





**Objectives**

- To secure a possible speed limit extension.
- To secure exceptional design quality.
- To take account of the following development factors: built and natural heritage constrains north and south of the settlement.
- To safeguard better remaining croft land at Mill Park.
- To protect remaining public seaward views.
- To protect the Designed Landscape within the settlement.
- To improve and extend the adopted road network.

**Inverarish Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
<a href="#">H1</a>	0.7 ha	East of Hotel	4 units	Woodland retention/replanting, exceptional siting and design quality, pedestrian connection improvement to school/hall. Requirement to retain and integrate watercourses as natural features within the development.
<a href="#">H2</a>	1.2 ha	North East of School Park	10 units	Pedestrian connection improvement to school/hall, exceptional siting and design quality, retain framework planting on north and east boundaries. Retention of broadleaf woodland, overlooking/privacy set-back from neighbouring properties.
<a href="#">H3</a>	0.8 ha	Sawmill	8 units	Contamination assessment, adoptable access and visibility improvements, pedestrian connection improvement to school/hall, woodland retention/replanting, exceptional siting and design quality. Requirement to retain and integrate watercourses as natural features within the development.
<a href="#">H4</a>	5.5 ha	Henderson Bridge	20 units	As per consent. On non consented portion: extension of single track access if feasible, useable public open space on treed ground with seaward outlook, Scheduled Monument 10m set-back, pedestrian connection to terraces, set-back of any development from gravel pit until last phase, maximise woodland retention and additional shelter planting. Public sewer connection or interim private arrangement that will be compatible with and make a future public connection or scheme more feasible. Net betterment of off and on site surface water drainage.
<a href="#">H5</a>	1.1 ha	South of Gravel Pit	11 units	No development until gravel pit resource exhausted or Raasay alternative identified, useable public open space to rear of terraces, pedestrian connection to terraces. Overlooking/privacy set-back from neighbouring properties. Public sewer connection or interim private arrangement that will be compatible with and make a future public connection or scheme more feasible. Net betterment of off and on site surface water drainage. Requirement to retain and integrate watercourses as natural features within the development.

**Inverarish Site Allocations (continued)**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
<a href="#">AH</a>	1.0 ha	South of School Park	10 units	As per outline consent but also: safeguard for surgery extension, access from hall site, housing suitable for the elderly, useable public open space with seaward outlook, pedestrian connection to school, exceptional design quality. Retention of broadleaf woodland.
<a href="#">C</a>	0.6 ha	New Hall	-	As per consent
<a href="#">MU1</a>	0.2 ha	Mill	-	<b>Acceptable Uses</b> - business and tourism. As per consent. Flood risk assessment will be required, built development to avoid flood risk area. Built Development will not generally be permitted on medium to high flood risk areas.
<a href="#">MU2</a>	0.3 ha	Home Farm Steadings	-	<b>Acceptable Uses</b> - business and tourism. Pedestrian connection improvements to the new ferry terminal, exceptional design quality/sensitive refurbishment, archaeological assessment prior to any new build.
<a href="#">MU3</a>	0.7 ha	North of School Park	2 units	<b>Acceptable Uses</b> - housing and community. Land safeguard for improved school access, drop-off and turning, exceptional design quality and minimise recontouring. Retain bat roost and adjacent woodland habitat. Shelter planting.
<a href="#">MU4</a>	0.3 ha	Gravel Pit	-	<b>Acceptable Uses</b> - business and tourism. No development until gravel pit resource exhausted or Raasay alternative identified, construct access through to H5, pedestrian connection to terraces, Contamination assessment