



LOCHINVER

Lochinver - the service, employment and tourist centre for the south-west - is dominated by its major fishery port, deep water berth/breakwater and substantial reclaimed land. Held to the narrow margins of a natural anchorage by rising land, the village occupies an exceptional position; its distinctive linear form, an attractive feature within the National Scenic Area. Commercial and community facilities – including a new Health Centre, refurbished hall and hotel are centrally located off Main Street. The main housing areas extend north-west towards Baddidaroch and port-related facilities together with industrial land lie to the south, backed by some 36 ha. of community woodland, local walks and a new community Leisure Centre at Culag. Whilst limited opportunities to reinforce the village continue to be promoted as backland sites become available and gaps towards Inver Park filled, a substantial need for local homes - in addition to those recently completed - remains unmet.

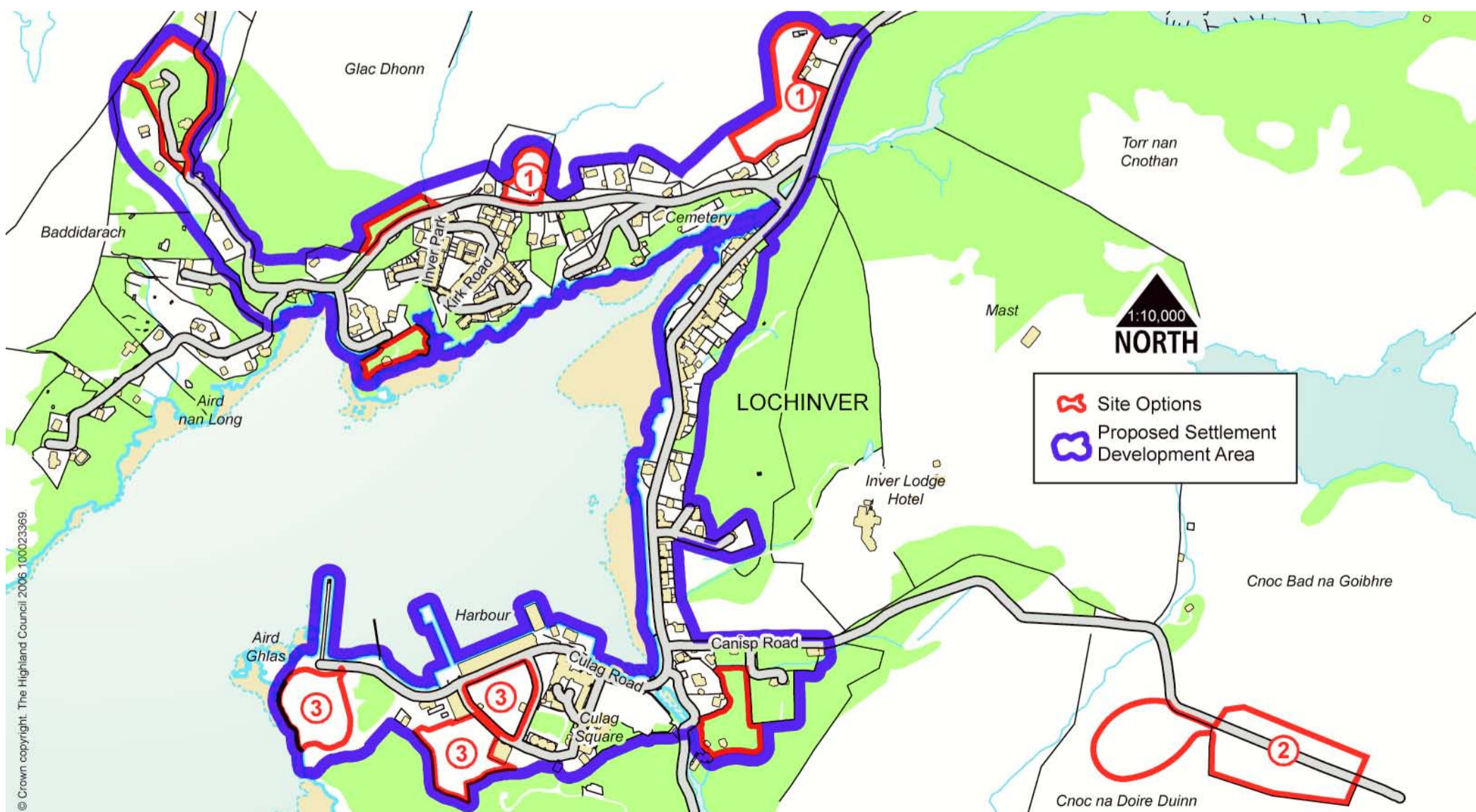


KEY SITES - Lochinver *

1. north - between Baddidaroch and Cnoc a' Mhuillinn	6.1 ha. - housing / community	involving remodeling/ leveling and an access "loop" through to the A837. Close to utility networks, but requires shelter planting
