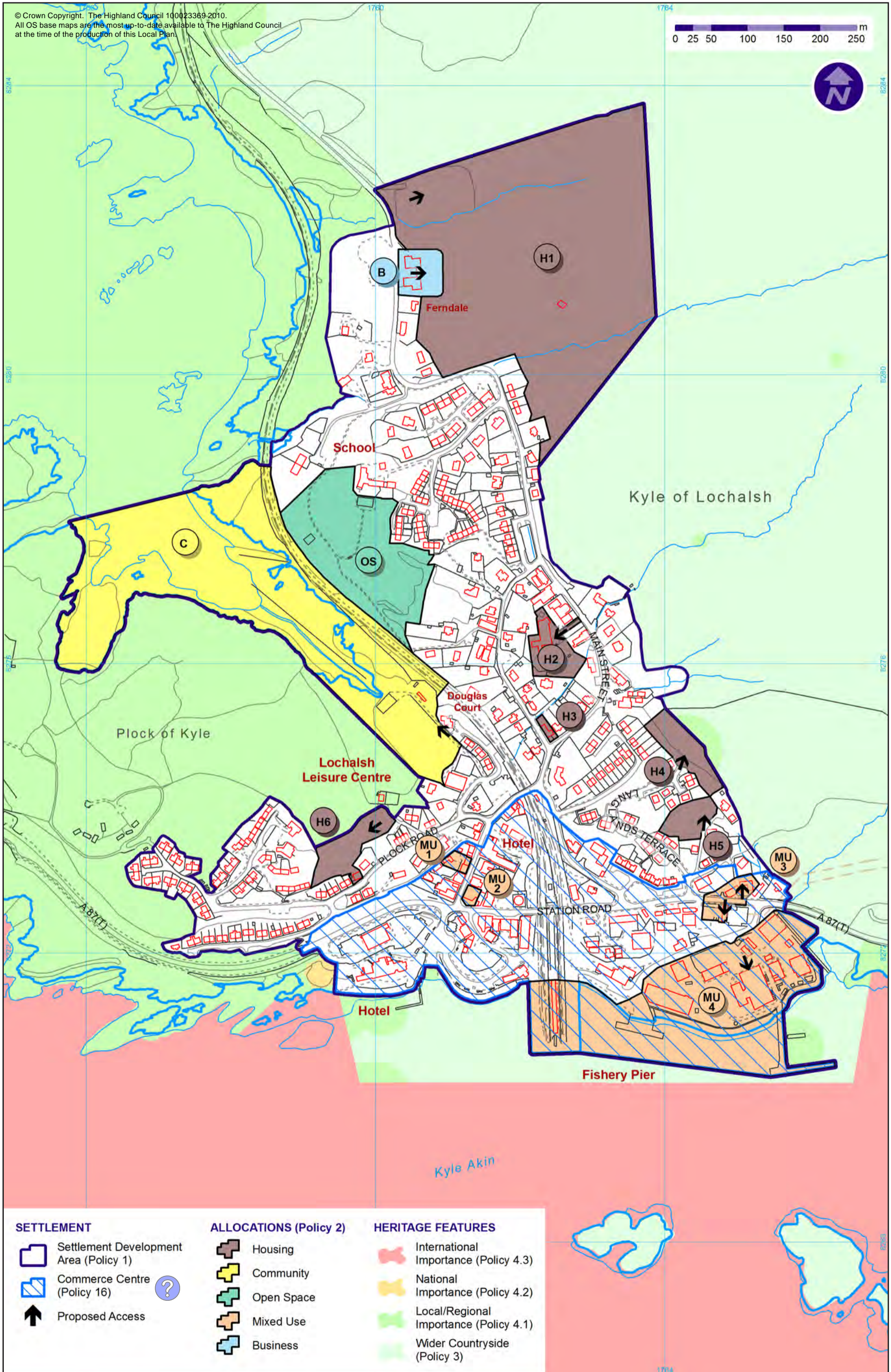


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 All OS base maps are the most up-to-date available to The Highland Council
 at the time of the production of this Local Plan.

