

Isle of Rum  
Community Land Use Plan  
**JULY 2015**



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## infrastructure considerations

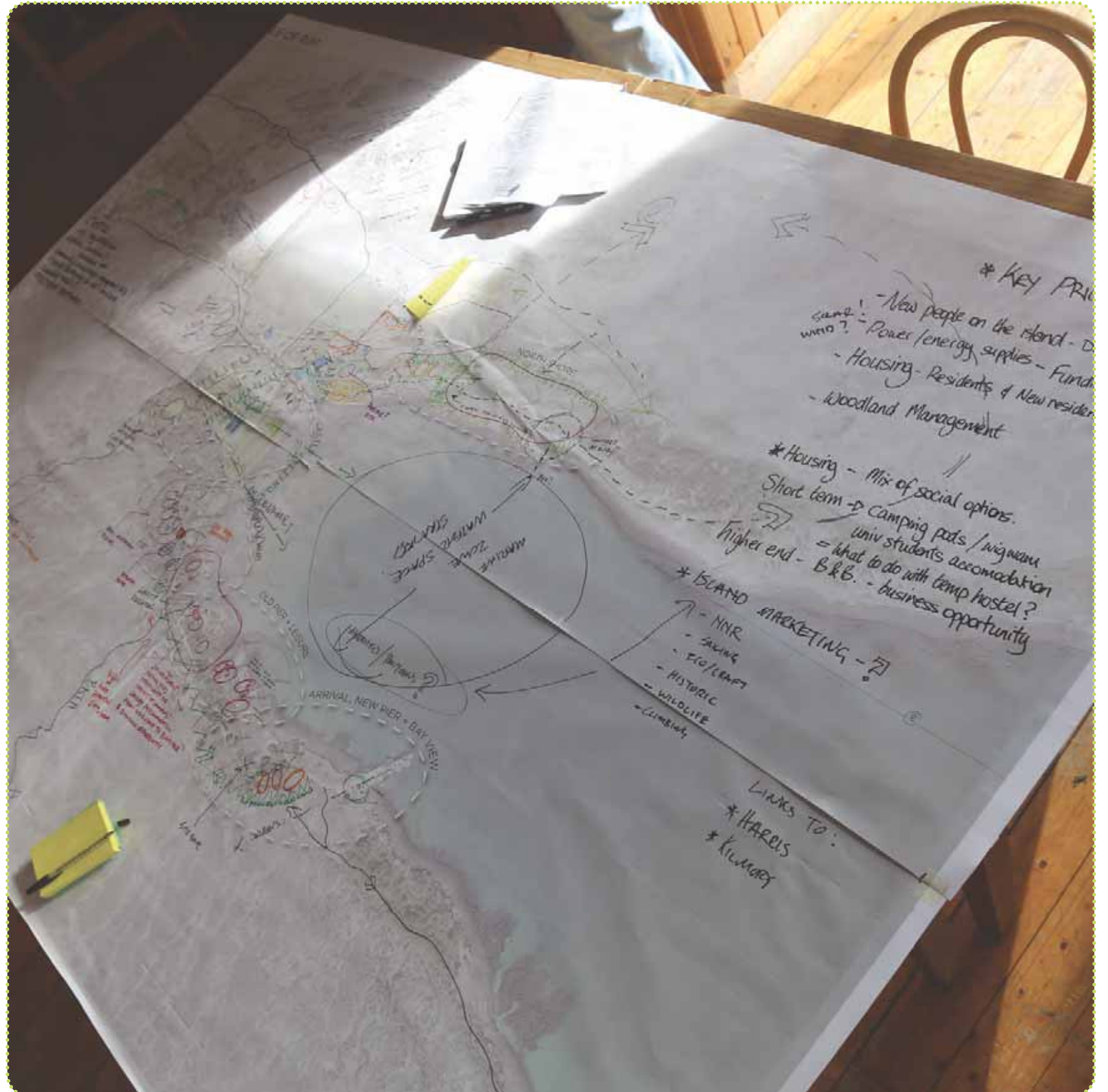
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Consultation drawing

## Introduction

PAS ([www.pas.org.uk](http://www.pas.org.uk)), in association with Optimised Environments Ltd (OPEN), has been commissioned by Isle of Rum Community Trust (IRCT) to facilitate an impartial engagement process on Rum and produce a Community Land Use Plan for land in IRCT's ownership also considering how that land can be integrated with land in Scottish Natural Heritage (SNH) ownership.

The overall aims of the IRCT include increasing of the population of the island, which involves the critical first step of providing suitable accommodation in the immediate future to stabilise the current turnover of people living on the island, followed by identifying opportunities for employment and longer term sustainable growth. In order to achieve this there is a need to identify suitable sites for new housing, as well as commercial opportunities, while determining the capacity of principally Kinloch Village and its setting alongside Loch Scresort, to take this development and growth. It should also be recognised that the underpinning of economic development growth on the island is closely linked to the ferry provision by Calmac, and this should be monitored and strengthened along with the identification of other opportunities for independent visitors/travellers.

The starting point for the project is The Plan for Kinloch Isle of Rum: An Indicative Planning Framework (2004) prepared by Simpson and Brown and others (also referred to as 'The Village Plan'). This Community Land Use Plan has updated and consolidated the content of 'The Village Plan' (2004) relating to development sites and has also been informed by the views of the Highland Council, the current views of the residents of Rum, and by the views of Scottish Natural Heritage and Historic Scotland.

## Engagement and Consultation

Detailed engagement with residents of the island, the Highland Council, SNH and other relevant stakeholders has been the basis of the preparation of this Community Land Use Plan.

A detailed account of the engagement and consultation undertaken was prepared for submission of the report for scrutiny by the Highland Council Lochaber Area Committee, and is included as a separate report.

## Project Outcome

Production of a Community Land Use Plan that can be submitted to the Main Issues Report of the West Highlands and Islands Local Development Plan, with the intention that the document is adopted by the Highland Council as Supplementary Guidance to the Local Development Plan.

## Methodology and Aims

The starting point for the project was a detailed review of The Plan for Kinloch Isle of Rum: An Indicative Planning Framework (2004) prepared by Simpson and Brown, a large amount of which is still relevant and the report remains as a material consideration for planning matters relating to Rum. As the Community Land Use Plan progresses reflecting the current needs of the community, it must also relate and compliment other emerging plans such as the Rum National Nature Reserve Management Plan (due 2016) and the Kinloch Forestry Plan.

This was then followed by a number of other tasks/actions as listed below:

- Site visits, data collection and analysis;
- Evaluation of the Simpson and Brown report;
- Evaluation of the Simpson and Brown report against the Highland Council's letters to IRCT dated 4 January 2013 and 31 January 2013;
- Review of other data/engagement processes/dialogue, such as Highland Council correspondence/site visits, Planning for Real events on Rum, emerging SNH plans and strategies, and IRCT Forestry Plans;
- Undertaking a high level of engagement and consultation with residents of Rum including young people, and other key stakeholders (IRCT, Scottish Natural Heritage, Historic Scotland, the Highland Council, Highlands and Islands Enterprise);
- Consolidation of findings of engagement and research into a succinct Community Land Use Plan document that can be considered for adoption by the Highland Council as part of the emerging West Highlands and Islands Local Development Plan; and
- Provide IRCT with a clear action plan for the way forward with regard to sites for future planning applications for new houses on Rum.



## study areas + designations

The principal study area is focused around Kinloch Village and Loch Scresort on the east of the island, along with a secondary study area relating to a single building at Harris on the south west coast. Although both areas are in the ownership of the Isle of Rum Community Trust (IRCT) they are inextricably linked to the overall setting and existence of the Island of Rum including links to the mainland and beyond. As a result any study of Kinloch Village and Harris must also relate to the island context. The international significance of Rum's natural heritage, the associated designations and management of these, are as such highly relevant to any study exploring the future capacity of Kinloch and Harris to take change and as a result the emerging Community Land Use Plan must relate to other on going plans such as the Rum National Nature Reserve Management Plan and the IRCT Forestry Plans.



