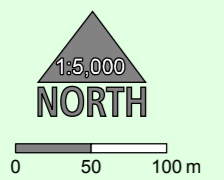


Legend

- Settlement Development Area (Policy 1)
- Proposed Access
- Housing
- Open Space
- Long Term
- Industry
- H
- OS
- LT
- I

NATURAL, BUILT AND CULTURAL HERITAGE FEATURES

- Wider Countryside (Policy 3)



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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.

| | |
|--|---|
| Position in Settlement Hierarchy | Main Centre |
| 2005 Estimated Population | 218 |
| Housing Completions 2000-2007 | 9 |
| Primary School/Secondary School Capacity | 52% / 76 % |
| Water Capacity | Capacity and additional capacity project planned between 2007-2010 |
| Sewerage Capacity | Capacity at Manse Road septic tank Limited capacity at the Harbour septic tank which 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;
- 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 |
|-----------|-----------|--|------------------|--|
| H 1 | 0.6 ha | 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. |
| H 2 | 0.5 ha | Land at Cnoc Ruadh | 5 units | This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. 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. |
| H 3 | 0.8 ha | Land South-east 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. |
| I 1 | 0.5 ha | Reclaimed land at Loch Bervie Harbour | - | This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. With some rationalisation and reorganisation of existing uses this site has scope for additional industrial uses. |
| LT | 0.9 ha | North of Innes Place | - | This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Access from Innes Place with relocation of the playpark and provision of compensatory parking. Longer term interests further north should be protected. |

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