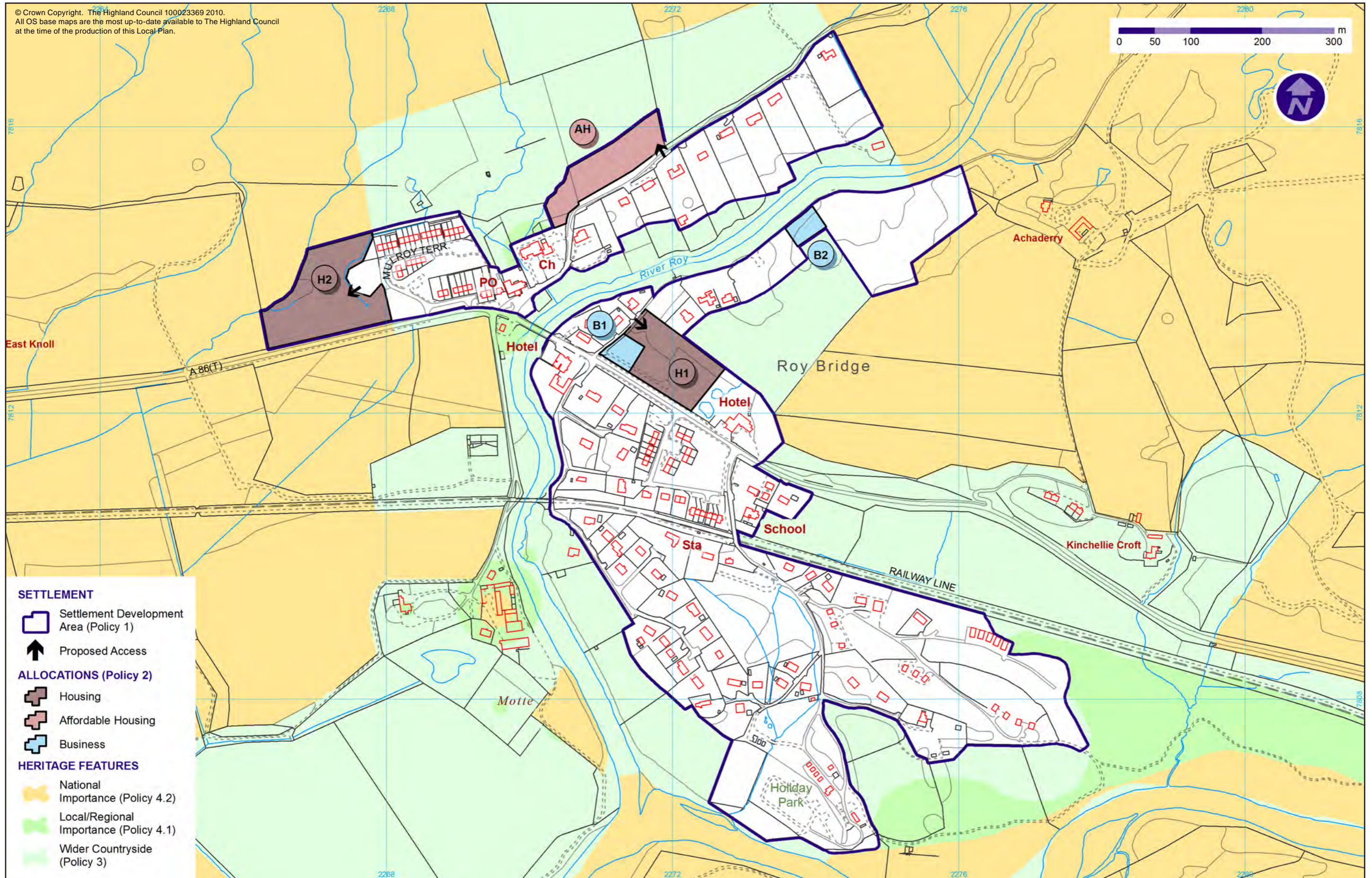


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 All OS base maps are the most up-to-date available to The Highland Council  
 at the time of the production of this Local Plan.



- SETTLEMENT**
- Settlement Development Area (Policy 1)
  - Proposed Access
- ALLOCATIONS (Policy 2)**
- Housing
  - Affordable Housing
  - Business
- HERITAGE FEATURES**
- National Importance (Policy 4.2)
  - Local/Regional Importance (Policy 4.1)
  - Wider Countryside (Policy 3)

Position in Settlement Hierarchy	Local Centre
2007 Estimated Population	228
Housing Completions 2000-2006	14
Primary School Capacity (roll/physical capacity)	120%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	spare capacity

**Objectives**

- To reinforce the shape of the village astride the A86 and promote a balanced structure either side of the River Roy in the longer term.
- To recognise the railway as a significant constraint to development of the village to the south and open up land to the north and west of the A86 for development.
- To promote refurbishment of community and recreation facilities with growth of the village.
- To protect views towards the Grey Corries and discourage coalescence with Inverroy.
- To improve shelter by encouraging robust planting on the western edge of the village.
- To protect the Ancient Woodland within the settlement.
- Parts of the Lochaber Parallel Roads Site of Special Scientific Interest fall within the SDA for the village. The nationally important heritage resources within the SSSI require to be conserved or enhanced.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
<a href="#">H1</a>	1.1 ha	Field off Bohenie Road	10 units	Access will be taken from the Bohenie Road and involve upgrading the A86 junction. Subject to maximisation of tree retention, shelter planting and maximisation of tree retention, shelter planting and exceptional siting and design quality. Flood risk assessment will be required, built development to avoid flood risk area. Site boundaries to be amended to exclude those parts which lie within the medium to high flood risk area (i.e. a 1 in 200 or greater annual probability of flooding). Justification required for any new junction onto trunk road.
<a href="#">H2</a>	1.5 ha	Mulroy Terrace	12 units	Development could occupy different levels. Access will be taken through the existing playground which will require to be relocated within the same site. Developer requirement for high quality design and siting and shelter planting. Requirement to retain and integrate watercourses as natural features within the development. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application.
<a href="#">AH</a>	1 ha	Glen Roy	6 units	Possible reservation of housing for the elderly. High quality design/layout to respect the setting of the adjacent listed building. Retain and integrate watercourses as natural features within the development.
<a href="#">B1</a>	0.1 ha	Stronlossit	-	As for H1
<a href="#">B2</a>	0.1 ha	Achaderry	-	Woodland retention/setback.