Consultation

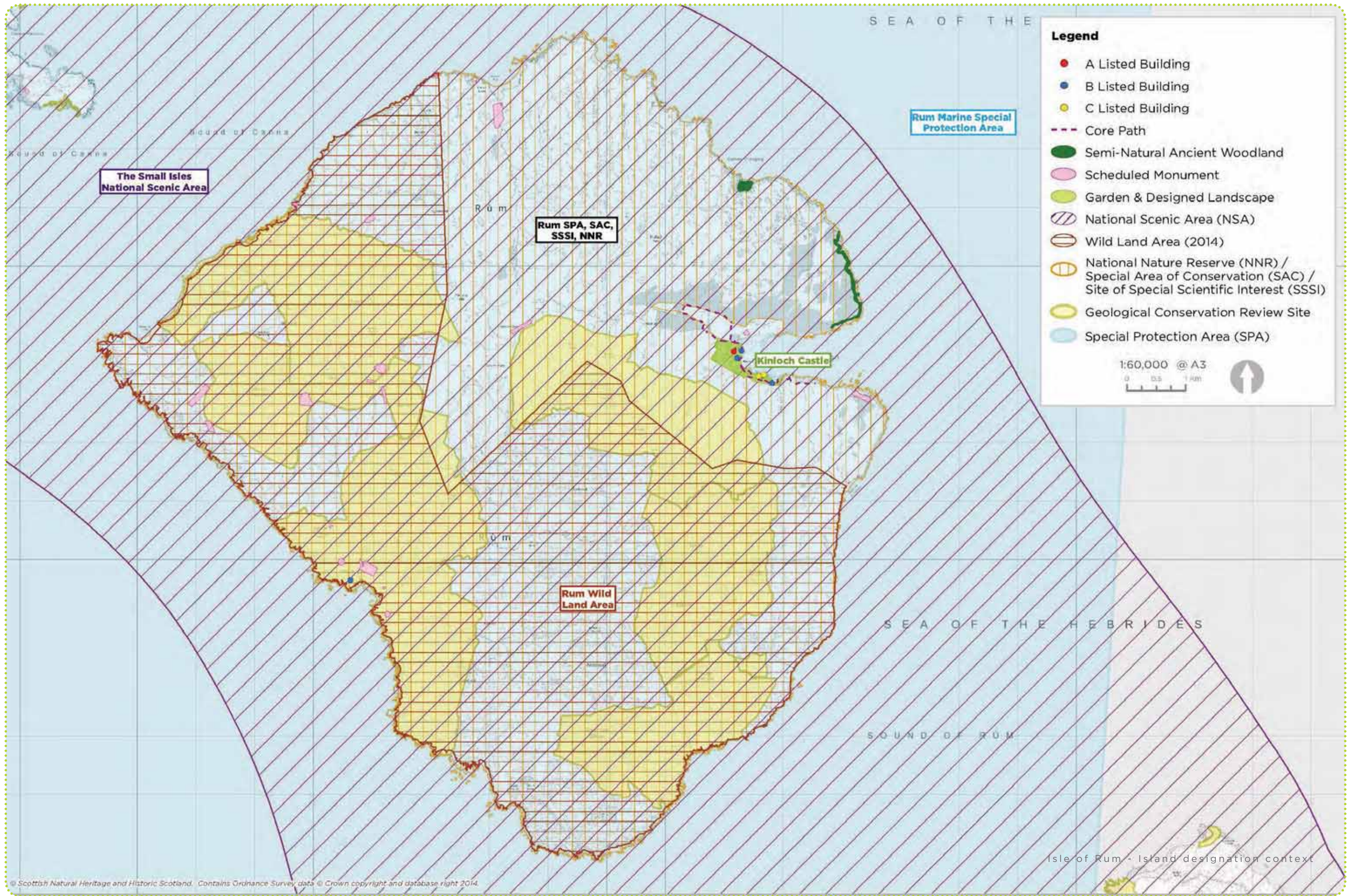


Consultation



View to Castle

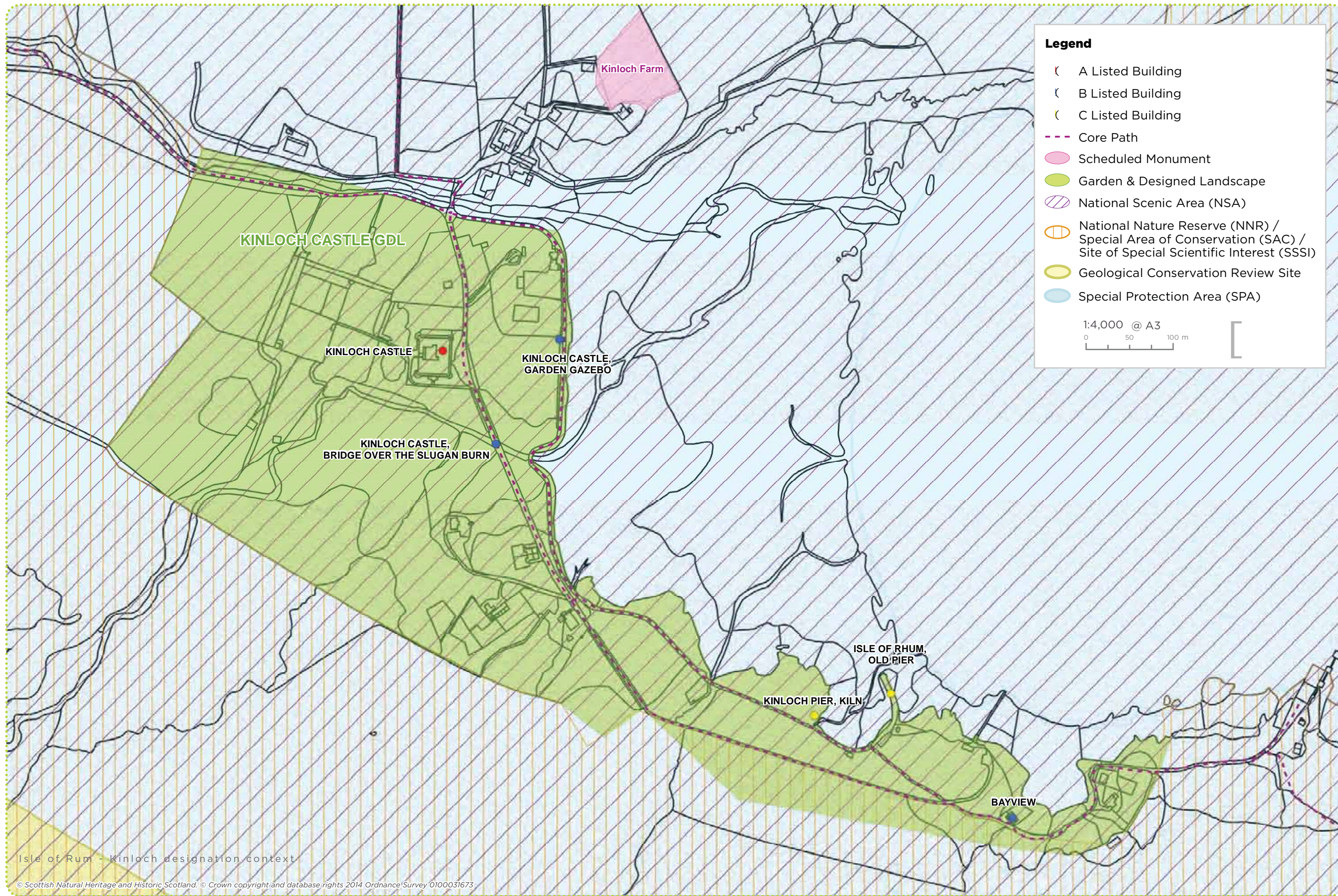




**Legend**

- A Listed Building
- B Listed Building
- C Listed Building
- - - Core Path
- Semi-Natural Ancient Woodland
- Scheduled Monument
- Garden & Designed Landscape
- ▨ National Scenic Area (NSA)
- ▭ Wild Land Area (2014)
- ▭ National Nature Reserve (NNR) / Special Area of Conservation (SAC) / Site of Special Scientific Interest (SSSI)
- Geological Conservation Review Site
- Special Protection Area (SPA)

1:60,000 @ A3  
 0 0.5 1 km  
 ↑



## site plans - Kinloch + Harris



Former shooting lodge Harris

The following site plan information illustrates the extent of the areas, sites and context, which are part of this study. Kinloch village and its context is the principal area of study, while the Harris area is focused around a single building, a former shooting lodge. For the purposes of this Community Land Use Plan, the potential of the single building at Harris is expected to be one of principally building renovation, making it fit for habitation and continued use to accommodate people on a temporary basis. With scope for development limited no significant land use analysis has been carried out at Harris.

Historically Kinloch was only one of a number of settlements on Rum and was certainly not the most prominent. Yet, today, Kinloch is the only settlement remaining with its rise to prominence being well documented. Kinloch's present form owes its character largely to the existence of the Castle and its designed landscape, as well as being located partially around the sheltered Loch Scresort, back dropped by the dramatic setting of mountains.

Around the south and west of the Loch, nestled closely within the policy woodlands, there is a dispersed pattern of single or small groups of buildings, informally but fairly evenly spaced, unified by their scale and their 'estate' character, all in marked contrast to the red sandstone of the Castle.

The policy woodlands of the designed landscape are the key space-forming element. As is the case with designed landscapes they are on the one hand crucial to the character of an area and on the other can be seen to inhibit growth. Over time the designed landscape on Rum has become over-mature and in places failed, with aspects of the woodlands being replaced with pioneer species. These pioneer woodlands have a less diverse visual character and as such have tended to blur the simple distinctions of the original designed landscape. The even age of the designed landscape also leaves it vulnerable to complete failure without active management, which is recognised as potentially an irreversible occurrence, changing the nature of Kinloch forever. The emerging IRCT Long Term Forest Plan is looking to address this by the introduction of proactive management of the woodland resource, critically helping to broaden the otherwise even age of the designed landscape while respecting the key elements of the original intent and introducing new woodland. This is an essential first step in respecting the essence of such a significant character-forming element.

It is realised Kinloch's development potential will require sites that are placed within or in direct association with woodland. As stated above, that woodland is a key element in the landscape and history of Kinloch Castle and recognised by the inclusion within the Inventory of Gardens and Designed Landscapes. The woodland is therefore an important consideration to development with proposals requiring specific arboricultural assessments (BS 5837 Trees in relation to design, demolition and construction - Recommendations) in support of any planning applications. The woodland has a number of difficult challenges in relation to maturity, condition, windblow, lack of diversity, grazing pressure and site drainage. It is therefore important that any proposals consider the full impact of development as well as the future amenity and safety (windblow risk) of that development. It is important the overall integrity of the woodland cover is maintained and future

proofed.

However the designed landscape woodland is only part of the emerging story of tree cover in and around Kinloch village. Over the years SNH have planted extensive mixed woodland stretching up the glen and on to the hillside on the north of the glen and Loch Scresort. This has introduced a new backdrop to Kinloch and over time it has created another dimension to the setting, not only diversifying the woodland type, broadening the ecology and habitat, it starts to redefine certain aspects of the spatial parameters of the settlement. In the same way as the Edwardian vision set the frame of the designed landscape, the late 20th and early 21st century broadening of the woodland cover can set the agenda for a new chapter in the sustainable growth and diversification of Kinloch as a settlement.

The following concept sets out the principles of how the both the Edwardian landscape and new woodland can work together to continue to define both the historic elements of the settlement and also the new.

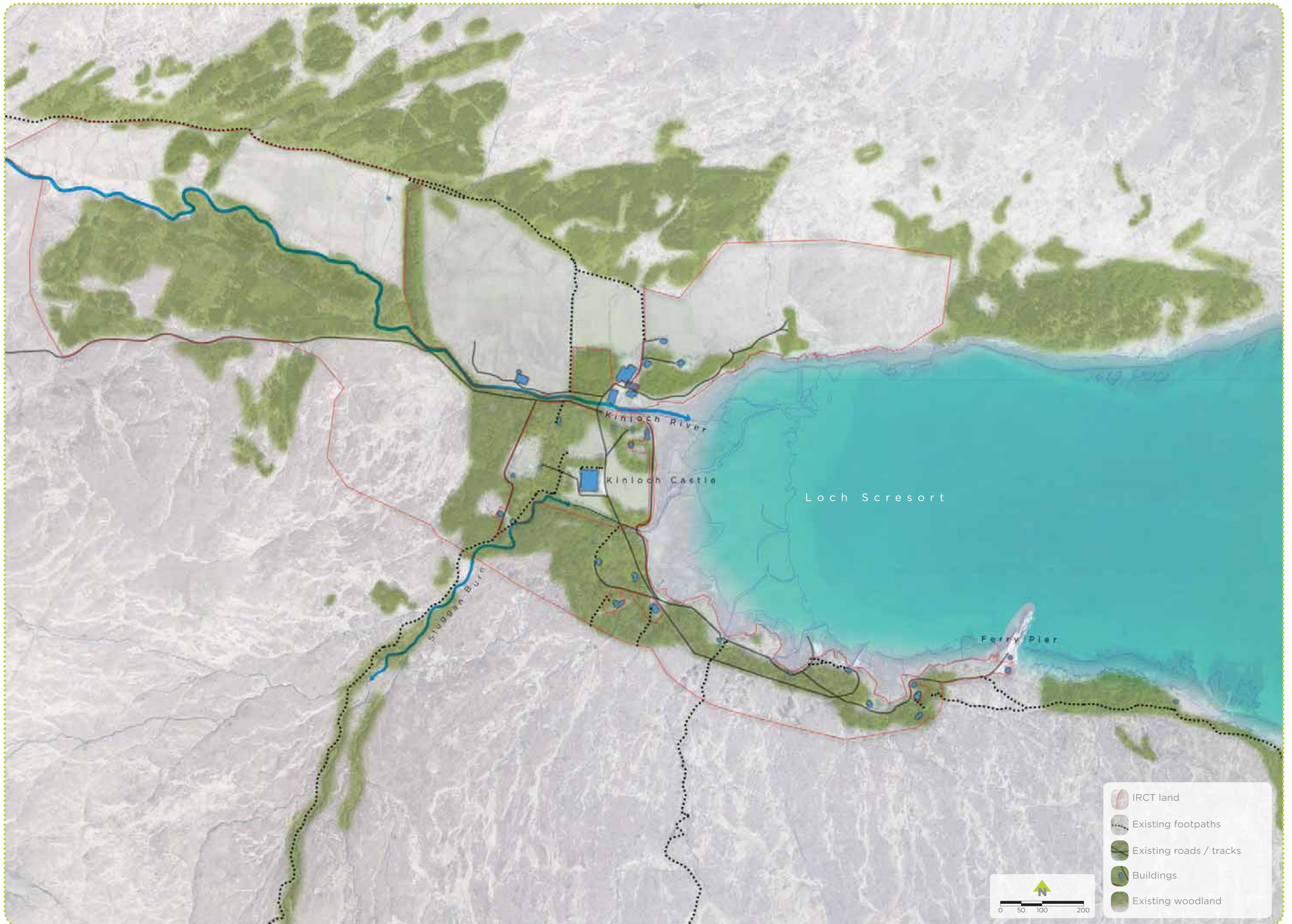







Kinloch Castle



Aerial view Harris





-  IRCT land
-  Existing footpaths
-  Existing roads / tracks
-  Buildings
-  Existing woodland



# conceptual approach

There are two basic approaches to realising opportunities for Kinloch. Both are inextricably linked to the unique setting of Loch Scresort, the glen and dramatic mountain enclosure.

The first is based in the appreciation of the existing designed landscape, acknowledging the fact that it is in decline but that it also contributes to the essential character of Kinloch, particularly the arrival experience. With this acknowledgement as a given, the aim is to carry out proactive woodland management, re-invigorating the essence of the designed landscape as a framework setting and to carefully identify and integrate new development within this structure where possible.

The second approach is based on the new woodland planting that has appeared through the latter half of the 20th Century and has formed a new and extended spatial setting. In many ways similar to the way that the designed landscape helped define development in Edwardian times, essentially creating a setting to the south and head of the Loch, the late 20th Century woodland and potentially the further extension of that principally to the northern side of the Loch, can create a balanced setting for an extended Kinloch village around the entire Loch's edge.

These two approaches aim to create a balanced development pattern around the Loch, setting the opportunity for a framework of development that captures the nature and density of coastal villages up and down the west coast, those which are arranged addressing the shore, in a somewhat dispersed pattern of single or even small groups of buildings. This language already exists within the designed landscape, however the difference between the two sides of the Loch may well be in the varieties of species used and density of planting for new more native woodland planting. This can then become a resource for the community, enhance ecological and habitat biodiversity, increase leisure opportunities as well as provide the framework setting for appropriate built development and alternative land uses.



