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| Issue 26 | John O'Groats | |
| Development plan reference: | Policy 26 (paras. 17.5-17.7, map 16, pages 72-73) | Reporter: |
| Body or person(s) submitting a representation raising the issue (including reference number) | | |
| Brenda Herrick (5), Scottish Natural Heritage (SNH) (118), Highlands and Islands Enterprise (HIE) (190), Scottish Environment Protection Agency (SEPA) (326) | | |
| Provision of the development plan to which the issue relates: | John O'Groats site, Caithness | |
| Councils summary of the representation(s): | | |
| <p><u>Brenda Herrick (5)</u></p> <ul style="list-style-type: none"> Not sure how the existing site will be turned into a typical Scottish village as the plan gives no indication of this but do hope this means the buildings will indeed be well designed. (5) <p><u>Scottish Natural Heritage (SNH) (118)</u></p> <ul style="list-style-type: none"> To link the SEA and the plan the developer requirements from the SEA should be included in the plan if not covered by Supplementary Guidance. (118) <p><u>Highlands & Islands Enterprise (HIE) (190)</u></p> <ul style="list-style-type: none"> Welcome the intention, following consultation and possible amendment, to adopt the John O'Groats Masterplan as possible Supplementary Guidance to the plan. However Map 16 on page 73 highlights only one of the proposed areas for development, the 'core' area. (190) <p><u>Scottish Environment Protection Agency (SEPA) (326)</u></p> <ul style="list-style-type: none"> SEPA were not consulted on the John O'Groats Masterplan and so are not aware if it covers the issues we may have an interest in. We recommend that the process of adopting this plan as Supplementary Guidance must provide stakeholders with the opportunity to provide input at that stage. (326) | | |
| Modifications sought by those submitting representations: | | |
| <ul style="list-style-type: none"> Include developer requirements from SEA if not to be covered in full by Supplementary Guidance. (118) Amendment of Map 16 to correspond with the HIE Masterplan to take in the 'coast' and 'community'. (190) | | |

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| Summary of responses (including reasons) by Planning Authority: |
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| <ul style="list-style-type: none">• The masterplan for John O’Groats has been prepared by consultants for Highlands & Islands Enterprise and is available at this link. The link to this masterplan is included within the Highland wide Local Development Plan. In adopting this masterplan as supplementary guidance, the Council has opportunity to, and will, ensure that there is adequate coverage of the issues raised in the SEA and that these are added as specific developer requirements. The Reporter may nonetheless wish to recommend that these are included in the Plan, although the Council does not consider that necessary given the opportunity to put them into the masterplan and in so doing to think through in detail any implications of those. The Council will consult SEPA and ensure that sufficient opportunity for engagement has been provided before adopting the masterplan. The masterplan provides more information about how the site may be developed and the Plan’s general policies will also be used to seek good design. Whilst the masterplan deals primarily with the core area indicated on map 16, it also provides guidance in respect of the coast and community areas. The Council suggests that rather than showing these on the map, they be referred to in the text of the Plan for clarity. |
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| Any further plan changes commended by the council |
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| <ul style="list-style-type: none">• Reword the final sentence of paragraph 17.5.2 to read “The core area covered by the masterplan is indicated on Map 17” and in paragraph 17.5.3 add a final sentence referring to the inclusion in the masterplan of guidance for community and coast areas beyond the core area. |
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| Reporter’s conclusions: |
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| Added by Reporter at later date. |
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| Reporter’s recommendations: |
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