2. west - towards Canisp into the Assynt Foundation lands	16.0 ha. - housing / community	above the lochan, necessitating public road improvements and extension of mains drainage - feasibility study underway
3. south - Culag	4.0 ha. - business / industry	including the higher tiers of reclaimed land through the working port, best suited for a mix of employment related activities. Housing could jeopardise long term port development

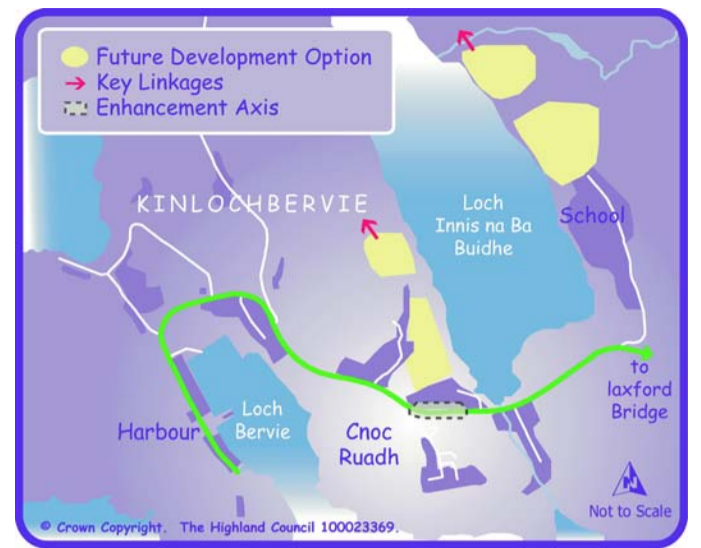
The longstanding shortage of readily developable land and infrastructure restrictions has been investigated recently as part of a *Housing Study*. Waste Water Treatment Works facilities are close to their limits although the water supply has capacity for the equivalent of some 70 additional homes. Ownership of the former Assynt Estate as part of a community buy-out initiative increases the leverage for agency partners and the community to re-examine a preferred direction for expansion and co-ordinate the next phase of significant house-building/other community facilities with related infrastructure. Constraints arising from exposure, accessibility, ground conditions, servicing and crofting reaffirm that options are extremely limited. Community preference is needed to stimulate an agency/landowner initiative to test the viability of development and related servicing and amenity needs.

*In addition to the Key Sites there are several smaller Sites indicated which provide further scope for development.



