

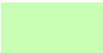


Appendix 1 - Definition of Natural, Built & Cultural Heritage Features

Pàipear-taice 1 – Mìneachadh Feartan Dualchais Nàdarra, Togte & Cultarail

The Background maps which are contained in the Map Booklet set out the locations of all these different features in so far as they have been mapped digitally on our system. However, features identified by the Council as being present at the time a proposal is considered and which are of the types indicated below, but which have not yet been mapped, will still be subject of protection under Policy 4. The Council may update the mapping from time to time to take account of revisions and additions, such as the identification of further features through its programmes of work.

NATURAL, BUILT AND CULTURAL HERITAGE FEATURES

-  International Importance (Policy 4.3)
-  National Importance (Policy 4.2)
-  Local/Regional Importance (Policy 4.1)



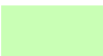
Note: Whilst Appendix 1 groups features under the headings international, national and local/regional importance, this does not suggest that the relevant policy framework will be any less rigorously applied. Policy 4 should also be read in conjunction with the Background maps.

Features of International Importance

Type	Background	Policy Framework
Special Protection Areas (SPA) (including proposed)	Classified by Scottish Ministers under the EC Wild Birds Directive (79/409/EEC), which provides for the protection, management and control of all species of wild birds. SPAs form part of the EU Natura network of nature conservation protection.	The Conservation (Natural Habitats &c) Regulations 1994, Scottish Planning Policy and Structure Plan Policies N1, G6 and G2.
Special Areas of Conservation (SAC) (including candidate)	Designated by Scottish Ministers under the EC Habitats and Species Directive (92/43/EEC), aimed at the maintenance or restoration of certain natural habitats and wild species at favourable conservation status. SACs (including candidate) form part of the EU Natura network of nature conservation protection. Certain qualifying features are of "European Priority Interest" (e.g. active blanket bog) where additional regulatory provisions apply.	The Conservation (Natural Habitats &c) Regulations 1994, Scottish Planning Policy and Structure Plan Policies N1, G6 and G2.
Ramsar Sites	Approved by Scottish Ministers under the Convention on Wetlands of International Importance, especially as waterfowl habitat, signed in Ramsar, Iran in 1971. Such sites are wetland sites of international importance, usually because of their value to migratory birds.	Scottish Planning Policy and Structure Plan Policies N1, G6 and G2.

The Background maps which are contained in the Map booklet set out the locations of all these different features in so far as they have been mapped digitally on our system. However, features identified by the Council as being present at the time a proposal is considered and which are of the types indicated below, but which have not yet been mapped, will still be subject of protection under Policy 4. The Council may update the mapping from time to time to take account of revisions and additions, such as the identification of further features through its programmes of work.

NATURAL, BUILT AND CULTURAL HERITAGE FEATURES

-  International Importance (Policy 4.3)
-  National Importance (Policy 4.2)
-  Local/Regional Importance (Policy 4.1)



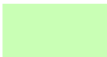
Features of National Importance

Type	Background	Policy Framework
Scheduled Monuments	Designated by Scottish Ministers under the Ancient Monuments and Archaeological Areas Act 1979 as being of national importance. The integrity of the site and its setting is protected by national policy.	Scottish Planning Policy , Scottish Historic Environment Policy (SHEP) and Structure Plan Policies BC1, G6 and G2. The Council is preparing a Historic Environment Strategy. For information on features, see the HER (refer plan glossary).
Category A Listed Buildings	Compiled by Scottish Ministers under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of national or international importance to ensure the preservation of the building or its setting, or any feature of special architectural or historic interest which it may possess. This includes controlling any alteration, extension, repair or demolition of such interest. The list of buildings also includes structures such as walls and bridges.	Scottish Planning Policy, Scottish Historic Environment Policy (SHEP) and associated guidance and Structure Plan Policies BC5, G6 and G2. The Council is preparing a Historic Environment Strategy. For information on features, see the HER (refer plan glossary).
National Nature Reserves	Declared under the National Parks and Access to the Countryside Act 1949 as areas considered to be of national importance for their nature conservation interest. These areas are protected by national policy in that the objectives or qualities of designation and the overall integrity of the area should not be compromised.	Scottish Planning Policy and Structure Plan Policies N1, G6 and G2.
Tree Preservation Orders	The Council has specific powers to protect trees and woodland if it appears to them to be "expedient in the interests of amenity". The principal effect of a Tree Preservation Order is to prohibit the cutting down, uprooting, topping, lopping or wilful damage of trees without the specific consent of the Planning Authority. Special provisions also apply to trees within the Conservation Areas.	Town and Country Planning (Scotland) Act 1999, Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 1975 (and 1981 amendments) and Structure Plan Policy F5.

