

Position in Settlement Hierarchy	Local Centre
2007 Estimated Population	348
Housing Completions 2000-2006	9
Primary School Capacity (roll/physical capacity)	68%
Water Capacity (allocations versus capacity)	deficiency
Sewerage Capacity (allocations versus capacity)	limited spare capacity

Objectives

- To bolster Kyleakin’s emerging role as a tourist destination rather than as a terminal.
- To support central redevelopment where possible without significant incursion into recreational land.
- To resist further commercial development at the bridge-head.
- To secure water and existing sewerage capacity improvements.
- To safeguard remaining sand and gravel resource at Altanavaig.
- To take account of the following development factors: Kyleakin’s peninsula location with physical/heritage barriers such as Loch Alsh to the north and east, recreational land and An t-Ob to the south, commercial forestry and steeper ground to the west; the trunk road access constraint and visual prominence of land at the western end of the settlement; the attractive seaward outlook; and the concentrated pattern of private land ownership.
- To protect the Designed Landscape and Ancient Woodland within the settlement.

Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	1.7 ha	Old Kyle Farm Road	20 units	Central useable public open space, pedestrian connection improvements to village, no new access from the A87, adoption of Old Kyle Farm Road and site access(es), no loss of roadside parking and public transport connection. Net betterment of on and off site surface water drainage, safeguard forestry footpath. Connection to the public sewer.
H2	2.5 ha	Land adjoining Playing Field	25 units	Pedestrian connections to village centre, school and riverside, adoptable dual track access, shelter/screen planting on western site boundary and residential accommodation suitable for the elderly. Affordable housing provision in accordance with General Policy 5. Connection to the public sewer. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application.
C	2.7 ha	Land at Community Centre	-	Retain/improve pedestrian connections to surrounding residential areas and any new buildings restricted to extensions/adjuncts to community centre.
B1	0.1 ha	West of Harbour	-	Relocation of post office consented.
B2	0.1 ha	Old Ferry Area	-	Replacement of existing business/office uses. Flood risk assessment will be required, built development to avoid flood risk area.
I	76.0 ha	Altanavaig Quarry	-	Any additional industrial use to be compatible with re-opening of quarry operations, restoration of quarry, possible contamination assessment, structural planting to screen development from A87, retain all existing woodland, retain and integrate watercourses as natural features within the development, possible EA/ES and fluvial and coastal flooding set-back. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Safeguard potential cycle route. Proposals will only be supported if developers can demonstrate no adverse effect on the integrity of the adjoining Natura Site.
MU	0.1 ha	Former Youth Hostel	10 units	Acceptable uses - Housing, Affordable Housing, Business, Community. Adopted road access and on-site parking provision.