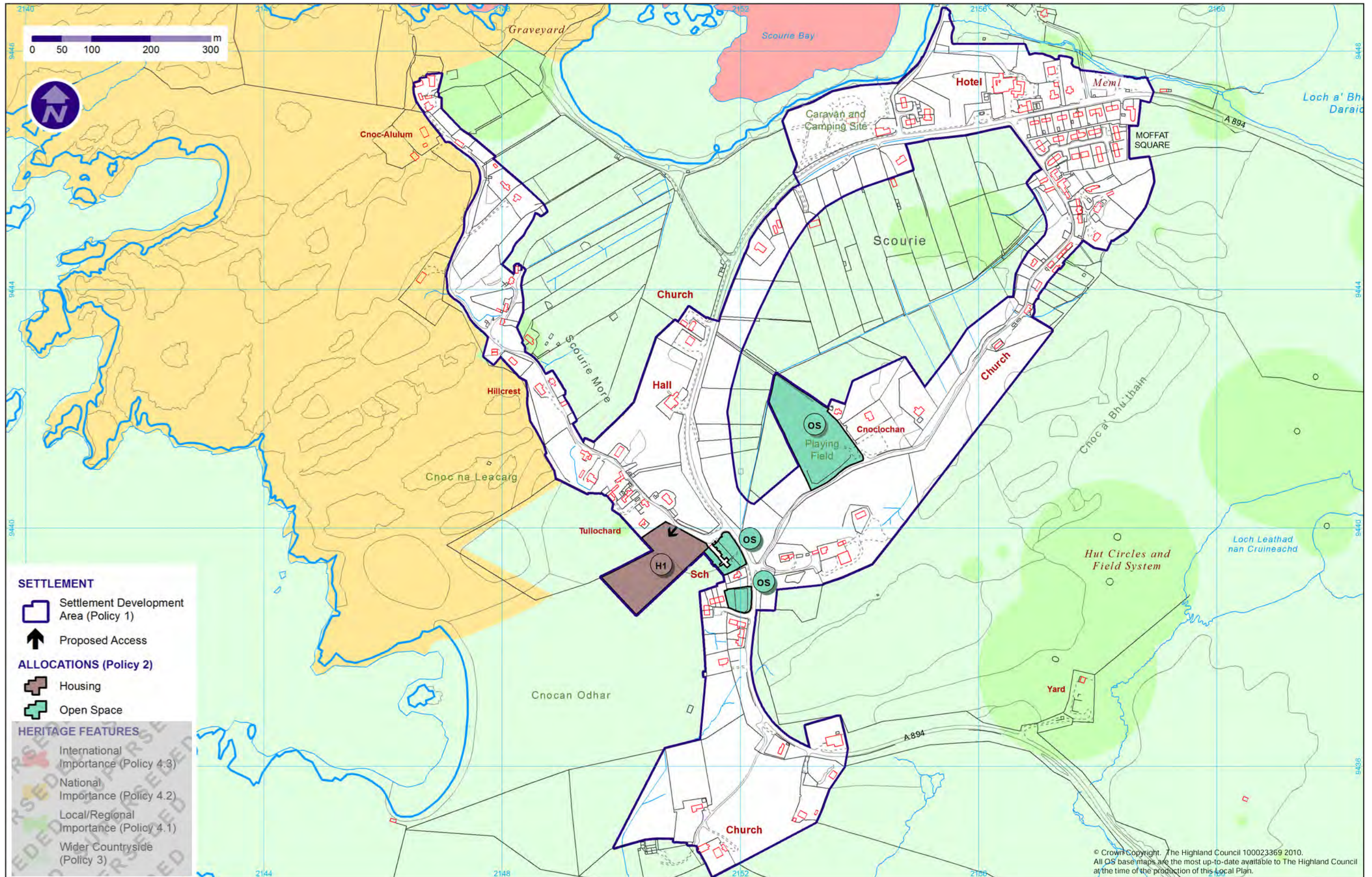
Developer Requirements

- For further housing to be accommodated within the SDA at the southern end of the village developer contributions will be required. Contributions are required in order to bring the 40 mph limit back to cover junction, to widen the bellmouth junction, and for structural improvements and passing places;
- The road serving Scourie More is fragile and therefore developer contributions will be required;
- Development proposals will have regard to the proximity of the Handa Special Protection Area (SPA) and the Scourie Coast 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.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	1.2 ha	West of the School	8 units	Compensatory parking to be provided onsite for any lost through the forming of an access. Development should respect the existing landform and longer term potential for further development westwards should be protected. Connection to public sewer required. A design statement is required here.

