



Position in Settlement Hierarchy	Local centre
2007 Estimated Population	312
Housing Completions 2000-2006	8
Primary School Capacity (roll/physical capacity)	53%
Water Capacity (allocations versus capacity)	deficiency but a capital project is planned period to 2010
Sewerage Capacity (allocations versus capacity)	deficiency but a capital project is planned period to 2010

Objectives

- To co-ordinate development of the village to the north and south in a form which respects the exceptional setting and traditional activities.
- To safeguard the potential for further growth in these directions including land assembly, upgrading/redevelopment and links with the village.
- To help facilitate community initiatives to develop a new village hall and to identify a site for a playing field
- To improve the A82 junction, crossing points and public transport facilities and introduce a 40 mph speed restriction.
- To encourage priority upgrading of the WWTW and water supply.
- To protect the fine amenity trees, walks and monument by the River Coe and avoid encroachment into the National Scenic Area.
- To protect the integrity of and secure exceptional siting and design within the NSA.
- To protect the Ancient Woodland and SSSI features within the settlement.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	1.0 ha	North of School	20 units	Development will be set back from land at risk of flooding, require access from the A861 and the layout should incorporate the adjoining school site. This site may be at risk from flooding. A flood risk assessment should be submitted with any planning application. Contributions will be required towards road drainage works. Retain & integrate watercourses as natural features within the development.
H2	0.9 ha	South of A82	10 units	Development will be dependent on the assembly of land; access either configured with the Glencoe Hotel or from Tighphuirst and layout should take account of the potential for development on adjoining land to the east. Pedestrian/cycle crossing over A82 (in conjunction with Site H3). This site may be at risk from flooding. A flood risk assessment should be submitted with any planning application.
H3	1.1 ha	South of Filling Station	10 units	Pedestrian/cycle crossing over A82 (in conjunction with Site H2). Justification required for any new junction onto trunk road.
H4	0.3 ha	North of River Coe	4 units	Subject to improved access.
B1	1.0 ha	Hotel	-	This site may be at risk from flooding. A flood risk assessment should be submitted with any planning application. Contributions will be required towards any necessary coastal flood prevention works. A site history considering the previous use is required. Dependent on the site history an assessment of potential contamination issues may be required.
B2	0.1 ha	North of School	-	This site may be at risk from flooding. A flood risk assessment should be submitted with any planning application.