

3: A96 CORRIDOR

AREA	A96 CORRIDOR
SETTLEMENTS	Tornagrain, Lochside
Population	
Housing Land	1.1 ha.
Economic Initiatives	Airport Expansion, Business Park, Freight Village, Transport Interchange
Community Facilities	
Service Deficiencies	A96(T)
Infrastructure Constraints	WWTP Tornagrain-Dalcross
Environmental Action	

PROSPECTS

- 3.1 The coastal plain between Inverness and Nairn presents a major long term strategic location for economic development at the "hub" of the Highlands. Combining gently rolling lands, good transport links, a fine environment and "Assisted Area" status, the corridor can develop as the Area's most prodigious economic "driver". Early development should not prejudice further urban expansion after 2011.
- 3.2 Inverness Airport, regarded by the agencies as the pre-eminent business and tourist "gateway" for the Highlands and Islands, is promoted as the focus for a first phase of strategic economic development in the A96 corridor. Significant increases in passenger and cargo traffic would derive from 24 hour operation and investment in new instrument landing systems. Major investment in upgrading the road and rail networks, utility and communications systems will be essential to maximising development opportunities.
- 3.3 Priority needs to be given to securing a large scale employment use for the redundant oil fabrication yard which offers modern facilities and sea access, along with reinforcing the established employment centres which exist at Ardersier, Fort George, Morayhill and Dalcross.
- 3.4 Given the corridor's wider potential, Tornagrain and Lochside are suitable for modest consolidation only. The most fertile land, major blocks of forestry and important stands of native woodlands together with a wider range of habitats will provide a setting for longer-term development. Important recreation areas could be opened up in the future including strategic walks by the coast and a higher level inland route towards Nairn and Cawdor. Protecting the international nature conservation value of the Firths will be a prerequisite.

POLICIES AND PROPOSALS

PRINCIPLES

- 1 Developing the principle established in the Highland Structure Plan, the A96 corridor (as identified on the Proposals Map) presents a strategic development opportunity vital to the economic prosperity of Inverness and the Highlands. The Council will apply a strict presumption against any piecemeal development in this area. Other proposed changes in the use or management of land will be assessed to ensure that they do not prejudice post 2011 opportunities and that they comply with the overall landscape structure for the corridor.

- 2 **HOUSING IN THE COUNTRYSIDE**
In addition to the settlements that are the subject of Chapters 4-5, some residential development that would consolidate or round-off the following housing groups may be acceptable, always provided this is in keeping with the existing settlement pattern. An indicative maximum additional capacity, equivalent to a 25% proportion of the number of existing houses, or houses with planning permission at September 2002 when the Deposit Draft Local Plan was placed on deposit, is given in brackets:

Flemington House (3), Gollanfield (4).

Outwith these locations (i.e. in the open countryside or in the locations not listed above) there will be a presumption against the development of new dwellings and conversion of non-traditional buildings for housing purposes unless the proposal either:

- relates to the management of land;
- is required for family purposes related to the management of land;
- comprises conversion of a building of traditional design; or
- is to be developed by a social housing agency to meet demonstrated local affordable housing need.

All proposals within the A96 Corridor must also comply with the terms of the Structure Plan General Strategic Policies, in particular Policy G2: Design for Sustainability.

SPECIAL USES

3 INVERNESS AIRPORT – ECONOMIC DEVELOPMENT INITIATIVE

A feasibility study sponsored by HIE, INE, HIAL, Moray Estates and the Council has concluded that land adjoining Inverness Airport and between the airport, railway and the A96 is suitable for development of a business park, freight “village” and ancillary activities along with a new road link to the A96 and passenger/freight rail facilities. The following allocations of land are made:

- (i) 36.0 ha. for a business, research and development park together with 2.0 ha. for hotel/conference centre between the A96 and railway. Consideration may be given in future to expansion of business uses in this locality to the south west;
- (ii) 1.5 ha. for a transport interchange located on the main Inverness-Aberdeen line comprising a passenger rail halt and park-n'-ride facilities together with 5.0 ha. for a road/rail/air cargo distribution centre north west of the railway;
- (iii) 10.0 ha. for industry adjoining Dalcross Industrial Estate to the north;
- (iv) further land north and south of the Airport terminal is identified for later phase business/hotel and airport-related support and servicing activities;
- (v) 16.5 ha. for industry and warehousing south-west of the Airport terminal subject, in respect of proposals for warehousing, to the suitability and availability of land within Dalcross Industrial Estate [see (iii) above].

Planning permission for these uses and activities will be subject to a Masterplan (see Policy 5 below) and supporting Transport Assessment which will require to satisfy the Council that proposals are compatible with sustainable transport objectives (and include as necessary, Green Transport Plans). Development and related infrastructure will be consistent with the protection of nature conservation interests in the Moray Firth cSAC.

- 4 A distributor road which will involve upgrading and realignment of the C4 road (and take account of the Public Safety Zone west of the main runway) will be provided to serve these developments and provide a new link between the A96 and the Airport. It is proposed to construct the distributor road during 2004/5 in one phase.
- 5 A Master Plan will be prepared for elaborating the land allocations at Policy 3(i-v) above and as a basis for implementing the main structural features of the development area including access, water and sewerage networks, other utilities/communications infrastructure and a comprehensive landscape/land management framework incorporating arrangements for surface water drainage. Any phased installation of water and drainage services

will be consistent with an overall framework for utilities, and the technical requirements of SEPA and Scottish Water. Cognisance will be given to the Inverness and Inner Moray Firth Landscape Character Assessments to integrate the site within the wider setting of farm and woodland, which will incorporate safeguards for the ancient and semi-natural woodland between the development area and the B9093. A badger survey will be required and measures taken to minimise disturbance to the species and its habitat. The Master Plan will include a detailed design prospectus to co-ordinate architectural standards and achieve a high quality development/ environmental management package. This will be based upon clearly defined planning obligations, financial contributions and developer provisions to be secured by Section 75 Agreement if necessary.

INDUSTRY

6 INDUSTRY - FABRICATION YARD

The established strategic industrial site at Ardersier together with adjoining land allocated for industrial use extends to some 320.0 ha. Substantial infrastructure including direct access to the A96 and a deep-water berth provides a major opportunity for oilrig decommissioning or an alternative large-scale industrial/environmental technology purpose. The Council will keep under review the need for any remediation works where necessary or upgrading of services to equip the site for future use(s), including provision of dedicated rail link. Development will be subject to assessment of the effect on the Moray Firth cSAC and SPA and safeguards for the integrity of these interests where required. Where it is concluded that this integrity would be likely to be adversely affected, planning permission will only be granted if there are imperative reasons of overriding public interest

7 MORAYHILL

12.0 ha. of land east of the timber processing plant at Morayhill is allocated for downstream or dependent activities and/or renewable energy production subject to adequate drainage. Any large scale industrial user will require public drainage. Traffic Assessment will be required to determine any requirement to upgrade access from the A96(T). This will also require to address the impact of traffic generated on the capacity of junctions on the A96(T) towards Inverness.

5: LOCHSIDE

LOCHSIDE	SETTLEMENT
Housing Stock	30
Housing Land	1.1 ha.
Economic Initiative	
Community Facilities	
Service Deficiencies	Park
Infrastructure Constraints	WWTP
Environmental Action	Derelict Buildings

PROSPECTS

- 5.1 Lochside has evolved as a small linear settlement situated south of the A96(T) on the southern edge of Loch Flemington, a Special Protection Area (SPA).

DEVELOPMENT FACTORS

- 5.2 Several factors restrict the scope for additional building including restricted access, nature conservation, a proliferation of septic tanks, and the largely open character of adjoining land. There are no recreation facilities. Scope for development is linked to removal of the poultry sheds that adjoin to the north. Given the strategic importance of the A96 corridor, it is essential that further development proposals are brought forward as part of a long term framework for this area.

POLICIES AND PROPOSALS

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	1.1 ha.	redundant poultry sheds (part)	8 houses	low density subject to access and site clearance. Prior investigation of drainage arrangements will be required in consultation with SEPA, subject to which there will be a preference for individual septic tank/soakaway arrangements. Set back from the road, reinforcement of trees on the western edge and S75 Agreement to secure open space below. Safeguards will be required for conservation interests in Loch Flemington SPA

- 2 Further to Chapter 3, Policy 1 above, the Council will presume against development of further housing at Lochside.

BUSINESS

- 3 0.6 ha. of land is allocated for business/tourist-related use.

SPECIAL USES

- 4 0.2 ha. of land adjoining the former poultry sheds is allocated for a park/kick-pitch.

7: BEAULY

BEAULY	LOCAL CENTRE
Housing Stock	580
Housing Land	13.4 ha.
Economic Initiative	Rail Halt, Business
Community Facilities	Primary School, Shops/PO, Church, Bank, Police
Service Deficiencies	Medical Facilities, Fire
Infrastructure Constraints	WWTP (prog)
Environmental Action	Conservation Area, Enhancement

PROSPECTS

- 7.1 Beauly (population 1,500) is the principal local centre for the west of the Area. The village continues to support a good range of shops and businesses together with health and education facilities, its service role drawing on historical cross-boundary links with Ross-shire. An average of 10 dwellings per annum are completed locally. The village's prime landmark is the Priory, a Category A Listed Building and in state guardianship. The adjoining "square" designated as an Outstanding Conservation Area and a fine tree-lined "street" of substantial stone built properties gives the village an impressive character. Restoration of this heritage is important to the village's appeal as a local tourist attraction. The Heritage Trust is promoting the outstanding environment of the Western Glens and Strathglass through the A831 scenic route. Rising slopes and the wooded margins of the adjoining countryside give a pleasant setting, important semi-natural habitats and walks.

DEVELOPMENT FACTORS

- 7.2 There are several factors that determine the potential and direction for growth:
- physical: the river and flood plain to the east, and railway to the south and west reinforce the village's compact form. Open land to the north is an important feature of the local setting;
 - services: severe restrictions in drainage, which have constrained development in the past, have been rectified with connection to the new WWTP at Muir of Ord. Pumping may be required to drain lower ground, particularly to the rear of the Nurseries, where surface water problems may also contribute to higher development costs. The need for a Secondary School has been highlighted as a long term requirement;

- amenities: important open spaces notably the allotments and Braeview park need to be safeguarded for the community.

Land within the railway and west of the village is best placed to accept development. Present ownership and access constraints suggest this land should be phased from both the north and south with the remainder safeguarded for the long term needs of the community.

POLICIES AND PROPOSALS

VILLAGE CENTRE

- The Council intends to provide updated Design Guidelines for the Conservation Area.

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
2	0.2 ha.	Ferry Lane	2-4 houses	redevelopment of contractor's yard and storage areas
3	0.3 ha.	Ferry Road	3-5 houses	Subject to flood risk assessment

BUSINESS

The following land is allocated for business:

	Area (ha.)	Location	Requirements
4	1.1 ha.	west of the Nurseries	business/tourist use. Improvements to Nurseries access. Developer contribution towards the cost of surface water and foul drainage

SPECIAL USES

- 0.4 ha. of land adjacent to the A862/station yard is allocated for a rail halt and associated parking. The halt is open and the Council will seek to co-ordinate its provision with other transport facilities. Consideration will be given to incorporating a bus stop on the A862.
- 0.8 ha. of land at Braeview is allocated for community/recreational uses. The Council will investigate, in conjunction with other agencies, the feasibility of refurbishing existing facilities.
- 0.2 ha. of land comprising the former Roman Catholic school is allocated for expansion of the interpretation centre.
- 0.1 ha. of land at Ferry Road has planning consent for the development of a medical centre.

- 9 0.5 ha. of land adjoining the lorry park is allocated for development of a fire station.

EXPANSION

The following land is allocated for housing and related amenity uses:

	Area (ha.)	Location	Capacity
10	7.2 ha.	west of Garden Place	85 houses
11	5.7 ha.	north-west of the lorry park	60 houses
12	2.7 ha.	north-east of Croyard Road	30 houses, subject to assembly with Policy 11 above, a developer funded Flood Risk Assessment, and phasing of development from the east. Completion of a distributor road between Croyard Road and the High Street (A862) and traffic calming on the lower section of Croyard Road will be a prerequisite to development commencing on this site.

Section 75 agreement will be sought to ensure a rate and scale of building compatible with the terms of Chapter 6, Policy 2 Settlement Expansion. Development Briefs including comprehensive layout and servicing, footpath links, open space and landscaping will be expected. Development will also be expected to incorporate a range of house types and tenures, including affordable housing.

AMENITY AREAS

- 13 The Council will apply a strict presumption against piecemeal development of unallocated land within the railway line and on the western margins of the village. This land is safeguarded for the long-term expansion of Beauly including possible additional education, other community, business and residential uses. The existing open character and use of the land will be expected to continue in the interim.

ACTION

- 14 An enhancement scheme for the village square will be promoted. This could include traffic calming, additional off-street parking, replacement tree planting and greater emphasis on pedestrian priority including links to the Interpretive Centre and Priory. This would give an improved setting for restoration and conversion of Listed and other heritage buildings, and infilling of vacant gap sites. Funding assistance from the Agencies including Historic Scotland, will be sought.
- 15 Consideration will be given to identifying a cycle route along the A862.