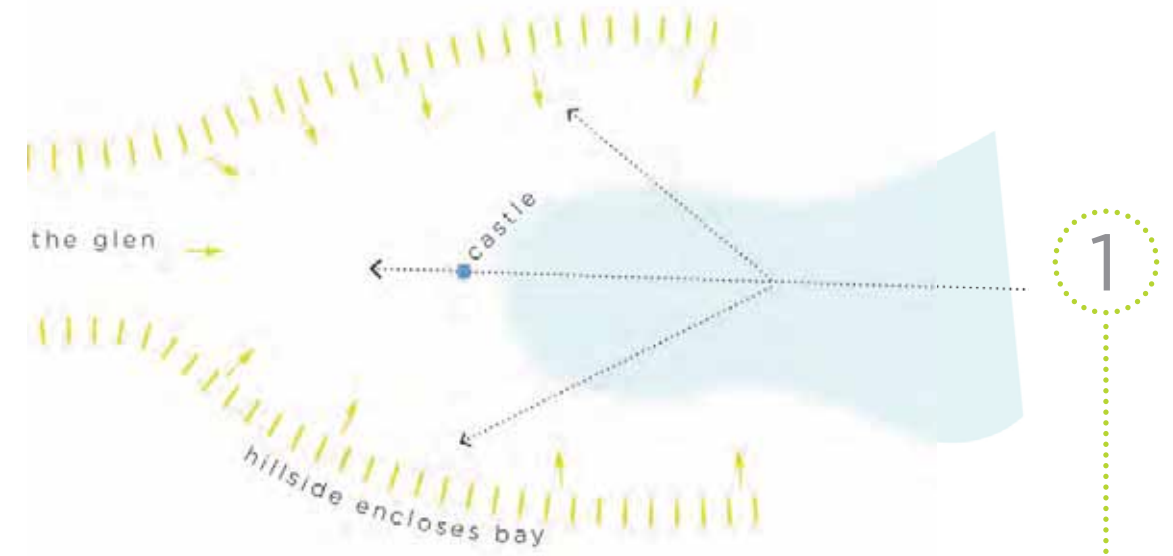
Consultation



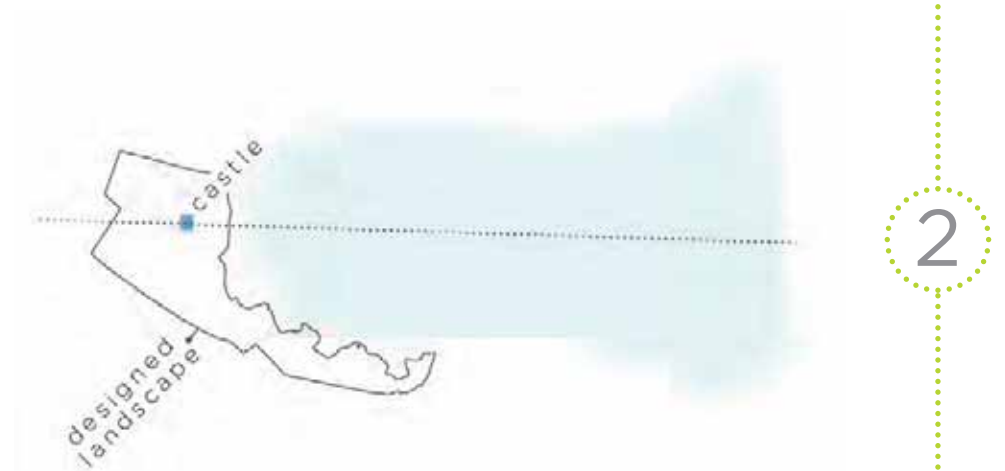
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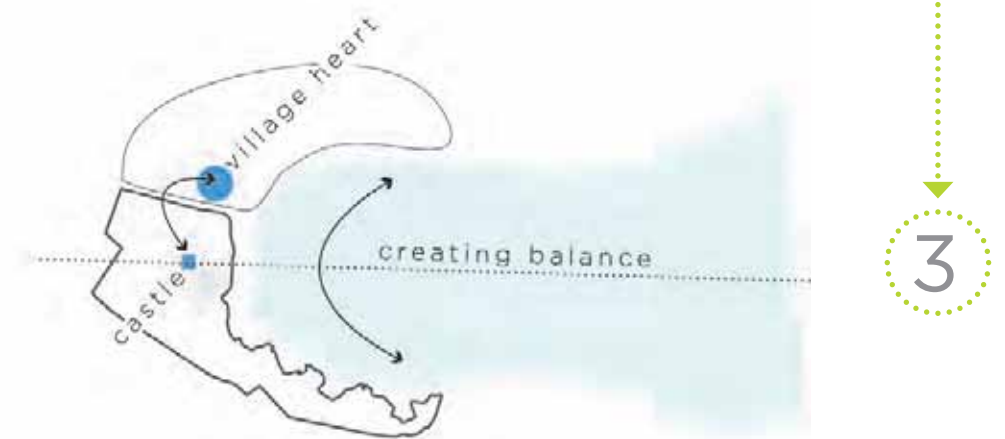
North shore view across the bay



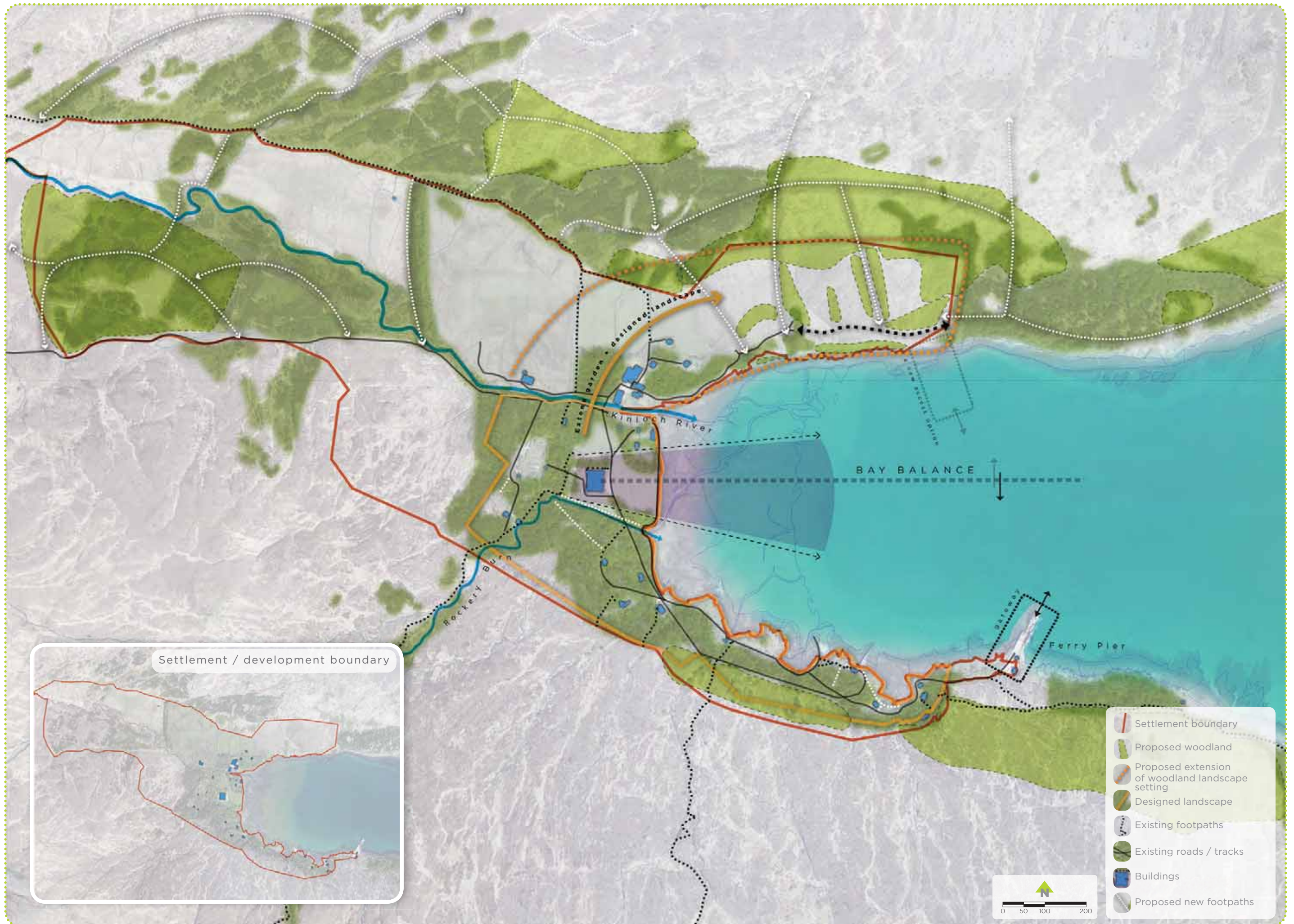
1





2



3



Settlement / development boundary

-  Settlement boundary
-  Proposed woodland
-  Proposed extension of woodland landscape setting
-  Designed landscape
-  Existing footpaths
-  Existing roads / tracks
-  Buildings
-  Proposed new footpaths

# character areas

Through the course of review and analysis of written information, mapping, thorough site visits and discussion with the community a series of character areas were identified. In study areas as broad as this, the character area approach is an important step in genuinely identifying the variety of inherent qualities that exist within what is a large study context in the aim of conserving special features and properties without adopting a blanket approach.

As the project progresses the employment of character areas allows simpler management of information both for the purposes of this document and also future development proposals. It should be recognised that any framework for development will evolve over time and by allowing the identification of character areas rather than specific sites at this stage illustrates an approach that is flexible and that can adapt over time through further detailed study and discourse.



Consultation

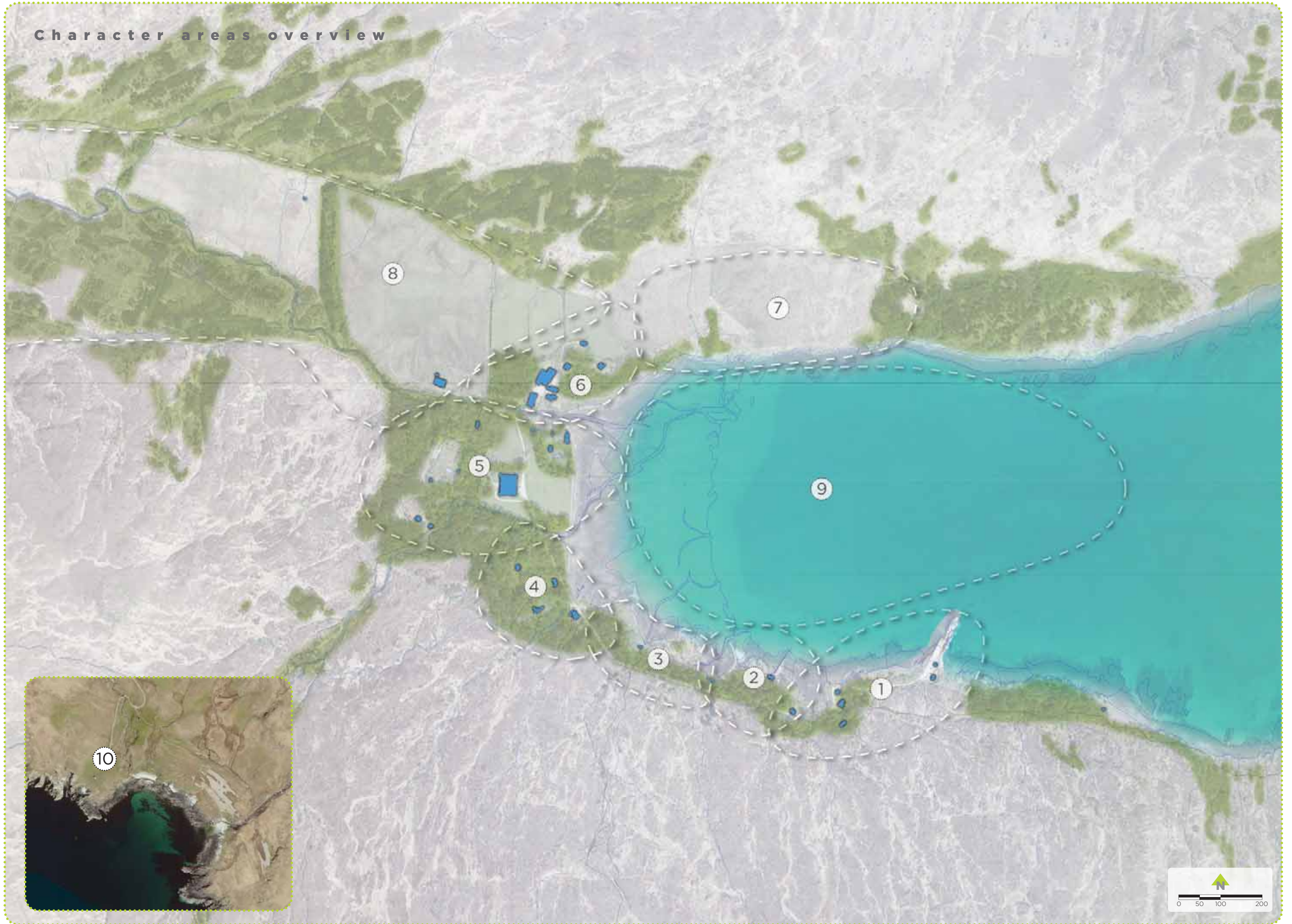


North Shore



Kinloch river mouth

Character areas overview





entrance road - contained views



setting and view across bay



access to foxglove cottage and sites 2a+b



schoolhouse and school



site 1

## Character Area 1 - Arrival - New Pier and Bayview Analysis and Capacity Appraisal

This is an important sequential experience from arrival on the island, especially for visitors. This needs to be considered carefully when evaluating new development locations, scale and quality.

