



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

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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.

Objectives

- To secure safe pedestrian connections between development sites.
- To encourage coordinated tourist signage and servicing provision.
- To secure exceptional design quality.
- To safeguard and enhance public seaward outlook and the appearance of the settlement on -seaward approach.
- To maximise the employment potential of this gateway location.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H	0.7 ha	North of Youth Hostel	5 units	Pedestrian connection improvements to Armadale, dual track adoptable access as far as the site entrance. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application.or set-back, exceptional design quality and woodland retention/planting.
C	0.7 ha	West of Youth Hostel	-	Useable public open space, safeguard pedestrian connection to beach.
MU1	0.9 ha	Between the Potteries	18 units	Reflect and consent granted prior to 'Proposed Plan Draft' final approval or if no consent granted then: Acceptable Uses - housing, business and tourism. Affordable housing suitable for the elderly, woodland management and retention/ planting, connection to the public sewer where it is technically and economically feasible to make a connection, exceptional design quality and archaeological resource set-back. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application.
MU2	3.6 ha	Armadale Bay	-	Acceptable Uses - business and tourism - small scale recreational sailing facilities. Retain beach access, woodland retention/planting, exceptional design quality and natural heritage assessment. Requirement to retain and integrate watercourses as natural features within the development. This site is at risk from flooding, a Flood Risk Assessment will be required. Built development to avoid flood risk area. Only water-related or harbour uses would be acceptable within flood risk areas.
MU3	50.6 ha	Armadale Wood and Home Farm	-	Acceptable Uses - business and tourism. Natural and built heritage safeguards, sensitive upgrading estate access routes with more inter-visible passing places and improved surfacing, exceptional siting and design quality, priority for refurbishment not new build, and pedestrian connection improvements to Armadale, ancient woodland safeguard.