

Inner Moray Firth Local Development Plan **Am Plana Leasachaidh Linne Mhoireibh a-staigh**

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1 Foreword

I am pleased to present this initial draft of an important new planning document for the Inner Moray Firth area. Important because it is likely to affect most people who live, work or visit the Inner Moray Firth area - either directly if you or a neighbour are proposing a large building project or indirectly in changing where and how you travel to home, school, shop or enjoy recreation - so please read it and make comment.

The Plan is the Council's principal document for helping it decide on planning applications and land use priorities at the local level. We must operate within a national and Highland context but many local choices remain to be made as to which sites should be built on and what would be considered an appropriate use on a site. It will also indicate which land should be safeguarded from development. The document contains our initial views on where new development should be located but we still have an open mind. To this end, we have highlighted the advantages and disadvantages of every site option whether we agree with it or not in order to stimulate a genuine debate. The site suggestions have come from local communities, landowners and developers as well as from the Council. The next Plan stage will allow for more formal objection to particular sites so please concentrate on your preferences at this stage. Try to think about the whole of your community and where and how it should grow. The Council will not make its final choices until it has carefully considered all views received.

I encourage you to participate in shaping the future of your community.

Cllr. W. J. (Ian) Ross



Tha mi toilichte a bhith a' toirt seachad a' chiad dhreachd seo de sgrìobhainn dealbhaidh ùr, cudromach airson sgìre Linne Mhoireibh A-staigh. Tha an sgrìobhainn cudromach seach gu bheil i buailteach buaidh a thoirt air a' chuid as motha de dhaoine a bhios a' fuireach agus ag obair ann an sgìre Linne Mhoireibh A-staigh no a bhios a' tadhal air an sgìre. Bidh buaidh aig an sgrìobhainn oirbh gu dìreach ma tha sibh fhèin no nàbaidh an dùil pròiseact mòr togail a ghabhail os làimh, no gu neo-dhìreach ann a bhith ag atharrachadh càite agus ciamar a bhios sibh a' siubhal dhachaigh, dhan sgoil, dha na bùithtean no a' gabhail spòrs – mar sin feuch gun leugh sibh i agus gun toir sibh beachd seachad.

'S e am Plana prìomh sgrìobhainn na Comhairle airson a cuideachadh a' co-dhùnadh iarrtasan dealbhaidh agus prìomhachasan cleachdadh-fearainn aig ìre ionadail. Feumaidh sinn obrachadh taobh a-staigh co-theacsa nàiseanta agus co-theacsa na Gàidhealtachd ach tha iomadh roghainn ionadail ann fhathast a thaobh dè na làraich air am bu chòir dhuinn a bhith a' togail agus dè na rudan a bhiodh air am meas mar chleachdadh freagarrach airson làrach. Bidh e cuideachd a' comharrachadh dè an talamh a bu chòir a dhìon bho leasachadh. Tha an sgrìobhainn seo a' toirt seachad nam beachdan tùsail againn a thaobh far am bu chòir leasachadh ùr a bhith suidhichte, ach tha inntinn fhosgailte againn fhathast. A thaobh seo, tha sinn air na rudan a bhiodh agus nach biodh buannachdail a thaobh gach làrach a mhìneachadh – co dhiubh a tha no nach eil sinn fhèin ag aontachadh riutha – gus deasbad ceart a bhrosnachadh. Tha na molaidhean a thaobh nan làrach air tighinn bho choimhearsnachdan ionadail, uachdarain agus leasachairean a bharrachd air a' Chomhairle fhèin. Bheir an ath cheum den Phlana cothrom gus gearan foirmeil a thoirt seachad a thaobh làraich fa leth, mar sin cumaibh aire air na roghainnean as fheàrr leibh aig an ìre seo. Feuchaibh ri smaoinachadh air a' choimhearsnachd iomlan agaibh agus càite is ciamar a bu chòir dhi fàs. Cha dèan a' Chomhairle a co-dhùnaidhean deireannach gus am bi i air cnuasachadh gu cùramach air na beachdan uile a tha air tighinn a-steach.

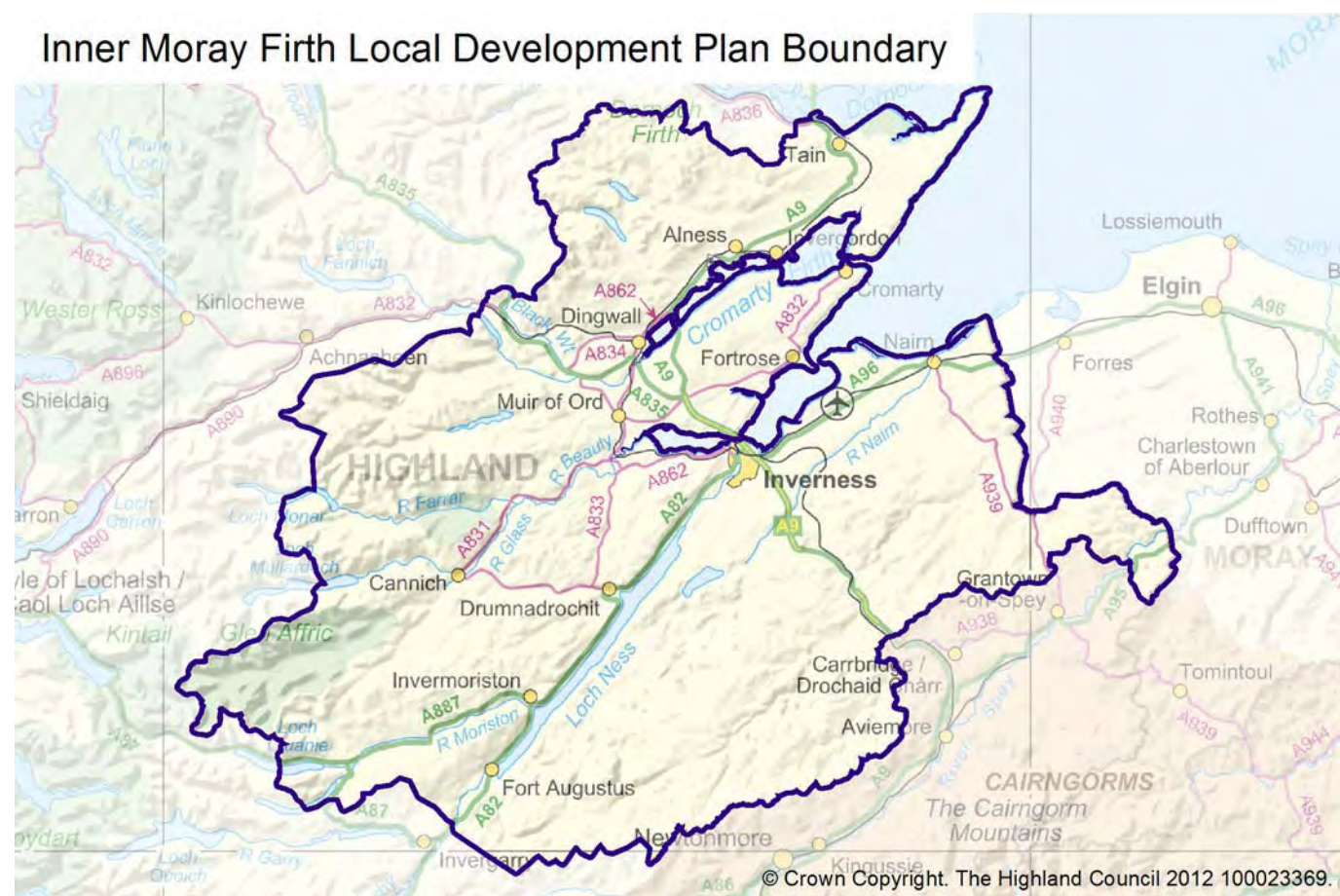
Tha mi gur brosnachadh gus com-pàirt a ghabhail ann a bhith a' cumadh àm ri teachd na coimhearsnachd agaibh.



2 Why and How to Read the Plan and How to Make Comment

2.1 Most people will be affected by this Plan. Some directly if they live close to or are proposing a large building project and many indirectly, by changes to where and how they travel to home, school, work, shop and enjoy recreation. The development plan is our main document to guide us in making decisions on planning applications. It also shapes public and private investment decisions. For example, new schools, roads, bus routes, sewers, web access improvements and shops tend to match the location of new building. Community groups wishing to make funding bids for development projects like new village halls, sports pitches or woodland should get their ideas included in the Plan to increase the chances of attracting funding, to smooth the progress of any future planning application and to safeguard the land from competing uses. **The Plan will affect you so please read it and make comment.**

2.2 This first draft of the Plan is called a Main Issues Report. It covers the Inner Moray Firth area as outlined on the map below. It contains **our initial view** on where development should and should not be carried out including suggestions already made by communities, landowners and developers. We've included the reasons for our initial preferences but we still have an open mind. Planning choices are rarely black and white so we've shown the pros and cons of each development site to stimulate debate.



2.3 Technical jargon has been kept to a minimum but if you don't understand any of the Plan please try using the glossary at the back, contact us by using the details below or come along to any of the exhibitions we'll be holding.

2.4 The Plan's Vision and Spatial Strategy looks 10/20 years ahead but the detail concentrates on the period up to 5 years from adoption of the Plan.

2.5 We have a legal duty to prepare this document and because of its importance must ask a wide range of people and organisations, several times, what they think and carefully consider their views. Unfortunately all of this takes time but the end product (the adopted Plan) will have allowed everyone a fair chance to make comment and if they don't agree with the Council to make a formal objection and then have their concerns heard by an independent person. The whole process can take 2/3 years but please maintain an interest to see what might happen in your community. See section 4 below for more detail of the Plan phases.

Getting Involved - How To Make Comment

2.6 We would like you to tell us what you think about our initial site and policy preferences and your own. If you think we've missed out a large site within a main settlement site that should be developed or a similar area of valued greenspace please let us know.

2.7 There will be an opportunity to lodge formal objection to any particular site at the next Plan stage (Proposed Plan draft). Please wait until then if you wish to do so. At this stage we'd like your preferences between sites and reasons. If you don't like a site proposed for development think about how it compares to other options in your City, town or village and tell us why other sites are better.

2.8 You can send us comments via e-mail to imfldp@highland.gov.uk or by letter to:

Director of Planning and Development
The Highland Council
Glenurquhart Road
Inverness
IV3 5NX

Comments must be made by the date specified - see press adverts and Council's website.

2.9 Plan material can also be read online via www.highland.gov.uk or at public libraries and planning offices. You can find out more by coming along to the following public exhibitions or by asking to attend a workshop in your community - email imfldp@highland.gov.uk or telephone 01463 702259.

3 National and Highland Context

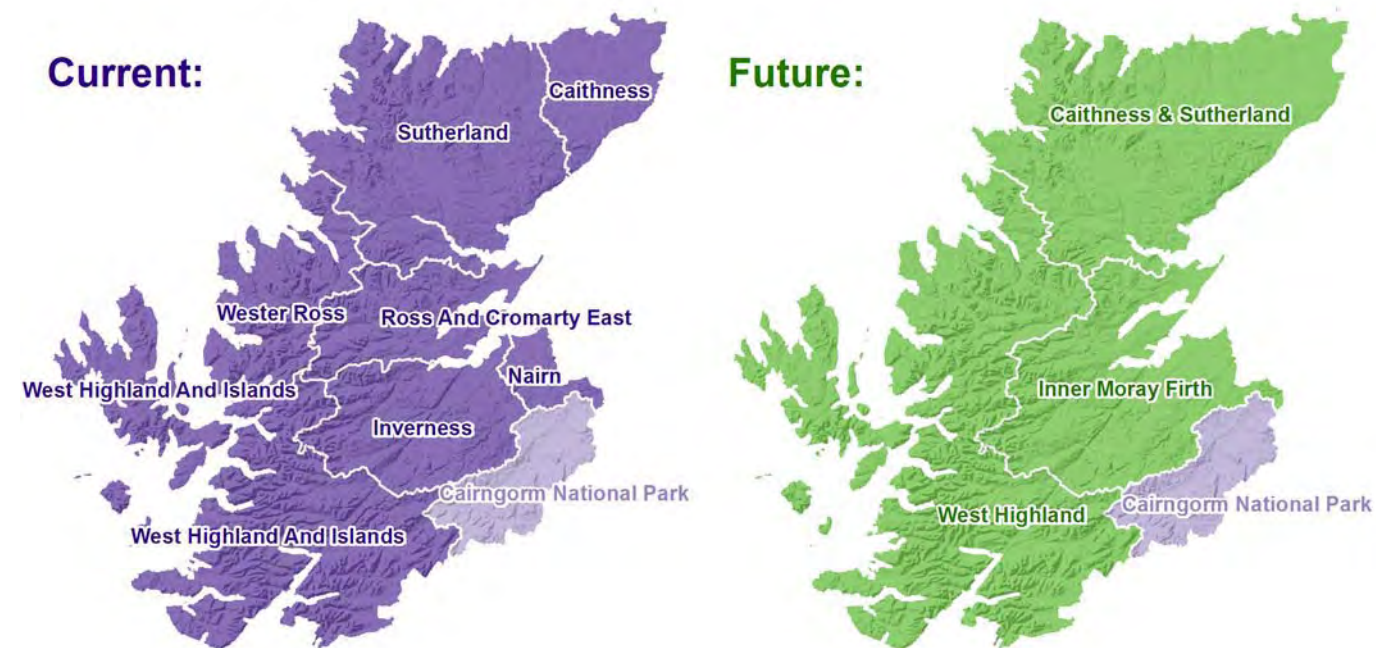
3.1 More strategic issues like where the largest expansion areas for housing and employment should be located have already been debated and set at national and Highland level. This document proposes options for how this wider context should be implemented at the local level.

3.2 The Scottish Government sets national planning policy. Most of this is contained within two documents - The [National Planning Framework](#) and [Scottish Planning Policy](#). These should be read by those with an interest in wider issues. The Framework for example sets out national support for electricity grid reinforcement in the Highlands, Inverness as a city region economic hub and the A96 Corridor as an area for co-ordinated action. Similarly, the [Highland-wide Local Development Plan](#) sets Highland priorities. Section 5 sets out the Vision and Spatial Strategy for the Inner Moray Firth, taken from the Highland-wide Local Development Plan

3.3 National and Highland priorities can be debated but only when these documents are reviewed. **Accordingly, please focus your comments on local priorities.**

3.4 This Plan, when adopted, will supersede the remaining parts of previous local plans for the Inner Moray Firth area (see figure below). It should be read alongside the Highland wide Local Development Plan even where the latter provides site-specific detail.

Local Area Development Plan Areas



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4 Plan Phases

4.1 Producing the Plan is an iterative and inclusive process, not the publication of a single document. The whole process can take 2/3 years but this is to allow everyone to have a say and for views to be considered properly. The main phases for comment are outlined below. We are currently in the second phase. This Main Issues Report is the first statutory draft of the Plan.

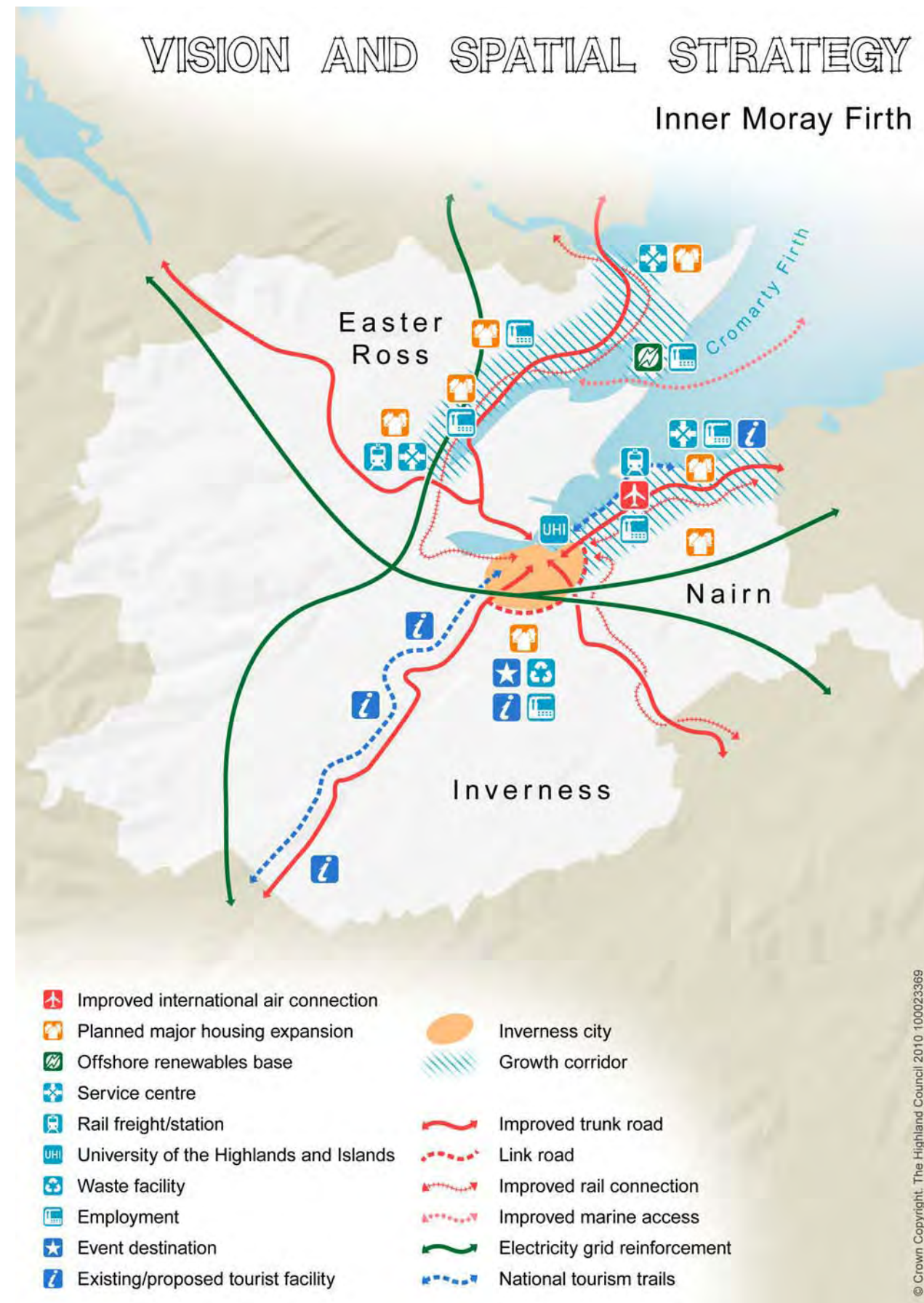
- Ideas and Awareness Raising (*Call for Sites*) - initial information and suggestions both in favour of development and for protection of land are sought from all parties
- Site and Policy Options (*Main Issues Report*) - those ideas and others considered reasonable are issued with the Council's preferences highlighted - the public and others are asked to comment on these alternatives and express their preferences
- Council's Chosen Sites and Policies (*Proposed Plan*) - the Council considers the consultation responses, decides between the options and re-issues its choices
- Objections to Council's Choices (*Examination*) - a Scottish Government appointed Reporter hears objections to the Council's choices and determines the final Plan content

5 Vision and Spatial Strategy

5.1 The [Highland wide Local Development Plan](#) has set the Vision and Spatial Strategy for the Inner Moray Firth. Its illustration and text is re-stated in full below.

By 2030, the Inner Moray Firth will:

- **have increased the number of jobs, people and facilities** - the Inner Moray Firth will be a larger and more efficient “engine” for the wider Highland economy. Growth of jobs and population, especially to the A96 and Easter Ross Corridors will have continued the latter being underpinned by the competitive and sustainability advantage of its improved rail route connections. New and better facilities will have followed this growth in demand. Service centres such as Dingwall, Nairn and Tain will have grown to support the delivery of the facilities required
- **have a growing City** – building on the growth and opportunities of its role as the major service and administrative centre, Inverness will have developed in a way that promotes the key aspirations of the updated City vision, focuses development where infrastructure exists or can be provided in the most efficient way and maintains a thriving City centre as the focus for services and retail provision
- **have safeguarded and enhanced its special places** - the firths around which the *settlements* and economic activity are located have retained their quality, support an abundance of internationally and nationally important wildlife and provide a special place for residents and visitors alike. The environmental limits of the area will have been respected, particularly in the countryside around its towns and along its coast, where the effect of sea level rising from climate change has been allowed for in the location of new development.
- **have made it easy for people and wildlife to move about through a green network** – large scale and small scale habitat corridors have been protected and enhanced so that species can move about within and around development, including species that are affected by climate change. People will have better access to high quality places using a network of paths for walking and cycling, which contributes to quality of life, health and inward investment. Effective *masterplanning* will have ensured that linkage to the *green network*, accessible civic and greenspaces and enhanced access will have accompanied development.
- **have more efficient forms of travel** – the area will have seen substantial improvements to the existing transport network through improvements to the road network, seeing an increase in the numbers of people walking, cycling as a result of the *green network*, and taking the urban rail/bus networks and delivery of better connections for local road freight to and from longer haul Caledonian canal, rail, sea and air routes. As part of these improvements, a new railway station will have been provided at Dalcross.



- **have resolved its infrastructure constraints** - an effective partnership of all funding bodies will have removed the barriers to growth. As well as improvements to the A9 trunk road, the West Link, A96 upgrade, the Nairn By-pass and a new station at Dalcross will have been delivered. Broadband, electricity grid networks and drainage infrastructure will no longer restrict the economic potential of the area.
- **have diversified its economy** - there will be more, different jobs. A new education campus accommodating a range of educational institutions, including a base for the University of the Highlands and Islands and Inverness College UHI, space for commercial spin-off companies and a regional sports facility, will have expanded educational opportunities and generated employment, helping stem the loss of young people from the region. Nigg and possibly Ardersier will service increased activity off shore. Other ports and harbours, including Inverness and Invergordon will have supported the growth of tourist and *renewables* related economic development. More all weather tourist facilities related to the environment will have bolstered the role of the area as a tourist hub and gateway to the wider Highlands. The airport and its related business park will have expanded to accommodate increased national and international trade. The UHI will have developed a thriving City campus contributing to academic excellence in fields such as bio-technology and life sciences based on the Centre for Health Science. More traditional local industrial enterprises will also have been accommodated in a new location east of Inverness.
- **be regenerated and renewed** – brownfield land and buildings in the City and other *settlements* across the area will have been brought back into more productive use. This will range from buildings in our City and town centres and major *regeneration* areas such as the Longman *landfill* site, the Longman Industrial Estate core area and the Invergordon Tank Farm.

5.2 Similarly, the [Highland wide Local Development Plan](#) has also set the **key forecasts for population and housing requirements for the Inner Moray Firth. Over the next 10 years these total around 12,000 people and land for an extra 15,000 houses.** These are summarised in the following tables.

Projected Populations for Housing Market Areas in the Inner Moray Firth Area

Housing market Area	2011	2016	2021	2031
Badenoch & Strathspey (part)	128	134	140	150
Inverness	74,662	78,760	82,696	90,084
Nairn	12,631	13,209	13,768	14,652
East Ross	21,153	21,821	22,405	23,209
Mid Ross	22,605	23,335	23,962	24,966
West Ross (part)	1,825	1,898	1,967	2,070
Inner Moray Firth	133,004	139,157	144,938	155,132

Source: Highland Council 2006 Series Population Projections, high migration scenario

New Housing Requirement by Housing Market Area
(no additions for flexibility / market choice)

Housing Market Area	2011-2015	2016-2020	2021-2025	2026-2030
Badenoch & Strathspey (part - 1)	6	6	5	5
Inverness	3,781	3,561	2,666	2,666
Nairn	652	598	375	375
East Ross	885	776	482	482
Mid Ross	898	803	562	562
West Ross (part - 1)	75	68	44	44
Inner Moray Firth	6,298	5,812	4,134	4,134

1) part wards pro rata to existing stock

Source: Highland Council Housing Need and Demand Assessment 2009

New Housing Land Requirement
(housing requirement plus 25% for flexibility / market choice)

Housing Market Area	2011-2015	2016-2020	2021-2025	2026-2030
Badenoch & Strathspey (part - 1)	8	7	6	6
Inverness	4,727	4,451	3,332	3,332
Nairn	815	747	469	469
East Ross	1,107	971	603	603
Mid Ross	1,122	1,004	702	702
West Ross (part - 1)	94	85	56	56
Inner Moray Firth	7,872	7,265	5,168	5,168

1) part wards pro rata to existing stock

Source: Highland Council Housing Need and Demand Assessment 2009

6 IMFLDP Area-wide Policies

6.1 All development proposals may be affected by the Council's general policies and supplementary guidance. Most general policies apply across the whole of Highland and can be read within the [Highland-wide Local Development Plan](#). Supplementary Guidance is very specific, topic based and often very technical guidance on issues such as flooding and open space. For further details and a full list of Supplementary Guidance please visit our web site www.highland.gov.uk/developmentplans.

6.2 There are some general issues that require planning policies but they may not be relevant across the whole of Highland. The following approaches for the Inner Moray Firth area, and alternatives to them, are suggested for comment.

Other Settlements

6.3 The new streamlined Plan format concentrates on the bigger developments in the bigger places. The smallest housing in the countryside proposals already have adequate policy coverage via the [Highland wide Local Development Plan](#) and its related [supplementary guidance](#). However, there is a gap in the middle for a policy to help judge developments in or close to smaller villages. We think that we need a general policy to assess development proposals that are made in or close to smaller settlements.

6.4 We think appropriate rural development should be supported if it will help underpin rural facilities particularly where that development is within active travel (walking and cycling) range of that facility. Therefore, our suggested policy approach below is to allow suitable building within or close to settlements (not the main settlements listed elsewhere in the Plan) that have at least one community or commercial facility which could be sustained by allowing further development.

Cross Settlement Development Objectives and Developer Requirements

6.5 Site-specific requirements will be listed in the next draft of the Plan but section 7 below lists cross settlement issues for each large community. Many cross settlement problems require cross settlement funded solutions. For example, a lack of space in the local primary school will be made worse by all new housing development in a village regardless of its specific location and we believe all developers should be asked to pay a fair share towards providing extra capacity. To support this approach we think we need a policy to justify asking developers to resolve problems or development impacts which extend beyond or are common to more than one development site.

Other Settlements

Council's Preferred Approach

We think we should assess development proposals within or adjoining the following settlements*

Cannich, Tomich, Invermoriston, Balnain, Struy, Abriachan, Bunchrew, Inverarnie, Farr, Foyers, Croachy, Daviot, Gorthleck, Whitebridge, Dochgarroch, Ferness, Marybank, Garve, Kilcoy, Easter Kinkell, Pitcalnie, Cullicudden, Resolis, Ardross, Hill of Fearn, Inver.

against the following criteria:

- whether the development is located within active travel range of at least one community/commercial facility and is likely to help sustain that facility;
- whether the proposal is similar in terms of its design, spacing, scale and density to development within that existing settlement;
- whether the number and capacity of permissions granted within that settlement over the five year period prior to the proposal being determined suggests that further development may harm the character and social balance of that community;
- whether spare, existing infrastructure network (education, roads, other transport, water, sewerage etc.) capacity exists or could be provided in a cost efficient manner;
- whether the proposal would result in a net loss of locally important greenspace, and;
- whether the proposal would result in an adverse impact on any other locally important heritage feature (for example the setting of a war memorial or burial ground, or important public viewpoint/vista);
- whether any developer funded mitigation of impact is offered.

*This list of settlements is subject to change. The policy will no longer be applicable to settlements losing their last or single facility but will apply to settlements acquiring a new facility.

Q. Do you agree with this approach to other (smaller) settlements?

Q. If not, why?

Reasonable Alternatives

Each criterion could be regarded as an alternative. Do you agree with some criteria but not others? The approach could be more positive - e.g. stating support in favour of development providing some criteria are met - or more negative - e.g. stating development will be resisted unless all criteria are met. Another alternative would be to add different criteria or to vary the criteria and/or degree of support dependent upon whether the settlement lies within or outwith a countryside area experiencing high development pressure. For example, those settlements within the Hinterland (the area experiencing high commuter housing in the countryside demand) could have a more restrictive set of criteria than those in areas of lower demand.

Q. Do you agree with any of the stated alternatives?

Q. What other approach would you prefer and why?

Cross Settlement Development Objectives and Developer Requirements

Council's Preferred Approach

We think developers should take account of, and if necessary and appropriate contribute to, the cross settlement objectives and requirements listed for each relevant main village or urban district.

Q. Do you agree with this approach to resolving cross settlement development issues?

Q. If not, why?

Reasonable Alternatives

We don't think there are any reasonable alternatives to this approach.

Q. What other approach would you prefer and why?

Hinterland Boundary

6.6 We currently restrict housing in the countryside around major Inner Moray Firth towns because a permissive approach would lead to unacceptable landscape and rural service network (roads, refuse collection, foul water drainage, school transport etc) impacts. The boundary of this Hinterland area is to be debated through this Plan. However, we believe the existing boundary remains about right in terms of the pattern of recent development and the remaining capacity of the local landscape and service networks.

Hinterland

Council's Preferred Approach

We think the existing Hinterland boundary (shown on the figure opposite) is the best compromise between supporting rural development yet still guarding against its worst effects.

Q. Do you agree with this approach to housing in the countryside around major Inner Moray Firth towns?

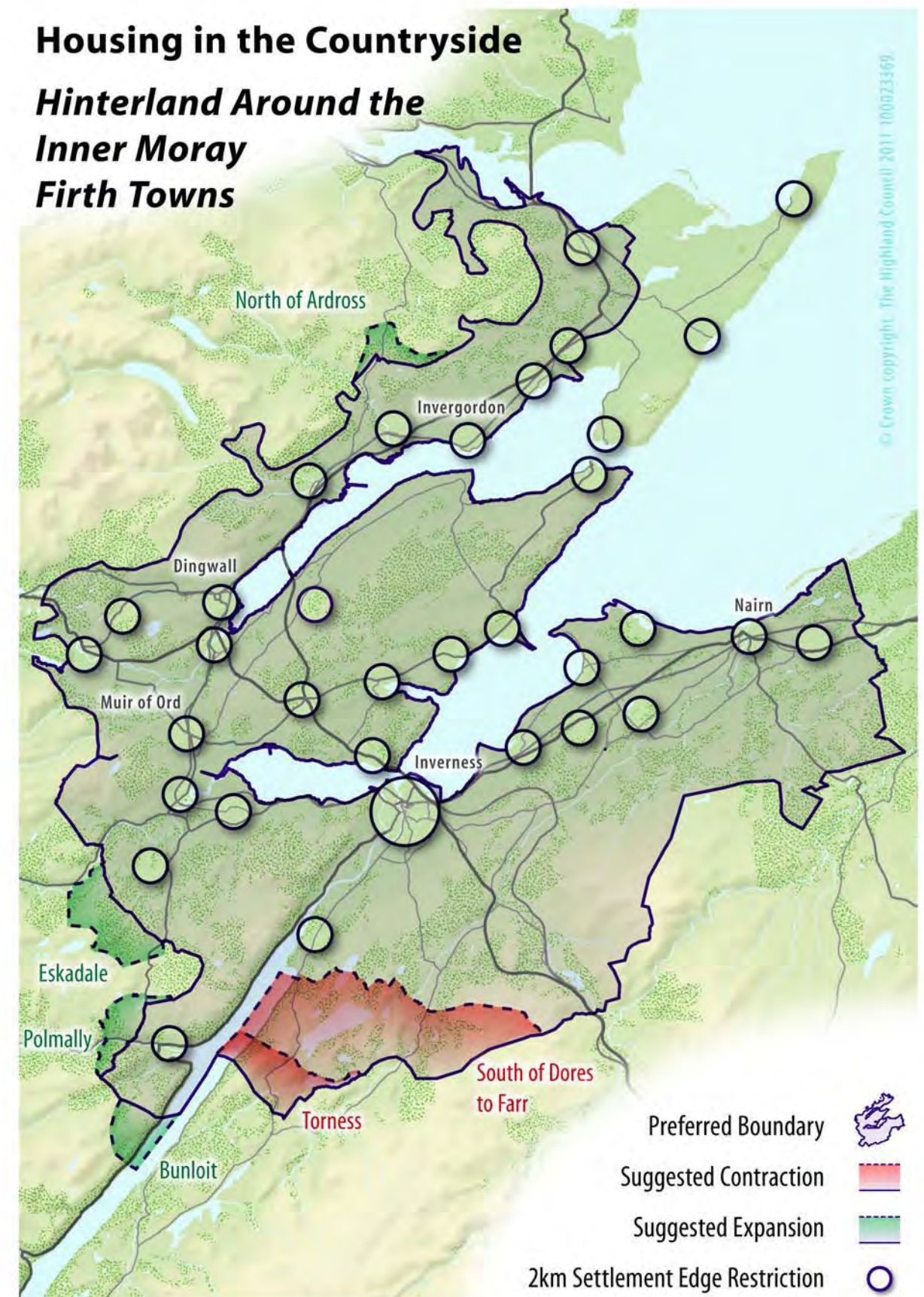
Q. If not, why?

Reasonable Alternatives

Through the Call for Sites process several alternatives have been suggested to expand or contract the existing boundary (shown on the figure opposite). These include expanding the restricted area further north of Ardross, further west within Glen Urquhart, and further south at Bunloit (by Drumnadrochit). In contrast there are also suggestions to reduce the restricted area south of Dores and Farr. One more radical suggestion is to change from a single Hinterland to a 2km restricted development buffer around all major towns and villages. In effect, each town (including the City) and village would have a "mini green belt".

Q. Do you agree with any of the stated alternatives?

Q. What other approach would you prefer and why?





Special Landscape Areas

6.7 The Highland-wide Local Development Plan contains our approach to areas of Highland's landscape that we believe are particularly worthy of a greater degree of protection (and are not already protected at national level). We have called these Special Landscape Areas (SLAs). As with the Hinterland above, this Plan provides an opportunity to debate and if necessary refine these existing boundaries.

6.8 The existing boundaries were defined using robust criteria and method. In drawing boundaries we think that they should, where possible, follow definite landforms such as ridges and avoid severing self contained landscape features such as river gorges. Another aim is to enclose an area of similar or complementary landscapes in terms of their type and/or quality. We don't think that boundaries should enclose buffer areas (i.e. an area of different landscape type, character and/or quality that has only been included to protect against indirect, cross boundary impact).

Special Landscape Areas

Council's Preferred Approach

We think that the existing Special Landscape Area (SLA) boundaries (shown on the figure opposite) are sensible and adequate and should be retained with one exception. We think that Drynachan, Lochindorb and Dava Moors SLA should be expanded in the vicinity of Streens to fully enclose the waterfalls / river gorge feature at this location.

Q. Do you agree with this approach to Special Landscape Areas within the Inner Moray Firth?

Q. If not, why?

Reasonable Alternatives

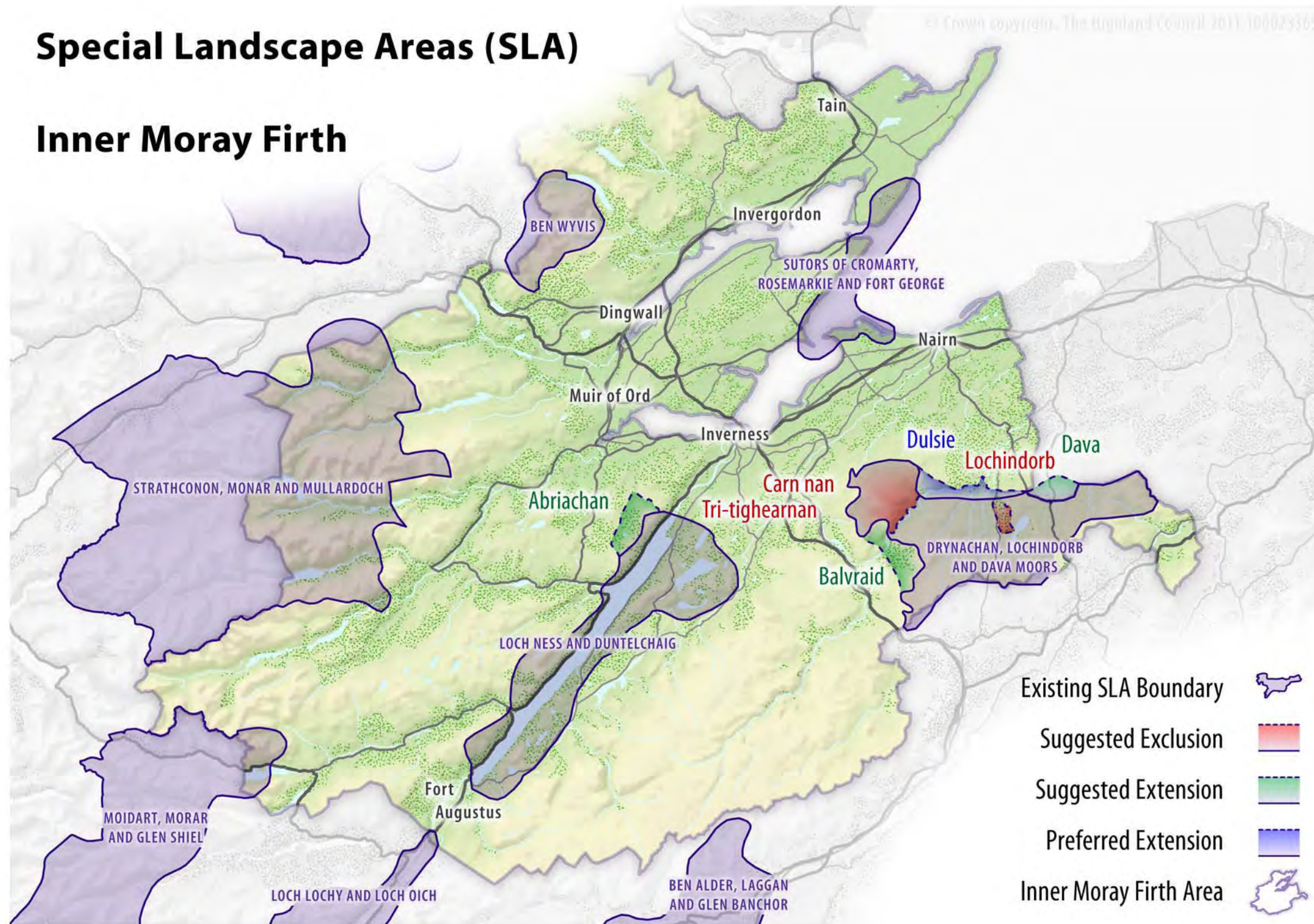
Alternative boundaries have been suggested by others through comments on other planning documents. These include suggestions both to expand and contract existing boundaries (shown on the figure opposite). Most relate to the Drynachan, Lochindorb and Dava Moors SLA.

Q. Do you agree with any of the stated alternatives?

Q. What other approach would you prefer and why?

Special Landscape Areas (SLA)

Inner Moray Firth



7 Main Settlements and Other Major Allocations

Site Options

Council's Preferred Approach

This section contains our initial preferences between potential development sites within and close to every main settlement. The tables and maps show which sites we prefer for various types of development. The key or legend for the maps is opposite. The maps also show which areas we think should be safeguarded from development and a suggested settlement boundary. We have given brief reasons for each site picking out significant pros and cons. We have based our preferences on the advice of other organisations, the Council's information and our own judgement. However, we have yet to make up our minds. Planning choices are rarely black and white and often come down to a balanced judgement of many positive and negative impacts. So please tell us what you think and major impacts we've missed.

Q. Do you agree with our site preferences?

Q. If not, why?

Reasonable Alternatives

We have also included sites suggested by others that we don't think are as good as our initial preferences or we think are outwith the scope of this document which only looks at larger sites in larger communities. These were received in response to our "Call for Sites" last year.

Q. Do you agree with any of the stated alternatives?

We may have missed some sensible sites entirely. Please let us know where they are, what use they should be put to and reasons

Q. What other sites would you prefer and why?

Sites that the Council are suggesting as preferred are hatched thus:
Non-preferred sites are shown in outline only.