KINLOCHBERVIE

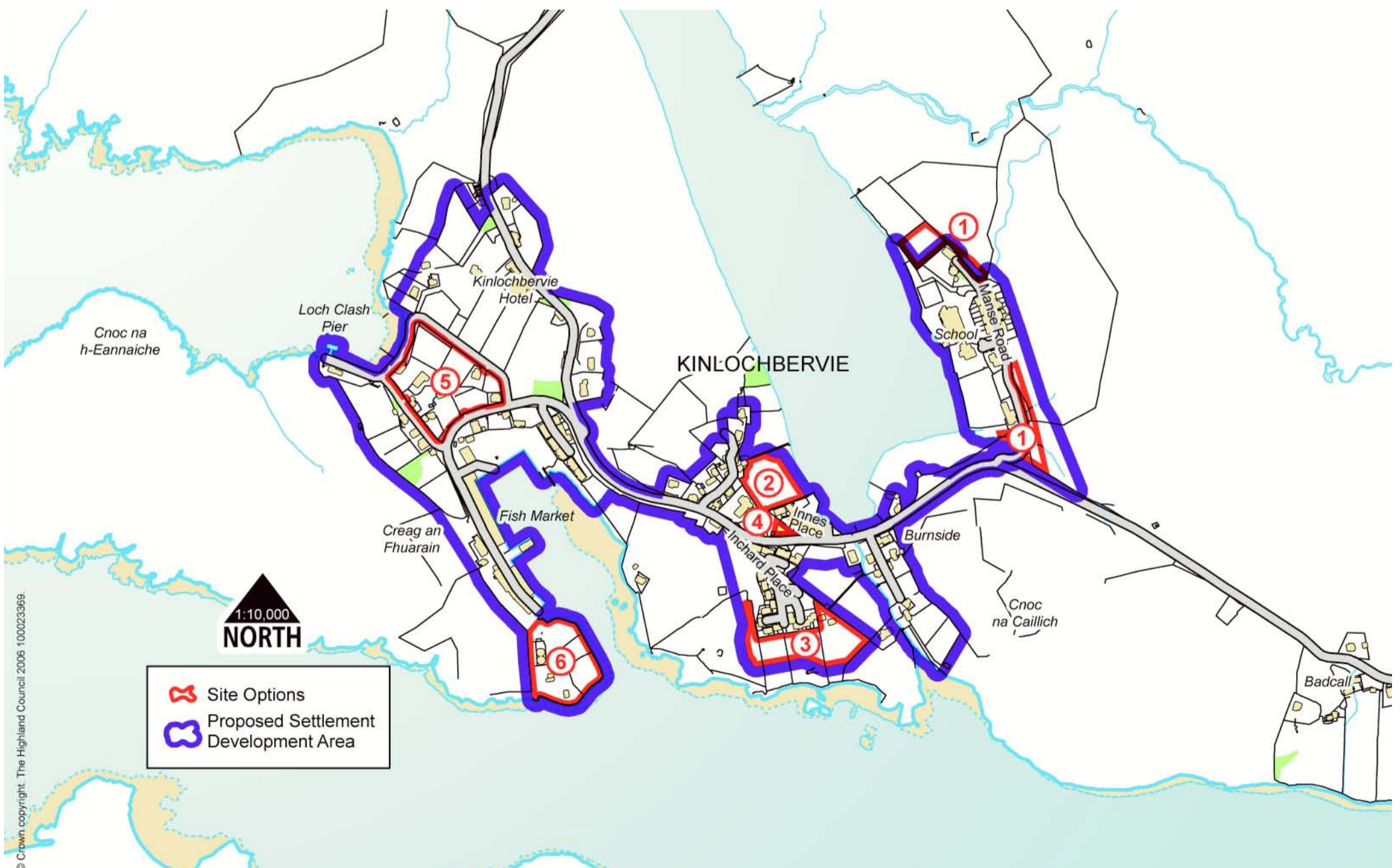
The importance of Kinlochbervie as a principal service centre in north-west Sutherland accelerated following major expansion of the fishery harbour and strategic road improvements in the mid 1980s. A High School, Health Centre, community hall and playing field together with local housing followed. Major port reclamation works have held in reserve, substantial land for harbour-related economic development. Given difficult terrain, the shape and structure of the village owes much to the availability of land and a variety of aspects over Loch Inchar, Loch Clash and Loch Innes; and the shelter afforded by rising, rugged outcrops which separate several pockets of development and safeguard amenity. With options for future house-building therefore limited, it is essential that the next phases of development in these directions consolidate the settlement, reconcile crofting interests and ensure that longer term opportunities are not closed-down. Although there is sufficient mains water and the two Waste Water Treatment Works are adequate, consideration needs to be given to the capacity of the utility networks and access serving existing development in these areas, and their potential to be upgraded in future. Redevelopment and enhancement associated with the garage/shop close to the health centre could create a focal point. A site is required for a new Police Station. The water source at Loch na Claise also serves several townships between Riconich/Achriesgill to Oldshoremore.



