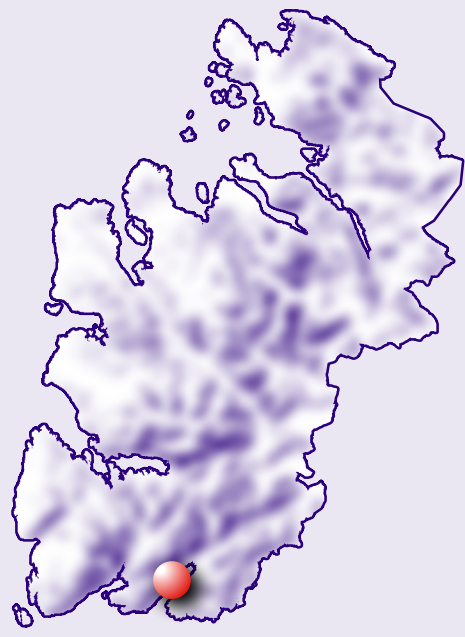


INSET MAP



SETTLEMENT

- Settlement Development Area (Policy 1)
- Affordable Housing
- Housing
- Business/Industrial
- Redevelopment
- Proposed Access

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

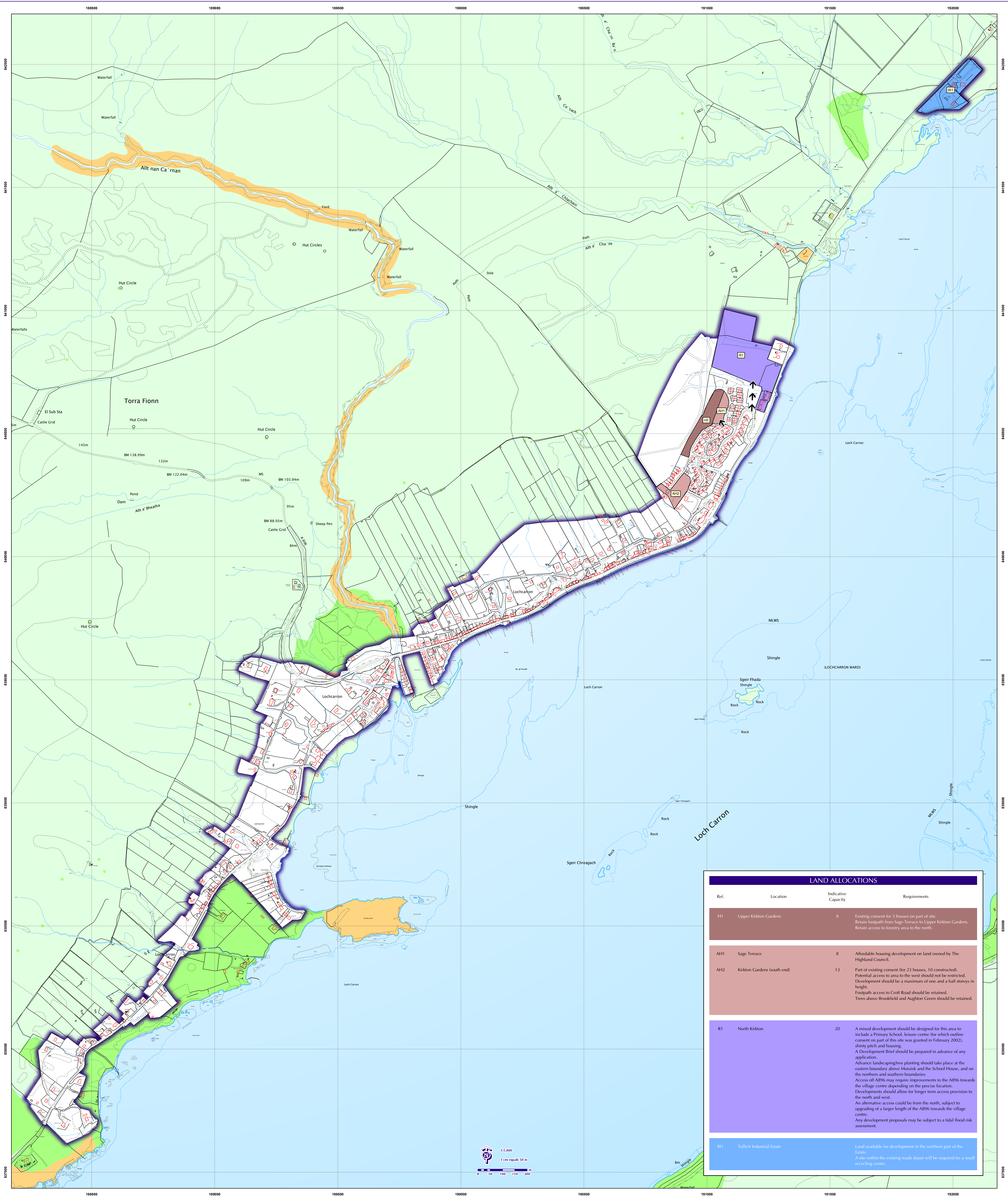
Development Requirements

- Land required for 50 houses in the period to 2012, equivalent to 5 per annum.
- The Settlement Development Area boundary for Strathcarron has been drawn widely to allow for a limited degree of "overspill" development there from Lochcarron.

Development Factors (Policy 4.8)

- The natural boundaries to the village formed by the burn and golf course to the north and by woodland to the south should be respected.
- Views over Loch Carron afforded by open fields between Strome Road and the shoreline should be retained.

- Development accessed from Croft Road may require additional passing places along the road to the satisfaction of the Roads Authority.
- Traffic calming measures will require to be put in place prior to the granting of any new planning permission for further housing in the Kirkton area.
- Development will require to connect into the existing or new public sewer with any necessary upgrading.
- A number of natural and cultural heritage features, as listed in Box 1, may occur within the SDA boundary (see Background Maps).



LAND ALLOCATIONS			
Ref.	Location	Indicative Capacity	Requirements
H1	Upper Kirkton Gardens	8	Existing consent for 3 houses on part of site. Retain footpaths from Sage Terrace to Upper Kirkton Gardens. Retain access to forestry area to the north.
AH1	Sage Terrace	8	Affordable housing development on land owned by The Highland Council.
AH2	Kirkton Gardens (south end)	13	Part of existing consent (for 23 houses, 10 constructed). Potential access to area to the west should not be restricted. Development should be a maximum of one and a half storeys in height. Footpath access to Croft Road should be retained. Trees above Brookfield and Aughton Green should be retained.
R1	North Kirkton	20	A mixed development should be designed for this area to include a Primary School, leisure centre (for which outline consent on part of this site was granted in February 2002), shinty pitch and housing. A Development Brief should be prepared in advance of any application. Advance landscaping/tree planting should take place at the eastern boundary above Morisk and the School House, and on the northern and southern boundaries. Access off A896 may require improvements to the A896 towards the village centre depending on the precise location. Developments should allow for longer term access provision to the north and west. An alternative access could be from the north, subject to upgrading of a larger length of the A896 towards the village centre. Any development proposals may be subject to a tidal flood risk assessment.
B1	Tulloch Industrial Estate		Land available for development in the northern part of the Estate. A site within the existing roads depot will be required for a small recycling centre.