



Legend

- Settlement Development Area (Policy 1)
- Proposed Access
- Housing (H)
- Affordable Housing (AH)
- Open Space (OS)

NATURAL, BUILT AND CULTURAL HERITAGE FEATURES

- International Importance (Policy 4.3)
- National Importance (Policy 4.2)
- Local/Regional Importance (Policy 4.1)
- 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	117
Housing Completions 2000-2007	3
Primary School/Secondary School Capacity	81% / 55%
Water Capacity	Capacity
Sewerage Capacity	Limited Capacity

Prospects

Bettyhill commands an outstanding setting above Torrisdale and Farr Bays which is reflected in the National Scenic Area designation to the west and the Area of Great Landscape Value to the east. As the main service centre serving the north coast Bettyhill supports a good range of facilities including a High school and library together with sports and swimming facilities, local shops and visitor attractions including the Strathnaver Museum.

The options for more significant growth are centred at the west end of the village close to the schools but the SDA also offers opportunity for infill development.

Currently the Newland’s area to the south of Bettyhill accessed off the road adjacent to Dunveaden House does not have spare capacity for further development due to the standard of the road and visibility at its junction with the A836. However if the road network issues can be resolved the area is otherwise suitable for a small amount of housing which reinforces the existing dispersed pattern of development.

Development Factors

- Important public views to Farr Bay should be protected including those from the start of the public footpath;
- Low downward emission design street lights;
- Development should not prejudice the use of land with an arable value opposite the school house and east of Dunollie which comprises some of the better agricultural land in the village;
- Development served by the road passing the school house will require careful positioning to optimise the access and will require contributions towards the road which is in a fragile state.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	0.8 ha	West of the School	7 units	Detailed applications will need to adhere to the approved design brief for this site.
H 2	2.3 ha	West of Munro Place	16 units	Consideration should be given to existing residents’ amenity and how development might be accommodated whilst mitigating the impact. The original design brief will need to be extended to cover this land.
H 3	0.3 ha	North of Gordon Terrace	6 units	For a capacity in line with that indicated the current access is fine but if more development is desired then it could make a one way system necessary here.
AH 1	0.1 ha	East of Munro Place	4 units	In accordance with the planning permission granted.

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