Initial impressions are taken from the arrival sequence on the ferry and the expansive views across the Loch Scresort, and then views to the mountains that rise overhead. On leaving the pier the road leads away on what can be described as a contained arrival experience where the wide-open views of the Loch and mountains are replaced by enclosing woodland. This is a contrasting experience and immediately typifies this part of the island and Kinloch. From the pier to Bayview Cottage the woodland provides containment, which is interspersed with views across the Loch, and as the road passes the schoolhouse there are important clear views across the Loch balanced by the intimate setting of the small bay in front of the school and Bayview Cottage. The continued management of the trees is an important element in retaining this character as you enter the Designed Landscape. New woodland planting should be considered to help further enhance this entrance setting while still allowing views to the mountains beyond. In particular, extending the woodland eastwards and to the south of the entrance road from the pier will help enhance the entrance setting and help support what is a fragile woodland edge suffering from windblow.

Within the previous Village plan (2004) there were no sites identified within this initial area other than opportunities around the school bay (site B) and an extension to the school, and along with a subsequent site visit with Highland Council a site was identified on the west corner of the Foxglove Junction (site 6).

As a result of further site visits and consultation, both site 6 and site B have been discounted. On closer inspection site 6 is difficult to realise both physically and visually. It is a very prominent site, on a direct sightline coming along the road - the land has some challenging levels and landscape issues as well as being on a potential microlithic site. Together with its proximity to the main entrance road it will also have significant privacy issues, similar to the schoolhouse, and as such is not necessarily a suitable site. In addition to this the former site B, for many of the same issues related above, is difficult to realise and impacts considerably on existing tree stock and lacks privacy. However, closer site inspection has allowed other alternatives to be considered.

### Site 1

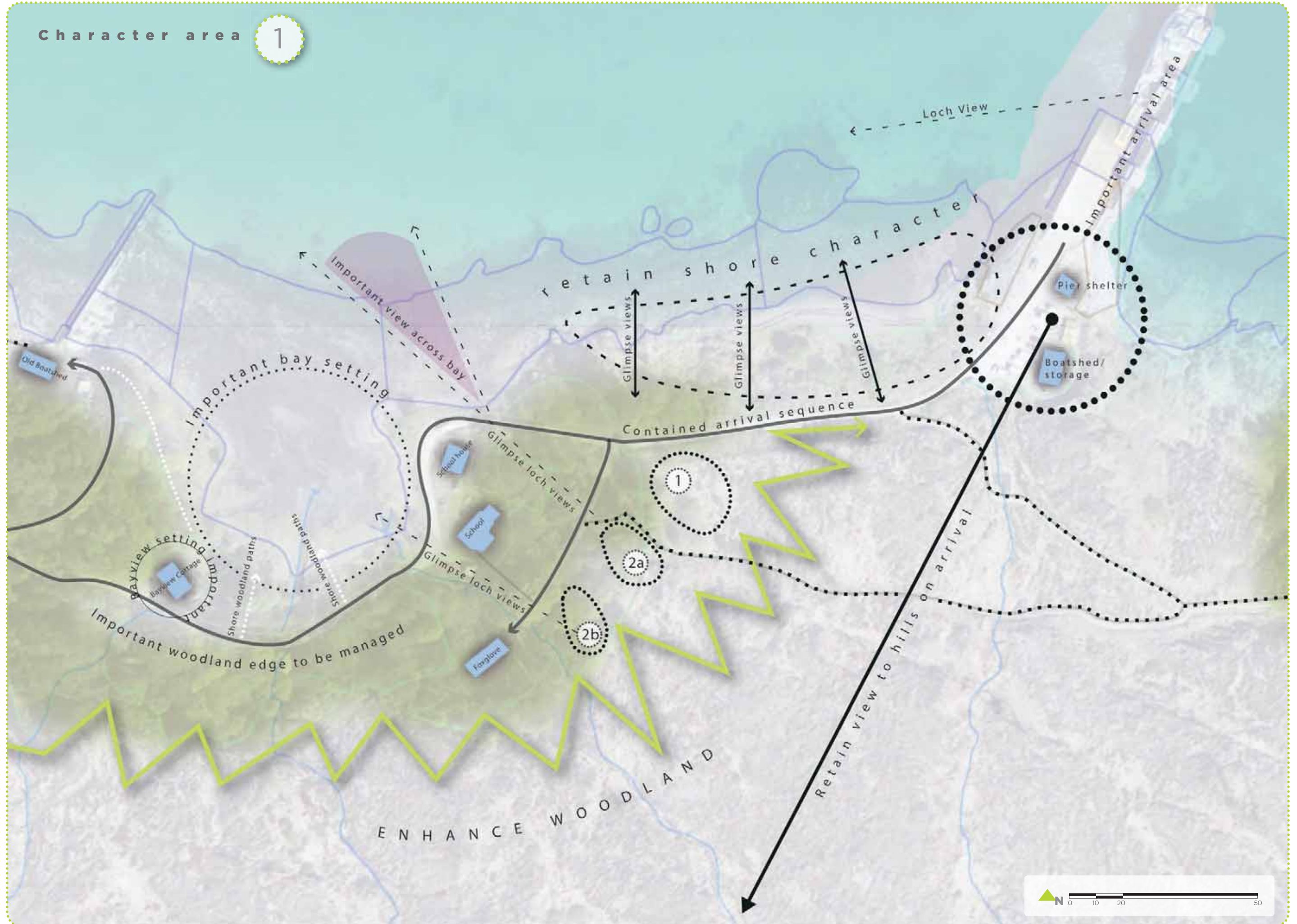
South and east of the junction to Foxglove Cottage, this site offers the opportunity to carefully site a single house with the backdrop of existing mature trees, on a section of land that is relatively flat, accessible and has a relationship to the entrance road although not too close. It would be the first residential property experienced on landing on the island and should be of the highest design quality, setting the scene for the arrival to Kinloch and providing a gateway role. With new woodland planting extending south and eastwards and the existing backdrop of mature trees it would nestle well with its surroundings. The land drops gently towards the existing woodland edge and careful siting of any future house plot should take advantage of this, and along with its slightly elevated position from the road will give it added privacy.

### Site 2 a+b

To the east of Foxglove Cottage entrance track, the existing woodland is mature and suffering from windblow. With careful woodland management this site could provide the opportunity for up to two small houses. It is easily accessed and is slightly elevated allowing glimpsed view out across the Loch. With new woodland planting extending south and eastwards this site would be well sheltered and reduce the threat of future wind blown damage. As part of any pre-application discussion an initial woodland appraisal of likely impacts and possible mitigation should be carried out. Along with Site 1 and Foxglove Cottage these sites form a small grouping of buildings tied together with an access track and enhanced woodland providing a sense of discreet community living.

Character area

1





site 5a - upper coal bund site



Old pier and bay setting



Site 3



Old Pier and sandy bay



slipway, boatshed and site 4

## Character Area 2 - Old Pier and Slipway Analysis and Capacity Appraisal

The first cross roads after arriving on the island is encountered on gently rising ground west of Bayview Cottage. The choice is to take the lower shore road or the upper formal estate/castle drive. There is also a route to the Boatshed that provides access easily to the shore. This area would benefit from orientation information. The woodland is particularly dense in this area and would benefit from proactive management. However to the south of the formal estate/castle drive the woodland is sparse and has suffered from wind damage in parts. Enhanced woodland planting to the south of the drive would help the setting of the avenue and drive and protect it from future wind damage. Glimpsed views of the mountains beyond should be maintained where possible. The area between the Old Pier, Slipway, the road, the intervening woodland and the shoreline has the potential to accommodate additional footpath links for exploring the woodland and shore line, which offers stunning views out across the Loch. The occasional usage of the Old Pier (and associated sandy bay) and Slipway offer additional interest. A heronry located in this area will need to be sensitively factored in to any development and woodland management. The small bay associated with the Old Pier is of particular importance in terms of setting and should be carefully managed, with such elements as the existing Coal Bund, currently being used as an informal storage area and somewhat unsightly, detracting from the setting.

### Site 3

This site was previously identified in the Village plan for 3 chalets (site C). It is a discreet site to the west side of the entrance road to the Boatshed and with careful woodland management there is potential for a single house in this vicinity. It has good access, is on flat land and has a level of privacy suitable for a house. The identified heronry is closest to this location and needs to be carefully considered in the context of future development of this particular site. As part of any pre-application discussion an initial woodland appraisal of likely impacts and possible mitigation should be carried out.

### Site 4

To the west of the Boatshed there is potential for either an extension to the boatshed or a separate building. Consideration should be given to an associated commercial/visitor service use that would maximise the location and setting.

### Site 5 a + b

This site has two parts, firstly the lower and currently visible Coal Bund, and secondly, sitting higher and adjacent in a woodland clearing the foundations of what appears to be an earlier coal bund site. It was previously identified in the village plan (Coal Bund) and by Highland Council as having development potential. It is possible that this site could be utilised as associated commercial/visitor service uses, with the top site (a) being an ideal location for a house with the lower site (b) on the route to the Old Pier being of commercial or informational interest, such as a café/shop tourist information associated with its prominent location.

### Site 6

The existing nature information building (formerly petrol store) is in a key location. It provides a good informational use presently. There is redevelopment potential for the site if this use is relocated elsewhere. It was identified in the previous Village plan, however after subsequent site visits and consultation it is unlikely to be a good residential site due to its proximity to the road and lack of privacy, and it would require woodland removal in order to give it privacy as a house. It may offer the potential for a specialist shop/craft facility adding interest to the route along the shore and work well with any redevelopment of the Coal Bund. The associated public toilets and showers are good uses in this area but could benefit from future rationalisation along with camping, yachting and other leisure facilities.



Character area

2



## Character Area 3 - Bunkhouse - Camping and Leisure

### Analysis and Capacity Appraisal



Campsite

On leaving the Old Pier and bay the shoreline opens up and becomes easily accessible direct from the shore road. The shore road defines the boundary between the open shore land and woodland of the Designed Landscape. This is a key shoreline setting, offering not only access to the water's edge but also clear views out across the Loch. It is already used partially for camping pursuits including a couple of timber wigwams. The foreshore needs careful management as not only is the shoreline a sensitive area, but it also has the historic lime kiln dating back to Salisbury's time and there are two potential sites of former buildings according to the Royal Commission on the Ancient and Historic Monuments of Scotland (RCAHMS). Although shoreline development is a typical characteristic all proposals will be subject to current regulations relating to flood risk assessment and avoidance. However, it is a logical place for extending the camping and other leisure accommodation both to the foreshore and also into the woodland to the south of the road, subject to woodland management. This camping and leisure area is already partially in place and the 2014 Bunkhouse facility adds to this and naturally acts as centrepiece. The overall camping and leisure experience can range from an almost 'wild' camping experience on the foreshore, with the opportunity for large family tents, through to wigwams, yurts, self contained cabins as well as the offer of a modern bunkhouse.

Within the woodland area to the south of the road there were potential housing sites identified previously (formerly D, E and F). On closer inspection these are difficult to deliver. However there is potential opportunity, subject to woodland management, to take advantage of smaller clearings to nestle other types of camping experience, such as wigwams, yurts and possible small chalets/self contained cabins, all subject to sensitive design criteria. The depth of the woodland between the shore road and the estate drive is in places quite restricted and the placing of any facilities within the woodland will need to acknowledge this in terms of not allowing the woodland to become too open. As part of any pre-application discussion an initial woodland appraisal of likely impacts and possible mitigation should be carried out, in particular for opportunities in Site 8 described below.

Within this area consideration should be given to one or two small housing plots, with one in principal being for the bunkhouse manager who will in all likelihood manage the overall camping offer. This would be best suited to being close to the bunkhouse, particularly within the woodland, subject to woodland management. General leisure services and facilities such as additional showers and toilets, need to be accounted for. It is logical that these should be more centrally located.



