

**Inner Moray Firth Proposed Local Development Plan Examination
Report to The Highland Council – 20 March 2015
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATION	REPORT PAGE NO
1 Vision and Spatial Strategy	No modifications.	3
2 Guiding and Delivering	It is recommended that the words “(numbers of houses)” be inserted after “Table 1 – Housing Land Requirement” on page 14 of the plan.	9
3 Special Landscape Areas	It is recommended that the Drynachan, Lochindorb and Dava Moors Special Landscape Area in the vicinity of Hill of Aitnoch be extended north approximately one kilometre so that the boundary follows the minor road linking the B9007 and the A939.	27
4 Hinterland Boundary	No modifications.	39
5 Policy 1: Promoting & Protecting City & Town Centres	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. In the second sentence of paragraph 2.8: ‘unless this Plan identifies an exception’ be deleted; 2. In the second paragraph of Policy 1 the first sentence be deleted and replaced with: “Developers of proposals that generate footfall (visits by the general public) should consider sites that are suitable, in terms of the scale and type of development proposed, within those centres listed below. Developers should also consider how appropriate the scale and type of their proposed development is to the hierarchical scale and function of the centre within which it is proposed.” 3.. In the original second sentence ‘sequential’ be deleted and replaced with “retail impact”. <p>For the avoidance of doubt the second paragraph of Policy 1 now reads: “Developers of proposals that generate footfall (visits by the general public) should consider sites that are suitable, in terms of the scale and type of development proposed, within those centres listed below. Developers should also consider how appropriate the scale and type of their proposed development is to the hierarchical scale and function of the centre within which it is proposed. If the Council considers that a proposal may result in</p>	51

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	<p>an impact on the vitality and viability of any of these centres then the developer will be required to produce a retail impact assessment. If this demonstrated an adverse impact then the development proposal will not be supported.”</p> <p>4. In the table under Policy 1, in the column headed ‘Settlement’, ‘Inverness District Centres’ be deleted and replaced with: “Inverness (Commercial Centres)”.</p>	
6 Policy 3: Other Settlements	No modifications.	58
7 Policy 4: Water & Waste Water Infrastructure in the Inverness to Nairn Growth Area	It is recommended that, in paragraph 3.9, on page 21 of the proposed plan, in the second sentence, after the words ‘Scottish Water’ a full stop be inserted and the rest of the sentence be deleted. Add a new third sentence: “Scottish Water will continue to work closely with its Regulators and other Agencies as part of its daily operations, to ensure no adverse effects impact on the integrity of these sites.”	69
8 Policy 5: Development within the Water Catchment of Loch Flemington	<p>It is recommended that:</p> <p>1. In sub-paragraph 2 of policy 5, after the word ‘sewage’ insert the words “or other”, and after ‘development’ insert “including any soil disturbance,”. Sub-paragraph 2 now reads: “To ensure no increase in phosphorous discharge within sewage or other effluent entering the loch and originating from development, including any soil disturbance, within the catchment.</p> <p>2. In the second sentence of paragraph 3.8 on page 22 of the proposed plan delete ‘originating from development in the surrounding area’ and replace with “from individual private waste water treatment arrangements in the vicinity of the loch.” The second sentence now reads: “At present the water quality in the Loch is poor due to the level of sewage effluent entering the loch from individual private waste water treatment arrangements in the vicinity of the loch.”</p> <p>Note: In the proposed plan paragraph 3.10 is wrongly numbered 3.8. This, and the following paragraphs to the end of the section should be re-numbered.</p>	71

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<p>9 Strategy for Growth Areas: Chapter 3</p>	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. A new sentence be added after the first sentence of paragraph 4.24 to read: “Nigg features in the National Renewables Infrastructure Plan as one of only four sites in Scotland suitable for integrated manufacture of offshore wind turbines.” 2. The 6th bullet of paragraph 3.1 be amended to read: “Significant investment in major infrastructure including West Link and improvement of the A9, A96 and active travel network.” 3. An additional bullet be added at the end of paragraph 3.3 to read: “An improved active travel network.” 4. The final sentence of paragraph 3.7 be amended to read: “In support of a significant modal shift to more sustainable forms of transport, a rail halt is proposed at Dalcross to serve Tornagrain, the Airport and adjacent Business Park, and cycle and walking routes will be incorporated into the development of the Growth Area.” 5. The words “A masterplan for ...” be deleted from the start of paragraph 4.19, and replaced with: “National Planning Framework 3 has identified the need for strategic airport enhancement at Inverness Airport as a national development priority. This supports the Council’s strategy for growth and improved connectivity in the Inverness to Nairn area as well as the wider Plan area. The potential for growth of Inverness Airport has also been enhanced by the emerging developments at the adjacent Inverness Airport Business Park. A masterplan for this key strategic employment site, which encompasses ...”. 	<p>75</p>
<p>10 City of Inverness General & Central</p>	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. Within the requirements for Site IN2, the phrase “built heritage value of existing buildings; accommodation suitable for the elderly” be replaced with “built heritage value of existing buildings and the surrounding area; the provision of a proportion of accommodation suitable for the elderly”. 2. The final sentence in the requirements section for Site IN3 be replaced with: “This should address: preserving the Category B Listed Building and its setting; minimising loss of policy woodland and garden; protection of 	<p>96</p>