- 16 A scheme to improve and extend the local footpath network notably the Cnoc an Rath and River Beauly paths could form the basis of a community project, including signposting and interpretation of important features en-route. This scheme could also include the creation of formal parkland on land within the river loop at Ferry Road.

8: DRUMNADROCHIT

DRUMNADROCHIT	LOCAL CENTRE
Housing Stock	460
Housing Land	4.7 ha.
Economic Initiative	Tourist Information, Caravan/Camping Site
Community Facilities	Secondary School, Shop/PO, Hotels, Halls, Sheltered Housing, Day Care, Service Point
Service Deficiencies	Fire Station,
Infrastructure Constraints	Community School (prog), Water Supply
Environmental Action	"Green" Buffers

PROSPECTS

- 8.1 Drumnadrochit is a main service and route centre occupying a key position adjacent to the A82(T), some 25 km from Inverness. The neighbouring village's linking Lewiston and Milton enjoy a spectacular setting in the lower reaches of Glenurquhart, beside Loch Ness. The bulk of recent house-building, including sheltered accommodation, has taken place towards Benleiva-Kilmore, where larger land allocations have been opened-up by local traffic and drainage improvements. Whilst housing capacity remains in future committed phases, consolidating the settlement form on "infill" sites at Lewiston, Balmacaan and Pitkerrald would offer further choice for short-medium term needs. Land for future expansion should be reserved and local aspirations for improved design, affordable housing and a scale of building consistent with the traditional "street" form and character, reinforced.
- 8.2 A steady increase in population emphasises the need for a broader range of services and facilities. A new Day Care Centre, Tourist Information/Service Point, Fire Station and Community School have been completed or are in the course of construction. Additional primary, pre-school and library accommodation together with expanded health care facilities are earmarked. The economy draws heavily on a vibrant seasonal tourist trade. Local theme centres attract over 200,000 visitors per annum and major improvement of facilities at Temple Pier and Urquhart Castle complement the renowned scenic route through Glenurquhart. Priority should be given to creating conditions for local employment including in the service, visitor and new technology sectors. Opportunities exist to promote the proposed Great Glen long distance routes and the enormous potential for low ground, forest and water based leisure. Drumnadrochit is ideally placed to develop as a base for outdoor pursuits.

- 8.3 Sustaining the appeal of the villages requires a continuing commitment to a safe and attractive community. Environmental initiatives relating to the management of extensive green "buffer" zones; enhancement of the trunk road thoroughfare and public access give scope to secure community ownership of resources. Further essential protective works on the main river systems needs to be brought forward with regard to the wider flood regime.

DEVELOPMENT FACTORS

- 8.4 The priority is to secure the distinct identities of the Drumnadrochit, Balmacaan, Lewiston, Kilmore, Kilmichael and Milton communities together with their intervening "buffer" lands. It would be prudent therefore in the interests of local housing, infrastructure and environmental objectives to direct longer-term development to a location that fits most comfortably with the shape and structure of the community. Given the physical configuration of land and existing uses; features protected for their heritage interest, constraints imposed by the WWTP and areas at risk to flooding, assessment has been made of the suitability of the principal development options. These are:

- Pitkerrald/Allanmore: these lands are convenient to community facilities, sheltered with fine amenity features and offer fine views. Extension of infrastructure and service networks would be required and severe access limitations could be overcome by upgrading Pitkerrald Road/a new link with the A82;
- Kilmichael/Milton: the prime features are an open, south-facing aspect and proximity to services. Lower land susceptible to flood should be avoided and there is no suitable drainage network. Coalescence of neighbouring communities would harm amenity;
- Balmacaan: extensive open lands bordered by important local footpaths and the Woodland Trust Estate create a fine situation. However development would encroach upon the "buffer" and associate least successfully with the existing settlement form. Retaining intervening "green" areas towards Balmacaan would involve holding development to the northern reaches of the farm where "land-locking" and lack of utilities would be constraints. Such areas are prominent in the landscape.

Subject to servicing and access reservations, land at Pitkerrald/Allanmore would enable consolidation of the settlement. Subject to controls on the scale, form and design of building, this locality could accommodate Drumnadrochit's expansion requirements for the foreseeable future.

POLICIES AND PROPOSALS

VILLAGE CENTRE

- 1 The Council wishes to investigate the scope to strengthen the Village Centre as a focus for commercial/social activity and the potential for further mixed uses where these are compatible with local business prospects. Further investigation of additional retailing, business premises, visitor accommodation and facilities, residential uses (possibly in upper floor properties) and extension of the car park will be the subject of a Development Brief for the area identified on the Proposals Map. Within this area, any development will be expected to reflect the form and character of established buildings and their setting around the "Green" and to take account of residential amenity. Development will be subject to a flood risk assessment and any necessary and suitable flood protection measures which may require to be carried out on or off-site either at developer(s) expense or subject to their contribution.

- 2 The Council built a new Fire Station in 2001/02 on 0.1 ha. of land opposite Druimlon.

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
3	3.0 ha.	Benleva (east)	35 houses	planning permission
4	0.6 ha.	Pitkerrald Road	5 houses	development will be subject to adequate mains drainage, reservation for widening the public road and Section 75 Agreement with the developer to secure the open character of residual land either side of the access to the Community School and incorporation of that part to the east as an extension to the adjoining Recreation Ground
5	0.4 ha.	Drum-Lewes (north)	6 houses	subject to retention of or agreed diversion of the Right of Way and retention of the existing trees associated with this route and the site frontage to Balmacaan Road
6	0.4 ha.	Drum Lewes (south)	5 houses	above slope, tree planting and stone walling to Balmacaan Road
7	0.2 ha.	East Lewiston (south)	4 houses	remaining infill sites offer a capacity for a maximum of 4 additional houses subject to flood risk assessment and any necessary and suitable flood protection measures which may require to be carried out on or off-site either at developer(s) expense or subject to their contribution

8		Lewiston Arms		8 plots or conversion to flats. Design details at Policy 11 below will be sought where appropriate
9	0.1 ha.	Kilmore	1 house	subject to existing uses vacating the site. Alternatively, a use associated with future occupation of the High School buildings/adjoining land opposite, could be acceptable
10	1.5 ha.	Pitkerrald Road (south)	5 houses	access preferred from Pitkerrald Road, mains drainage and adequate provision for surface water, retaining vegetation cover and access/safeguards for the monument

- 11 Further infill housing at Lewiston and Milton, where compatible with the flood protection and other site requirements, should be of plot size, orientation, height, form and finishes, building line and curtilage treatment compatible with its surroundings.

BUSINESS

- 12 The Council will promote business uses and accommodation at the following locations through development/redevelopment and/or conversion of property:
- Village Centre (see Policy 1 above);
 - High School (see Policy 19 below);
 - Balmacaan (see Policy 20 below); and
 - Kilmore.

Proposals will be expected to be compatible with other activities where business would be part of a mix of uses and with the provisions of the Plan as indicated.

SPECIAL USES

- 13 A new 250-pupil community Secondary School has been completed. This includes a multi-purpose hall and library. Access - involving improvements to the A82(T) junction - has been taken from Pitkerrald Road with provision for bus drop-off/pick-up and turning together with shared parking facilities for use by staff/patrons of both schools. The existing access via St Drostan's should continue for use by service traffic and a drop-off/ pick up point will also operate at the existing car park on Balmacaan Road.
- 14 The Council has extended Glenurquhart Primary School.
- 15 Nursery school accommodation will be provided within the Community School with total capacity for 48 children, together with an "Out of School Club" facility. It is intended that the established Lewiston Nursery Group, which currently provides Council funded nursery places will operate from these premises.

- 16 1.4 ha. of land north of the existing High School is allocated for future community/recreation purposes including provision of an additional community sports field.
- 17 Further to upgrading/provision of play facilities at Balmacaan, Kilmore and Milton, possible deficiencies remain for such facilities in close proximity to the communities at Drumnadrochit/Kilmichael and West Lewiston. Local discussion is invited on the priority to be given to providing new facilities and the preferred location of these possibly within the adjoining "buffer" lands.
- 18 Consideration is being given, in discussion with the Highland Primary Care Trust, to the scope for a new health facility in Drumnadrochit to replace the existing surgery (see Policy 20 below). Whilst, a preferred location will be the subject of discussion with the community, possible opportunities arise in the Kilmore locality, in association with the Community Care Centre or future use of the existing High School (see Policy 19 below).
- 19 Subject to being declared surplus, land and buildings comprising the existing High School and its curtilage would be suitable for a mix of community-related, residential, business, health-care, visitor/heritage uses. Sensitive conversion and servicing of the Listed Building will be a priority. 0.5 ha of adjoining land to the north is allocated for ancillary development. Suitable access links will be required together with a pedestrian/cycle route to the village centre.
- 20 Land and property adjacent to the junction of the A82/Balmacaan Road comprising the shop and surgery is identified as an Action Area. The shop represents an important community facility the upper floor of which is underused; and the surgery may become available for alternative use in the event of new health-care facilities being secured elsewhere in the village (see Policy 18 above). Re-use/redevelopment or re design of these buildings and their associated service areas for mixed commercial/community or business uses could achieve important improvements at a prominent location.
- 21 Further to traffic management measures on the A82 through the village and GP11 above, the Council will encourage the Scottish Executive to give priority to extending the 30mph speed restriction and providing a pedestrian footpath on the eastern side of the Trunk Road between Kilmore and the Village Centre together with other safety improvements. The Council will keep under review the need to upgrade the local road network.
- 22 Subject to details, including adequate servicing and flood safeguards, the Council will support development of visitor and recreational facilities at

Borlum, including on land south of the River Coiltie, and conversion of farm steadings. The 1.5 ha of land allocated for camping and caravan facilities may offer scope for expansion subject also to adequate servicing and compatibility with conservation interests.

EXPANSION

- 23 Land at Pitkerrald/Allanmore is identified for housing and community uses in the medium/longer term. Access will be reserved from the A82 north of Drumlton although consideration will continue to be given to the scope to serve this land from Pitkerrald Road; and development will involve extension of mains utility networks and developer contribution towards affordable housing. The Council will continue to discuss the principles of development in this locality with community interests and will prepare a Development Brief in consultation with the community with a view to securing development compatible with the character of the village. This will establish principles governing:
 - the phased release of land and a building rate consistent with Chapter 6, Policy 2 above;
 - a predominantly linear form of development integrating groups of buildings, green spaces and trees;
 - a design guide incorporating traditional building features, materials and other details;
 - segregated footpath/cycle links; and
 - the management of adjoining open/residual land including connections with a core network of local walks.

The Council will seek Section 75 Agreement in relation to these requirements where necessary. A strict presumption against development that could prejudice the future layout and servicing of this area and its setting will apply. It is essential that any limited infill does not prejudice these objectives. The existing open use and character of the land will be expected to continue in the interim.

AMENITY AREAS

- 24 Land separating Drumnadrochit, Lewiston, Benleva, Pitkerrald, Balmacaan, Kilmichael and Milton is essential to the setting of the villages. The Council will apply a strict presumption against development not associated with maintaining the overriding open character and adjacent woodlands. These areas are considered suitable in principle for:
 - agriculture or crofting;
 - horticulture and organic farming;

- outdoor community facilities and amenities including temporary use of land for local events;
- recreation including golf, equestrian activities and public access;
- landscape enhancement including community woodland; and
- essential flood protection works.

could be suitable for development of a golf course. This could be dependent on compatibility with agriculture/grazings or such uses being discontinued. A minimum of 30 ha. of land will be required for a 9-hole course. Safeguards will be applied to enable discussion with interested parties.

ACTION

- 25 The Council will safeguard the recreation ground and adjoining bowling and tennis facilities together with residual open land to Pitkerrald Road and the burial ground; and will encourage enhancement of this area as a community park.
- 26 The Council has carried out further flood protection works associated with the River Coiltie during 2002 and will deal with the River Enrick in future years consistent with an integrated catchment Management Plan, in partnership with various agencies, landowner and community interests.
- 27 The Council will support local initiatives that seek to extend or reinstate core footpaths including, subject to resources and priorities, new footbridges over the Rivers Enrick and Coiltie.
- 28 The A82(T)-East Lewiston junction is severely sub-standard. Given restrictions on the scope for improvement, the Council will monitor traffic flows on the East Lewiston-Kilmore "loop" and will keep under review any requirement for action in the interests of public safety. This may involve "stopping-up" this route at an appropriate point. In this event, discussions will be held with the community.
- 29 The Council will seek to promote a comprehensive landscape/environmental enhancement initiative for Drumnadrochit in partnership with the Glen Urquhart Land Use Partnership, Forest Enterprise, Scottish Natural Heritage and Inverness and Nairn Enterprise, local landowners and community/voluntary groups. This should be based on an audit of woodland and other habitats and an agreed strategy which could provide a basis for priority actions and long term management of resources, and a phased programme of community land acquisitions and landowner agreements. This would embrace:
 - planting schemes associated with existing and future development areas;
 - walling and boundary treatment in the A82 "corridor"; and
 - a network of existing and proposed public access routes.
- 30 Further to Policy 24 above and subject to landowner agreement and community initiative, part of the Pitkerrald-Balmacaan "buffer" lands

9: ARDERSIER

ARDERSIER	KEY VILLAGE
Housing Stock	460
Housing Land	5.2 ha.
Economic Initiative	Marine Facility
Community Facilities	Primary School, Service Point, Library, Shop/PO, Park
Service Deficiencies	Day Care, Specialist Housing, Recreation,
Infrastructure Constraints	
Environmental Action	Conservation Area Enhancement

PROSPECTS

- 9.1 Ardersier (population 1400) is the main local service centre for the north-eastern part of the area. A former fishing community, the tightly knit heart of the village is wedged between the shoreline and a steep raised beach. Subsequent development has spread across more open land adjoining the B9006 and B9039 Old Military Roads.
- 9.2 The village's economic prospects have been closely linked with neighbouring large-scale activities. Whilst the army garrison at Fort George, timber processing at Morayhill and expanding airport facilities offer diversity in employment, major job losses at the Barmac fabrication yard could substantially restrain investment locally. Proximity to strategic opportunities associated with the A96 corridor may have longer-term significance.
- 9.3 Despite the attractions of its natural setting, historic core and proximity to Inverness, housebuilding has remained at a subdued level and the little activity has occurred at the industrial estate in recent years. However, important initiatives aimed at restoring the village centre, exploiting the potential of the waterfront and expanding community facilities are continuing.

