

Position in Settlement Hierarchy	Small Village
2005 Estimated Population	111
Housing Completions 2000-2006	1
Primary School Capacity (roll/physical capacity)	45%
Water Capacity (allocations versus capacity)	Limited capacity
Sewerage Capacity (allocations versus capacity)	Deficiency

The small community of Edderton lies some 6 km. to the west of Tain on the southern shore of the Dornoch Firth. The opening of the Dornoch Bridge in 1991 effectively by-passed the village, leading to loss of some services, those remaining relate to the primary school, hall and hotel. The village and surrounding area have several historical associations including the Crusaders stone in the old kirk yard, the Pictish stone to the north of the village and the parish church itself.

Business development within the village relates to the caravan sales business and an engineering business both located to the south-eastern boundary of the settlement.

Housing development has been low key in recent years; the lack of capacity in the waste water treatment system has been a significant factor. Small scale housing development has been permitted subject to temporary waste water solutions being put in place. Proposals are in place for a new waste water treatment system which will permit larger scale proposals to proceed.

Prospects

Potential for development in Edderton lies primarily in the large allocation (Ross and Cromarty East Local Plan) to the west of Station Road. The progress of development is dependant on the provision of a new waste water treatment plant.

Outwith the large allocation in the village the potential for development lies in infill opportunities. Land to the east of Station Road may offer development potential in the longer term.

Opportunities for small scale business development exist on land to the east of the village, subject to the suitability of the single track access road.

The settlement boundary has been redefined to exclude the smallholdings towards the centre of the village, in order to protect what forms an intrinsic part of the character of the village.

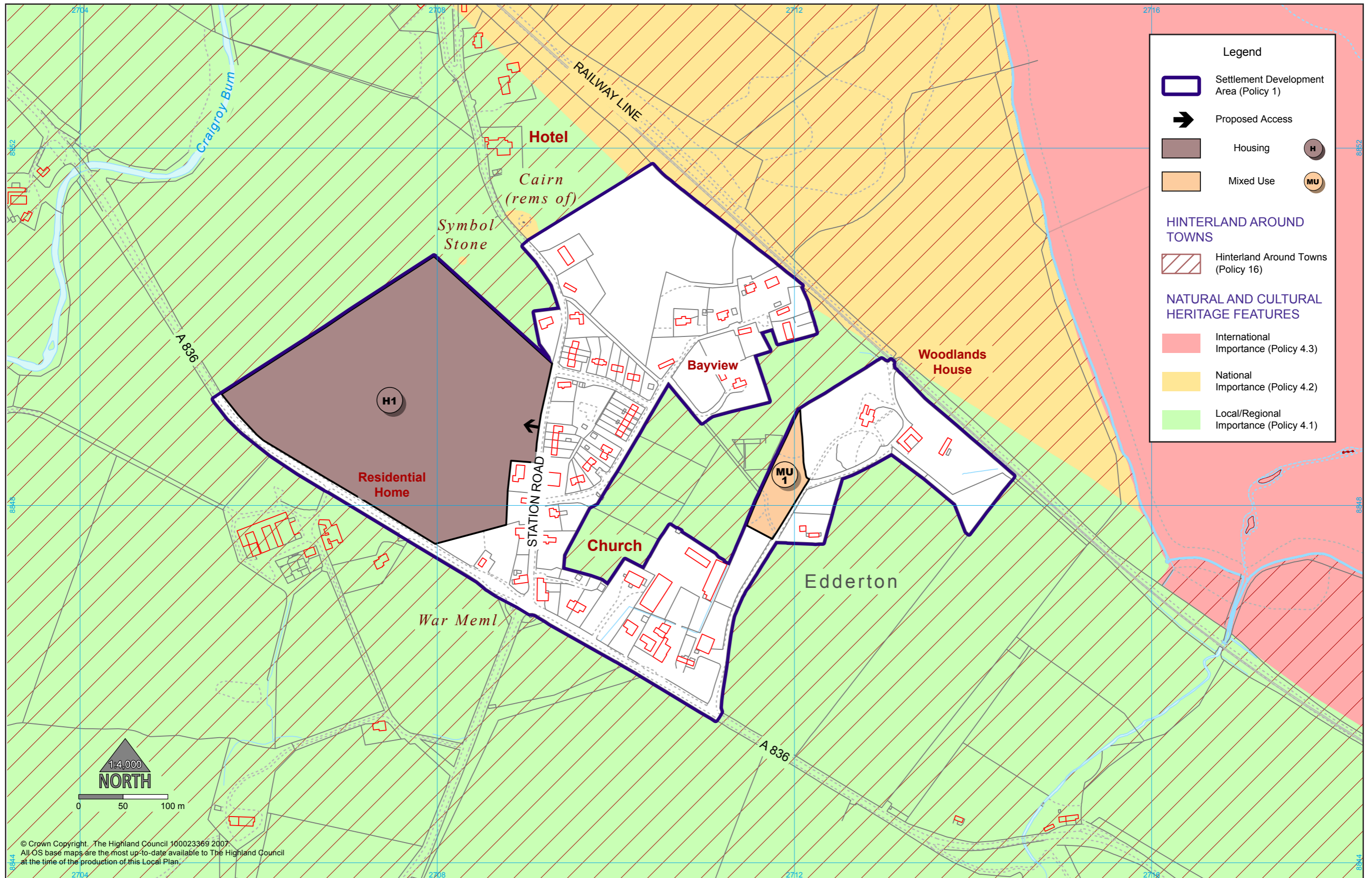
Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	6.8 ha	West of Station Road	30 units	Delivery of housing for settlement for plan period and beyond. Observe and enhance setting of Pictish standing stone, full archaeological survey, provision of landscaping and planting, formal open space, subject to connection to new waste water treatment works system.
MU 1 (B/I)	0.4 ha	Adjacent Glebe Cottage	-	Suitable for small scale business units or workplace homes (house with associated business unit) Subject to suitable access and to connection to new waste water treatment works system.

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

Development Factors

- Proximity to Moray Firth SAC;
- Development opportunities constrained by presence of railway to north and A836 to south;
- Sensitive siting and design of development in proximity to Pictish standing stone;
- Constrained waste water capacity.



© Crown Copyright. The Highland Council 100023369 2007.
 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.