

Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	218
Housing Completions 2000-2006	8
Primary/Secondary School Capacity	52% / 76%
Water Capacity	Sufficient capacity and additional capacity project planned between 2007-2010
Sewerage Capacity	Sufficient capacity at Manse Road septic tank, but the Harbour septic tank is nearing capacity

Prospects

Kinlochbervie has grown as a principal service centre for the Northwest alongside major expansion of the fishery harbour in the mid 1980's. However tourism is becoming an important part of its future. The variety of aspects Kinlochbervie has over the lochs it straggles and its rugged terrain has directed its growth in several directions. However due to a variety of constraints including infrastructure and crofting the preferred direction for long term growth is at Innes Place.

Development Factors

- The SDA has been drawn widely at Loch Clash pier to offer scope for facilities associated with potential marina development and at Loch Bervie for business and industrial prospects;
- Low downward emission design street lights.

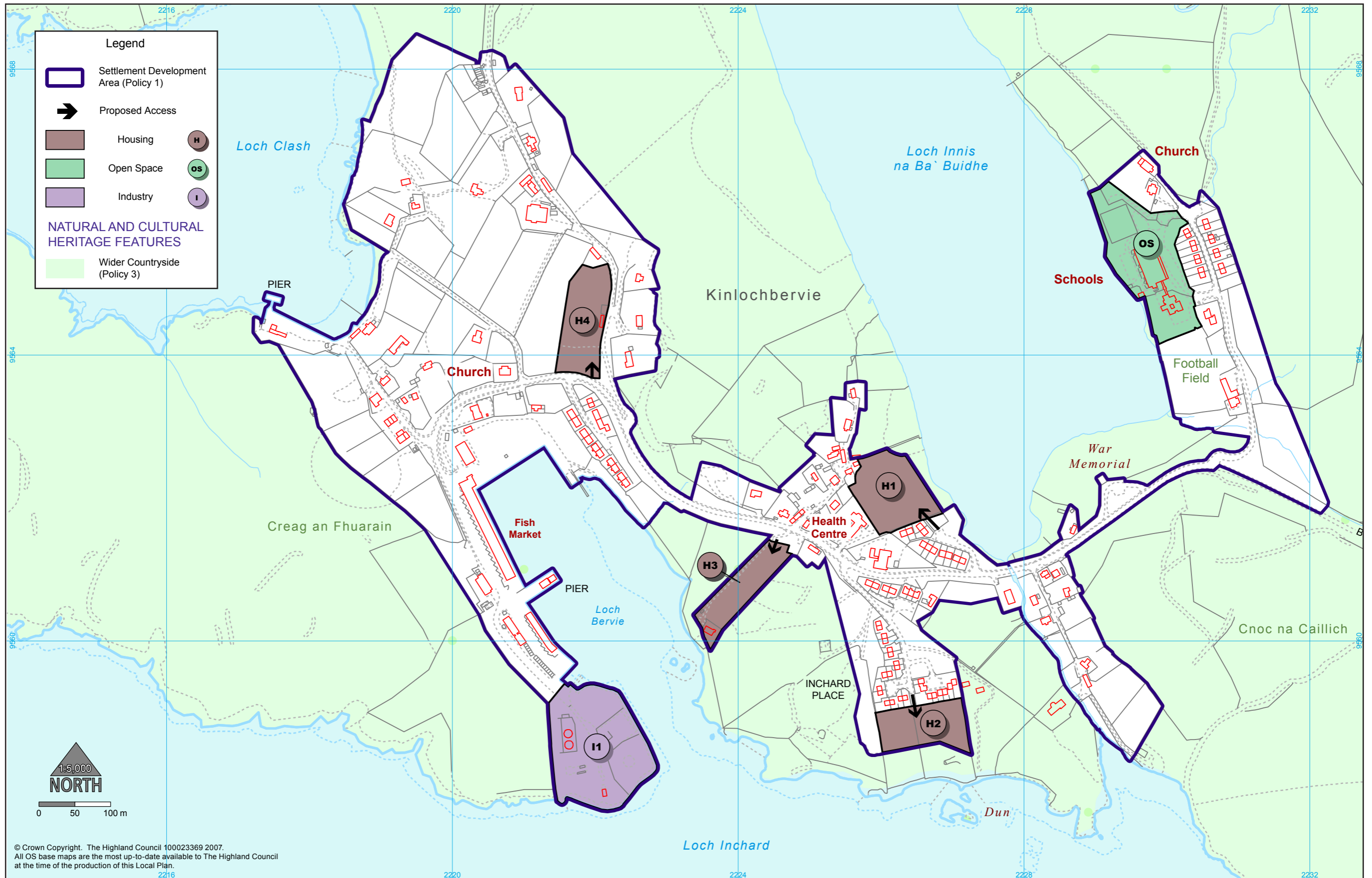
Developer Requirements

- There is opportunity for two houses on the East side of Manse road but off road parking along with a footpath from the main road to the development should be provided. Particular care will also need to be taken with SUDS because of the water runoff from the hill;
- If development is sought on land adjacent to the garage near Innes Place then an assessment of potential contamination issues will be required;
- Any proposals within the vicinity of the Church and its Manse must pay due regard to preserving any physical/visual link between them.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H1	0.9ha	North of Innes Place	10 units	Access from Innes Place with relocation of the playpark and provision of compensatory parking. Longer term interests further north should be protected.
H2	0.6ha	South of Mackenzie Square	8 units	Examination of ground conditions required. Traffic calming may be required on access. Consideration should also be given to existing residents' amenity and how development might be accommodated whilst mitigating the impact.
H3	0.5ha	Land at Cnoc Ruadh	5 units	Reduce speed limit to 30 mph to get visibility. There may be access gradient issues and the access is opposite an existing road so this will need to be addressed. Suitable for linear development, new housing should seek to preserve traditional relationship of a croft house with its land. Remains of the boundary stone walls should be left as intact as possible and prior to any alteration an extensive photographic record would need to be made recording the feature in its original setting.
H4	0.8ha	Land Southeast of Kinlochbervie Hotel	5 units	Development should be accessed from the lower loop road. Development may require upgrading of existing road and footway provision. This is a sensitive location which requires careful siting and design.
I1	0.5ha	Reclaimed land at Loch Bervie Harbour	-	With some rationalisation and reorganisation of existing uses this site has scope for additional industrial uses.

(Housing capacities are indicative only and given on the basis of likely development densities.)



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