

Position in Settlement Hierarchy	Key Village
2005 Estimated Population	128
Housing Completions 2000-2006	6
Primary/Secondary School Capacity	30% / 76%
Water Capacity	Sufficient and additional capacity project planned between 2007-2010
Sewerage Capacity	Sufficient capacity in the main Scourie septic tank but the Handa Terrace septic tank has a maximum of 5 connections remaining.

**Prospects**

Last year 6 semi detached affordable houses were built by Albyn Housing Association in the village. This along with the new filling station and shop are helping to consolidate its role as a local centre.

Further opportunities on larger sites are limited. There are two opportunities identified for accommodating growth on allocations but further scope has also been identified within the SDA for infill development.

There is flexibility identified within the SDA and it is important that these infill opportunities are taken forward in an appropriate manner. In order to retain the sense of character when viewed from a distance and achieve a consistency when viewed from the street single plot development needs to come forward with a degree of coherence.

This consistency should be achieved by reference to traditional Highland forms, proportions, materials and massing (1, 1½, 1¾ storey and 40-45 degree roof pitch). With larger floor areas its shape should be broken down into at least two distinct elements, akin the ‘extended croft house’ and perhaps utilise different materials.

The settlement development area has been drawn to reflect the settlement pattern in the village and promote appropriate siting of housing in Scourie. Also the traditional relationship between the house and its land is maintained to help protect the lands agricultural use.

**Development Factors**

- Low downward emission design street lights;
- Careful siting is required to avoid skylining development at Scourie More;
- Land between the village hall and the caravan and camping site has been excluded in order to protect views across Scourie Bay and some of the better croft land in the village;
- Other locally important croft land has also been excluded from the SDA opposite the filling station.

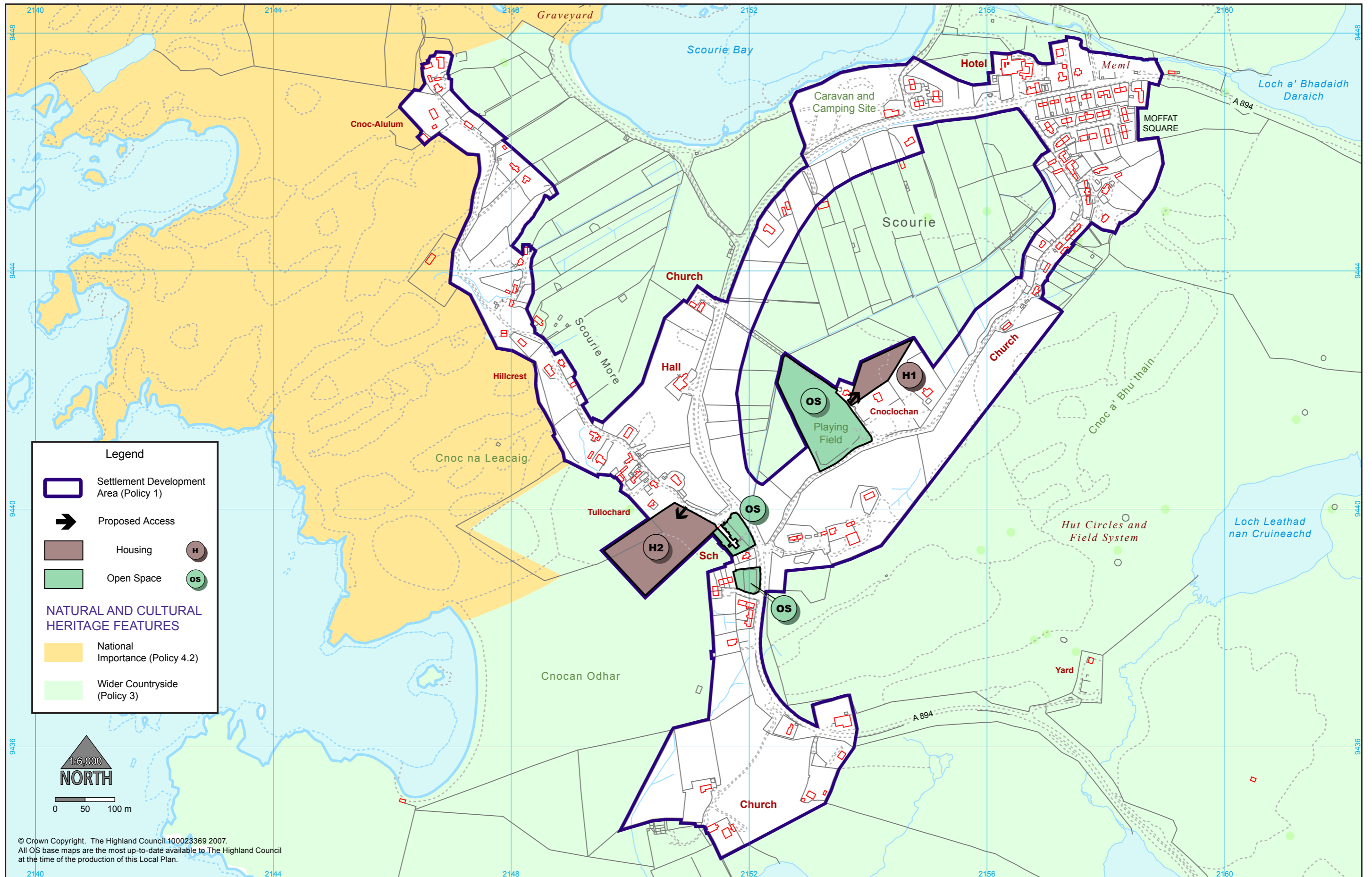
**Developer Requirements**

- For further housing to be accommodated within the SDA at the South end of the village developer contributions will be required. Contributions are required in order to bring the 40 mph limit back to cover junction, to widen the bellmouth junction, and for structural improvements and passing places;
- The road serving Scourie More is fragile and therefore developer contributions will be required.

**Site Allocations**

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H1	0.4ha	East of the football pitch	4 units	Once the road serves more than 4 houses then it is required to meet standards for its adoption.
H2	0.9ha	West of the school	8 units	Compensatory parking will need be provided onsite for any lost through the forming of an access. Development should respect the existing landform and longer term potential for further development westwards should be protected. There is currently capacity in the septic tank serving this end of the village for five additional houses. A design statement is required here.

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



**Legend**

- Settlement Development Area (Policy 1)
- Proposed Access
- Housing
- Open Space

**NATURAL AND CULTURAL HERITAGE FEATURES**

- National Importance (Policy 4.2)
- Wider Countryside (Policy 3)

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