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



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Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	218
Housing Completions 2000-2007	9
Primary School/Secondary School Capacity	52% / 76 %
Water Capacity	Capacity and additional capacity project planned between 2007-2010
Sewerage Capacity	Capacity at Manse Road septic tank Limited capacity at the Harbour septic tank which is nearing capacity

Prospects

Kinlochbervie has grown as a principal service centre for the Northwest alongside major expansion of the fishery harbour in the mid 1980s. However tourism is becoming an important part of its future. The variety of aspects Kinlochbervie has over the lochs it straggles and its rugged terrain has directed its growth in several directions

Development Factors

- The SDA has been drawn widely at Loch Clash pier to offer scope for facilities associated with potential marina development and at Loch Bervie for business and industrial prospects;
- Low downward emission design street lights.

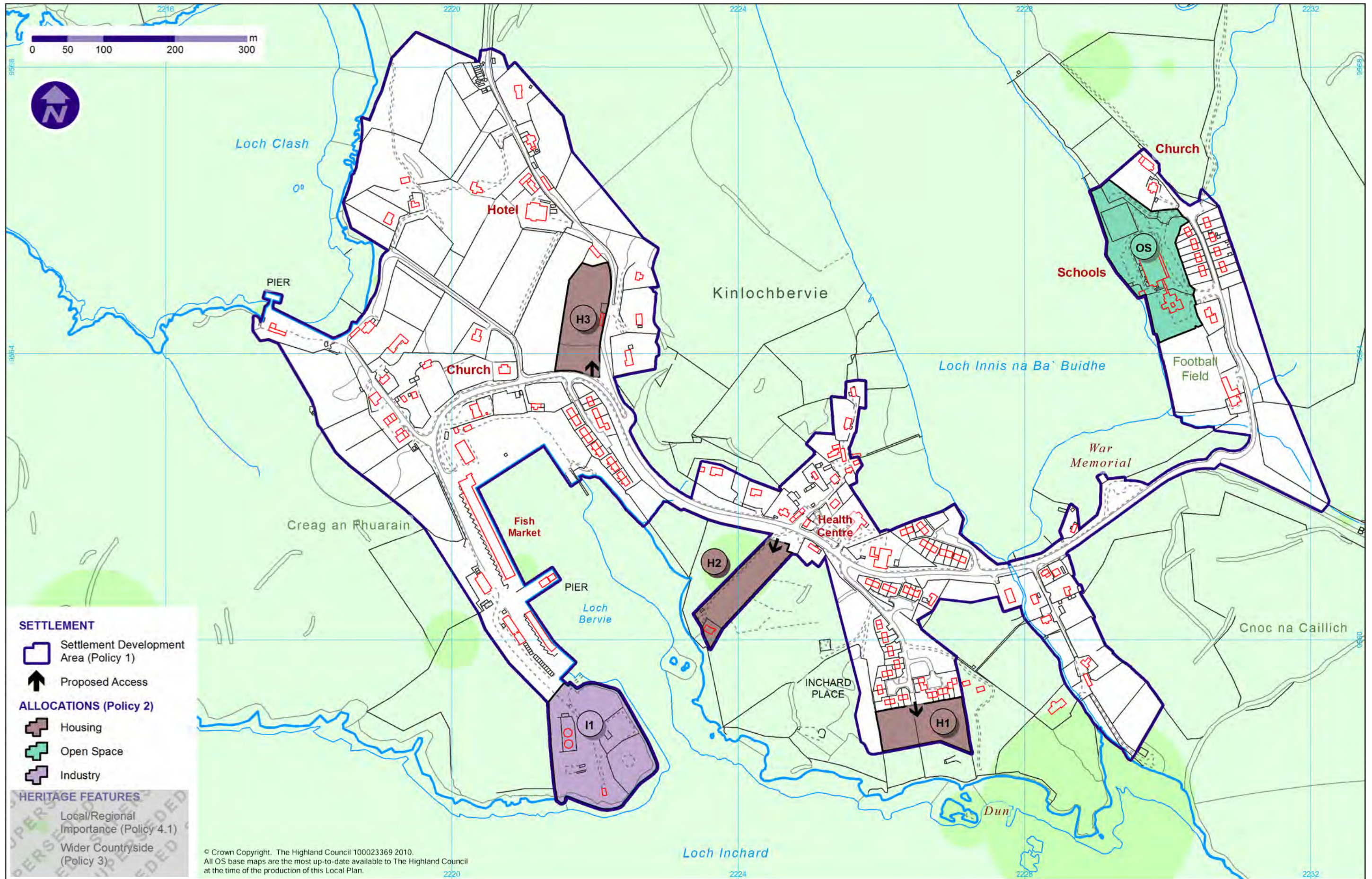
Developer Requirements

- There is opportunity for two houses on the East side of Manse Road but off road parking along with a footpath from the main road to the development should be provided;
- If development is sought on land adjacent to the garage near Innes Place then an assessment of potential contamination issues will be required;
- Any proposals within the vicinity of the Church and its Manse must pay due regard to preserving any physical/visual link between them;
- 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 Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	0.6 ha	South of Mackenzie Square	8 units	Examination of ground conditions required. Traffic calming may be required on access. Consideration should also be given to existing residents' amenity and how development might be accommodated whilst mitigating the impact.
H 2	0.7 ha	Land at Cnoc Ruadh	5 units	This site may be at risk from flooding. Flood Risk Assessment will be required, built development to avoid flood risk area. Reduce speed limit to 30 mph to get visibility. There may be access gradient issues and the access is opposite an existing road so this will need to be addressed. Suitable for linear development, new housing should seek to preserve traditional relationship of a croft house with its land. Remains of the boundary stone walls should be left as intact as possible and prior to any alteration an extensive photographic record would need to be made recording the feature in its original setting.
H 3	0.8 ha	Land South-east of Kinlochbervie Hotel	5 units	Development should be accessed from the lower loop road. Development may require upgrading of existing road and footway provision. This is a sensitive location which requires careful siting and design.
I 1	2.0 ha	Reclaimed land at Loch Bervie Harbour	-	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. With some rationalisation and reorganisation of existing uses this site has scope for additional industrial uses.

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



Position in Settlement Hierarchy	Key Village
2005 Estimated Population	110
Housing Completions 2000-2007	1
Primary School/Secondary School Capacity	47% / 76%
Water Capacity	Capacity
Sewerage Capacity	Capacity in Durness septic tank and capacity for approximately 15 housing units at Smoo

Prospects