Type	Background	Policy Framework
Sites of Special Scientific Interest	Designated by Scottish Natural Heritage under the Wildlife and Countryside Act 1981 or more recently and in future the Nature Conservation (Scotland) Act 2004 as areas of land or water which are of special interest by reason of flora, fauna, geology or geomorphology. Regard must be had to opportunities to conserve or enhance the natural heritage interests of the site. These areas are protected by national policy in that the objectives or qualities of designation and the overall integrity of the area should not be compromised.	Scottish Planning Policy and Structure Plan Policies N1, G6 and G2.
Inventoried Gardens and Designed Landscapes	Contained within the Inventory of Historic Gardens and Designed Landscapes in Scotland compiled and maintained by Historic Scotland. The garden and designed landscape and its setting are protected by national policy. Under the Town and Country Planning (General Development Procedure) (Scotland) Amendment Order 2007, HS must be consulted on any proposed development that may affect these sites or their setting.	Scottish Planning Policy, Scottish Historic Environment Policy (SHEP) and Structure Plan Policies BC4, G6 and G2. The Council is preparing a Historic Environment Strategy.
National Scenic Areas	Generally these were established by Order under planning legislation by the Secretary of State in 1981 on the basis of "Scotland's Scenic Heritage" (Countryside Commission for Scotland, 1978). They are defined as areas of "national scenic significance of unsurpassed attractiveness which must be conserved as part of our national heritage." However, the Planning etc (Scotland) Act 2006 renews the powers of Scottish Ministers to designate NSAs where an area is of outstanding scenic value in a national context. Thereafter special attention is to be paid to the desirability of safeguarding or enhancing an NSA's character or appearance. These areas are protected by national policy in that the objectives or qualities of designation and the overall integrity of the area should not be compromised.	Scottish Planning Policy and Structure Plan Policies G6 and G2.
Inventoried Ancient Woodland and Long-Established Woodland (Semi-Natural)	Contained within the Inventory of Ancient, Long-Established and Semi-Natural Woodland prepared by the former Nature Conservancy Council (1989) and updated by more recent surveys of woodland cover. Specifically this includes ancient woodland and long-established woodland of semi-natural origin. They are regarded as having the greatest value for nature conservation.	Scottish Planning Policy and Structure Plan Policies G6 and G2.

The Background maps which are contained in the Map Booklet set out the locations of all these different features in so far as they have been mapped digitally on our system. However, features identified by the Council as being present at the time a proposal is considered and which are of the types indicated below, but which have not yet been mapped, will still be subject of protection under Policy 4. The Council may update the mapping from time to time to take account of revisions and additions, such as the identification of further features through its programmes of work.

NATURAL, BUILT AND CULTURAL HERITAGE FEATURES

-  International Importance (Policy 4.3)
-  National Importance (Policy 4.2)
-  Local/Regional Importance (Policy 4.1)

Features of Local / Regional Importance

Type	Background	Policy Framework
Areas of Great Landscape Value (AGLV)	Identified by The Council by virtue either as being large scale areas of regional importance for scenic quality, or as being small scale areas of local scenic and recreational value. Large scale proposed AGLVs are indicatively identified in the Structure Plan. Those have been included in the mapping for this Local Plan with a single amendment in the vicinity of Durness. Small scale areas have not yet been identified. The Council is, in discussion with SNH, preparing and will publish citations for the AGLVs.	Scottish Planning Policy and Structure Plan Policies G6 and G2.
Category B and C(S) Listed Buildings	Included by Scottish Ministers within a list compiled under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to ensure the preservation of the building or its setting, or any feature of special architectural or historic interest which it may possess. This includes controlling any alteration, extension, repair or demolition of such interest. The list of buildings also includes structures such as walls and bridges. Advice is that B listed buildings are considered to be of regional or more than local importance and C(S) listed buildings are of local importance.	Scottish Planning Policy, Scottish Historic Environment Policy (SHEP) and associated guidance and Structure Plan Policies BC5, G6 and G2. The Council is preparing a Historic Environment Strategy. For information on features, see the HER (refer plan glossary).