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	<p>amenity of neighbouring property; improvement of access from Culduthel Road.”</p> <p>3. The area of the historic Town House building be removed from allocation IN6.</p> <p>4. The eastern part of Site IN9 (currently consisting of undeveloped foreshore) be deleted from the plan; the site area on page 37 be amended accordingly; and the first sentence of the requirements for site IN9 be amended to read: “Developer to prepare masterplan/development brief for this area, and potentially adjoining areas of foreshore, in consultation with environmental agencies and other stakeholders, to be agreed with the Council who may adopt this as supplementary guidance.”</p>	
11 West Inverness	<p>It is recommended that:</p> <p>1. Amend the fifth bullet point of paragraph 4.9 to read: “Land for enhanced recreational and sporting facilities at Torvean comprising a better golf course, additional sports pitches, changing and meeting facilities, and trails.”</p> <p>2. The following words be added to the requirements for site IN19 Clachnaharry Quarry after “A862;”: “implementation of a suitable scheme to reduce vehicle speeds on the A862;”</p> <p>3. Include the words “existing woodland” after “heritage features” among the requirements for site IN21 Muirtown Basin;</p> <p>4. The following words be added to the requirements for site IN22 Highland Council HQ: “retention of existing mature trees and setback of development from these trees; retention of existing pedestrian access routes through the site; the provision of a proportion of individual housing development plots; compatibility with the character of adjoining development.”</p> <p>5. The areas identified for golf course/golf course or parkland use in the Torvean and Ness-side Development Brief be separated out and identified as a separate community allocation in the text of the plan and on the West Inverness map. Relevant site area to be included. Uses to be given as golf course/ golf course or parkland and related facilities. Requirements to read</p>	117

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	<p>“Development in accordance with the Torvean and Ness-side Development Brief”.</p> <p>6. The areas identified for cemetery use in the Torvean and Ness-side Development Brief be separated out and identified as a separate community allocation in the text of the plan and on the West Inverness map. Relevant site area to be included. Uses to be given as cemetery extension. Requirements to read “Development in accordance with the Torvean and Ness-side Development Brief”.</p> <p>7. The areas identified for sports use in the Torvean and Ness-side Development Brief be separated out and identified as separate community allocations in the text of the plan and on the West Inverness map. Relevant site areas to be included. Uses to be given as sports pitches and related facilities. Requirements to read “Development in accordance with the Torvean and Ness-side Development Brief”.</p> <p>8. The following words be added at the end of the requirements for site IN25 Torvean Quarry: “additional tree screening; protection of ancient woodland within and around the site; preparation of a Recreational Access Management Plan.”</p>	
12 South Inverness	<p>It is recommended that:</p> <p>1. The land at Druid’s Temple, Inverness, identified as ‘H36’ in the Inner Moray Firth Local Development Plan Main Issues Report, be allocated for housing use, with the site area noted, a housing capacity of 96, and the following requirements: “Development to be set-back at least 6 metres from the top of the bank of any watercourse; set-back from woodland around and within the site; suitable connection to the Inshes- Milton of Leys distributor road through the Parks Farm development that protects the existing interests of walkers, cyclists, residents and businesses using the Old Edinburgh Road; a badger survey; and the carrying out of any necessary measures to protect badgers”.</p> <p>2. Within the requirements for Site IN31, the phrase “2.5ha of playfield area” be replaced with “1.5ha of playfield area”.</p> <p>3. Site IN32 Knocknagael be deleted from the plan and excluded from the</p>	144