Durness is a local centre for services and tourists. Growth can be accommodated fairly evenly through its adjoining communities with scope for infill development to consolidate the existing settlement pattern but with larger allocations suitable for accommodating a mix of uses identified next to the village hall at Smoo and on land close to the main existing services on land behind the village shop in Durine.

At Durine west of Hames place the SDA has been defined to reflect the staggered building line where some houses are sited further back from the road and traditional outbuildings run perpendicular to the road. This does not promote back land development but perhaps offers potential for sensitively sited and designed development respectful of the existing form of development.

There is flexibility identified within the SDA and it is important that infill 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.

This consistency should be achieved by reference to traditional Highland forms, proportions, materials and massing (1, 1. ½ , 1 ¾ 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.

Development Factors

- Separation from the mast at East Sangomore should be maintained;
- The land identified within the SDA at East Sangomore would be accessed from a significant extension of the road from where the mast lies and careful siting is required here;
- Infill housing development between the village hall and the road to Loch Meadiadh should be served by a single access;
- Low downward emission design street lights;
- Need for sensitive siting and design, having regard to location within the Cape Wrath Area of Great Landscape Value.

Developer Requirements

- A site history considering previous uses at the quarry is required and dependent on this an assessment of potential contamination issues may be required;
- Development of the old filling station site at Smoo would require an assessment of potential contamination issues;
- Development at East Sangomore would require the adoption of the road, the cost of which should be shared;
- Development proposals will have regard to the proximity of the Durness Special Area of Conservation (SAC) and SSSI and the School Road Tree Preservation Order;
- 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 Durness Special Area of Conservation (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.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	0.8 ha	School Road	5 units	School road would need to be stopped off to through traffic to alleviate the pedestrian safety issue. However this solution should only pursued if it has community support. Careful siting and design are particularly vital here due to its prominent position. Requirement for connection to public sewerage system will be considered under General Policy 7.
MU 1 (C/H/B)	2.0 ha	Adjacent to the shop and across road adjacent to the War Memorial	17 units	Protect the setting of the war memorial and enhance the adjacent land to improve the focal point of the village. Sheep fanks to be relocated at the developer's expense. For any loss of public parking compensatory parking will need to be provided within this allocation and compensatory parking for the shop may be necessary if it interferes with the visibility splay of the junction. A masterplan will be required to secure these requirements and an integrated approach to development. Requirement for connection to public sewerage system will be considered under General Policy 7.
MU 2 (C/B/H)	1.0 ha	East of the village hall	10 units	Access taken as a spur from the road serving the village hall or from the road serving Smoo. Connection to public sewer required.