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SETTLEMENT

- Settlement Development Area (Policy 1)
- Commerce Centre (Policy 16)
- Proposed Access

ALLOCATIONS (Policy 2)

- Housing
- Community
- Open Space
- Mixed Use
- Business

HERITAGE FEATURES

- International Importance (Policy 4.3)
- National Importance (Policy 4.2)
- Local/Regional Importance (Policy 4.1)
- Wider Countryside (Policy 3)

Position in Settlement Hierarchy	Area Centre
2007 Estimated Population	702
Housing Completions 2000-2006	16
Primary School Capacity (roll/physical capacity)	80%
Water Capacity (allocations versus capacity)	deficiency
Sewerage Capacity (allocations versus capacity)	deficiency

Objectives

- To consolidate Kyle's role as Lochalsh's pre-eminent commercial, community facility and employment centre.
- To maximise its locations advantage at a strategic gateway location at the eastern end of the Skye Bridge.
- To allocate business and industrial land to allow Kyle to diversify its employment base.
- To allocate land as close as possible to the village centre as the factors outlined below allow.
- To secure water supply improvements and augmentation of waste water treatment capacity.
- To take account of the following development factors: the physical/heritage barriers provided by Loch Alsh to the south, recreational land at the Plock to the west and steeper ground to the north and east; difficult ground conditions; an attractive seaward outlook; a concentrated pattern of landownership; and the prominence of much of the developable land from key tourist routes.
- To secure on-site provision or commuted parking developer contributions from all proposals within the settlement.
- To protect the Tree Preservation Order within the settlement.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	10.9 ha	East of Clan Garage	80 units	Developer masterplan to include: dispersed native planting on prominent hillsides; eastern edge of built development kept to powerlines; minimise recontouring; central useable public open space; dual track adoptable access (possible lights controlled junction), public transport connection; and pedestrian connections to village centre and school; overlooking/privacy set-back from neighbouring properties. Retain and integrate watercourses as natural features within the development.
H2	0.5 ha	Telephone Exchange	5 + 10 units	Pedestrian connection improvements to village centre, lights controlled junction access, additional 10 units dependent upon relocation of phone exchange; overlooking/privacy set-back from neighbouring properties. Connection to the public sewer.
H3	0.1 ha	Surgery	2 units	Pedestrian connection improvements to village centre.
H4	0.5 ha	Langlands Terrace (North)	5 units	Pedestrian connection improvements to village centre, woodland set-back, overlooking/privacy set-back from neighbouring properties.
H5	0.3 ha	Langlands Terrace (South)	1 units	Pedestrian connection improvements to village centre.

Site Allocations (continued)

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H6	0.5 ha	Plock Road	5 units	Pedestrian connection improvements to village centre, woodland management plan, adoptable access, maximise woodland retention, and safeguard footpath link, overlooking/privacy set-back from neighbouring properties. Exceptional siting and design quality.
C	8.5 ha	North West of Playing Field	-	Additional sports facility provision, pedestrian connectivity improvements to school, adoptable access, siting of any buildings to not obstruct public views over open water, waste water plant safeguard, all-tide berthing facility and natural heritage assessment and possible mitigation, otter survey, adequate marine waste disposal facilities. Site is at risk from flooding, a Flood Risk Assessment will be required. Built Development will not generally be permitted on medium to high flood risk areas.
OS	2.7 ha	South of School	-	No development.
MU1	0.1 ha	Old Co-op	6 units	Acceptable Uses - affordable housing, business and retail. Off-site parking contribution, no vehicular access from Old Plock Road. Connection to the public sewer.
MU2	0.1 ha	Corner of Main Street and A87	6 units	Acceptable Uses - affordable housing, business and retail. Off-site parking contribution. High design quality. Justification required for any new junction onto trunk road.
MU3	0.3 ha	A87 Builders Yard	6 units	Acceptable Uses - affordable housing, business and retail. A87 crossing facility, improved trunk road access, possible contamination assessment. Justification required for any new junction onto trunk road.
MU4	5.3 ha	Harbour	-	Acceptable Uses - business and industry. Pedestrian connection improvements to village centre, contamination assessment and mitigation, safeguard for listed railway station, possible EA/ES, strengthening of access of intensified development of fishery pier area. Site is at risk from flooding, a Flood Risk Assessment will be required. Connection to the public sewer. Built Development will not generally be permitted on medium to high flood risk areas. Proposals will only be supported if developers can demonstrate no adverse effect on the integrity of the adjoining Natura Site.
B	0.4 ha	Clan Garage	-	Pedestrian connection improvements to village centre, possible access route to H1, preference for refurbishment not re-development.