The bunkhouse



Site 8 f



Avenue gates

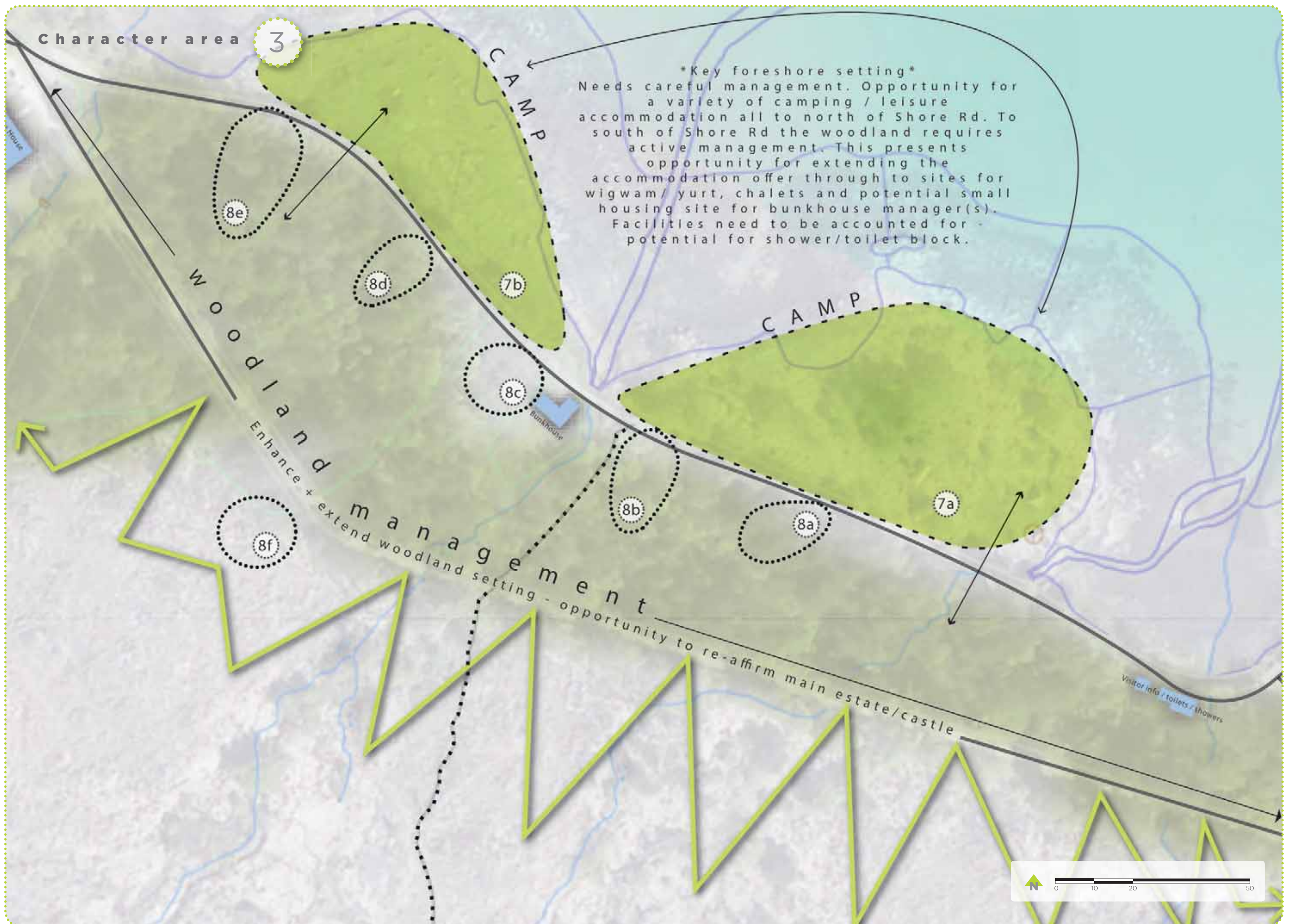
**Site 7 a+b** - This site has two parts, both related to the foreshore area, and offer opportunity to form an extended camping experience.

**Site 8 a+b+c+d+e** - This site has potentially several parts, all of which relate to sensitive woodland management. The focus should be in and around the 2014 bunkhouse facility. Extension of the camping offer would support the management of the bunkhouse, including one small house plot for a bunkhouse and campsite manager. Active woodland management needs to be undertaken first in order to ascertain what potential lies within the woodland. Initial site inspection in 2014 suggests there is potential capacity for up to 4 or 5 small clearings along the woodland edge. There is also clear potential to either extend the bunkhouse or indeed incorporate adjacent facilities that are central to the overall camping offer, this could include additional shower/toilet facilities utilising the enhanced services provided by the new bunkhouse.

**Site 8 f** - This site offers an opportunity to be located in an easily accessible area, on the south side of the entrance avenue and outwith the designed landscape but within IRCT ownership. Although close to the avenue and gates it is screened by trees from the road ensuring privacy and retained setting for the avenue, and with careful design could take advantage of the favourable aspect for a sensitive and sustainable housing plot.



Accommodation options





The White House



Site 11



Lyon cottage access road



Lyon cottage

## Character Area 4 - The White House and Kinloch Cottages

### Analysis and Capacity Appraisal

This character area is initially defined by the intersection of the shore track and the main estate avenue, and the prominent siting of the White House and Kinloch Cottages. This is a key orientation point that would benefit from enhanced signage and information. The White House and Kinloch Cottages align with the main avenue and have clear views out over the Loch, and along with Lyon Cottage, which is sited on a separate drive, but which also has a particular setting with framed views out over the Loch. The settings of these buildings should be sensitively considered when assessing new development potential. Former site 8 (now site 9) from the previous study has now been granted planning permission for a SNH staff house. The area around the Kennels, Venison Larder and the drive to Lyon Cottage has the potential to create a small cluster of houses or commercial uses if required, sensitively located and easily accessible while being discreet from the main avenue. This area would benefit from a small masterplanning exercise once woodland management is undertaken as it incorporates potential renovation, development of brown field land and new woodland plots. Previously identified sites, 4, 7 and G have been discounted.

#### Site 9

This is formerly site 8 under the previous study and Highland Council dialogue. This site has now been granted planning permission (see above).

#### Site 10

This site incorporates site J from the previous Village plan. However, after site visits and further consultation it was identified that if the potential exists to consider the Venison Larder and the Kennels as one development this should be done to make a more meaningful collection of usable and associated buildings. It has good access, discreet from the main avenue and with the buildings either being in use or derelict there is potential

to consolidate this into a meaningful residential opportunity on a brownfield site. The potential to relocate the Venison Larder closer to SNH's new Farm Building in the Glen should be evaluated. This would leave the opportunity to redevelop this site for 2 or 3 small houses in a cluster/terrace with perhaps potential for workshop or associated home working. It may also be considered as a potential opportunity for the bunkhouse/camp site manager's accommodation if it is not considered to be too remote from the camping/leisure area.

#### Site 11 a+b+c

This site had been previously identified in the Village plan (sites K and L) and utilises the access drive to Lyon Cottage. It is a discreet site, level and easily accessible. On site inspection in 2014, and as a result of further consultation, natural clearings were identified in the existing woodland, and subject to further woodland management there is the potential to sensitively locate 2 or 3 suitably sized houses. As part of any pre-application discussion an initial woodland appraisal of likely impacts and possible mitigation should be carried out.



Kennels and Venison Larder

Character area 4

Discreet housing plots subject to woodland management. Good access and potential for shared services. Depending on size of accommodation there could be 2 or 3 plots.

11c

11b

11a

10

9

Mini masterplan required

Rationalisation of Venison Larder and Kennels. Opportunity to develop 'brownfield' area into small cluster suitable for variety of community uses or individual residential/workshops.

View + setting

View + setting

View + setting

orientation

maps

The Whitehouse

Main Avenue

Shore Road





Kinloch Castle



Entrance avenue



Views from castle



North castle front

## Character Area 5 - Kinloch Castle and environs Analysis and Capacity Appraisal

This character area is essentially the Castle and environs, between the Sluggan Burn in the south to the Kinloch River in the north. The Castle setting, with its field to the Loch side and trees framing its view to and from the Loch, are part of the key arrival sequence to Rum. The Castle is viewed in the context of a magnificent mountainous backdrop when approaching by boat on Loch Scresort, nestled in the carefully set out Designed Landscape that frames its setting. On disembarking at the new pier the Castle is rarely glimpsed until the crossing of the Castle Bridge over the Sluggan Burn.

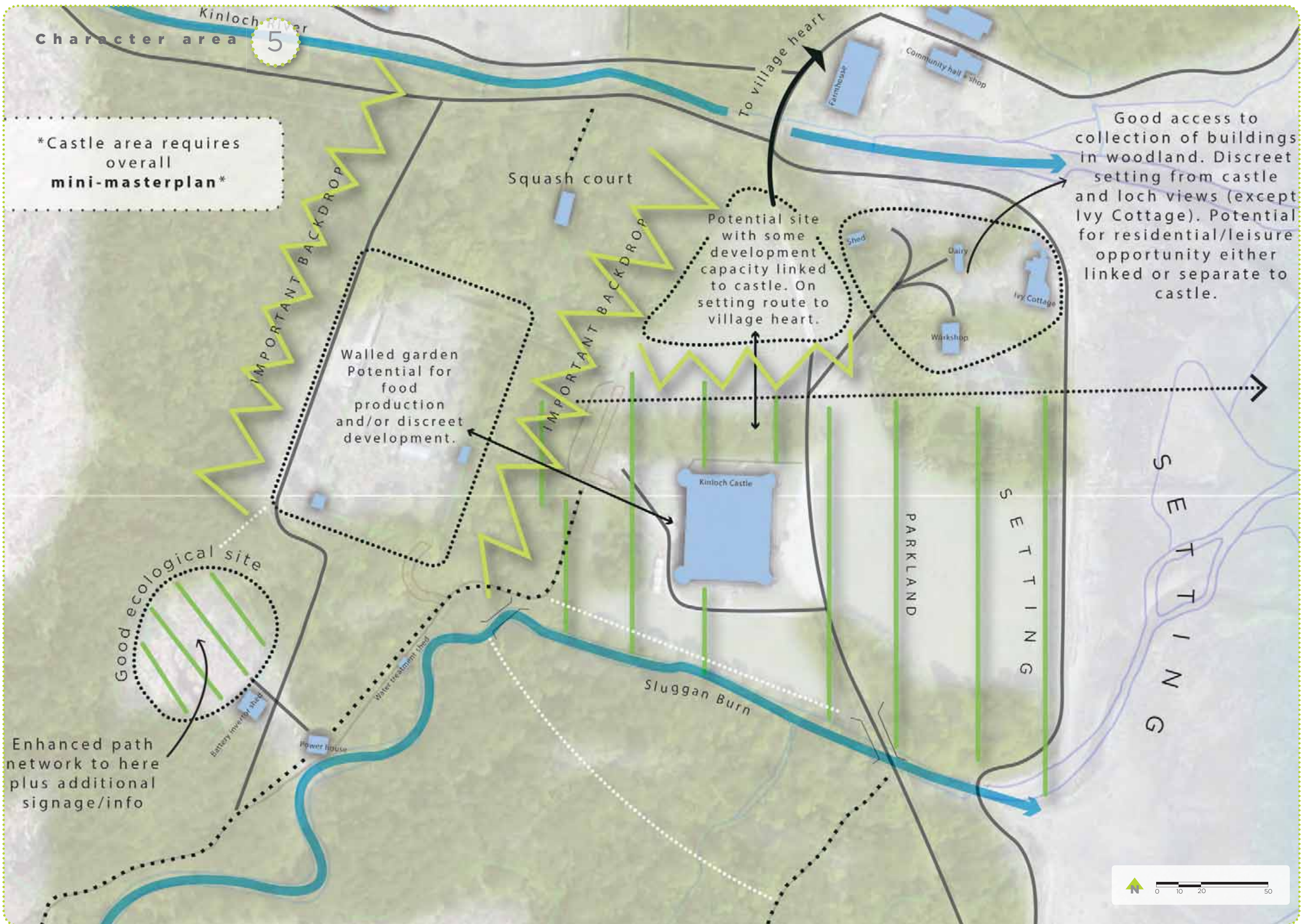
It is clear that the Castle and its immediate setting require a focused masterplan exercise to determine its future. As of Autumn 2014 the first stage of this exercise has been proposed by SNH and it is because of this that no individual development plot sites have been described within this study. However, some high level analysis has been illustrated in order to inform a future briefing for a masterplanning exercise. Any future exercise will need to engage fully with SNH, Historic Scotland and the island community amongst others.

