



© Crown Copyright. The Highland Council 100023369 2008.
 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	172
Housing Completions 2000-2006	3
Primary School Capacity (roll/physical capacity)	64%
Water Capacity (allocations versus capacity)	deficiency
Sewerage Capacity (allocations versus capacity)	deficiency

Objectives

- To bolster Staffin/An Clachan’s role as a continued community facility and employment hub for the wider parish by allocating land for limited new housing and employment opportunities.
- To restrict significant development because of the sensitivity of the location.
- To secure exceptional siting and design quality commensurate with the National Scenic Area location.
- To direct new development to that area of the common grazing closest to the village centre, other available land and net to existing community facilities.
- To take account of the following development factors: physical/heritage features such as the location within the Trotternish National Scenic Area, the Kilmartin River and poorly drained land to the west and steep and prominent land to the east; the quality and active use of in by croft land; an absence of existing or programmed water and sewerage capacity; an attractive, mostly seaward outlook; and fragmented crofting interest which inhibit the release of land for comprehensive services development and sites.
- To safeguard in by croft land quality by favouring siting on poorer parts of crofts.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	0.7 ha	West of Nurses Cottage	4 units	Croft land access safeguard, improved connection with A855 including footway provision, exceptional design quality.
H2	1.9 ha	West of School	8 units	Pedestrian connection improvements to school and rest of village, improved connection with A855 including footway provision, public open space provision on eastern boundary, exceptional design quality, shelter planting on north and west boundaries
AH	0.6 ha	West of Nurses Cottage	4 units	Housing suitable for the elderly, exceptional design quality, improved connection with A855 including footway provision, croft land access safeguard.
MU	1.5 ha	Land at Village Hall	6 units	Acceptable Uses - community and housing. Pedestrian connections to adjoining uses, exceptional design quality, preserve access to croft land to west, housing suitable for the elderly.
B	1.6 ha	South West of School	-	Pedestrian connection improvements to rest of village, shelter planting on west boundary, exceptional design quality.