DEVELOPMENT FACTORS

- 9.4 The following factors determine the village's main development options and potential for growth:
- physical constraints: the SSSI and open seaboard; Cromal Mount, the steep wooded escarpment and higher farmland to the north; and the intensive dairy unit towards Milton of Connage to the south-west represent important features which should be avoided or protected;

- infrastructure: completion of a new drainage system during 1997 has overcome a longstanding deficiency. This serves Fort George and will ultimately accept waste water from Dalcross and Tornagrain. It will improve the quality of effluent discharged to the Firth and meet the community's long term needs;
- heritage: the historic core of Ardersier is a designated Conservation Area. Maintaining its character is dependent on initiatives to regenerate the village, re-occupy and restore traditional buildings, and enhance the streetscape.

- 9.5 Areas adjoining the village to the south, owned in part by the Council and in part comprising underused MOD property; and to the east, forming part of the agricultural unit at Mains of Ardersier relate well to existing uses, are capable of connection to service networks, and are less exposed. Land at Milton of Connage is understood not to be immediately available and should therefore be safeguarded for the long term growth of the community.

POLICIES AND PROPOSALS

VILLAGE CENTRE

- The Highland Buildings Preservation Trust propose to restore and convert the properties 58-60 High Street.**
- The Council will promote enhancement of the fabric and character of the village centre to secure:**
 - further restoration/conversion of Listed Buildings;
 - new uses for other vacant property of architectural or historic value;
 - redevelopment of dilapidated gap sites;
 - streetscape improvements and unifying property boundaries.

An Action Plan will be prepared to co-ordinate a phased programme of works possibly involving Historic Scotland, Inverness and Nairn Enterprise, utility agencies, developers, and voluntary conservation and community interests.

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
3	0.2 ha.	Ship Inn and adjoining ground	10-12 houses	redevelopment / restoration compatible with the Conservation Area – houses / mixed use

- 4 Cairn Housing Association and Albyn Housing Society have acquired 31 houses at Station Road with assistance from the Council. These have been refurbished as part of a joint initiative.

INDUSTRY

The following land is allocated for development:

	Area (ha.)	Location	Requirements
5	0.2 ha.	north of Nairn Road	comprising the remainder of the industrial estate
6	2.3 ha.	north of Nairn Road	including lorry parking and recycling facilities subject to structural planting and removal of overhead lines

SPECIAL USES

- 7 The Highland Housing and Community Care Trust propose to develop a Day Centre and sheltered housing on land adjoining the Masonic Hall during 2001-02. The Day Centre will be managed by a Local Trust. Facilities at the adjoining Community Centre/library include a Service Point. Consideration should be given to providing Nursery accommodation.

The following land is allocated for community related developments:

	Area (ha.)	Location	Requirements
8	0.4 ha.	Station Road	subject to relocation of the existing contractors yard and reservation for access to adjoining land to the north-east
9	0.2 ha.	Milton	suitable for a shop
10	0.4 ha.	south of Cromal Terrace	bowling green, related parking, amenities and play area

EXPANSION

The following land is allocated for housing and related amenity uses in the medium-longer term. Development Briefs to guide the comprehensive layout and servicing of these areas together with footpath links, related amenities and landscaping will be required:

	Area (ha.)	Location	Capacity	Requirements
11	1.2 ha.	Nairn Road	15 houses	
12	3.8 ha.	Mains of Ardersier	55 houses	including 1.3 ha. of open space

The Council will expect to enter S75 Agreement with landowner/developers regarding the dedication of adjoining land for open space, segregated footpath links and structural landscaping.

AMENITY AREAS

- 13 The Council will apply a strict presumption against piecemeal development of 5.3 ha. of land at Milton of Connage. This land is safeguarded for the long term expansion of Ardersier including possible residential, community, business and amenity uses. The existing open character and use of the land will be expected to continue in the interim.
- 14 The Council intend to pursue an Article 4 Direction relating to the entirety of the Conservation Area, in the interests of conserving the historic village core. This will enable control of certain "permitted" developments.
- 15 The Council will promote community/partnership initiatives to improve public access, habitat management and interpretation in association with: a heritage trail and established paths throughout the village, possibly incorporating the main archaeological feature and viewpoint at Cromal Mount together with a signposting strategy to promote visitor and community services.

ACTION

- 16 The Council will encourage measures to regenerate the local economy and improve the vitality and appeal of Ardersier. The community wishes to promote the village's maritime associations and develop a small jetty/marina at a focal position with close links to the village centre. Such a facility may depend on associated development including for example, restaurant, accommodation, and heritage facility. Substantially derelict land and the Ship Inn are well placed for such uses. A development package could include relocation of the public toilets. Safeguards are essential for the Moray Firth cSAC.

10: CROY

CROY	KEY VILLAGE
Housing Stock	155
Housing Land	5.9 ha.
Economic Initiative	Local Business
Community Facilities	Primary School, Shop/PO, Church, Hall
Service Deficiencies	Playing Field
Infrastructure Constraints	
Environmental Action	Community Woodland

PROSPECTS

- 10.1 Croy (population 350) lies 14 km from Inverness adjacent to the B9006 local tourist route, which links the A96 and the B9091. It enjoys an elevated, sheltered position with fine views towards the Moray Firth and occupies rolling land on the margin of established farming and forestry activities. Croy is well placed to important and diverse employment locations east of Inverness including the Ardersier, Dalcross, and Morayhill. The village has experienced intermittent spells of rapid growth. Substantial investment has secured a new primary school, drainage works and by-pass.

DEVELOPMENT FACTORS

- 10.2 With no significant capacity restrictions in services, the following factors determine the most important opportunities for development:
- the B9091 "bypass" defines the village limits to the south. Growth in this direction would dislocate the community;
 - high pressure gas pipeline and waste water treatment works present significant buffers to the north. Development should be set back from these utilities;
 - land to the east where an additional access to the B9091 would be necessary together with pedestrian links. This land is higher, less sheltered and with a more pronounced slope; and further from the shop/school.
- 10.3 Land to the west where scope exists to redevelop the former poultry sheds and infill the intervening ground to Dalcroy Road is suitable for development. Road widening would be necessary and provision should be made to safeguard access to adjoining land for the future.

POLICIES AND PROPOSALS

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	0.5 ha.	south-west of the village	2 houses	
2	0.4 ha.	south-west of the primary school	3-4 houses	
3	0.7 ha.	north of Rambogie	5 houses	
4	1.8 ha.	adjoining Dalcroy Green	15 houses	comprehensive layout, planting

BUSINESS

The following land is allocated for business:

	Area (ha.)	Location	Requirements
5	0.7 ha.	west of the village	business/tourist use

SPECIAL USES

- 6 1.3 ha. west of Dalcroy Road is allocated for community/commercial uses and associated amenity areas. This would be suitable for relocating the shop or a hotel/public house, which could create a focal point with "green" in the village.
- 7 0.1 ha. of land west of the hall is allocated for community facilities including parking, subject to joint access.
- 8 3.8 ha. of land is allocated north of Heathfield for a village park, including a formal sports pitch.
- 9 Consideration should be given to providing lay-by parking opposite the shop. Alternatively, the shop could be relocated.

EXPANSION

- 10 2.5 ha. west of the village is allocated for housing and related amenity uses with capacity for 25 houses. A Development Brief will be required to guide the comprehensive layout, phasing and servicing of this area together with footpath links, open space and strong landscaping to define the edge of the village.

AMENITY AREAS

- 11 The Council will apply a strict presumption against piecemeal development of 14.4 ha. of land west of the village. This land is safeguarded for the long term expansion of Croy including possible village centre, residential, business and community uses. The existing open character and use of the land will be expected to continue in the interim.

ACTION

- 12 The Council will promote enhancement of the village green including improved street lighting, furniture and walls to define the outer edges of the space; together with better parking adjacent to the shop.
- 13 Consideration should be given to developing a network of public access routes around the village. These might be created as part of Community Woodland projects and interpretation of local historical sites.

11: KIRKHILL

KIRKHILL	KEY VILLAGE
Housing Stock	220
Housing Land	8.9 ha.
Economic Initiative	Business
Community Facilities	Primary School, Shop/PO, Community Centre, Church
Service Deficiencies	Surgery, Library, Nursery
Infrastructure Constraints	Local Roads
Environmental Action	Community Woodland, Footpath Network

PROSPECTS

- 11.1 Kirkhill (population 650) has expanded rapidly over the past 10 years, with an average of 6 dwellings per annum completed. This is an important dormitory settlement supporting an improved range of facilities. With substantial investment in primary school, hall and drainage works, the village is capable of further growth.
- 11.2 A fine heritage of historic buildings, parkland together with mixed farming and woodland creates an attractive setting. Whilst improved commuter links would improve the appeal of Kirkhill for house-building, tighter controls on the rate of growth and choice of accommodation may be necessary to ensure a balanced community and amenities.

DEVELOPMENT FACTORS

- 11.3 Availability and access constraints may inhibit the release of land for development to the west. Greater choice would derive from the allocation of further land to the north provided access improvements can be made. Farmland, amenity woodland and a network of lanes valuable to the village character, should be retained.

POLICIES AND PROPOSALS

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	1.3 ha.	Achnagairn	up to 5 houses	subject to consideration of the TPO. Section 75 Agreement requiring some of the proceeds from development to be devoted to the repair of Achnagairn House

BUSINESS

The following land is allocated for business:

	Area (ha.)	Location	Requirements
2	0.4 ha.	Fingask	road improvement
3	0.8 ha.	MacMillan's Yard	redevelopment

SPECIAL USES

- 4 0.8 ha. of land at MacMillan's Yard is allocated for commercial or community use subject to relocation of the existing use, and could be suitable for a hotel, a nursery school, library, surgery/care facility.
- 5 0.7 ha. of land south of the B9164 is allocated for open space. This should be accessible to sites below.
- 6 The Kirkhill District Amenities Association propose to expand the Community Centre. Consideration should be given to providing public toilets as part of this facility.

EXPANSION

The following land is allocated for housing and related amenity uses. Development Briefs will be required to guide comprehensive layout and servicing together with provision of footpath links, open space, landscaping and affordable housing. Development will necessitate road improvements at developer expense:

	Area (ha.)	Location	Capacity	Requirements
7	3.0 ha.	Wester Kirkhill	25 houses	access, boundary planting, and layout to incorporate access through to the Hill House policies and to Wardlaw Road
8	3.4 ha.	Achnagairn	25 houses	open space and setback from overhead lines
9	2.5 ha.	Groam Farm Road	20 houses	access improvements including traffic calming on school entrance approaches, amenity open space and avoidance of skylining

AMENITY AREAS

- 10 Land comprising the wooded policies and fields at Clunes together with the established walk is safeguarded. Exceptionally, scope may exist for one house located in the vacant site adjoining the path to the south-west of the Grange, subject to minor and sensitive upgrading of the access and

replanting of the margins of the former mansion house site.