From previous studies and recent consultation the importance of the Castle to not only the setting of Kinloch but to the economic future of island life, primarily borne out of tourism, is crucial. As SNH progresses the evaluation of the future of the Castle it is recognised that the future of the island community is inextricably linked to this.

A masterplan for the Castle and its setting needs to acknowledge that, although the main building itself is a set piece framed by its landscape, the overall setting is inherently linked to the surroundings. For instance, to get to the heart of the village, presently the community hall, former Farm House, Byre and shop, the approach is through the Castle grounds and as such the two environments benefit from their proximity and need to work together in any future plans. Whatever the final use of the Castle building itself, be that museum, accommodation, or combination of these, the resource of the surrounding environment for leisure and appropriate access (while respecting any privacy issues associated with future use) needs to be carefully considered and integrated. The community should be involved in any masterplanning exercise.



Castle Bridge



## **Character Area 6 - Heart of the Village**

### Analysis and Capacity Appraisal

Kinloch Village is already a particular place, spread around two sides of Loch Scresort, in what can be best described as a typical West Highland/West Coast and island shore line settlement pattern. It benefits from the Castle setting and Designed Landscape. With the aim of expanding the community on Rum there comes a point where the critical mass of the community comes together to create what can be described on one level as a village centre and on another as the core or heart of the village. In placemaking terms it is where many of the shared facilities are located – post office, shop, community hall, pub, play spaces, other commercial opportunities, residential and even the village green or square, sometimes purely for the sake of convenience and sharing facilities, and normally it is where all routes lead to or cross over. Placemaking is a prime consideration for all planning and design related proposals and is strongly supported by the Scottish Government (Green Infrastructure: Design and Placemaking 2011).

The core of the village has already partially been formed and the functional gravity of the community hall, café, post office, shop/pub, and new playground has reinforced this. Combined with the potential of the Byre, new housing sites as well as the surrounding existing residential, and potential routes to the north shore, there is a tremendous opportunity to create a thriving village heart serving the wider community, visitors to the island, the adjacent Castle and environment as well as a base to explore the wider island.

Prior to the further explanation of development sites in this character area it is clear that much of the existing housing stock on the island requires upgrading. Although this has not been described in detail through other character areas, within the heart of the village - where there are opportunities to create additional accommodation through renovation - this has been identified.

#### **Site 12**

This is known as the Farmhouse and currently houses three residential properties and the IRCT office. Through consultation it has been identified for upgrading and rationalisation of existing residential accommodation. Finding a new location for the IRCT office will allow an additional residential unit. The building is impressive and of historic interest and will require carefully considered restoration, but with the conversion of the office into accommodation it provides a more suitable and much needed resource.

#### **Site 13**

The Byre has been the subject of a previous study and community input all of which illustrate the exciting potential of this characterful building. It currently is within the ownership of SNH. Through recent consultation it has been made clear this building may have no further operational use for SNH, since the mechanics workshop is now not in use and the new SNH building further up the Glen has accommodated other uses previously located within the Byre. The strategic position of the Byre and its potential availability need to be considered in the future plans of the village and need to be advanced. In the context of the overall village plan and the heart of the village, the Byre presents the opportunity to provide much needed commercial space primarily in the form of workshops, small offices, craft shops, tourist information and other associated uses. Presently, with the other opportunities for providing more permanent accommodation on the island, it is suggested that initially at least permanent residential uses within the Byre are not pursued. It is a building of character and history and gives a unique feeling to the place that needs to be harnessed. The removal of the mechanics shed and other incidental building extensions will help bring this building back in to community life and add to the economic offer on the island. The removal of the adjacent joiner's workshop will also offer up the opportunity to maximise the view from the Byre towards the Loch and the formation of a village square or green, however if a suitable reuse and adaptation of the existing workshop were to arise this could be reviewed. Consideration should also be given to re-routeing vehicles to the west of the Byre and around its north side, freeing up the space between the Farmhouse, Community Hall and Byre.

#### **Site 14**

This is identified in the previous Village plan as being suitable for one house (site X). It is on, or close to, the former site of the Back Bothy, and represents brownfield development. It is easily accessible and represents a suitable infill site.

#### **Site 15**

This is the existing Lea Cottage. It is currently occupied as a single dwelling, however its current owners are planning a new house on one of the croft lands. With this in mind it is possible to consider reverting this house into two residential units, as it was originally designed. This would provide a much-needed additional residential unit within an existing building and plot.

#### **Site 16**

This site sits between Lea and Rock Cottage. It is midway between these two existing buildings and does not impinge on their privacy or historic setting and is discreetly positioned within the context of the village. The site is easily accessible, and presents a suitable opportunity for a single house. The site is relatively clear of mature vegetation particularly mature trees, and is reasonably flat especially closer to the access road.

#### **Site 17**

This site was previously identified in the Village plan (site Y), as having the potential for two semi-detached houses. Through recent consultation it is proposed as an opportunity for a single house. It is easily accessible, on a gently sloping site, but will require some tree removal subject to a woodland management plan. The positioning of any dwelling should respect the privacy of the adjacent Tattie House and also the overall setting of the three original buildings as a grouping – Tattie House, Lea Cottage and Rock Cottage.

#### **Site 18**

Located to the north of the Byre this site was previously identified in the Village plan (site W) as suitable for agricultural buildings. The required use has been provided for elsewhere, which leaves this easily accessible site available and ideally suitable for residential development. It is free from any substantial vegetation, including trees, and is currently part of an open field, and being situated behind existing trees it is discreetly located. Although close to the heart of the village, it is far enough away to allow for privacy. With the creation of a new woodland edge to its northern boundary the site is suitable for either a small 'estate' terrace of say 4 houses or as a plot for two larger units. The 'estate' terrace, or a cluster of two sets of semi detached, would provide an accommodation offer on the island that does not presently exist. Although the site is presently in SNH ownership, through initial consultation SNH are amenable to determining whether it is still required for operational purposes. This should be ascertained, as it is a site that has possibly the fewest constraints to development on the island and could be easily providing a critical amount of much needed accommodation for the island.



Character area 6

Easily accessible site - close to village heart. Potential for cluster/terrace depending on accommodation needs.

Potential access for woodland management + recreation

Re-develop byre for mixed use potential / retail / commercial / craft workshop / cafe etc..

New access track

Tattie House

Jura Cottage

Ibex Cottage

18

17

14

16

13

12

Village green + square

Community hall + shop

Farmhouse

Byre

Alternative option for road layout

WOODLAND MANAGEMENT  
Consider relocation of granted solar array

retain shore character and connect with village centre

Views to Loch

Squash court

Shed

Dairy

Ivy Cottage





Village heart - byre, joiners workshop, community hall



Byre and mechanics shed



Village



Village entrance



Byre courtyard



Site 18



Site 17 and access to both Tattie House and to site 18



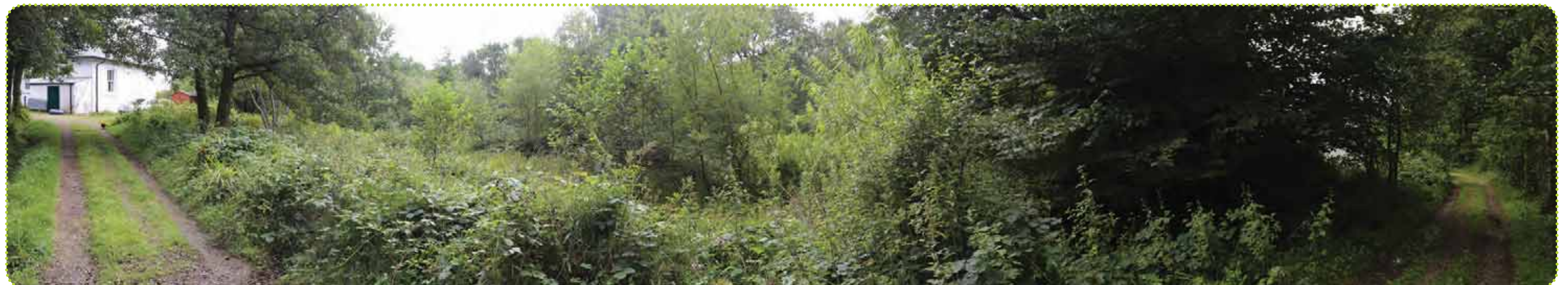
Mechanics shed with site 14 to right of track



Village entrance



Access to Rock Cottage



Site 16 and access to Rock Cottage



Village heart



Potential development of the Village heart with square/village green



Site 19 - clear area with little vegetation



Site 19 - with regenerated woodland edge along shore

## Character Area 7 - North Shore - Black Park Analysis and Capacity Appraisal

The North Shore and Black Park area has been identified as suitable for house plots in the previous Village plan (sites Z1, Z2 and AA to AE). The north shore provides a strategic opportunity to expand the village over a larger area as the population grows. In terms of setting it allows the inherent character of the south shore with the woodland associated with the Designed Landscape to influence the future expansion of the village, and along with the combined character of typical sensitive shoreline development and 'croft' settlement pattern, provide a logical balance to the overall Kinloch Village and setting adjacent to Loch Scresort. Although shoreline development is a typical characteristic all proposals will be subject to current regulations relating to flood risk assessment and avoidance.

The extension of the existing woodland planting from the hillside to the north to tie in with the existing woodland along the shoreline to the east of Black Park will provide a backdrop to any future development and provide a setting and containment to the village expansion. The extension of the woodland will also create connected habitat and leisure opportunities with new and enhanced footpaths both along the shore, and up on to the hillside, which provides dramatic views across the Loch. Woodland planting should also be encouraged to run down the hillside providing spatial definition for larger hillside plots and also along the shoreline assisting containment of any housing along this line, in much the same manner as the south shore.

The attraction of leisure craft, particularly yachts, is seen an important economic resource that is currently underprovided for on the island. Through recent consultation it was proposed that investigation should be carried out into the provision of a new North Shore leisure pier/pontoon, accessible at all tides, together with adjacent moorings. Currently the Old Pier and Slipway on the south shore is tidal dependant. This would provide leisure opportunities for visiting small boats such as yachts that navigate the attractive West Coast sailing circuit. The combination of new residential opportunities and commercial/leisure activity would require a new road to be sensitively positioned along the north shore, and with advanced woodland planting this could be achieved, culminating in a new pier facilities at the eastern end of Black Park. Overall careful consideration would need to be given to the phasing of this area as there are large investments required for servicing and in landscape terms would need a coordinated approach to development.

**Site 19 a+b+c** - This area was previously identified in the Village plan (sites Z1 and Z2) as the site for two houses. After recent site visits and consultation this site is still supported but should be considered as a small cluster of buildings, perhaps up to 3. This is a more appropriate response in this area as it offers accommodation closer to the village centre potentially earlier in the programme, and helps to substantiate the initial extension of the access road (partially existing) along the coastline. Existing trees to the shore side offer it an immediate discreet setting for such a cluster while the site itself has no constraints in terms of existing vegetation. However the site should not be discounted as two individual plots as previously proposed.

**Site 20 a+b+c+d** - This area was previously identified in the Village plan (sites AA-AE). With new and supplemented woodland planting there is an opportunity to carefully position a number of houses, 4 or 5, along the shoreline in a typical arrangement similar to other places on the West Coast, including the south side of Loch Scresort. The access road would run to the north of the plots, with perhaps one exception, offering good access but also privacy, while all the houses should be positioned to face the loch side and maximise the southern aspect.

**Site 21 a+b+c** - This site would be at the end of the access road and would culminate in a small cluster of houses, up to 3. Through consultation there has been a consensus to explore the possibility of providing a new leisure pier/pontoon, accessible at all tides, and with adjacent moorings, providing leisure opportunities for visiting small boats such as yachts. Adjacent to the collection of up to 3 houses there could also be some servicing facilities for visiting leisure craft and in turn be managed by one of the occupiers of the houses. This small cluster would nestle well in with the existing woodland at the east end of Black Park.

**Site 22 a+b+c** - With new woodland planting stretching along the upper slopes of Black Park, connecting two existing woodlands and providing a backdrop and containment, together with a new access road servicing individual houses along the shoreline towards a potential new pier facility, there is a distinct opportunity to create 3 or more larger hillside plots to the north of the new access road. These larger plots would fit well with the 'croft' settlement pattern that existed previously on the island and is typical of other West Coast and Highland areas. The principle of offering larger plots, perhaps 1-2 acres in size, is to allow greater opportunity for a self-sustaining lifestyle combined with other possible supplementary employment, which is typical of modern island community living patterns, and does not tie up larger tracts of land that become inaccessible and out of use. These larger plots, as a land use pattern, will fit well within the expanding community and offer an alternative to the larger working crofts that remain elsewhere within the Village settlement.