Uses

Housing



Temporary stop site for travellers



Mixed Use



Community



Business/Tourism



Industry



Retail



Others

Settlement Boundary



Commerce Centre Boundary



Preferred Open Space -
land not to be developed



Non-Preferred Open Space



Explanatory example

Preferred

Non-Preferred

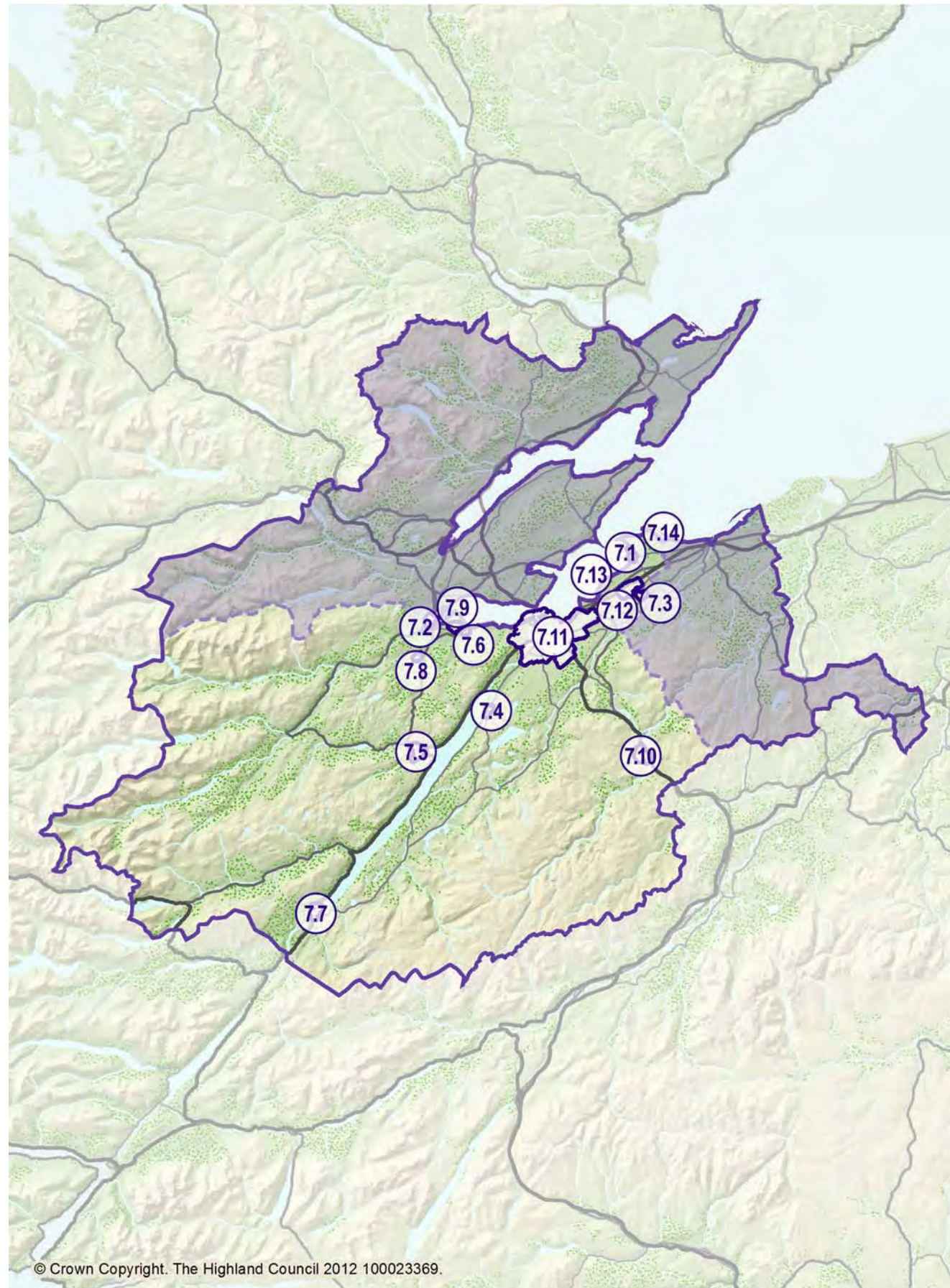


H1

Housing Site



H2



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7.1 ARDERSIER

Key Development Issues

- Many potential development sites are areas of prime farmland
- Limited primary and secondary school capacity
- Lack of diversity in housing tenure and relatively low private housing demand
- Adequate water and sewerage capacity
- Raised beach feature provides a landscape threshold for further development
- Adequate village spine roads
- Few physical constraints although coastal flooding and the raised beach escarpment limit potential on the western and eastern margins
- Growth could enhance the currently marginal viability of local facilities

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> ● Attractive outlook ● Central to village 	<ul style="list-style-type: none"> ● Landscape sensitivity ● Feasibility of road access ● Slope provides active travel impediment ● Loss of good farmland 	N
H2	Housing	Y	<ul style="list-style-type: none"> ● Attractive outlook ● Central to village 	<ul style="list-style-type: none"> ● Landscape sensitivity ● Feasibility of road access ● Slope provides active travel impediment ● Loss of good farmland 	N
H3	Housing	Y	<ul style="list-style-type: none"> ● Flat, serviceable and developable 	<ul style="list-style-type: none"> ● High water table ● Loss of good farmland 	Y
H4	Housing	N	<ul style="list-style-type: none"> ● Infill plot ● Flat, serviceable and developable 	<ul style="list-style-type: none"> ● Loss of allocated community land ● Loss of public view over open water 	N
H5	Housing	Y	<ul style="list-style-type: none"> ● Previous planning history 	<ul style="list-style-type: none"> ● High water table ● Loss of good farmland ● Technical and economic feasibility 	Y
MU1	Community Business	N	<ul style="list-style-type: none"> ● Commercial visibility on tourist route ● Flat, serviceable and developable 	<ul style="list-style-type: none"> ● Economic feasibility ● Part coastal flood risk 	Y
MU2	Housing Community	Y	<ul style="list-style-type: none"> ● Infill plot ● Flat, serviceable and developable 	<ul style="list-style-type: none"> ● Part coastal flood risk ● Economic feasibility 	Y
MU3	Housing Business Community	Y	<ul style="list-style-type: none"> ● Part brownfield ● Central to village ● Derelict 	<ul style="list-style-type: none"> ● Potential contamination ● Potential loss of trees 	Y
MU4	Housing Business	N	<ul style="list-style-type: none"> ● Part brownfield ● Commercial visibility on tourist route ● Flat, serviceable and developable 	<ul style="list-style-type: none"> ● Watercourse runs through site ● High water table ● Potential contamination ● Part flood risk ● Loss of good farmland (part) 	Y
B1	Business	Y	<ul style="list-style-type: none"> ● Part developed ● Employment potential ● Separation from residential properties 	<ul style="list-style-type: none"> ● Loss of good farmland 	Y
C1	Community	Y	<ul style="list-style-type: none"> ● Part brownfield ● Opportunity to refurbish / expand community facilities 	<ul style="list-style-type: none"> ● Economic feasibility 	Y



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7.2 BEAULY

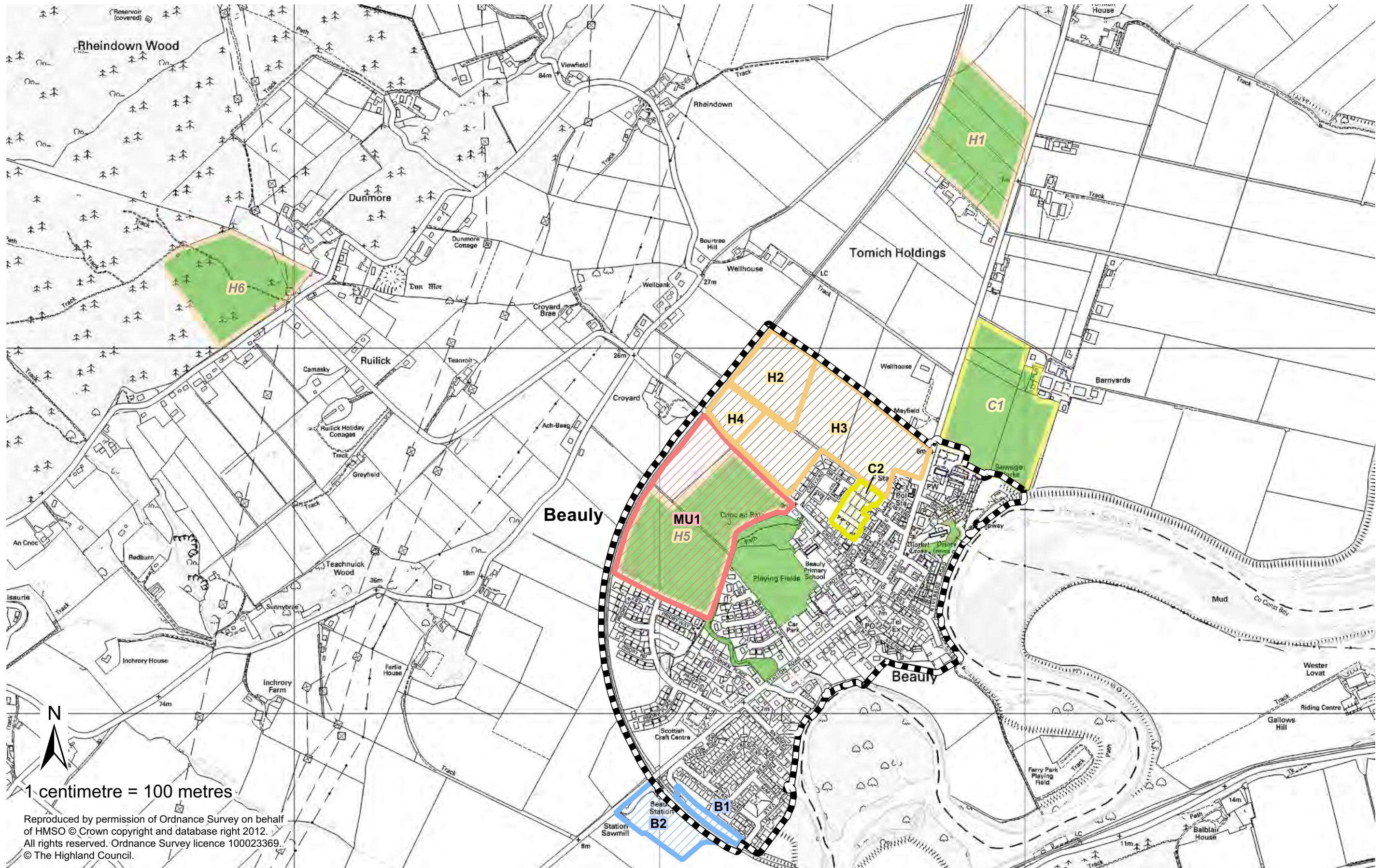
Key Development Issues

- Many potential development sites are areas of good farmland
- Limited primary and secondary school capacity
- Adequate water and sewerage capacity
- Boundary and severance provided by rail line
- Need to complete loop road to relieve central congestion
- Significant physical constraints (gradient at Braes, fluvial flood risk, high water table)
- Growth could support and expand good range of facilities and “market town” function
- Lack of employment land

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
MU1	Housing Community Business	Y (part)	<ul style="list-style-type: none"> • Accessible from new village loop road • Relatively close to town facilities and serviceable 	<ul style="list-style-type: none"> • Loss of good agricultural land • High water table and surface water drainage problems 	Y
B1	Business	Y	<ul style="list-style-type: none"> • Brownfield and currently in employment use • Lack of business land elsewhere • Adjacent to rail station 	<ul style="list-style-type: none"> • Constrained access and site shape 	Y
B2	Business	N	<ul style="list-style-type: none"> • Lack of business land elsewhere • Adjacent to rail station 	<ul style="list-style-type: none"> • Loss of good agricultural land • High water table and surface water drainage problems • Breach of railway line “town boundary” 	N

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H1	Housing	N	<ul style="list-style-type: none"> • A road access and other services available • Flat, developable land 	<ul style="list-style-type: none"> • Very distant from village facilities • Potential roadside tree loss • Coalescence with Muir of Ord • Loss of good agricultural land 	N
H2	Housing	N	<ul style="list-style-type: none"> • Accessible from new village loop road • Relatively close to town facilities and serviceable 	<ul style="list-style-type: none"> • Loss of good agricultural land • Dependent upon third party access 	Y
H3	Housing	Y	<ul style="list-style-type: none"> • Accessible from new village loop road • Relatively close to town facilities and serviceable 	<ul style="list-style-type: none"> • Loss of good agricultural land • High water table and surface water drainage problems • Multiple ownerships 	Y
H4	Housing	N	<ul style="list-style-type: none"> • Accessible from new village loop road • Relatively close to town facilities and serviceable 	<ul style="list-style-type: none"> • Loss of good agricultural land • Dependent upon third party access 	Y
H5	Housing	Y (part)	<ul style="list-style-type: none"> • Accessible from new village loop road • Relatively close to town facilities and serviceable 	<ul style="list-style-type: none"> • Loss of good agricultural land • High water table and surface water drainage problems 	N
H6	Housing	N	<ul style="list-style-type: none"> • Not prime farmland • No fluvial flood risk • Attractive outlook 	<ul style="list-style-type: none"> • Very distant from village facilities • Gradient and prominence in landscape • Poor service networks – e.g. no public sewer and single track road network 	Y
C1	Community	N	<ul style="list-style-type: none"> • Uses could add local facilities 	<ul style="list-style-type: none"> • Distant from village facilities • Potential roadside tree loss • Loss of good agricultural land • High water table, surface water drainage and fluvial flood risk problems 	N
C2	Community	N	<ul style="list-style-type: none"> • Currently in allotments use • Likely increase in need/demand for allotments 	<ul style="list-style-type: none"> • Underutilised at present 	Y



1 centimetre = 100 metres
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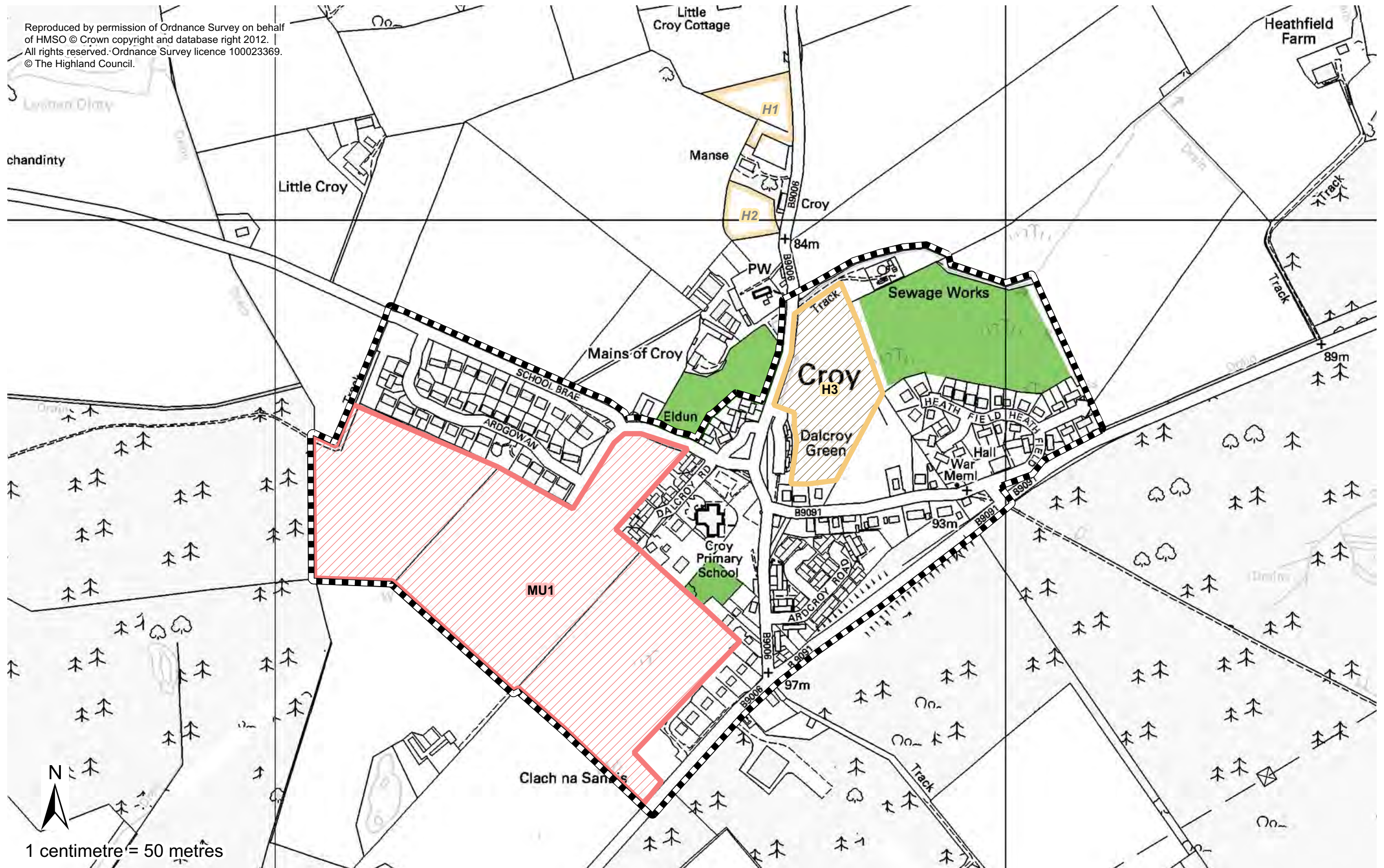
7.3 CROY

Key Development Issues

- No restrictions in services - spare capacity exists at waste water treatment works
- Located within reasonably close proximity to major employment opportunities at Dalcross
- New primary school within village with significant spare capacity remaining
- High pressure pipeline and waste water treatment works present significant buffers to the north – any development should be set back from these utilities

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
MU1	Housing Retail Community	Y	<ul style="list-style-type: none"> ● Allocated in Inverness Local Plan and safeguarded for long term expansion of village ● Within close proximity to village centre and local facilities including school ● Potential to deliver new community facilities and affordable housing ● Within settlement development area ● Not prime farmland 	<ul style="list-style-type: none"> ● Loss of relatively good farmland 	Y
H1	Housing	N	<ul style="list-style-type: none"> ● Not prime farmland 	<ul style="list-style-type: none"> ● Outwith settlement development area ● Comparatively long distance to village centre/ local facilities ● Ribbon development? ● Access from single track road ● High Pressure Gas Pipeline runs through site 	N
H2	Housing	N	<ul style="list-style-type: none"> ● Not prime farmland 	<ul style="list-style-type: none"> ● Outwith settlement development area ● Comparatively long distance to village centre/ local facilities ● Ribbon development? ● Access from single track road 	N
H3	Housing	Y	<ul style="list-style-type: none"> ● Allocated in Inverness Local Plan ● No infrastructure constraints ● Within close proximity to village centre/ local facilities including school ● Not prime farmland 	<ul style="list-style-type: none"> ● Within close proximity to sewage works – suitable buffer required ● Potential impact on transport network – transport assessment may be required 	Y



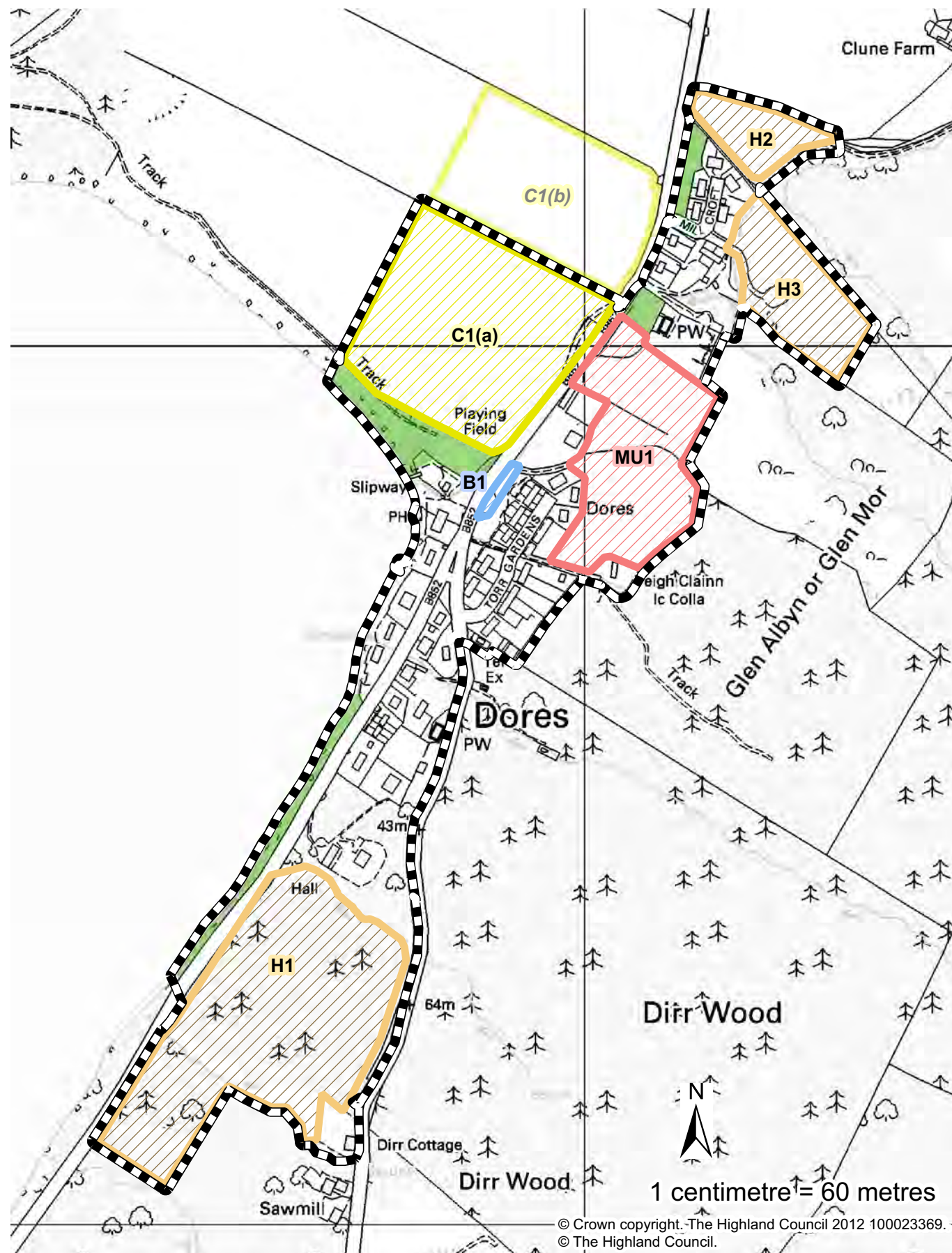
7.4 DORES

Key Development Issues

- Need to safeguard iconic public vista down Loch Ness and local recreational facilities
- Limited primary and secondary school capacity
- Location of primary school outwith village
- Concentrated pattern of land ownership
- Adequate water but limited sewerage capacity
- Good agricultural land on northern margins of village
- Adequate spine roads through village but need to extend footpath provision to south
- Physical constraints (gradient, loch and small watercourse flood risk) limit developable land
- Extensive woodland provides attractive framework for village but constrains development potential
- Growth could enhance the currently marginal viability of local facilities

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H1	Housing	N	<ul style="list-style-type: none"> ● Close to hall and could provide improved road access to it ● Not good agricultural land ● Attractive outlook 	<ul style="list-style-type: none"> ● Relatively distant from some village facilities ● Prominence from across Loch Ness ● Loss of woodland ● Gradient 	Y
H2	Housing	N	<ul style="list-style-type: none"> ● Relatively flat, developable and serviceable ● Relatively close to primary school 	<ul style="list-style-type: none"> ● Relatively distant from some village facilities ● Incursion into open farmland ● Loss of good farmland ● Landscape sensitive village gateway location 	Y
H3	Housing	Y	<ul style="list-style-type: none"> ● Under construction and serviced 	<ul style="list-style-type: none"> ● Relatively distant from some village facilities ● Gradient and prominence 	Y
MU1	Housing Community	Y	<ul style="list-style-type: none"> ● Central to village 	<ul style="list-style-type: none"> ● Gradient ● Uncertain availability ● Prominence ● Economic feasibility of community element 	Y
B1	Business	Y	<ul style="list-style-type: none"> ● Commercial tourist route visibility 	<ul style="list-style-type: none"> ● Economic feasibility ● Possible contamination 	Y
C1	Community	N	<ul style="list-style-type: none"> ● Relatively flat, well drained land ● Central to village ● Opportunity to provide improved community facilities 	<ul style="list-style-type: none"> ● Landscape sensitivity ● Economic feasibility 	Y (part)



7.5 DRUMNADROCHIT

Key Development Issues

- Many potential development sites are areas of locally important farm / croft land
- Adequate primary and secondary school capacity
- Adequate water and sewerage capacity
- A82 trunk road provides commercial visibility but inhibits village movements and restricts opportunities for new or intensified accesses
- Dispersed and largely linear settlement pattern interspersed with areas of often wooded greenspace – no clear village centre
- Side roads narrow with some substandard junctions to A82 which restricts additional capacity
- Significant fluvial flood risk physical constraint curtails potential in many parts of settlement
Growth could support retention and expansion of local facilities

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H1	Housing	N	<ul style="list-style-type: none"> Part brownfield Underutilised and unattractive 	<ul style="list-style-type: none"> Part flood risk Possible contamination 	Y
H2	Housing	Y	<ul style="list-style-type: none"> Relatively flat and developable land 	<ul style="list-style-type: none"> Part flood risk Technical and economic feasibility of road access Relatively distant from village facilities 	N
H3	Housing	Y	<ul style="list-style-type: none"> Relatively flat and developable land Opportunity to develop affordable housing 	<ul style="list-style-type: none"> Part flood risk Technical and economic feasibility of road access Relatively distant from village facilities 	Y
H4	Housing	N	<ul style="list-style-type: none"> Could allow road improvements to service Pitkerrald lands 	<ul style="list-style-type: none"> Technical and economic feasibility of road access Loss of woodland 	Y
H5	Housing	Y	<ul style="list-style-type: none"> Infill Central to village 	<ul style="list-style-type: none"> Depression may create sewage pumping and surface water drainage issues 	Y
H6	Housing	Y	<ul style="list-style-type: none"> Infill Central to village 	<ul style="list-style-type: none"> Loss of vegetation / woodland 	N
H7	Housing	N	<ul style="list-style-type: none"> Central to village 	<ul style="list-style-type: none"> Loss of woodland 	N
H8	Housing	N	<ul style="list-style-type: none"> Relatively flat and developable land 	<ul style="list-style-type: none"> Incursion into green corridor and precedent it would set Limited capacity in Balmacaan Road and its junction with A82 	N
B1	Business	N	<ul style="list-style-type: none"> Central to village Relatively flat and developable land Offers A82 commercial visibility 	<ul style="list-style-type: none"> Loss of woodland and green frontage to A82 Intensification of trunk road access 	N
B2	Business	N	<ul style="list-style-type: none"> Relatively flat and developable land Adjoins existing commercial use and not visually prominent 	<ul style="list-style-type: none"> Lack of A82 commercial visibility Loss of greenspace / croft / farm land 	N

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
MU1	Retail Business Community	Y	<ul style="list-style-type: none"> Central to village Relatively flat and developable land 	<ul style="list-style-type: none"> Part flood risk Technical and economic feasibility of road access Site size may not be sufficient to attract commercial operators Lack of A82 commercial visibility 	N
MU2	Retail Business Community Housing	N	<ul style="list-style-type: none"> Central to village Relatively flat and developable land Offers A82 commercial visibility 	<ul style="list-style-type: none"> Borders flood risk area Loss of greenspace / croft / farm land 	Y
MU3	Retail Business Community Housing	N	<ul style="list-style-type: none"> Central to village Relatively flat and developable land Offers A82 commercial visibility 	<ul style="list-style-type: none"> Loss of greenspace / croft / farm land 	Y
MU4	Retail Housing	N	<ul style="list-style-type: none"> Central to village Relatively flat and developable land Offers A82 commercial visibility 	<ul style="list-style-type: none"> Loss of greenspace / croft / farm land 	N
MU5	Retail Housing	N	<ul style="list-style-type: none"> Central to village Relatively flat and developable land Offers A82 commercial visibility 	<ul style="list-style-type: none"> Loss of greenspace / croft / farm land and precedent for further loss at same location 	N
MU6	Retail Community Business	Y	<ul style="list-style-type: none"> Part brownfield Central to village Relatively flat and developable land Offers A82 commercial visibility 	<ul style="list-style-type: none"> Possible intensification of trunk road access 	Y
MU7	Retail Community Business	Y	<ul style="list-style-type: none"> Part brownfield Central to village Relatively flat and developable land Offers A82 commercial visibility 	<ul style="list-style-type: none"> Possible intensification of trunk road access 	Y
C1	Community	N	<ul style="list-style-type: none"> Potential to expand existing and adjoining community facilities 	<ul style="list-style-type: none"> Economic feasibility 	Y



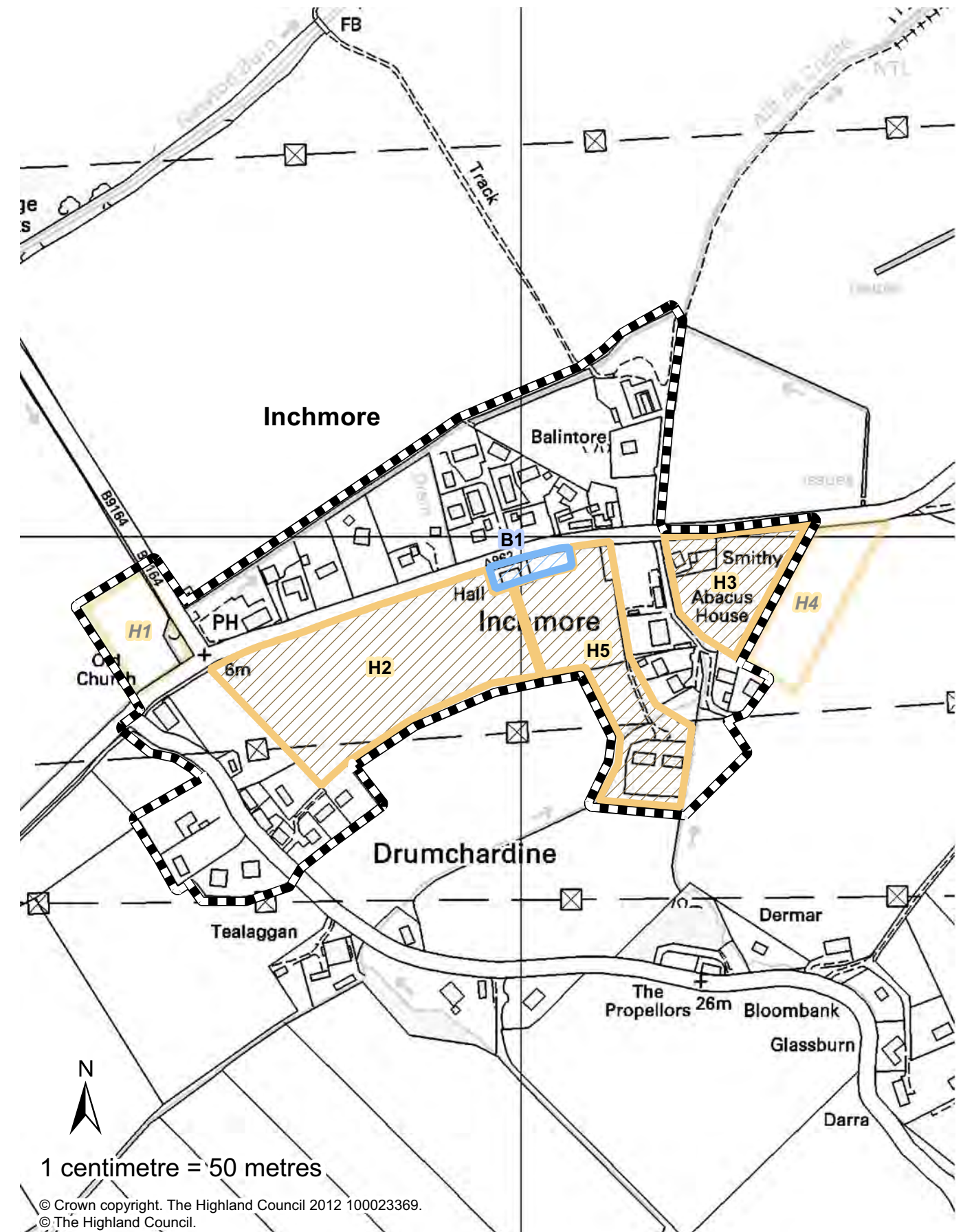
7.6 INCHMORE

Key Development Issues

- Busy A class spine road which offers commercial visibility but creates road safety issues
- Underutilised vacant / derelict sites
- Many potential development sites are areas of prime farmland
- Limited primary and secondary school capacity
- Adequate water and sewerage capacity
- Many side roads offer little development potential because they are unadopted and/or offer less than ideal visibility
- Constraints include fluvial flood risk, high voltage overhead lines and contamination
- Growth could enhance the currently marginal viability of local facilities

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H1	Housing	N	<ul style="list-style-type: none"> ● Flat, developable and serviceable ● Close to commercial facility 	<ul style="list-style-type: none"> ● Incursion into corner of larger field ● Visual prominence ● Watercourse runs through site ● Loss of good agricultural land 	N
H2	Housing	N	<ul style="list-style-type: none"> ● Central to village ● Lower slope developable and serviceable 	<ul style="list-style-type: none"> ● Upper slope gradient, prominence and proximity to 132kV overhead line ● Loss of good agricultural land 	Y
H3	Housing	Y (part)	<ul style="list-style-type: none"> ● Part brownfield ● Opportunity to improve appearance of village gateway 	<ul style="list-style-type: none"> ● Possible contamination ● Loss of good agricultural land 	Y
H4	Housing	N	<ul style="list-style-type: none"> ● Flat and developable 	<ul style="list-style-type: none"> ● Loss of good agricultural land ● Incursion into larger agricultural area ● Relatively more distant from village centre 	N
H5	Housing	Y	<ul style="list-style-type: none"> ● Planning permission granted 	<ul style="list-style-type: none"> ● Upper slope gradient, prominence and proximity to 132kV overhead line 	Y
B1	Business	Y	<ul style="list-style-type: none"> ● Part brownfield 	<ul style="list-style-type: none"> ● Economic feasibility 	Y



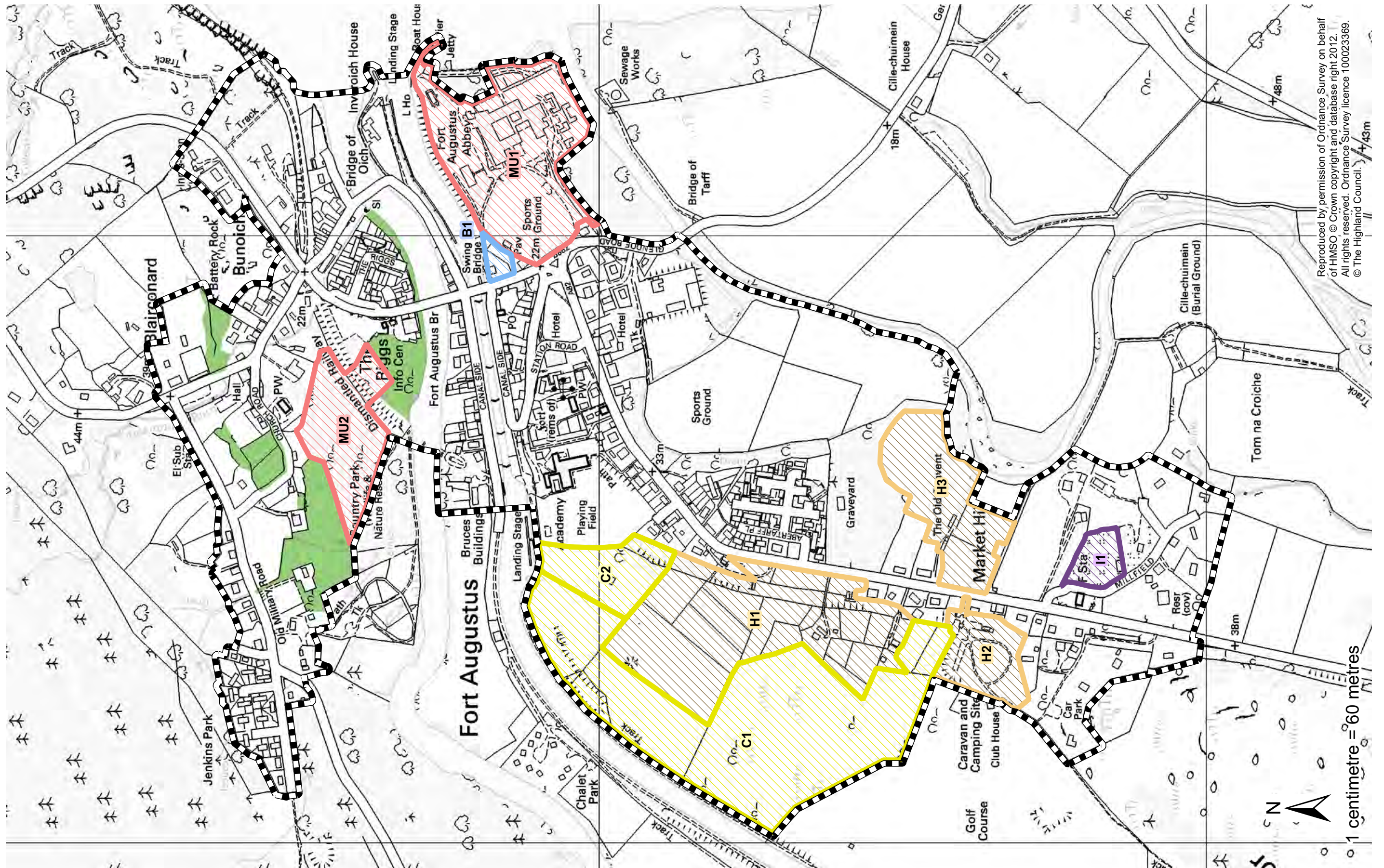
7.7 FORT AUGUSTUS

Key Development Issues

- Adequate primary and secondary school capacity
- Adequate water but limited sewerage capacity
- A82 trunk road and Caledonian Canal offer commercial visibility
- Trunk road access requirements and poor width and alignment of side roads restrict development potential
- Flood risk and gradient physical constraints
- Settlement severed by canal, and two rivers
- Growth could support retention and possible expansion of local facilities

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> ● Relatively flat, developable land 	<ul style="list-style-type: none"> ● Loss of croft land ● Economic and technical feasibility of forming trunk road access 	Y
H2	Housing	N	<ul style="list-style-type: none"> ● Part brownfield ● Possible relocation of tourist facility ● Relatively flat, developable land 	<ul style="list-style-type: none"> ● Possible loss of tourist facility ● Intensification of trunk road access ● Distant from community facilities 	Y
H3	Housing	Y	<ul style="list-style-type: none"> ● Relatively flat, developable land 	<ul style="list-style-type: none"> ● Economic and technical feasibility of forming trunk road access ● Part flood risk ● Distant from community facilities 	Y
MU1	Housing Business Community	Y	<ul style="list-style-type: none"> ● Part brownfield ● Relatively flat, developable land ● Part planning permission 	<ul style="list-style-type: none"> ● Built and natural heritage constraints ● Part flood risk 	Y
MU2	Housing Business Community	Y	<ul style="list-style-type: none"> ● Central to village 	<ul style="list-style-type: none"> ● Economic feasibility of access road 	Y
C1	Community	Y	<ul style="list-style-type: none"> ● Extension of golf course as local and tourist facility 	<ul style="list-style-type: none"> ● Economic feasibility 	Y
C2	Community	Y	<ul style="list-style-type: none"> ● Central to village and adjacent to Academy 	<ul style="list-style-type: none"> ● Economic feasibility ● Difficult local road access 	Y
B1	Business Tourism	N	<ul style="list-style-type: none"> ● British Waterways Scotland active tourism proposal 	<ul style="list-style-type: none"> ● Possible Flood Risk 	Y
I1	Industry	Y	<ul style="list-style-type: none"> ● Lack of other industrial site options ● Village fringe location ● Close to suitable trunk road access 	<ul style="list-style-type: none"> ● Proximity to residential properties 	Y