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



Position in Settlement Hierarchy	Key Village
2005 Estimated Population	107
Housing Completions 2000-2007	2
Primary School/Secondary School Capacity	66% / 55%
Water Capacity	Capacity
Sewerage Capacity	Limited Capacity

Prospects

Tongue is important locally as a service centre and its economy also benefits from tourism. It has the spectacular backdrop of Ben Loyal and straddles the A836 on the west facing slope above the Kyle. Its position within a National Scenic Area means that important views and the setting of the village are central in determining where future growth should be accommodated.

Priority should be given to protecting the village setting including valuable woodland and important listed buildings along with the promotion of well designed development. Opportunities exist to strengthen the village's compact form on the east side of the A836 and below Varrich Place. Further opportunity lies to the south of the settlement at Loyal Terrace.

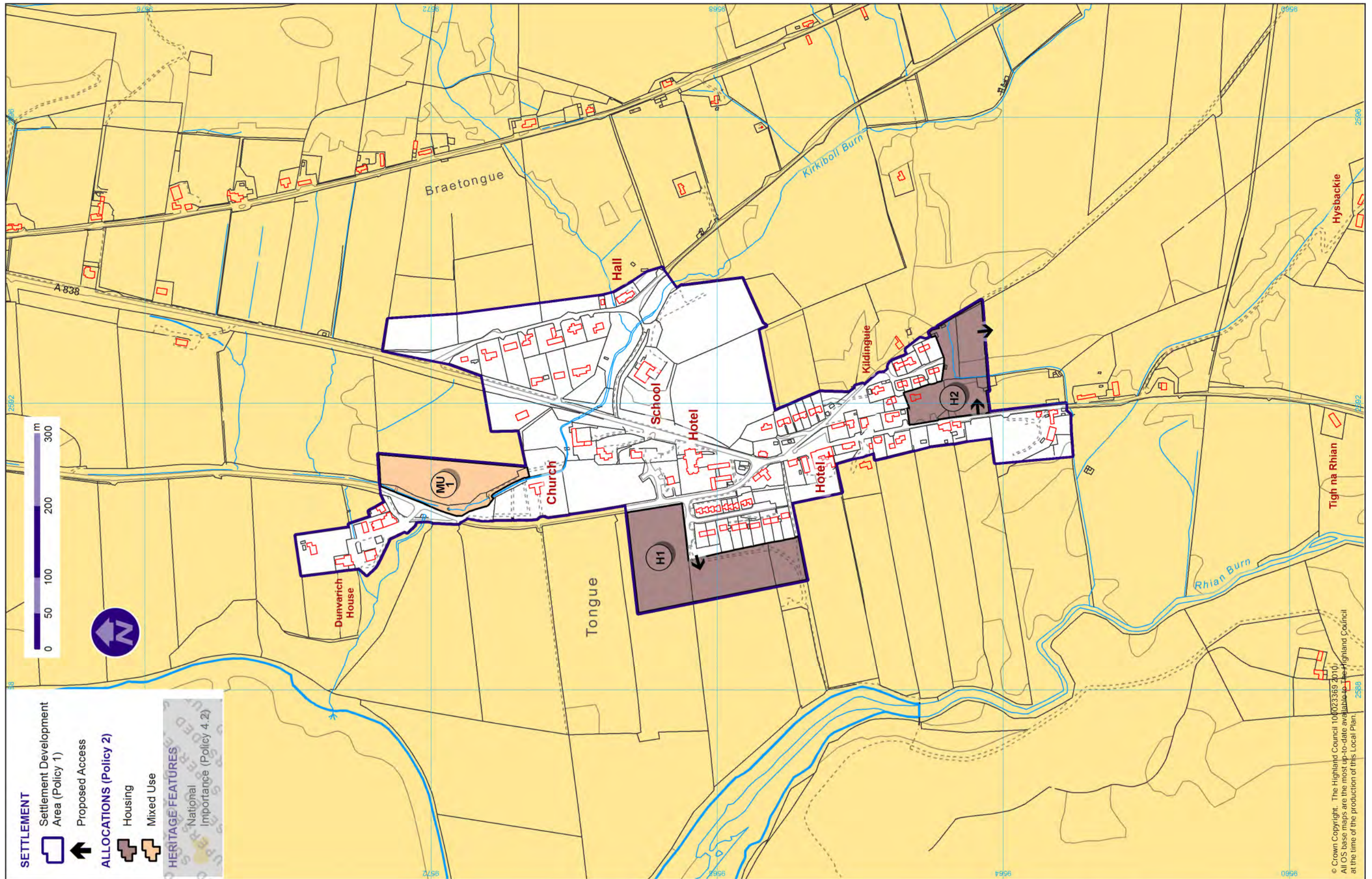
Development Factors

- Protect some of the better agricultural land and important public views across the Kyle of Tongue and towards Varrich Castle Scheduled Monument to the west of the A836;
- Protect the setting of Tongue House and its Designed Landscape;
- The area lies within the Kyle of Tongue National Scenic Area so development needs to be particularly sensitively sited and designed;
- Low downward emission design street lights;
- Low density development to suit its edge of settlement location is considered appropriate at Hysbackie This must ensure that the water environment is not adversely affected. Also a footpath connecting into the village may be necessary;
- Development proposals will have regard to the proximity of the Parish Church, Burial Ground and Gatepiers A-listed buildings;
- 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 Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	2.0 ha	West of Varrich Place	15 units	Access will need to be widened to 5.5 metres and consideration should be given to existing residents' amenity and how housing might be accommodated whilst mitigating the impact. A design brief will be required. Odour Management