

Position in Settlement Hierarchy	Collective Local Centre
2007 Estimated Population	850
Housing Completions 2000-2006	56
Primary School Capacity (roll/physical capacity)	77%
Water Capacity (allocations versus capacity)	deficiency
Sewerage Capacity (allocations versus capacity)	deficiency

#### Objectives

- To maximize the climatic and spine road capacity advantages of this "Garden of Skye".
- To maximize the A851's role in heightening Sleat's accessibility to tourists and enterprise.
- To consolidate the role of Sabhal Mor Ostaig as a centre for Gaelic heritage, learning and employment.
- To limit development to lower key crofting and tourism opportunities on the north west side of Sleat, which is subject to heritage and servicing restrictions
- To allocate land to accommodate a high demand for private and affordable housing.
- To accommodate a significant proportion of housing pressures within planned expansions to existing communities or in the creation of a potential new settlement
- To resolve water and sewerage constraints, which are not currently programmed for resolution.
- To take account of the following development factors: physical/heritage barriers such as the more elevated and inaccessible "interior", public views over open water and other heritage designations; an improved A851 spine access with spare capacity but single track north west coast loop with very limited capacity; an outstanding seaward outlook from most parts of the peninsula; a very concentrated private landownership; and, the relatively high quality of croft and farm land on many of the coastal margins.

#### Objectives

- To secure safe pedestrian connections between development sites.
- To encourage co-ordinated tourist signage and servicing provision.
- To secure exceptional design quality.
- To safeguard and enhance public seaward outlook and the appearance of the settlement on seaward approach.
- To maximise the employment potential of this gateway location.

#### Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H	1.1 ha	North of Youth Hostel	5 units	Pedestrian connection improvements to Armadale, dual track adoptable access as far as site entrance, coastal flood risk assessment or set-back, exceptional design quality and woodland retention / planting.
C	0.7 ha	West of Youth Hostel	-	Useable public open space, safeguard pedestrian connection to beach,
MU1	0.9 ha	Between the Potteries	18 units	Reflect any consent granted prior to 'Proposed Plan Draft' final approval or if no consent granted then: <b>Acceptable Uses</b> - housing, business & tourism. Formal pedestrian connection to beach, affordable housing suitable for the elderly, woodland management, exceptional design quality and archaeological resource set-back.
MU2	3.6 ha	Armadale Bay	-	<b>Acceptable Uses</b> - business and tourism - small scale recreational sailing facilities Retain / improve beach access, exceptional design quality, and natural heritage and coastal flood risk assessments.
MU3	0.6 ha	Armadale Pier	10 units	<b>Acceptable Uses</b> - business & tourism. Natural heritage & coastal flood risk assessments, dual track adoptable access into site and exceptional design quality.
MU4	50.6 ha	Armadale Wood & Home Farm	-	<b>Acceptable Uses</b> - business & tourism. Natural and built heritage safeguards, sensitive upgrading of estate access routes with more inter-visible passing places and improved surfacing, exceptional siting and design quality, priority for refurbishment not new build, and pedestrian connection improvements to Armadale.