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	<p>Inverness Settlement Development Area.</p> <p>4. The capacity for site IN41 Thistle Road be amended to 13. An additional sentence be added to the requirements for this site to read: “Development in accordance with planning permission 08/00255/FULIN.”</p> <p>5. The capacity for site IN44 Inshes Small Holdings (north) be amended to 100. Add additional requirements for site IN44 as follows: “Setback from existing woodland; setback from existing housing to north sufficient to ensure adequate levels of privacy.”</p> <p>6. Site IN45 Inshes Small Holdings (south) be deleted from the plan and shown instead as ‘grey land’ within the Inverness Settlement Development Area.</p> <p>7. Sites IN47, IN62 (omitting grounds of existing school) and IN72 be merged into a single mixed use allocation ‘East of Milton of Leys Primary School’. The site area be amended as appropriate. The uses be shown as: ‘Retail, commercial, community, care home, recreational space, 16 homes’. The requirements to be: “Developer to prepare masterplan/development brief to be agreed with the council which may adopt this as supplementary guidance; distributor road frontage to be reserved for retail/ commercial uses; residential use restricted to upper floors; contaminated land assessment and any resultant mitigation.”</p> <p>8. The following words be added to the requirements for site IN48 land at Housing Expo Site: “design, layout and density compatible with adjoining development; falling distance woodland setback; set-back from phase 1 properties sufficient to avoid overlooking/loss of privacy.”</p> <p>9. The northern boundary of site IN49 be redrawn as per the map attached to the email on this subject from Highland Council dated 29 September 2014, and a revised site area given. The area between the reduced allocation and the existing Redwood Avenue estate to be identified as open space on the South Inverness map.</p> <p>10. The following words be added to the requirements for site IN49: “Road access to be taken direct from the Milton of Leys distributor road.”</p> <p>11. The words “setback from trees on northern boundary” be added to the</p>	
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	<p>requirements for site IN50 Land south of Asda.</p> <p>12. Land at 11 to 13 Culcabock Avenue, the Shell garage on Old Perth Road and intervening properties be removed from site IN52 East of Culcabock Avenue.</p> <p>13. The words “retention of trees in south-western and eastern parts of site and appropriate development set-backs” be included among the requirements for site IN52 East of Culcabock Avenue.</p> <p>14. The list of uses for site IN55 Land at Dell of Inshes be amended to read: “Shops and services (excluding convenience retail and bulky goods), food and drink, public house, allotments, open space, landscaping.”</p> <p>15. Adding the words “minimising impact on views from the A9 by avoiding new building in the eastern part of the site” at the end of the requirements for site IN55 Land at Dell of Inshes.</p> <p>16. Site IN57 Essich Road (west) be shown as a housing site and not a community allocation. The words “Uses: Community” be deleted and replaced with “Housing Capacity: 12”.</p> <p>17. The business allocation at site IN65 Land at Raigmore/Beechwood be extended to the south west to incorporate the entirety of the agricultural field bounded by the Police Scotland complex, Sir Walter Scott Drive, the rear of properties on Drumossie Avenue and the amenity/recreational land to the south-west; the site area be amended.</p>	
13 East Inverness	<p>It is recommended that:</p> <p>1. The capacity of Site IN74 Caulfield Road be amended to 4.</p> <p>2. The first sentence of the requirements for Site IN76 Stratton Lodge be deleted, and the following words added at the end of the requirements: “transport assessment (subject to which development may proceed in advance of the wider transport measures associated with the development of sites IN82, IN83 and IN84 in the Highland-wide Local Development Plan)”</p> <p>3. The words “assessment of implications for parking provision in the area, and any necessary mitigation” be added to the requirements for site IN78 Land east of Smithton Free Church.</p> <p>4. The following words be added at the start of the requirements for site</p>	217

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	<p>IN84 Milton of Culloden: “The Council will produce a masterplan/ development brief which it will adopt as supplementary guidance. This will address: access;”</p> <p>5. The western part of site IN87, comprising woodland and an area of open space/road verge on the corner of Barn Church Road and Moray Park Avenue, be deleted from the allocation.</p>		
14	Inverness Airport Business Park	<p>It is recommended that the text for allocation IA1 be modified to insert after “.....wider path and green network;” “flood risk assessment where required;”</p>	244
15	Castle Stuart	No modification.	247
16	Fendom	No modifications.	249
17	Nigg	<p>It is recommended that:</p> <p>1. In paragraph 3.10, in the second sentence, after ‘sea freight’ add: “specialist large scale marine related land uses with specific locational characteristics”. The second sentence now reads: “Nigg, Invergordon, Highland Deephaven will have enhanced their reputation as a focal point for North Sea oil, cruise ship berthing, rail and sea freight, specialist large scale marine related land uses with specific locational characteristics, and fabrication of both on-shore and off-shore renewables.”</p> <p>2. In paragraph 3.11, at the end of the first bullet point, after ‘sea freight’ and before the semi-colon add: “and the accommodation of specialist large scale marine related land uses with specific locational characteristics”.</p> <p>3. In paragraph 3.15 add a third bullet point to read: “Preserving and promoting the natural and historic places of interest in the area.”</p> <p>4. In paragraph 4.24, add at the end of the now third sentence (following the new second sentence referred to above): “and the accommodation of specialist large scale marine related land uses with specific locational characteristics.”</p>	251