Existing shore track



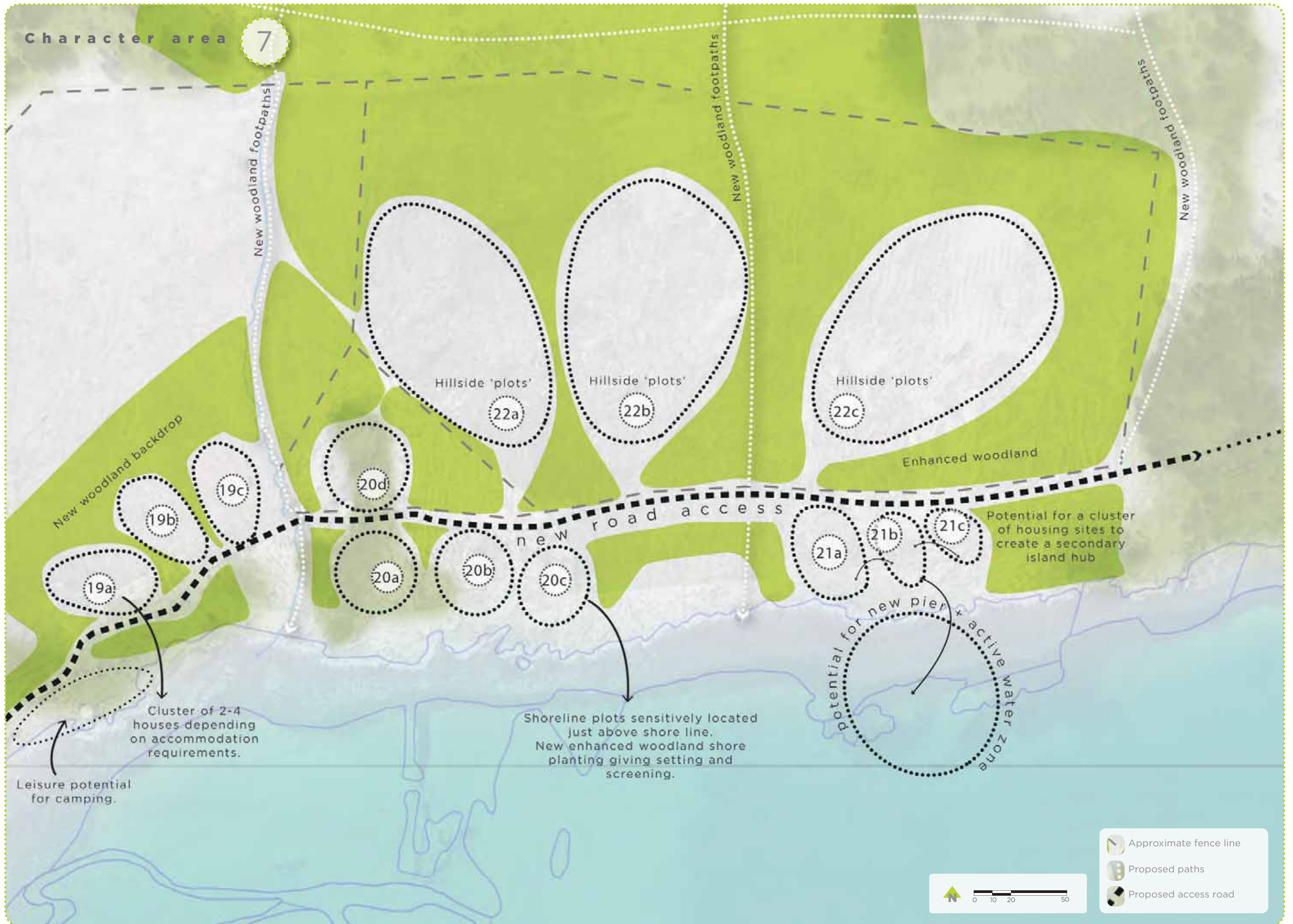
North shoreline



Camping site with Yurt base

Character area

7





Bay view



North Shore - Sites 20, 21 and 22





View of north shore/black park from south shore



Montage view illustrating strategic woodland and village growth



The Glen - sites 24 and 25



Upper woodland track



Kinloch River



Site 23 - view towards Loch Scresort



Site 25 - view towards Loch Scresort

## Character Area 8 - The Glen

### Analysis and Capacity Appraisal

The Glen had been previously identified within the Village plan as an area for a number of single houses associated with primarily croft land. These sites were identified as AH, AG, AF/2, AF/1 and Site 2 was subsequently identified as part of a Highland Council site visit. As a result of recent site visits and consultations these initial 5 identified plots have been reviewed with two being omitted (AH and AF/1), mainly due to accessibility and deliverability. A further two new plots have been added in. Although much of the Glen is outside the Settlement Development Area (SDA) the relation of single houses to croft land supports the potential of development in these areas.

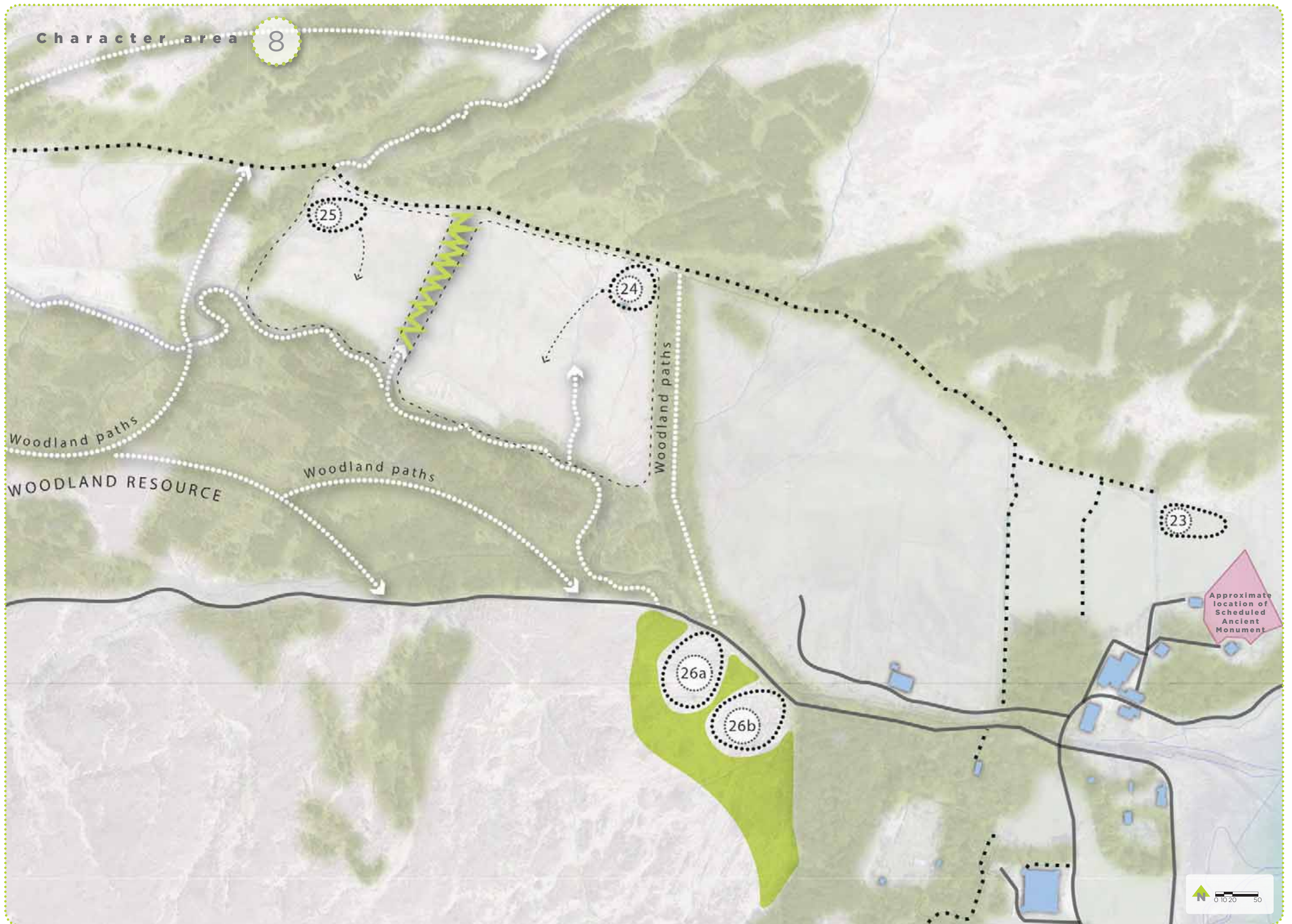
The Glen runs east west, with all the potential sites having the advantage of a southerly aspect and the design of each house should maximise this. All sites within the Glen should be sensitive to the visual impact both from the Glen road and from long distant views from Loch Scresort, therefore consideration of setting and backdrop are important. The Glen also provides extensive woodland resource, both from a harvest perspective and also from a leisure and recreation view. With further development of access tracks and footpaths the Glen could provide for attractive series of trails, somewhat more accessible for either the average walker or as an alternative activity when the mountain routes are inaccessible. This diversifies the offer for any visitor to the island and widens the overall appeal.

**Site 23** - This site was identified as part of a Highland Council site visit (formerly site 2) as an opportunity for a single house associated with this croft, known as Croft 1. Although on croft land it is not far from the village centre and access could be easily achieved via a gate and edge of field track running up the croft land. Its south facing aspect should be reflected in any detail design of the property. As part of recent consultation and site visits there is potential for the house site to take a number of locations within the upper field nestled against a backdrop of existing woodland. This needs to be assessed against a site lower in the field with potentially less visual impact, as initially commented on by Highland Council, however the final location of the house plot will require sensitive detail design as part of a detail planning application and as such should take cognisance of the nearby Scheduled Monument that is the Mesolithic Kinloch Farm settlement.

**Site 24** - This site was identified within the previous Village plan (site AF/2). This site is still supported as a potential single housing site associated with a croft. There is already a small building on the site, serving the function of a wool workshop. The siting of any house on the croft should take advantage of the south facing slope and the existing tree belt that sits to the east of the site providing shelter and visual screening from the east. There should be consideration for the house to sit lower in the croft plot to minimise visual impact from the Glen setting although this should be part of detail siting and design of architecture instigated by a detail planning application. There are some topographical challenges with the site and part of the upper slope provides some flatter land, also access is challenging and careful integration and routing of any access track will need to be considered.

**Site 25** - This site was identified within the previous Village plan (site AG). This site is still supported as a potential single housing site associated with a croft, which is currently occupied by temporary accommodation in the form of a caravan. The site is being used actively as a croft and the family who are the current occupiers are in immediate need of adequate housing. The siting of any house on the croft should take advantage of the south-facing slope in terms of detail design of the building. There should be consideration of the house sitting lower in the croft plot to minimise visual impact from the Glen setting and also reduce exposure. This should be part of the detailed siting and design of its architecture instigated by a detailed planning application. Consideration should be given to introducing a woodland shelter belt between the crofts associated with site 25 and 24, as this would assist in mitigating visual and climatic impact. There are some topographical challenges with the site and part of the upper croft and lower croft provide some of the flatter land, also access is challenging and careful integration and routing of any access track will need to be considered. However the current occupiers have successfully managed to locate a substantial residential caravan on the site illustrating that, although challenging, the building of a house is possible.

**Site 26 a + b** - These sites are positioned on flat land to the south of the existing glen track with the potential of immediate connection. They are bordered to the east by an area of existing woodland which lies within the Designed Landscape. This woodland would require extension to provide visual screening/shelter and a backdrop for the housing sites. The positioning of the two sites will retain the existing housing pattern and rhythm along the track coming from the village centre. Both sites could be easily accessed from the existing track and would benefit from close proximity to proposed and existing paths.





Panorama of Loch Scresort



Ferry view of bay



**Character Area 9 - Loch Scresort  
- Water space strategy**  
Analysis and Capacity Appraisal

Critical to the sustainable success of an expanding community on Rum will be how Loch Scresort is considered within the overall strategy for growth, particularly economically. Practically everyone who arrives on Rum will come via Loch Scresort. It is the gateway to the island and is protected via a number of environmental designations. It is proposed that a water space strategy should be considered to better understand how the Loch could contribute to the economic sustainability of the island while not compromising the quality of the setting. Of principal interest is how such activities as new piers/pontoons and moorings can work with the associated designations such as the National Scenic Area (NSA) and the Rum Marine Special Protection Area.