Plans (OMP) are carried out for larger treatment works or on smaller sites where odour nuisance exists. It considers foreseeable situations and the actions that would be required to minimise events. Presently there is no OMP here as there is no complaints history and Scottish Water is not aware of an odour nuisance problem. If there is an issue then a tree belt might be considered a suitable mitigation measure for this site however developers should contact Scottish Water in the first instance when developing their proposals.
H 2	1 ha	South of Loyal Terrace	8 units	Development of the western area should not prejudice the opportunity for development of the eastern part of this allocation which could allow future growth of the settlement to the south beyond this allocation and the plan period. Access should be from the main road at the southern end of the allocation.
MU 1 (H/C/B)	1.1 ha	North of St Andrew's Church	12 units	Proposals should be sympathetic to the setting of the church and address any impact on the setting of Tongue House designed landscape. A design statement should accompany any application here. Requirement to retain and integrate watercourses as natural features within the development. A footpath is required to connect to the existing and the speed limit would need to be moved.

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



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Position in Settlement Hierarchy	Key Village
2005 Estimated Population	132
Housing Completions 2000-2007	13
Primary School/Secondary School Capacity	66% / 55%
Water Capacity	Limited capacity but capital project likely 2009
Sewerage Capacity	Limited Capacity

Prospects

The communities of Melness enjoy fine views across Talmine Bay and the Kyle of Tongue. A third of the Hope and Melness estate some 10,700 acres was gifted by the private landowner to local crofters in 1995 and since then Joseph Mackay Court has been built. The community are currently pursuing small scale renewables development of three turbines. This will require substantial investment to upgrade the electricity network however grants are being sought and it would help open up potential for other commercial development in the future.