ACTION

- 11 The Council will investigate the scope for “gateway” features as part of traffic calming measures for the village and upgrading the St Mary’s/B9164 junction.**
- 12 Consideration should be given to opening-up a rail halt at Groam.**
- 13 Consideration should be given to developing a local footpath network around the village, possibly linked to Community Woodland and the promotion of local historical sites including access and parking at the Wardlaw Mausoleum.**

12: KILTARLITY

KILTARLITY	KEY VILLAGE
Housing Stock	125
Housing Land	4.2 ha.
Economic Initiative	Workshops, Business
Community Facilities	Primary School, Shop/PO, Hall, Sports Field, Hotel
Service Deficiencies	Surgery, Recreational Facilities, Library
Infrastructure Constraints	
Environmental Action	Community Woodland, Footpath Network

PROSPECTS

- 12.1 Kiltarlity (population 400) is located some 20 km from Inverness to the west of the A833. A pleasant environment together with upgraded services and release of land for development has attracted significant house-building. Demand locally has exceeded 8 houses per annum on average over the last decade.
- 12.2 With much of this growth absorbed in the adjoining crofting communities, greater emphasis is placed on opening up opportunities attaching to the village in future where sufficient capacity exists in the main facilities and utilities

DEVELOPMENT FACTORS

- 12.3 The overriding pattern gives a compact village and tight building form interspersed by several important "green" spaces including at Allarburn, the playing fields and War Memorial. The combination of open farmland adjoining pockets of mature woodland create an open, attractive setting. Development should consolidate the established shape of the village, avoiding the wetter margins of the Bruaich burn and visually intrusive building on sites which are detached.
- 12.4 Opportunities arise either side of the main village "street" in close proximity to services and community facilities, including a potential "brownfield" site in the event of the sawmill vacating. A phased release of land from the village centre outwards would be consistent with service networks and an organic growth of the community. Limited capacity in the WWTP is sufficient to cater for building in the short-medium term.

POLICIES AND PROPOSALS

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	0.3 ha.	former depot	3-6 houses	suitable for sheltered/specialist housing

BUSINESS

The following land is allocated for business:

	Area (ha.)	Location	Requirements
2	0.7 ha.	sawmill	possibly including lorry parking, recycling facilities and relocation or contraction of timber processing (see Policy 7)
3	0.9 ha	adjacent to the Old Mill	access

SPECIAL USES

- 4 0.4 ha. of land south of the hall is allocated for community use. Library, toilets, surgery, toddlers play facilities and/or a bowling green would be acceptable. Additional planting at the hall car park and refurbishment of the playing fields should be considered.

EXPANSION

The following land is allocated for housing (including affordable accommodation) and related amenity uses. Comprehensive layout and servicing incorporating widening the primary school access, footpath links to the school, undergrounding wirescape and landscaping together with archaeological evaluation, will be required:

	Area (ha.)	Location	Capacity	Requirements
5	1.0 ha.	south of Allarburn Place	10 houses	including 0.3 ha. of open space on the Allarburn Drive frontage and surface water drainage
6	1.5 ha.	at Glebe Farm	12 houses	very high standard of design, layout and landscaping; housing being set back from Allarburn Drive beyond open space and oriented to retain a view across the site to the south; the widening of the access road at least as far as the site entrance; the provision of a footpath link to the school
7	1.4 ha.	Sawmill	15 houses	boundary tree cover

- 8** The Council will apply a strict presumption against piecemeal development of 1.7 ha. of land at Glebe Farm and 1.2 ha. at the Balgate sawmill. This land is safeguarded for the long-term expansion of Kiltarlity including possible community, business and residential uses. It is expected that development of this land will require upgrading of the WWTP. The existing open character and use of the land will be expected to continue in the interim.

ACTION

- 9** Improvement of public access and related signposting within and adjoining the village could form the basis for a community-based project, possibly linked to Community Woodland and served from roadside parking facilities.
- 10** Consideration will be given to traffic calming including a “gateway” at the A833 junction and additional footpaths alongside Allarburn Drive and to Tomnacross.

13: DORES

DORES	KEY VILLAGE
Housing Stock	55
Housing Land	4.8 ha.
Economic Initiative	Visitor Facilities, Pier
Community Facilities	Primary School, Park
Service Deficiencies	
Infrastructure Constraints	
Environmental Action	Village Enhancement

PROSPECTS

- 13.1 Located 10 km south of Inverness, Dore enjoys an exceptional location overlooking Loch Ness. The distinctive, compact form and steep, wooded backdrop create a fine setting. Despite proximity to Inverness, pressures for development have been curtailed. It is important that land is released to enable the community to evolve. The village character and local historic sites should be preserved.

DEVELOPMENT FACTORS

- 13.2 The following factors determine the potential for development:
- land: extensive, gently undulating terrain adjoins the village to the north and west. The bulk comprises part of an intensive farm unit. Difficulties in opening up sites previously allocated for development need to be addressed;
 - services: short term investment in water and drainage will alleviate limitations in infrastructure;
 - safety: the B851 and B862 run through Dore. Further measures to “calm” traffic need to be explored;
 - outlook and amenity: there are exceptional views through Loch Ness and the Great Glen from the approach to Dore. These and the setting of the village’s listed buildings must be protected.

POLICIES AND PROPOSALS

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	2.2 ha.	east of Clune/Rosebank	8 houses	access, planting

BUSINESS

The following land is allocated for business:

	Area (ha.)	Location	Requirements
2	0.2 ha.	former filling station	tourist related/craft use/shop (see Policy 10 below)

SPECIAL USES

- 3 The Council will encourage improved access to Loch Ness for recreation. This could include additional landing facilities adjacent to the existing slipway.

EXPANSION

- 4 3.0 ha. of land between Dore Parish Church and Ness View Cottage is safeguarded for possible relocation of the primary school, a cemetery extension, subject to further investigation of ground conditions, and housing. Access will be taken from the B862 and/or Torr Gardens. A Development Brief will be prepared to guide such uses and safeguards for the listed church, burial ground and woodland. The mix of uses will take account of the effectiveness of other allocated land within Dore.

AMENITY AREAS

- 5 The Council will promote recreational access to adjoining woodland from Dore. This could include extension of the local footpath network, viewpoints and directional signposting.

ACTION

- 6 Subject to discussion with the community and landowners, the Council will promote a village enhancement scheme. This could include surface and boundary treatments, decorative street lighting and furniture.

14: STRATHNAIRN

INVERARNIE	SETTLEMENT
Housing Stock	28
Housing Land	2.0 ha.
Economic Initiative	
Community Facilities	Shop, Sports Field, Hall
Service Deficiencies	B851
Infrastructure Constraints	WWTP
Environmental Action	Wildlife Reserve

FARR	SETTLEMENT
Housing Stock	9
Housing Land	0.6 ha.
Economic Initiative	
Community Facilities	Primary School, Park
Service Deficiencies	B851
Infrastructure Constraints	WWTP
Environmental Action	Community Woodland,

BROOMHILL / CROFTCROY	SETTLEMENT
Housing Stock	23
Housing Land	0.7 ha.
Economic Initiative	
Community Facilities	
Service Deficiencies	B851
Infrastructure Constraints	WWTP
Environmental Action	

PROSPECTS

14.1 Inverarnie, Farr, and Broomhill-Croftcroy are small settlements strung out over some 2 km. alongside the B851 through Strathnairn. This part of the strath has experienced considerable growth in population and house-building with some 45 dwellings completed in the past decade. Many are located in the countryside where controls on sporadic development are tightening. Local housing, employment and facilities therefore require to be met substantially within the recognised settlements in future in order to retain population and enhance the level of services. A new community hall has been built recently and two sports pitches established.

DEVELOPMENT FACTORS

14.2 Land for development in Inverarnie, Farr and Broomhill-Croftcroy needs to be augmented, utilities upgraded and amenities safeguarded or provided. The priority is to preserve the separate identities of the Strathnairn communities by preventing their coalescence. Emphasis is placed on building opportunities which safeguard this existing settlement pattern, make improved infrastructure

provision more likely, give choice and take account of:

- physical factors/land use: the flood plain is a significant constraint. Land currently in farming or forestry use east of Inverarnie and between Farr and Croftcroy appears suitable for development, subject to availability;
- infrastructure/services: the lack of public drainage facilities needs to be rectified. A combined system may be appropriate;
- facilities: the primary school, shop/filling station and a new community hall are spread between the communities. There is a need for a system of linking footpaths;
- safety: the B851 is narrow and poorly aligned in places. Consideration needs to be given to segregated pedestrian/cycle routes and measures for restricting traffic speeds;
- amenity: reducing the impact of overhead electricity lines by reinforcing the landscape framework; and protecting the "boulder field" and setting of the Church. Opportunities arise to create local trails involving woodlands, the River Nairn edges and archaeological sites.

POLICIES AND PROPOSALS

INVERARNIE

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	1.3 ha.	east of Inverarnie	3 houses	tree retention, redevelopment of sheds, access only from south/west and drainage. Siting, design and orientation of houses together with retention of existing vegetation should respect the privacy of neighbouring occupiers
2	0.7 ha.	Dalvourn	3 houses	realign paddocks, shared access

SPECIAL USES

- The community intend to progress a pavilion/changing room facilities on land adjacent to the recently completed sports pitches.

ACTION

- Scope exists for a small wildlife reserve comprising the lower wetter ground east of Inverarnie Hall. This could be managed by the community with assistance from Scottish Natural Heritage.

FARR

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
5	0.6 ha.	School Wood	6 houses	Community Woodland, footpath system, reserve access

BROOMHILL / CROFTCROY

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
6	0.7 ha.	Croftcroy	2 houses	further phase

STRATHNAIRN

ACTION

- 7 The Council will encourage an initiative to secure community management of part of School Wood and Milton Wood. Scope exists to create small car parks and improve the footpath system which connects the communities.
- 8 Consideration should be given to introducing further traffic calming measures between Inverarnie and Broomhill.
- 9 The Council will lobby Scottish Water to provide treatment facilities within the Strathnairn area.

15: LOCHEND

LOCHEND	SETTLEMENT
Housing Stock	25
Housing Land	
Economic Initiative	
Community Facilities	Park
Service Deficiencies	A82(T), WWTP
Infrastructure Constraints	Interpretation, Footpaths
Environmental Action	

PROSPECTS

- 15.1 This small community adjoins the A82 at the head of Loch Ness, some 15 km south of Inverness. Development opportunities have been constrained by adjoining land use and servicing problems. The foreshore of the loch is an important amenity. Listed Buildings and the Canal are notable features of interest.

DEVELOPMENT FACTORS

- 15.2 The tight building form enables little scope for "infill". Good agricultural land to the north and east hem the village to the lochside. Access to the trunk road is severely deficient.

POLICIES AND PROPOSALS

HOUSING

- 1 The Council will presume against further housing development at Lochend.

SPECIAL USES

- 2 A local park/kick pitch is required. Discussions will be held with the landowner regarding the suitability of land immediately north of the village.

AMENITY AREAS

- 3 A small car park and interpretative facility together with signposted walks could be developed to the east of Lochend, centred on Bona Lighthouse and the towpath. This could be part of a joint landowner/community/British Waterways initiative.

16: DOCHGARROCH

DOCHGARROCH	SETTLEMENT
Housing Stock	20
Housing Land	8.5 ha.
Economic Initiative	Visitor/Canal Facilities, Camping/Caravan Site
Community Facilities	School, Shop/PO, Hall
Service Deficiencies	
Infrastructure Constraints	WWTP
Environmental Action	Design Brief, Conservation, Enhancement

PROSPECTS

- 16.1 Dochgarroch is located between the Caledonian Canal and A82(T) 8 km south of Inverness. Its “gateway” position in the Loch Ness corridor emphasises the scope for visitor facilities, supplementing the caravan and camping park and extensive moorings. Further housing would help sustain the primary school and other services. The Dochfour Business Centre provides high quality workspace in a restored Listed Building. This is an exceptional location set amidst the Estates designed landscape with a direct walk and cycle link to Inverness via the canal towpath.

DEVELOPMENT FACTORS

- 16.2 Clusters of housing/school buildings and canal/visitor facilities are separated by open fields and framed by mature trees and lower fringe areas, prone to flood are unsuitable for building. Whilst mains water supplies have been extended recently, there are no public drainage facilities. Improved access to the A82 will be required. Safeguards will be applied to the canal, adjoining Listed structures, towpath and woodland.
- 16.3 Scope exists for development embracing community uses, additional employment, related services and conservation measures. A high quality of development consistent with the local architecture and amenities will be a prerequisite. Conservation Area designation may be merited.

POLICIES AND PROPOSALS

SPECIAL USES

- 1 8.5 ha. of land east of the A82 at Dochgarroch is allocated for mixed housing, visitor, associated leisure facilities and community uses. Development will be preceded by an agreed Masterplan/Design Brief that should integrate future buildings and uses and give the settlement a more cohesive form. The main activities may comprise:

- housing: of mixed type and tenure;
- visitor facilities: a Canal centre, chandlery, catering and accommodation together with improved moorings and access for canal/towpath users;
- a new link to the A82, parking and footpaths to the school/shop and bus bays, together with an acceptable drainage arrangement;
- a planting framework, retention of “green” areas, and a local park;
- further environmental improvements and building design/treatment of boundaries sympathetic to the established canal/estate character.

17: ABRIACHAN

ABRIACHAN	SETTLEMENT
Housing Stock	30
Housing Land	
Economic Initiative	Local Business, Visitor Facilities
Community Facilities	PO, Hall
Service Deficiencies	
Infrastructure Constraints	WWTP
Environmental Action	Community Woodland

PROSPECTS

- 17.1 The scattered township at Abriachan sits high above Loch Ness on the east side of the Aird. A nucleus of facilities comprises a post office, hall, children's residence and public telephone. Several houses have been built or approved in the last 10 years. Diverse local economic opportunities are linked to changes in the management of adjoining land, emerging recreational and heritage interests, new "lifestyle" options and community enterprise. Local initiatives include ownership of the Abriachan Forest and provision of a car park, walks and hides.

