

SETTLEMENT

- Settlement Development Area (Policy 1)
- Housing
- Affordable housing
- Business/Industrial
- Community

COUNTRYSIDE

- International importance (Policy 2.3)
  - National importance (Policy 2.2)
  - Local/regionally important features
  - No local designation
- } Local/regional importance (Policy 2.1)

DEVELOPMENT REQUIREMENTS AND FACTORS

Development Requirements

- Land required for 25 houses in the period to 2012, equivalent to just over 2 per annum.

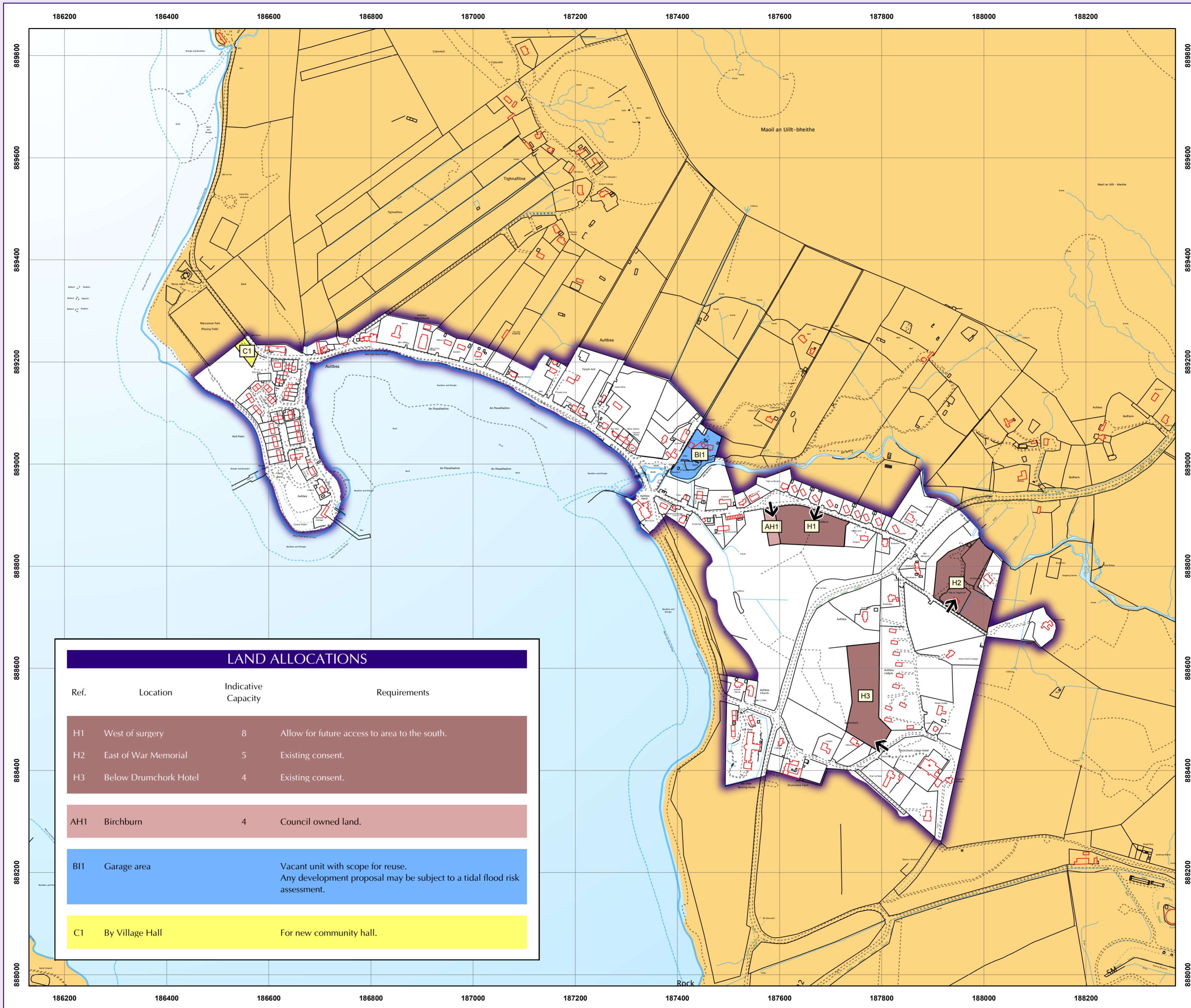
Development Factors (Policy 4.8)

- Setting of the village should be protected by the retention of open spaces by the coast and the linear croft fields leading up to Tighnafiline.
- Development will require to connect into existing or new public sewers with any necessary upgrading – The Council has made representations to Scottish Water for upgrading of the existing works to be incorporated within the 2004 – 2016 capital plan.
- MOD and NATO consultation areas exist (see Background Maps).
- To the north, the open character of the area between Aultbea and Buainaluib should be protected.
- A number of natural and cultural heritage features, as listed in Box 1, may occur within the SDA boundary (see Background Maps).

INSET MAP



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LAND ALLOCATIONS			
Ref.	Location	Indicative Capacity	Requirements
H1	West of surgery	8	Allow for future access to area to the south.
H2	East of War Memorial	5	Existing consent.
H3	Below Drumchork Hotel	4	Existing consent.
AH1	Birchburn	4	Council owned land.
B11	Garage area		Vacant unit with scope for reuse. Any development proposal may be subject to a tidal flood risk assessment.
C1	By Village Hall		For new community hall.