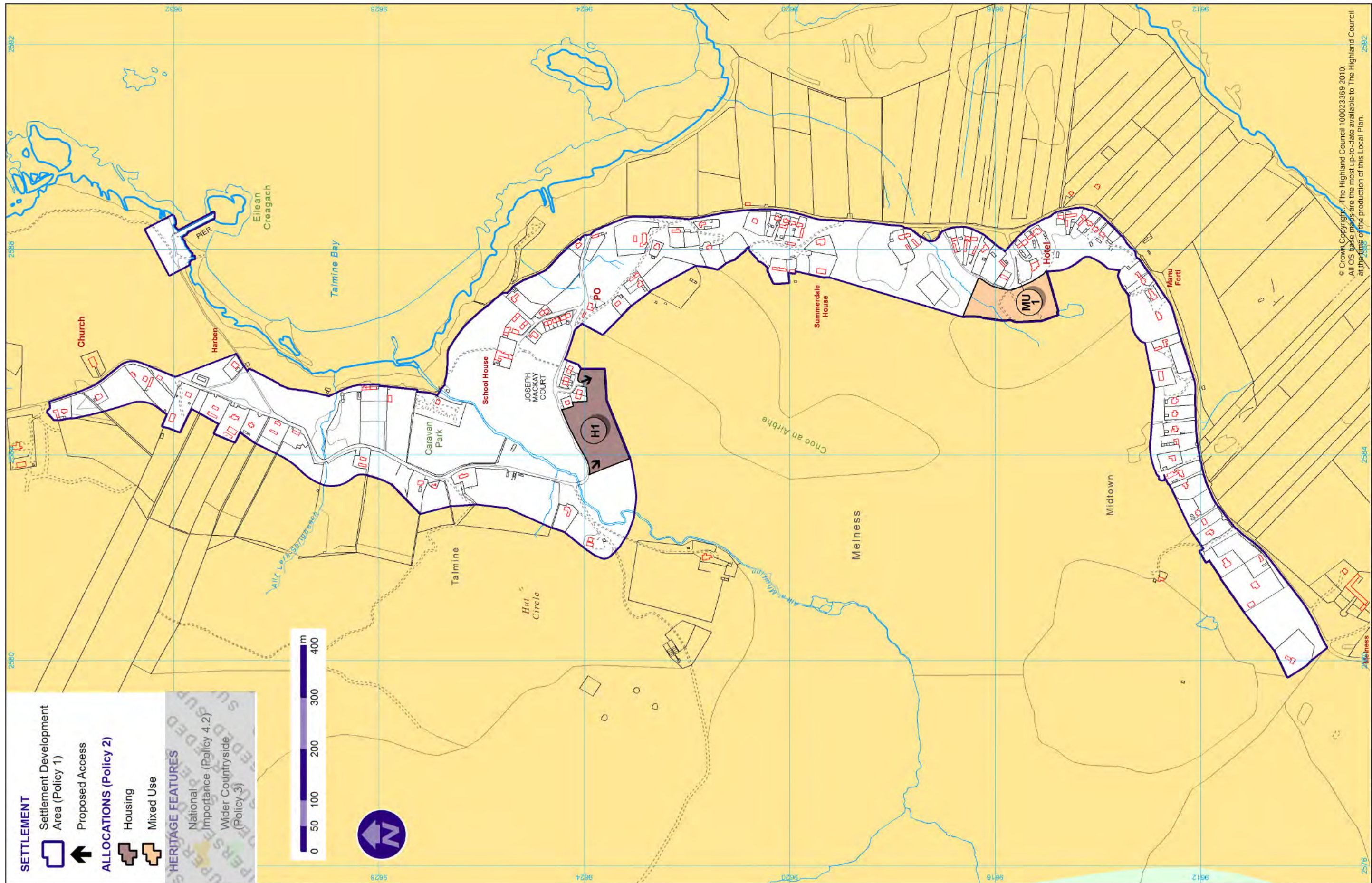
Development Factors

- The settlement pattern, better agricultural land generally lying to the east and the rising ground to the west constrains development opportunities to mainly infill;
- The area lies within the Kyle of Tongue National Scenic Area so development needs to be particularly sensitively sited and designed;
- Development proposals will have regard to the proximity of the Talmine corn mill Scheduled Monument;
- Important views over the Kyle of Tongue should be protected;
- Low downward emission design street lights;
- Support for the rebuild of the Caladh Sona;
- 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 Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	1.4 ha	West of Joseph Mackay Court, Melness	8 units	Careful siting required which allows for views to distant mountains. Access either by Joseph Mackay Court or south west end of the site. A design statement should be prepared, with particular regard to the pattern of settlement and the quality of the National Scenic Area, in consultation with SNH.
MU 1 (H/C/B)	1.1 ha	West of Craggan Hotel	4 units	Careful siting and design to ensure it fits with the strong settlement pattern. The road would need to be brought up to adoptable standards. Requirement to retain and integrate watercourses as natural features within the development.

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



Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	117
Housing Completions 2000-2007	3
Primary School/Secondary School Capacity	81% / 55%
Water Capacity	Capacity
Sewerage Capacity	Limited Capacity

Prospects

Bettyhill commands an outstanding setting above Torrisdale and Farr Bays which is reflected in the National Scenic Area designation to the west and the Area of Great Landscape Value to the east. As the main service centre serving the north coast Bettyhill supports a good range of facilities including a High school and library together with sports and swimming facilities, local shops and visitor attractions including the Strathnaver Museum.

The options for more significant growth are centred at the west end of the village close to the schools but the SDA also offers opportunity for infill development.

Currently the Newland's area to the south of Bettyhill accessed off the road adjacent to Dunveaden House does not have spare capacity for further development due to the standard of the road and visibility at its junction with the A836. However if the road network issues can be resolved the area is otherwise suitable for a small amount of housing which reinforces the existing dispersed pattern of development.