DEVELOPMENT FACTORS

- 17.2 The location and scale of building will be influenced by the:
- historic pattern of crofts and absence of a public drainage system which necessitate continuity of the loose scatter of buildings;
 - substandard alignment of the township road which limits the scope for safe access;
 - more prominent land either side of the road which should remain substantially open;
 - exposure and the need to hold building primarily to the sheltered lands which shape the community;
 - need to avoid fragmenting resources or impact on the community's setting.

POLICIES AND PROPOSALS

HOUSING

- 1 Limited housing will be encouraged within the building "nodes" at Balchraggan and Balmore. The characteristic spacing between properties should be maintained and access upgraded to adoptable standards where necessary. Additional dwellings will require to demonstrate acceptable fit with the building pattern and landscape setting, focus on the established "nodes" and retain intervening open land and vegetation.

BUSINESS

- 2 The following opportunities are promoted within and adjoining Abriachan:
- traditional crofting activities and diversification into eco-tourism, "lifestyle" or home working;
 - developing the community's stake in forest management with small scale timber production and milling;
 - "walk-in" bunkhouse accommodation located with the Great Glen Way/Abriachan Forest;
 - small scale technology, cottage or "green" industry.

SPECIAL USES

- 3 Land adjoining the hall would be suitable for further community facilities or business use. Buildings should be capable of multi-use or conversion.

AMENITY AREAS

- 4 Open fields following the burn through Abriachan should remain open. Scope exists to create wildlife habitats combining wetter ground with intermittent planting of native trees. Emerging local recreational needs could be met in this area.

18: BUNCHREW

BUNCHREW	SETTLEMENT
Housing Stock	20
Housing Land	2.4 ha.
Economic Initiative	
Community Facilities	
Service Deficiencies	
Infrastructure Constraints	WWTP
Environmental Action	Traffic Calming

PROSPECTS

- 18.1 Bunchrew is located 6 km west of Inverness, straddling the A862 beside the railway. It enjoys a fine north facing outlook across the Firth. Proximity to Inverness, transport opportunities and tighter controls on building in the adjoining countryside may lead to increased demand for housing.

DEVELOPMENT FACTORS

- 18.2 The village is hemmed tightly to the narrow coastal strip by the railway with development almost wholly contained to the landward margins of the A862. Scope to "infill" the established pattern is very limited. Any development north of the road will require to be balanced with safeguards for the open views and woodland, and restrictions imposed by substandard junctions.

POLICIES AND PROPOSALS

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	2.4 ha.	east of Mains of Bunchrew (part)	20 houses	comprehensive layout including access to the A862 and drainage at developer expense. Substantial edge planting and safeguards for access to adjoining land may be secured through Section 75 Agreement

BUSINESS

- 2 1.6 ha. at Mains of Bunchrew is allocated for business/tourist-related use, subject to access and drainage.

ACTION

- 3 The Council will investigate the feasibility of traffic/speed restriction measures on the A862 through the village.

19: INCHMORE

INCHMORE	SETTLEMENT
Housing Stock	40
Housing Land	1.8 ha.
Economic Initiative	
Community Facilities	Hotel
Service Deficiencies	Park
Infrastructure Constraints	WWTP
Environmental Action	Traffic Management

ACTION

- 5 Consideration should be given to traffic calming including “gateways” at the entrance points to the village, extended footway provision and a pedestrian/cycle crossing and improved cycle route to Kirkhill.

PROSPECTS

- 19.1 Inchmore straddles the A862, overlooking the Beaully Firth. Despite additional infill over the years, the village has lost important services. A primary school, shop and hall have established at Kirkhill.

DEVELOPMENT FACTORS

- 19.2 Prime farmland, high voltage power lines and a drainage “buffer” limit the potential for building to land at the eastern end of the village. Roads adjoining the A862 have limited capacity.

POLICIES AND PROPOSALS

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	0.3 ha.	east of the former primary school	3 houses	redevelopment
2	1.7 ha.	west and south of the former primary school	10 houses	comprehensive layout and servicing, suitable for affordable housing, overhead line safeguards, avoidance of skylining

BUSINESS

- 3 0.1 ha. of land adjoining the printmakers workshop is allocated for commercial use or business expansion, including a shop.

SPECIAL USES

- 4 0.4 ha. adjoining the former Primary School is allocated for community use including care facilities and a play area/kick pitch. Part of this area may be required for improved access (see Policy 2 above).

20: CULLODEN MOOR

CULLODEN MOOR	SETTLEMENT
Housing Stock	140
Housing Land	0.7 ha.
Economic Initiative	
Community Facilities	Hall, Shop, Sports Field
Service Deficiencies	
Infrastructure Constraints	WWTP
Environmental Action	Traffic Calming

PROSPECTS

- 20.1 Culloden Moor (population 350) lies along the B9006 some 10 km from Inverness. The former crofting community and railyard have been supplanted by significant house-building, bitumen plant and caravan site. The settlement occupies an elevated position overlooking Strathnairn and the impressive railway viaduct, which is Category A Listed.

DEVELOPMENT FACTORS

- 20.2 The elongated settlement form is severed by the railway, with the remnant crofting and tourist uses to the east and 1970's/1990's housing to the west. Building is held predominantly north of the B9006, maintaining an open southerly outlook. Extensive forest to the north gives some shelter, and could offer long term development potential in the "backland", subject to access reservation. It may be possible to replace the existing industrial activities at the rail yards with village centre uses over time.
- 20.3 However, there is no remaining capacity in drainage and no current programme for investment at Culloden Moor. Opportunities for development in the immediate future are limited essentially to existing commitments.

POLICIES AND PROPOSALS

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	0.7 ha.	west of Ben View	6-8 houses	drainage

INDUSTRY

- 2 3.1 ha. comprising the bitumen storage/distribution depot and former station area are allocated for longer term village centre uses including the provision of a rail halt. The Council will not support intensification of the present industrial operations. Future development proposals are also subject to improved access, traffic management, drainage and landscaping.

SPECIAL USES

- 3 2.0 ha. of land adjoining Brookfield is allocated for sports field/other open space.
- 4 0.8 ha. of land east of Brookfield is allocated for a community hall/shop.

AMENITY AREAS

The following land is reserved in crofting/forestry use pending future drainage improvements:

	Area (ha.)	Location	Requirements
5	9.8 ha.	east of the railway	a strict presumption against piecemeal development on the land identified will apply. This land is safeguarded for the long-term expansion of the community including possible community, business and residential uses. The existing open character and use of the land will be expected to continue in the interim
6	11.4 ha.	west of the railway	

ACTION

- 7 The Council will investigate the scope for improving provisions for pedestrians using the B9006, better links to the Sustrans cycle route, and extension of the speed restriction/traffic calming.

21: CLEPHANTON

CLEPHANTON	SETTLEMENT
Housing Stock	15
Housing Land	1.0 ha.
Economic Initiative	
Community Facilities	Park
Service Deficiencies	
Infrastructure Constraints	WWTP
Environmental Action	Traffic Management

PROSPECTS

- 21.1 The B9091 and B9090 junction, a strong backdrop of mature woodland and local facilities provide the nucleus for limited expansion at Clephanton. Traditional buildings provide a focal point.

DEVELOPMENT FACTORS

- 21.2 Availability and marketability constraints suggest that land to the east of the settlement should accommodate future growth consistent with the form and scale of the existing compact character and Listed Buildings. Development will be dependent upon road safety measures and improvements to drainage.

POLICIES AND PROPOSALS

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	0.4 ha.	north	4 houses	Design Brief including compact form and layout consistent with established pattern and servicing. Adequate drainage at developer expense
2	0.6 ha.	north-east	4 houses	as Policy 1 above

BUSINESS

- 3 0.2 ha. is allocated for tourist-related/business use.

SPECIAL USES

- 4 0.2 ha. is allocated for a car park/cycle facilities and picnic site.

ACTION

- 5 The Council will promote enhancement including possible traffic calming, further tree planting and a village "green" as part of Policy 4 above.

22: DAVIOT

DAVIOT	SETTLEMENT
Housing Stock	10
Housing Land	
Economic Initiative	Major Quarries
Community Facilities	Primary School, Hall, Park
Service Deficiencies	
Infrastructure Constraints	WWTP
Environmental Action	Community Woodland

AMENITY AREAS

- 3 The Council will promote recreational access to Daviot Wood from the village. This could include parking and directional signposting.

PROSPECTS

- 22.1 Daviot sits to the east of the A9 immediately south of Inverness. Longstanding hard rock and sand and gravel workings occupying a pivotal position in Strathnairn, dominate the village. Major quarrying is expected to continue for the next 20 years. Opportunities to take advantage of the elevated position and south facing aspect are therefore severely restricted. The primary school serves a wide rural catchment.

DEVELOPMENT FACTORS

- 22.2 There are substantial constraints on further development:
 - community safety: development must be held back from the operating quarry. Further building within 400m would increase the risk to the public and property;
 - infrastructure: the lack of a public drainage system and proximity to the trunk road compound amenity problems.

Whilst it would be imprudent to allocate land for development, limited scope exists to improve village facilities.

POLICIES AND PROPOSALS

HOUSING

- 1 The Council will presume against development of further housing at Daviot with the exception of limited “infill” outwith the operational “buffer” associated with the quarry, suitably set back and screened from the A9 by significant planting.

SPECIAL USES

- 2 0.2 ha. of land west of the church is allocated for a park.

23: RURAL DEVELOPMENT AREA

AREA	RURAL DEVELOPMENT AREA
LOCAL CENTRE	Fort Augustus
KEY VILLAGE	Tomatin
SETTLEMENTS	Balnain, Cannich, Foyers, Croachy, Dalchreichart, Erroglie-Gorthleck, Invermoriston, Tomich, Struy
Population	3,000
Housing Land	39.4 ha.
Economic Initiatives	Local Social/Economic Initiatives, Loch Ness Corridor, Great Glen Way, Community Transport, Resource Development Schemes, Fort Augustus Abbey
Infrastructure Improvements	A82(T)/A887
Service Deficiencies	Water Supply: Fort Augustus, Dalchreichart, Invermoriston; WWTP: Foyers, Cannich, Invermoriston
Environmental Action	Forest Recreation, Archaeology, Wildlife

PROSPECTS

- 23.1 This area comprises the extensive mountainous interior, upland moor and remoter glens. It embraces the Western Glens, Strathglass, Glenmoriston, Stratherrick and Strathdearn across to Tomatin and is dissected by Loch Ness and the A82(T).
- 23.2 The population, having fallen to some 3,000, is thinly spread. Fort Augustus is the main centre, supporting a good range of services. Most settlements suffer from a shortage of local affordable housing, less than adequate access to services and a dearth of public utilities. This "disadvantage" requires a programme of investment and community initiatives to retain population and deliver services.
- 23.3 Longstanding and acute unemployment, arising notably from retrenchment in traditional forestry, hydro-electric and estate activities, must be addressed. Development of renewable energy, specialist minerals, eco-tourism based on rural conservation could offer job opportunities for local people. Home working, possibly linked to crofting, may attract those in pursuit of an alternative life-

style. Remote networking could enable Fort Augustus to support a community-based Call Centre.

- 23.4 There is increasing dependency on seasonal employment, drawing primarily on the throughput of visitors using the A82(T), A887 and Caledonian Canal. Fort Augustus Abbey is a nationally important Listed Building and provides a focus for economic regeneration at the mid point of the Great Glen-Caledonian Canal corridor. Tomatin and Cannich are well placed as service points on the A9 and A831/Glen Affric roads.
- 23.5 Infrastructure priorities relate primarily to improving trunk roads links to Lochaber and Skye. Localised water supply and drainage improvements are earmarked for Tomatin, Foyers and Glenmoriston. The A831 through Strathglass is deficient in places.
- 23.6 A range of woodland, freshwater and moorland habitats are designated as Natura 2000 sites. Major pinewood regeneration programmes notably in Glen Affric could be extended to provide a basis for suitably managed day visitors and quiet recreation. Historic drove roads and archaeological remains could be linked by local trails. There is a rich industrial archaeological heritage centred on canal and former railway at Fort Augustus, and the power stations at Foyers and in Glenmoriston.

POLICIES AND PROPOSALS

1 SOCIAL INCLUSION

The areas "fragile" landward communities will be promoted for access to Scottish, UK and European funding to tackle aspects of social and economic disadvantage. This might be taken forward as part of the Inverness/Nairn Rural Partnership Initiative.

2 HOUSING IN THE COUNTRYSIDE

Housing in the Rural Development Area will help repopulate communities and strengthen services. Suitably designed proposals will be supported if they are consistent with the established settlement pattern and Structure Plan policies.

3 LOCAL ECONOMIC INITIATIVES

Priority will be given to generating employment and safeguarding services by:

- investigating the feasibility of jobs in remote networking together with the provision of related business space;
- pump-priming private sector investment to secure new use(s) for Fort Augustus Abbey;

- community-based self-help schemes and guaranteed provision of “lifeline” services;
- dedication of resources for upgrading essential infrastructure.
- promoting the development of forestry, renewable energy and tourism and utilising the natural heritage.

These measures may be eligible for financial support from the agencies.