Type	Background	Policy Framework
Sites and Monuments Record Archaeological Sites	A record maintained and continually updated by The Council's Archaeological Unit of all known archaeological sites in Highland, including a location and brief description. The importance of such sites in terms of protection or professional recording prior to disturbance is advised on a case-by-case basis. The integrity of the site and its setting will be considered.	Scottish Planning Policy and Structure Plan Policies BC1, G6 and G2. The Council is preparing a Historic Environment Strategy. For information on features, see the HER (refer plan glossary).
War Memorials	Highlighted in order that the ambience and setting of war memorials should not be adversely affected by inappropriate or unsympathetic development and in order that the Royal British Legion Scotland should be consulted where The Council believes such an adverse effect may occur.	Structure Plan Policy G2. The Council is preparing a Historic Environment Strategy. For information on features, see the HER (refer plan glossary).
Settlement Setting	Identified by The Council. These are areas of land which are on or close to the edges of settlements or adjacent to main approach routes and which are considered to contribute significantly and positively to the intrinsic setting of the settlement and to be part of its character worthy of retention. They can include areas between groupings of settlements in close proximity to each other (allowing for any expansion provided for by the Settlement Development Areas) to protect the open land from development that would lead to settlements coalescing and losing their individual identity. This recognises that development should generally be within existing settlements. In Sutherland to date these have been identified in the south and east of the Plan area as priority, given the nature and extent of development pressures.	Structure Plan Policies H3 and G2, and Scottish Planning Policy.
Inventoried Semi-Natural Woodland and Long-Established Woodland (Plantation)	Contained within the Inventory of Ancient, Long-Established and Semi-Natural Woodland prepared by the former Nature Conservancy Council (1989) and updated by more recent surveys of woodland cover. Specifically this includes long-established woodland of plantation origin, other woods on "Roy" woodland sites (1750 map) and other semi-natural woodland areas identified by ground survey. They are regarded as being important for nature conservation.	Scottish Planning Policy and Structure Plan Policies G6 and G2.

Type	Background	Policy Framework
Amenity Trees	Areas of woodland (both broadleaved and coniferous) identified by The Council as having local amenity importance by virtue of contribution to landscape value, providing framework and containment for settlements, informal recreational opportunities or association as community woodlands. In so doing they contribute to the character or amenity of a particular locality.	Scottish Planning Policy and Structure Plan Policy G2.
Views Over Open Water	Identified by The Council to protect relatively narrow areas of land between roads or railways and the coastline or lochshores where such land provides a foreground to scenic views. In Sutherland to date these have been identified primarily in the south and east of the Plan area as priority, given the nature and extent of development pressures.	Structure Plan Policies T6 and G2.
Remote Landscapes of Value for Recreation	Identified by The Council to recognise that certain areas have value for more demanding forms of outdoor recreation. These areas also offer qualities of remoteness, a relative lack of evidence of human activity or change, a seeming high degree of naturalness, and a sense of enclosure or space. The areas included in the mapping for this Local Plan are those that were published earlier in the Draft Structure Plan. The Council will, in discussion with SNH, work further on the identification and refinement of these areas, as part of work for the HLDP.	Scottish Planning Policy (in the context of wild land) and Structure Plan Policy G2 and paragraph 2.5.22 (in the context of wild land).
Locally Important Croft Land	Identified by The Council on advice from crofting interests where it is considered that the continued use of the land for agriculture is important locally for the viability of crofting in the area. This work has not yet been undertaken generally across the Plan area although where specific representation has been made on particular areas of land then we have taken that into account in preparing this Plan.	Structure Plan Policies A1 and G2.

Type	Background	Policy Framework
Sites of Local Nature Conservation Interest	Identified by The Council on advice from groups with expertise in local nature conservation interests, such as Scottish Natural Heritage, the Scottish Wildlife Trust and Local Biodiversity Action Plan (LBAP) Groups. These sites have local importance for habitats and species. These sites are provisional and require to be refined following detailed survey or assessment and in consultation with SNH and landowners. Not yet digitally mapped.	Scottish Planning Policy and Structure Plan Policies N1 and G2.
Geological Conservation Review Sites and Regionally Important Geological Sites	Identified by Scottish Natural Heritage or by a Regionally Important Geological Site Group, being sites of local or regional importance for the protection and study of geology and geomorphology. Not yet digitally mapped.	Scottish Planning Policy and Structure Plan Policy G6.
Isolated Coast	Identified by The Council, being remote stretches of coast (including islands) characterised by an absence of settlements or other onshore development, no presence of offshore activity, and affording extended views lacking obvious signs of human activity, both onshore and offshore. This work has been carried out on a Highland wide basis as part of preparing the Council's Draft Coastal Development Strategy; it is not included in the mapping of this Local Plan but the Council will consider including it in the Highland wide Local Development Plan.	Scottish Planning Policy and Structure Plan Policy G2 and paragraph 2.5.22 (in the context of wild land). The Council has prepared a Draft Coastal Development Strategy.
Archaeological Heritage Areas	Identified by The Council as being of exceptional archaeological and historic significance by virtue of the importance, number and location of features, density of monuments/sites, and opportunities for interpretation.	Scottish Planning Policy and Structure Plan Proposal BC3 and Policies G6 and G2. The Council is preparing a Historic Environment Strategy.
Conservation Areas	Designated by The Council under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as areas of special architectural and historic interest the character or appearance of which it is desirable to preserve or enhance. Planning permission will be required within such areas for specific types of development that would otherwise be permitted development, including demolition.	Scottish Planning Policy, Scottish Historic Environment Policy (SHEP) and associated guidance and Structure Plan Policies BC5, G6 and G2. The Council is preparing a Historic Environment Strategy.