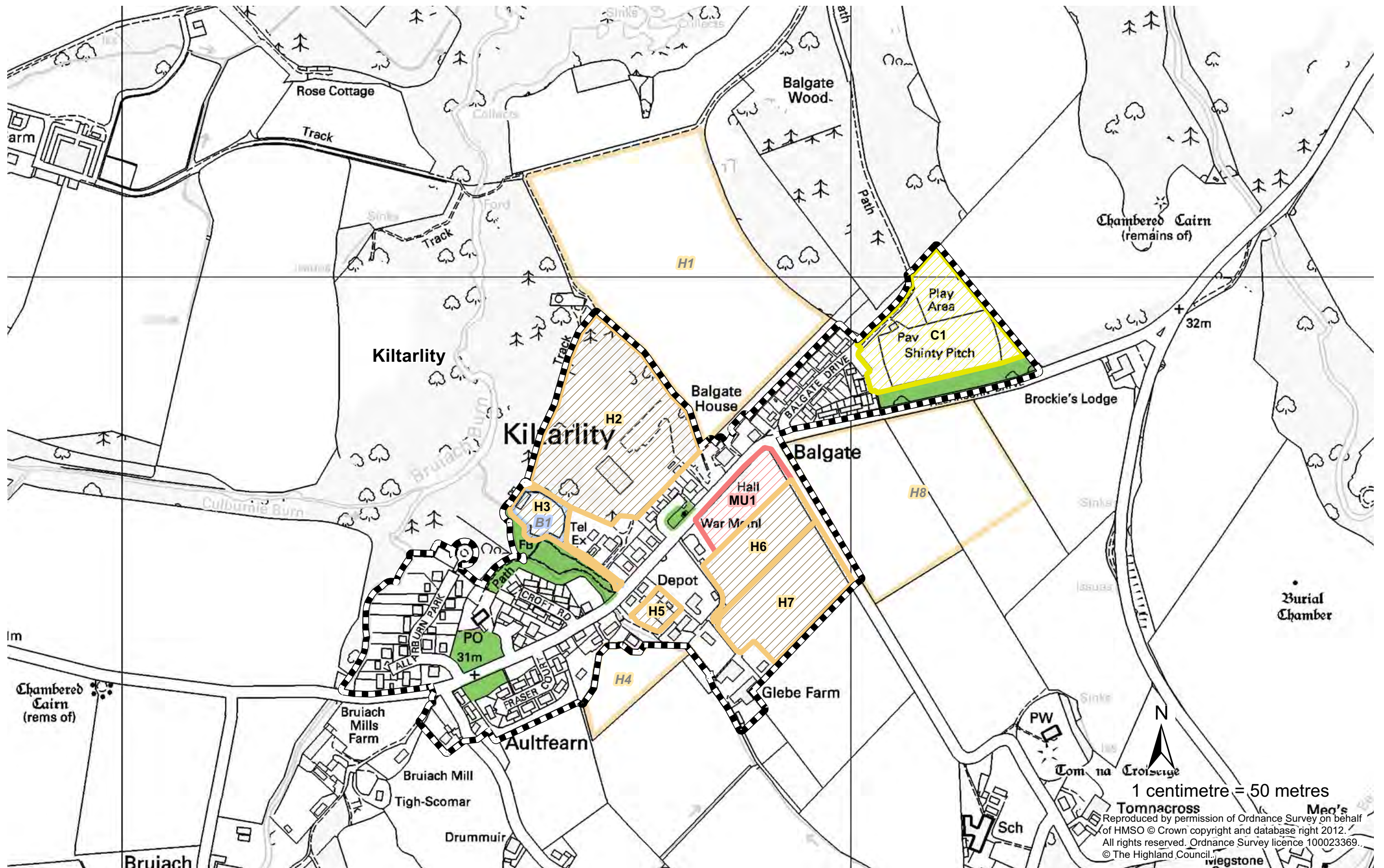
7.8 KILTARLITY

Key Development Issues

- Some potential development sites are areas of good farmland
- Limited primary and secondary school capacity
- Adequate water but limited sewerage capacity
- Western boundary provided by burn and woodland
- Village spine and side roads require widening and better footpath provision
- Few physical constraints
- Growth could help retain marginal local facilities
- Lack of employment land and local jobs

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H1	Housing	N	<ul style="list-style-type: none"> ● Close to village facilities ● Flat and developable 	<ul style="list-style-type: none"> ● Incursion into large open field and precedent for further development ● Loss of good agricultural land ● Loss of village hall parking for access ● Excessive scale of site ● Proximity to designed landscape 	N
H2	Housing	Y	<ul style="list-style-type: none"> ● Planning permission granted ● Brownfield ● Close to village facilities 	<ul style="list-style-type: none"> ● Loss of further woodland 	Y
H3	Housing	N	<ul style="list-style-type: none"> ● Brownfield ● Close to village facilities 	<ul style="list-style-type: none"> ● Loss of woodland ● Difficult to improve access ● Loss of employment land 	N
H4	Housing	N	<ul style="list-style-type: none"> ● Close to village facilities 	<ul style="list-style-type: none"> ● Very difficult to form road access 	N
H5	Housing	Y	<ul style="list-style-type: none"> ● Brownfield ● Close to village facilities 	<ul style="list-style-type: none"> ● Difficult to improve access 	Y
H6	Housing	Y	<ul style="list-style-type: none"> ● Planning permission granted ● Close to village facilities ● Flat and developable 	<ul style="list-style-type: none"> ● Loss of good agricultural land 	Y
H7	Housing	Y	<ul style="list-style-type: none"> ● Close to village facilities ● Flat and developable 	<ul style="list-style-type: none"> ● Loss of good agricultural land 	Y
H8	Housing	N	<ul style="list-style-type: none"> ● Flat and developable ● Good access to village spine road ● Close to village facilities 	<ul style="list-style-type: none"> ● Loss of good agricultural land ● Archaeological interest ● Incursion into large open fields and precedent for further development 	N
MU1	Community Business	Y	<ul style="list-style-type: none"> ● Planning permission granted ● Flat and developable ● Close to village facilities 	<ul style="list-style-type: none"> ● Loss of good agricultural land 	Y
B1	Business	Y	<ul style="list-style-type: none"> ● Brownfield ● Close to village facilities ● Retention of employment land 	<ul style="list-style-type: none"> ● Loss of woodland ● Difficult to improve access 	Y
C1	Community	N	<ul style="list-style-type: none"> ● Safeguard for expansion of recreational facilities 	<ul style="list-style-type: none"> ● Potential irreversible loss of good agricultural land 	Y



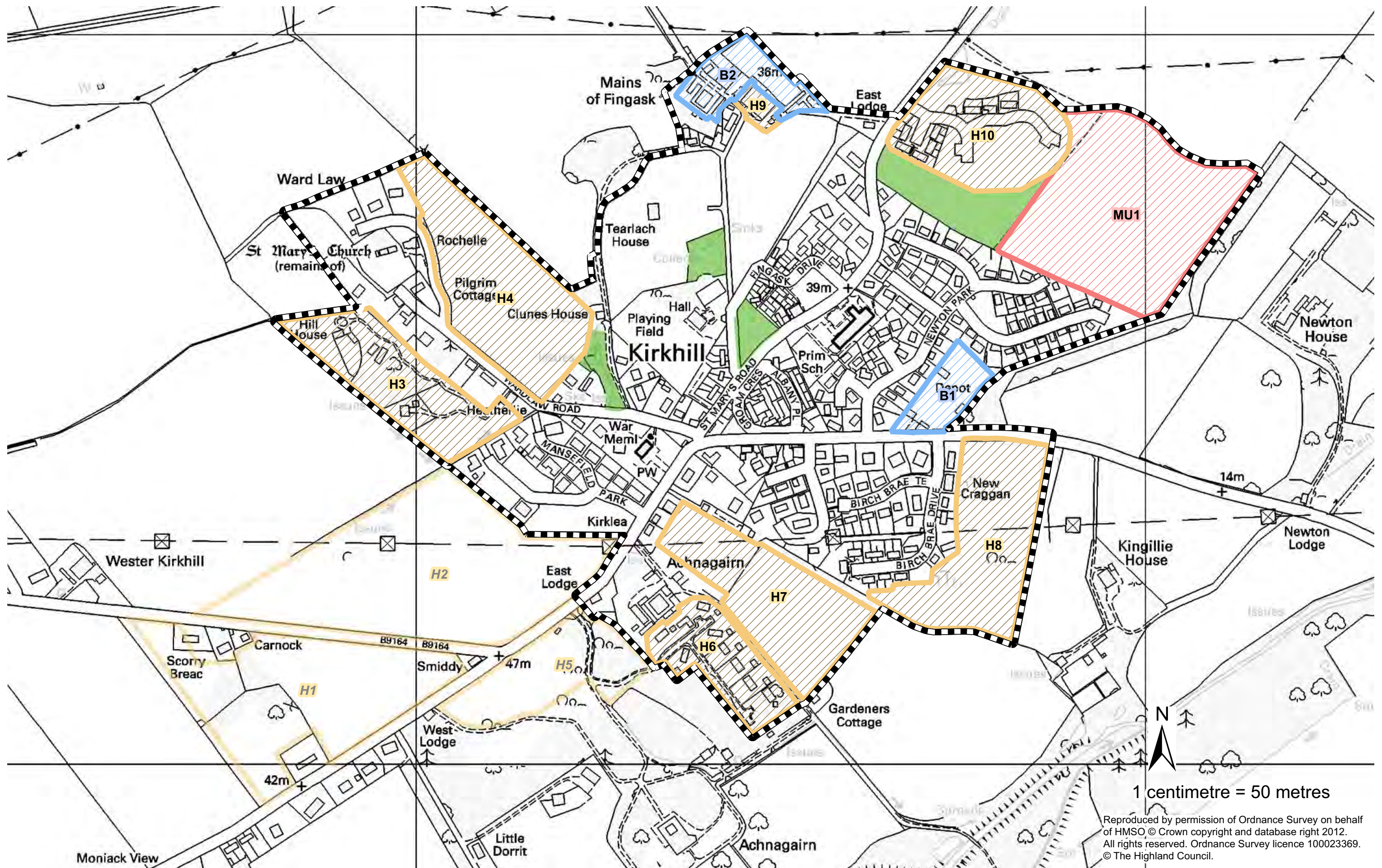
7.9 KIRKHILL

Key Development Issues

- Many potential development sites are areas of prime farmland
- Limited primary and secondary school capacity
- Village has recently experienced significant growth
- Adequate water and sewerage capacity
- Significant housing demand could be met by unoccupied and unimplemented developments
- Country lane nature of many internal roads limits capacity of several potential sites
- Few physical constraints (no significant gradient, winter shading or flood risk issues)
- Growth could enhance the currently marginal viability of local facilities

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H1	Housing	N	<ul style="list-style-type: none"> ● Access improvement practicable ● Not prime farmland 	<ul style="list-style-type: none"> ● Comparatively distant from village facilities ● Potential tree loss ● Lack of footpath connection ● Pumped sewerage required for part of site 	N
H2	Housing	N	<ul style="list-style-type: none"> ● Not prime farmland ● Access improvement practicable 	<ul style="list-style-type: none"> ● Comparatively distant from village facilities ● Proximity to 132kV overhead line ● Loss of currently open village outlook 	N
H3	Housing	N	<ul style="list-style-type: none"> ● Infill nature of site 	<ul style="list-style-type: none"> ● Road access constrained ● Potential tree loss 	Y
H4	Housing	N	<ul style="list-style-type: none"> ● Within walking distance of village facilities 	<ul style="list-style-type: none"> ● Road access constrained ● Loss of croft land (and prime farm land) 	Y
H5	Housing	N	<ul style="list-style-type: none"> ● Planning permission (part) 	<ul style="list-style-type: none"> ● Comparatively distant from village facilities ● Loss of trees 	N
H6	Housing	Y (part)	<ul style="list-style-type: none"> ● Developed and serviced (part) ● Allocated (part) ● Planning permission (part) 	<ul style="list-style-type: none"> ● Built environment and policy woodland heritage constraints 	Y
H7	Housing	Y	<ul style="list-style-type: none"> ● Allocated ● Planning permission ● Within walking distance of village facilities 	<ul style="list-style-type: none"> ● Proximity to 132kV overhead line 	Y
H8	Housing	N	<ul style="list-style-type: none"> ● Planning permission (part) ● Within walking distance of village facilities ● Infill nature of site 	<ul style="list-style-type: none"> ● Proximity to 132kV overhead line ● Loss of trees 	Y
H9	Housing	N	<ul style="list-style-type: none"> ● Brownfield ● Within walking distance of village facilities 	<ul style="list-style-type: none"> ● Road access constrained 	Y
H10	Housing	Y	<ul style="list-style-type: none"> ● Within walking distance of village facilities ● Planning permission ● Allocated 	<ul style="list-style-type: none"> ● Irreversible loss of prime farmland 	Y
MU1	Housing Community Retail	N	<ul style="list-style-type: none"> ● Sewer connection within site ● Access improvement practicable ● Potential community / commercial facility 	<ul style="list-style-type: none"> ● Road access constrained unless loop road provided ● Loss of prime farmland 	Y
B1	Business	Y	<ul style="list-style-type: none"> ● Brownfield ● Allocated 	<ul style="list-style-type: none"> ● Owner favours housing use 	Y
B2	Business	Y	<ul style="list-style-type: none"> ● Brownfield (part) ● Allocated 	<ul style="list-style-type: none"> ● Road access constrained 	Y



1 centimetre = 50 metres
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7.10 TOMATIN

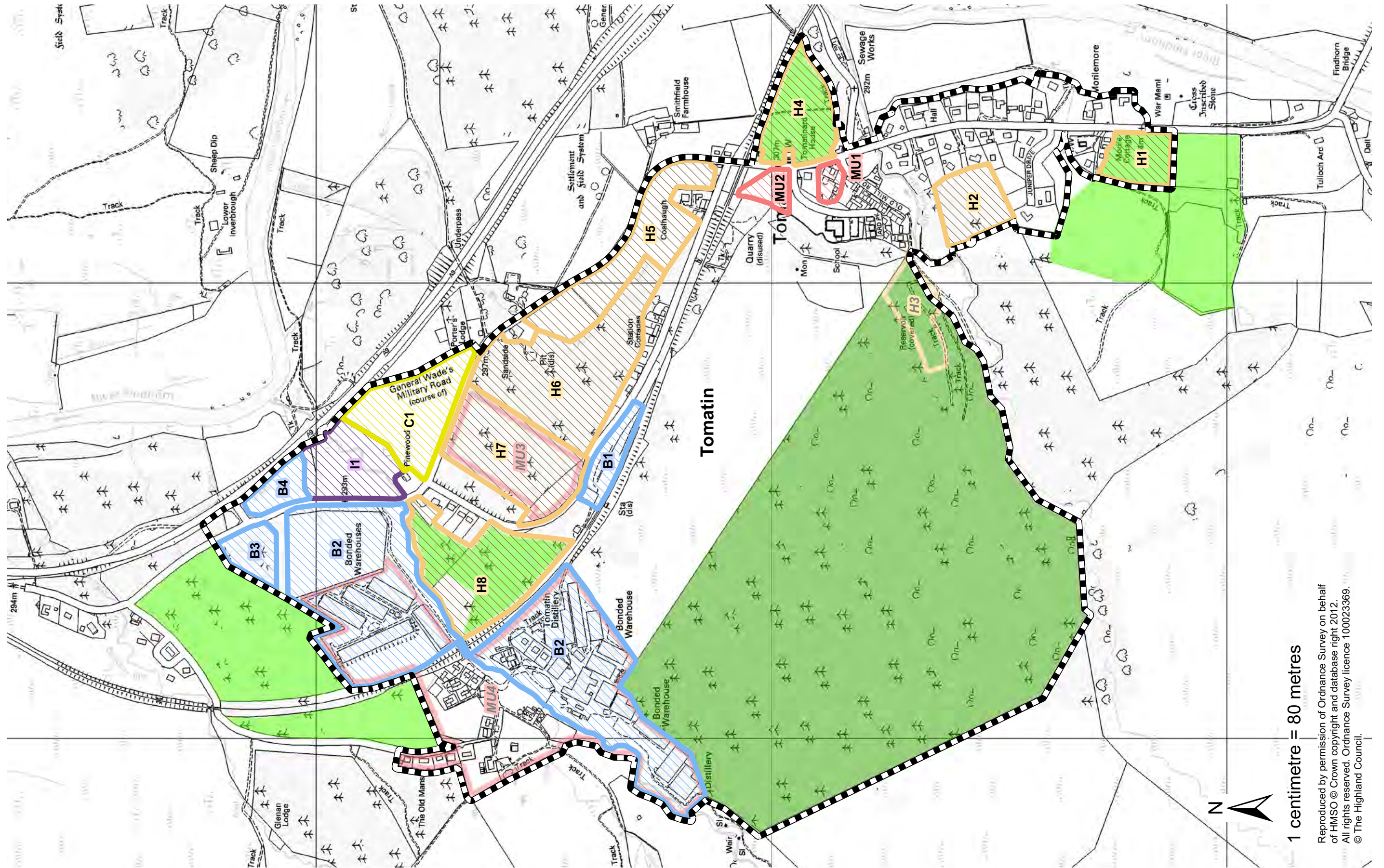
Key Development Issues

- Adequate primary and secondary school capacity
- Adequate water but significant network sewerage capacity problems
- Elongated settlement pattern severed by rail line reduces cohesion and opportunities for active travel
- Good trunk road access with commercial visibility
- Potential rail halt
- Village spine and side roads require widening and better footpath provision
- Few physical constraints apart from gradient and altitude
- Growth could help retain marginal local facilities

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> • Relatively close to village facilities 	<ul style="list-style-type: none"> • Lack of mains sewer connection • Gradient and prominence of site 	Y
H2	Housing	Y	<ul style="list-style-type: none"> • Relatively close to village facilities 	<ul style="list-style-type: none"> • Loss of woodland • Difficult to form road access 	Y
H3	Housing	N	<ul style="list-style-type: none"> • Relatively close to village facilities 	<ul style="list-style-type: none"> • Very difficult to form road access • Loss of woodland 	N
H4	Housing	N	<ul style="list-style-type: none"> • Close to village facilities 	<ul style="list-style-type: none"> • Gradient and prominence of site • Proximity to rail line 	N
H5	Housing	N	<ul style="list-style-type: none"> • Relatively close to village facilities • Relatively flat and developable 	<ul style="list-style-type: none"> • Lack of public sewerage network 	Y
H6	Housing	N	<ul style="list-style-type: none"> • Relatively flat and developable 	<ul style="list-style-type: none"> • Relatively distant from village facilities • Loss of woodland • Lack of public sewerage network 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H7	Housing	N	<ul style="list-style-type: none"> • Relatively flat and developable 	<ul style="list-style-type: none"> • Relatively distant from village facilities • Loss of woodland • Lack of public sewerage network 	N
H8	Housing	N	<ul style="list-style-type: none"> • Relatively flat and developable 	<ul style="list-style-type: none"> • Loss of woodland • Lack of public sewerage network 	N
MU1	Retail Community Business Housing	N	<ul style="list-style-type: none"> • Central to village • Public sewerage connection • Part brownfield 	<ul style="list-style-type: none"> • Economic feasibility 	Y
MU2	Retail Community Business Housing	N	<ul style="list-style-type: none"> • Central to village • Public sewerage connection • Part brownfield 	<ul style="list-style-type: none"> • Economic feasibility 	Y
MU3	Housing Community Business	N	<ul style="list-style-type: none"> • Relatively flat and developable 	<ul style="list-style-type: none"> • Loss of woodland • Lack of public sewerage network 	Y
MU4	Housing Business	N	<ul style="list-style-type: none"> • Part brownfield • Local employment 	<ul style="list-style-type: none"> • Lack of public sewerage network • Distant from village facilities • Lack of adopted road network 	N
B1	Business	Y	<ul style="list-style-type: none"> • Potential rail halt or rail related use 	<ul style="list-style-type: none"> • Possible contamination • Economic feasibility and slowing of longer journey times 	Y
B2	Business	Y	<ul style="list-style-type: none"> • Brownfield • Existing use 	<ul style="list-style-type: none"> • Lack of public sewerage network • Lack of adopted road network 	Y
B3	Business	Y	<ul style="list-style-type: none"> • Commercial visibility of site 	<ul style="list-style-type: none"> • Loss of woodland • Lack of public sewerage network 	Y
B4	Business	Y (part)	<ul style="list-style-type: none"> • Part brownfield • Commercial visibility of site • Planning permission granted 	<ul style="list-style-type: none"> • Lack of public sewerage network 	Y
C1	Community	N	<ul style="list-style-type: none"> • Relatively flat and well drained 	<ul style="list-style-type: none"> • Prominence from and proximity to A9 	Y
I1	Industry	N	<ul style="list-style-type: none"> • Optimum location for new sewage works • Distant from most residential properties 	<ul style="list-style-type: none"> • Economic feasibility 	Y





7.11 INVERNESS CITY AND CITY FRINGE

Key Development Issues

The Highland wide Local Development Plan sets out a strategic context and spatial strategy for Inverness which supports the consolidation of the City prior to significant eastward expansion. However, many more local issues need to be considered and choices made.

- How best to consolidate the City of Inverness - whether to focus on brownfield regeneration sites, suburban expansion areas and/or to allow more ad-hoc, peripheral development on the City fringe
- Connected to the above, whether the City's existing green wedges should be kept free from development and if so to what beneficial use can they be put
- Adequate water capacity
- Adequate sewage treatment but limited sewerage network capacity particularly on the west side of the City
- A probable need for one new high school (most likely at Culloden) and two new primary schools (most likely at Ness and Culloden)
- How to direct new retail and other commercial development to locations that maximise accessibility for all sectors of the population. This is most efficiently achieved via a hierarchy of different scale commercial centres serving neighbourhood, urban district, city and regional catchments
- How to consolidate the vitality and viability of the City centre and other established areas which require regeneration
- How to optimise the relationship between travel networks and the location of development i.e. direct development where existing travel network (road, rail, bus, canal, cycle, pedestrian connections) spare capacity exists or where it can be added in the most cost efficient manner
- In particular, to secure West and East Link transport improvements that resolve existing and likely future transport deficiencies most efficiently
- Inverness has significant physical constraints that guide the optimum location for further development. Higher land and steep slopes to the west and south plus the firths to the north explain why Inverness is committed to eastward expansion. Higher and sloping land is on average more expensive to develop and service and offers a poorer living environment. The flood plain of the River Ness, Caledonian Canal and other watercourses should also be avoided and would make better "green corridors"
- The need for more employment land. "Longman 2" may be required within the period of the Plan. The new university campus at Beechwood and its associated land should satisfy office demand but land will be required for general and light industrial units
- Similar, "difficult neighbour" uses like waste facilities and travelling people temporary stop sites also require forward planning
- Community group aspirations also need addressed in terms of sports facility and allotments provision

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland-wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H1 a, b, c	Housing	N	<ul style="list-style-type: none"> Attractive outlook 	<ul style="list-style-type: none"> Landscape sensitivity and slope West Link dependency and undeveloped alternatives adjacent 	N
H1 d	Housing	Y	<ul style="list-style-type: none"> Planning permission granted 	<ul style="list-style-type: none"> Landscape sensitivity and slope 	Y
H2	Housing	N	<ul style="list-style-type: none"> Attractive outlook 	<ul style="list-style-type: none"> Loss of woodland Technical and economic feasibility of road access 	N
H3 a, b, c	Housing	Y	<ul style="list-style-type: none"> Natural extension of urban area Could help deliver distributor road connection and golf course relocation Part benefits from local road, water and sewer connections 	<ul style="list-style-type: none"> West Link dependency Bigger area curtails golf course layout options 	Y (part)
H4a	Housing	N	<ul style="list-style-type: none"> Natural infill site Close to neighbourhood facilities 	<ul style="list-style-type: none"> Loss of community uses site close to complementary hub Lack of outlook 	Y
H4b	Housing	N	<ul style="list-style-type: none"> Natural infill site Close to neighbourhood facilities 	<ul style="list-style-type: none"> Loss of greenspace 	Y (part)
H5	Housing	N	<ul style="list-style-type: none"> Planning permission likely Part brownfield 	<ul style="list-style-type: none"> Impact on setting of Canal and Cemetery 	Y
H6	Housing	N	<ul style="list-style-type: none"> Natural infill site Part of site previously developed 	<ul style="list-style-type: none"> Loss of vegetation / greenspace Impact on setting of Canal 	N
H7	Housing	Y (part)	<ul style="list-style-type: none"> Part brownfield 	<ul style="list-style-type: none"> Access options have width and parking restrictions Impact on setting of Canal 	Y
H8	Housing	Y	<ul style="list-style-type: none"> Planning permission granted (part) Part brownfield Flat and developable 	<ul style="list-style-type: none"> West Link dependency Fluvial flood risk Network sewerage improvement required 	Y (part)
H9	Housing	Y	<ul style="list-style-type: none"> Flat and developable Close to district centre facilities 	<ul style="list-style-type: none"> West Link dependency Fluvial flood risk Network sewerage improvement required 	Y (part)
H10	Housing	Y	<ul style="list-style-type: none"> Planning permissions granted (part) Holm Burn Bridge improved 	<ul style="list-style-type: none"> Pressure on woodland and badger habitat 	Y
H11	Housing	Y	<ul style="list-style-type: none"> Planning permission granted (part) Part brownfield 	<ul style="list-style-type: none"> West Link dependency Part may be unavailable Network sewerage improvement required 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland-wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H12 a, b, c	Housing	N	<ul style="list-style-type: none"> Small scale low impact proposals 	<ul style="list-style-type: none"> Countryside character of location Outwith urban edge Proximity to woodland and watercourse 	N
H13	Housing	N	<ul style="list-style-type: none"> Relatively small scale of site Flat and developable 	<ul style="list-style-type: none"> Countryside character of location Outwith urban edge 	N
H14	Housing	Y (part)	<ul style="list-style-type: none"> Planning permission granted and under construction 	<ul style="list-style-type: none"> Pressure on woodland and badger habitat 	Y
H15	Housing	N	<ul style="list-style-type: none"> Farming value reduced by flood relief channel Flat, serviceable and developable Could round off urban edge 	<ul style="list-style-type: none"> Loss of green wedge Loss of badger habitat 	Y
H16	Housing	N	<ul style="list-style-type: none"> Attractive outlook 	<ul style="list-style-type: none"> Loss of green wedge Loss of badger habitat 	N
H17	Housing	N	<ul style="list-style-type: none"> Natural infill site Possible beneficial reuse of listed building 	<ul style="list-style-type: none"> Impact of new build on setting of listed building and adjoining trees Need to rationalise accesses for any intensive redevelopment 	Y
H18	Housing	Y	<ul style="list-style-type: none"> Natural brownfield infill site Regeneration opportunity Flat and serviceable 	<ul style="list-style-type: none"> Economic feasibility / marketability 	Y
H19	Housing	Y	<ul style="list-style-type: none"> Natural brownfield infill site Regeneration opportunity Flat and serviceable 	<ul style="list-style-type: none"> Economic feasibility / marketability 	Y
H20	Housing	N	<ul style="list-style-type: none"> Flat and surplus public land 	<ul style="list-style-type: none"> Loss of greenspace Technical feasibility of road access Fluvial and coastal flood risk 	N
H21	Housing	N	<ul style="list-style-type: none"> Flat and surplus public land 	<ul style="list-style-type: none"> Loss of greenspace Technical feasibility of road access Fluvial and coastal flood risk 	N
H22	Housing	N	<ul style="list-style-type: none"> Existing, well used permanent travellers' site and opportunity to refurbish 	<ul style="list-style-type: none"> Need to mitigate site condition issues 	Y
H23	Housing	N	<ul style="list-style-type: none"> Flat and future surplus public land Close to City centre facilities Brownfield infill site 	<ul style="list-style-type: none"> Narrow and congested local road network Likely need for demolition 	Y
H24	Housing	N	<ul style="list-style-type: none"> Planning permission granted (part) Part brownfield infill site Part conversion 	<ul style="list-style-type: none"> Pressure on woodland 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H25	Housing	N	<ul style="list-style-type: none"> Possibility of very sheltered accommodation ancillary to new care home 	<ul style="list-style-type: none"> Pressure on woodland Restricted local road network Site size restricts on-site parking provision opportunities 	Y
H26	Housing	N	<ul style="list-style-type: none"> Flat and surplus public land 	<ul style="list-style-type: none"> Loss of greenspace within a neighbourhood that lacks it 	N
H27	Housing	N	<ul style="list-style-type: none"> Brownfield Close to neighbourhood centre 	<ul style="list-style-type: none"> Economic feasibility 	Y
H28	Housing	Y	<ul style="list-style-type: none"> Planning permission granted (part) 	<ul style="list-style-type: none"> Loss of badger habitat 	Y
H29	Housing	Y	<ul style="list-style-type: none"> Close to district centre facilities Planning permission granted (part) 	<ul style="list-style-type: none"> Loss of badger habitat 	Y
H30	Housing	Y	<ul style="list-style-type: none"> Close to district centre facilities Planning permission granted (part) 	<ul style="list-style-type: none"> Loss of badger habitat 	Y
H31	Housing	Y	<ul style="list-style-type: none"> Close to district centre facilities Planning permission granted (part) 	<ul style="list-style-type: none"> Loss of badger habitat 	Y
H32	Housing	Y	<ul style="list-style-type: none"> Close to district centre facilities Planning permission granted (part) 	<ul style="list-style-type: none"> Loss of badger habitat 	Y
H33	Housing	Y	<ul style="list-style-type: none"> Close to district centre facilities Planning permission granted (part) 	<ul style="list-style-type: none"> Loss of badger habitat 	Y
H34	Housing	Y	<ul style="list-style-type: none"> Close to district centre facilities Planning permission granted (part) 	<ul style="list-style-type: none"> Loss of badger habitat 	Y
H35 a, b, c	Housing	N	<ul style="list-style-type: none"> Attractive outlook Planning permission granted (part) 	<ul style="list-style-type: none"> Loss of green space Impact on golf course layout Precedent for further incursions 	N
H36	Housing	N	<ul style="list-style-type: none"> Attractive outlook 	<ul style="list-style-type: none"> Technical and economic feasibility of forming suitable road access Potential loss of woodland and badger habitat Watercourse runs through site 	N

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H37	Housing	N	<ul style="list-style-type: none"> Small scale of proposal 	<ul style="list-style-type: none"> Too small to merit an allocation Restricted additional road capacity 	N
H38	Housing	Y	<ul style="list-style-type: none"> Planning permission granted 	<ul style="list-style-type: none"> Loss of badger habitat Watercourse runs through site 	Y
H39	Housing	N	<ul style="list-style-type: none"> Part brownfield 	<ul style="list-style-type: none"> Technical and economic feasibility of forming suitable road access Potential loss of woodland and built heritage 	Y (part)
H40	Housing	N	<ul style="list-style-type: none"> Rounding off of farm building group 	<ul style="list-style-type: none"> Incursion into A9 green buffer 	N
H41	Housing	Y	<ul style="list-style-type: none"> Likely planning permission Close to district centre facilities 	<ul style="list-style-type: none"> Loss of badger habitat 	Y
H42	Housing	Y	<ul style="list-style-type: none"> Close to district centre facilities 	<ul style="list-style-type: none"> Loss of badger habitat 	Y
H43	Housing	Y	<ul style="list-style-type: none"> Likely planning permission Close to district centre facilities 	<ul style="list-style-type: none"> Loss of badger habitat 	Y
H44	Housing	Y	<ul style="list-style-type: none"> Close to district centre facilities 	<ul style="list-style-type: none"> Loss of badger habitat 	Y
H45	Housing	N	<ul style="list-style-type: none"> Attractive outlook 	<ul style="list-style-type: none"> Incursion into A9 green buffer 	N
H46	Housing	N	<ul style="list-style-type: none"> Attractive outlook 	<ul style="list-style-type: none"> Incursion into A9 green buffer 	N
H47	Housing	Y (part)	<ul style="list-style-type: none"> Planning permission granted (part) Close to Milton of Leys neighbourhood centre 	<ul style="list-style-type: none"> Loss of badger habitat Watercourse runs through site 	Y
H48	Housing	Y	<ul style="list-style-type: none"> Close to Milton of Leys neighbourhood centre 	<ul style="list-style-type: none"> Mainstream housing not a district centre use 	Y
H49	Housing	N	<ul style="list-style-type: none"> Attractive outlook Distributor loop road technically feasible Relatively close to Milton of Leys neighbourhood centre 	<ul style="list-style-type: none"> Economic feasibility of required distributor loop road Proximity to Designed Landscape 	Y
H50	Housing	N	<ul style="list-style-type: none"> Small scale of proposal 	<ul style="list-style-type: none"> Too small to merit an allocation 	N
H51	Housing	N	<ul style="list-style-type: none"> Small scale of proposal 	<ul style="list-style-type: none"> Too small to merit an allocation 	N
H52 a	Housing	N	<ul style="list-style-type: none"> Attractive outlook 	<ul style="list-style-type: none"> Incursion into A9 green buffer 	N
H52 b	Housing	Y	<ul style="list-style-type: none"> Minded to grant Committee decision 	<ul style="list-style-type: none"> Incursion into A9 green buffer 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland-wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H53	Housing	N	<ul style="list-style-type: none"> Attractive outlook 	<ul style="list-style-type: none"> Incursion into A9 green buffer 	N
H54	Housing	N	<ul style="list-style-type: none"> Small scale of proposal Not useable public open space 	<ul style="list-style-type: none"> Proximity to woodland 	Y
H55	Housing	Y	<ul style="list-style-type: none"> Flat and developable Close to existing and proposed facilities 	<ul style="list-style-type: none"> East Link dependency Proximity to East Link and rail line Loss of good farm land 	Y
H56	Housing	Y	<ul style="list-style-type: none"> Flat and developable Close to existing and proposed facilities 	<ul style="list-style-type: none"> East Link dependency Loss of good farm land Proximity to rail line 	Y
H57	Housing	N	<ul style="list-style-type: none"> Flat and developable Close to existing and proposed facilities 	<ul style="list-style-type: none"> East Link dependency, proximity and safeguard Loss of good farmland 	N
H58	Housing	Y	<ul style="list-style-type: none"> Planning permission 	<ul style="list-style-type: none"> Feasibility 	Y
H59	Housing	Y	<ul style="list-style-type: none"> Part brownfield 	<ul style="list-style-type: none"> Economic feasibility of conversion Possible woodland and built heritage impacts 	Y
H60	Housing	N	<ul style="list-style-type: none"> Part brownfield Natural infill site 	<ul style="list-style-type: none"> Possible contamination Loss of employment land 	Y
H61	Housing	N	<ul style="list-style-type: none"> Natural infill site Relatively close to facilities 	<ul style="list-style-type: none"> Loss of woodland Gradient Restricted local road access and capacity 	Y
H62	Housing	Y (part)	<ul style="list-style-type: none"> Planning permission (part) Farm grouping infill 	<ul style="list-style-type: none"> Loss of good farmland 	Y
H63	Housing	N	<ul style="list-style-type: none"> Small part brownfield Attractive outlook from upper slopes Public sewer connection 	<ul style="list-style-type: none"> Proximity to and possible impact on Culloden Battlefield Reinforcing breach into open countryside Distant from facilities Railway bridge pinchpoint and gradient of access road 	N
H64	Housing	N	<ul style="list-style-type: none"> Attractive outlook from upper slopes Public sewer connection 	<ul style="list-style-type: none"> Reinforcing breach into open countryside Distant from facilities Railway bridge pinchpoint and gradient of access road 	N
H65	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N
H66	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities No local facilities 	N

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland-wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H67	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities No local facilities 	N
H68	Housing	N	<ul style="list-style-type: none"> Attractive outlook 	<ul style="list-style-type: none"> Limited local road capacity Prominence of site within key vista on tourist route Flood risk 	N
H69	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N
H70	Housing	N	<ul style="list-style-type: none"> Planning permission granted 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N
H71	Housing	N	<ul style="list-style-type: none"> Attractive outlook 	<ul style="list-style-type: none"> Limited local road capacity Prominence of site within key vista on tourist route Precedent for further ad-hoc City fringe development 	N
H72	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N
H73	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N
H74 a, b, c	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N
H75	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N
H76	Housing	N	<ul style="list-style-type: none"> Likely to have potential as Other Settlements Policy proposal 	<ul style="list-style-type: none"> Quarry blasting set back A9 proximity and junction capacity constraints 	N
H77	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N
H78	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H79	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N
H80	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N
H81	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N
H82	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N
H83	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N
H84	Housing	N	<ul style="list-style-type: none"> May have potential as housing in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Precedent for further ad-hoc City fringe development 	N
MU1	Business Community Housing Retail	Y	<ul style="list-style-type: none"> Beneficial re-use of listed buildings Attractive outlook Part brownfield Planning permission granted (part) 	<ul style="list-style-type: none"> West Link dependency of later phases Economic feasibility Distance from facilities unless mix of uses provided 	Y
MU2	Business Community Housing Retail	Y	<ul style="list-style-type: none"> Central to district and existing facilities Attractive outlook Opportunity to provide central facilities and better travel connectivity 	<ul style="list-style-type: none"> Gradient Economic feasibility of distributor road connection Possible loss of woodland 	Y
MU3	Housing Community	Y	<ul style="list-style-type: none"> Opportunity to relocate golf course Attractive outlook 	<ul style="list-style-type: none"> Gradient Economic feasibility of distributor road connection Length of conflicting housing / golf course boundary 	N
MU4	Business Community (& Park & Ride)	Y (part)	<ul style="list-style-type: none"> Opportunity to provide additional public parkland Opportunity to provide additional water based tourism and recreation Resolution of canal queuing problem 	<ul style="list-style-type: none"> West Link dependency Economic feasibility Need to relocate golf course 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
MU5	Retail Community Business	Y (part)	<ul style="list-style-type: none"> Part complete Central to district and adjoining existing facilities - optimum primary school location 	<ul style="list-style-type: none"> West Link dependency (part) Loss of good farmland 	Y
MU6	Community Business	Y	<ul style="list-style-type: none"> Holm Burn Bridge improvement 	<ul style="list-style-type: none"> Possible loss of woodland Flood risk (part) Difficulty of active travel connections to facilities 	Y
MU7	Community Business Housing	Y	<ul style="list-style-type: none"> Opportunity for regeneration Increased access to and use of tourism recreation and heritage asset Part brownfield 	<ul style="list-style-type: none"> Limited local road network capacity Technical and economic feasibility of securing improved road access Setting of the scheduled Canal Flood risk 	Y
MU8	Retail Business Leisure Industry Housing	N	<ul style="list-style-type: none"> Opportunity to expand harbour related facilities and employment 	<ul style="list-style-type: none"> Fluvial and coastal flood risk Possible natural heritage impacts Pipeline safeguards Visual prominence 	N
MU9	Retail Business Leisure Industry Housing	N	<ul style="list-style-type: none"> Opportunity to expand harbour related facilities and employment 	<ul style="list-style-type: none"> Fluvial and coastal flood risk Possible natural heritage impacts Pipeline safeguards Visual prominence 	N
MU 10	Business Leisure Retail	Y	<ul style="list-style-type: none"> Opportunity for regeneration Brownfield Relatively close to City centre 	<ul style="list-style-type: none"> Difficulty of active travel connections to City centre Limited local and trunk road network capacity 	Y
MU 11	Business Retail Housing Community	Y	<ul style="list-style-type: none"> Opportunity for regeneration Brownfield Within City centre Improved active travel and public transport connectivity 	<ul style="list-style-type: none"> Economic feasibility Possible built heritage impacts 	Y
MU 12	Retail Business Leisure	Y	<ul style="list-style-type: none"> Opportunity for regeneration Brownfield Within City centre Improved active travel connectivity 	<ul style="list-style-type: none"> Economic feasibility Possible built heritage impacts Possible reduction in public car parking 	Y
MU 13	Housing Business Community	N	<ul style="list-style-type: none"> Opportunity for regeneration Part brownfield 	<ul style="list-style-type: none"> Economic feasibility Possible built heritage impacts Future school provision decision dependency Limited local road network capacity 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland-wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
MU 14	Retail Housing Business Community Leisure	Y	<ul style="list-style-type: none"> Opportunity for regeneration Part brownfield 	<ul style="list-style-type: none"> Economic feasibility Likely built heritage impacts Limited local and trunk road network capacity Availability 	Y
MU 15	Housing Business Community	Y	<ul style="list-style-type: none"> Opportunity for regeneration Brownfield 	<ul style="list-style-type: none"> Economic feasibility Possible built heritage impacts 	Y
MU 16	Retail Housing Business Community Leisure	Y (part)	<ul style="list-style-type: none"> Central to district and adjoining facilities Commercial visibility 	<ul style="list-style-type: none"> Gradient Visual prominence 	Y
MU 17	Housing Community	N	<ul style="list-style-type: none"> Opportunity to provide more useable public open space and recreational facility Infill 	<ul style="list-style-type: none"> Possible loss of public open space 	Y
MU 18	Housing Retail Community Business	Y	<ul style="list-style-type: none"> Part brownfield 	<ul style="list-style-type: none"> Technical and economic feasibility of forming suitable road access Potential loss of woodland and built heritage 	Y
MU 19	Housing Community	N	<ul style="list-style-type: none"> Opportunity for regeneration Brownfield 	<ul style="list-style-type: none"> Availability Economic feasibility Likely built heritage impacts Limited local road network capacity 	Y
MU 20	Retail Housing Business	Y	<ul style="list-style-type: none"> Opportunity for regeneration Part brownfield 	<ul style="list-style-type: none"> Possible natural heritage impacts Coastal flood risk Limited local and trunk road network capacity Likely contamination and ground condition problems Possible loss of woodland 	N
MU 21	Business Industry	Y	<ul style="list-style-type: none"> Opportunity for regeneration Brownfield 	<ul style="list-style-type: none"> Limited local and trunk road network capacity Likely contamination and ground condition problems Possible loss of woodland 	Y
MU 22	Community Leisure	Y	<ul style="list-style-type: none"> Part brownfield Central to district and adjoining facilities 	<ul style="list-style-type: none"> Limited local road network capacity 	Y
MU 23	Retail Business Community	N	<ul style="list-style-type: none"> Central to neighbourhood Commercial visibility 	<ul style="list-style-type: none"> Economic feasibility 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland-wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
MU 24	Retail Business Housing	N	<ul style="list-style-type: none"> Attractive outlook Relatively flat Poor agricultural land 	<ul style="list-style-type: none"> Loss of woodland Possible impact on archaeology Altitude Likely incursion into A9 buffer Relatively distant from neighbourhood facilities Distributor road feasibility 	N
MU 25	Retail Business Housing	Y	<ul style="list-style-type: none"> Adequate trunk and local road network and access Previous planning permissions (part) 	<ul style="list-style-type: none"> Economic feasibility Alternative housing land closeby with better living environment and closer to facilities 	N
MU 26	Business Housing Leisure Community	Y	<ul style="list-style-type: none"> Infill, flat and developable Local road access available 	<ul style="list-style-type: none"> Loss of good farmland 	Y
MU 27	Business Commerce	Y	<ul style="list-style-type: none"> Flat and developable Adjoins existing commerce centre 	<ul style="list-style-type: none"> Watercourse runs through site Flood risk East Link dependency Loss of good farmland 	Y
MU 28	Retail Business Leisure Community Housing	Y	<ul style="list-style-type: none"> Planning permission granted 	<ul style="list-style-type: none"> Possible flood risk Loss of good farmland Economic feasibility East Link dependency and safeguard 	Y
MU 29	Housing Business Community	Y	<ul style="list-style-type: none"> Flat and developable 	<ul style="list-style-type: none"> Local and trunk road network improvement dependency Loss of good farmland 	Y
MU 30	Housing Business Community	N	<ul style="list-style-type: none"> Flat and developable 	<ul style="list-style-type: none"> Relatively distant from facilities Proximity to sewage works Local and trunk road network improvement dependency Loss of good farmland 	N
MU 31	Housing Community Retail	N	<ul style="list-style-type: none"> Flat and developable 	<ul style="list-style-type: none"> Relatively distant from facilities Coalescence of separate communities Local and trunk road network improvement dependency Loss of good farmland 	N

