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All OS base maps are the most up-to-date available to The Highland Council at the time of the production of this Local Plan.

Position in Settlement Hierarchy	Local Centre
2007 Estimated Population	202
Housing Completions 2000-2006	0
Primary School Capacity (roll/physical capacity)	32%
Water Capacity (allocations versus capacity)	deficiency
Sewerage Capacity (allocations versus capacity)	deficiency

Objectives

- To integrate development of a new primary school, replacement fire and coastguard facilities and consolidate the nucleus of community facilities close to the surgery and safeguard access to adjoining “backland”.
- To consolidate the elongated shape of the village by directing development to land west of the A884 in association with community woodland schemes.
- To avoid development on land east of the A884 which could present a risk of subsidence from underground mine workings and promote provision of sports field, golf course and environmental improvements.
- To safeguard the waterfront axis between the ferry and west piers as a focus for tourist facilities/ other business - including a hotel/small-scale marina/community pier - and a new WWTW.
- To promote additional village improvements including removal of overhead wire-scape and extend the network of village footpaths.
- To safeguard the better agricultural land, promote community woodland beyond the village edge to the north and facilitate community enterprise initiatives.
- To protect the Ancient Woodland within the settlement.
- To control piecemeal development on the settlement edge, to protect the setting of Keil church, house and cross.
- To ensure that developer contributions are secured for any necessary relocation of the explosives store.
- To encourage Scottish Water to prioritise a comprehensive WWTW.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	4.0 ha	Torr na Faire	40 units	Traffic calming measures in keeping with rural nature of settlement. Retain and integrate watercourses as natural features within the development.
H2	0.7 ha	Morvern Crescent	15 units	Acceptable Uses - Amenity housing, including reservation for housing for the elderly. Road realignment to improve access to development and Long Term site west of Morvern Crescent. Retain and integrate watercourses as natural features within the development.
H3	0.4 ha	East of Dunaline	2 units	Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
LT	4.5 ha	West of Morvern Crescent	40 units	
C1	1.0 ha	Primary School	-	Primary School redevelopment, including multi-function games area, incorporate candidate core path.
C2	0.3 ha	SE of Hotel	-	Extension/upgrade to waste water treatment works. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application.
B1	0.4 ha	Below High Street	-	A site history considering the previous use is required. Dependant on the site history an assessment of potential contamination issues may be required. This site may be at risk from flooding. Flood risk assessment will be required, built development to avoid flood risk area. Ensure that any “bad neighbour” effects on the development are minimised.
B2	0.2 ha	Old Kiel camp	-	Subject to access improvements.