4 COMMUNITY TRANSPORT

Consideration should be given to the scope for improving transport in the peripheral communities. This could involve community-based and locally co-ordinated initiatives funded through the Scottish Executive Rural Community Transport scheme.

5 ROADS

The Council propose to improve the A831 at Cannich-Glassburn and replace the Allt Currachan Bridge (U101) during 2002-05.

6 LOCH NESS CORRIDOR

The Council, British Waterways, Historic Scotland, INE and SNH will pursue a strategy for the development of visitor facilities and related interpretation in the Great Glen and will seek ERDF assistance towards the implementation of various initiatives as follows:

- visitor/orientation centres - Fort Augustus; Foyers – industrial archaeology, Inverfarigaig - woodland walks and wildlife; Whitebridge - natural history; Invermoriston - hydro-electricity;
- walking route - Great Glen Way;
- water-based recreation: boat services - Inverness-Fort Augustus; pier/jetty facilities - Inverfarigaig, Invermoriston; moorings - Fort Augustus
- accommodation: - backpackers/camping site – Foyers; Whitebridge; Fort Augustus, Invermoriston;
- public access: - Foyers - the Falls; Whitebridge, Inverfarigaig;
- facilities: car park – Fort Augustus;
- environmental improvements: - Foyers, Fort Augustus, Invermoriston;
- walking centre.

7 GLEN AFFRIC

Consideration should be given by the Agencies to upgrading day facilities for visitors at Glen Affric, consistent heritage renewal and conservation objectives. “Gateway” facilities in Strathglass could provide a base from which to manage recreation activities.

8 VIEWS

Important views across water from tourist routes such as over Loch Ness and Loch Loyne shall be safeguarded from development.

24: FORT AUGUSTUS

FORT AUGUSTUS	LOCAL CENTRE
Housing Stock	325
Housing Land	12.8 ha.
Economic Initiative	Abbey Revitalisation, Tourist/Canal Facilities, Business, Golf Course
Community Facilities	Secondary School, Medical Centre, Shops/PO, Petrol
Service Deficiencies	
Infrastructure Constraints	Parking
Environmental Action	Village Centre Enhancement, Local Heritage Projects

PROSPECTS

24.1 Fort Augustus is the main local centre serving the southern part of the Area. Local facilities have been consolidated in recent years with the addition of a new medical centre and fire station. Future provision of new community sports and leisure facilities could embrace the school and the hall. Substantial refurbishment and enhancement of the staircase of canal locks has created an impressive spectacle and traffic calming along the A82 has improved safety through the village. Continuing depopulation and high levels of seasonal unemployment require major efforts to regenerate Fort Augustus. Local economic prospects have been lifted with a major restoration bid for the former Benedictine Abbey and expansion of the Forest Enterprise base at Auchterawe. These initiatives emphasise the need to draw upon new market opportunities and adapt traditional skills to wider environmental management practices. Packaging these with the appeal of the Great Glen and Loch Ness requires upgrading of visitor reception facilities and infrastructure. Parking is severely deficient in the peak summer months and there is potential for further environmental improvement at the heart of the village linked to promotion of the local heritage. Further housing and business facilities are needed to support economic recovery. Although the population has fallen to 500, an acute shortage of affordable housing for local people is recognised by the priority given to Fort Augustus by the Small Communities Housing Trust.

DEVELOPMENT FACTORS

24.2 Securing a future use for the Abbey is of overriding importance to the village. The Council and INE have completed a joint marketing and conservation plan for the Abbey. This is a Category A Listed Building of national importance set in 8.5 ha. of designed policies at the heart of the Conservation Area. Priority must be given to a programme of action and community involvement to reinstate the property, secure a user(s) and access resources notably through Heritage Lottery, Historic Scotland and other conservation sources. Notwithstanding, the following locations offer potential for wider community needs, as follows:

- village centre – disused land adjoining the car park and visitor facilities, owned in part by the Council. Fragmented by the railway embankment and rock outcrops, although reconfiguration of the ground could eliminate flood risk. Convenient to facilities, expensive to service, with pumping foul sewage and relocating overhead lines likely;
- Market Hill – fine, open south-facing site, well placed to utilities and part allocated with scope to include adjoining land in the longer term. Contains important woodland and cultural features and a need to ‘buffer’ the major escarpment. Distant from village centre, making footpath links important;
- croftlands – open, more exposed lands south of the Academy, part allocated. Fragmented ownership requiring land assembly. Redevelopment of the garage would assist phasing and access options. Close to health, education and elderly facilities with scope to secure access to adjacent community land.

POLICIES AND PROPOSALS

VILLAGE CENTRE

- 1 Further to a joint marketing and conservation plan and investigation of suitable new productive uses for the Abbey which could embrace visitor-heritage, community-residential or a mix of compatible activities; a feasibility study sponsored by the Council and INE has identified the following the preferred option:
 - a major visitor attraction with gallery, performance and exhibition space supporting interpretative, catering and retail facilities of an appropriate scale;

- conversion of the remainder of the Listed Building to time-share accommodation;
- new visitor, reception and leisure facilities and sensitively placed car and coach parking.

Retention of the fabric and setting of the Abbey together with sensitive alteration/conversion, demolition of selected modern extensions and a long-term management plan for the policies including public access, will be integral to any proposal. Limited development of a suitable form and character could replace existing buildings east of the main property. A concerted Action Plan by the Council and its partners together with the appointment of a Project Officer is required to take this option forward and co-ordinate funding, essential repairs, restoration work and final conversion of the property. Fort Augustus Abbey Preservation Trust has been established to take ownership of the property and the Council will encourage the availability of leisure facilities for community use.

- 2 0.3 ha of land at the Village Centre is allocated for the extension of the car and coach park. The Council proposes to provide additional parking capacity on land in its ownership and acquire further ground to create a total of some 156 car spaces and 10 coach bays as a matter of priority.
- 3 1.2 ha. of land adjoining the village centre could have potential for housing, business and community uses subject to removal of part of the embankment, site levelling/upfilling, extension of services and any necessary river defence works. The bridge abutments and adjoining ground will be retained to enable public access, and vegetation around the edges of the site reinforced. A full feasibility study should be pursued to explore the cost/engineering implications of development and the options for access, after which the Council will prepare a Development Brief.

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
4	0.3 ha.	Bunoich	4 houses	building line, shared access. Comprehensive layout
5	1.5 ha.	Market Hill (south)	7-8 houses	low density, spacious. Comprehensive layout and edge planting to A82
6	0.5 ha.	Inchnacardoch	2 houses	planning permission

- 7 The Council will seek to maintain the low density character of development, and the mix of open land and wooded features on the fringes of the village. Subject to adequate servicing, further limited infill housing may be acceptable provided sites respect the privacy and outlook associated

with existing properties, avoid substantial erosion of the established tree cover and relate comfortably with the landform.

BUSINESS

- 8 0.2 ha. of land adjoining the car park at the Village Centre is allocated for business use, subject to a feasibility study (see Policy 3 above). This will involve reconfiguration of access through the car park and removal of part of the disused embankment.
- 9 British Waterways is investigating the scope for craft workshops/ residential use adjacent to the Canal. 0.1 ha. of land is allocated for these activities which are supported as part of an economic development strategy for the village (see Policy 24 below).

INDUSTRY

- 10 0.2 ha. of land comprising the blaes pitch south of the Abbey is suitable for development for business purposes.
- 11 0.6 ha. of land adjacent to the Fire Station is allocated for industrial use, including suitably screened open storage/contractors activities.

SPECIAL USES

- 12 1.0 ha. of land south of the Academy is allocated for community buildings or uses. These may include a swimming pool, sports hall and/or library.
- 13 The Council will encourage conversion and re-use of the former school buildings at Bunoich. Suitable uses include residential, office or community uses.
- 14 12.0 ha. of land is allocated for expansion of the golf course, subject to safeguards for archaeological sites. The Golf Club has carried out a feasibility study.
- 15 The Council will encourage expansion of visitor infrastructure and facilities including at:
 - the caravan and camping site;
 - moorings and related canal apron;
 - rare breeds park;
 - accommodation and leisure, including at Inchnacardoch.
- 16 The Council intend to realign part of the existing road to the Cemetery, subject to the allocation of resources. In the interim, the Council will carry out any necessary remedial works, possibly involving regrading of the river bed or strengthening its margins, in order to maintain safe public access. Discussion will be held with landowners in this regard.

EXPANSION

The following land is allocated for housing and community uses in the medium-longer term. The Council will prepare Development Briefs to guide the comprehensive layout and servicing of these areas together with footpath links, related amenities and landscaping:

	Area (ha.)	Location	Requirements
17	3.6 ha.	rear of the Old Convent	access will be taken from the A82 and will involve upgrading/reconfiguration of the junction and road serving the Cemetery/sub-station, including consideration of a roundabout as part of a wider traffic management initiative. Development will be limited to the southern-most fields. The Council will expect to enter Section 75 Agreement with the landowner/developer to secure the higher ground and mature woodland together with local cultural features in the community's interest. Development will be set well back from the river margins to enable public access to be promoted and a new pedestrian link will be sought through to the trunk road/Abertarff Place north west of the site
18	8.5 ha.	between the Academy and the Golf Course	development could comprise a mix of housing types and tenure reflecting the range of local needs; business, community and recreation uses together with tree planting and safeguards for amenities, phased from the east. Particular attention should be paid to maintaining views. Access should be taken from the A82(T) opposite Abertarff Place with links through to the school, adjoining land identified for recreation, canal related servicing and established village footpaths

AMENITY AREAS

- 19 The Council will promote a network of footpaths within and adjoining Fort Augustus together with interpretation of local heritage features.
- 20 The Council will safeguard the open character and use former Abbey playing fields and adjoining lands. 0.5 ha. of land on the northern edge of this area is allocated for limited related development/temporary uses, including "overspill" car parking. Suitable activities include:
- sporting/equestrian;
 - market garden/home produce;
 - Community Woodland/conservation management.

ACTION

- 21 The Council will encourage further environmental improvements:
- alongside the upper and lower reaches of the canal through the village;
 - between the canal bridge and car park including scope for refurbishment/upgrading of commercial and visitor facilities;
 - restoration of the historic Category B Listed Bridge over the River Oich.

Work might include traffic management, removal of overhead wirescape, improved signposting and promotion of local attractions, and floodlighting the Abbey. The Council will seek to identify suitable funding partners, possibly including INE, Scottish Executive, Historic Scotland and landowners.

- 22 The Council will encourage the development of a village heritage trail comprising a signposted walk and on-site interpretive facilities. This could be a circular route dependent on upgrading/restoring Oich Bridge and the former rail crossing of the river and could encompass surviving artifacts and historical features relating to Fort Augustus's canal, railway, and monastic and military origins. This should embrace a signposting strategy for the village themed according to different attractions or places of interest.
- 23 The Council will encourage traffic management measures in association with the A82(T) throughout the village.
- 24 Further to the allocation of alternative sites, the Council will investigate with Inverness and Nairn Enterprise and community interests the implementation of an economic development strategy for Fort Augustus. This should take account of demand for premises, land availability and the types of activity to be accommodated.

25: TOMATIN

TOMATIN	KEY VILLAGE
Housing Stock	95
Housing Land	11.4 ha.
Economic Initiative	By-passed Community Signing, Wildlife Trail
Community Facilities	Primary School, Playing Field
Service Deficiencies	Rail Halt
Infrastructure Constraints	WWTP upgrade
Environmental Action	Community Woodland

PROSPECTS

25.1 Tomatin lies beside the Monadhliaths, close to the A9 and railway, 20 km from Inverness. Its origins associate with the establishment of the distillery in the 1890's. Whilst there is no station at present, the scope for re-establishing transport links together with a new primary school and infrastructure could enhance the village's role as a service centre. More could be made of its by-passed position, proximity to the national cycle route and importance of Strathdearn for archaeology and wildlife to attract visitors.

DEVELOPMENT FACTORS

25.2 The following factors determine the suitability of land for development:

- physical: the rivers, railway and road together with sharply undulating ground fragment the village. Flat land to the north and south offers scope to consolidate the linear form;
- services: public drainage systems programmed in later years should be prioritised to improve infrastructure and assist development of the village. This investment will overcome longstanding constraints;
- amenity: altitude and exposure benefit and detract from the environment. Intermittent tree cover needs to be reinforced to extend shelter and improve the setting, including features such as the War Memorial;
- landmarks: the setting of the Category A Listed railway viaduct should be protected.

