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 All OS base maps are the most up-to-date available to The Highland Council at the time of the production of this Local Plan.

Position in Settlement Hierarchy	Local centre
2007 Estimated Population	174
Housing Completions 2000-2006	4
Primary School Capacity (roll/physical capacity)	32%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	deficiency - no public infrastructure

Objectives

- To promote better integration of the communities at Ardgour and Clovullin, balance safeguards for in-bye croft land, and encourage sensitive development of the Estate policies.
- To reinforce the characteristic pattern of the settlement and maintain an emphasis on the overriding linear shape and limited “depth” of building.
- To open up the fringes of selected fields, cleared woodland areas or poorer land - notably land towards the south of Ardgour and the north of Clovullin.
- To secure exceptional design quality commensurate with Ardgour House and its designed landscape.
- A healthy choice/flexibility of housing land has been identified and this may require phasing.
- To identify land convenient to local services for additional facilities and a playing field.
- To secure developer funded footpath improvements.
- To protect the lighthouse field and adjoining topography as the potential “landfall” for a future road crossing of the Corran Narrows.
- To acknowledge the configuration of the local topography and its relationship with the natural system of lochans, the designed landscape of Ardgour House, the candidate AGLV, and drainage in servicing development.
- To encourage Scottish Water to prioritise a comprehensive WwTW but there is potential for private system(s) if compliant with provisions of general policy 7 on waste water treatment.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	0.5 ha	Lighthouse Field	8 units	Access improvements.
H2	0.8 ha	Woodend (North)	10 units	Exceptional siting and design quality, high quality designs in keeping with woodland setting and designed landscape.
H3	1.0 ha	Woodend (South)	6 units	High quality designs in keeping with woodland setting and designed landscape. Retention of the Ancient Woodland at northern margin of site. Retain and integrate watercourses as natural features within the development. Provision of connection to mains sewer system - consider cross-funding with developer for site H4. Incorporate candidate core path into development to provide safe public access to path and to allow access for maintenance/management purposes.
H4	0.7 ha	East Parks	6 units	-
H5	1.0 ha	North Corran	6 units	This site may be at risk from flooding. A flood risk assessment will have to be submitted with any planning application.
B1	0.3 ha	East of School	-	This site may be at risk from flooding. A flood risk assessment will have to be submitted with any planning application.
B2	0.7 ha	Woodside	-	Exceptional siting and design quality.
MU	0.4 ha	South west of School	-	Exceptional siting and design quality.