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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 (Inverarish)
2007 Estimated Population	306
Housing Completions 2000-2006	13
Primary School Capacity (roll/physical capacity)	121%
Water Capacity (allocations versus capacity)	limited spare capacity
Sewerage Capacity (allocations versus capacity)	deficiency

**Objectives**

- To safeguard and improve lifeline ferry and other associated transport links to this large island community.
- To maximise the employment opportunities associated with the tourist appeal of an isolated location with such outstanding built and natural heritage resources.
- To bolster year-round employment and the local population.
- To ensure residents have access to sufficient local community, commercial and servicing infrastructure without compromising the heritage that underpins the attractiveness of the island to locals, potential new residents and tourists.
- To support the organic growth of these settlements in particular at Inverarish.
- To secure adequate private sewerage arrangements in the absence of a Scottish Water village-wide scheme.
- To take account of the following development factors: physical/heritage barriers such as a more elevated and inaccessible 'interior', public views over open water and other heritage designations; planned improvement to ferry service; the limited extent of settlement and adopted road network; the outstanding outlook; and the quality of croft and farm land on many of the coastal margins.

**SL78 : INVERARISH**

**Objectives**

- To secure a possible speed limit extension.
- To secure exceptional design quality.
- To take account of the following development factors: built and natural heritage constrains north and south of the settlement.
- To safeguard better remaining croft land at Mill Park.
- To protect remaining public seaward views.
- To take account of the Designed Landscape.
- To improve and extend the adopted road network.

**Inverarish Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	0.7 ha	East of Hotel	4 units	Woodland retention/replanting, exceptional siting and design quality, pedestrian connection improvement to school/hall.
H2	1.2 ha	North East of School Park	10 units	Pedestrian connection improvement to school/hall, exceptional siting and design quality, retain framework planting on north and east boundaries. Retention of broadleaf woodland, overlooking/privacy set-back from neighbouring properties.
H3	0.8 ha	Sawmill	8 units	Contamination assessment, adoptable access and visibility improvements, pedestrian connection improvement to school/hall, woodland retention/replanting, exceptional siting and design quality.
H4	5.5 ha	Henderson Bridge	20 units	As per consent. On non consented portion: extension of single track access if feasible, useable public open space on treed ground with seaward outlook, scheduled ancient monument 10m set-back, pedestrian connection to terraces, set-back of any development from gravel pit until last phase, maximise woodland retention and additional shelter planting.
H5	1.1 ha	South of Gravel Pit	11 units	No development until gravel pit resource exhausted or Raasay alternative identified, useable public open space to rear of terraces, pedestrian connection to terraces. Overlooking/privacy set-back from neighbouring properties.
AH	1 ha	South of School Park	10 units	As per outline consent but also: safeguard for surgery extension, access from hall site, housing suitable for the elderly, useable public open space with seaward outlook, pedestrian connection to school, exceptional design quality. Retention of broadleaf woodland.
C	0.6 ha	New Hall Site	-	As per consent.
MU1	0.2 ha	Mill	-	<b>Acceptable Uses</b> - business and tourism. As per consent. 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.
MU2	0.3 ha	Home Farm Steadings	-	<b>Acceptable Uses</b> - business and tourism. Pedestrian connection improvements to new ferry terminal, exceptional design quality/sensitive refurbishment, archaeological assessment prior to any new build.
MU3	0.7 ha	North of School Park	2 units	<b>Acceptable Uses</b> - housing and community. Land safeguard for improved school access, drop-off and turning, exceptional design quality and minimise recontouring. Retain bat roost and adjacent woodland habitat. Shelter planting.
MU4	0.3 ha	Gravel Pit	-	<b>Acceptable Uses</b> - business and tourism. No development until gravel pit resource exhausted or Raasay alternative identified, construct access through to H5, pedestrian connection to terraces, Contamination assessment.