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	<p>For the avoidance of doubt the first three sentences of paragraph 4.24 now read:</p> <p>“Nigg was also chosen to be an Enterprise Area due to its potential to create new employment opportunities, stimulate private investment and boost economic growth. Nigg features in the National Renewables Infrastructure Plan as one of only four sites in Scotland suitable for integrated manufacture of offshore wind turbines. Capacity also exists at these locations for the manufacture of sub-sea renewables structures and the accommodation of specialist large scale marine related land uses with specific locational characteristics.”</p> <p>5. In paragraph 4.24, in the existing eighth line, delete ‘ports’ and replace with ‘facilities’.</p> <p>6. In the requirements for site NG1, after ‘of the built’ add “natural”. This part of the requirements now reads: “consideration of the natural, built and cultural heritage of the wider area.”</p> <p>7. On the map for site NG1 on page 58 the boundary of the site should be redrawn to exclude the area of housing and associated land at Balnabraich.</p>	
18 Beauly	<p>It is recommended that:</p> <p>1. The last sentence of paragraph 4.31 be deleted and replaced with: “Whilst sufficient capacity currently exists at Assynt Water Treatment Works and Muir of Ord Waste Water Treatment Works, the cumulative impact of all proposed development within the plan makes it necessary for early engagement to take place between developers and Scottish Water, to ensure any additional capacity demands in the future can be delivered in line with development.”</p> <p>2. Under the requirements for site BE2, in the second paragraph new third and fourth sentences be added to read: “Provision of equivalent allotment area to compensate for any reduction of allotments on site BE7. Must be provided prior to commencement of development on site BE7.”</p> <p>3. Under the requirements for site BE3 the words: ‘Access to be taken from existing Fire Station access’ be deleted and replaced with: “Access to</p>	258

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	<p>be taken from BE1”.</p> <p>4. Under the requirements for site BE5 the words: ‘Link road connecting to adjacent housing site and A862’ be deleted and replaced with: “Provision of active travel connections between sites BE1 and BE5;”.</p> <p>5. Under the uses for site BE7 the words: ‘Allotments’ be deleted and replaced with: “Community (Residential Institution/Non-Residential Institution/Allotments)”.</p> <p>6. Under the requirements for site BE7 the words ‘Safeguarded for existing use’ be deleted and replaced with: “Provision of day centre or care home and directly associated small scale development of close care or assisted living units. Mainstream housing will not be supported. Retention of proportion of site for allotment use; compensatory allotment provision equivalent to those lost to alternative development to be provided on site BE2 prior to commencement of development.”</p>	
19 Nairn	<p>It is recommended that:</p> <p>1. Paragraph 4.34 be replaced with the following: ‘The town centre, lying to the west of the river has declined in recent years. Its regeneration to serve the needs of the growing town is a high priority. The council will work with the local community to implement the Town Centre Masterplan published in 2011 through development of an action plan to highlight options and mechanisms for funding and delivering regeneration of the town centre, harbour and waterfront areas.’</p> <p>2. The last sentence of paragraph 4.39 be ended at ‘.....settlement’ and the following additional sentence added: “Whilst capacity exists currently, the cumulative impact of all proposed development within the overall plan on shared treatment assets makes it necessary for early engagement to take place between developers and Scottish Water, to ensure any additional capacity demands in the future can be delivered in line with development.”</p> <p>3. The following sentence be added to NA2: Requirements: ‘The required traffic and flood risk assessments may impact on the capacity of the site reducing the housing capacity below the currently projected capacity of 90 houses.’</p>	272

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	<p>4. The following sentences be added to NA3: Requirements: ‘Constraints to development identified by the masterplan will have a significant effect in determining the numbers of houses able to be accommodated on the site.’</p> <p>5. The last sentence of paragraph 4.37 be replaced with ‘Longer term development options at Nairn South are largely dependent on developers agreeing and delivering suitable improvements to the local road network.’</p> <p>6. The requirements text for site NA8 be replaced with the following: “The Council will prepare a new Nairn South Strategic Masterplan that the Council may adopt as Statutory Guidance, setting out physical development considerations and requirements including transport requirements in terms of vehicular, pedestrian and cycle access to both the Town Centre and the wider area; connectivity within the site; green network and footpath/cycleway connections; phasing; open space provision and developer contributions. Applications only to be considered following adoption of the revised masterplan. Developers will be required to produce a transport assessment addressing deficiencies in the transport network in line with the adopted masterplan. Further requirements notably include landscaping; flood risk; provision of a recreational access management plan; consideration of potential heritage impacts; and the avoidance of any adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar (see para. 4.40).</p> <p>7. Site NA9 be deleted, and excluded from the settlement development area.</p>	
20 Tornagrain	It is recommended that the first sentence of the requirements for Site TG1 Tornagrain be replaced with “Development in accordance with the approved planning permission 09/00038/OUTIN, Section 75 Planning Obligation and associated masterplan.” Continue as before; ‘Further developer masterplans.....’	344
21 Alness	It is recommended that: 1. The last sentence of paragraph 4.50 be deleted and replaced with: “Early engagement is required between developers and Scottish Water to ensure sufficient capacity can be planned and delivered across the lifespan	349