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
MU 32	Housing Business	N	<ul style="list-style-type: none"> Commercial visibility on tourist route May have potential as housing / business in the countryside proposal 	<ul style="list-style-type: none"> Limited local road capacity Prominence of site on tourist route Precedent for further ad-hoc City fringe development Relatively distant from facilities 	N
MU 33	Housing Business Community	N	<ul style="list-style-type: none"> May have potential as housing / business in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities No local facilities Improvement required to access and local road network 	N
MU 34	Housing Business Community	N	<ul style="list-style-type: none"> Likely to have potential as Other Settlements Policy proposal 	<ul style="list-style-type: none"> Quarry blasting set back A9 proximity and junction capacity constraints 	N
MU 35	Housing Business Community	N	<ul style="list-style-type: none"> May have potential as housing / business in the countryside proposal 	<ul style="list-style-type: none"> Unrelated to City pattern and facilities Distant from local facilities Improvement required to local road network No mains sewerage Possible loss of woodland 	N
B1 a, b, c	Business	N	<ul style="list-style-type: none"> Beneficial use for listed buildings (c) Possible increased use and marketing of Great Glen Way Unique tourist accommodation and jobs 	<ul style="list-style-type: none"> Landscape sensitivity (a, b) Loss of woodland (a, b) Possible adverse impact on Great Glen Way (a, b) 	N
B2	Business	Y	<ul style="list-style-type: none"> Part brownfield Opportunity to expand existing tourism facility and provide local jobs Possible improved commercial visibility and road access with West Link 	<ul style="list-style-type: none"> Fluvial flood risk (part) Availability (part) Restricted local access road Economic feasibility 	Y
B3	Business	N	<ul style="list-style-type: none"> Planning permission granted for hotel 	<ul style="list-style-type: none"> Fluvial flood risk 	Y
B4	Business	Y (part)	<ul style="list-style-type: none"> Largely brownfield Regeneration opportunity 	<ul style="list-style-type: none"> Restricted capacity of local and trunk road network Availability Poor active travel connectivity 	Y
B5	Business	Y	<ul style="list-style-type: none"> Opportunity for local neighbourhood business 	<ul style="list-style-type: none"> Economic feasibility 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
B6	Business	Y	<ul style="list-style-type: none"> Previous planning permission for business / commerce Adequate trunk and local road network and access Close to complementary uses and facilities 	<ul style="list-style-type: none"> Economic feasibility 	Y
B7	Business	Y	<ul style="list-style-type: none"> Adequate trunk and local road network and access Close to complementary uses and facilities 	<ul style="list-style-type: none"> Economic feasibility 	Y
B8	Business	N	<ul style="list-style-type: none"> Planning permission granted for university campus 	<ul style="list-style-type: none"> Loss of good farmland, greenspace and badger habitat Watercourse flood risk Poor active travel connectivity Restricted capacity of local and trunk road network 	Y
B9	Business	Y	<ul style="list-style-type: none"> Planning permission for business component of retail and business park Commercial visibility 	<ul style="list-style-type: none"> Restricted capacity of local and trunk road network Prominence of key gateway site 	Y
B10	Business	N	<ul style="list-style-type: none"> Flat and developable 	<ul style="list-style-type: none"> Loss of good farmland, greenspace and badger habitat Watercourse flood risk East Link safeguard Restricted capacity of local and trunk road network 	Y (part)
B11	Business	N	<ul style="list-style-type: none"> Planning permission granted for caravan / camping site 	<ul style="list-style-type: none"> Prominence on key tourist route 	Y
R1	Retail	Y	<ul style="list-style-type: none"> Planning permission granted for neighbourhood retail 	<ul style="list-style-type: none"> Pressure on greenspace adjacent 	Y
R2	Retail	N	<ul style="list-style-type: none"> Central to district Adequate local road network Commercial visibility 	<ul style="list-style-type: none"> Prominent sloping site Significant retail provision adjacent Loss of employment land 	N
R3	Retail	N	<ul style="list-style-type: none"> Planning permission granted for retail 	<ul style="list-style-type: none"> Prominent sloping site 	Y
R4	Retail	N	<ul style="list-style-type: none"> Brownfield 	<ul style="list-style-type: none"> Loss of employment land Restricted capacity of local and trunk road network Poor active travel connectivity and no adjoining residential neighbourhood / district 	N

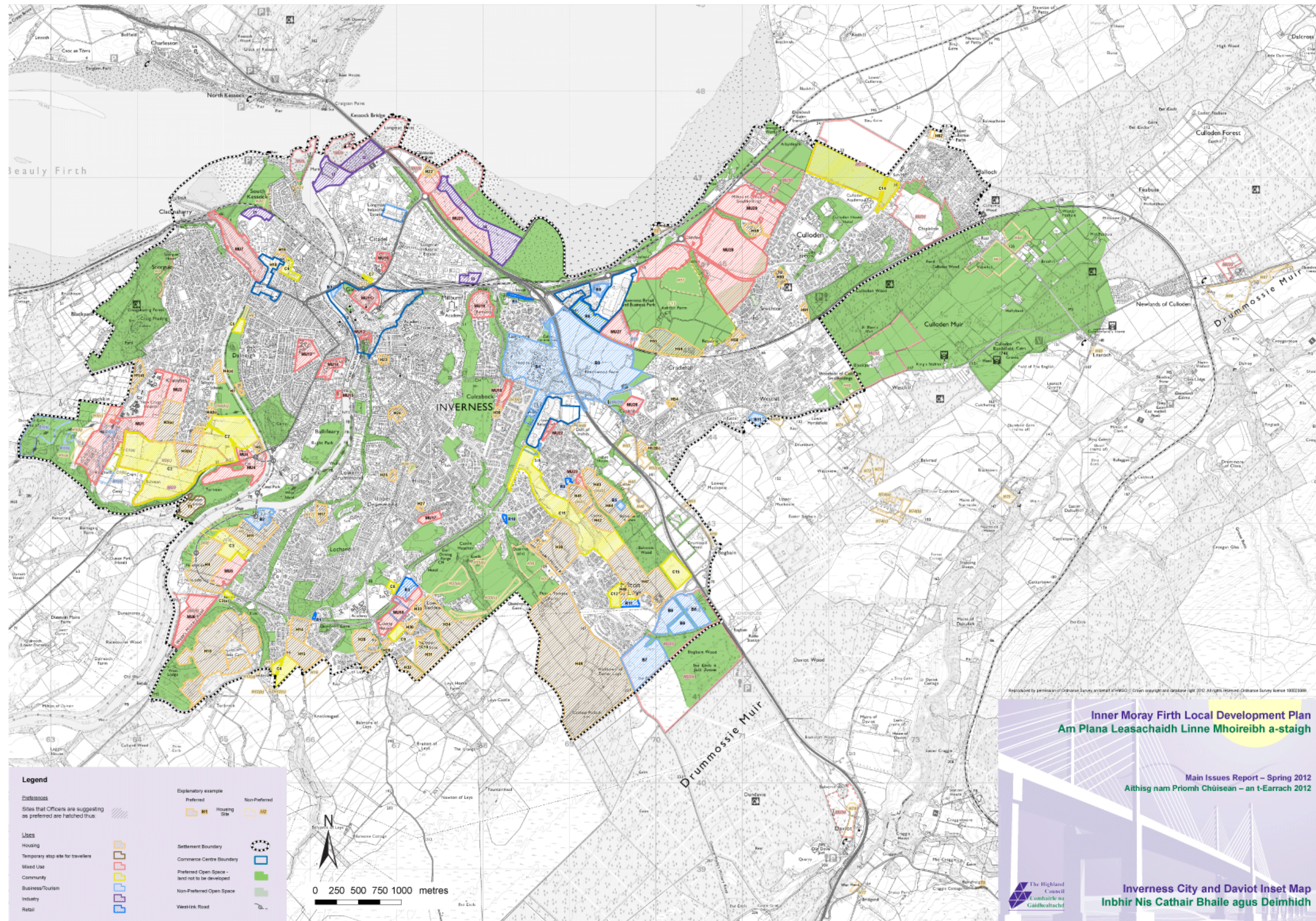
Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland-wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
R5	Retail	N	<ul style="list-style-type: none"> Planning permission for retail or similar uses (part) Commercial visibility Brownfield 	<ul style="list-style-type: none"> Restricted capacity of local and trunk road network 	Y
R6	Retail	Y	<ul style="list-style-type: none"> Part of commerce centre 	<ul style="list-style-type: none"> Best suited to bulky goods retail only 	Y (bulky retail only)
R7	Retail	N	<ul style="list-style-type: none"> Flat and developable Commercial visibility 	<ul style="list-style-type: none"> Loss of greenspace (part) Loss of police HQ expansion safeguard Restricted capacity of local road network 	N
R8	Retail	N	<ul style="list-style-type: none"> Flat and developable Commercial visibility 	<ul style="list-style-type: none"> Loss of greenspace at entrance to public park Restricted capacity of local road network 	N
R9	Retail	N	<ul style="list-style-type: none"> Central to neighbourhood Commercial visibility 	<ul style="list-style-type: none"> Economic feasibility 	Y
R10	Retail	N	<ul style="list-style-type: none"> Commercial visibility Opportunity for local neighbourhood business 	<ul style="list-style-type: none"> Economic feasibility Pressure for incursion into adjoining greenspace 	Y
R11	Retail	N	<ul style="list-style-type: none"> Planning permission (part) Central to neighbourhood 	<ul style="list-style-type: none"> Economic feasibility 	Y
C1 a, b	Community	N	<ul style="list-style-type: none"> Possible allotments and/or other community uses 	<ul style="list-style-type: none"> Landscape sensitivity Setting of listing buildings 	N
C2	Community	Y (part)	<ul style="list-style-type: none"> Opportunity to reconfigure to safer and better golf course layout Opportunity for surplus land to provide additional or relocated sports pitches 	<ul style="list-style-type: none"> Economic feasibility 	Y
C3	Community	N	<ul style="list-style-type: none"> Opportunity to provide additional or relocated sports pitches plus public parkland 	<ul style="list-style-type: none"> Loss of good farmland Economic feasibility 	Y
C4	Community	N	<ul style="list-style-type: none"> Opportunity to provide community allotments as greenspace compatible use 	<ul style="list-style-type: none"> Economic feasibility Not central to neighbourhood and relatively poor active travel connectivity 	Y
C5	Community	N	<ul style="list-style-type: none"> Planning permission for allotments 	<ul style="list-style-type: none"> Economic feasibility 	Y
C6	Community	Y	<ul style="list-style-type: none"> Opportunity to provide better play and sports facilities 	<ul style="list-style-type: none"> Economic feasibility 	Y
C7	Community	N	<ul style="list-style-type: none"> Opportunity to provide expansion of care facilities 	<ul style="list-style-type: none"> Economic feasibility Compatibility with adjoining uses 	Y

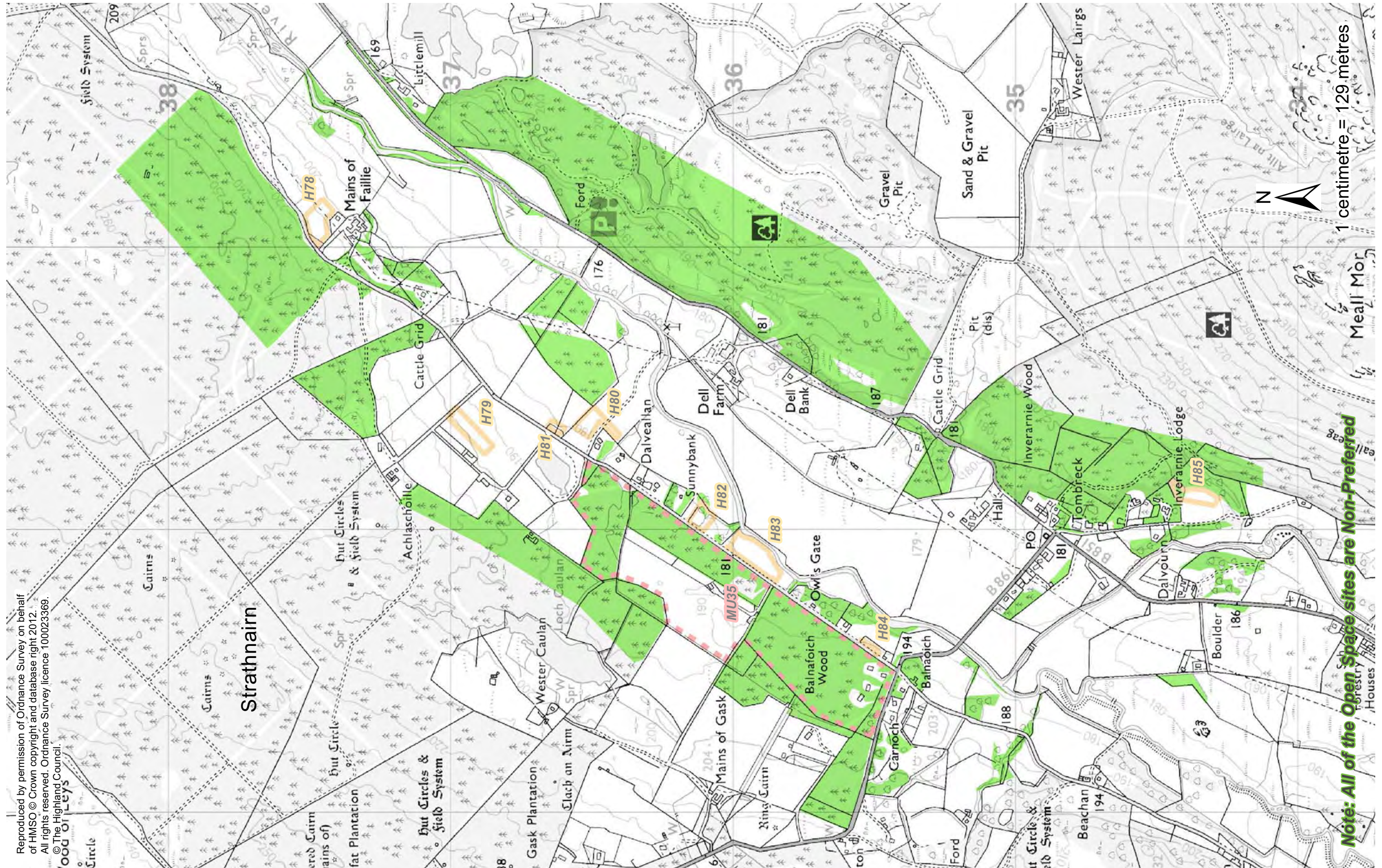
Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland-wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
C8	Community	N	<ul style="list-style-type: none"> Opportunity to provide expansion of gaelic educational and community facilities 	<ul style="list-style-type: none"> Loss of greenspace Economic feasibility 	Y
C9	Community	N	<ul style="list-style-type: none"> Opportunity to provide community sports pitch 	<ul style="list-style-type: none"> Economic feasibility 	Y
C10	Community	N	<ul style="list-style-type: none"> Opportunity to provide neighbourhood facility 	<ul style="list-style-type: none"> Economic feasibility 	Y
C11	Community	Y	<ul style="list-style-type: none"> Public park (part complete) 	<ul style="list-style-type: none"> Economic feasibility of completion 	Y
C12	Community	N	<ul style="list-style-type: none"> Opportunity to provide neighbourhood facilities (part complete) 	<ul style="list-style-type: none"> Economic feasibility of completion 	Y
C13	Community	N	<ul style="list-style-type: none"> Opportunity to provide allotments and public park 	<ul style="list-style-type: none"> Economic feasibility Availability of land 	N
C14	Community	N	<ul style="list-style-type: none"> Opportunity to provide community and relocated high school sports pitches and other public open space Adjacent to Culloden Academy which could be expanded onto existing pitches 	<ul style="list-style-type: none"> Economic feasibility Availability of land 	Y
C15	Community	N	<ul style="list-style-type: none"> Legal commitment to provide community use 	<ul style="list-style-type: none"> Economic feasibility Proximity to A9 	Y
I1	Industry	Y	<ul style="list-style-type: none"> Regeneration and employment Planning permission granted 	<ul style="list-style-type: none"> Economic feasibility 	Y
I2	Industry	Y (part)	<ul style="list-style-type: none"> Planning permission (part) Adequate local road network Commercial visibility Attractive outlook 	<ul style="list-style-type: none"> Coastal and fluvial flood risk Possible natural heritage impacts Economic feasibility Visual prominence 	Y
I3	Industry	Y	<ul style="list-style-type: none"> Planning permission (part) 	<ul style="list-style-type: none"> Economic feasibility Possible flood risk 	Y
I4	Industry	N	<ul style="list-style-type: none"> Opportunity to provide waste facility relatively distant from sensitive uses Regeneration of former landfill site 	<ul style="list-style-type: none"> Economic feasibility 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
T1	Travellers	N	<ul style="list-style-type: none"> • Opportunity to provide better servicing and management of site used for unauthorised encampments • Relatively distant from sensitive uses 	<ul style="list-style-type: none"> • Economic feasibility 	Y
T2	Travellers	N	<ul style="list-style-type: none"> • Opportunity to provide better servicing and management of site used for unauthorised encampments • Relatively distant from sensitive uses 	<ul style="list-style-type: none"> • Economic feasibility 	Y
T3	Travellers	N	<ul style="list-style-type: none"> • Opportunity to provide better servicing and management of site used for unauthorised encampments • Relatively distant from sensitive uses 	<ul style="list-style-type: none"> • Economic feasibility 	Y



FOR FULL-SIZE MAP OF INVERNESS CITY AND CITY FRINGE PLEASE SEE LARGE FOLDED MAP INCLUDED WITH THIS LOCAL DEVELOPMENT PLAN, STRATHNAIRN AREA IS SHOWN OVERLEAF.

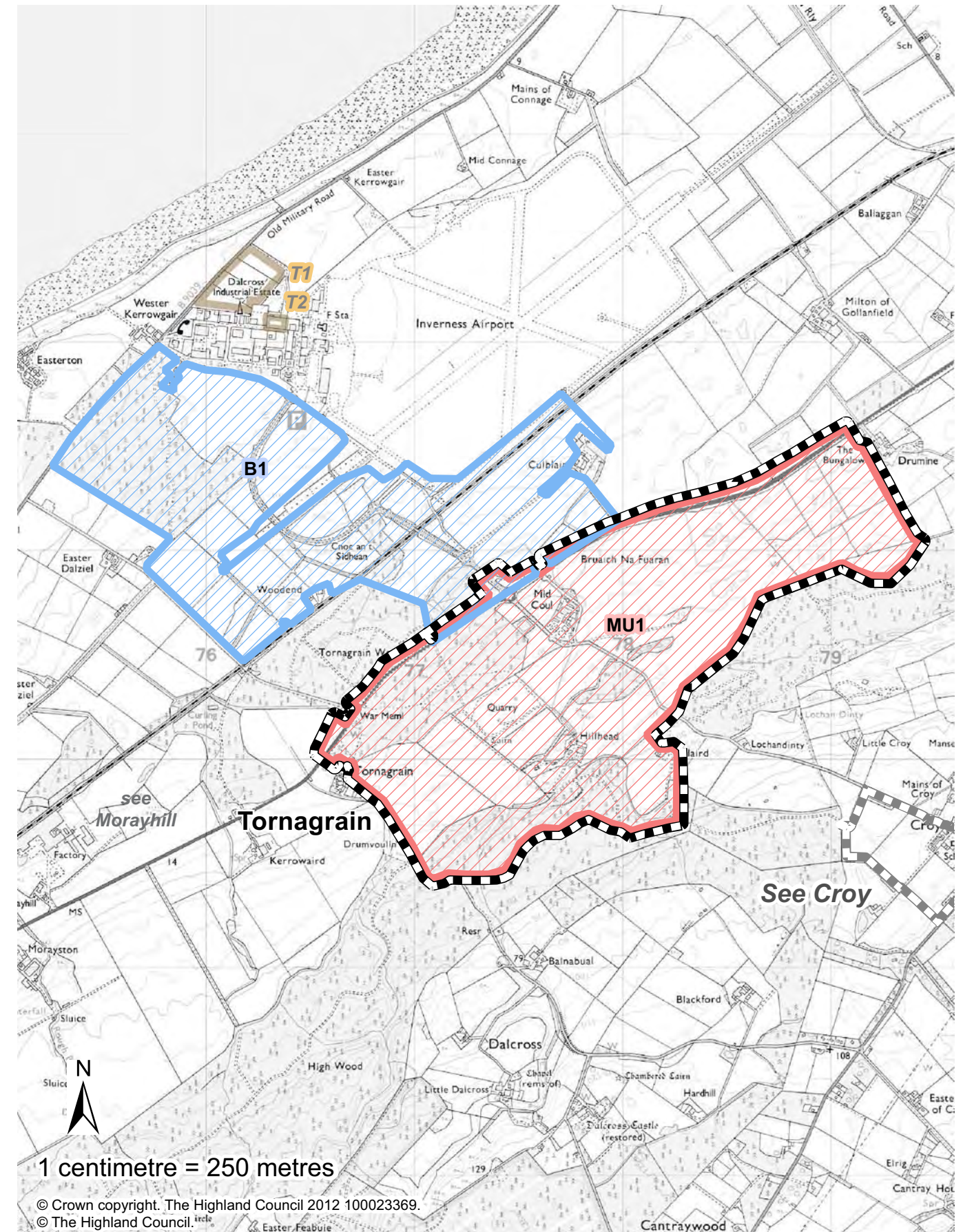




7.12 TORNAGRAIN / INVERNESS AIRPORT

Development Site Options

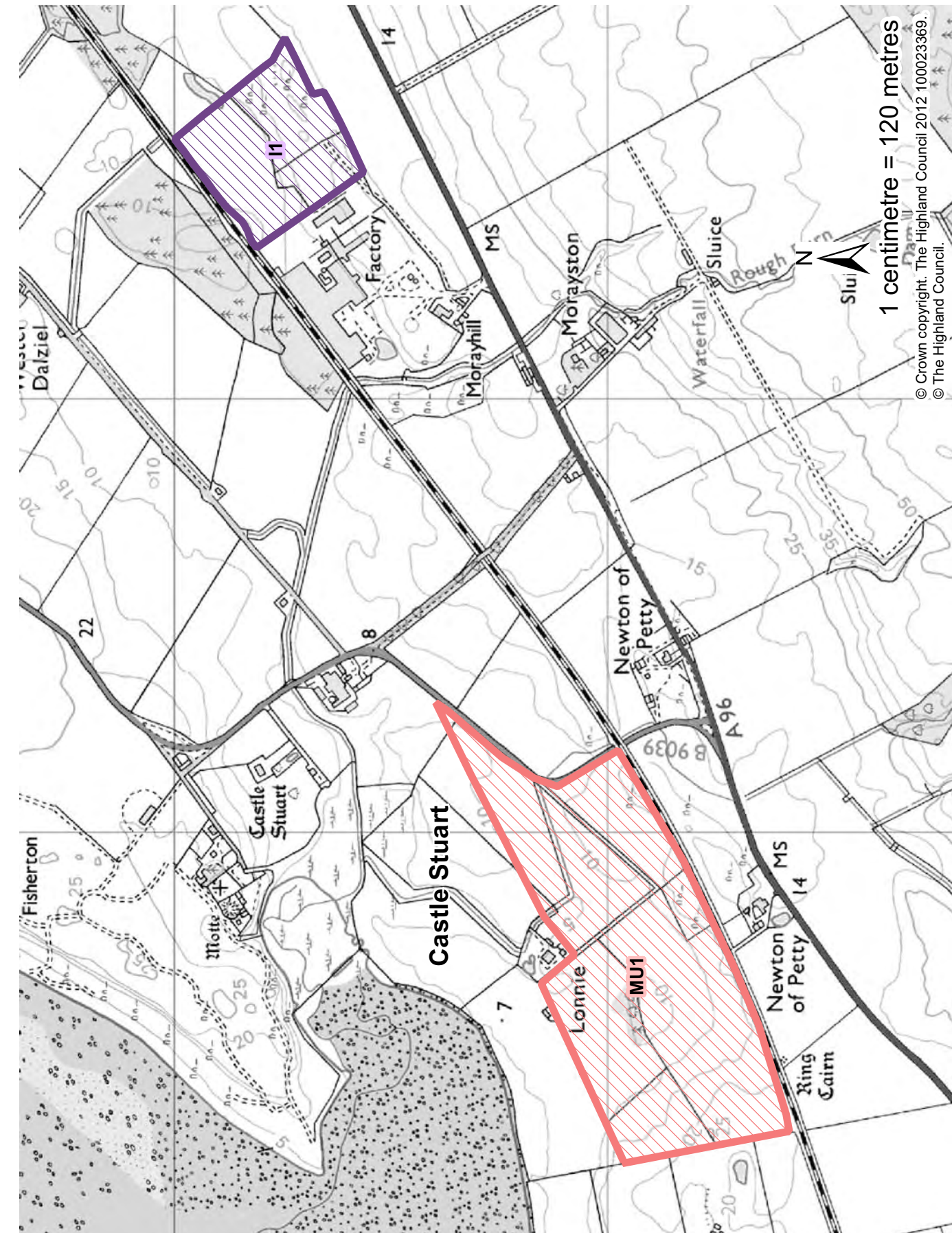
Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
MU1	Housing Business Industry Retail Community Open Space	Y	<ul style="list-style-type: none"> Allocated in Highland wide Local Development Plan Close proximity to airport/link to significant employment opportunity at Inverness Airport Business Park Accessible/ good road and rail transport links Self sustaining – scale of the town will support range of employment/civic uses Opportunities for renewable development Major infrastructure improvements programmed for A96 Provision of education and community facilities No physical constraints to development (gas pipeline rerouted by Scottish Gas Networks) 	<ul style="list-style-type: none"> Loss of good farmland 	Y
B1	Business	Y	<ul style="list-style-type: none"> Planning permission Expansion of existing business area Opportunity to provide employment 	<ul style="list-style-type: none"> Loss of good farmland 	Y
T1/T2	Travellers Temporary Stop Sites	Y	<ul style="list-style-type: none"> Council owned Opportunity to better service and manage existing site of unauthorised encampment Proposals would incorporate screening/buffer area 	<ul style="list-style-type: none"> Proximity to helicopter landing/take off point Loss of employment land 	Y



7.13 MORAYHILL / CASTLE STUART

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
MU1	Leisure Business Housing	N	<ul style="list-style-type: none"> Opportunity to provide additional facilities and employment in relation to golf course complex Accessible from A96 On bus route 	<ul style="list-style-type: none"> Some loss of habitat and good farmland Intensification of trunk road access No community facilities for mainstream housing 	Y
I1	Industry	Y	<ul style="list-style-type: none"> Accessible from A96 On bus route Expansion of existing industrial area Job creation 	<ul style="list-style-type: none"> Possible contamination Intensification of trunk road access 	Y



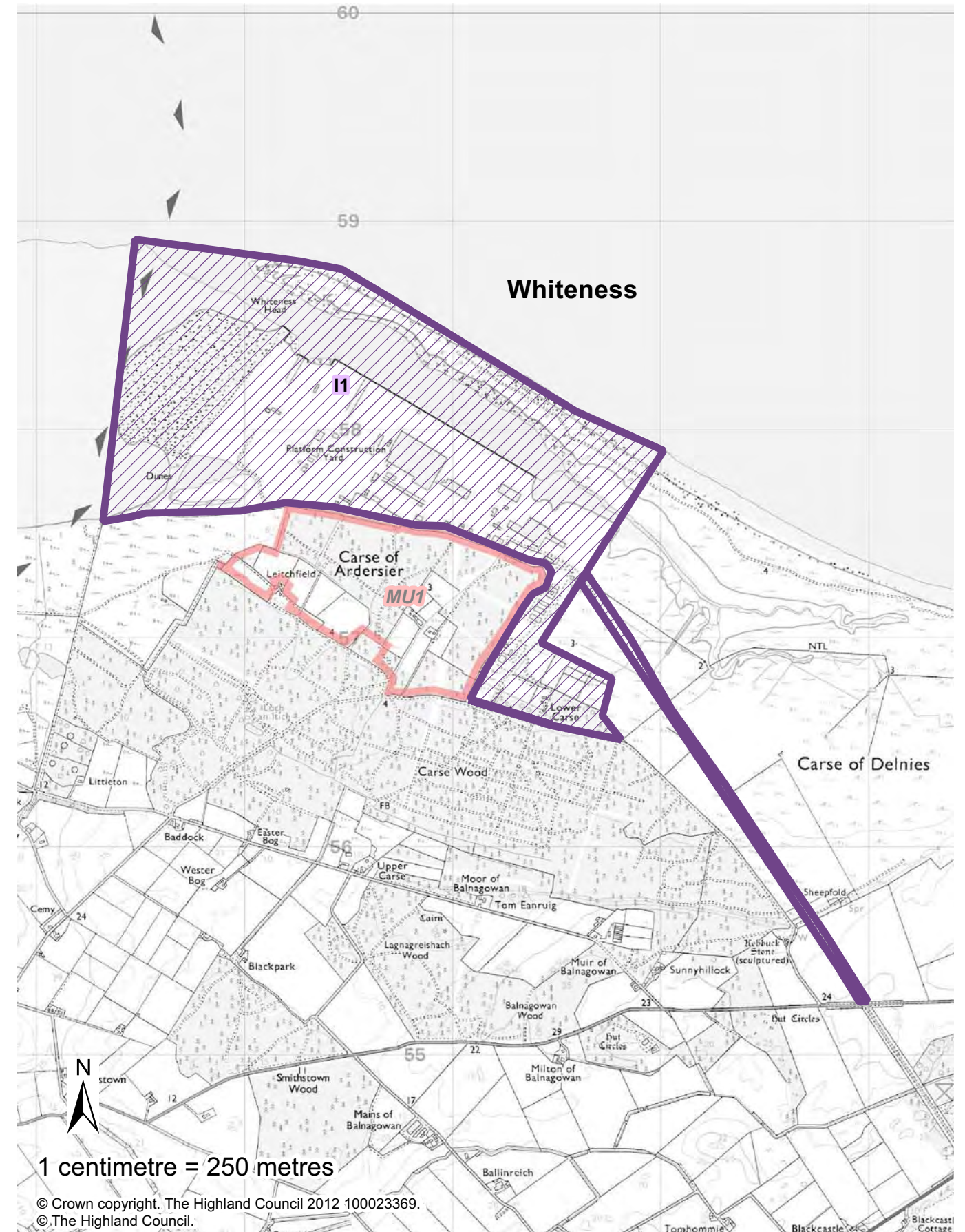
7.14 WHITENESS

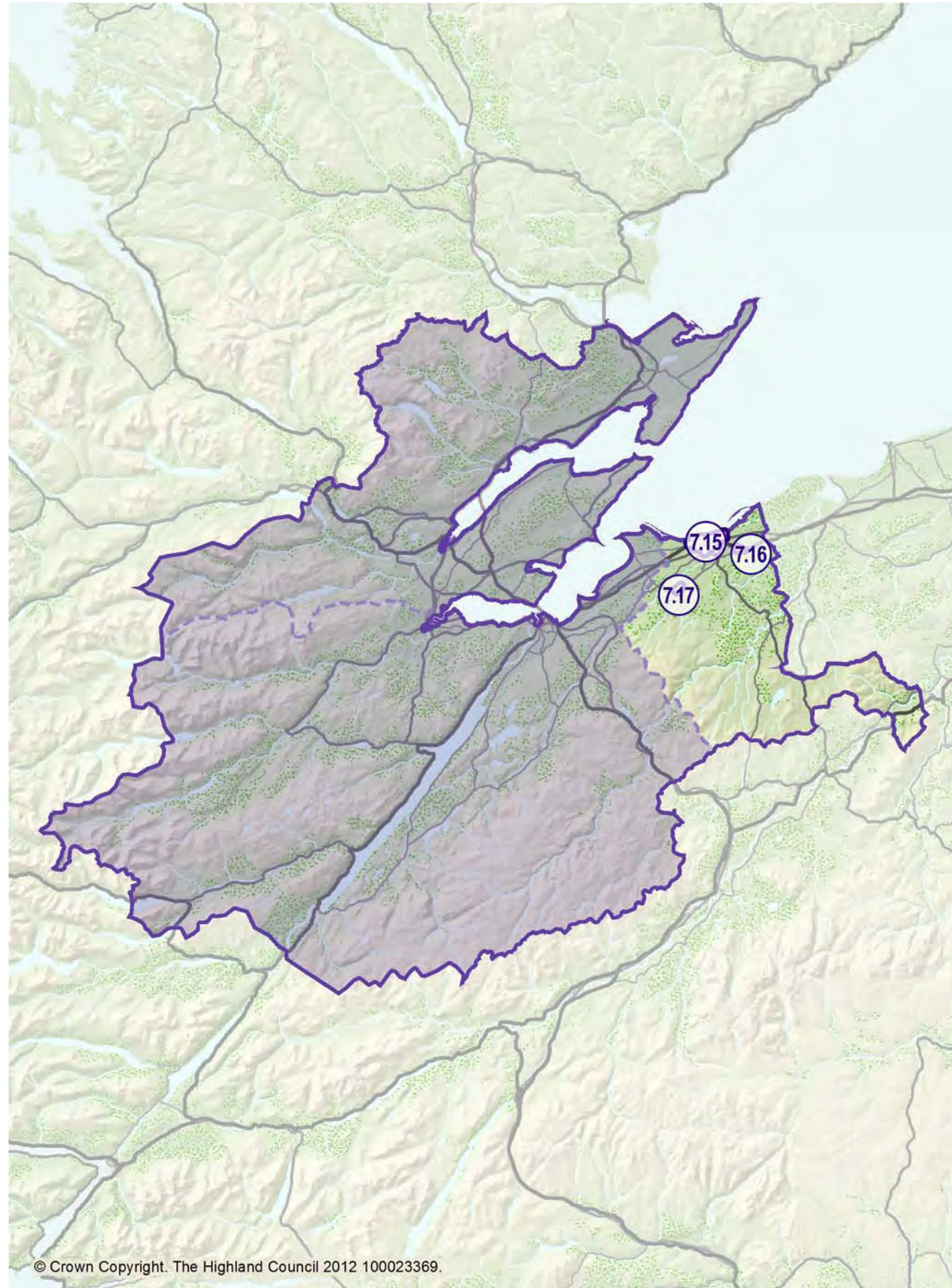
Key Development Issues

- Whiteness has been identified in the first phase National Renewables Infrastructure Plan as a 'best fit location' for the offshore wind energy industry
- Planning permission already exists at the same location for a tourism village

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
MU1	Housing Mixed Use	N	<ul style="list-style-type: none"> Adequate water and sewerage connection 	<ul style="list-style-type: none"> Significant loss of woodland/ agricultural land Potential impacts on Moray Firth SAC and Inner Moray Firth SPA/Ramsar site Distant from facilities Proximity to industrial site 	N
I1	Industry	Y	<ul style="list-style-type: none"> Allocated site in Highland wide Local Development Plan Brownfield development Renewable development potential 	<ul style="list-style-type: none"> Potential impacts on Moray Firth SAC and Inner Moray Firth SPA/Ramsar site Potential flood risk 	Y





Nairn District

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7.15 NAIRN

Key Development Issues

- One of Highland’s key tourist destinations
- Historic core
- Recognise need for protection on key assets including the Links, harbour and Viewfield
- Pressing need for redevelopment/regeneration of town centre
- Currently only one major housing site under construction limiting choice and acting as constraint on housing market
- Development must be seen in the context of a bypass which will be subject to separate Transport Scotland consultation
- Short term development should be focused at Lochloy, Sandown and initial phases at Delnies and Nairn South
- Capacity exists for secondary and primary school education

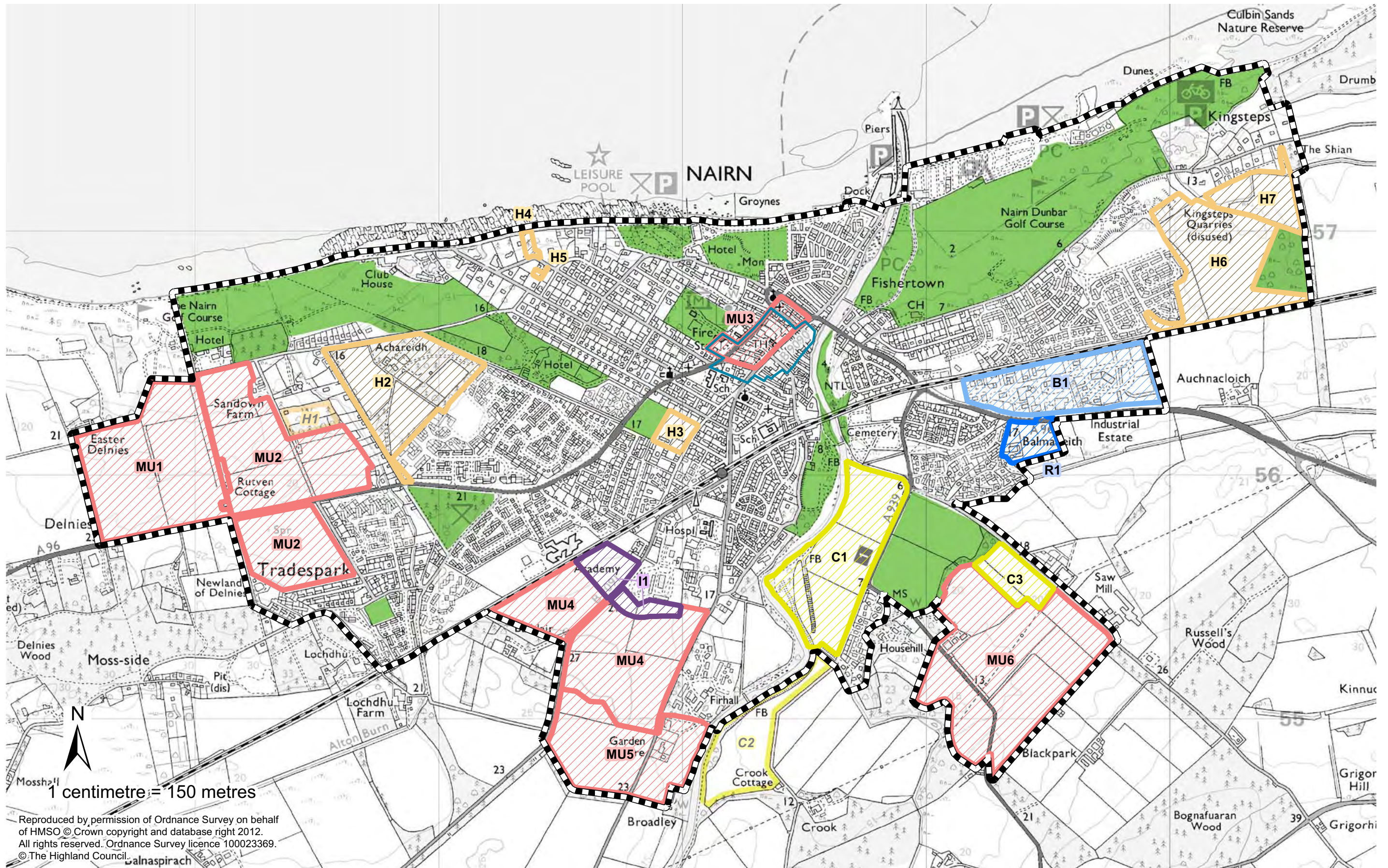
Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
MU1	Housing Community Retail Business Tourism	Y	<ul style="list-style-type: none"> ● Allocated site in Highland wide Local Development Plan/long term allocation in Nairnshire Local Plan ● Logical expansion of town in development with Sandown ● Potential to share access from trunk road with Sandown development ● No major infrastructure constraints ● Opportunity to deliver new small scale leisure and hotel development including new golf course 	<ul style="list-style-type: none"> ● Greenfield development ● Comparatively distant from town centre facilities 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
MU2	Housing Business Retail Community Tourist	Y	<ul style="list-style-type: none"> ● Allocated site in Highland wide Local Development Plan/long term allocation in Nairnshire Local Plan ● No major infrastructure constraints ● Logical western expansion of town ● Opportunity to facilitate transition from rural to urban at edge of settlement ● Within settlement boundary 	<ul style="list-style-type: none"> ● Greenfield development ● Comparatively distant from town centre facilities 	Y
MU3	Housing Retail Community Business Tourist	N	<ul style="list-style-type: none"> ● Covered by development brief promoting regeneration/ redevelopment of area ● Would add vibrancy to the area ● Redevelopment of underused or vacant buildings ● Opportunities to provide housing within town centre location ● Brownfield development 	<ul style="list-style-type: none"> ● Potential adverse impact on A96 and built heritage 	Y
MU4	Housing Neighbourhood Scale Retail Business Community	Y	<ul style="list-style-type: none"> ● Allocated site in Highland wide Local Development Plan ● No major infrastructure constraints ● Logical expansion to south of Nairn ● Reasonably close to town centre, rail station and secondary school ● Early phasing 	<ul style="list-style-type: none"> ● May impact on the strategic road network – transport assessment may be required ● Scale of development dependent on adequacy of transport links prior to bypass ● Issues with railway crossing – pedestrian/cycle bridge considered essential 	Y
MU5	Housing Neighbourhood Scale Retail Business Community	Y	<ul style="list-style-type: none"> ● Allocated site in Highland wide Local Development Plan ● No major infrastructure constraints ● Logical expansion to south of Nairn ● Reasonably close to town centre, rail station and secondary school 	<ul style="list-style-type: none"> ● May impact on the strategic road network – transport assessment may be required ● Scale of development dependent on adequacy of transport links prior to bypass ● Issues with railway crossing – pedestrian/cycle bridge considered essential ● Later phasing 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
MU6	Housing Tourism Business	N	<ul style="list-style-type: none"> Opportunities for additional mixed use development to south of Nairn 	<ul style="list-style-type: none"> Overhead lines through site South eastern extent of site may need curtailed dependent on route of bypass 	Y
H1	Housing	N	<ul style="list-style-type: none"> Scope to examine potential for some development as part of wider Sandown development subject to maintaining/ incorporating woodland area – would need to be supported by FRA 	<ul style="list-style-type: none"> Risk of flooding within northern corner of site and adjacent to eastern boundary 	N
H2	Housing	Y	<ul style="list-style-type: none"> Long term allocation in development plan, subject to safeguarding of Listed Building Infill development Within close proximity to town centre/ local facilities 	<ul style="list-style-type: none"> Loss of some woodland May impact on strategic road – transport assessment may be required Impact on Listed Building within site and its setting 	Y
H3	Housing/ Open Space	Y(part)	<ul style="list-style-type: none"> Allocated in Nairnshire Local Plan Infill development Within close proximity to town centre Opportunity to deliver housing within urban setting Reminder of land will be kept as open space 	<ul style="list-style-type: none"> May impact on strategic road network – transport assessment may be required Loss of valued open space 	Y(part)
H4	Housing	N	<ul style="list-style-type: none"> Infill development No infrastructure constraints Within reasonable proximity to town centre facilities 	<ul style="list-style-type: none"> Capacity and design will need to respect site-specifics Tree preservation order 	Y
H5	Housing	N	<ul style="list-style-type: none"> Infill development No infrastructure constraints Within reasonable proximity to town centre facilities 	<ul style="list-style-type: none"> Capacity and design will need to respect site-specifics 	Y
H6	Housing	Y	<ul style="list-style-type: none"> Allocated site in Nairnshire Local Plan Planning permission Partially developed 	<ul style="list-style-type: none"> None 	Y
H7	Housing	N	<ul style="list-style-type: none"> Access could be taken from existing Lochloy development Rounding off of settlement Infill development between Lochloy and Kingsteps 	<ul style="list-style-type: none"> Watercourse runs through site 	Y
B1	Business Industry	Y	<ul style="list-style-type: none"> Completion of existing industrial estate / business park Employment potential 	<ul style="list-style-type: none"> Economic feasibility 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
I1	Industry	Y	<ul style="list-style-type: none"> Allocated in Nairnshire Local Plan Help to protect/enhance future growth of sawmill which is a major employer 	<ul style="list-style-type: none"> Availability 	Y
R1	Retail	N	<ul style="list-style-type: none"> Sainsbury's development already completed 	<ul style="list-style-type: none"> None 	Y
C1	Community	N	<ul style="list-style-type: none"> Opportunities for additional community facilities including playing fields 	<ul style="list-style-type: none"> Steep gradient of part of site Road access constraints and distant from housing areas and public transport connections Potential flood risk 	Y
C2	Community	N	<ul style="list-style-type: none"> Opportunities for additional community facilities including playing fields 	<ul style="list-style-type: none"> Steep gradient of part of site Possible conflict with Nairn bypass route Road access constraints and distant from housing areas and public transport connections Potential flood risk 	N
C3	Community	Y	<ul style="list-style-type: none"> Opportunity for new cemetery 	<ul style="list-style-type: none"> Potential difficulties with access arrangements Lack of public transport links 	Y