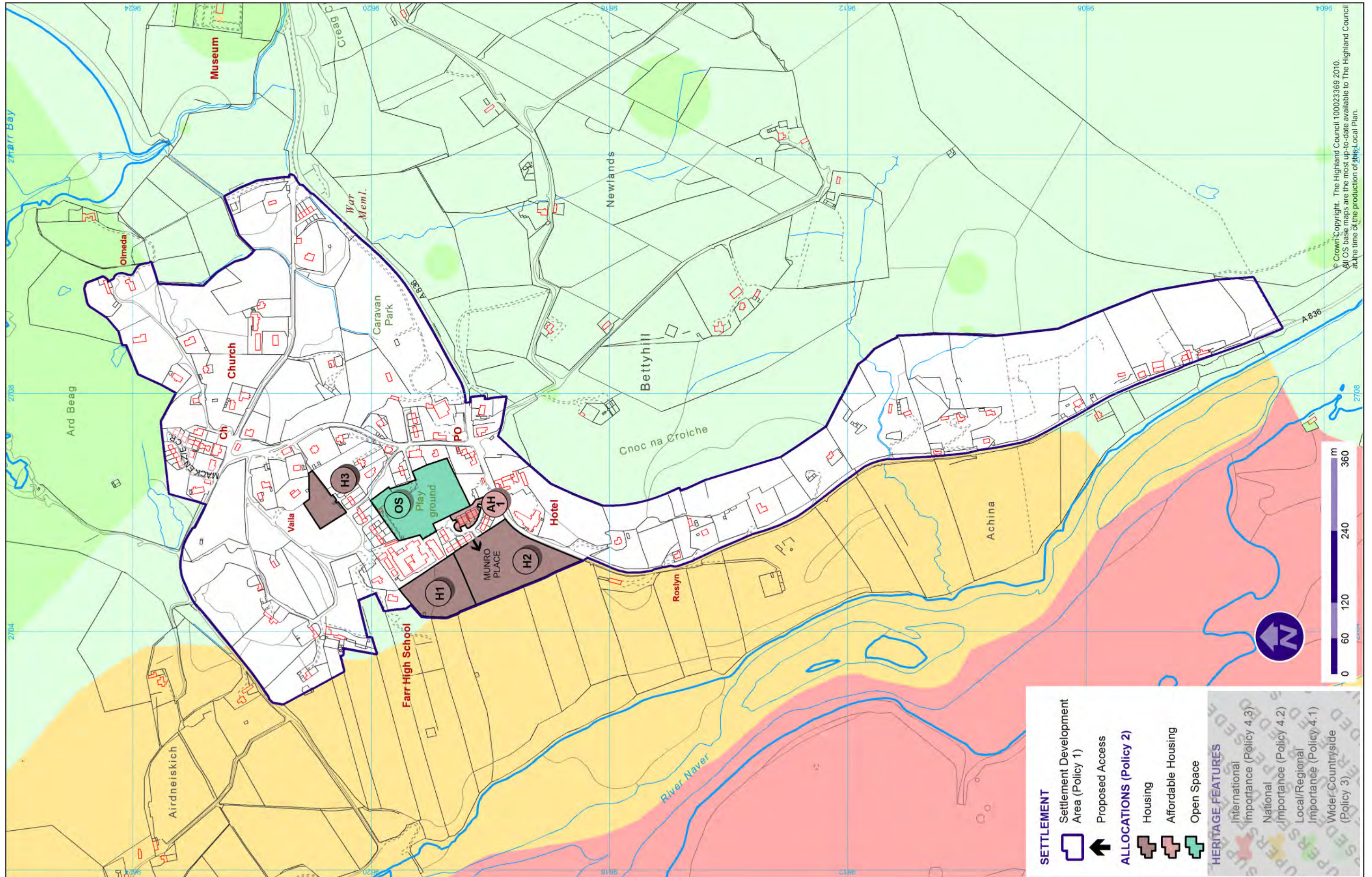
Development Factors

- Important public views to Farr Bay should be protected including those from the start of the public footpath;
- Low downward emission design street lights;
- Sensitive siting and design required due to proximity to Kyle of Tongue National Scenic Area;
- Development should not prejudice the use of land with an arable value opposite the school house and east of Dunollie which comprises some of the better agricultural land in the village;
- Development served by the road passing the school house will require careful positioning to optimise the access and will require contributions towards the road which is in a fragile state.
- 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 Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	0.8 ha	West of the School	7 units	Detailed applications will need to adhere to the approved design brief for this site.
H 2	1.5 ha	West of Munro Place	16 units	Consideration should be given to existing residents' amenity and how development might be accommodated whilst mitigating the impact. The original design brief will need to be extended to cover this land.
H 3	0.3 ha	North of Gordon Terrace	6 units	For a capacity in line with that indicated the current access is fine but if more development is desired then it could make a one way system necessary here.
AH 1	0.1 ha	East of Munro Place	4 units	In accordance with the planning permission granted.

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



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Position in Settlement Hierarchy	Small Village
2005 Estimated Population	71
Housing Completions 2000-2007	3
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 nearing capacity. The allocated land in Melvich has the capacity to provide for the long term growth of the settlement but there is also opportunity for infill development alongside. However this must respect the existing dispersed pattern of development.

