

Position in Settlement Hierarchy	Small Village
2005 Estimated Population	300
Housing Completions 2000-2007	1
Primary School Capacity (Roll/Physical Capacity)	Not Applicable
Water Capacity (allocations versus capacity)	Limited Capacity
Sewerage Capacity (allocations versus capacity)	Capacity

Embo was a planned village with a coherent street structure, which can still be clearly seen in the original 5 streets of Fishertown. Embo was formerly a fishing village with its origins in the Bronze Age - a fine example of a burial cairn can be seen in the centre of the village - and which has been laid out in narrow lanes and rows of houses running parallel down to the beach. The settlement relies on commuting primarily for employment, although many trades work out of Embo.

Prospects

Embo’s attractive seaside setting, tourist facility, and commuting distance from Dornoch and Tain ensure a steady demand for housing in the area. This demand combined with a low level of new build housing has created pressures on the existing limited housing supply with high house prices and a significant waiting list for the available Council housing. There is a need to have an effective supply of housing land in the village to seek to address the shortfall of available housing. Availability of developable land is an issue and land has been allocated within the settlement boundary for these purposes as outlined below.

The potential for a community land buyout is being pursued by the Embo Trust offering an opportunity for the re-establishment of crofts in the area offering both employment and housing opportunity for young local people. This local initiative is aimed at providing both economic benefit and housing opportunities for local people. Proposals centre on the creation of forest crofts at the Fourpenny Plantation; the provision of a masterplan indicating the scale and form of the initiative should be prepared by the community trust to inform forthcoming proposals.

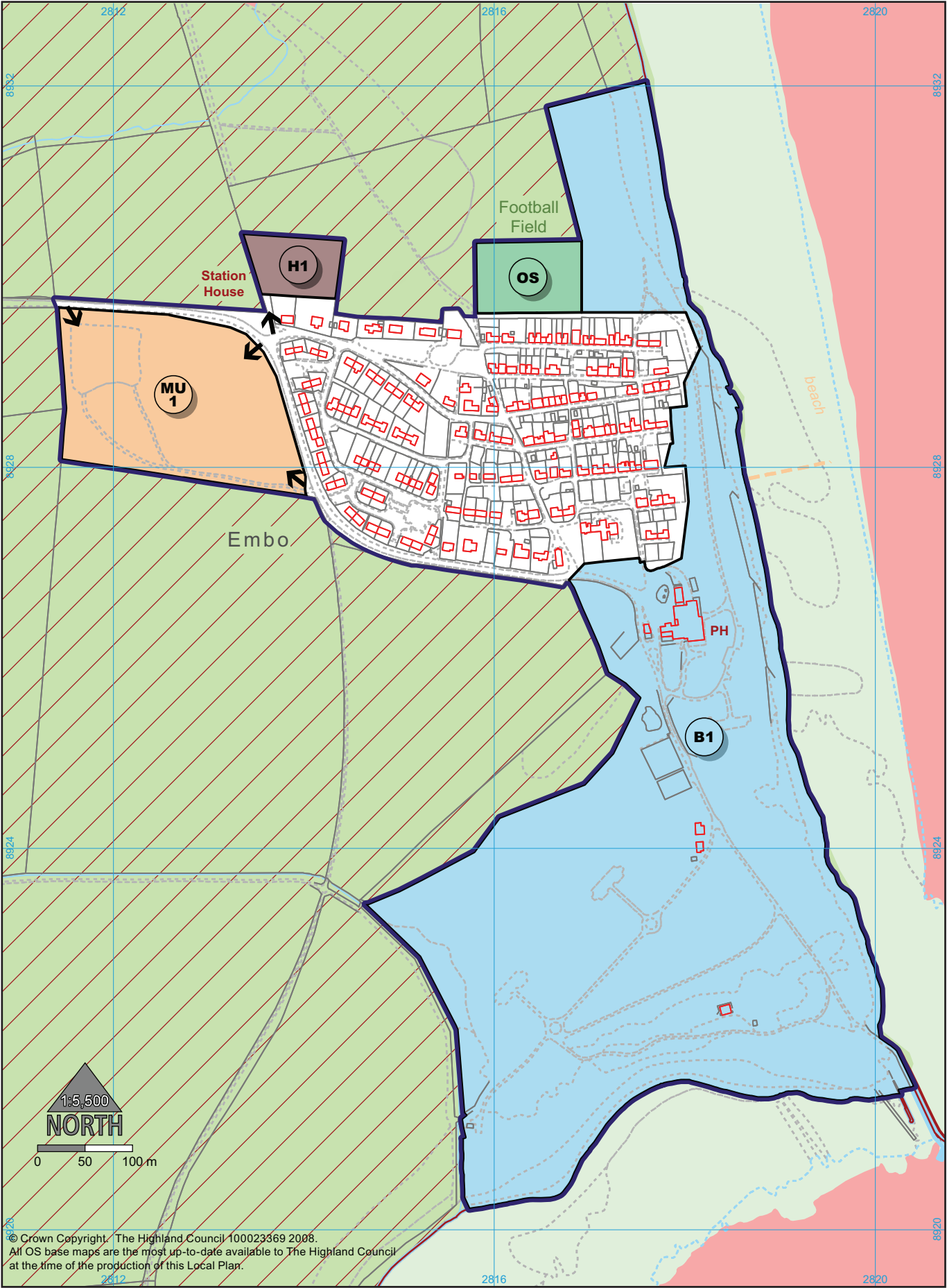
The community is seeking to fund the development of the old school to provide to provide a community centre to serve the settlement.