7.16 AULDEARN

Key Development Issues

- Development largely restricted due to battlefield, tree belts and prime agricultural land
- Land to the south and east provides best opportunity for growth
- Capacity exists at Nairn Academy however Council run nurseries are under particular pressure

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H1 (a) & (b)	Housing	N	<ul style="list-style-type: none"> ● Unlikely to impact on strategic road network 	<ul style="list-style-type: none"> ● Significant risk of flooding ● Difficulties in servicing (extension to sewer & private waste water treatment required) ● Outwith settlement development area 	N
H2	Housing	Y	<ul style="list-style-type: none"> ● Allocated in adopted local plan ● All relevant infrastructure in place ● Within close proximity to town centre/local facilities including school ● Southerly aspect ● No flood risk or other waterbody constraints ● Within settlement development area 	<ul style="list-style-type: none"> ● Potential impact on Auldearn Battlefield – suitable buffer (landscaping) required 	Y
H3	Housing	N	<ul style="list-style-type: none"> ● Opportunity to 'round off' settlement, connecting existing housing with future permitted housing development at Meadowfield ● Within close proximity to village centre/ local facilities including school ● No anticipated impact on Battlefield site 	<ul style="list-style-type: none"> ● Risk of flooding to north west corner of site ● Potential drainage problems 	Y
H4	Housing	N	<ul style="list-style-type: none"> ● Planning permission ● Reuse of brownfield site ● Reasonably well located for local facilities 	<ul style="list-style-type: none"> ● None 	Y



7.17 CAWDOR

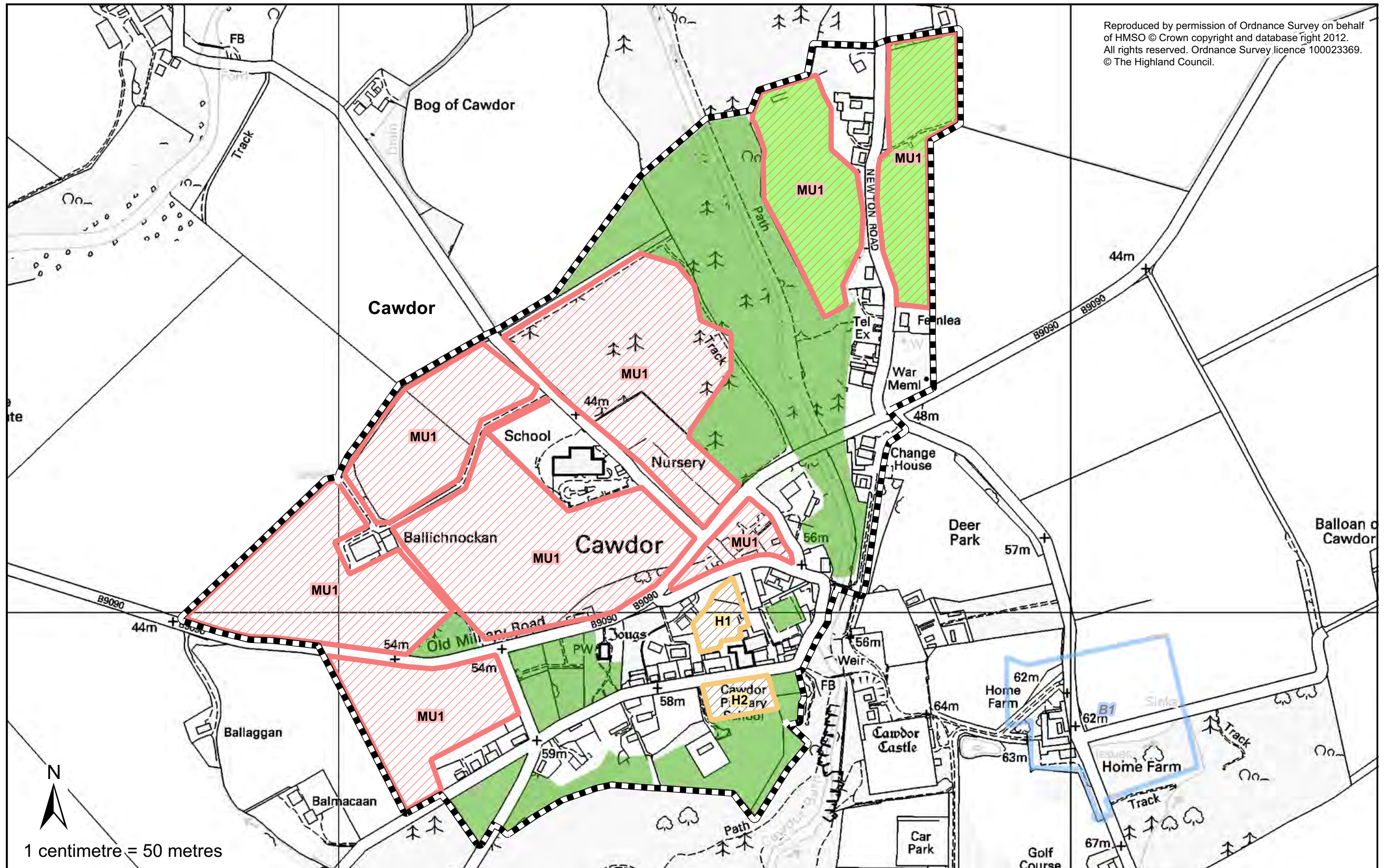
Key Development Issues

- Spare capacity at water and waste water treatment works
- Spare capacity at primary school
- Single landownership
- Masterplanned approach to growth
- Relatively close to major employment opportunities at airport

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
MU1	Housing Retail Business Community Commercial	Y	<ul style="list-style-type: none"> • Allocated in Highland wide LDP • Limited impact on trunk road network • Masterplanned approach • Creation of local employment opportunities • Within close proximity to village centre/local facilities including primary school 	<ul style="list-style-type: none"> • Issues with crossing of B9090 • Loss of prime farmland • Impact on local road network as a result of commuting • Loss of woodland 	Y
H1	Housing	Y*	<ul style="list-style-type: none"> • Allocated in Highland wide LDP • Not prime farmland • Infill development • Within close proximity to village centre/ local facilities including primary school 	<ul style="list-style-type: none"> • Crossing of B9090 required for route to primary school 	Y
H2	Housing	Y*	<ul style="list-style-type: none"> • Infill development • Within close proximity to village centre/local facilities including primary school 	<ul style="list-style-type: none"> • Risk of flooding in northern half of site • Crossing of B9090 required for route to primary school 	Y (excluding area of flood risk)
MU1 / OS	1. Mixed Use (as outlined earlier) 2. Safeguarding of site for current agricultural use	Y*	<ul style="list-style-type: none"> • Reflects existing pattern of development • Proposed bridge link to rest of village 	<ul style="list-style-type: none"> • Detached from rest of village • Prime farmland • Single track road 	Y (mixed use)
B1	Business	Y	<ul style="list-style-type: none"> • Allocated in adopted local plan 	<ul style="list-style-type: none"> • Outwith settlement development area • Comparatively distant from village centre • Business uses likely to be incorporated as part of wider mixed use allocation MU1 	N

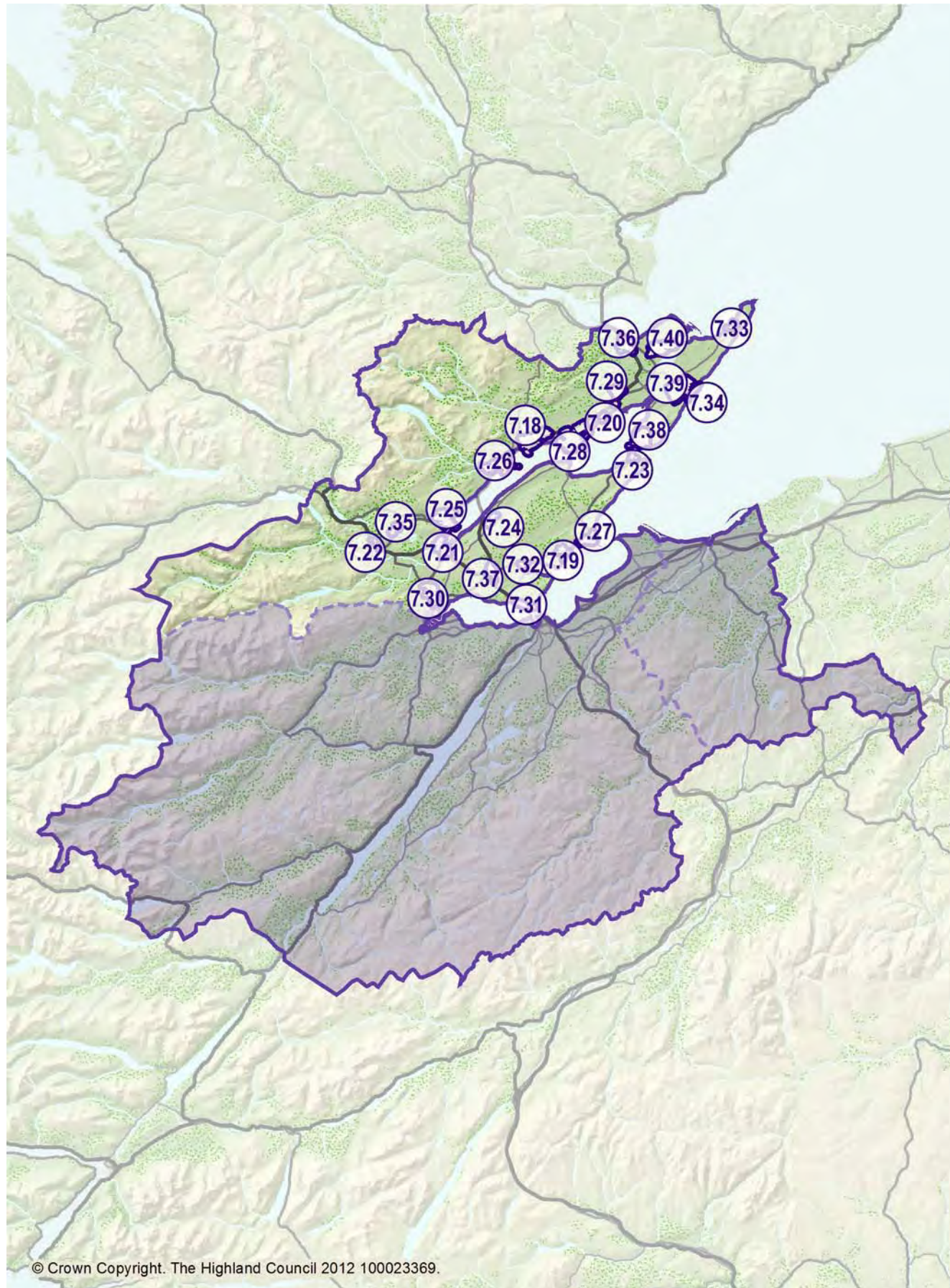
* part of wider MU allocation – HwLDP



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7.18 ALNESS

Key Development Issues

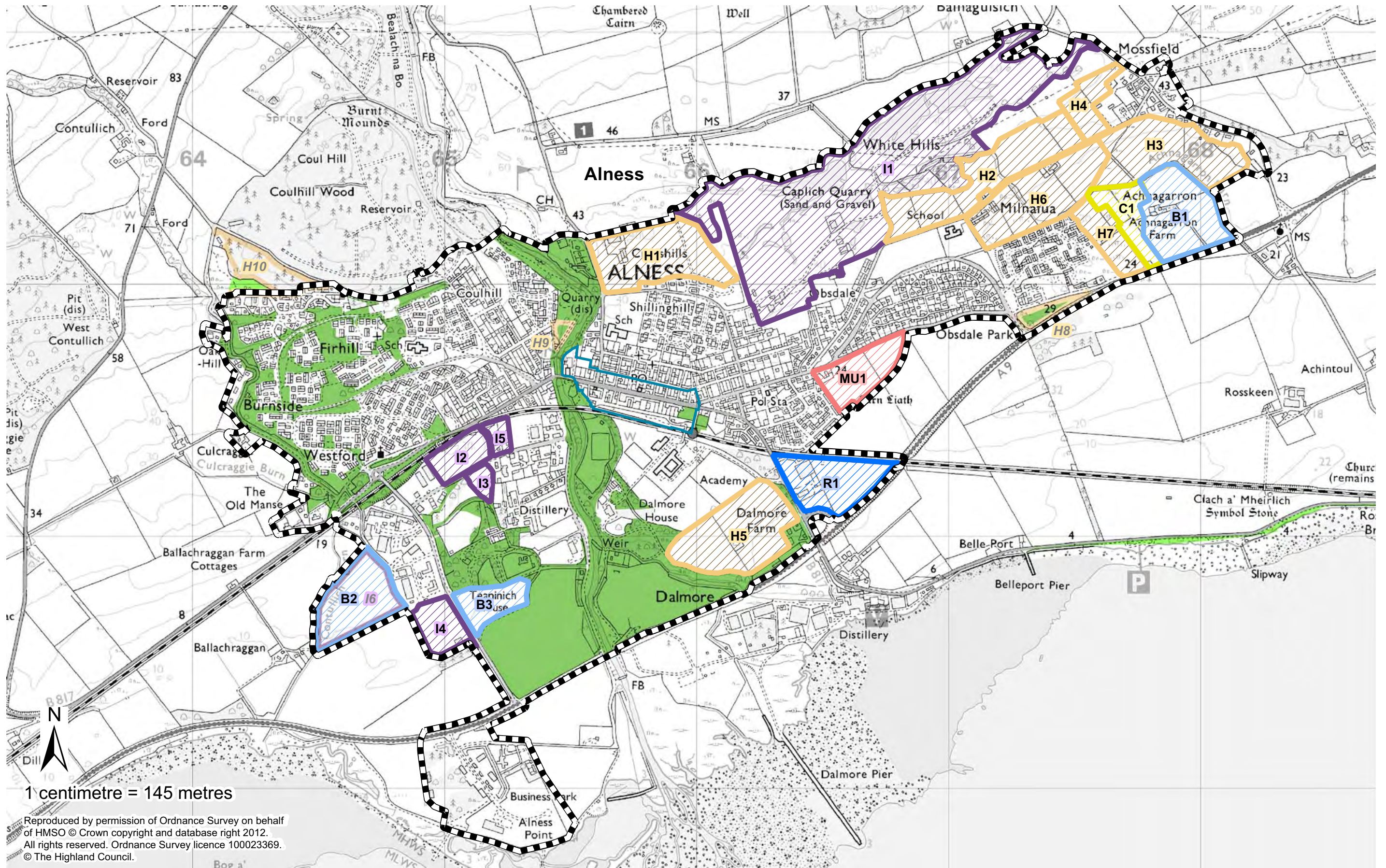
- Expansion opportunities constrained by A9 trunk road and railway to the south; quarry and forestry to the north
- Potential development sites include areas of prime farmland and flood risk
- Limited capacity in local primary schools; some capacity in associated secondary school
- Adequate water and sewerage capacity
- Growth could enhance the viability of local facilities

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> • Adjacent site partially developed • Proximity to town centre • Opportunity for active travel opportunities 	<ul style="list-style-type: none"> • Proximity of Caplich Quarry • Visual impact • May require water and wastewater network improvements • May require road junction improvements 	Y
H2	Housing	Y	<ul style="list-style-type: none"> • Existing allocated site • Initial phase of development completed • Potential for longer term growth of settlement • Appropriate for master planned approach • Can extend on existing infrastructure 	<ul style="list-style-type: none"> • Road improvements required • Proximity of Caplich Quarry • Potential flood risk issues • Visual impact upon distinction of Alness • Impact upon setting of B Listed Rosskeen Church 	Y
H3	Housing	N	<ul style="list-style-type: none"> • Can provide for longer term expansion of settlement 	<ul style="list-style-type: none"> • Road access constrained to A9 • Coalescence with housing at Achnagarron/Mossfield • Comparatively distant from settlement centre 	Y
H4	Housing	N	<ul style="list-style-type: none"> • Can provide for longer term expansion of settlement 	<ul style="list-style-type: none"> • Road access constrained to A9 • Coalescence with housing at Achnagarron/Mossfield • Comparatively distant from settlement centre 	Y
H5	Housing	Y	<ul style="list-style-type: none"> • Masterplanned approach appropriate • Proximity to town centre • Delivery of affordable housing • Minimal visual impact due to enclosure of site by mature trees 	<ul style="list-style-type: none"> • Potential loss of trees • Loss of prime farm land 	N
H6	Housing	Y	<ul style="list-style-type: none"> • Potential for longer term growth of settlement • Appropriate for master planned approach • Can extend on existing infrastructure 	<ul style="list-style-type: none"> • Development reliant on progression of development to west • Loss of prime farm land 	Y
H7	Housing	Y	<ul style="list-style-type: none"> • Allocated • Location within woodland allows for minimal visual impact 	<ul style="list-style-type: none"> • Ownership constraint • Access constrained • Loss of prime farm land 	N

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H8	Housing	Y	<ul style="list-style-type: none"> Infill opportunity 	<ul style="list-style-type: none"> Loss of open space Proximity to A9(T) Visual impact Loss of prime farm land 	N
H9	Housing	Y	<ul style="list-style-type: none"> Offers small scale development opportunity Proximity to town centre 	<ul style="list-style-type: none"> Potential flood risk issues Loss of open space Possible contaminated land issues 	N
H10	Housing	Y	<ul style="list-style-type: none"> Longer term development opportunity Can be incorporated in master plan for larger scale development to the east of Alness 	<ul style="list-style-type: none"> Loss of prime farmland Loss of open space 	N
MU1	Housing Commercial	N	<ul style="list-style-type: none"> Adjacent existing residential developments Potential commercial facility 	<ul style="list-style-type: none"> Loss of prime farmland Impact upon setting of Scheduled Monument and locally important archaeological sites on the Historic Environment Record 	Y
B1	Business/Tourism	Y	<ul style="list-style-type: none"> Potential to accommodate outdoor recreation facility 	<ul style="list-style-type: none"> Open landscape requires landscape/planting mitigation Loss of prime farmland 	Y
B2	Business	Y	<ul style="list-style-type: none"> Potential for large scale extension of existing business site development 	<ul style="list-style-type: none"> Potential flood risk issues Approaches requirement for boundary planting to minimise visual impact Loss of prime farm land 	Y
B3	Business	Y	<ul style="list-style-type: none"> Opportunity for business development 	<ul style="list-style-type: none"> Potential flood risk issues Boundary planting to A9(T) Loss of prime farm land 	Y
R1	Retail	Y	<ul style="list-style-type: none"> Potential extension of existing retail site development 	<ul style="list-style-type: none"> Landscaping required to boundary to A9(T) Loss of prime farmland 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
I1	Industrial	Y	<ul style="list-style-type: none"> Site previously used as quarry Retained partial use Natural regeneration of large parts of site 	<ul style="list-style-type: none"> Site subject to significant landscaping and regeneration 	Y
I2	Industrial	Y	<ul style="list-style-type: none"> Vacant site in existing industrial estate Enclosure of site by mature tree belt 	<ul style="list-style-type: none"> Investment required to deliver infrastructure 	Y
I3	Industrial	Y	<ul style="list-style-type: none"> Vacant site in existing industrial estate 	<ul style="list-style-type: none"> Investment required to deliver infrastructure Potential flood risk issues Potential loss of trees 	Y
I4	Industrial	N	<ul style="list-style-type: none"> Capacity for expansion of industrial site 	<ul style="list-style-type: none"> Requirement for boundary planting Loss of prime farm land 	Y
I5	Industrial	Y	<ul style="list-style-type: none"> Vacant site in existing industrial estate 	<ul style="list-style-type: none"> Investment required to deliver infrastructure Requirement for boundary planting 	Y
I6	Industrial	Y	<ul style="list-style-type: none"> Opportunity for expansion of existing business/industrial estate 	<ul style="list-style-type: none"> Preference for business use 	N
C1	Recreation/Amenity	N	<ul style="list-style-type: none"> Opportunity for expansion and improvement of exiting recreation and amenity area 	<ul style="list-style-type: none"> Investment required 	Y



7.19 AVOCH

Key Development Issues

- Limited opportunities for infill development
- Areas of prime agricultural land to south west
- Many areas of valued open space, particularly in the village centre, which should be afforded protection
- Fishing remains important, opportunity to intensify development of harbour in keeping with the scale and character of the Conservation Area
- Additional housing is required to sustain local facilities

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Not prime agricultural land Core path runs next to the site Planning Permission subject to Section 75 Agreement 	<ul style="list-style-type: none"> Potential impact on protected species Impact on ancient woodland limited access to public transport 	Y
H2	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Within close proximity to primary school and village centre Good public transport (bus) links Planning Permission subject to Section 75 Agreement. 	<ul style="list-style-type: none"> Prime agricultural land 	Y
H3	Housing	N	<ul style="list-style-type: none"> Within close proximity to primary school and village centre Good public transport (bus) links Would facilitate 'rounding off' of settlement mirroring existing pattern of development to the north or A832 	<ul style="list-style-type: none"> Prime agricultural land High visibility from A832 Landscape and visual impact 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H4	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Extension of existing housing area 	<ul style="list-style-type: none"> Limited access to public transport Limited pedestrian/cycle links 	Y
H5	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Planning permission (partially developed) Largely not prime farmland 	<ul style="list-style-type: none"> Limited access to public transport 	Y
H6	Housing	Y	<ul style="list-style-type: none"> Opportunity for provision of enhanced access to the wider countryside 	<ul style="list-style-type: none"> Outwith settlement development area Potential visually intrusive Constrained access 	N
H7	Housing	N	<ul style="list-style-type: none"> Potential for rounding off of settlement following completion of existing sites 	<ul style="list-style-type: none"> Outwith settlement development area Comparatively distant to village centre Loss of important trees/recreational use 	N
H8	Housing	N	<ul style="list-style-type: none"> Opportunity for longer term development to consolidate the settlement Close to public transport links 	<ul style="list-style-type: none"> Outwith settlement development area Prime agricultural land Overhead power lines through site Greenfield land Slightly detached from rest of village – relatively distant to village centre 	N
B1	Business	N	<ul style="list-style-type: none"> Opportunity for job creation Close to public transport linkages 	<ul style="list-style-type: none"> Limited pedestrian/cycle links Prime agricultural land 	Y
B2	Business	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty Local Plan Opportunity to develop harbour to provide facilities such as picnic area/tourist information Good public transport (bus links) 	<ul style="list-style-type: none"> Built heritage constraints Potential landscape and visual impact 	Y
C1	Community	N	<ul style="list-style-type: none"> Opportunity to provide enhanced community facilities including playing field and other recreational open space 	<ul style="list-style-type: none"> Prime agricultural land Limited pedestrian/cycle links 	Y
I1	Industrial	N	<ul style="list-style-type: none"> Opportunity for job creation through expansion of existing uses 	<ul style="list-style-type: none"> Limited pedestrian/cycle links Limited public transport linkages 	Y



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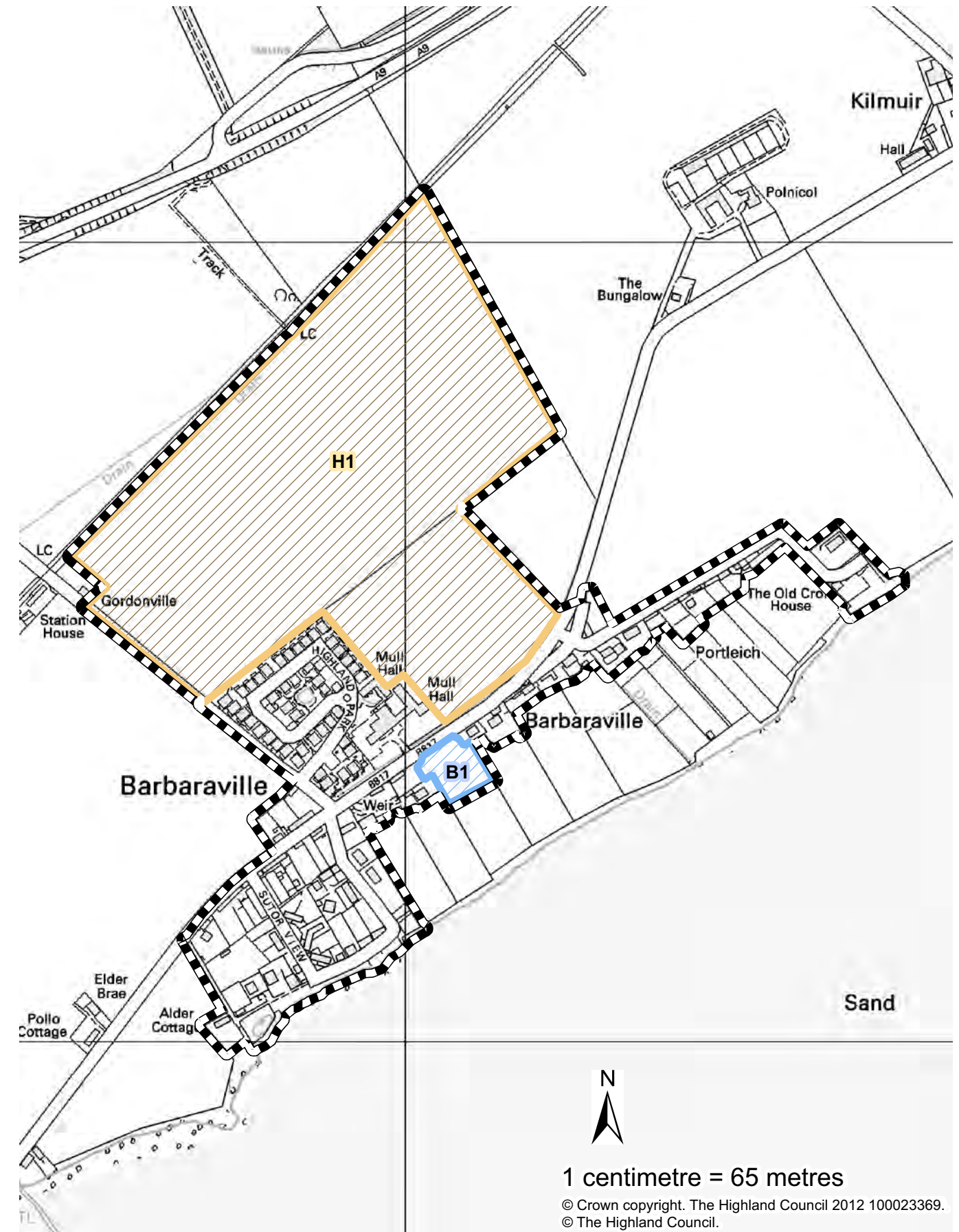
7.20 BARBARAVILLE

Key Development Issues

- Growth in recent times with development of retirement village at Mull Hall
- Need to protect open spaces and amenity areas, particularly at the foreshore

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan (planning application submitted) Within close proximity to village centre Opportunity to help sustain local shop Public transport links 	<ul style="list-style-type: none"> Partially prime agricultural land Development partially constrained by level crossing 	Y
B1	Business	N	<ul style="list-style-type: none"> Located on main route through village Opportunity for locally based employment Planning permission Public transport links 	<ul style="list-style-type: none"> Limited opportunity for expansion of business. 	Y



7.21 CONON BRIDGE/MARYBURGH

Key Development Issues

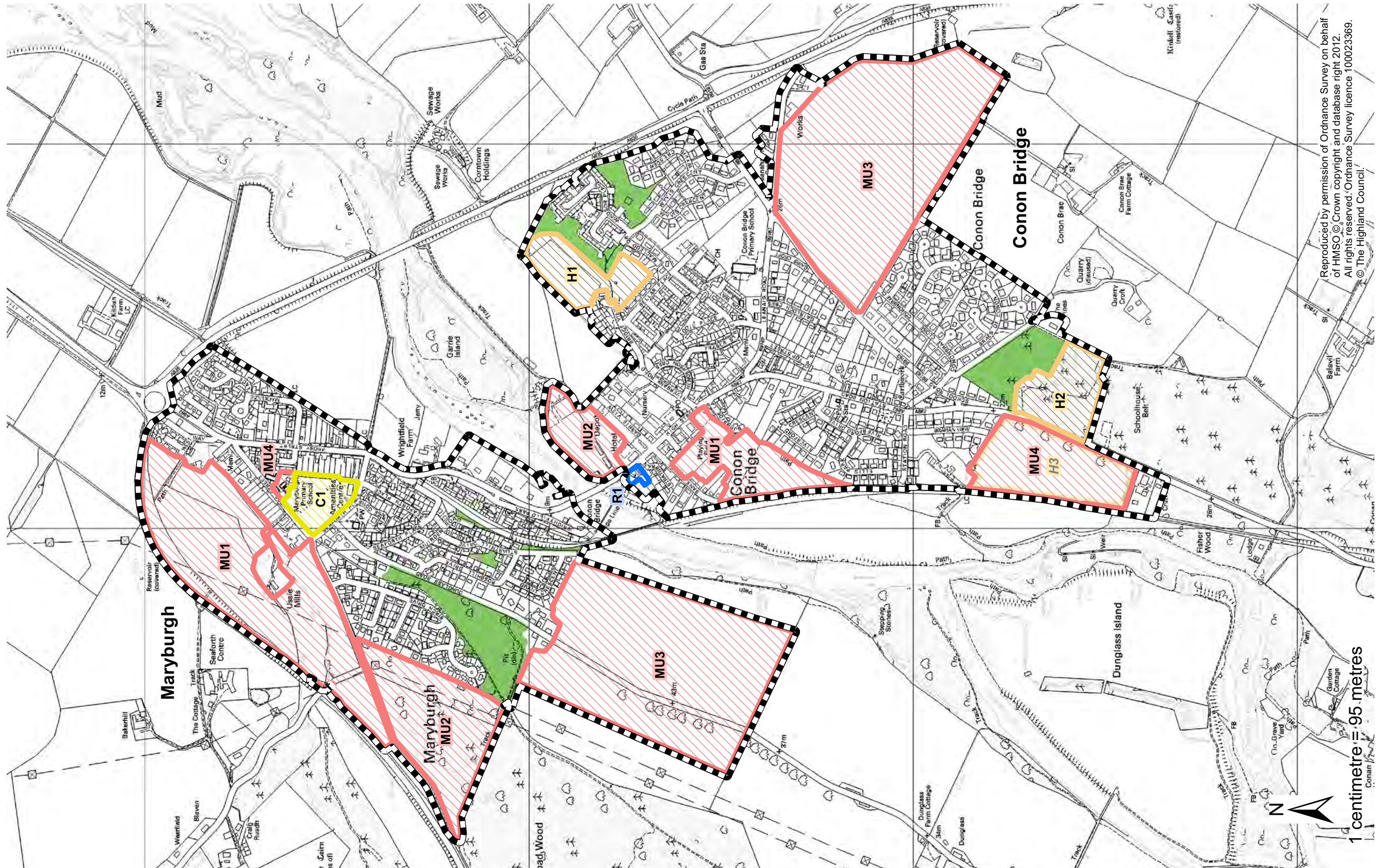
- Spare capacity at sewage works
- Pressing need to redevelopment for former depot in Conon Bridge
- Recent development of new school has increased capacity
- A rail halt for Conon Bridge is proposed
- Risk of flooding from the River Conon

Development Site Options (Maryburgh)

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
MU1	Housing Commercial Business	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Pedestrian/cycle links to Dingwall and Conon Bridge Opportunity for connections to public transport 	<ul style="list-style-type: none"> Subject to resolving access issues Small area subject to flood risk North of site near roundabout prime agricultural land 	Y
MU2	Housing Community	Y (part)	<ul style="list-style-type: none"> Partially allocated in Ross and Cromarty East Local Plan Pedestrian/Cycle links available Within active travel distance of local amenities 	<ul style="list-style-type: none"> Would require flood risk assessment Within Brahan Designed Landscape Distant from public transport connections 	Y
MU3	Housing Community Playing fields Business	N	<ul style="list-style-type: none"> Allow for expansion of settlement Opportunity for development of additional facilities Within active travel distance of local amenities 	<ul style="list-style-type: none"> local road improvements would be required Loss of woodland Partially within Brahan Designed Landscape Close to flood risk area South of site is prime agricultural land 	Y
MU4	Housing Community Uses	N	<ul style="list-style-type: none"> Brownfield site – redevelopment of former school Within active travel distance of local amenities Public transport connections available 	<ul style="list-style-type: none"> Access constrained Limited connectivity to pedestrian/cycle linkages. 	Y
C1	Community including open space	N	<ul style="list-style-type: none"> Opportunity for reuse of former school playing field 	<ul style="list-style-type: none"> Limited connectivity to pedestrian/cycle links 	Y

Development Site Options (Conon Bridge)

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Planning permission – small section of site now developed Close to public transport links 	<ul style="list-style-type: none"> Prime Agricultural land On edge of flood risk area 	Y
H2	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Pedestrian/cycle links to village centre Close to public transport links Limited loss of prime agricultural land. 	<ul style="list-style-type: none"> Loss of woodland Small water courses running through the site 	Y
H3	Housing	N	<ul style="list-style-type: none"> Links possible to future rail station Logical expansion to settlement 	<ul style="list-style-type: none"> Preference for mixed use 	N
MU1	Housing Community Playing Fields Business	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Infill nature of site 	<ul style="list-style-type: none"> Subject to flood defence review 	Y
MU2	Housing Community	N	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Brownfield site Close to public transport links Good pedestrian/cycle links 	<ul style="list-style-type: none"> Subject to flood defence review Contaminated land 	Y
MU3	Housing Community Playing fields Business	N	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan (partially) Planning permission (for western portion of site) 	<ul style="list-style-type: none"> Prime agricultural land Local road infrastructure upgrades required 	Y
MU4	Housing Commercial	N	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Linkages possible to future rail station 	<ul style="list-style-type: none"> Subject to flood defence review Prime agricultural land 	Y
R1	Retail Retention of existing uses	N	<ul style="list-style-type: none"> Close to public transport linkages Pedestrian/cycle links available Opportunity for small scale local employment 	<ul style="list-style-type: none"> Within flood risk area 	Y



7.22 CONTIN

Key Development Issues

- Gateway settlement to the north west Highlands
- Areas of prime agricultural land to the north east and areas of flood risk between the A835 and River Blackwood mean development opportunities are limited
- Development opportunities exist on the elevated slopes on the east side of the A835 subject to achieving satisfactory access
- Many sites allocated in Ross and Cromarty East Local Plan (adopted 2007) remain undeveloped

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● Outwith area of flood risk ● Within close proximity to village centre ● Good public transport (bus) links 	<ul style="list-style-type: none"> ● Prime agricultural land 	Y
H2	Housing	Y	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● Within close proximity to village centre ● Infill development ● Good public transport (bus) links ● Planning Permission 	<ul style="list-style-type: none"> ● Within area identified as being at risk of flooding 	Y
H3	Housing	Y	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● Not prime land or within area identified as being at risk of flooding ● Within close proximity to village centre ● Good public transport (bus) links 	<ul style="list-style-type: none"> ● Requires road infrastructure improvements. 	Y
H4	Housing	N	<ul style="list-style-type: none"> ● Potential for longer term expansion. 	<ul style="list-style-type: none"> ● Outwith Settlement Development Area ● Within area identified as being at risk of flooding ● Prime agricultural land ● Relatively distant to village centre 	N
H5	Housing	N	<ul style="list-style-type: none"> ● Re-use of brownfield land 	<ul style="list-style-type: none"> ● Outwith settlement development area ● Within area identified as being at risk from flooding ● Prime agricultural land ● Ribbon development 	N
H7	Housing (site also shown on Strathpeffer Text and Map)	N	<ul style="list-style-type: none"> ● Potential for new safer vehicular access point to Jamestown 	<ul style="list-style-type: none"> ● No footpath connection to village ● Distance from village centre ● Potential for significant landscape and visual impacts 	N
I1	Industry	Y	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● Ideal location for industrial uses opposite filling station ● Accessible 	<ul style="list-style-type: none"> ● Require improvement to road access for a larger scale of development. ● Limited expansion opportunities. 	Y



7.23 CROMARTY

Key Development Issues

- Town development is restricted by steep raised beech and prime agricultural land to the south
- Scottish Water completed a new waste water treatment works and public sewerage improvements in 2004 which has helped to overcome drainage problems
- School expansion/refurbishment programmed in the future

