



Position in Settlement Hierarchy	Local Centre
2007 Estimated Population	136
Housing Completions 2000-2006	10
Primary School Capacity (roll/physical capacity)	51%
Water Capacity (allocations versus capacity)	deficiency
Sewerage Capacity (allocations versus capacity)	deficiency

Objectives

- To underpin Edinbane’s role as the largest centre serving Skeabost district.
- To expand local tourism employment to help reduce commuting dependency and bolster local community and commercial facilities.
- To allocate land at the core of the village and in the longer term allow for expansion at Coishletter as the solution to a sustainable mixed use expansion of the community.
- To allow development at Blackhill subject to developer funded road improvements.
- To secure improvements to water and sewerage capacity, which is severely constrained at present.
- To take account of the following development factors: physical/heritage features such as the A850 and Loch Greshornish to the north and east, steep afforested land to the west and actively used croft land and steeper hillsides to the east and wooded river corridors; the difficulty of achieving satisfactory direct access to an unrestricted section of the A850; and the presence of actively used in bye croft land.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	0.2 ha	North West of Hawthorn Place	4 units	As per consent.
H2	1.4 ha	Coishletter (Mid)	14 units	Pedestrian connection improvements to school and village centre, shelter planting on western boundary, usable public open space, safeguard access to LT site. Overlooking/privacy set-back from neighbouring properties.
H3	2.5 ha	Coishletter (South)	20 units	Pedestrian connection improvements to school and village centre, shelter planting on western boundary. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application, or set-back, riverside public open space, safeguard access to LT site. Overlooking/privacy set-back from neighbouring properties.
C	1.0 ha	Riverside	-	Waste water treatment works expansion safeguard. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application.
LT	9.2 ha	Coishletter (West)	-	Not to be developed within plan period. Presumption against piecemeal development that will prejudice future access/layout
MU	0.4 ha	Former Gesto Hospital	6 units	Acceptable Uses - community, business and affordable housing. Affordable housing suitable for the elderly, preference for conversion rather than redevelopment, woodland retention/planting, pedestrian connectivity improvements.