Grannies Heilan’ Hame lies along the coastline to the east of the settlement, taking advantage of the beach and dune systems and attracts many visitors to the area. The caravan park creates increased pressure on the road infrastructure and water supply during its operational period. The road serving the holiday park was constructed as a bypass to remove traffic from the narrow street pattern in the village.

The larger of the identified sites within the Plan lies on the other side of the by-pass, development in this area will need to address traffic management issues through preferably re-routing of the by-pass to the west and south of the village or investigate the potential of utilising traffic calming measures, this to be undertaken as part of the development. This site also has potential to support small scale business/industrial units or workplace homes (house with associated business unit).

Improvements to the Dornoch – Embo Road remain a priority for the community.

Water supply limitations are being addressed within Scottish Water’s current development programme.





Development Factors

- Need to address by-pass road issues;
- Land availability/accessibility issues;
- Potential for development of new crofts as part of a community-led initiative to address both economic and housing requirements;
- New development should respect design cues from the historic core of the village;
- Coastal location adjacent to the Moray Firth SAC.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	0.6 ha	North of Station House	10 units	Constrained access limits level of development, suitable for small courtyard development or lower density housing.
MU 1 (H/I)	3.9 ha	West Embo	60 Units	Site offers potential for the growth of settlement. Development of site to be phased and proposals should seek to reflect the existing form of development on the old part of the village. Mix of uses relate primarily to housing development with potential for provision of small scale business/industrial units or workplace homes (houses with associated business unit). Provision of suitable access – traffic calming or preferably re-routing of bypass road to west and south of site, access options indicated. Suitable surface water drainage arrangements. Screening along the western boundary, path network to village. Improvements to Dornoch – Embo road where required. An assessment of potential contamination issues will be required.
B 1	23.7ha	Holiday Park	-	Existing holiday caravan park with potential for further development relating to existing planning permission and masterplan. Development proposals to respect the setting of the chambered cairn Scheduled Ancient Monument.

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

SETTLEMENT

Settlement Development Area (Policy 1)

Preferred Access

Housing

Open Space

Mixed Use

Business

NATURAL, BUILT AND CULTURAL HERITAGE FEATURES

International Importance (Policy 4.3)

Local/Regional Importance (Policy 4.1)

HINTERLAND AROUND TOWNS

Hinterland Around Towns (Policy 16)

Legend