



Position in Settlement Hierarchy	Local Centre
2007 Estimated Population	456
Housing Completions 2000-2006	58
Primary School Capacity (roll/physical capacity)	82%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	spare capacity

**Objectives**

- To reinforce Spean Bridge as a local service centre and promote a balanced village structure - including open spaces - either side of the river.
- To maintain and enhance the local character deriving notably from traditional buildings and spaces fronting the main thoroughfares.
- To encourage relocation of transport/haulage activities and redevelopment of “brownfield” opportunities and promote the opportunity to extend sites should adjacent property become available.
- To promote economic development including Commando visitor facilities.
- To arrest pressures for ribbon development along the A82/A86 approaches.
- To safeguard the exceptional trees, semi natural woodland and walks associated with the river and the policies at Glenspean Lodge and Blarour and avoid encroachment of development into areas at risk of flooding.
- To enable extension of the primary school and secure redevelopment/refurbishment of the former school at Kilmonivaig.
- To promote pedestrian connection improvements as well as improvements on the A82/A86 junction.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	0.5 ha	Redevelopment of Haulage Depot (and possibly Little Chef site)	10 units	Development will involve remediation, shared access and protection for adjacent trees. An assessment of potential contamination issues would be required. A net betterment of surface water drainage will be required. <b>Acceptable Uses</b> - amenity housing, including reservation for housing for the elderly. A link through to the station/health centre should be investigated.
H2	0.5 ha	Redevelopment of Haulage Depot adjacent to the Aonach Mor Hotel	8 units	Development will involve remediation, rationalisation of access to the A82 and layout orientated to tie-in to any future access to land at Blarour to the east. Requirement for high quality siting and design.
H3	0.75 ha	Blarour	5 units	Site is at risk from flooding, a Flood Risk Assessment will be required. Built Development will not generally be permitted on medium to high flood risk areas.

**Site Allocations (continued)**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
MU1	1.0 ha	Burn Bank	16 units	<b>Acceptable Uses</b> - business and housing. Subject to shared access. Requirement for pedestrian/cycle crossing over A86 to school. Developer requirements to retain trees and for high quality designs.
MU2	11.9 ha	Opposite Little Chef	70 units	<b>Acceptable Uses</b> - commercial, leisure, business, housing and playing field. Development will require phasing of no more than 15 houses per annum, extension of speed limit, pavement and lighting, the upgrading of the mains drainage links, the provision of community and business land, high quality design and siting, protection of trees, a remote footpath and access from the A82 which should extend to serve adjoining land to the west. Requirement for pedestrian/cycle crossing over A82. Requirement for home zone or equivalent traffic calming measures. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application.
AH	0.1 ha	Morrison Avenue	4 units	Requirement for improvement and extension of adjacent play area.
B1	0.1 ha	Little Chef	-	Subject to shared access. An assessment of potential contamination issues would be required.
LT1	4 ha	Blarour	-	-
LT2	3.6 ha	West Spean Bridge	-	-