KEY SITES - Kinlochbervie		
1. Manse Road	1.0 ha. - housing / business	subject to ground conditions, significant development would require parking provision for existing housing
2. north of Innes Place	0.9 ha. - housing / business	central location, good aspect and visually contained; access from Innes Place or adjoining Health Centre; possible relocation of play area subject to availability / crofting
3. south of Mackenzie Square	1.5 ha. - housing / business	council owned, ground conditions need investigation
4. adjacent to garage	0.1 ha. - community	create focal point
5. between Loch Bervie - Loch Clash pier	0.8 ha. - housing / business	former harbour "buffer area", suitable for other purposes, ground conditions?
6. Loch Bervie Harbour	0.5 ha. - industry	reclaimed land



Derelict Site (above: Kinlochbervie)



DURNESS

The important local and tourist centre Durness, occupies an exposed headland position, extending alongside the A838 and comprising the adjoining communities Durine, Balvolich, Sangomore, Smoo, Lerinmore, and Lerinbeg. The village's main junction is the focus for local services – school, shop, playing field, visitor accommodation, businesses and facilities and car park. A new village hall and community garden have been developed at Smoo. Sango Bay, Smoo Cave, the golf course, Balnakeil Craft Village and Cape Wrath are important features. The Kyle of Durness is a designated National Scenic Area and an internationally protected habitat (Special Area of Conservation). Strengthening the linear pattern will protect croftland and views, notably the rigs stretching northwards to the coastline. Further to consultation with community interests, scope exists to identify a choice of sites consistent with spare capacity in the separate drainage systems and safe access.