Character area

9



Character area 10



Panorama of Harris



View to Bothy



Bothy



Harris



Harris

**Character Area 10 - Harris**  
Analysis and Capacity Appraisal

The former shooting lodge at Harris is now owned by the IRCT, but is currently used only to accommodate people on a temporary basis. Scope for development is limited by the context of the landscape of the former crofting settlement and the Bullough mausoleum nearby. However, it is proposed that the building could be modernised internally to accommodate visitors who wish to access the surrounding area (Rum Cuillins and sea coast) for recreational purposes such as walking and climbing. However, such use should be managed in order to avoid bringing too much vehicular traffic, associated with servicing the property, to the site.

# infrastructure considerations

It is acknowledged that with any increased development on Rum there will be challenges with the provision of suitable infrastructure in order to support this. It is clear that these challenges are likely to arise in the future, and indeed any new development will put an additional burden on the present facilities.

The main issues will be around the provision of power (in various forms), adequate water and telecommunications. In addition the island road infrastructure is key to the delivery of many of the initiatives.

At present service provision within Kinloch is shared to varying degrees between IRCT and SNH. This includes electric power generation, road maintenance, water supply, telecommunications and aggregate supply. The proportion of which service is provided by which organisation is likely to increasingly shift, over the life of this plan, from SNH to IRCT as capacity in the latter organisation is expanded. For example, IRCT and SNH are currently looking at a funding application for a major feasibility study into options for future electric and heat generation in Kinloch. One outcome from such a study could be the viability or desirability of setting up of a joint Community Energy Company on the island. The need for enhancement and expansion of such service provision in Kinloch will of course also be guided by progress with future housing and other development projects and the need demanded by them.

It is also recognised that there needs to be a careful balance between the delivery of infrastructure and the setting in which it is placed, in much the same way as the detail location and design of houses and other buildings will need to be carefully considered.



Main estate road



Glen tracks



Battery inverter shed



Water treatment



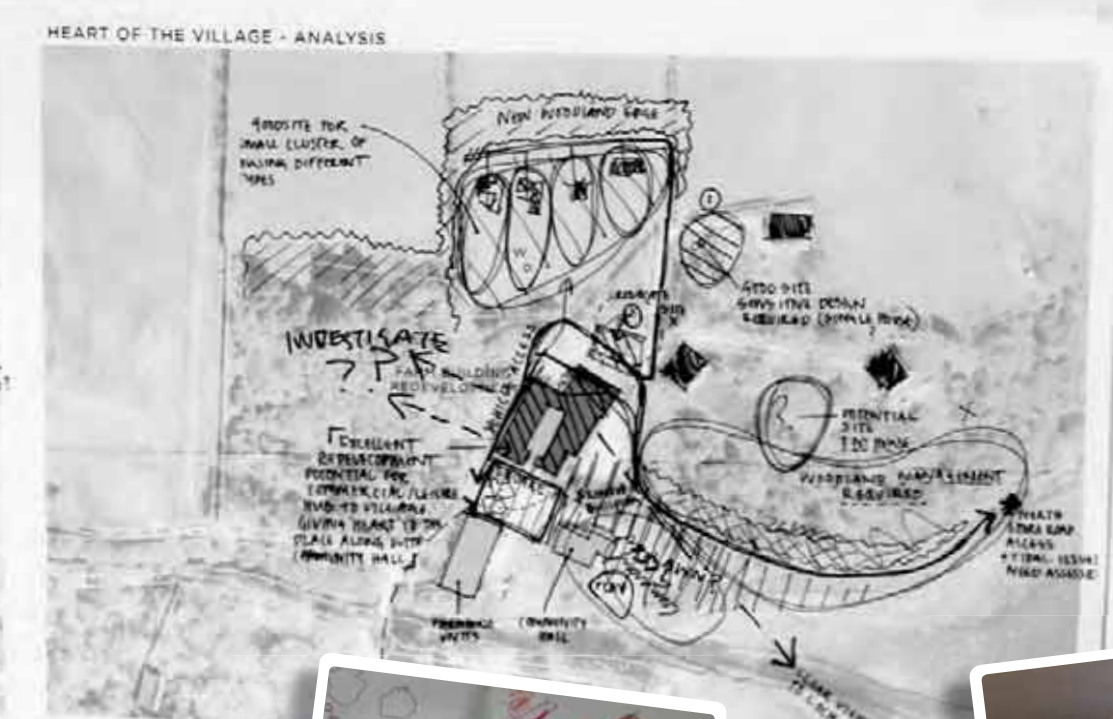
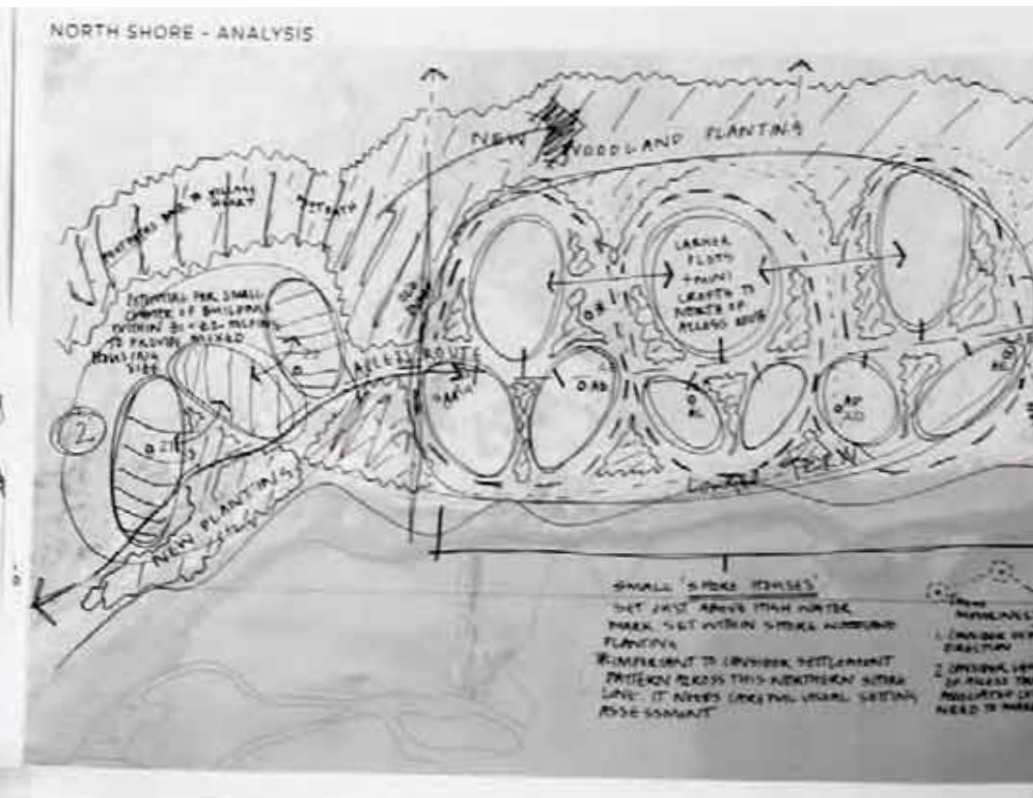
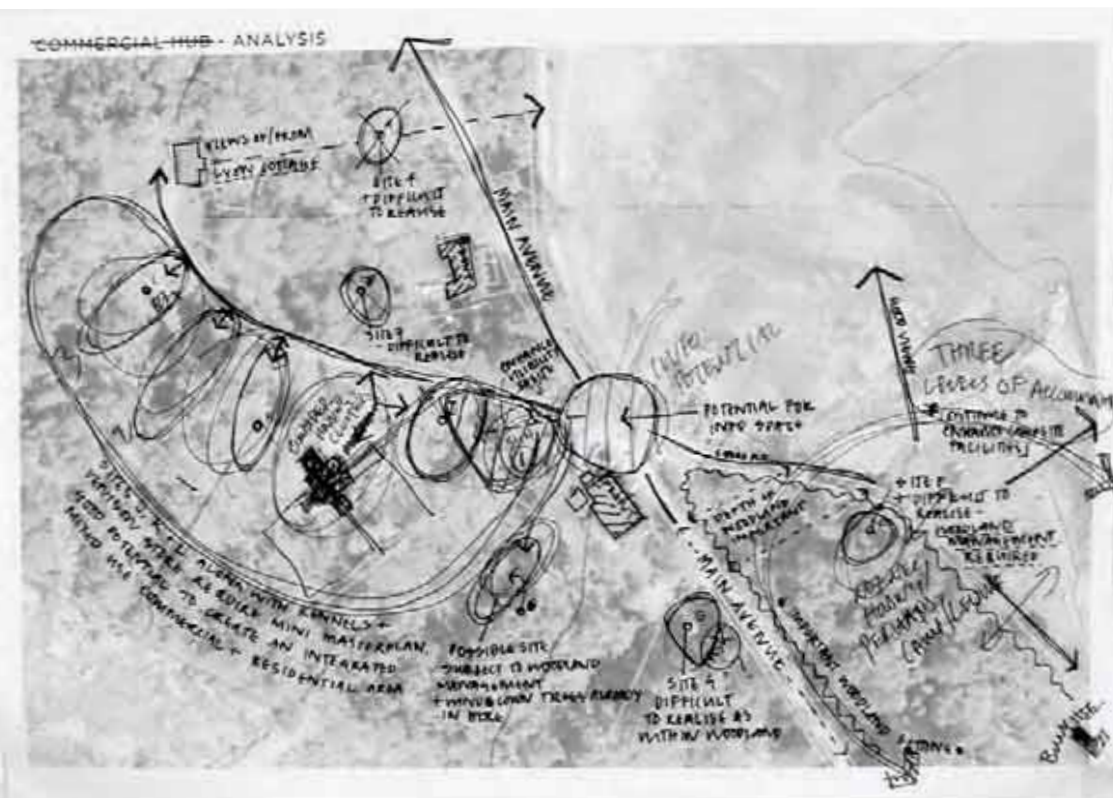
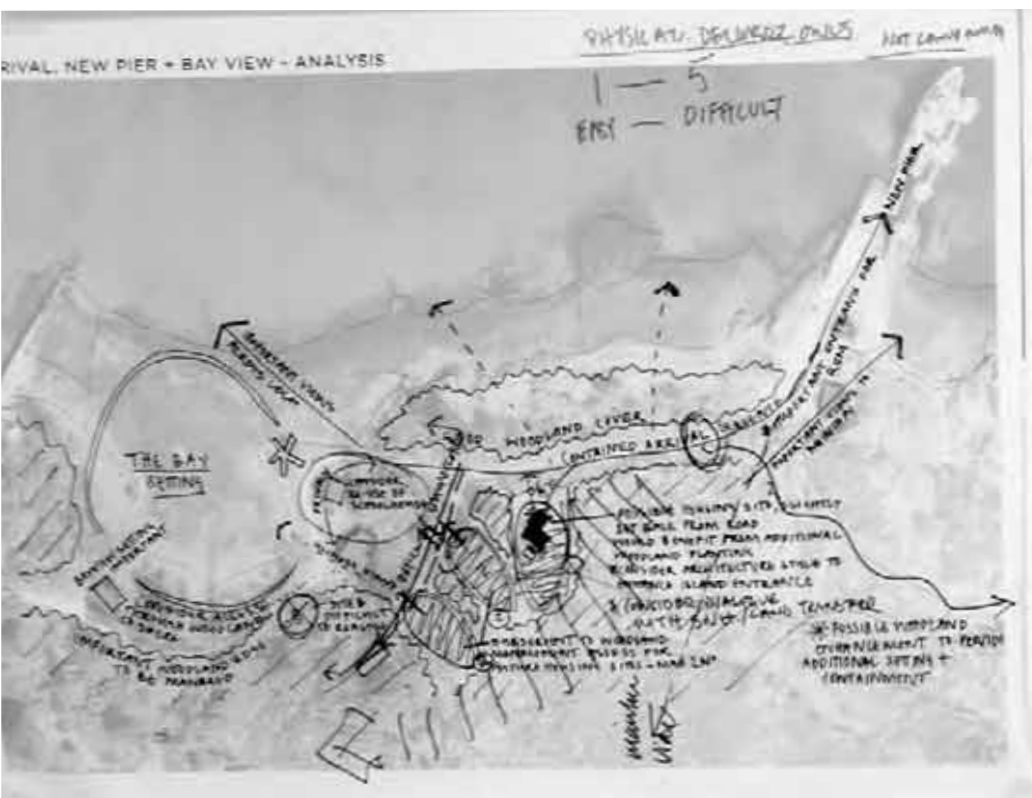
Power House



Island sign post



Water treatment shed



0131 220 9730 www.pas.org.uk  
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