POLICIES AND PROPOSALS

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	0.1 ha.	opposite the Old Post Office	2 houses	
2	0.1 ha.	north west of Tomatinard	2 houses	shared access
3	0.2 ha.	south west end of Old Mill Road	5-6 houses	
4	2.4 ha.	south of Hazelbank	8-10 houses	removal of agricultural shed and upgrading access. Low density on elevated ground and a suitable woodland scheme extending around the development sites and linking with existing and future planting at lower levels
5	1.7 ha.	Hazelbank	4 houses	access will require to meet adoptive standards and the option of a link to Policy 4 above
6	1.7 ha.	south of the village	8-10 houses	development will be subject to a Brief specifying drainage and layout; retention of open land to the site frontage and an appropriate planting scheme. Developer contributions will be expected in relation to provision of off-site footpaths and/or traffic management measures and utility connections. Archaeological evaluation prior to granting planning permission

BUSINESS

The following land is allocated for business:

	Area (ha.)	Location	Requirements
7	1.0 ha.	Old Station Yard	upgrading of Station Road to the south east, which could also serve the westernmost part of Policy 18 below
8	0.1 ha.	North of school access road	shared access

9 Tourist uses are encouraged close to the northern “gateway” to the village. Land comprising:

- 0.7 ha. south of the Little Chef; or
- 0.7 ha. west of the Little Chef

offers suitable locations for services which might include a Visitor Centre, craft enterprises and parking/picnicking facilities.

10 0.5 ha. of land and property at Morilemore would be suitable for conversion/extension for housing, business or tourist use; or a suitable mix of these activities.

SPECIAL USES

11 A new primary school has been constructed on 1.3 ha. of land adjoining Old Mill Road. The School includes a hall, nursery and kick-about pitch for community use.

12 The Waste Water Treatment Plant off Balvraid Road has recently been upgraded. The Council will encourage Scottish Water to extend the mains network to enable connections for existing and proposed development. There will be a developer requirement to contribute towards linking services to new development sites. A further 0.1 ha. of land near the mouth of the Allt na Frithe is allocated for additional treatment facilities to serve development towards the north of the village in later years.

13 0.2 ha. of land adjoining the station is allocated for a halt and related parking. Consideration should be given to reinstating the platform and providing an over-bridge. This could necessitate upgrading the access.

14 The Council will seek to secure and safeguard 1.0 ha. of land east of the Distillery or nearby for a community playing field (see policy 17).

15 0.3 ha. of land adjoining the hall is allocated for community facilities.

16 The Council will support the refurbishment/conversion of Morilemore Farmhouse and Steading for housing, visitor accommodation or suitable business use, or an appropriate mix of these activities.

EXPANSION

The following land is allocated for expansion:

	Area (ha.)	Location	Capacity	Requirements
17	5.2 ha	east of the Distillery	20 houses	dependent on 12 above. Development will be subject to a Development Brief specifying design and layout, the identification and safeguarding of 1.0 ha of land at this location or nearby for a community playing field (see Policy 14 above), drainage connections to a new sewage treatment works, and management/retention of existing woodlands, together with provision for a pedestrian link to Station Road before any houses on the site are occupied, and vehicular access through to Station Road ultimately.

AMENITY AREAS

18 The Council will promote management of existing woodland within and adjoining Tomatin, including mature trees adjoining the Allt Neacrath, to secure continuity of important habitat and landscape features.

ACTION

19 Subject to discussion with the community and landowners, the Council will promote the following initiatives:

- enhancement of the village centre between Tomatin Inn and the hall. This could include traffic calming, surface treatment of the public road, a footpath, decorative street lighting and boundary walling. These features could be extended through the village;
- creation of a Community Woodland centred upon Distillery Wood and additional conservation management of adjoining land. This will require discussion with Forest Enterprise initially and could comprise public access by a circular route, riverside walk, habitat management and interpretation;
- “gateway” parking, picnic and information points linking to footpaths (see Policy 22 below);
- additional planting and improvement of the Bonded Warehouses compatible with operational requirements to improve the appearance and context of the Distillery. This could take place in association with a suitable business/tourism development on the site.

- 20 The Council wishes to promote Tomatin as a local tourist centre and intends to encourage appropriate “gateway” features at the entrances to the village.
- 21 The Council will encourage promotion of an “Eagle Trail” based on Strathdearn and the Monadhliath. Discussion will be held with Scottish Natural Heritage as to the form this could take. The production of leaflets and selected viewing points are among possible options.
- 22 The Council will investigate the scope for measures to improve pedestrian safety through the village, and to address other safety and amenity concerns.
- 23 The Council will lobby the Trunk Roads Authority to improve the safety of the A9 junction at Tomatin.

26: BALNAIN

BALNAIN	SETTLEMENT
Housing Stock	30
Housing Land	0.7 ha.
Economic Initiative	
Community Facilities	Primary School, PO, Hall
Service Deficiencies	Park
Infrastructure Constraints	WWTP
Environmental Action	Woodland Management

PROSPECTS

- 26.1 Balnain lies alongside the A831, some 5 km west of Drumnadrochit and within commuting distance of Inverness. It provides basic facilities for a scattered population throughout Glenurquhart. Local farming, forestry and estate work supports most local jobs. Opportunities to develop local services may arise with further promotion of the A831 tourist route and the Western Glens, together with forest based recreation.

DEVELOPMENT FACTORS

- 26.2 Development is clustered around the primary school and hall, flanked by rising farm and woodland. Further development would help to underpin services. The fine outlook west across open ground bordering Loch Meikle, the alignment of the A831 and land at risk to flooding or erosion suggest further housing should be held mainly to the north of the road. Scottish Water intend to provide improved waste treatment facilities by 2005.

POLICIES AND PROPOSALS

SETTLEMENT POLICY

- 1 Within the settlement boundary at Balnain, the Council will consider development proposals sympathetically where these accord with the General Policies contained in the Local Plan and the provisions for the Rural Development Area, and are consistent with the settlement pattern, existing land uses and amenity.

ACTION

- 2 Consideration should be given to enhancement of local amenities, including management of the woodland beside the school, refurbishment of the play area and a focal point with better signage of local attractions and places of interest.

27: INVERMORISTON

INVERMORISTON	SETTLEMENT
Housing Stock	35
Housing Land	
Economic Initiative	Great Glen Way/Cycle Route
Community Facilities	Shop/PO, Hall, Hotel, Sports Field
Service Deficiencies	
Infrastructure Constraints	Land, Access, WWTP
Environmental Action	Heritage Walk

PROSPECTS

- 27.1 Situated at the confluence of the Loch Ness and Glen Moriston, Invermoriston enjoys a dramatic setting by Loch Ness and is an important route centre adjoining the A82(T) and A887(T). Whilst local jobs have diminished in the primary sector and the population has fallen, fish farming, forestry, hydro-electricity and local services remain important. Recreational pursuits and long distance walking and cycling routes through the Great Glen will increase the through-put of visitors. Improved promotion of Invermoriston as a "stopping point" could encourage more facilities. The River Moriston and falls comprise a candidate SAC, and offer spectacular local scenery.

DEVELOPMENT FACTORS

- 27.2 Very steep ground and a narrow glen floor together with limited safe access points to the trunk roads and no mains drainage, present difficulties in identifying land suitable for development. It is important therefore to recognise the mix of uses within the village and the benefits of a flexible approach to accommodating local development requirements, including innovative measures to re-use or free-up land for building. Safeguards are needed for the fine character which derives from the juxtaposition of river gorge, amenity woodland and heritage features including Listed Buildings.
- 27.3 A nucleus of community facilities, including a new village hall and car park, has been developed at the heart of the village. Speed restrictions are in place and improved visibility and extension of the pedestrian footpath network is earmarked.

POLICIES AND PROPOSALS

SPECIAL USES

- 1 In recognition of significant local topographical, servicing and amenity constraints and severe limitations on the suitability of land for development, the Council will encourage mixed uses consistent with the form of the village, adequate drainage and access; and in accordance with the following principles:
 - Riverside Park - infill housing on remaining "gap" sites together with retention and enhancement of play facilities. In the event of local/affordable housing or essential business needs being unable to be met at other locations within the village, consideration - in discussion with the community - should be given to relocating the playing field and opening-up some of the land it presently occupies for these uses together with reservation for a "kick pitch";
 - Dalcattaig - infill housing where compatible with existing uses, subject to any requirement to upgrade the access to the A82(T) which will be determined by consideration of the nature and scale of development. Whilst individual plots would complement the existing layout of dwellings, land close to the A82 junction is well placed to accommodate community facilities and a small affordable housing scheme, in the event that a site becomes available;
 - Rhu - housing and/or business/visitor uses. Development will be expected to involve retention of trees, removal of overhead lines and safeguards for the public water supply and the interests of users of Loch Ness and the River Moriston. Access to the loch and small boat facilities could be integrated with visitor accommodation. Consideration will be given to the suitability of this locality for a future WWTP and the requirements for any related buffer/screening.
- 2 The Council will encourage Scottish Water to prioritise provision of a WWTP at Invermoriston. Private drainage arrangements will require to discharge directly to land rather than water.
- 3 The Scottish Executive have improved visibility at the A82/Dalcattaig junction and constructed a footpath alongside the Trunk Road to the caravan and camping site at Rhu.
- 4 0.2 ha. of land at Clachan an Inbhir is allocated for expansion of the burial ground.

AMENITY AREAS

- 5 Open land east of the A82(T) will be safeguarded from development. The following uses/activities are promoted:
- upgrading/improvement of the village car park, related picnic and similar low key visitor facilities including promotion of the local heritage;
 - extension of the Cemetery at Clachan an Inbhir, subject to sensitive walling and detailing which should reflect the character of features
 - a village "green" or recreation facilities, including walks.

ACTION

- 6 The Council will investigate with the Scottish Executive the scope for traffic calming measures on the A82 and A887 trunk roads through the village.
- 7 A local heritage scheme orientated from the car park, could combine better interpretation, signposting and public access to the Telford Bridge, Falls Wood and Gazebo, St. Columba's Church and viewpoints.

28: DALCHREICHART

DALCHREICHART	SETTLEMENT
Housing Stock	20
Housing Land	0.6 ha.
Economic Initiative	
Community Facilities	Primary School
Service Deficiencies	
Infrastructure Constraints	A887(T), WWTP
Environmental Action	River Moriston cSAC

PROSPECTS

- 28.1 Dalchreichart lies off the A887(T) alongside the River Moriston. South facing, though exposed, the community has experienced some growth notably in retirement and holiday homes in recent years. Traditional employment in the wider area has been supplemented by jobs in forestry, fish farming and hydro-electricity.

DEVELOPMENT FACTORS

- 28.2 Water treatment works are programmed for completion by 2004 and realignment of the A887(T) at Torgoyle would improve access. The primary school roll is very low. Further linear development would be in keeping with the building pattern, septic tank drainage and amenity.

POLICIES AND PROPOSALS

SETTLEMENT POLICY

- 1 Within the settlement boundary at Dalchreichart, the Council will consider development proposals sympathetically where these accord with the General Policies contained in the Local Plan and the provisions for the Rural Development Area, and are consistent with the settlement pattern, existing land uses and amenity. Private drainage arrangements will require to discharge directly to land rather than water.

29: CANNICH

CANNICH	SETTLEMENT
Housing Stock	90
Housing Land	6.3 ha.
Economic Initiative	
Community Facilities	Primary School, Shop/PO, Church, Hotel, Park
Service Deficiencies	
Infrastructure Constraints	WWTP
Environmental Action	Community Woodland

PROSPECTS

- 29.1 Cannich (population 200) lies at a strategic point on the A831 tourist route equidistant from the main gateway centres of Drumnadrochit and Beaulieu. It is an important entry point for visitors to the Western Glens. Traditional forest and hydro-electricity activities are giving way to conservation and recreation management opportunities for which the village could provide a broader range of upgraded services.

DEVELOPMENT FACTORS

- 29.2 The settlement is compact, occupying a tight glen floor adjacent to the Rivers Cannich and Glass. Land connected to services is identified to consolidate the shape and form of the village. Water quality and supply improvements programmed for 2002, need to be matched by upgrading drainage. The local road system is "pinched" at the bridge or largely single track. Funding is set aside for priority widening of the A831 north of Cannich to Glassburn.

Policies and Proposals

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	0.4 ha.	opposite the post office	3 houses	building line
2	0.5 ha.	by youth hostel	4 houses	access

BUSINESS

- 3 0.1 ha. of land adjacent to the Glen Affric Hotel is allocated for commercial/tourist use.

SPECIAL USES

- 4 0.5 ha. east of the village hall is allocated for tourism, community or residential use. An interpretative centre together with car park/visitor orientation point would be preferable, however, facilities for tourists and residents alike would be an acceptable alternative. Limited residential development may also be acceptable.
- 5 0.8 ha. of land adjacent to the River Glass is allocated for future provision of a Waste Water Treatment Works. Scottish Water should give priority to programming drainage improvements.

EXPANSION

The following land is allocated for housing and related amenity uses. A comprehensive layout and servicing of these areas together with footpath links, open space and landscaping will be required:

	Area (ha.)	Location	Capacity	Requirements
6	3.2 ha.	east of MacColl Road	26 houses	access from the A831, including surface water drainage and open space
7	1.9 ha.	south of MacColl Road	18 houses	access from MacColl Road, subject to flood risk assessment, expansion of open space and footpath links

ACTION

- 8 Improvement of public access and related signposting within and adjoining the village could form the basis for a community-based project possibly linked to Community Woodland and served from roadside parking facilities.
- 9 The Council will investigate the scope for traffic calming through the village and drainage upgrading of the A831 through the village.