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	N	<ul style="list-style-type: none"> Access improvement possible Rounding off of settlement Pedestrian/cycle links available 	<ul style="list-style-type: none"> No public transport connections Only limited development possible Not within active travel distance of most local amenities 	N
H2	Housing	N	<ul style="list-style-type: none"> Access improvement possible Pedestrian/cycle links available Limited visual impact 	<ul style="list-style-type: none"> Potential impact on designed landscape No public transport connections Not within active travel distance of most local amenities Potential impact on setting of near by listed buildings 	N
H3	Housing	N	<ul style="list-style-type: none"> Pedestrian/cycle links available 	<ul style="list-style-type: none"> Impact on setting of listed building Impact on designed landscape Limited landscape capacity Distance from village facilities Prime Agricultural Land 	N
H4	Housing	N	<ul style="list-style-type: none"> Water and Waste Water infrastructure nearby Public transport links available 	<ul style="list-style-type: none"> Impact on setting of listed building Impact on designed landscape Limited landscape capacity Distance from village facilities Prime Agricultural Land 	N
H5	Housing	Y	<ul style="list-style-type: none"> Public transport links available 	<ul style="list-style-type: none"> Built heritage constraints Limited capacity Availability 	N
H6	Housing	Y	<ul style="list-style-type: none"> Water and Waste Water infrastructure nearby Public transport links available 	<ul style="list-style-type: none"> Limited capacity Built heritage constraints Availability 	N

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H7	Housing	N	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Distance from village facilities No public transport Not within active travel distance of local amenities 	n
MU1	Housing Community Small Business Office	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Opportunity to provide additional facilities close to centre of settlement No major infrastructure constraints 	<ul style="list-style-type: none"> Potential archaeological and other built heritage impact 	Y
C1	Community/ Allotments	N	<ul style="list-style-type: none"> Close to main housing areas Within active travel distance of whole town 	<ul style="list-style-type: none"> limited opportunity for expansion 	Y
C2	Community/ Allotments	N	<ul style="list-style-type: none"> Town centre site Within active travel distance of whole town 	<ul style="list-style-type: none"> more suitable for mixed use development compatible with surrounding uses. 	N
C3	Community/ Allotments	N	<ul style="list-style-type: none"> Potential educational benefits given proximity to school 	<ul style="list-style-type: none"> Impact on open space in use by school 	N
C4	Community/ Allotments	N	<ul style="list-style-type: none"> Potential to continue amenity uses at edge of settlement 	<ul style="list-style-type: none"> Outwith settlement development area Impact on designed landscape Visual impact 	N
C5	Community/ Allotments	N	<ul style="list-style-type: none"> Potential to continue amenity uses at edge of settlement 	<ul style="list-style-type: none"> Outwith settlement development area Impact on designed landscape Visual impact 	N
C6	Community/ Allotments	N	<ul style="list-style-type: none"> Potential to continue amenity uses at edge of settlement 	<ul style="list-style-type: none"> Outwith settlement development area Poor access by active travel Visual impact 	N
C7	Community/ Allotments	N	<ul style="list-style-type: none"> Large site with opportunity for expansion 	<ul style="list-style-type: none"> Outwith settlement development area Poor access by active travel Limited vehicular access opportunities Likely significant visual impact 	N
C8	Community/ Allotments	N	<ul style="list-style-type: none"> Opportunity for re-use of under utilised land. 	<ul style="list-style-type: none"> Impact on designed landscape Potential impact on setting of listed buildings No public transport connections Not within active travel distance of most local amenities 	N



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7.24 CULBOKIE

Key Development Issues

- Opportunity for consolidation of settlement and creation of strong eastern and western settlement boundaries
- Maintenance of landscape setting of village, particularly open sloping land on the west that provides for attractive panoramic views over the Cromarty Firth
- Growth could enhance viability and encourage provision of additional local facilities
- Some spare capacity in local primary school; limited capacity in associated secondary school
- Adequate water and sewerage capacity

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> • Rounds off settlement development boundary • Opportunity for settlement boundary planting 	<ul style="list-style-type: none"> • Limited capacity for development 	Y
H2	Housing	Y (part)	<ul style="list-style-type: none"> • Parts of development of site underway • Parts of site have benefit of extant planning permission • Consolidation of settlement • Close to existing and proposed community facilities • Unlikely to significantly impact long distance views 	<ul style="list-style-type: none"> • Marketability of site 	Y
H3	Housing	Y (part)	<ul style="list-style-type: none"> • Opportunity for small scale low density development 	<ul style="list-style-type: none"> • Limited capacity for development 	Y
H4	Housing	Y	<ul style="list-style-type: none"> • Part of site benefits from planning permission • Delivery of affordable housing 	<ul style="list-style-type: none"> • Marketability of site • Potential loss of crofting land 	Y
H5	Housing	Y	<ul style="list-style-type: none"> • Opportunity for existing strong landscape features to form part of extended settlement boundary • Opportunity for rounding off settlement 	<ul style="list-style-type: none"> • Road access constrained 	Y
H6	Housing	Y	<ul style="list-style-type: none"> • Within walking distance of village facilities 	<ul style="list-style-type: none"> • Loss of long established woodland 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local Development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred? (Y/N)
H7	Housing	N	<ul style="list-style-type: none"> • Allows for future growth of settlement 	<ul style="list-style-type: none"> • Highly visible from B9169 • Contrast to landscape character and distinction of settlement • Unbalanced expansion to settlement • Requires investment on service infrastructure 	N
H8	Housing	N	<ul style="list-style-type: none"> • Allows for future growth of settlement 	<ul style="list-style-type: none"> • Potential flood risk issues • Potential impact to Scheduled Ancient Monument and locally important archaeological sites identified in the Historic Environment Record • Impact upon attractive undulating landscape and panoramic views over Cromarty Firth 	N
H9	Housing	N	<ul style="list-style-type: none"> • Opportunity for small scale development 	<ul style="list-style-type: none"> • Extends to previously undeveloped countryside • Contrast to the local landscape characterised by mixed agriculture, woodland and crofting 	N
MU1	Housing Community Retail Allotments	N	<ul style="list-style-type: none"> • Access improvement practicable • Consolidation of settlement • Opportunity to create additional local facilities 	<ul style="list-style-type: none"> • Potential ownership constraint 	Y
B1	Business	Y	<ul style="list-style-type: none"> • Brownfield • Within walking distance of village facilities 	<ul style="list-style-type: none"> • Partially developed as community and housing • Legacy of semi-derelict buildings and layout of site • Road access constrained 	Y
C1	Community	Y	<ul style="list-style-type: none"> • Benefits from planning permission • Provision of additional local facilities • Location adjacent to existing village facilities 	<ul style="list-style-type: none"> • Road access constrained • Funding of development 	Y
C2	Community Allotments	N	<ul style="list-style-type: none"> • Access improvement practicable • Consolidation of settlement • Opportunity to create additional local facilities 	<ul style="list-style-type: none"> • Piecemeal development 	N



7.25 DINGWALL

Key Development Issues

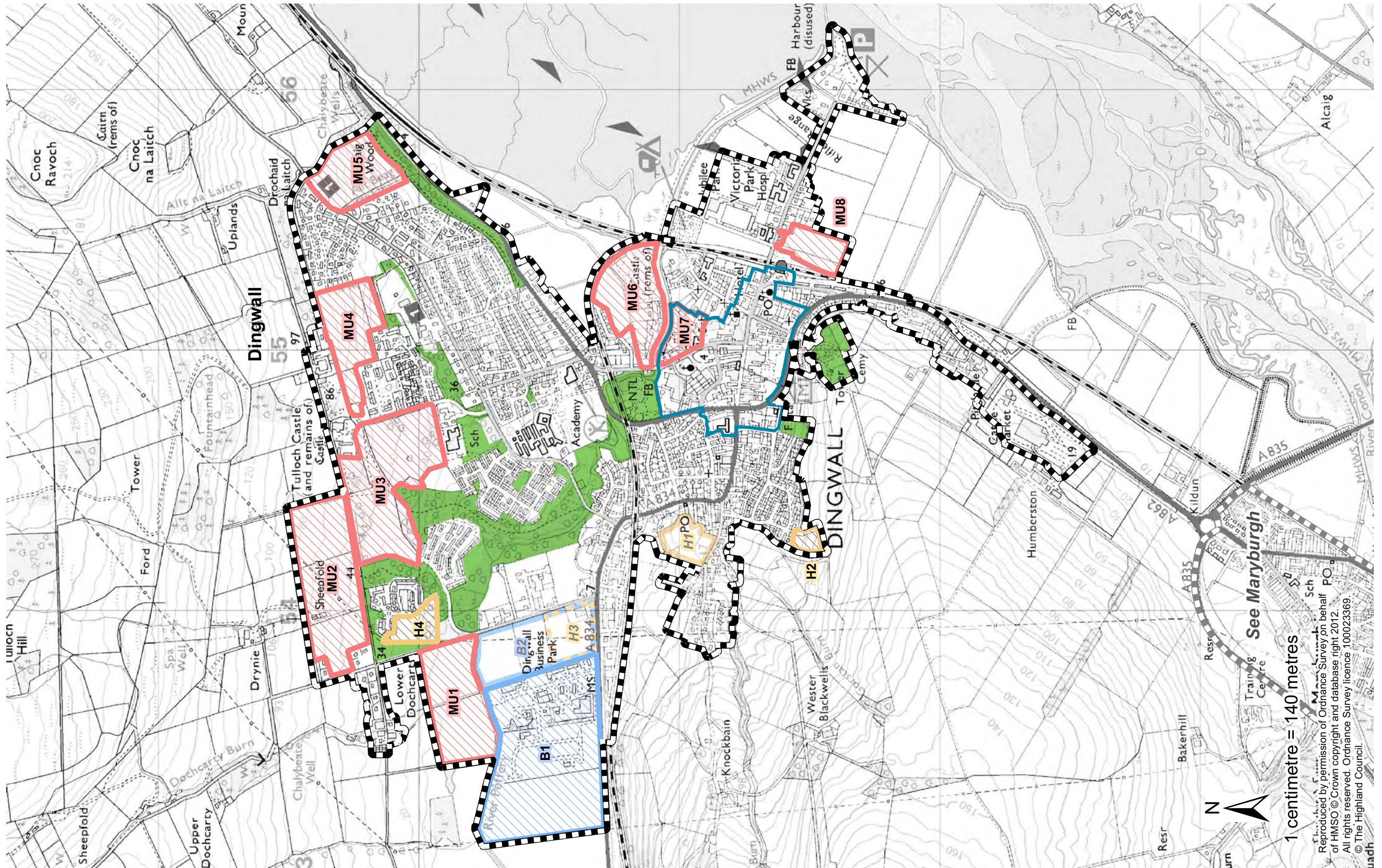
- Limited opportunities for large scale peripheral expansion due to steep slopes to north; important views, farmland and low lying flood risk areas to the south and west
- Reinforce role of settlement as administrative centre of Ross and Cromarty by encouraging a range of uses
- Limited capacity in secondary school and a number of associated primary schools
- Good transport links
- Adequate water and sewerage capacity
- Road infrastructure constraints: developer contributions required for improvements

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	N	<ul style="list-style-type: none"> ● Logical expansion to consolidate settlement ● Close to local shops/facilities 	<ul style="list-style-type: none"> ● Improved access required to develop site 	Y
H2	Housing	N	<ul style="list-style-type: none"> ● Extension to established housing area ● Small-scale housing opportunity 	<ul style="list-style-type: none"> ● Suitable road access required 	Y
H3	Housing	N	<ul style="list-style-type: none"> ● Close to local facilities 	<ul style="list-style-type: none"> ● Within flood risk area ● Not compatible with adjacent uses 	N
H4	Housing	Y (part)	<ul style="list-style-type: none"> ● Extension to established housing areas ● South facing slope 	<ul style="list-style-type: none"> ● Road access required improvement ● May result in loss of woodland 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
MU1	Housing Small-scale commercial/business uses Community uses	Y (part)	<ul style="list-style-type: none"> ● Provides larger scale development opportunity ● Mix of uses – primarily housing with scope for small-scale business/commercial ● South facing slope ● Development will facilitate wider transport improvements 	<ul style="list-style-type: none"> ● Loss of prime farm land ● Potential flood risk issues 	Y
MU2	Housing Small-scale commercial/business uses Community uses	Y	<ul style="list-style-type: none"> ● Provides larger scale development opportunity for long term expansion of the settlement ● Mix of uses – primarily housing with scope for small-scale business/commercial ● South facing slope ● Development will facilitate wider transport improvements 	<ul style="list-style-type: none"> ● Loss of prime farm land 	Y
MU3	Housing Small-scale commercial/business uses Community uses	Y (part)	<ul style="list-style-type: none"> ● Provides larger scale development opportunity ● Mix of uses – primarily housing with scope for small-scale business/commercial ● South facing slope ● Development will facilitate wider transport improvements 	<ul style="list-style-type: none"> ● Loss of prime farm land 	Y
MU4	Housing Small-scale commercial/business uses Community uses	Y (part)	<ul style="list-style-type: none"> ● Provides larger scale development opportunity ● Mix of uses – primarily housing with scope for small-scale business/commercial ● South facing slope ● Development will facilitate wider transport improvements 	<ul style="list-style-type: none"> ● Loss of prime farm land 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
MU5	Housing Small-scale commercial/business uses Community uses	Y	<ul style="list-style-type: none"> Provides larger scale development opportunity for long term expansion of the settlement Mix of uses – primarily housing with scope for small-scale business/commercial South facing slope Development will facilitate wider transport improvements 	<ul style="list-style-type: none"> Loss of prime farm land 	Y
MU6	Open Space/Business/Light Industrial	Y	<ul style="list-style-type: none"> Mix of uses – primarily housing with scope for small-scale business/commercial Provision of recreational space to wider community 	<ul style="list-style-type: none"> Potential contamination issues Flood risk issue 	Y
MU7	Retail/Office/Business	Y	<ul style="list-style-type: none"> Provides larger scale development opportunity for single user Mix of uses – primarily retail with element of office/business accommodation Centrally located Existing Development Brief 	<ul style="list-style-type: none"> Potential contamination issues Flood risk issue Mixed ownerships 	Y
MU8	Housing Business Tourism Park & Ride	Y	<ul style="list-style-type: none"> Provides opportunity for smaller scale development Proximity to town centre 	<ul style="list-style-type: none"> Access constraint to larger scale development Potential for flood risk issues Loss of prime farm land 	Y
B1	Business Tourism	N	<ul style="list-style-type: none"> Expansion to existing industrial estate Mature trees and hedgerows limit visual impact 	<ul style="list-style-type: none"> Potential flood risk issues in part of site Pylon and overhead cables 	Y
B2	Business	N	<ul style="list-style-type: none"> Adjacent to existing industrial estates 	<ul style="list-style-type: none"> Large portion of site within flood risk envelope Pylon and overhead cables 	N



7.26 EVANTON

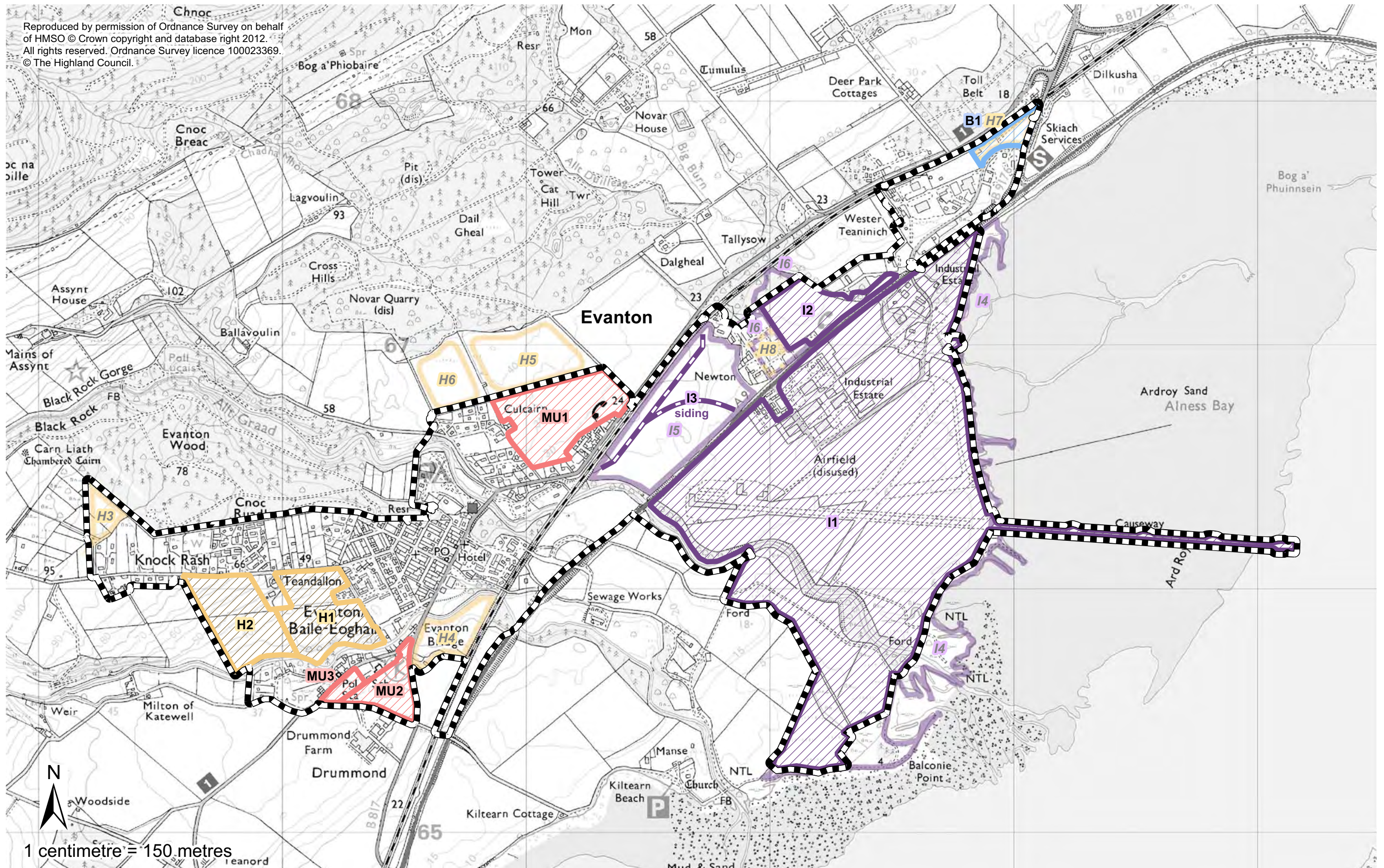
Key Development Issues

- Expansion opportunities limited by woodland to the north and railway line to the east
- River Glass and River Sgitheach act physical barriers, their riversides must be also safeguarded
- Opportunity for consolidation of settlement westwards at Teandallon
- Potential development sites include areas of prime farmland and flood risk
- Limited capacity in local primary; some capacity in associated secondary
- Road infrastructure constraints: developer contributions may be required for improvements
- Setting of Novar Designed Landscape to the north
- Adequate water and sewerage capacity
- Growth could enhance the viability of local facilities

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> • Provides larger scale development opportunity • Close to local facilities • South facing slope 	<ul style="list-style-type: none"> • Major road access infrastructure required, bridge link to MU2 to deliver development. • Includes prime agricultural land 	Y
H2	Housing	Y	<ul style="list-style-type: none"> • Provides larger scale development long term opportunity • South facing slope 	<ul style="list-style-type: none"> • Delivery of adequate road access required • Includes prime agricultural land 	Y
H3	Housing	Y	<ul style="list-style-type: none"> • Opportunity for smaller scale development 	<ul style="list-style-type: none"> • Road access requires improvement 	N
H4	Housing	Y	<ul style="list-style-type: none"> • Within walking distance of village facilities 	<ul style="list-style-type: none"> • Most of site in flood risk area • Drainage network improvements required 	N
H5	Housing	N	<ul style="list-style-type: none"> • Provides infill opportunities and rounds off of settlement 	<ul style="list-style-type: none"> • Includes prime agricultural land • Comparatively distant from centre of settlement 	N
H6	Housing	N	<ul style="list-style-type: none"> • Provides longer term development opportunity 	<ul style="list-style-type: none"> • Comparatively distant from centre of settlement • Loss of trees 	N
H7	Housing	N	<ul style="list-style-type: none"> • More suitable for business/tourism use 	<ul style="list-style-type: none"> • Owner favours housing use • Distant from centre of settlement 	N
H8	Housing	N	<ul style="list-style-type: none"> • Opportunity for smaller scale development 	<ul style="list-style-type: none"> • Road access requires improvement • Adjacent flood risk area • Loss of trees 	N

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
MU1	Housing Small-scale business	Y	<ul style="list-style-type: none"> Provides larger scale development opportunity Mix of uses - housing and small-scale business units Can provide local employment opportunities Access improvements practicable Can extend on existing infrastructure 	<ul style="list-style-type: none"> Includes prime agricultural land Further from local facilities than other sites 	Y
MU2	Housing School expansion	N	<ul style="list-style-type: none"> Adjacent local primary school Opportunity for smaller scale development Potential for expansion for school facilities Within walking distance of village facilities Provides access to site H1 	<ul style="list-style-type: none"> Road access requires improvement Safeguard for access to serve development north of river Landscape/planting mitigation required to reduce visual impact at entrance to settlement 	Y
MU3	Housing School expansion	N	<ul style="list-style-type: none"> Opportunity for smaller scale low density development Potential for expansion of school facilities 	<ul style="list-style-type: none"> Road access requires improvement Adjacent flood risk area 	Y
B1	Business	N	<ul style="list-style-type: none"> Adjacent to existing industrial estate Existing road access 	<ul style="list-style-type: none"> Landscape/planting mitigation required to reduce visual impact 	Y
I1	Industrial	Y	<ul style="list-style-type: none"> Brownfield Existing use Benefit of permission for jetty extension to expand range of activities 	<ul style="list-style-type: none"> Flood risk on parts of site Adjacent Special Protection Area (SPA) 	Y
I2	Industrial	Y	<ul style="list-style-type: none"> Provides opportunity for smaller scale industrial uses 	<ul style="list-style-type: none"> Road access required 	Y
I3	Industrial (railway siding)	Y	<ul style="list-style-type: none"> Safeguard for development of rail link to Deephaven Retention of open farmland outwith rail link route 	<ul style="list-style-type: none"> Owner favours wider industrial use Impact on adjacent settlement 	Y
I4	Industrial	N	<ul style="list-style-type: none"> Part of existing industrial site 	<ul style="list-style-type: none"> Within Special Protection Area (SPA) Flood risk area 	N
I5	Industrial	N	<ul style="list-style-type: none"> Can provide route for rail link to Deephaven Provide handling/storage area for rail freight 	<ul style="list-style-type: none"> Impact on adjacent settlement 	N
I6	Industrial	Y (part)	<ul style="list-style-type: none"> Provides further industrial opportunity 	<ul style="list-style-type: none"> Loss of trees 	N



7.27 FORTROSE / NESS / ROSEMARKIE

Key Development Issues

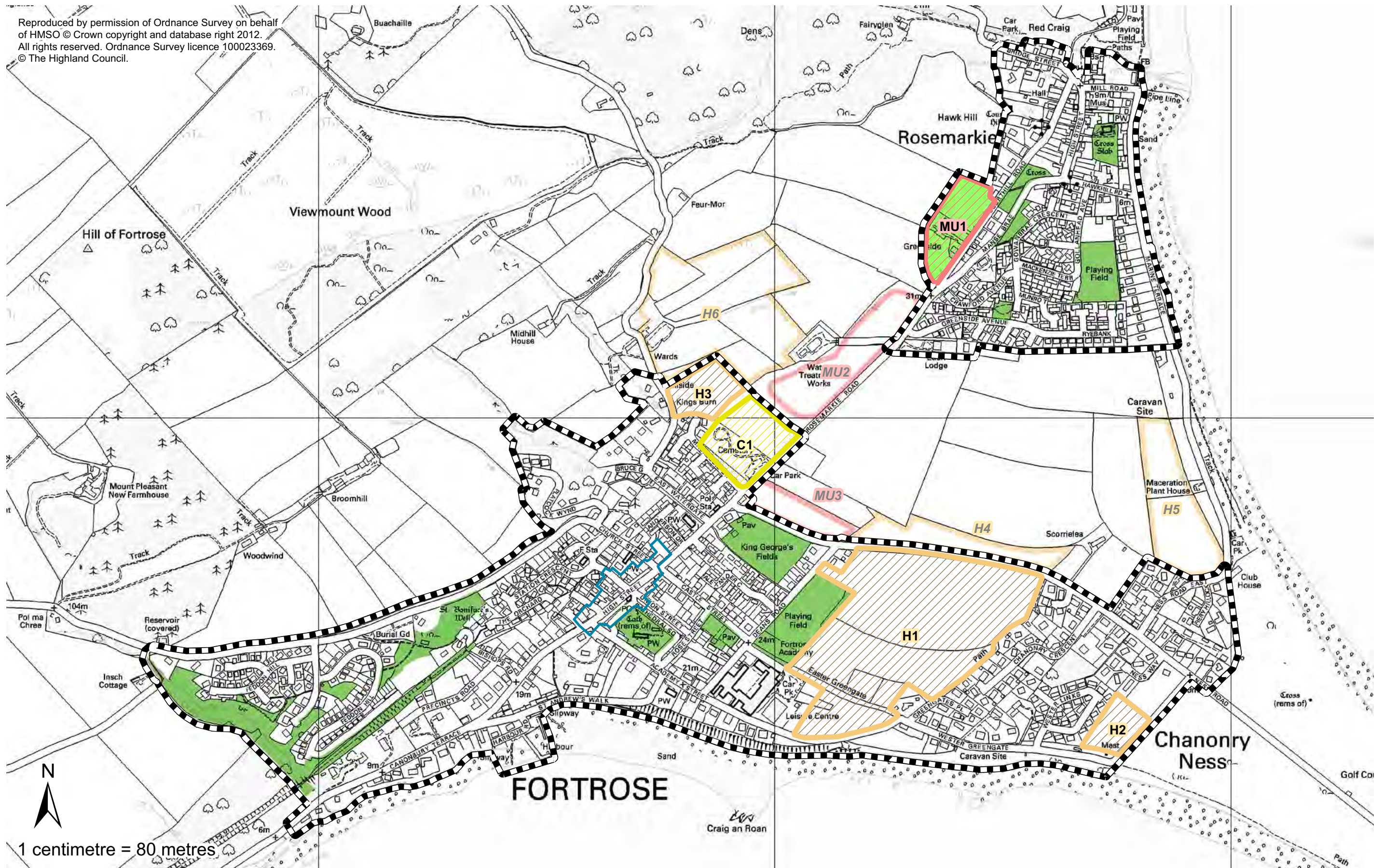
- Fortrose is the primary service centre for the greater part of the Black Isle, providing a range of amenities and services
- Fortrose continues to have a high demand for housing
- No overall infrastructure constraints in either settlement
- Expansion of Fortrose is constrained by steep and very prominent topography to the west and the caravan site/golf course to the east – land at Ness Gap continues to represent the best option for growth.
- Spare capacity exists at Fortrose Academy

Development Site Options (Fortrose)

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan No infrastructure constraints Planning Permission, development commenced Public transport amenities Development will help support existing amenities 	<ul style="list-style-type: none"> Development will require to proceed inline with existing conditions on both the outline and full planning permissions which have been granted. 	Y
H2	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty Local Plan 'Rounding off' of settlement Pedestrian/cycle links to Chanory Point 	<ul style="list-style-type: none"> Requires improvement to vehicular access. Limited public transport linkages Not within active travel distance of local amenities 	Y
H3	Housing	Y(part)	<ul style="list-style-type: none"> Allocated in Ross and Cromarty East Local Plan (in part) "Rounding off" of settlement to the north east 	<ul style="list-style-type: none"> outwith active travel distance of settlement centre Road infrastructure improvements required Potential landscape impact 	Y (part)

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H4	Housing	N	<ul style="list-style-type: none"> Limited infrastructure constraints 	<ul style="list-style-type: none"> Outwith settlement development area Prime agricultural land May lead to piecemeal development of land between Fortrose and Rosemarkie 	N
H5	Housing /Hotel	N	<ul style="list-style-type: none"> Limited infrastructure constraints 	<ul style="list-style-type: none"> Outwith settlement development area Significant encroachment into land between Fortrose and Rosemarkie Prime agricultural land 	N
H6	Housing	Y (part)	<ul style="list-style-type: none"> Allocated in Ross and Cromarty East Local Plan (in part) Opportunity for significant expansion to north east of settlement 	<ul style="list-style-type: none"> outwith active travel distance of settlement centre Road infrastructure improvements required Significant visual impact impact 	N
C1	Community (Expansion of Cemetery)	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Limited infrastructure constraints Fit with existing uses 	<ul style="list-style-type: none"> Prime agricultural land 	Y
MU1	Housing/ Amenity Space	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Allows for expansion of settlement without encroaching buffer separating Rosemarkie with Fortrose Redevelopment of steading buildings which are surplus to requirements Close to public transport connections 	<ul style="list-style-type: none"> Prime agricultural land Visual impact 	Y
MU2	Retail Small Business	N	<ul style="list-style-type: none"> No major infrastructure constraints 	<ul style="list-style-type: none"> May lead to piecemeal development of land between Fortrose and Rosemarkie Prime agricultural land Visual impact 	N
MU3	Community/ Commercial		<ul style="list-style-type: none"> Limited Infrastructure constraints 	<ul style="list-style-type: none"> Outwith settlement development area Prime agricultural land (part) May lead to piecemeal development of land between Fortrose and Rosemarkie 	N

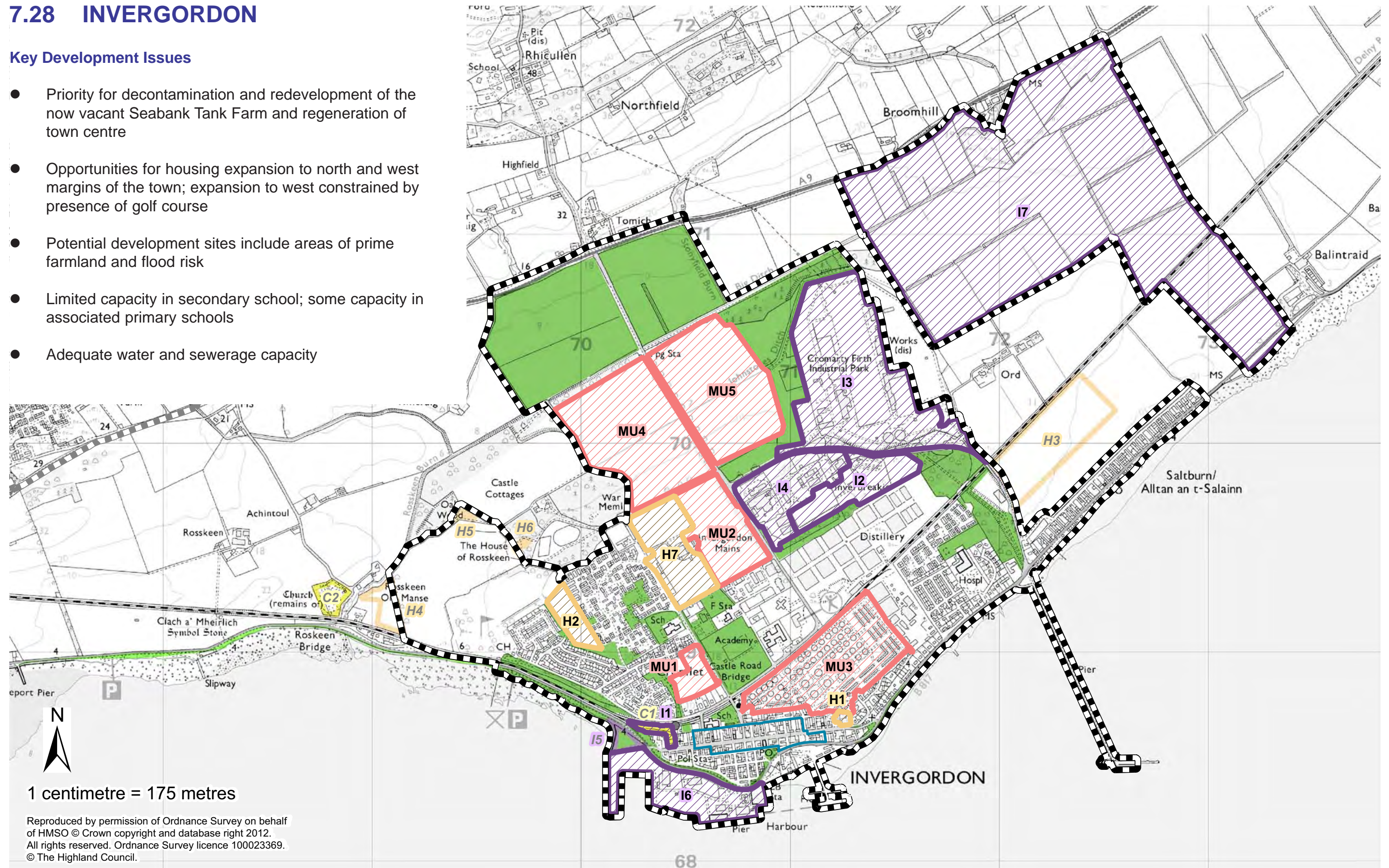
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7.28 INVERGORDON

Key Development Issues

- Priority for decontamination and redevelopment of the now vacant Seabank Tank Farm and regeneration of town centre
- Opportunities for housing expansion to north and west margins of the town; expansion to west constrained by presence of golf course
- Potential development sites include areas of prime farmland and flood risk
- Limited capacity in secondary school; some capacity in associated primary schools
- Adequate water and sewerage capacity



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Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	N	<ul style="list-style-type: none"> Has benefit of extant permission Proximity to town centre 	<ul style="list-style-type: none"> Will require road and path network improvements Pumped sewerage required for part of site Potential for contaminated land issues 	Y
H2	Housing	N	<ul style="list-style-type: none"> Not prime farmland Access improvement practicable 	<ul style="list-style-type: none"> Comparatively distant from village facilities Proximity to 132kV overhead line Loss of currently open village outlook 	Y
H3	Housing	N	<ul style="list-style-type: none"> Larger scale proposal for housing development 	<ul style="list-style-type: none"> Proximity to existing industrial developments 	N
H4	Housing	N	<ul style="list-style-type: none"> Small scale development opportunity 	<ul style="list-style-type: none"> Outwith existing settlement boundary Infrastructural requirements 	N
H5	Housing	N	<ul style="list-style-type: none"> Small scale development opportunity 	<ul style="list-style-type: none"> Outwith existing settlement boundary Infrastructural requirements 	N
H6	Housing	N	<ul style="list-style-type: none"> Small scale development opportunity 	<ul style="list-style-type: none"> Outwith existing settlement boundary Infrastructural requirements 	N
H7	Housing	N	<ul style="list-style-type: none"> Central to settlement 	<ul style="list-style-type: none"> Loss of greenspace and good farmland Built heritage constraints 	Y
MU1	Housing Retail Community	N	<ul style="list-style-type: none"> Potential redevelopment of brownfield site Close to town centre 	<ul style="list-style-type: none"> Cost of site remediation Compatibility of proposed uses 	Y
MU2	Housing Retail Community	Y	<ul style="list-style-type: none"> Appropriate for master planned development Provision of longer term development opportunity 	<ul style="list-style-type: none"> Wider access improvements required 	Y
MU3	Housing Community Tourism Business	Y	<ul style="list-style-type: none"> Redevelopment opportunity Provides opportunity for mix of uses Close to town centre 	<ul style="list-style-type: none"> Cost of remediation Requirement for road and footpath improvements 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
MU4	Retail Open space	N	<ul style="list-style-type: none"> Provision of employment generating development Landscaping and planting to settlement boundary 	<ul style="list-style-type: none"> Wider access improvements required 	Y
MU5	Retail Open space	N	<ul style="list-style-type: none"> Provision of employment generating development Landscaping and planting to settlement boundary 	<ul style="list-style-type: none"> Wider access improvements required 	Y
I1	Industrial	Y	<ul style="list-style-type: none"> Potential for expansion of port uses Opportunity to meet demand from off shore renewable and oil/gas sectors Potential employment and economic development opportunities Reuse of vacant site 	<ul style="list-style-type: none"> Site constrained by other uses 	Y
I2	Industrial	Y	<ul style="list-style-type: none"> Vacant industrial land at Inverbreakie 	<ul style="list-style-type: none"> Need to provide service infrastructure 	Y
I3	Industrial	Y	<ul style="list-style-type: none"> Infill opportunities or land assembly for larger user 	<ul style="list-style-type: none"> Majority of site occupied 	Y
I4	Industrial	Y	<ul style="list-style-type: none"> Existing industrial uses on site 	<ul style="list-style-type: none"> Limited vacancies 	Y
I5	Industrial	N	<ul style="list-style-type: none"> Potential for expansion of port uses Opportunity to meet demand from off shore renewable and oil/gas sectors Potential employment and economic development opportunities 	<ul style="list-style-type: none"> Loss of green space Potential impact on Cromarty Firth Special Site of Special Scientific Interest, Special Protection Area and Ramsar site 	N
I6	Industrial	Y	<ul style="list-style-type: none"> Retention and expansion opportunities for existing port facility Opportunity to meet demand from off shore renewable and oil/gas sectors Potential employment and economic development opportunities 	<ul style="list-style-type: none"> Potential impact on Cromarty Firth Special Site of Special Scientific Interest, Special Protection Area and Ramsar site 	Y
I7	Industrial	Y	<ul style="list-style-type: none"> Opportunity for large scale single user development Proximity to road, rail and sea access 	<ul style="list-style-type: none"> Significant infrastructure investment required Potential environmental impact 	Y
C1	Community	N	<ul style="list-style-type: none"> Recreation 	<ul style="list-style-type: none"> Existing consent for warehousing 	N
C2	Community	N	<ul style="list-style-type: none"> Existing heritage site 	<ul style="list-style-type: none"> Outwith settlement boundary No investment programmed 	N

7.29 MILTON / KILDARY

Key Development Issues

- Limited expansion opportunities due to presence of woodland, water courses, A9 Trunk Road and railway
- Limited number of potential development sites include areas of prime farmland and areas of flood risk
- Some capacity in local primary school; limited capacity in associated secondary schools
- Impact upon Tarbat House Designed Landscape
- No significant infrastructure deficiencies
- Growth could enhance the viability of local facilities

Development Site Options (Milton)

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> ● Opportunity for small scale housing development 	<ul style="list-style-type: none"> ● Proximity to wastewater treatment plant ● Loss of Prime Agricultural Land ● Impact upon Tarbat House Designed Landscape 	Y
H2	Housing	Y	<ul style="list-style-type: none"> ● Benefits from existing planning consent ● Provides a balance of affordable and private housing 	<ul style="list-style-type: none"> ● Proximity to A9(T) and Inverness to Thurso Rail line ● Visibility from A9(T) 	Y
MU1	Business Industrial	Y	<ul style="list-style-type: none"> ● Retention of existing use and/or creation of new development opportunities 	<ul style="list-style-type: none"> ● Proximity to housing ● Impact upon Tarbat House Designed Landscape 	Y

Development Site Options (Kildary)

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> ● Provision of phased development opportunity ● Part of site has benefit of extant permission 	<ul style="list-style-type: none"> ● Proximity to and visibility from A9(T) ● Requires landscaping and planting 	Y
H2	Housing	Y	<ul style="list-style-type: none"> ● Offers choice to housing development opportunities ● Logical expansion opportunity 	<ul style="list-style-type: none"> ● Loss of woodland ● Requires provision of new access ● Site in ownership of a party who are not expected to release site for a mainstream housing development 	Y
B1	Business	Y	<ul style="list-style-type: none"> ● Protect existing use ● Potential for expansion 	<ul style="list-style-type: none"> ● Road access restrictions ● Visibility from A9(T) 	Y
B2	Business	Y	<ul style="list-style-type: none"> ● Retention and expansion opportunities for existing business ● Allocated 	<ul style="list-style-type: none"> ● Site constrained for larger scale expansion ● Proximity to housing 	Y
B3	Business	Y	<ul style="list-style-type: none"> ● Ancillary uses relating to garage services ● Allocated 	<ul style="list-style-type: none"> ● Visibility from A9(T) 	Y
B4	Business /Tourism	N	<ul style="list-style-type: none"> ● Reuse of brownfield site (former sand and gravel quarry) ● Retention of areas of natural regeneration ● Development of tourism related activities and accommodation 	<ul style="list-style-type: none"> ● Investment to provide satisfactory infrastructure ● Potential loss of woodland ● Potential water and drainage issues 	Y
B5	Business/ Tourism	N	<ul style="list-style-type: none"> ● Retention of areas of natural regeneration ● Development of tourism related activities and accommodation 	<ul style="list-style-type: none"> ● Prejudice mainstream housing delivery on one of a limited number of logical village expansion sites 	N