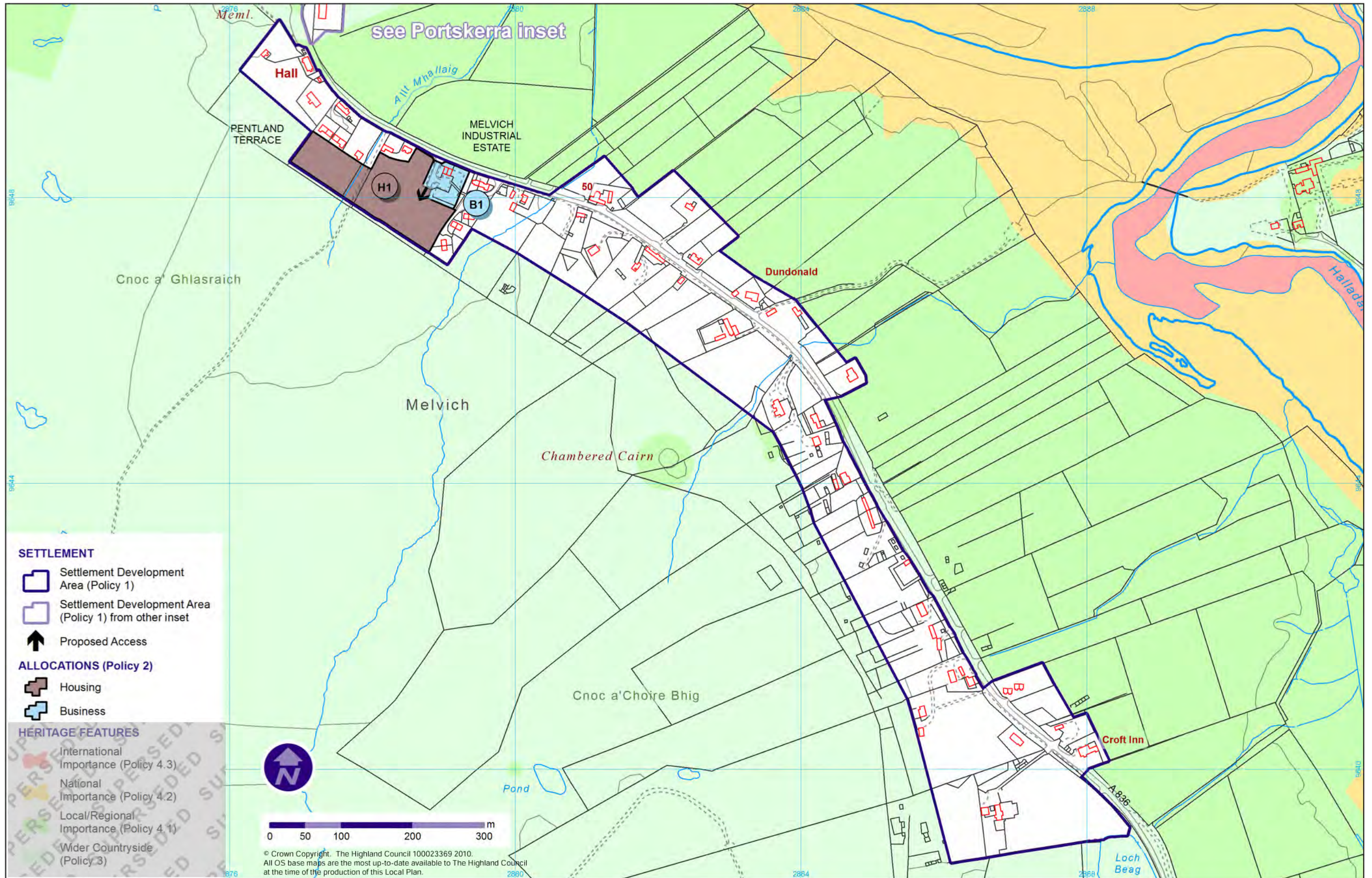
Development Factors

- Important views over open water across Melvich Bay should be protected;
- Avoid skylining development on land to the west of the road;
- Remains of the stone wall boundaries should be left as intact as possible; any alteration requires an extensive photographic record to be made recording the feature in its original setting;
- Low downward emission design street lights;
- Development proposals will have regard to the proximity of the North Caithness Cliffs SPA;
- 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 Ref.	Site Area	Location	Housing Capacity	Developer Requirements
B 1	0.3 ha	West of Melvich Terrace	-	Completion of the courtyard. Access should be served by the road for the existing business units. Road construction consent is required.
H1	1.5 ha	West of Melvich Terrace	25	Access should be served by the road for the existing business units. Road construction consent and a design statement will be required. Requirement to retain and integrate watercourses as natural features within the development.

(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 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; 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;
- Development proposals will have regard to the proximity of the North Caithness Cliffs SPA and the Strathy Coast 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.