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	<p>of the plan and beyond at the Assynt and Newmore Water Treatment Works.”</p> <p>2. Under the requirements for site AL4 at the end of the requirements paragraph the words: “setback from pylons and associated power lines” be added.</p> <p>3. Under the capacity for site AL8 the figure ‘16’ be deleted and replaced with: “17”.</p> <p>4. Site AL12 be extended to the south in accordance with drawing 04278/AL 12/1 provided in submissions. The same requirements as for AL12 be applied to the extended site, and the site area be modified accordingly.</p> <p>5. The uses for site AL21 be modified to read: “Non-food retail only”.</p>	
22 Dingwall	<p>It is recommended that:</p> <p>1. Under the requirements for site DW6, after ‘Ferry Road;’ add: “Transport Assessment;”.</p> <p>2. The boundary for site DW6 should be modified to exclude the garden ground shown on the plan attached to representation 04119.</p> <p>3. Under the requirements for site DW7, at the end of the list of requirements add: “A Transport Assessment is also required.”</p> <p>4. On the Dingwall settlement plan delete ‘DW11’ on the Riverside (South) site and replace with:”DW8”.</p> <p>5. Under the requirements for site DW9, at the end add a new sentence: “Access to be taken from Dochcarty Road”, and mark an indicative access on the Dingwall settlement plan.</p>	374
23 Fortrose and Rosemarkie	<p>It is recommended that sentence two of paragraph 4.62 be replaced with “Early engagement is required between developers and Scottish Water to ensure sufficient capacity can be planned and delivered across the lifespan of the plan and beyond at the Assynt Water Treatment Works.”</p>	393
24 Invergordon	<p>It is recommended that:</p> <p>1. On page 82 in the second bullet point under paragraph 4.63, the last word ‘sectors’ should be deleted, and “freight and tourism industries” be inserted in its place. The bullet point should now read: “Requirements for</p>	418

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	<p>increased port facilities and to meet future growing demands within the energy, freight and tourism industries.”</p> <p>2. In the glossary: “Public realm improvements: Improvement to the physical environment and appearance of civic or other public spaces.” be added.</p> <p>3. Under site IG5 after ‘Business’: “Parking,” be added.</p> <p>4. In the title of site IG6 after ‘Tank Farm’: “Former Fuel Storage Depot” be added.</p> <p>5. Under site IG6 requirements, after ‘Historic Building Recording’, “Flood Risk and Drainage Impact Assessments” be added.</p> <p>6. Under site IG11 the site name ‘Cromarty Firth Port Authority’ be deleted and replaced with: “Invergordon Harbour Area”.</p> <p>7. Under the requirements for site IG11 the words: “Where terrestrial planning permission is required and...” be inserted at the beginning of the first sentence. The sentence now reads: “Where terrestrial planning permission is required and dependent on the nature of the development the following may be required to ensure there is no adverse effect on the Cromarty Firth Special Protection Area/Ramsar and/or Moray Firth Special Area of Conservation.”</p> <p>8. Under the requirements for site IG11 the second bullet point be deleted and the following be inserted in its place: “Mitigation plans for any relevant operational activities (including pollution prevention)”.</p> <p>9. Under the requirements for site IG11 in the third bullet point the words: “Special Protection Area” be added before ‘Noise Mitigation Plan’. The bullet point now reads: “Special Protection Area Noise Mitigation Plan”.</p> <p>10. Under the requirements for site IG11 the sixth and seventh bullet points be deleted and replaced with a single bullet reading: “Demonstration of no adverse effect on the integrity of the Moray Firth Special Area of Conservation through disturbance from underwater noise arising from piling and/or from increased marine traffic in combination with other proposals. See model in ‘Dolphins and Development’ and any later assessments.”</p> <p>11. Under the requirements for site IG11 the first sentence of the last bullet</p>	
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	<p>point be deleted and replaced with: “Regard to be had to the Moray Firth Special Area of Conservation Management Scheme.”</p> <p>12. The boundary for site IG12 should be modified to exclude the property ‘Breezy Brae’ to the south of Broomhill.</p> <p>13. Under the requirements for site IG12, in the second sentence of the first paragraph of ‘Requirements’, after ‘design’ the words “residential amenity” and after ‘landscaping’: “to include a minimum 150 metre landscaped buffer zone along the A9 and around the properties at Broomhill and Breezy Brae for the protection of amenity” be added. For avoidance of doubt the sentence should now read: “This should address: details of access, layout, design, residential amenity, servicing and landscaping, to include a minimum 150 metre landscaped buffer zone along the A9 and around the properties at Broomhill and Breezy Brae for the protection of amenity”</p> <p>14. Under the requirements for site IG12, in the last paragraph of ‘Requirements’ after ‘Transport Assessment;’ the words: “Residential Impact Assessment” be added.</p>	
25 Muir of Ord	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. paragraph 4.75 be modified by ending the sentence after the semicolon and following on with new sentence “Whilst sufficient capacity currently exists at Assynt Water treatment Works and Muir of Ord Waste Water Treatment Works, the cumulative impact of all proposed development within the plan makes it necessary for early engagement to take place between the developers and Scottish Water, to ensure any additional capacity demands in the future can be delivered in line with development.” 2. the requirements paragraph for site MO3 be deleted and replaced with the following: “Formation of suitable access along and from Corrie Road; provision of a path link from the site to the centre of the village; SUDS drainage assessment and a landscape plan management programme to reduce the impact of the site and eliminate conflict with the adjacent golf course.” 3. the requirements text of Site MO5 be modified to add “The developer should consult SGL Carbon to consider any environmental implications 	446