7.30 MUIR OF ORD

Key Development Issues

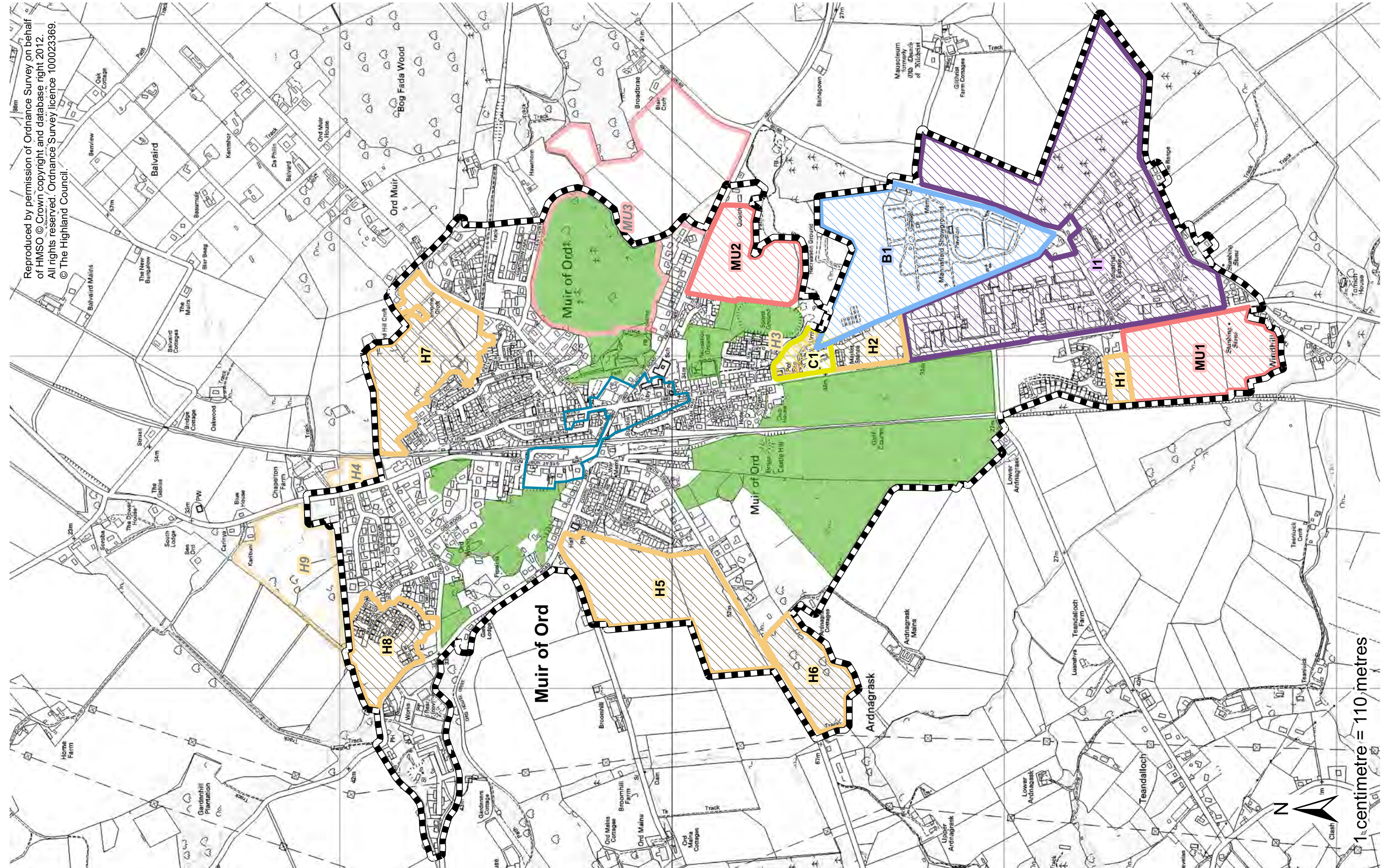
- Shortage of serviced land for housing and industrial expansion
- Existing industrial estate reaching capacity
- Limited number of potential development sites include areas of flood risk
- Limited capacity in local primary school and associated secondary school
- Safeguarding of Mannsfield Showground, promotion of site as a year round venue for events
- Enhancement of town centre environment, including improving traffic circulation
- Restriction of further piecemeal development out with settlement boundary
- Adequate water and sewerage capacity

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	N	<ul style="list-style-type: none"> ● On bus route ● Located within close proximity to areas of employment/ industry ● No loss of prime agricultural land ● Connection to public sewer possible ● Use of existing access ● Allows limited expansion of existing housing development 	<ul style="list-style-type: none"> ● Comparatively distant to town centre 	Y
H2	Housing	Y	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● On bus route ● Located within close proximity to areas of employment/industry 	<ul style="list-style-type: none"> ● Comparatively distant to town centre 	Y
H3	Housing	N	<ul style="list-style-type: none"> ● On bus route ● Located within close proximity to areas of employment/industry 	<ul style="list-style-type: none"> ● Loss of green space 	N
H4	Housing	N	<ul style="list-style-type: none"> ● Continuation of established pattern of development ● Within reasonable distance to town centre ● On bus route 	<ul style="list-style-type: none"> ● Risk of flooding in small area to south west of site ● Locally important Geological feature present on site 	N
H5	Housing	Y	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● Planning permission – partially developed ● Infrastructure already in place 	<ul style="list-style-type: none"> ● Risk of flooding in lower half of site – propose this area used for open space 	Y
H6	Housing	Y	<ul style="list-style-type: none"> ● No infrastructure constraints ● Accessible 	<ul style="list-style-type: none"> ● Loss of woodland 	Y
H7	Housing	Y	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● 'Rounding' of settlement 	<ul style="list-style-type: none"> ● Coalescence between Muir of Ord and independent housing groups 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H8	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Planning permission – partially developed Infrastructure already in place Infill nature of development Within close proximity of bus route Within reasonable distance to town centre 	<ul style="list-style-type: none"> Proximity to distillery 	Y
H9	Housing	N	<ul style="list-style-type: none"> Within close proximity of bus route 	<ul style="list-style-type: none"> Outwith settlement development area Loss of Long Established Woodland Power line through site 	N
MU1	Commercial , Housing, business	N	<ul style="list-style-type: none"> Creation of employment opportunities Within close proximity to existing industrial uses/ compatible land use Within close proximity to local facilities On main road On bus route Rounding of settlement 	<ul style="list-style-type: none"> Coalescence with Windhill 	Y
MU2	Housing Community	Y	<ul style="list-style-type: none"> Next to compatible land uses – sports ground/bowling green In keeping with existing pattern of development Within close proximity to town centre 	<ul style="list-style-type: none"> Bus route close but no bus stop provision 	Y
MU3	Housing Community	N	<ul style="list-style-type: none"> Within close proximity to town centre Within close proximity to primary school 	<ul style="list-style-type: none"> Partially outwith settlement development area Loss of large area of flued open space Would result in significant expansion of town 	N

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
B1	Business	Y	<ul style="list-style-type: none"> Safeguarding of showground for community, tourism and recreational use 	<ul style="list-style-type: none"> Limited opportunity for expansion or redevelopment 	Y
C1	Community Care home and health centre	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Continuation of established pattern of development/ infill development Within reasonable distance to town centre On bus route Opportunity for redevelopment in association with Urray House 	<ul style="list-style-type: none"> Requires enhanced vehicular access Loss of green space 	Y



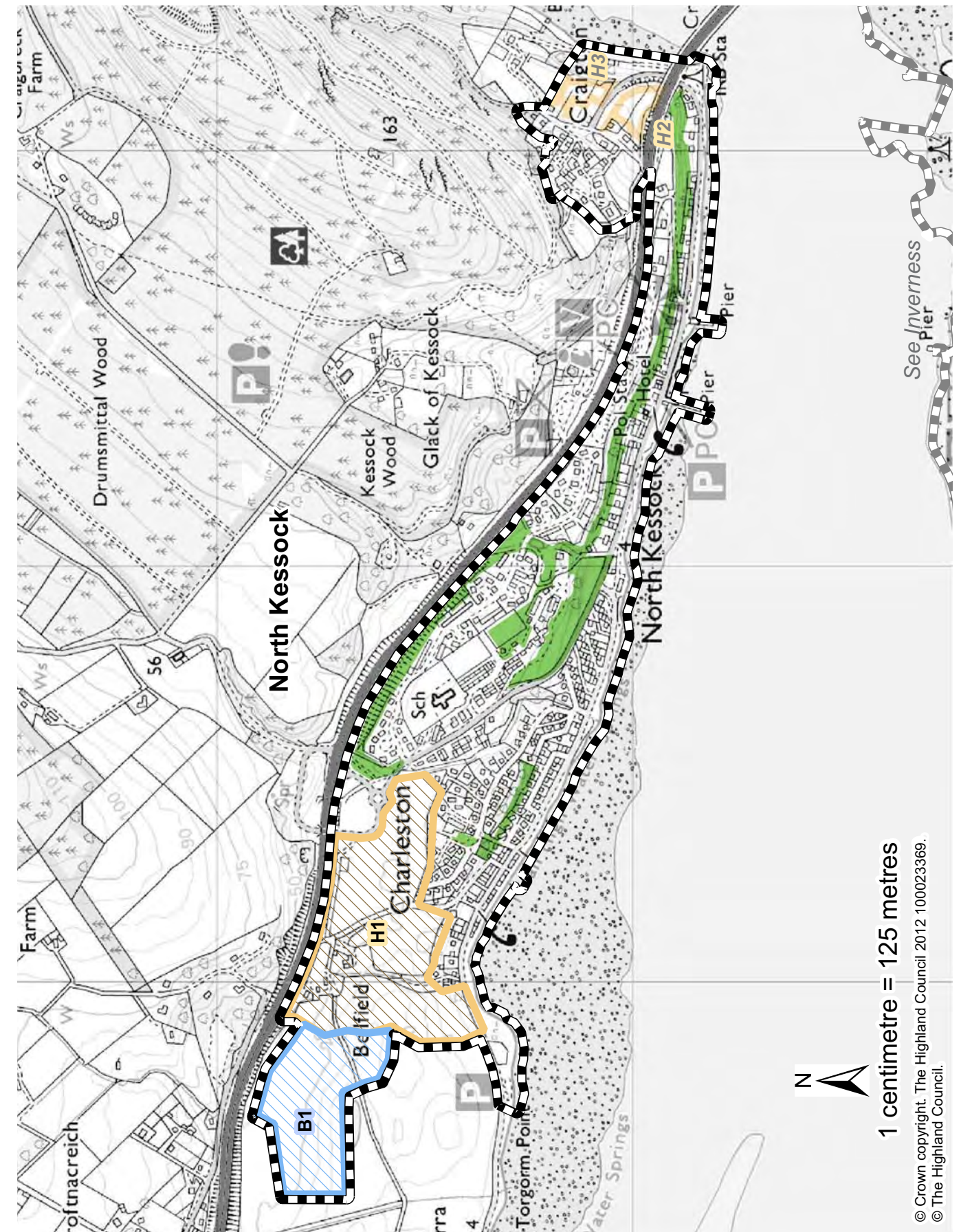
7.31 NORTH KESSOCK

Key Development Issues

- Settlement area has a strong linear emphasis along the northern entrance to the Beaully Firth.
- Range of facilities including hotel, post office, shop and hall
- Development is constrained by prime agricultural land to the west and north
- Opportunity for enhancement of sea front cycle/footpath improvements in the Charleston area
- Planning permission exists for expansion to the west

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● Planning permission, development commenced ● Pedestrian/cycle links available ● Public transport links available 	<ul style="list-style-type: none"> ● Proximity to high pressure gas pipeline running parallel to A9 ● Prime Agricultural land, in part 	Y
H2	Housing	Y	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● Opportunity for "rounding off" infill development 	<ul style="list-style-type: none"> ● Limited opportunity for development ● Any application for housing can be assessed against the general policies of the highland-wide Local Development Plan 	N
H3	Housing	Y	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● Opportunity for "rounding off" infill development 	<ul style="list-style-type: none"> ● Limited opportunity for development ● Any application for housing can be assessed against the general policies of the highland-wide Local Development Plan 	N
B1	Business/ Tourism	N	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● Pedestrian/cycle links available ● Limited infrastructure constraints ● Limited landscape impacts 	<ul style="list-style-type: none"> ● Prime Agricultural land ● Proximity to high pressure gas pipeline running parallel to A9 ● Require improvement to local road infrastructure 	Y



7.32 MUNLOCHY

Key Development Issues

- Village is surrounded by areas of prime agricultural land to the north east, east and south.
- Nature conservation interests occur to the immediate south and west of the village, where there are also significant archaeological sites and commercial forestry interests

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	N	<ul style="list-style-type: none"> ● Rounding off of settlement ● No major infrastructure constraints ● Pedestrian/cycle links available 	<ul style="list-style-type: none"> ● Prime Agricultural Land ● Limited opportunity for public transport connections 	Y
H2	Housing	Y	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● Planning permission ● Consolidation of recent housing development ● Within active travel distance of local amenities 	<ul style="list-style-type: none"> ● Limited opportunity for public transport connections 	Y
H3	Housing	Y	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● Planning permission ● Consolidation of recent housing area and rounding off of settlement to the north. 	<ul style="list-style-type: none"> ● Limited opportunity for public transport connections 	Y
H4	Housing	Y	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● Planning permission ● Rounding off of settlement ● Within active travel distance of local amenities 	<ul style="list-style-type: none"> ● Some risk of flooding in northern part of site. 	Y
H5	Housing	N	<ul style="list-style-type: none"> ● Potential for longer term expansion of the settlement. 	<ul style="list-style-type: none"> ● Loss of valued open space ● Potential for significant visual impact 	N
H6	Housing	N	<ul style="list-style-type: none"> ● Potential for longer term expansion of the settlement 	<ul style="list-style-type: none"> ● Prime agricultural land ● Risk of flooding to southern end of site 	N
MU1	Mixed Use	N	<ul style="list-style-type: none"> ● Partial brownfield development ● Consolidation of town centre ● Within active travel distance of local amenities ● Public transport connections available 	<ul style="list-style-type: none"> ● Loss of prime agricultural land ● Risk of flooding in southern portion of site 	Y
B1	Business	Y	<ul style="list-style-type: none"> ● Allocated site in Ross and Cromarty East Local Plan ● Opportunity for creation of local employment opportunities ● Public transport connections available 	<ul style="list-style-type: none"> ● Potential for visual impact ● Prime agricultural land 	Y



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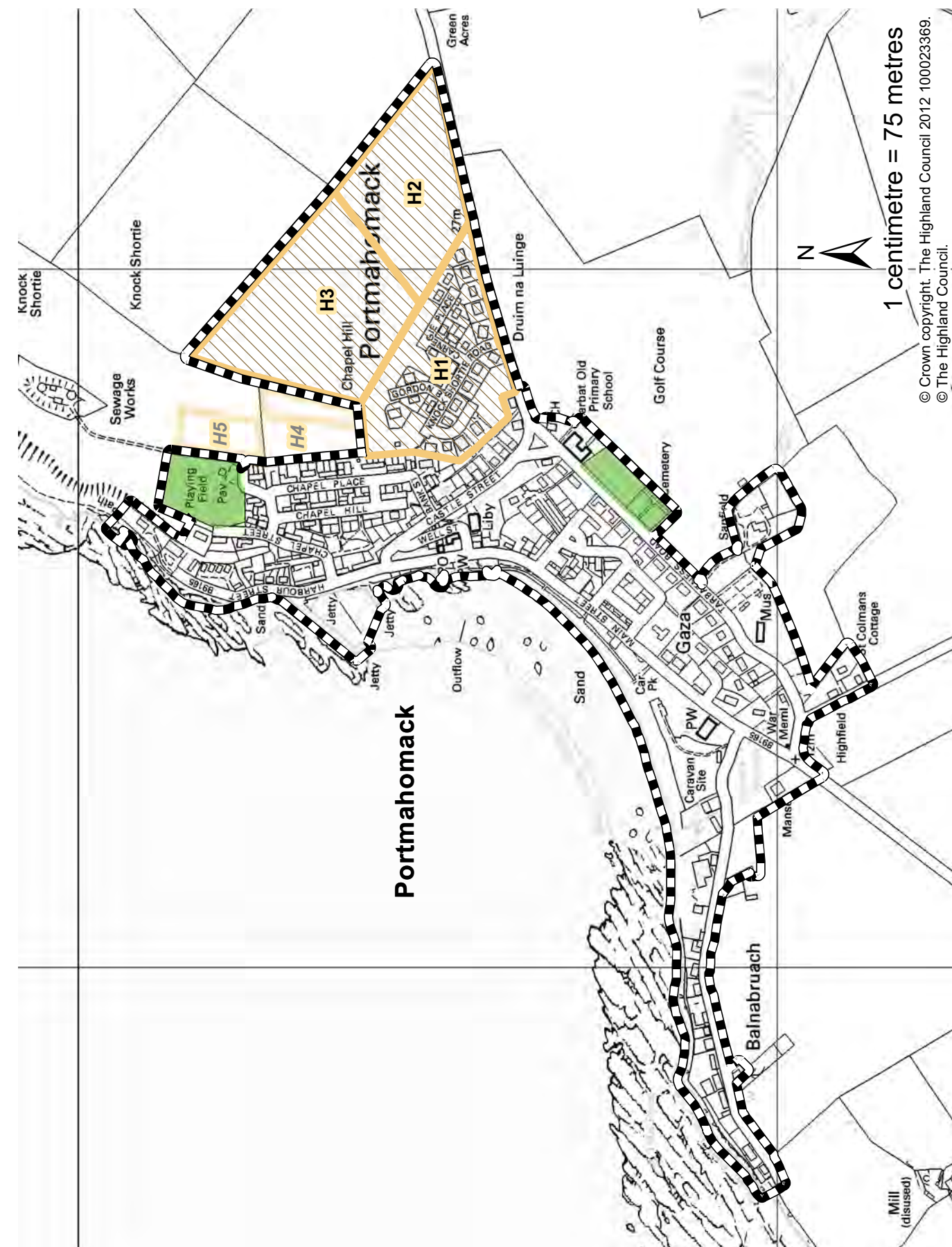
7.33 PORTMAHOMACK

Key Development Issues

- Expansion constrained by golf course and sewage treatment works to north; agricultural land on southern margins
- Protection and enhancement of Conservation Area and other natural assets
- Potential development sites include areas of prime farmland
- Some spare capacity in local primary and associated secondary school
- Adequate water and sewerage capacity
- Few physical constraints (no winter shading or flood risk issues)
- Growth could enhance the viability of local facilities
- Limited local employment opportunities

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> • Existing development site • Has benefit of extant permission • Close to village centre 	<ul style="list-style-type: none"> • Limited remaining capacity • Will require road and path network improvements • Pumped sewerage required for part of site 	Y
H2	Housing	N	<ul style="list-style-type: none"> • Access improvement practicable • Can extend on existing infrastructure 	<ul style="list-style-type: none"> • Site includes prime farmland • Requires extension/improvements to road and path network • Potential for significant landscape and visual impacts which may contrast to landscape character and setting of Portmahomack 	Y
H3	Housing	N	<ul style="list-style-type: none"> • Can provide for longer term expansion of settlement • Can extend on existing infrastructure 	<ul style="list-style-type: none"> • Site includes prime farmland • Potential for significant landscape and visual impacts which may contrast to landscape character and setting of Portmahomack 	Y
H4	Housing	Y	<ul style="list-style-type: none"> • Can form extension to existing adjacent development 	<ul style="list-style-type: none"> • Site has significant visual impact • Site lies on land with significant gradient 	N
H5	Housing	Y	<ul style="list-style-type: none"> • Direct links to local facilities/services 	<ul style="list-style-type: none"> • Site has significant visual impact • Development opportunities constrained by main sewer 	N



7.34 SEABOARD VILLAGES

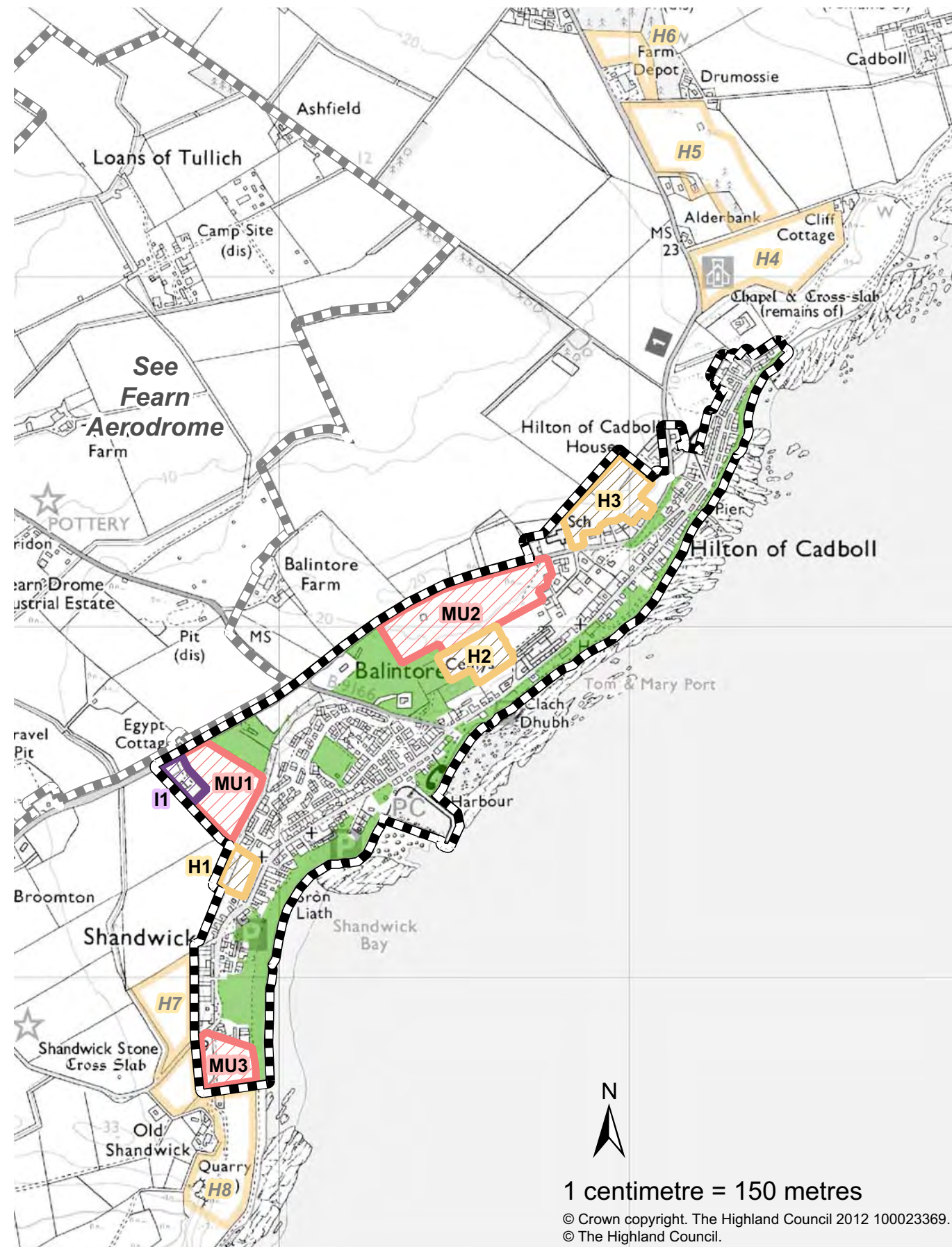
Key Development Issues

- Expansion constrained by steep coastal slope; Cadboll stone to the north and agricultural land to the west
- Protection and enhancement of important historic and natural assets
- Access difficulties
- Potential development sites include areas of prime farmland
- Some capacity in local primary and associated secondary school
- Adequate water and sewerage capacity
- Growth could enhance the viability of local facilities

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
MU1	Business Industrial Community	Y	<ul style="list-style-type: none"> ● Potential for expansion to existing adjacent business activities ● Capacity for future expansion 	<ul style="list-style-type: none"> ● Investment to provide necessary infrastructure improvements 	Y
MU2	Housing Business Community	Y	<ul style="list-style-type: none"> ● Access available within 30 mph limit ● Allocated ● Level site 	<ul style="list-style-type: none"> ● Investment in infrastructure provision ● Impact on existing views to open water ● Proximity to overhead line 	Y
MU3	Housing Holiday Accommodation	Y	<ul style="list-style-type: none"> ● Opportunity for small scale low density development ● Suitable for development of holiday accommodation 	<ul style="list-style-type: none"> ● Oil pipeline safeguard 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> ● Access improvements practicable ● Allocated 	<ul style="list-style-type: none"> ● Loss of prime farmland 	Y
H2	Housing	Y	<ul style="list-style-type: none"> ● Extension to existing development site ● Access improvement practicable ● Allocated 	<ul style="list-style-type: none"> ● Ground conditions ● Access visibility 	Y
H3	Housing	Y	<ul style="list-style-type: none"> ● Larger scale development opportunity ● Benefits from planning consent ● Adjacent to primary school 	<ul style="list-style-type: none"> ● Investment in provision of infrastructure 	Y
H4	Housing	N	<ul style="list-style-type: none"> ● Offers choice in available housing development sites 	<ul style="list-style-type: none"> ● Separated from settlement by change of ground levels ● Encourages ribbon development into countryside ● Comparatively distant from local facilities 	N
H5	Housing	N	<ul style="list-style-type: none"> ● Offers choice in available housing development sites 	<ul style="list-style-type: none"> ● Comparatively distant from local facilities ● Encourages ribbon development into countryside 	N
H6	Housing	N	<ul style="list-style-type: none"> ● Offers choice in available housing development sites 	<ul style="list-style-type: none"> ● Comparatively distant from local facilities ● Encourages ribbon development into countryside ● Leads to coalescence with existing housing groups 	N
H7	Housing	N	<ul style="list-style-type: none"> ● Offers choice in available housing development sites 	<ul style="list-style-type: none"> ● Proximity to standing stone ● Access road improvements required ● Comparatively distant from local facilities 	N
H8	Housing	N	<ul style="list-style-type: none"> ● Continuation in linear nature of settlements 	<ul style="list-style-type: none"> ● Loss of views over open water ● Comparatively distant from local facilities ● Access improvements required 	N



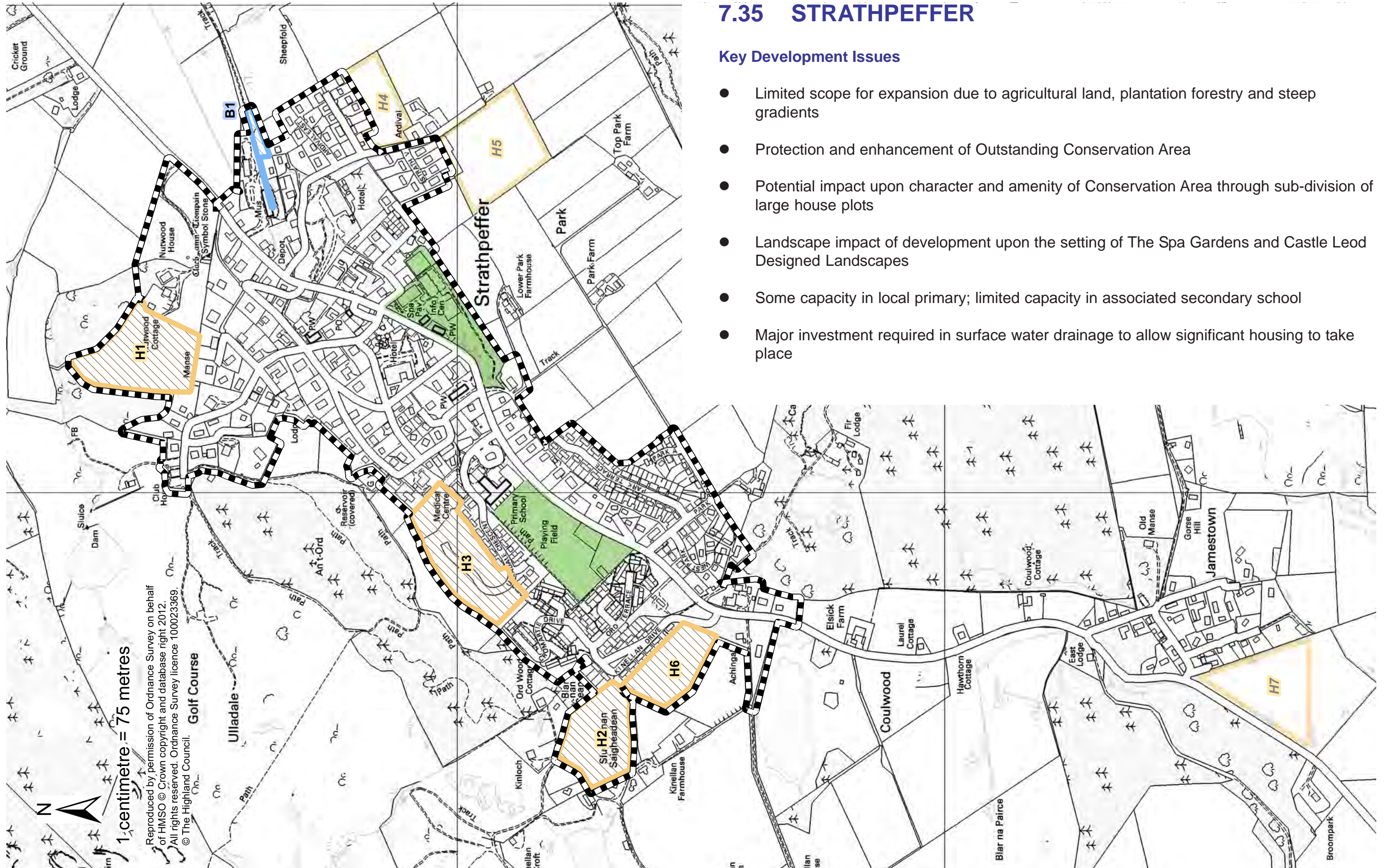
Development Site Options (Strathpeffer)

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Not prime agricultural land Enclosure by mature woodland limits landscape impact 	<ul style="list-style-type: none"> New access likely to result in some loss of Ancient Woodland Potential impact upon setting of Conservation Area 	Y
H2	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Opportunity to expand village Close to primary school 	<ul style="list-style-type: none"> Relatively distant from village centre Landscape and visual impact 	Y
H3	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Planning permission in place Infrastructure in place Within close proximity to village centre and primary school 	<ul style="list-style-type: none"> Limited linkages to wider countryside Landscape and visual impact due to elevation and slope of site Potential impact upon setting of Conservation Area 	Y
H4	Housing	N	<ul style="list-style-type: none"> Potential for longer term expansion and consolidation and village 	<ul style="list-style-type: none"> Outwith current settlement boundary Elevated site—potential for landscape and visual impacts upon setting of Strathpeffer Potential impact upon view from Castle Leod Designed Landscape Access from single track road 	N
H5	Housing	N	<ul style="list-style-type: none"> Potential for longer term expansion of village 	<ul style="list-style-type: none"> Outwith current settlement development area Steep gradient Access from single track road Contrast to landscape character and setting of village 	N
H6	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Opportunity to expand village Close to primary school 	<ul style="list-style-type: none"> Relatively distant from village centre Landscape and visual impact Potential impact upon trees protected by Tree Preservation Order adjacent to site 	Y
H7	Housing (site also shown on Contin Text and Map)	N	<ul style="list-style-type: none"> Potential for new safer vehicular access point to Jamestown 	<ul style="list-style-type: none"> No footpath connection to village Distance from village centre Potential for significant landscape and visual impacts 	N
B1	Business /Tourism	Y	<ul style="list-style-type: none"> Opportunity to re-open railway and provide additional tourism facilities 	<ul style="list-style-type: none"> Limited area available for parking 	Y

7.35 STRATHPEFFER

Key Development Issues

- Limited scope for expansion due to agricultural land, plantation forestry and steep gradients
- Protection and enhancement of Outstanding Conservation Area
- Potential impact upon character and amenity of Conservation Area through sub-division of large house plots
- Landscape impact of development upon the setting of The Spa Gardens and Castle Leod Designed Landscapes
- Some capacity in local primary; limited capacity in associated secondary school
- Major investment required in surface water drainage to allow significant housing to take place



7.36 TAIN

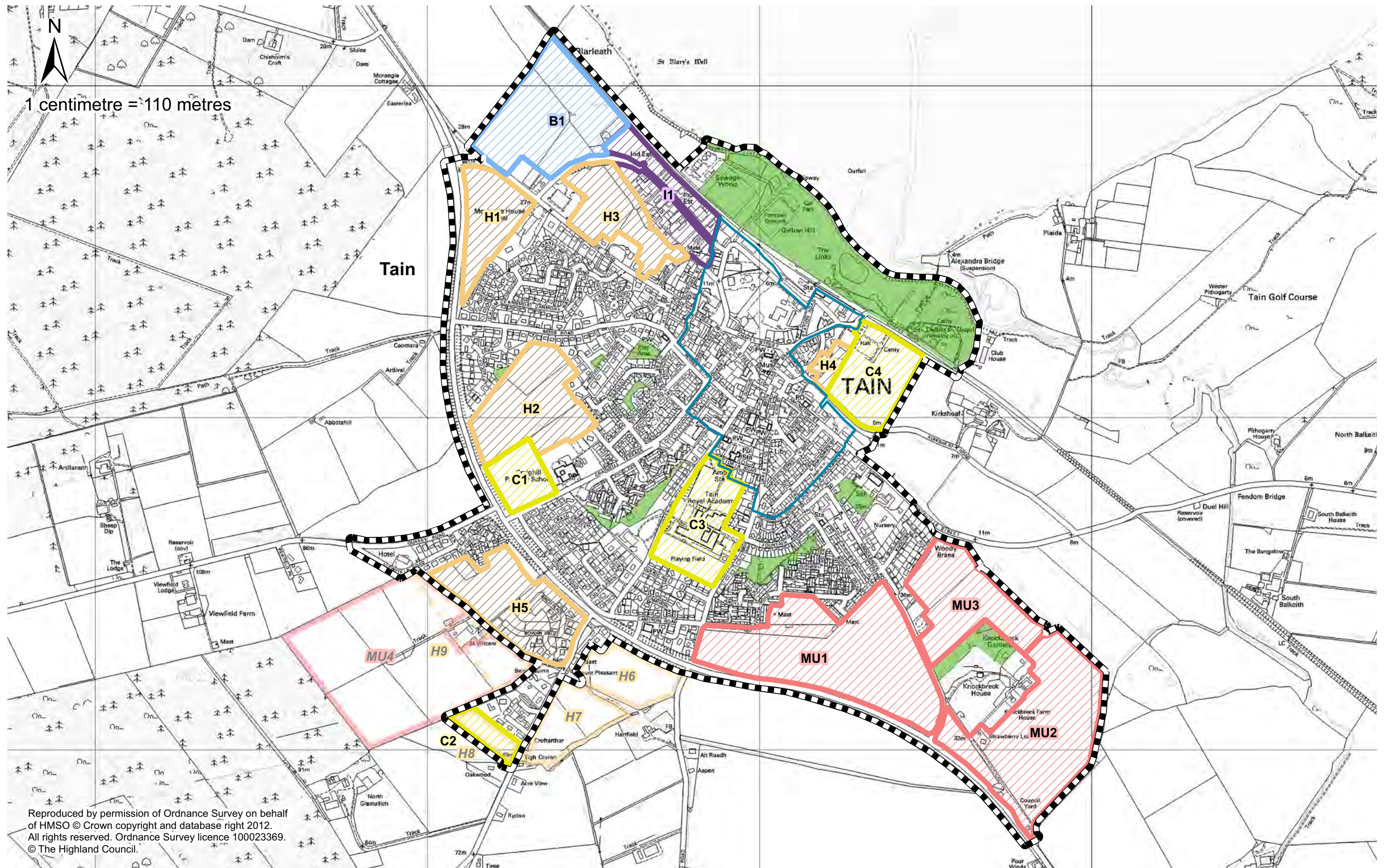
Key Development Issues

- Protection and enhancement of Outstanding Conservation Area
- Promotion of vitality and viability of town centre
- Potential remains for development opportunities within semi-circular development pattern
- Consideration of whether further development opportunities should be identified outwith the semi-circle
- Potential development sites include areas of prime farmland
- Limited capacity in a number of local primary schools; some capacity in associated secondary school
- Adequate water and sewerage capacity

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> Existing development site Has benefit of extant permission 	<ul style="list-style-type: none"> Require road and path network improvements Boundary planning and landscaping to A9(T) 	Y
H2	Housing	Y	<ul style="list-style-type: none"> Existing development site Has benefit of extant permission 	<ul style="list-style-type: none"> Access required 	Y
H3	Housing	Y	<ul style="list-style-type: none"> Benefits from development brief Can extend on existing infrastructure 	<ul style="list-style-type: none"> Land release constraint 	Y
H4	Housing	N	<ul style="list-style-type: none"> Within walking distance of town facilities 	<ul style="list-style-type: none"> Road access constrained 	Y
H5	Housing	Y	<ul style="list-style-type: none"> Existing development site Planning permission Existing footpath connection to settlement 	<ul style="list-style-type: none"> Outwith A9(T) bypass 	Y

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H6	Housing	N	<ul style="list-style-type: none"> Potential housing allocation, providing choice Adjacent existing active housing development 	<ul style="list-style-type: none"> Outwith A9(T) bypass Distant from centre of settlement Inadequate footpath connection 	N
H7	Housing	N	<ul style="list-style-type: none"> Potential housing allocation, providing choice 	<ul style="list-style-type: none"> Outwith A9(T) bypass Distant from centre of settlement Inadequate footpath connection 	N
H8	Housing	N	<ul style="list-style-type: none"> Potential housing allocation, providing choice 	<ul style="list-style-type: none"> Outwith A9(T) bypass Distant from centre of settlement Inadequate footpath connection 	N
H9	Housing	N	<ul style="list-style-type: none"> Potential housing allocation, providing choice 	<ul style="list-style-type: none"> Outwith A9(T) bypass Distant from centre of settlement Inadequate footpath connection 	N
MU1	Housing Community Retail	Y (part)	<ul style="list-style-type: none"> Access improvement practicable Includes retail permission Will meet longer term housing needs for settlement 	<ul style="list-style-type: none"> Investment in road access improvements required 	Y
MU2	Housing Business	N	<ul style="list-style-type: none"> Longer term development opportunity for future growth 	<ul style="list-style-type: none"> Appropriate access required 	Y
MU3	Housing Business	Y	<ul style="list-style-type: none"> Mix of housing and appropriate business 	<ul style="list-style-type: none"> Requires investment in road infrastructure improvements 	Y
MU4	Housing Business Community	N	<ul style="list-style-type: none"> Longer term housing/business/community opportunity 	<ul style="list-style-type: none"> Distance from settlement centre Premature to any future requirement 	N
B1	Business	Y	<ul style="list-style-type: none"> Business employment land for local employment 	<ul style="list-style-type: none"> Drainage infrastructure improvements required 	Y
I1	Business	Y	<ul style="list-style-type: none"> Existing industrial uses Allocated 	<ul style="list-style-type: none"> Limited capacity remaining 	Y
C1	Community	N	<ul style="list-style-type: none"> Existing permission for health care/residential accommodation 	<ul style="list-style-type: none"> Investment for road access improvement required 	Y
C2	Community	N	<ul style="list-style-type: none"> Existing permission for allotments Adjacent to existing housing 	<ul style="list-style-type: none"> On periphery of developed area Distance from settlement 	Y
C3	Community	Y	<ul style="list-style-type: none"> Protection of existing educational and community uses 	<ul style="list-style-type: none"> Site constrained for further development 	Y
C4	Community	N	<ul style="list-style-type: none"> Retain for expansion of wider community uses 	<ul style="list-style-type: none"> Constrained road access 	Y



7.37 TORE

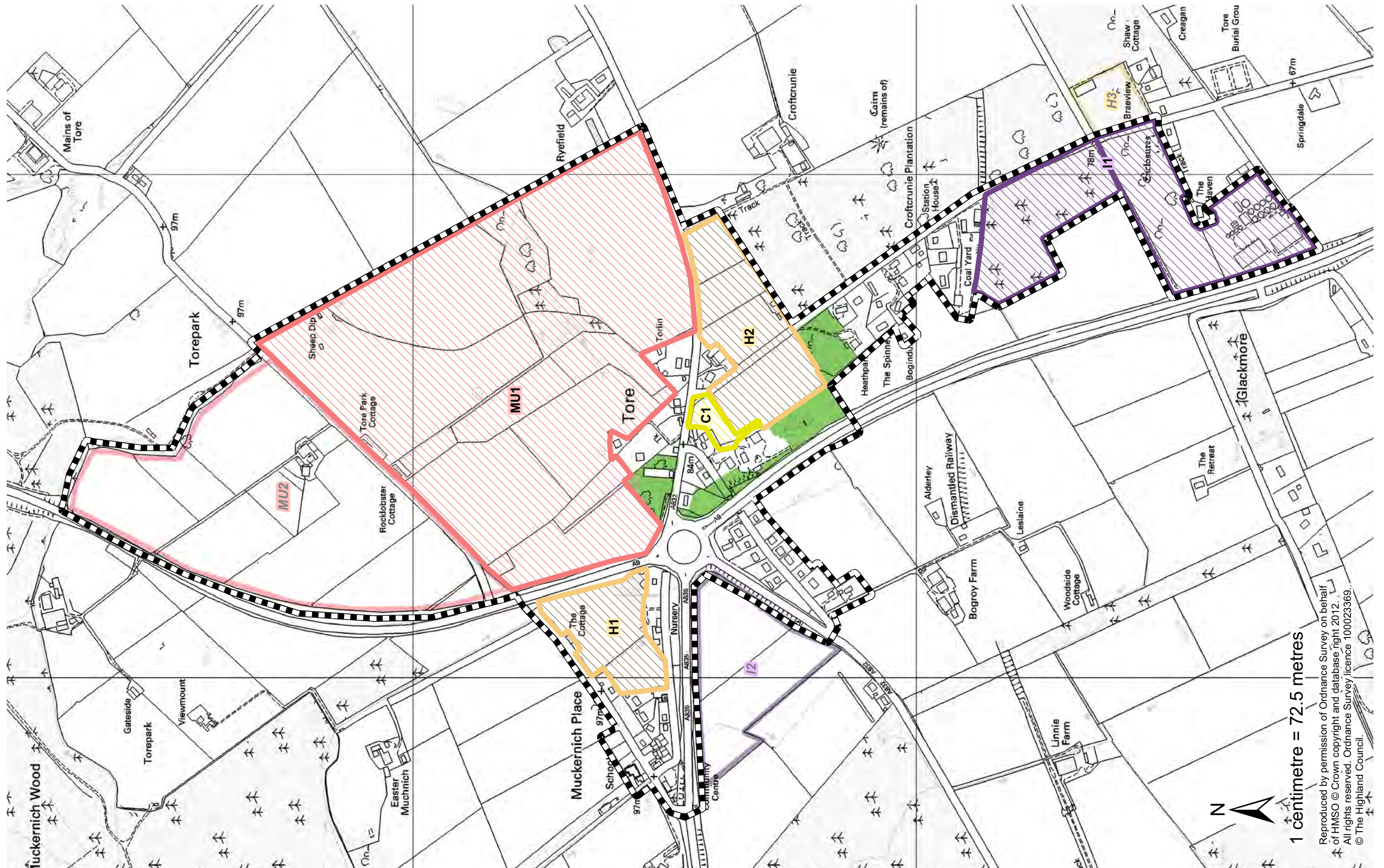
Key Development Issues

- Major new development will require connection to public sewer due to poor ground conditions/drainage problems
- Issues with crossing A9/pedestrian access across the roundabout i.e. to access primary school from the east

