

ROSS & CROMARTY EAST LOCAL PLAN

(As Continuing in Force, July 2015)

PLANA IONADAIL ROS IS CHROMBAIDH AN EAR

InsetMaps



ADOPTED PLAN ▼ FEBRUARY 2007

Provisions of Local Plan map(s) as continuing in force, July 2015

The provisions of the Proposals Map (including any inset contained in or accompanying it and the policies and proposals shown on such inset) and related notations, referencing and explanatory text, only to the extent to which those provisions show, illustrate or explain any provision of the local plan which is continued in force by the Parliamentary Order*, but also only to the extent detailed in the Retention Schedule - at the front of this version of the Local Plan - as still continuing in force from July 2015 (following adoption of the Inner Moray Firth Local Development Plan).

**(The Town and Country Planning (Continuation in force of Local Plans (Highland) (Scotland) Order 2012)*

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Major Land Allocations		Written Statement
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Main Settlements		Written Statement
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Major Land Allocations	Pages 12 - 13
Main Settlements	Pages 14 - 26
Spatial Elements of the Strategy	Page 27

The maps relating to these sections are found in this map booklet.

The following maps are found in folded A1 or A0 size sheets:

Proposals Map	Invergordon
Analysis Map A & B	Maryburgh
Alness	Muir of Ord
Avoch	North Kessock
Conon Bridge	Strathpeffer
Dingwall	Tain
Evanton/Highland Deephaven	
Fortrose	
Rosemarkie	

RETAINED IN PART:

BACKGROUND POLICIES

BP1
The Council will favour development subject to detailed design and servicing factors.

BP2
The Council will permit development unless this would be likely to have a significantly adverse effect on, or be significantly adversely affected by, the features for which the area has been designated. Where it is concluded that any such adverse effects are likely to arise, development will only be permitted where it is considered that these would be outweighed by social or economic benefits.

BP3
The Council will only approve development if there are no significant adverse effects on heritage, amenity, public health and safety interests.

BP4
The Council will not favour development unless there are over-riding environmental or public health and safety grounds, unless there are imperative reasons of overriding public interest including those of a social or economic nature.

Conservation Area (BP2)

SETTLEMENT POLICIES

Settlement Boundary
The Council will maintain a strong presumption against sporadic development outwith settlement boundaries in order to protect their landscape setting or avoid adversely affecting their longer-term expansion.

Town/Village Centre
The Council will encourage town centre uses appropriate to the settlement's role in the hierarchy.

Housing
The Council will safeguard the function and character of established residential areas and will encourage appropriate development.

Business
The Council will maintain or promote business/tourism.

Industry
The Council will maintain or promote industrial uses.

Special Uses
The Council will expect other uses mainly of a community, service or tourist related nature to be maintained or developed where stated.

Expansion
The Council will encourage development in accordance with a comprehensive master plan and will presume against piecemeal proposals.

Amenity
The Council will safeguard these areas from development not associated with their purpose or function.

Action Area/Special Initiative

7 Site/Area Reference

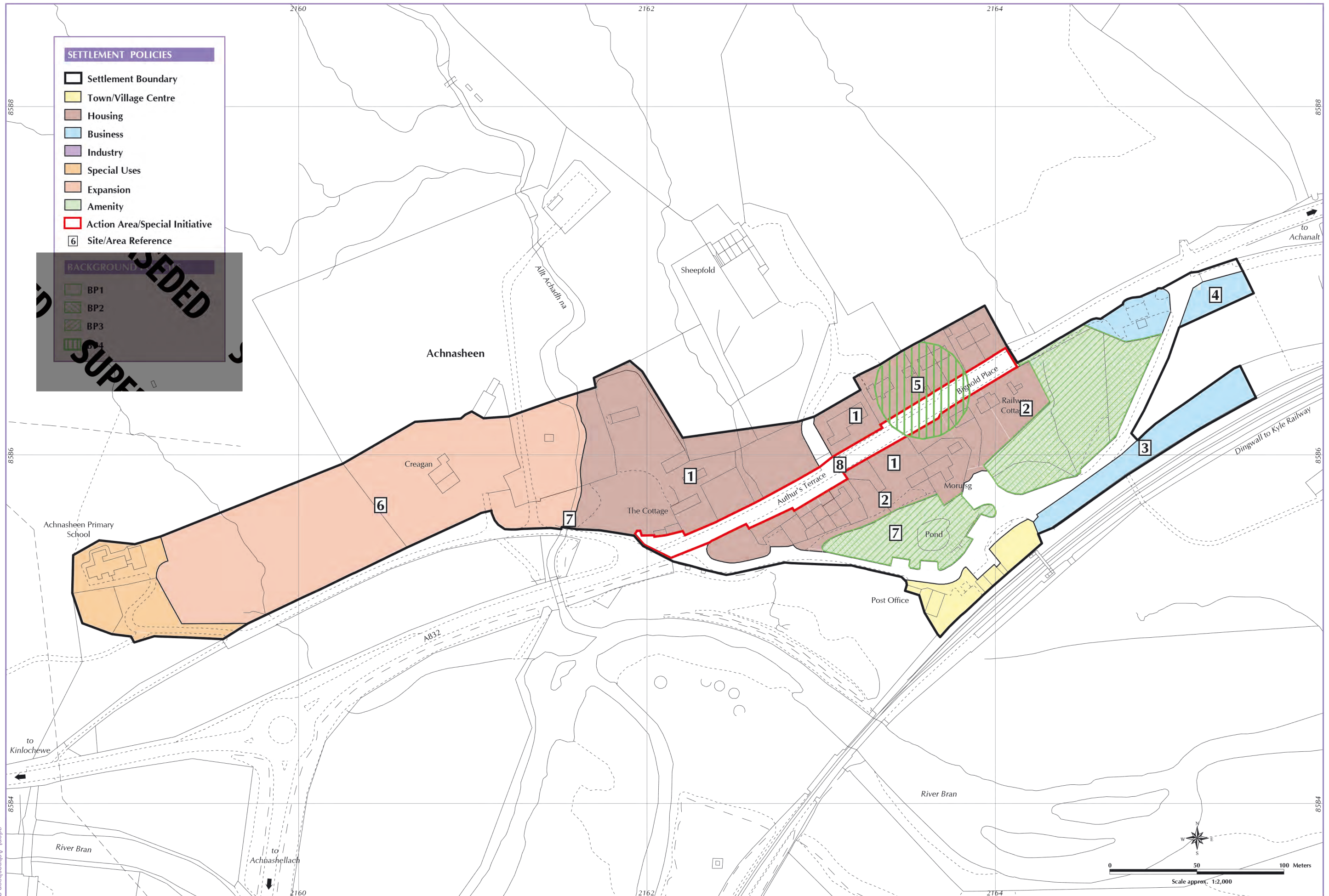
OTHER

Road / Rail

Access

Cycle Route/Footpath

INSET 7 : ACHNASHEEN



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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

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