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	arising from that industrial process.”	
26 Tain	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. The first sentence of paragraph 4.83 be deleted and replaced with: “Whilst sufficient capacity currently exists at Assynt and Newmore Water Treatment Works and Tain Waste Water Treatment Works early engagement is required to take place between developers and Scottish Water, to ensure any additional capacity demands in the future can be delivered in line with development”. 2. Under site TN5: <ul style="list-style-type: none"> • the area figure '18.4' be deleted and replaced with: “24.97”. • the whole of the site requirements be deleted and replaced with: “Indicative capacity for housing development of site refers to approved masterplan (Permission in Principle 10/02217/PIP). Remainder of site holds potential for additional mixed use development. Development of masterplanned area to be in accordance with the approval including suitable access into, through and across the site; provision of new/extended bus service(s); programme of archaeological work; consideration of reuse of Toll Booth listed building; Tree Protection Plan; Bat Surveys (if trees are removed); avoidance of any adverse effect on the integrity of Dornoch Firth and Loch Fleet SPA/Ramsar through preparation of a Recreation Access Management Plan.” • the settlement plan be modified with regard to site TN5 in accordance with the plan provided by the council attached as an annex to this issue and numbered TN5 modified. • the settlement development area be modified in accordance with the above plan to include the former council roads depot, now part of site TN5. 3. In the glossary, after ‘Ramsar Site’ be added: “Recreation Access Management Plan: A plan which examines any likely increased pressures from recreational access on any natural heritage interests. Where necessary, avoidance or mitigation measures should be detailed within the 	474

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	<p>Recreation Access Management Plan to inform the preparation of an appropriate assessment if Natura site interests are likely to be significantly affected.”</p> <p>4. Under the requirements for site TN6 the words: “Flood Risk Assessment” be added.</p> <p>5. The requirements for site TN8 be deleted and replaced with: “Safeguard for existing use including intensification and expansion beyond current boundary. A developer led masterplan to be produced to identify the opportunities, scale and spatial extent of future expansion. The developer masterplan needs to be agreed by The Highland Council and may be adopted as Supplementary Guidance. Consultation with the local community should inform the preparation of the masterplan. The masterplan will address issues relating to future development, including: access and transport assessment; no net detriment to strategic road network capacity; design statement; archaeological assessment; sensitive siting of development to avoid loss of view over Dornoch Firth from A9 to the adjacent Dornoch Firth National Scenic Area; avoidance of any adverse effect on the integrity of Dornoch Firth and Loch Fleet SPA/Ramsar. This masterplan may be prepared in parallel with the promotion of and planning application relating to the development of the site.”</p>	
27 Ardersier	It is recommended that the requirements for site AR8 be amended to read 'To meet any longer term expansion of adjacent industrial estate. To be implemented in negotiation with landowner. Consideration of the capacity of the existing vehicular access; planting to boundary to mitigate visual impact.'	496
28 Auldearn	No modification.	504
29 Cawdor	<p>It is recommended that:</p> <p>1. The following sentence be added to the requirements for site CD1: 'The existing Cawdor Playground to be retained within the site.'</p> <p>2. The boundary of site CD6 be modified to remove the area of Kirksyde Cottage.</p>	506