KEY SITES - Durness

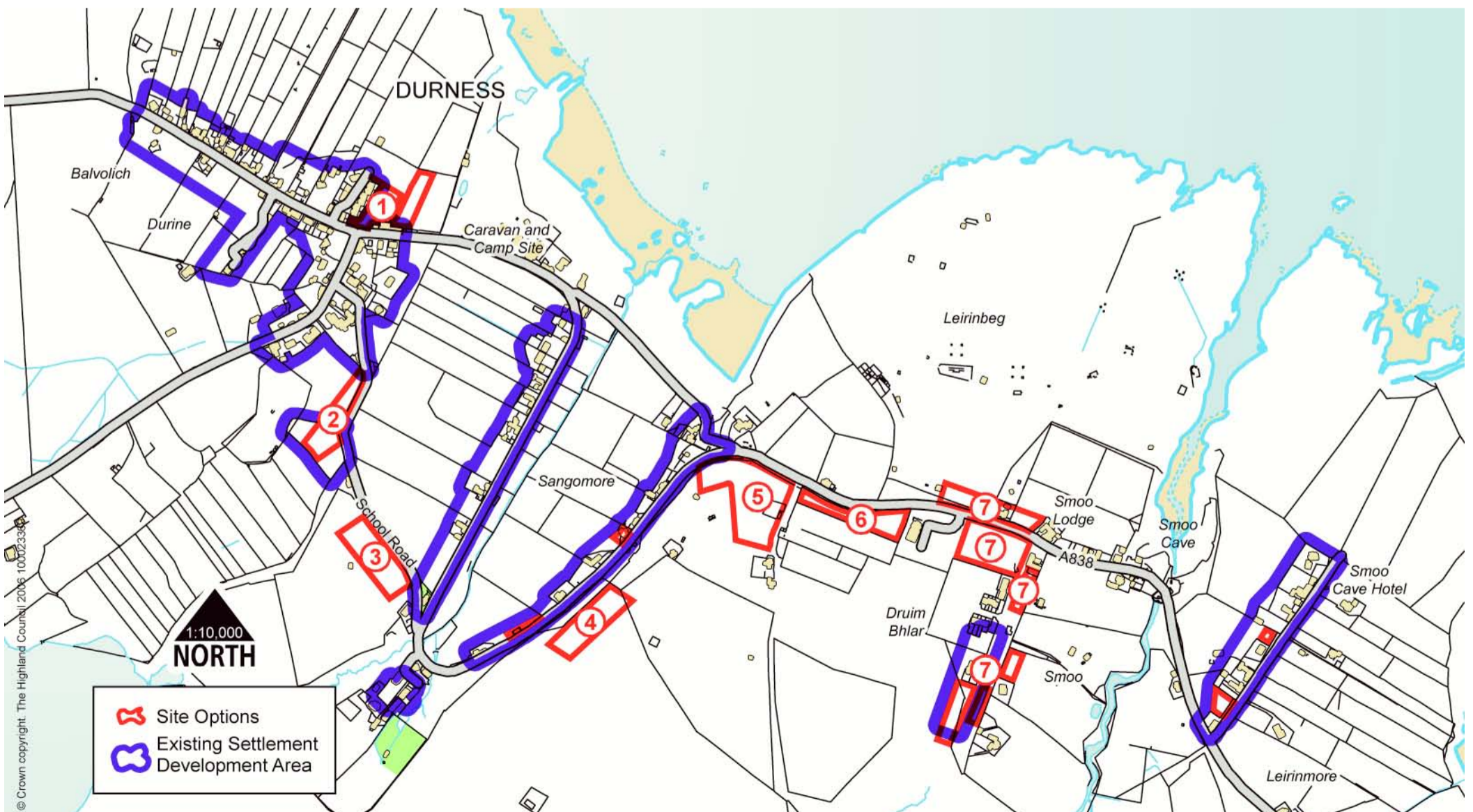
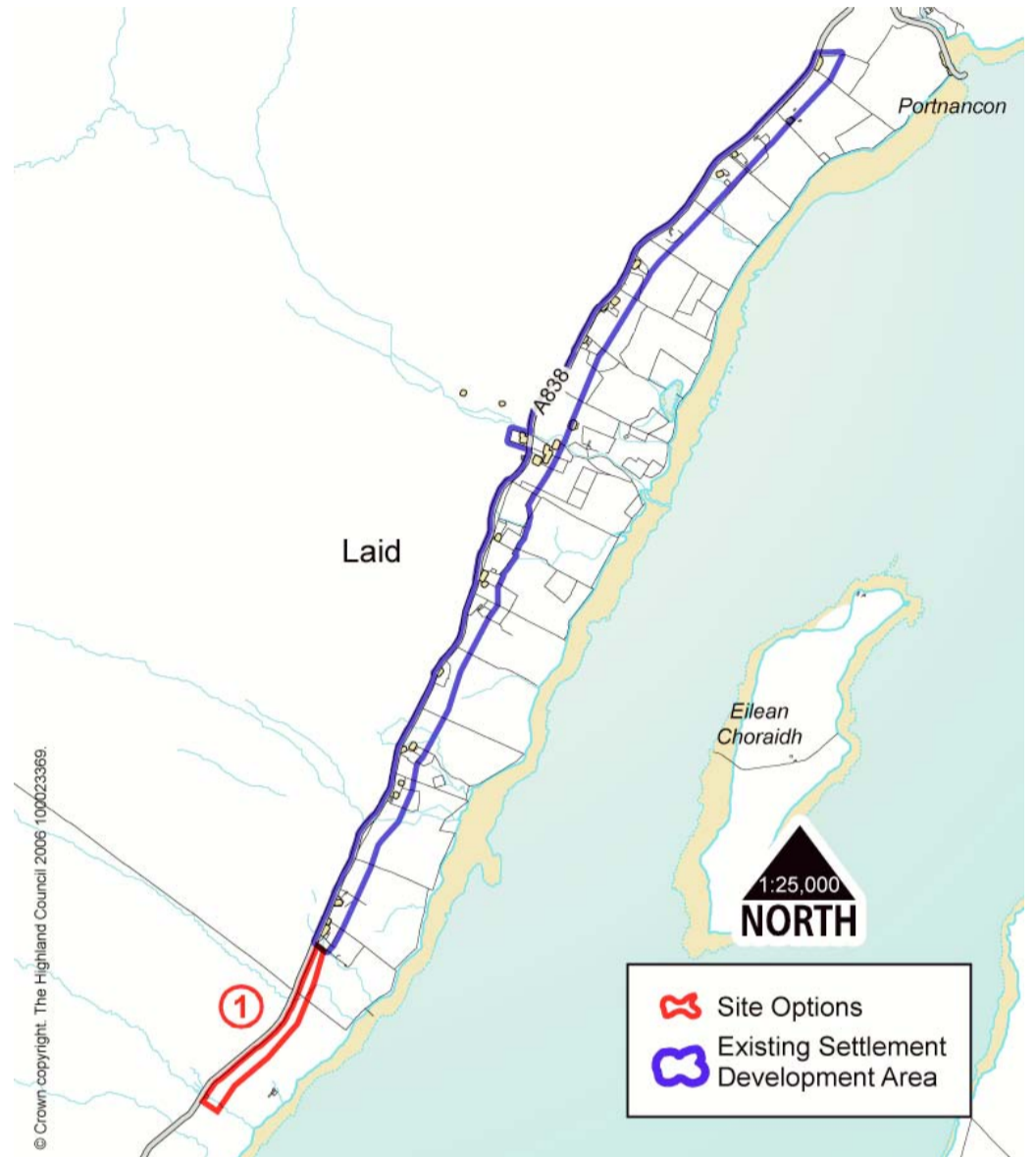
1. adjacent to shop	1.0 ha. - housing	subject to ground conditions, potential for village green, affordable housing, "loop road" - phased or dependent on land availability
2. west of School Road (n)	1.4 ha. - housing / business	extension of water mains and consideration of access control measures given restrictions in width and junction with A838 must include Fire Station servicing
3. west of School Road (s)	0.7 ha. - housing	as above
4. east Sangomore (n)	1.0 ha. - housing	steep ground and access constraints limit potential
5. north Sangomore (n)	2.0 ha. - housing / business	prominent site with amenity issue - separation from the mast will limit potential, further development here will require public adoption of the road
6. west of Village Hall	0.8 ha. - housing	requires single access from the main road
7. Smoo	2.4 ha. - housing	appear to be effective sites which fit well with the settlement pattern, access directly off the main road should be avoided

