

Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	1243
Housing Completions 2000-2006	36
Primary School Capacity (roll/physical capacity)	48%
Water Capacity (allocations versus capacity)	Capacity
Sewerage Capacity (allocations versus capacity)	Limited capacity

The settlement of Brora is situated on the east coast of Sutherland, straddling the River Brora. The A9 trunk road is routed through the town forming the main connection to the north; the town is also served by the far north railway line. Identified needs in the village relate to a requirement for affordable housing. A recent housing needs survey has identified unmet demand in the settlement; forthcoming development at the old woollen mill will meet some of the demand. Further development on local authority land will deliver a higher proportion of affordable housing.

Piecemeal development outwith the built extent of Brora has eroded the rural setting of the village, particularly in the Mosshill/Ladiesloch area. This has placed increasing pressure on the restricted road network, and created accumulations of septic tanks; consolidation of development within the settlement is preferred.

Development proposals outwith the defined settlement development area are required to conform to the existing character of development in the surrounding area to prevent further erosion of the rural setting.

Spare water capacity exists but waste water system capacity is limited, localised network issues existing with the sewerage system, to be addressed by developers.

Prospects

Housing development proposals are progressing on 3 sites; at Rosslyn Street, the old woollen mill and East Brora Muir. The delivery of infrastructure on all these sites will provide the basis for an effective housing land supply for the next several years for the settlement.

The continued diversification of industrial and business uses at Scotia House provides opportunity for a range of businesses to occupy the building. Further potential for industrial and business development exists at the Brora Industrial Estate. Although the existing industrial is not fully occupied, further potential has been identified on adjacent land.

The central core of the settlement would benefit from environmental improvements to the streetscape and the Council will seek to identify improvements to complement initiatives by the community and private businesses.

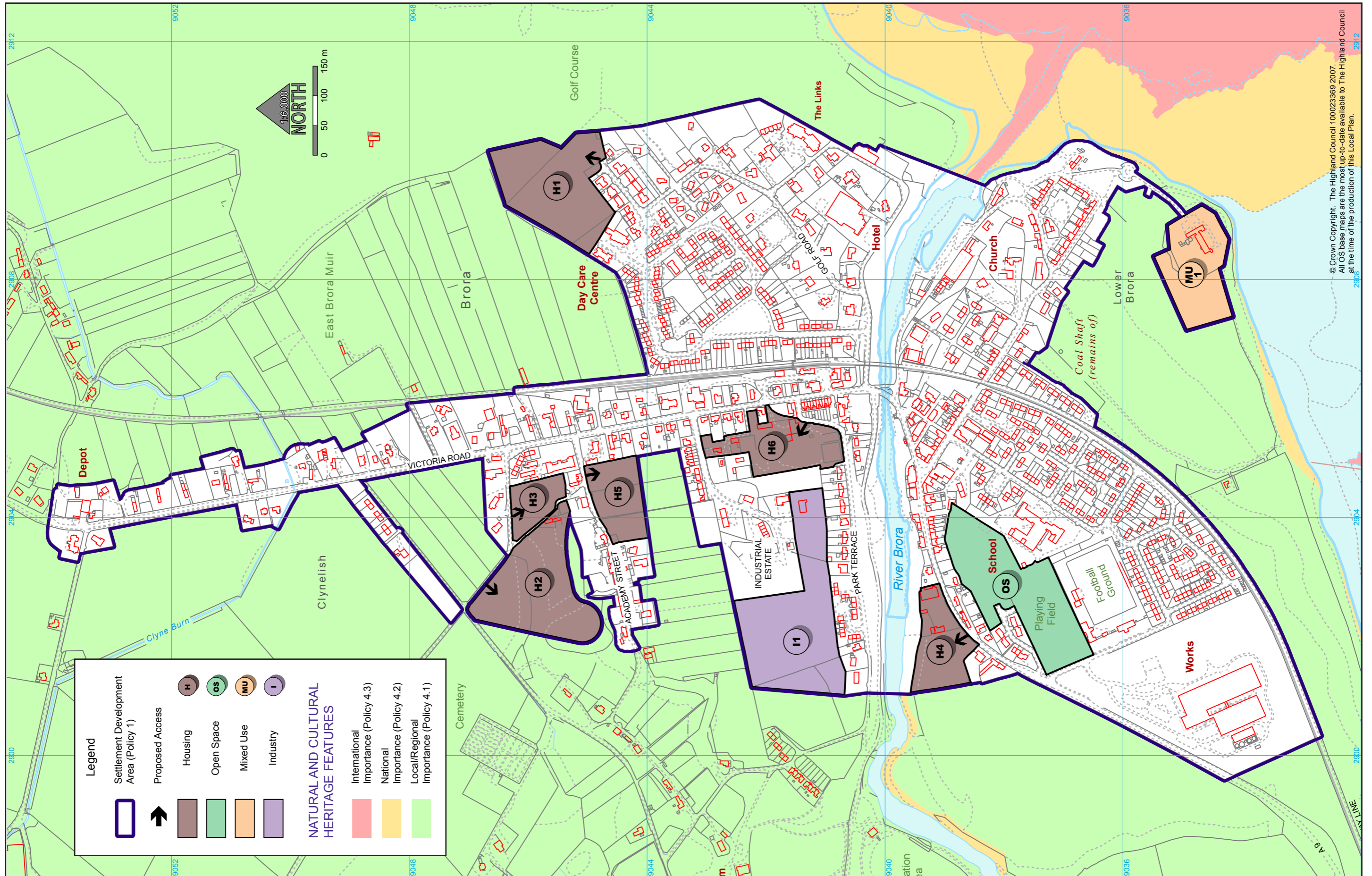
Development Factors

- Unmet demand for affordable housing;
- The importance of local in by croft land;
- Coastal location adjacent to the Moray Firth SAC;
- Restriction on further direct frontage accesses to A9;
- Safeguard the village setting, including the wooded and open seaboard approaches.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	2.6ha	East Brora Muir	40 units	Design sympathetic to landscape setting, regard to proximity to golf course
H 2	2.6ha	Tordale	20 units	Access improvement/road widening, regrading of land to increase development potential.
H 3	0.6ha	West of Masonic Hall	15 units	Access improvement/road widening surface water drainage improvements.
H 4	1.24ha	Rosslyn Street/former Mackays yard	15 units	Site road layout in place on eastern part of site. Potential for further development lies at the former Mackays yard, an assessment of potential contamination issues would be required on this part of the site.
H 5	1.1ha	South of Academy Street	15 units	Improve access and footpath connections to site, address surface water drainage issues. Retain access to croft land to south.
H 6	1.6ha	Old woollen mill	43 units	Development of site to recent planning permission, preparation of design brief, scheme to address potential contamination issues, improvement to access provisions.
MU 1	1.75ha	Former radio station	-	Brownfield site, appropriate uses relate to potential as visitor/interpretation/recreational and outdoor uses. Need to address issues relating to erosion, flood risk ground stability and potential impact on adjacent natural heritage interest.
I 1	3.5ha	Adjoining industrial estate	-	Extension for future development on industrial estate, landscaping on boundary to adjacent housing.

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



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 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.