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30 Croy	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. The first bullet point in paragraph 4.97 change from 'over 180 new homes ' to 'around 180 new homes'. 2. The requirements for site CR1, be amended to read: "... poor surface water drainage, in particular addressing the proximity to the Croy Burn and the Croy section of the Kildrummie Kames esker system; improvements to site road access." 3 Final sentences of the requirements for site CR2 be replaced with: "Development of the site should be phased over the period 2011 to 2031 with development progressing at a prescribed rate of no more than 50 homes delivered in each 5 year period from 2011 to 2021, and 25 homes delivered in each 5 year period from 2021 to 2031". 	522
31 Dores	<p>It is recommended that the words 'discussion with community over the release of DO4 for sports use' be deleted from the requirements for site DO2.</p>	536
32 Drumnadrochit	<p>It is recommended that the uses for site DR9 be amended to add 'housing'.</p>	544
33 Fort Augustus	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. The wording of the requirements for site FA1: Markethill be revised to read: "As per development brief to be amended to reconsider the capacity of the site, and reflect difficulties with topography, access and sewerage infrastructure. 2. The following sentence be added to bullet point 2 of paragraph 4.107: 'Together with Scottish Canals, development of canal based tourism and opportunities for canal side tourist facilities.' 	555
34 Inchmore	<p>It is recommended that the last sentence in paragraph 4.113 be amended to read: "Early engagement is required to take place between developers and Scottish Water, to ensure any additional capacity demands at Glenconvinth Water Treatment Works in the future can be delivered in line with development."</p>	561
35 Kiltarlity	<p>It is recommended that the last sentence in paragraph 4.117 be amended to: "Early engagement is required to take place between Developers and</p>	567

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	Scottish Water, to ensure any additional capacity demands at Glenconvinth Water Treatment Works and Kiltarlity Waste Water Treatment Works in the future can be delivered in line with development.”	
36 Kirkhill	It is recommended that the opening of the second sentence of paragraph 4.121 be amended to read: ‘The village would benefit from increased provision of community sports facilities and ...’	574
37 Tomatin	It is recommended that the text “An appropriate transport appraisal in accordance with STAG is required. Transport Scotland has no commitment towards funding the delivery of a station at this location” be added at the end of the requirements for site TM9.	582
38 Avoch	No modifications.	594
39 Conon Bridge	<p>It is recommend that:</p> <ol style="list-style-type: none"> 1. In the second sentence of paragraph 4.134 between ‘combination’ and ‘CB2’: “CB1” be added. 2. In the first sentence of paragraph 4.133 after the words ‘Corntown junction’: the rest of the sentence be deleted. A new second sentence be added as follows: “Whilst capacity exists currently at Assynt Water Treatment Works, the cumulative impact of all proposed development within the overall plan on shared treatment assets makes it necessary for early engagement to take place between developers and Scottish Water, to ensure any additional capacity demands at Assynt Water Treatment Works and Conon Bridge Water Treatment Works in the future can be delivered in line with development.” 3. Under the requirements for site CB2, after ‘Flood Risk Assessment’ the words: “Traffic Assessment of the impact on the B9163/A835 trunk road junction.” be added. 4. Site CB3 be deleted. Note there should be consequential renumbering of other sites. 5. The playing field and play area located on the (now former) site CB3 be designated as open space. 6. Under the requirements for site CB6 after ‘Rail Halt;’ the words: “access 	603

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	to be taken from the A862;”, and after ‘along the A862;’ the words: “provision of a landscaped buffer between the end of Brahan View and any new development;” be added.	
40 Contin	No modifications.	615
41 Cromarty	It is recommended that: 1. Paragraph 4.141 be replaced with, “The cumulative impact of all proposed development within the overall plan on shared treatment asset such as Assynt WTW makes it necessary for early engagement to take place between Developers and Scottish Water, to ensure any additional capacity demands in the asset can be delivered in line with development.” 2. Site CM3 Daffodils Fields be deleted.	623
42 Culbokie	It is recommended that: 1. On the Culbokie settlement plan the following areas of land be allocated as open space: <ul style="list-style-type: none"> • the existing areas of important greenspace adjacent to the burn between CU5 and the existing open space allocation to the north; • land between site CU6 and the Settlement Development Area boundary; • land between CU3 and the Settlement Development Area boundary; and • land between Carn Mor and the Settlement Development Area boundary. 2. The southern part of site CU1 be renumbered as an independent site CU8, and consequential changes made to the areas, capacities and requirements for the two sites. 3. Under the requirements for site CU2 the words: ‘Flood Risk Assessment’ be deleted. 4. Under the requirements for site CU7 the words: ‘6 months’ be deleted and replaced with “one year”.	632