LAID

Laid is a scattered linear settlement alongside the A838 occupying land principally between the road and Loch Eriboll with fine views towards Ben Hope.

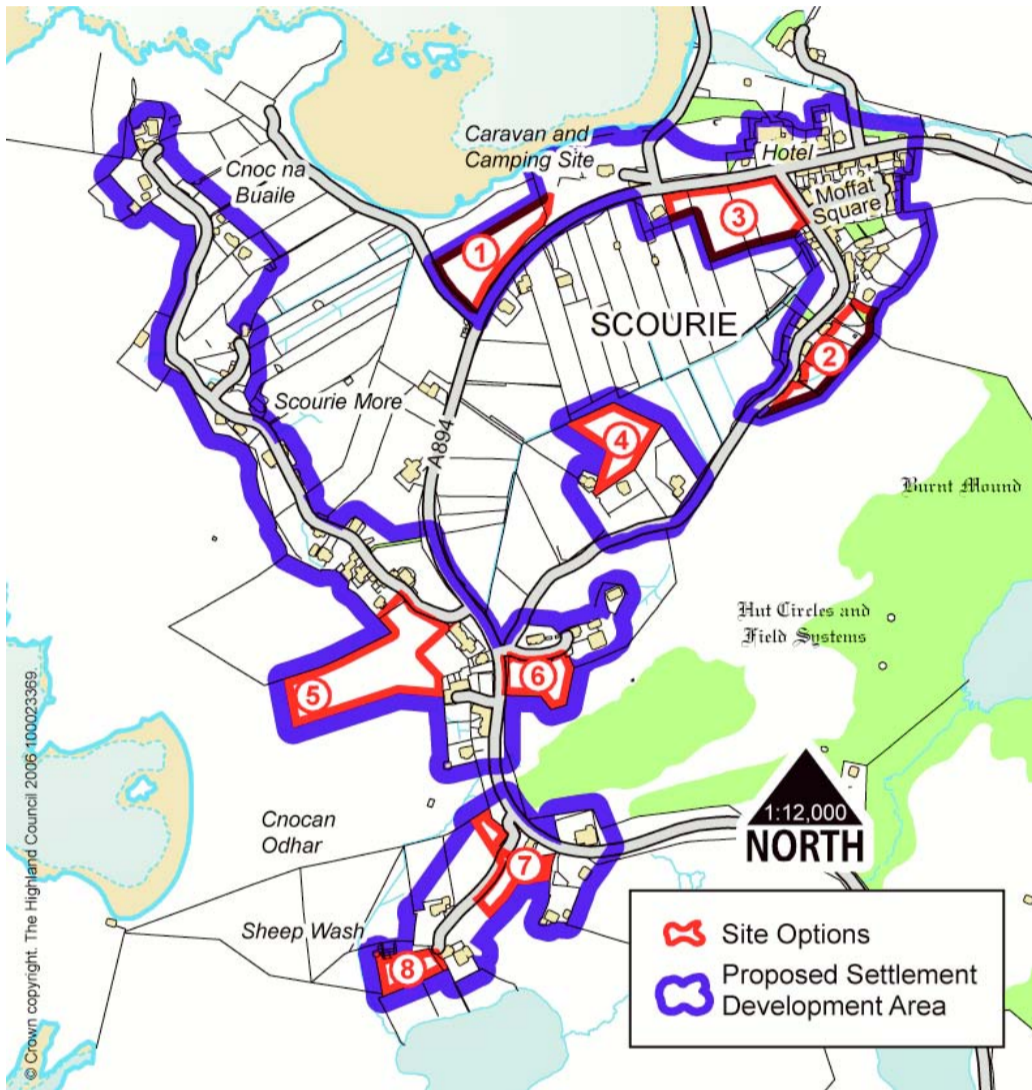
KEY SITES - Laid

1. Laid south	housing	east of the A838, existing pattern
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SCOURIE

Affordable housing for rent, a new filling station and shop, and playing field are consolidating Scourie as an important local centre. Development is compact and focussed around key facilities, the hotel and health centre at the A894 junction; or otherwise held to the margins of adjoining minor roads, notably at Scouriemore and in association with fish farming at Badcall. Opportunities are limited by extensive croftland and grazings, rising ground, low-lying or poorly drained areas, inappropriate “skylining”, the SSSI and important geology, and the westerly aspect giving fine views towards the bay and adjoining peninsula. The school and hall are located towards Scouriemore, the cemetery to the west of the village and tourism/visitor facilities primarily between the hotel and harbour. Development sites should achieve a good fit with the village layout and convenience to facilities. Utility systems offer adequate capacity.



KEY SITES - Scourie		
1. west of the caravan / campsite	1.2 ha. - housing / business	croft land, acceptable landscape impact and position, but would necessitate extension of mains drainage, also subject to availability
2. south of church	0.7 ha. - housing	identified by the community, close to services
3. west of Park Terrace	1.8 ha. - housing	croft land opposite the Albyn Housing Association units; single access from the A894/adjoining minor road, possible junction improvements, subject to availability
4. east of the football pitch	0.9 ha. - housing	identified by the community, but not on the drainage network
5. west of the School	1.4 ha. - housing	as above
6. east of the School	0.8 ha. - housing	common grazings, subject to suitable access and availability
7. north of the Free Church	0.7 ha. - housing	identified by the community, but not on the drainage network
8. south of the Free Church	0.5 ha. - housing	as above

DRUMBEG AND STOER

Drumbeg and Stoer lie within the Assynt and Coigach National Scenic Area on the scenic route, their tight settlements supporting local services including a school and hotel. Drumbeg is sheltered with opportunities for infill either side of the road, facilitated in part by the water supply which offers some capacity. Stoer is elevated, more exposed and the water supply is currently constrained.

KEY SITES - Drumbeg & Stoer		
1. Stoer south	0.6 ha. - housing	would reinforce the cluster
2. Drumbeg - south of B869	0.5 ha. - housing	fits with existing pattern of development
3. Drumbeg - southwest of Loch Ruighean an Aitinn	2.0 ha. - housing	scope for sensitively sited/ designed housing, given landscape factors

ACHFARY

Achfary was established by the Westminster Estate during the mid 19th Century. The community supports a post office, primary school and hall. Located within the North-west Sutherland National Scenic Area, the village presents an attractive character, colour and detail of the Estate architecture sufficiently distinctive to merit consideration for Conservation Area status previously. Development should reflect the prevailing layout and design.

KEY SITES - Achfary		
1. Achfary north	0.2 ha. - housing	would reinforce the cluster
2. south Alt Achadh Fairdh	0.7 ha. - housing	outhwith National Scenic Area, subject to availability