30: FOYERS

FOYERS	SETTLEMENT
Housing Stock	105
Housing Land	3.0 ha.
Economic Initiative	Heritage Centre, Gateway Signing, Workshops, Pier
Community Facilities	Primary School, Hall, Surgery, Playing Field
Service Deficiencies	Cemetery, Fire Station
Infrastructure Constraints	WWTP
Environmental Action	Village Enhancement

PROSPECTS

30.1 Foyers originated with the establishment of the British Aluminium works a century ago. Since its closure more than 30 years ago, the village has suffered population and job losses. The economy is dominated by hydro-electricity generation, despite employment at the power station reducing significantly over the years. Although located off the main tourist route, the village attracts summer visitors. An interesting industrial heritage could be interpreted to supplement established local attractions which include the Forest Enterprise Visitor Centre and exceptional woodland walks to the Falls. Facilities for landing small boats have long been a local aspiration. The community continues to support important local facilities with a new medical centre built recently. The priorities are to restore employment, enable local housing needs to be met and draw visitors.

DEVELOPMENT FACTORS

30.2 Foyers is fragmented by steep and heavily afforested ground, a deeply incised gorge and exceptional amenity woodland. The main development opportunities involve:

- lower, open ground comprising the raised beach either side of the River Foyers;
- re-use or conversion of derelict or vacant buildings and land.

POLICIES AND PROPOSALS

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	3.0 ha.	South west of Riverside/Grays Park	12-14 houses	upgrading access; safeguard public access to the shore

BUSINESS

The following land is allocated for business use:

	Area (ha.)	Location	Requirements
2	0.3 ha.	north east of the community workshops	additional accommodation
3	0.4 ha.	east of the River Foyers	woodland safeguard
4	0.5 ha.	adjoining the shop	surfacing

5 The Council will encourage upgrading and expansion of visitor accommodation/recreation facilities based on existing establishments as follows:

- Craigdarroch House Hotel: planning permission has been granted for 25 chalets;
- Foyers Bay Hotel/Foyers Mains, subject to additional passing places and safeguards for the Listed Buildings;
- conversion/use of the steading and Doocot;
- provision of caravan and camping facilities;
- golf in the open fields south west of the mains.

SPECIAL USES

6 The Council will encourage development of the BA Works, a Category B Listed Building, for visitor related or other business or residential use. This could provide a focus for a heritage centre/working museum based on the local industrial archaeology together with hostel/bunkhouse-type accommodation, tearoom and toilets or a suitable mix of housing accommodation.

7 A new Fire Station is proposed to be built. Various sites are under investigation by the Fire Board.

8 0.2 ha. of land west of the River Foyers is allocated for a new Waste Water Treatment Plant which Scottish Water propose to construct.

9 0.5 ha. of land adjoining the cemetery is allocated for extension of that facility.

10 0.2 ha. of land is allocated for relocation of the playing field pavilion.

11 The Council will encourage re-use of the Outreach Centre for community purposes. Alternatively, assembled with the adjoining sheds, this site could be redeveloped, possibly for sheltered housing.

AMENITY AREAS

- 12 The Council will encourage community management of woodland within and adjoining Foyers subject to discussion with Forest Enterprise. This could include signposting of walks extending to the River Foyers margins and foreshore promoted in association with above.

ACTION

- 13 The Council will encourage renovation of Foyers Pier for recreational access to Loch Ness. This could involve a joint initiative by British Waterways, the Scottish Hydro-electric and INE.
- 14 The Council will encourage environmental improvements in the vicinity of the shop. These could include improvements to parking, the external appearance of buildings and a tourist information point.
- 15 The Council will encourage provision of "gateway" signposting of Foyers at the main village entrance points on the B852.

31: CROACHY

CROACHY	SETTLEMENT
Housing Stock	15
Housing Land	0.8 ha.
Economic Initiative	
Community Facilities	
Service Deficiencies	
Infrastructure Constraints	WWTP
Environmental Action	Tree Planting, Traffic Calming

PROSPECTS

- 31.1 Croachy is a remote settlement alongside the B851 in upper Strathnairn. Rising terrain gives some shelter to the west. There are fine open views across the strath. A restaurant and holiday accommodation, nursery and other tourist businesses draw trade from the scenic route. There are important bird reserves and archaeology nearby, together with forest regeneration potential in the Monadhliath.

DEVELOPMENT FACTORS

- 31.2 Open farmland and power lines to the north west of the village restrict the potential for development. Limited infill would consolidate the settlement. The road is straight but narrow. Drainage is dependent on septic tank soakaways.

POLICIES AND PROPOSALS

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	0.1 ha.	south west	1 house	
2	0.3 ha.	north east	2 houses	shared access
3	0.4 ha.	north east	3 houses	de-crofting

ACTION

- 4 Consideration should be given to introducing traffic calming measures.
- 5 A Community Woodland scheme could be introduced on less productive land to improve shelter and provide for wildlife.

32: STRATHERRICK

STRATHERRICK: GORTHLECK/ERROGIE	SETTLEMENT
Housing Stock	25
Housing Land	3.2 ha.
Economic Initiative	Workshop, Visitor Accommodation
Community Facilities	Primary School, Hall
Service Deficiencies	
Infrastructure Constraints	WWTP
Environmental Action	Community Woodland

PROSPECTS

32.1 The main settlements - Gorthleck and Errogie - straddle the B862, facing south over Loch Mhor towards the Monadliath. These are remote communities, dependant on mobile or community transport services. Opportunities to diversify the upland farming and local crofting base could arise with promotion of the scenic route and recreational access to land. Local needs and specialist housing is earmarked a priority by the Small Communities Housing Trust.

DEVELOPMENT FACTORS

32.2 The following principles should be adhered to:

- shape: retaining the linear form of the settlements primarily west of the B862;
- separation: maintaining the open land between Errogie and Gorthleck and between the villages and Loch Mhor;
- safety: introducing traffic and pedestrian measures throughout the villages consistent with the rural character;
- facilities: addressing the need for local housing, improved sewerage facilities and other amenities.

POLICIES AND PROPOSALS

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	1.0 ha.	west Duhallow	2 houses	access from the C20
2	0.3 ha.	north east of Errogie Church	2 houses	
3	0.2 ha.	west of Gorthleck	2 houses	drainage
4	1.7 ha.	north of Ballochran	8 houses	local needs; planning permission

- 5 The Council will encourage infill development consistent with the established settlement pattern.
- 6 Albyn Housing Society/Small Communities Housing Trust propose to build 6 houses at Gorthleck.

BUSINESS

The following land is allocated for business use:

	Area (ha.)	Location	Requirements
7	0.4 ha.	east of Gorthleck	workshop, crafts
8	0.4 ha.	at the centre of Gorthleck	contractor's yard/workshop
9	0.06ha.	west of Gorthleck	bunkhouse/hostel

SPECIAL USES

- 10 0.5 ha. of land at Gorthleck is allocated for community use.
- 11 0.6 ha. of land opposite Gorthleck Hall is allocated for a sports field, play area and picnic site together with car parking.

ACTION

- 12 Consideration should be given to introducing further traffic calming measures between Errogie and Gorthleck.
- 13 The Council will encourage an initiative to secure community management of woodland between Errogie and Gorthleck. Scope exists to create a small car park and footpaths linked to interpretation of Loch Mhor and local viewpoints.

33: TOMICH

TOMICH	SETTLEMENT
Housing Stock	30
Housing Land	1.3 ha.
Economic Initiative	Visitor Accommodation
Community Facilities	Hotel, PO
Service Deficiencies	
Infrastructure Constraints	WWTP
Environmental Action	

PROSPECTS

- 33.1 Tomich is a “planned” conservation village at the heart of the Guisachan Estate. The linear form, layout of buildings and spaces and traditional architecture creates considerable character. The community continues to support a post office on a part time basis. Remoteness will continue to present limitations on development. Visitor interest could be promoted from Cannich.

DEVELOPMENT FACTORS

- 33.2 The Conservation Area is a major influence on the design and siting of any development. Improvements in the water supply are anticipated by 2002. Development south-west of the village would reinforce the form and keep the original character largely intact.

POLICIES AND PROPOSALS

HOUSING

The following land is allocated for housing:

	Area (ha.)	Location	Capacity	Requirements
1	1.3 ha.	north-east of Corrie Lodge	6 houses	Design Brief, compliance with Conservation Area Design Guidelines. Subject to flood risk assessment

SPECIAL USES

- 2.8 ha. of land at Guisachan is allocated for additional visitor facilities. This could include a camp site/hostel and a small park/car park and signposting of local features and history.
- Visitor interpretive facilities could be provided at the frontage to the Tomich Hotel.

34: STRUY

STRUY	SETTLEMENT
Housing Stock	10
Housing Land	
Economic Initiative	
Community Facilities	
Service Deficiencies	
Infrastructure Constraints	WWTP
Environmental Action	Archaeological Trail

PROSPECTS

- 34.1 Depopulation has resulted in the loss of the primary school and post office. Further diversification notably embracing tourism, specialist estate or conservation management may offer the best prospect for secure jobs.

DEVELOPMENT FACTORS

- 34.2 The River Glass flood plain, locally important farmland and amenity woodland should be protected. Development close to the former school would consolidate the character.

POLICIES AND PROPOSALS

BUSINESS

- 1 **0.7 ha. of land is allocated for visitor facilities including bunkhouse/campsite or other business use.**

AMENITY AREAS

- 2 **0.2 ha. of land is allocated for a small car park in association with visitor facilities.**

ACTION

- 3 **The Council will investigate the feasibility of establishing a circular footpath and interpretation of the Dun Coille Struy broch together with the above facilities.**

SETTLEMENT POLICIES

Town / Village Centre (C): The Council will encourage town centre uses, appropriate to the settlement's role in the hierarchy

USES	CRITERIA
• Retail :	Class 1 of the Use Classes (Scotland) Order 1997
• Food and Drink	Class 3 of the Use Classes (Scotland) Order 1997
• Financial / Professional and other services :	Class 2 of the Use Classes (Scotland) Order 1997
• Hotel/ Guest House :	Class 7 of the Use Classes (Scotland) Order 1997
• Housing :	Class 9 of the Use Classes (Scotland) Order 1997
• Non Residential Institutions:	Class 10 of the Use Classes (Scotland) Order 1997
• Leisure :	Class 11 of the Use Classes (Scotland) Order 1997
• Civic Uses	
• Parking	
• Hot Food Takeaway	
• Emergency Services	
• Theatre	
• Amusement Arcade	
• Taxi Business / Hire of Cars	
• Public House	

NOTE: Applications for uses outwith the above list will be considered on their individual merits.

Housing (H): The Council will safeguard the function and character of established residential areas and will encourage appropriate development

USES	CRITERIA
• Housing	Class 9 of the Use Classes (Scotland) Order 1997
• Residential Institutions	Class 8 of the Use Classes (Scotland) Order 1997

NOTE: Applications for uses outwith the above list will be considered on their individual merits.

Business (B): The Council will maintain or promote business / tourism
--

USES**CRITERIA**

- | | |
|--------------------------|---|
| • Business | Class 4 of the Use Classes (Scotland) Order 1997 |
| • Storage / Distribution | Class 6 of the Use Classes (Scotland) Order 1997* |

* Only where not more than 235 sq. m. of floor area will be used for storage or distribution.

NOTE: Applications for uses outwith the above list will be considered on their individual merits.

Industry (I): The Council will maintain or promote industrial uses

USES**CRITERIA**

- | | |
|--------------------------|--|
| • Business | Class 4 of the Use Classes (Scotland) Order 1997 |
| • Industry | Class 5 of the Use Classes (Scotland) Order 1997 |
| • Storage / Distribution | Class 6 of the Use Classes (Scotland) Order 1997 |

NOTE: Applications for uses outwith the above list will be considered on their individual merits.

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

USES**CRITERIA**

- | | |
|-----------------|---|
| • Sui Generis : | Specific uses will be defined in Local Plans, but can include the following:- |
| | Campus |
| | Port Development |
| | Golf Course |
| | Transport Centre |
| | Major community use |
| | Infrastructure including sewage treatment works |
| | Visitor/Heritage Centres |
| | Hotels |
| | Restaurants |

Expansion (E): The Council will encourage development in accordance with a comprehensive master plan and will presume against piecemeal proposals

USES	CRITERIA
• Retail	Classes 1 and 3 of the Use Classes (Scotland) Order 1997
• Business	Class 4 of the Use Classes (Scotland) Order 1997
• Hotels and Hostels	Class 7 of the Use Classes (Scotland) Order 1997
• Residential Institutions	Class 8 of the Use Classes (Scotland) Order 1997
• Housing	Class 9 of the Use Classes (Scotland) Order 1997
• Non Residential Institutions	Class 10 of the Use Classes (Scotland) Order 1997
• Leisure	Class 11 of the Use Classes (Scotland) Order 1997
• Public House	
• Emergency Services	

The above uses should be consistent with the levels/types of service provision set out in the Structure Plan settlement hierarchy.

NOTE: Applications for uses outwith the above list will be considered on their individual merits.

Amenity Areas (A): The Council will safeguard these areas from development not associated with their purpose or function

USES	CRITERIA
• Sui Generis	Specific uses will be defined in Local Plans, but can include the following: <div style="margin-left: 40px;"> playing fields; play areas; green open space; trees; parks </div>

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