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
H1	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan consolidation of housing area to north west of roundabout Within active travel distance of primary school Planning permission subject to Section 75 agreement 	<ul style="list-style-type: none"> Proximity to A9 – landscaping buffer required Investment in infrastructure needed Poor pedestrian linkages to some local amenities. 	Y
H2	Housing	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Planning permission Public transport connections available 	<ul style="list-style-type: none"> Investment in infrastructure needed Local road improvements required 	Y
H3	Housing	N	<ul style="list-style-type: none"> Limited visual impact 	<ul style="list-style-type: none"> Distance from village centre Lack of public transport and pedestrian links 	N

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
C1	Community	Y	<ul style="list-style-type: none"> Allocates site in Ross and Cromarty East Local Potential to provide additional community facilities Infill development 	<ul style="list-style-type: none"> Developer contributions may be required to bring forward facilities 	Y
MU1	Housing/ Business/ Retail/ Community	Y	<ul style="list-style-type: none"> Opportunity to consolidate the settlement as a whole providing a centre with a range of new development Public transport connections available Critical mass for improvements to drainage/sewerage system Ease of access to trunk road network 	<ul style="list-style-type: none"> Overhead lines through site Potential for landscape impact Investigation of impact on trunk road network would be required Connection to public sewer required. Would require new pedestrian crossing across trunk road i.e. foot bridge 	Y
MU2	Business/ Industrial/ Residential	Y	<ul style="list-style-type: none"> Opportunity for longer term expansion of Tore Critical mass for improvements to drainage/sewerage system Ease of access to trunk road network 	<ul style="list-style-type: none"> Overhead lines through site Potential for landscape impact Investigation of impact on trunk road network would be required Connection to public sewer required. Would require new pedestrian crossing across trunk road i.e. foot bridge 	N
I1	Industry (limited to expansion of existing uses or Class 4/6)	Y	<ul style="list-style-type: none"> Allocated site in Ross and Cromarty East Local Plan Potential to create locally based employment opportunities Compatible with adjacent land uses 	<ul style="list-style-type: none"> Any significant development would require upgrade of road infrastructure. 	Y
I2	Industry	N	<ul style="list-style-type: none"> Potential for industrial area Accessibility from A9(T) 	<ul style="list-style-type: none"> Likely to have significant visual impact Lack of public transport and pedestrian links 	N



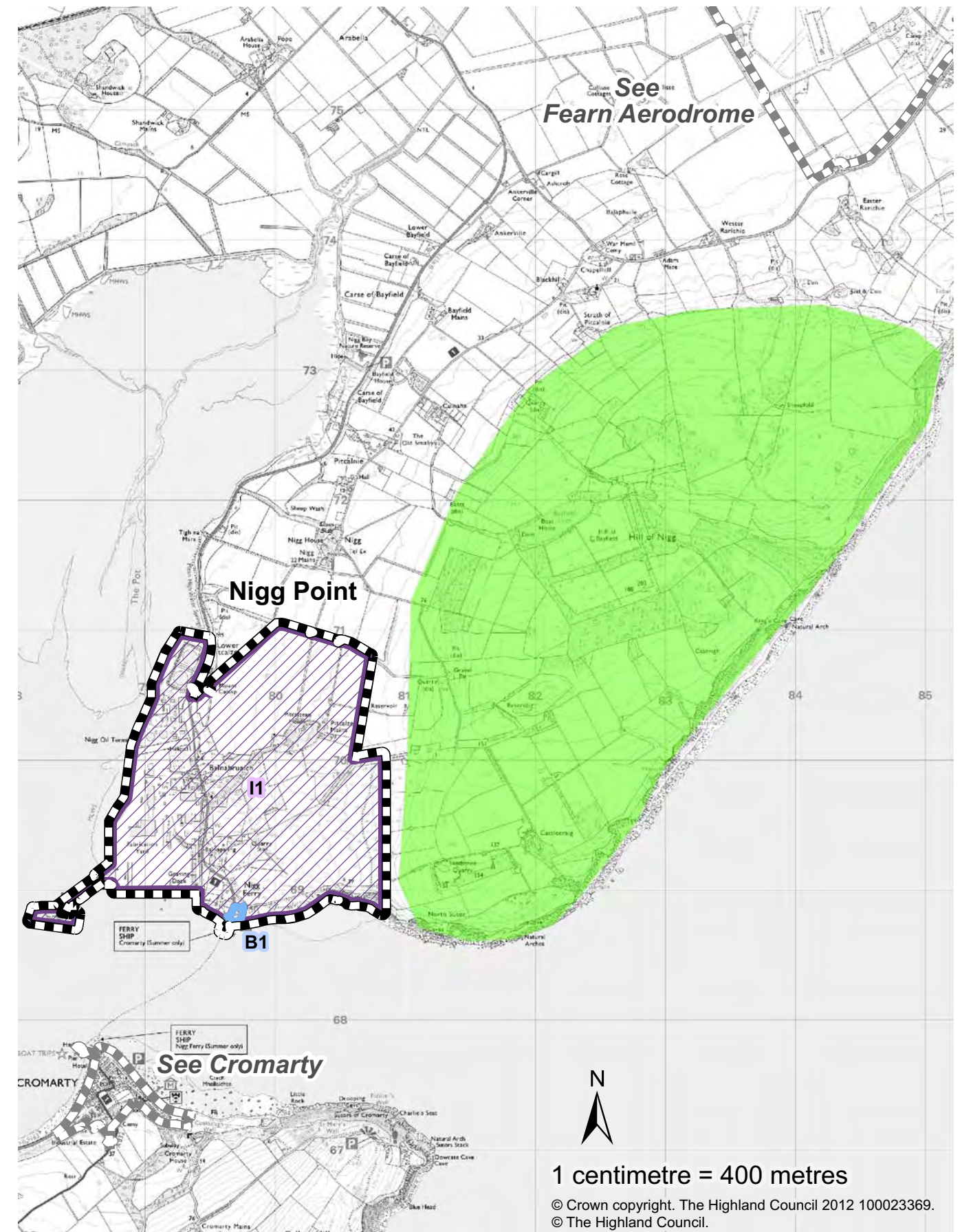
7.38 NIGG

Key Development Issues

- Strategically significant former industrial site with potential for diversification
- Major economic development and employment opportunity
- Potential for multi-use site:
 - Option 1 – renewables, rig repair and maintenance, rig refit, decommissioning, module and subsea fabrications
 - Option 2 - manufacture of renewables components, fabrication and assembly, finishing and quality processes

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
I1	Industrial	Y	<ul style="list-style-type: none"> ● Existing development site ● Utilising currently underused facility ● Has benefit of extant permissions ● Flexibility of development options in approved development masterplan ● Capacity for expansion onto adjacent land 	<ul style="list-style-type: none"> ● Proximity to natural heritage interests ● Visual impact of expansion 	Y
B1	Business/ Tourism	Y	<ul style="list-style-type: none"> ● New ferry connection to Cromarty ● Form part of tourist route in Easter Ross ● Potential for re-opening of hotel ● Business opportunity ● Views to Cromarty Firth 	<ul style="list-style-type: none"> ● Limited tourism traffic at present ● Constrained capacity for expansion 	Y



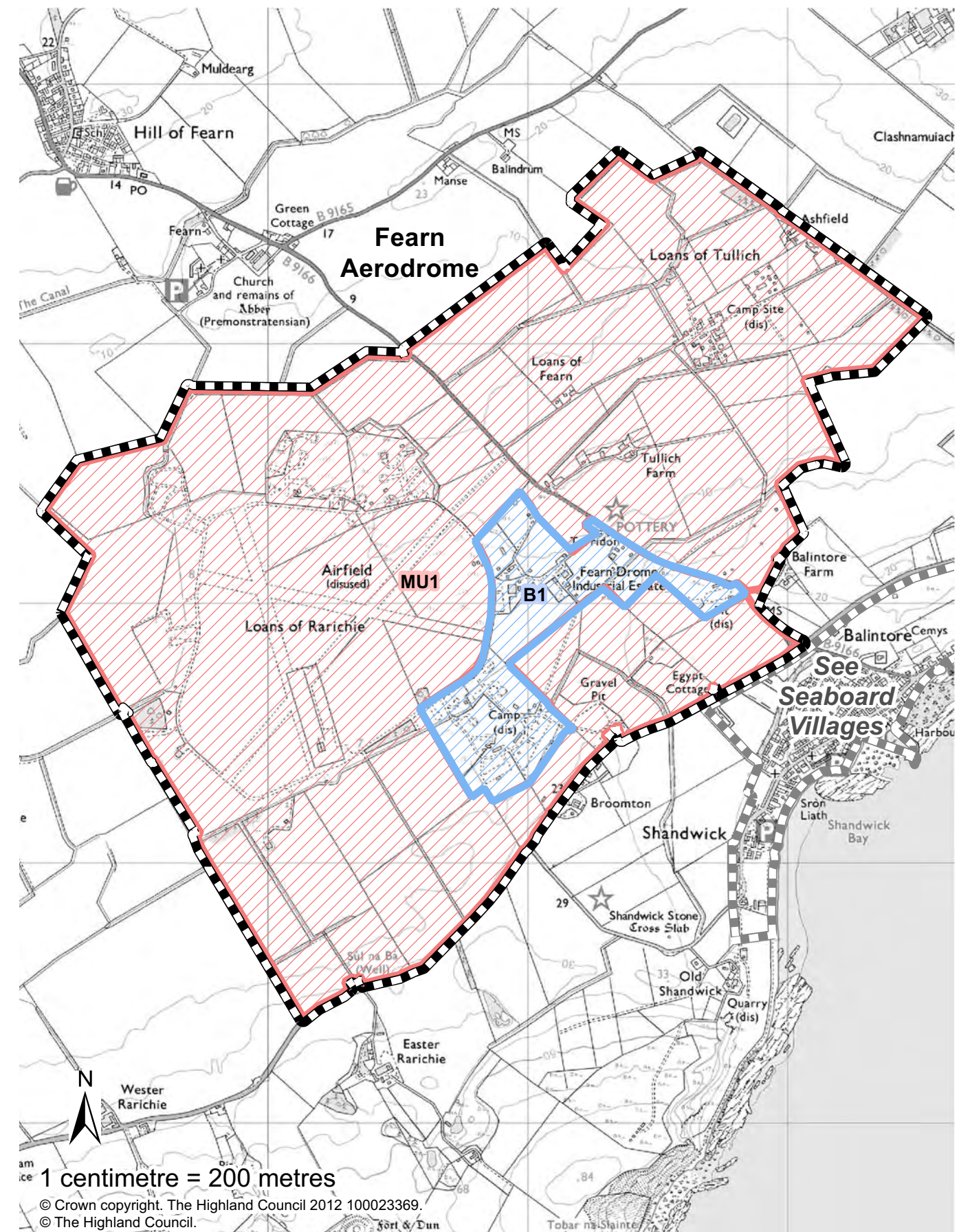
7.39 FEARN AERODROME

Key Development Issues

- Reuse of large brownfield site formerly used as airfield
- Safeguarding character and historical interest of the airfield, including protection of main airstrip from built development
- Provision of footpath/cycle links to the Seaboard villages
- Risk of contamination, likely remedial measures will be required
- Opportunity to promote a major interpretation/conservation project
- Opportunities for spin off development from diversification of Nigg

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
MU1	Business Tourism	Y	<ul style="list-style-type: none"> ● Brownfield development ● Potential to create locally based employment opportunities ● Within close proximity to Seaboard villages 	<ul style="list-style-type: none"> ● Impact on character/historical interest – sensitive reuse of existing buildings required 	Y
B1	Business	Y	<ul style="list-style-type: none"> ● Potential to create locally based employment opportunities 	<ul style="list-style-type: none"> ● Impact on character/historical interest – sensitive reuse of existing buildings required 	Y



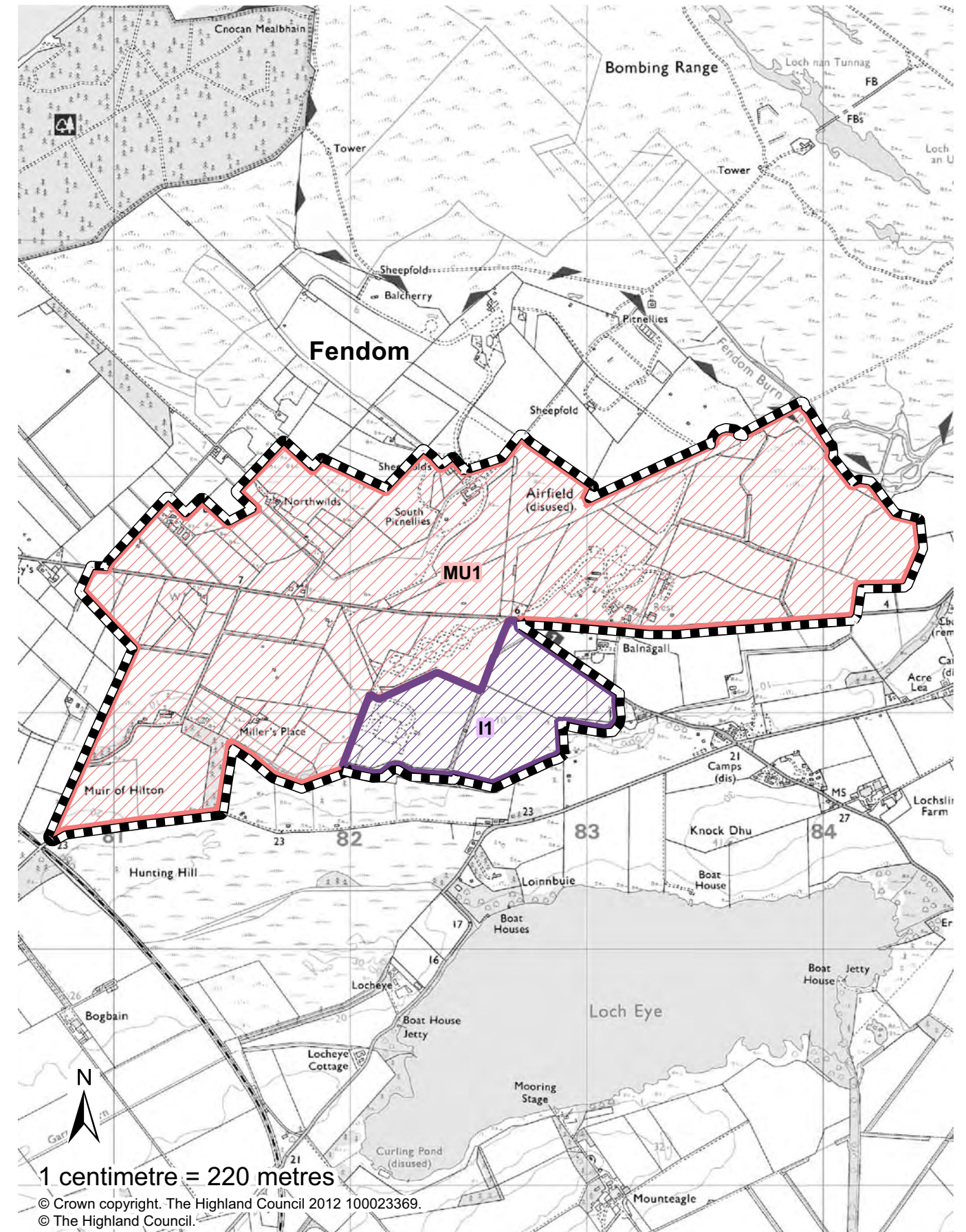
7.40 FENDOM

Key Development Issues

- Reuse of large brownfield site formerly used as airfield
- Impact on adjacent Morrich More Site of Special Scientific Interest, Special Protection Area and Special Area of Conservation
- Means of effluent disposal
- Risk of contamination, likely remedial measures will be required
- Landscape impact
- Opportunities for spin off development from diversification of Nigg

Development Site Options

Site Ref.	Use(s) Proposed	Specifically Allocated For Same Use In Adopted Local Plan or Highland wide Local development Plan? (Y/N)	Significant Pros	Significant Cons	Council Preferred (Y/N)
MU1	Business Industry	Y	<ul style="list-style-type: none"> ● Reuse of brownfield site formerly used as airfield ● Creation of employment opportunities 	<ul style="list-style-type: none"> ● Impact on adjacent SSSI, SPA, SAC ● Potential for contamination 	Y
I1	Industry	Y	<ul style="list-style-type: none"> ● Reuse of brownfield site formerly used as airfield ● Creation of employment opportunities 	<ul style="list-style-type: none"> ● Impact on adjacent SSSI, SPA, SAC ● Potential for contamination 	Y



Glossary

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This section explains some of the terms we use in this document. The Council has tried to minimise use of planning jargon however, the following glossary may aid users' understanding. Please note the explanations given are not intended as legal definitions of the planning terms used.

Access Rights - Part 1 of the Land Reform (Scotland) Act 2003 gives everyone statutory access rights to most land and inland water. People only have these rights if they exercise them responsibly by respecting people's privacy, safety and livelihoods, and Scotland's environment. **Accessibility:** The ability of people to have access to goods, services, employment and other facilities.

Action Programme - is a working document developed in consultation with key stakeholders and sets out, in very broad terms, how and by whom the key elements of the Local Development Plan's strategy will be implemented.

Affordable housing - Broadly defined as housing of a reasonable quality that is affordable to people on modest incomes. In some places the market can provide some or all of the affordable housing that is needed, but in other places it is necessary to make housing available at a cost below market value to meet an identified need with the support of subsidy. The Council accepts the following categories of development as affordable:

- Social rented accommodation- owned and/or managed by a Registered Social Landlord (RSL) required to meet bona fide local needs by their charter from the Housing and Regeneration Division of the Scottish Government;
- Approved private rented accommodation- owned and /or managed by a private sector landlord to approved management and maintenance standards with equivalent to Registered Social Landlord rents; and
- Low cost owner occupation- which can be met in a variety of ways subject to negotiation of Agreements providing for occupants to be drawn from target client groups, such as existing social tenancies or approved waiting list applicants. Low cost home ownership is housing which is provided at a price substantially below open market values. Low cost owner occupation can be delivered by one or more of the following: shared ownership, shared equity (LIFT), subsidised home ownership, discounted serviced plots or house sale prices, unsubsidised Low Cost Home Ownership or serviced plots.

See the Council's Affordable Housing SPG for further guidance.

Allocation - Land identified in a Local Development Plan as appropriate for a specific use or mix of uses.

Appropriate Assessment - An assessment required under the Conservation (Natural Habitats, ©) Regulations 1994 (as amended) where a plan or project not directly connected with or necessary to the management of a European site would be likely to have a significant effect on such a site, either alone or in combination with other plans or projects. In the light of the conservation objectives of the site, the assessment should consider whether there would be any adverse effect on the integrity of the site as a result of the plan or project.

Article 10 Features - Wildlife habitat features which provide 'corridors' or 'stepping stones' between habitat areas and that help plants and wildlife to move from one area to another. Examples include rivers and their banks, areas of woodland, and traditional field boundaries. Protecting and managing these areas through the land use planning system is promoted in Article 10 of the EC Habitats and Species Directive 1992.

Article 4 Direction - Some types of development do not need planning permission beyond the general planning permission granted under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). An Article 4 Direction is an order made by Scottish Ministers which suspends (for specified types of development on specified properties) that general permission and so requires planning applications to be submitted in those cases.

Biomass - Biological material derived from living, or recently living organisms. In the context of biomass for energy this is often used to mean plant based material, but biomass can equally apply to both animal and vegetable derived material.

Circular - Contains Scottish Government policy on the implementation of legislation or procedures

Coastal Zone - For the purposes of our Coastal Development Strategy within 1 km of the coast and the inshore marine area out to 3 nautical miles

Commerce - For the purposes of this Plan the term 'commerce' encompasses retail, office and leisure development (Use Classes 1-3, 7, 10 & 11).

Commercial Centres - distinct from town centres in terms of range of uses and commercial centres with a more specific focus on retailing or on retailing and leisure uses.

Common Grazing - land held in common by neighbouring crofts, normally a large area of rough hill pasture, used to graze animals and to take peat/seaweed if available.

Countryside areas - all areas outwith defined Settlement Development Areas.

Crofters Commission - The Commission acts as an impartial tribunal in the regulation of crofting.

Culverts - A conduit used to enclose a flowing body of water. It may be used to allow water to pass underneath a road, railway, or embankment for example.

Cumulatively - Proposals will be assessed for cumulative impact which is changes caused by a proposed development in conjunction with any other developments (not just similar developments) or as the combined effect of a set of developments, taken together. This includes proposals which have been permitted as well as those that have been submitted and are waiting to be determined. It can relate to landscape and visual effects as well as a wider range of social, economic and environmental effects. These cumulative impacts may be positive as well as negative.

Design Statement - will explain the design principles on which the development is based and illustrate the design solution. More information and advice can be found in Planning Advice Note 68, Design statements.

Designated Wreck - A designated wreck site is a wreck or the site of a wreck within Scotland's territorial waters that has been designated as a protected area under the Protection of Wrecks Act 1973 or as a scheduled monument under Ancient Monuments and Archaeological Areas Act 1979.

Developer contributions - Payments made to The Council or another agency, or work in kind, to help improve the infrastructure (for example, roads, open space, waste-water treatment, restoring worked-out mineral sites) so that the development can go ahead.

Development brief - A detailed document for an area allocated for development in a local development plan. The brief provides information to possible developers on issues such as the preferred siting, design and layout of buildings, and the need for associated infrastructure and services.

Development factors - The factors that we must take into account when deciding where development can take place and the nature of that development.

Development Plan - Sets out how land could be used over the next few years. By law the Council need to produce a development plan for the whole area

Development Plan Scheme - The document setting out the Council's intentions for preparing development plans in the next few years.

District Heating Schemes - The distribution of heat energy around a community or district through combined heat and power generation. Electricity generated by the CHP plant may also be supplied to residents with excess sold to the grid.

Effective Housing Land Supply - Identified land which is free or expected to be free of development constraints in the plan period under consideration.

Energy from Waste (EfW) - Energy that is recovered by thermally treating waste e.g., incinerating.

European Protected Species - Species of animal and plant listed respectively in Schedule 2 and Schedule 4 of the Conservation (Natural Habitats &c) Regulations 1994 as amended.

Flood Risk Areas - Medium to high flood risk areas are defined as 1 in 200 or greater than 0.5% annual probability of flooding.

Flood Risk Assessment - An assessment carried out to predict and assess the probability of flooding for a particular site or area and recommend mitigation measures including maintenance.

Fragile areas - Areas which are in decline or in danger of becoming so as a consequence of remoteness and socio-economic factors, such as population loss, erosion of services and facilities and lack of employment opportunities. In some areas the natural heritage is a dominant influence on appropriate land management.

Framework plan - An outline plan (prepared by public agencies) that provides guidance on how a large site should be developed, including issues such as landscaping, access and internal layout.

Grazings Committees - Have responsibility for making and regulating stock numbers and other matters affecting 'the fair exercise' of their joint rights.

Greenfield land - Presently undeveloped land, in use, or generally capable of being brought into active or beneficial use for agricultural, forestry or amenity purposes.

Green Network - Comprises the network of greenspaces and green corridors within and around settlements, linking out into the wider countryside, helping to enhance the area's biodiversity, quality of life and sense of place. A green network will provide the setting within which high quality, sustainable growth can occur. A green network can be made up of woodlands; other natural and semi-natural habitats; watercourses and wetlands; formal and informal greenspace in and around settlements, and, active travel routes.

Health & Safety Executive (HSE) - the national independent watchdog for work-related health, safety and illness.

Highlands and Islands Enterprise (HIE) - the Scottish Government's economic and community development agency for the Highlands and Islands.

Highlands and Islands Transport Partnership (HITRANS) - its remit covers all forms of public transport in the Highlands and Islands of Scotland including ferry, road transport, rail, air travel, cycling and walking.

Hinterland - Based on commuting patterns to and from major employment centres where the thrust of policy is to manage growth, self sustaining communities and protect the countryside. Hinterland areas relate to Inverness and the Inner Moray Firth and Fort William.

HER - Historic Environment Record, available on the Council's website.

Historic Battlefields - an area of land over which a battle or skirmish was fought or significant activities relating to a battle or skirmish occurred

Historic Scotland - An executive agency of the Scottish Government charged with safeguarding the nation's historic environment and promoting its understanding and enjoyment on behalf of Scottish Ministers.

Housing Market Areas - A geographical area which is relatively self-contained in terms of housing demand.

Housing requirement - The number of housing units for which land must be identified to meet future demand. We work this out by considering market demand, changes in the number of people and households, the existing housing stock and the existing availability of land for housing.

HRES - Highland Renewable Energy Strategy & Planning Guidelines.

HwLDP - Highland wide Local Development Plan.

Inbye Land - Normally arable ground on which a crofter's house is usually built.
Ineffective housing stock: Housing which is not lived in permanently because it is empty or a second or holiday home.

Infill development - Building a limited number of buildings within a small gap in existing development.

Infrastructure - The basic services and facilities needed to support development. These include road access and water and sewerage facilities and green infrastructure, e.g. landscaping, green networks, open spaces, and paths.

In-migration - The movement of people coming to live in a region or community.

In-Vessel Composting - Shredded waste is placed inside a chamber or container through which air is forced. This speeds up the composting process.

Key Agency - A national or regional organisation that has an important role in planning for the future of an area. Key Agencies are defined in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008.

Landfill/form - Landfill being an area of land identified for the deposit of waste. Landform being the deposit of waste on or above the existing contours of the ground.

Landscape Capacity Studies - Consider the extent to which a particular landscape type is able to accept a particular kind of change (such as mining, forestry, windfarms) without significant effects on its character.

Landscape Character - The distinct and recognisable pattern of landscape elements that occurs consistently in a particular area, and how these are perceived by people, that makes one landscape different from another.

Landscape Character Assessments - Describe the landscape character types and provide some tailored guidance on how to accommodate development within the specific character types present.

Local centre - Part of the settlement hierarchy set out on the proposals map.
Local Housing Development Fora: A group of council services, public agencies, housing associations and other housing-related interests which regularly meet to consider the need for and opportunities for affordable housing.

Local Housing Strategy - In Highland is known as the Highland Housing Strategy. It Documents the need and demand for housing, as well as wider housing issues, based on an assessment of housing, demographic, economic and community issues. Provides the policy context and outcomes that stakeholders want for Highland residents and details the approaches that will be taken to achieve these outcomes.

Long term allocations - Indicate the direction that the next area Local Development Plan will take in terms of future development beyond the five year lifespan of this Local Development Plan.

Local Transport Strategy - sets the framework for transport in Highland and guides decision making on transport issues.

Main Issue Report - The purpose of a Main Issues Report is to highlight the choices that can be taken in planning for the development of the Highland area over the next twenty years. The Main Issues Report was published in August 2009.

Main Strategic Routes - Transport routes which are vital for local communities.

Marine Renewable Energy - the generation of electricity from wave, tidal or (off-shore) wind resources, as appropriate to a location.

Masterplan - A document that explains how a site or series of sites will be developed. It will describe how the proposal will be implemented, and set out the costs, phasing and timing of development. A masterplan will usually be prepared by or on behalf of an organisation that owns the site or controls the development process.

Material consideration - Matters we must consider when making a decision on a planning application. Scottish Government guidance states that there are two main tests in deciding whether a consideration is material and relevant and advises as follows:

“It should serve or be related to the purpose of planning. It should therefore relate to the development and use of land; and

It should fairly and reasonably relate to the particular application. It is for the decision maker to decide if a consideration is material and to assess both the weight to be attached to each material consideration and whether individually or together they are sufficient to outweigh the development plan. Where development plan policies are not directly relevant to the development proposal, material considerations will be of particular importance.”
Whether a consideration is material is a matter that may ultimately be decided by the courts when required.

Material Recycling Facility - A site provided by the local authority for local residents to dispose, and allow for the sorting of, of bulky household waste, garden waste and other recyclable materials.

Micro-generation - The production of energy on the smallest of scales, for individual buildings or communities.

Mitigation - Works to reduce the effects of an adverse impact.

Mixed Use - This refers to the practice of allowing more than one type of compatible uses on a site. This can for example mean a combination of housing, business, and community uses, or that any of these uses are suitable on the site.

Modal Shift - The change in people’s travelling habits towards use of more sustainable transport methods such as cycling, or public transport. An example would be when somebody stops travelling to and from work by car and starts using public transport.

Monitoring Statement - Looks at how the Highlands has changed since the Council started using the Highland Structure Plan in 2001. This was published alongside the Main Issues Report for the Highland-wide Local Development Plan in August 2009.

National Health Service Highland (NHS Highland) - They are the Health Board for the Highland area. Their purpose is to maximise the health of the Highland population.

National Planning Framework (NPF) - Is the Scottish Government’s strategy for Scotland’s long term spatial development

Network of Centres - will include town centres, commercial centres, and other local centres, and may take the form of a hierarchy.

Non-Renewable Resources - Resources that will run out and cannot be replaced. Non-renewable energy sources include coal, gas and oil.

NSA - National Scenic Area (see Appendix 2 for more information).

Open Space - Areas of public open space identified through the Highland wide Open Space Audit. Open Space is defined in Planning Advice Note 65: Planning and Open Space.

Other Protected Animals and Plants - Species of animal (excluding birds) and plant listed respectively in Schedule 5 and Schedule 8 of the Wildlife and Countryside Act 1981 as amended.

Permitted development rights - These relate to certain types of development (usually minor) which do not need planning beyond the general planning permission granted under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended).

Place-making - To ensure that the most sustainable sites are used for development and that the design process, layout structure and form provide a development that is appropriate to the local context and supports a sustainable community.

Planning Advice Note (PAN) - Provides advice and information on technical planning matters.

Precautionary principle - The principle that authorities should act cautiously to avoid damaging the environment or wellbeing of communities (in a way that cannot be reversed) in situations where the scientific evidence is not proven but the possible damage could be significant.

Previously-developed land (brownfield land) - Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings, and developed land in a settlement boundary where further intensification of use is considered acceptable.

Proposal - An intended action of significance to the Plan area, to be carried out by The Council itself or in partnership with other public agencies and private bodies.

Proposed Plan - This document essentially forms the plan that Highland Council would wish to see adopted and will require to be fully consulted upon. At this stage the Proposed Plan will have some materiality in relation to planning applications.

Protected Bird Species - All wild birds are protected under the Wildlife and Countryside Act 1981 as amended. These are any bird of a kind which is ordinarily resident in or is a visitor to Great Britain in a wild state, but does not include poultry or game birds. Certain wild bird species are given extra protection, and these are listed in Schedule 1 of the Act. Certain of these species are given even greater protection (currently only the white-tailed eagle) and these are listed in Schedules 1A and A1 of the Act.

Ramsar Site - See Appendix 2 for more information.

Regeneration - To improve the physical and economic prospects of an area that has experienced decline.

Regional Centre - Part of the settlement hierarchy set out on the proposals map.

Renewables - Technologies that utilise renewable sources for energy generation.

Restoration - A process of returning land and/or buildings to a state comparable to that prior to development/degradation.

SAC - Special Area of Conservation (see Appendix 2 for more information).

Scottish Environment Protection Agency (SEPA) - is Scotland's environmental regulator. SEPA is a non-departmental public body, accountable through Scottish Ministers to the Scottish Parliament. Their main role is to protect and improve the environment.

Scottish Government - The devolved government for Scotland is responsible for most of the issues of day-to-day concern to the people of Scotland, including health, education, justice, rural affairs, planning and transport.

Scottish Natural Heritage (SNH) - Scottish Natural Heritage is funded by the Scottish Government. Their purpose is to:

- promote care for and improvement of the natural heritage
- help people enjoy it responsibly
- enable greater understanding and awareness of it
- promote its sustainable use, now and for future generations.

Scottish Planning Policy - Is the statement of Scottish Government policy on nationally important land use planning matters.

Scottish Water - Are a publicly owned company, answerable to the Scottish Parliament. Their role is to provide clean, fresh drinking water and treat waste water.

Section 75 Agreement - A legal agreement made between the landowner and the planning authority (often with other people) which restricts or regulates the development or use of land. It is normally used to agree and to secure developer contributions.

Sequential Approach - The sequential approach establishes a sequence of site selection for retail development through a preferred sequence of site development; town centre; edge of town centre; other commercial centres identified in the development plan; and out of centre locations that are or can be made easily accessible by a choice of transport modes

Settlement Development Areas (SDAs) - Areas defined in and around certain existing settlements, being the preferred areas for most types of development.

Settlement Hierarchy - The definition of settlements, for example as 'regional', 'sub regional' or 'local' centres, depending on the size of their population and the services they contain (for example, education, health, transport and retail).

Settlement Strategy - A justified overview of the distribution of development and roles of settlements.

Settlements - Groups of houses, some that do and some that don't have facilities, identified through the settlement hierarchy.

SLA - Special Landscape Area (see Appendix 2 for more information).

SPA - Special Protection Area (see Appendix 2 for more information).

Spatial Strategy - should encapsulate the headline changes that the Plan seeks to achieve and provide locational guidance for new development.

SSSI - Site of Special Scientific Interest (see Appendix 2 for more information).

Strategic Development Site: Sites identified as providing opportunity for large scale investment providing for the economic growth of the area

Strategic Environmental Assessment (SEA) - SEA is a key component of sustainable development establishing important methods for protecting the environment and extending opportunities for participation in public policy decision making. SEA achieves this by:

- Systematically assessing and monitoring the significant environmental effects of public sector strategies, plans and programmes
- Ensuring that expertise and views are sought at various points in the process from SNH, SEPA, Historic Scotland and the public
- Requiring a public statement as to how opinions have been taken into account.

Sub-regional centre - Part of the settlement hierarchy set out within the Spatial Strategy.

Supplementary Guidance (SG) - is a document which can give further detail on policies and proposals within the Local Development Plan. Common types of Supplementary Guidance include:

- Development briefs or masterplans - which provide a detailed explanation of how the Council would like to see particular sites or small areas develop.
- Strategies or frameworks on specific issues - for example, guidance on the location of large wind farms.
- Detailed policies - for example on the design of new development.

For more information on the Supplementary Guidance that the Council will prepare please see Appendix 3 of this Local Development Plan.

Sustainable design - Design which reduces the possible negative effects on the environment as far as possible and makes the most of social and economic benefits.

Sustainable development - Sustainable development has been defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

Sustainable drainage systems (SuDS) - Drainage techniques used to treat and return surface water run-off from developments (roof water, road run-off, hard standing areas) to the water environment (rivers, groundwater, lochs) without adverse impact upon people or the environment. Further guidance can be found in CIRIA's SuDS Manual C697 or Sewers for Scotland 2nd Edition.

Transport Infrastructure - Transport services and facilities needed to allow development to take place, including: roads, bus services, rail and ferry links.

Transport Scotland - Is an agency of the Scottish Government and is accountable to Parliament and the public through Scottish Ministers. Transport Scotland works in partnership with private sector transport operators, local authorities and government. It also works closely with seven regional transport partnerships which take a strategic view of the transport needs of people and businesses in their region.

Viability - A measure of the capacity to attract ongoing investment, for maintenance, improvement and adaptation to changing needs.

Vision Statement - a broad statement of how the development of an area could and should occur and matters that may affect that development.

Waste Management Facilities - Facilities for the sorting, recycling, treatment and disposal of municipal and commercial waste.

Water Bodies - Places where water is found such as rivers, burns, lochs, ponds, boggy wet land, water held under the ground and coastal waters.

Wider Countryside - Areas outwith Settlement Development Areas and out with the Hinterland.

Wildness - A quality that can be experienced where there is a high degree of naturalness and lack of modern structures or land use, where an area is remote and access to it is physically challenging, where there is a perceived sense of sanctuary or solitude, and where the landscape offers a sense of awe/ anxiety and arresting qualities.

Wild Area - A term used to describe an area of wildness qualities that may occur along a wide spectrum, from places fairly near to settlement but within which there are qualities of remoteness and naturalness, to more remote mountain and moorland interiors.

Wild Land - Those areas where wildness qualities are best expressed, defined by the Scottish Government as ‘uninhabited and often relatively inaccessible countryside where the influence of human activity on the character and quality of the environment has been minimal.

WWTW - Waste Water Treatment Works.

Useful Documents Sgrìobhainnean Feumail

A96 Growth Corridor Development Framework
<http://www.highland.gov.uk/businessinformation/economicdevelopment/regeneration/a96-corridor-masterplan.htm>

Access Strategy
<http://www.highland.gov.uk/leisureandtourism/what-to-see/countrysideaccess/accessstrategy.htm>

Active Travel Masterplans
www.highland.gov.uk/yourenvironment/roadsandtransport/transportplanning/ActiveTravelMasterplans.htm

Aquaculture Framework Plans
http://www.highland.gov.uk/yourenvironment/planning/coastalplanning_aquacultureframeworkplans/

Coastal Development Strategy
www.highland.gov.uk/planning/hcnds

Core Path Plans
<http://www.highland.gov.uk/leisureandtourism/what-to-see/countrysideaccess/corepathplans.htm>

Corporate Plan
<http://www.highland.gov.uk/yourcouncil/corporateplan/>

Crofting Reform Bill
<http://www.scotland.gov.uk/Publications/2009/05/11145108/0>

Dounreay Planning Framework
<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/dounreay-planning-framework.htm>

Highland and Islands Enterprise Operating Plan
<http://www.hie.co.uk/operating-plan-2009-2012.htm>

Highland Forest and Woodland Strategy 2006
<http://www.highland.gov.uk/yourenvironment/agriculturefisheriesandforestry/treesandforestry/highland-forest-and-woodland-strategy.htm>

Highland Physical Activity and Sport Strategy
<http://www.highland.gov.uk/yourcouncil/news/newsreleases/2008/June/2008-06-10-01.htm>

Housing Needs and Demand Assessment
<http://www.highland.gov.uk/livinghere/housing/housingstrategiesandinitiatives/housingneedsassessment.htm>

Inner Moray Firth Ports and Sites Strategy 2006
<http://www.highland.gov.uk/yourenvironment/planning/developmentplans/localplans/inverness-development-briefs-and-framework-plans.htm>

Land Reform Act 2003
http://www.opsi.gov.uk/legislation/scotland/acts2003/en/aspn_20030002_en_1.htm

Local Housing Strategy
<http://www.highland.gov.uk/livinghere/housing/housingstrategiesandinitiatives/>

Local Transport Strategy
www.highland.gov.uk/yourenvironment/roadsandtransport/transportplanning/localtransportstrategy.htm

Marine Spatial Planning
<http://www.highland.gov.uk/yourenvironment/planning/coastalplanning/>

National Forest Land Scheme
<http://www.forestry.gov.uk/nfls>

National Planning Framework 2
<http://www.scotland.gov.uk/Publications/2009/07/02105627/0>

Nigg Development Masterplan
<http://www.highland.gov.uk/yourenvironment/planning/nigg.htm>

Pentland Firth Tidal Energy Project
<http://www.highland.gov.uk/yourenvironment/planning/energyplanning/renewbleenergy/default.htm>

Renewable Energy Strategy
<http://www.highland.gov.uk/yourenvironment/planning/>

[energyplanning/renewbleenergy/default.htm](http://www.highland.gov.uk/yourenvironment/planning/energyplanning/renewbleenergy/default.htm)
Scottish Forestry Strategy
<http://www.forestry.gov.uk/sfs>

Single Outcome Agreement
<http://www.highland.gov.uk/yourcouncil/soa/>

Strategic Transport Projects Review
<http://www.transportscotland.gov.uk/stpr>

Councils Waste Strategy
www.highland.gov.uk/yourcouncil/news/newsreleases/2007/June/2007-06-28-0.htm

Water Framework Directive
<http://www.scotland.gov.uk/Topics/Environment/Water/WFD>



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