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<p>43 Evanton</p>	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. In paragraph 4.151, the third sentence be deleted and replaced with: “Early engagement is required between developers and Scottish Water to ensure sufficient capacity can be delivered across the planning period as part of Scottish Water’s investment programme, taking into account the cumulative demand on Assynt Water Treatment Works and Evanton Waste Water Treatment Works.” 2. The boundary for site EV1 be modified to exclude the small triangle of land immediately adjoining Tigh An Dallon House to the east, as shown on council plan THC EV1/1. 3. The site designated as ‘6 South-east of Evanton Bridge’ in the Ross and Cromarty East Local Plan be allocated for housing with a capacity of 30 units. For the avoidance of doubt the site is also designated as H4 in the Main Issues Report. The site requirements be stated as: “Layout to include set back from northern boundary trees; Flood Risk Assessment, which may affect developable area of the site.” The Settlement Development Area boundary be redrawn to include the site. 4. Under the requirements for site EV2 after ‘Transport Assessment including’ the words: “principal access to be taken from Fyrish Crescent” be inserted. 5. Under the requirements for site EV1 in the first sentence the words: ‘and nearby related site at Drummond Farm’ be deleted. 6. Under the requirements for site EV3: <ul style="list-style-type: none"> • in the first sentence the words: ‘and nearby related site at Teandallon East’ be deleted; and • in the second sentence, after ‘should address:’ the word: ‘access -’ be deleted and replaced with: “the identification of land required for a”. For the benefit of doubt the first part of the second sentence now reads: “This should address: the identification of land required for a new access road and bridge crossing linking to Drummond Road over the River Sgitheach...” 7. Under the requirements for site EV5, in the first paragraph, after ‘inset 	<p>646</p>
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	<p>map' be added the words: "Protection of residential amenity;"</p> <p>8. Paragraph 4.25 be deleted and replaced with: "The sites listed below, along with Highland Deephaven (Site EV5, Page 141) and Delny (Site IG12, Page 84), have the potential to provide a nationally important hub for the development of renewable technologies."</p> <p>9. Under the requirements for site EV6, after the words 'boundaries of the site' be added the words: "and protection of ancient woodland;"</p>	
44 Maryburgh	<p>It is recommended that:</p> <p>1. Under the requirements for site MB1, at the end of the third paragraph, after A835, the words: "and the possibility of a new direct access on to the A835 to the west of Maryburgh." be added.</p> <p>2. Under the requirements for site MB1, in the third paragraph after 'Flood Risk Assessment' the words: "paying particular attention to the impact on neighbouring properties," be added.</p> <p>3. Under the requirements for site MB1, in the first paragraph after 'from the A835' the words: "address set-back from water courses, impact on existing woodlands and overhead power lines;" be added.</p> <p>Note: Changes to the requirements for site MB1 are automatically carried forward to site MB2 so no specific modifications are necessary in that regard.</p>	670
45 Munloch	<p>It is recommended that:</p> <p>1. The buffer strip to the north of site ML1 be incorporated into the housing allocation.</p> <p>2. The housing capacity of site ML2 Brae Farm be modified to 70.</p>	678
46 North Kessock	<p>It is recommended that the boundary of site NK1 be amended to include proposed petrol station as in planning permission 07/00876/REMRC.</p>	687
47 Seaboard Villages	<p>It is recommended that the area of ground to the north of Shore Street and west of the coastal path, as shown on drawing number PL001 submitted on behalf of Mr John MacIntosh of Broomhill, be removed from the amenity designation to become unallocated land within the settlement boundary.</p>	696
48 Strathpeffer	<p>It is recommended that:</p> <p>1. Paragraph 4.173 be deleted and replaced with:</p>	699

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	<p>“Tourism plays an important role in Strathpeffer’s economy. The village has several hotels and guest houses and the Strathpeffer Pavilion is now a popular events venue. The former railway station hosting the Museum of Childhood is an important facet of the local heritage, and is now occupied by a number of business and tourism uses. There are future plans to reintroduce a steam railway which would involve reinstating part of the track to the east of the village and reopening it as a visitor attraction. Housing growth will now be directed to the western fringes of the settlement.”</p> <p>2. In the Glossary the words: “Conservation Area Management Plan: A document which identifies key characteristics of designated conservation areas and ways in which change should be managed.” be added after the explanation of ‘Article 10 Features.’</p> <p>3. Site SP2 be deleted.</p>	
49 Tore	No modification.	717
50 Appendices	It is recommended that the following sentence be added to the definition of ‘Scottish Water’ in the glossary: “Scottish Water is funded to provide capacity at its strategic water and waste water assets, to meet the demand of domestic growth and the domestic element of commercial growth, provided such development meets the five ministerial criteria set out to trigger this investment.”	728
51 Development Allocations: Chapter 4: Miscellaneous	No modifications.	731
52 General Plan Comments	No modifications.	733