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 at the time of the production of this Local Plan.

Position in Settlement Hierarchy	Local Centre
2007 Estimated Population	142
Housing Completions 2000-2006	15
Primary School Capacity (roll/physical capacity)	55%
Water Capacity (allocations versus capacity)	deficiency
Sewerage Capacity (allocations versus capacity)	deficiency

Objectives

- To consolidate Carbost’s role as the principal local centre within Minginish.
- To support its changing pattern to a nucleated community centred on the Talisker Distillery and the community and commercial facilities grouped close-by.
- To safeguard and add to local employment opportunities - the distillery underpins local tourism employment and therefore the Plan supports the expansion of this use and development at the Glen Brittle junction which could divert further trade into the village.
- To concentrate new housing land within walking distance of village amenities.
- To ensure programmed water supply improvements are followed through in order to deliver the land allocations.
- To take account of the following development factors: physical/heritage barriers such as Loch Harport to the north, steep, prominent land to the west and south; the Carbost Burn and its associated flood risk area; an attractive, albeit northerly outlook; a steep gradient for most of the land within the settlement; the fragmented nature of crofting interests which inhibit release of land for comprehensively serviced sites; the lack of ‘side roads’ and spine road capacity; and the active use of in bye and grazings croft land.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H	1.8 ha	East of Primary School	16 units	As per consent. Adopted access, pedestrian connections to village centre and school, useable public open space, exceptional siting and design quality.
AH	1.2 ha	West of Primary School	6 units	Maximise woodland retention. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. River set-back, accommodation suitable for the elderly on northern part of site, pedestrian connections to village centre and school.
MU1	1.7 ha	South of Distillery	-	Acceptable Uses - community, business and tourism. Riverside public open space, pedestrian connection improvements to adjoining uses, possible sports pitch provision, new adoptable access from north east if significant development. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application.
MU2	2.8 ha	Glen Brittle Junction	-	Acceptable Uses - business & tourism. Pedestrian connection improvements to village centre, public transport connection, exceptional siting and design quality, redevelopment of all of existing brownfield component, shelter/framework planting on western boundary, minimise re-contouring.