

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 1980s. 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.

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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.
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies

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Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H1	0.6ha	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.
H2	0.7ha	Land at Cnoc Ruadh	5 units	This site may be at risk from flooding. <u>Flood Risk Assessment will be required, built development to avoid flood risk area.</u> 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.
H3	0.8ha	Land Southeast 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.
I1	2.0ha	Reclaimed land at Loch Bervie Harbour	-	<u>Flood Risk Assessment will be required; built development to avoid flood risk area. Only water related or harbour uses will be acceptable within flood risk areas.</u> With some rationalisation and reorganisation of existing uses this site has scope for additional industrial uses.

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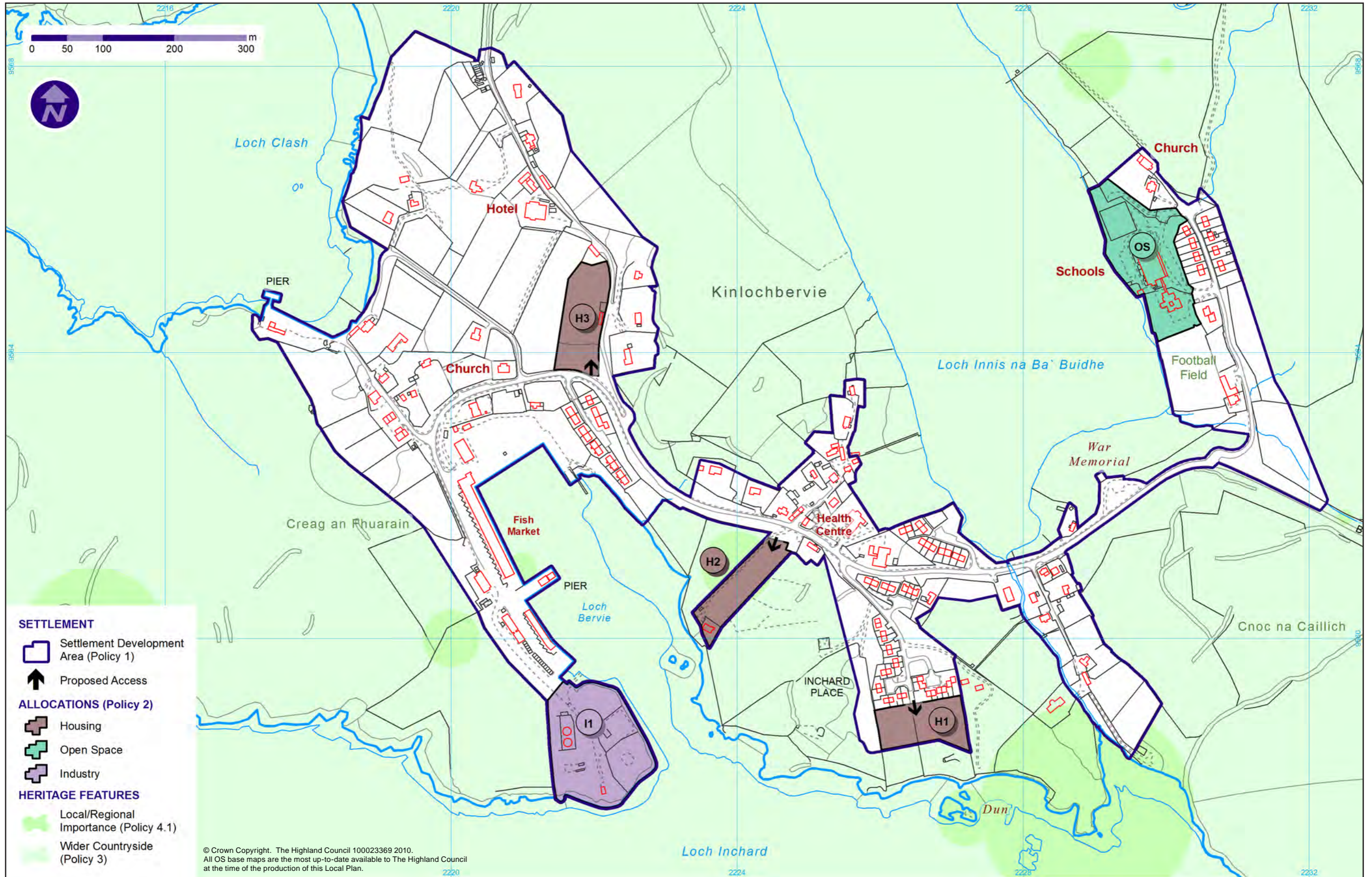
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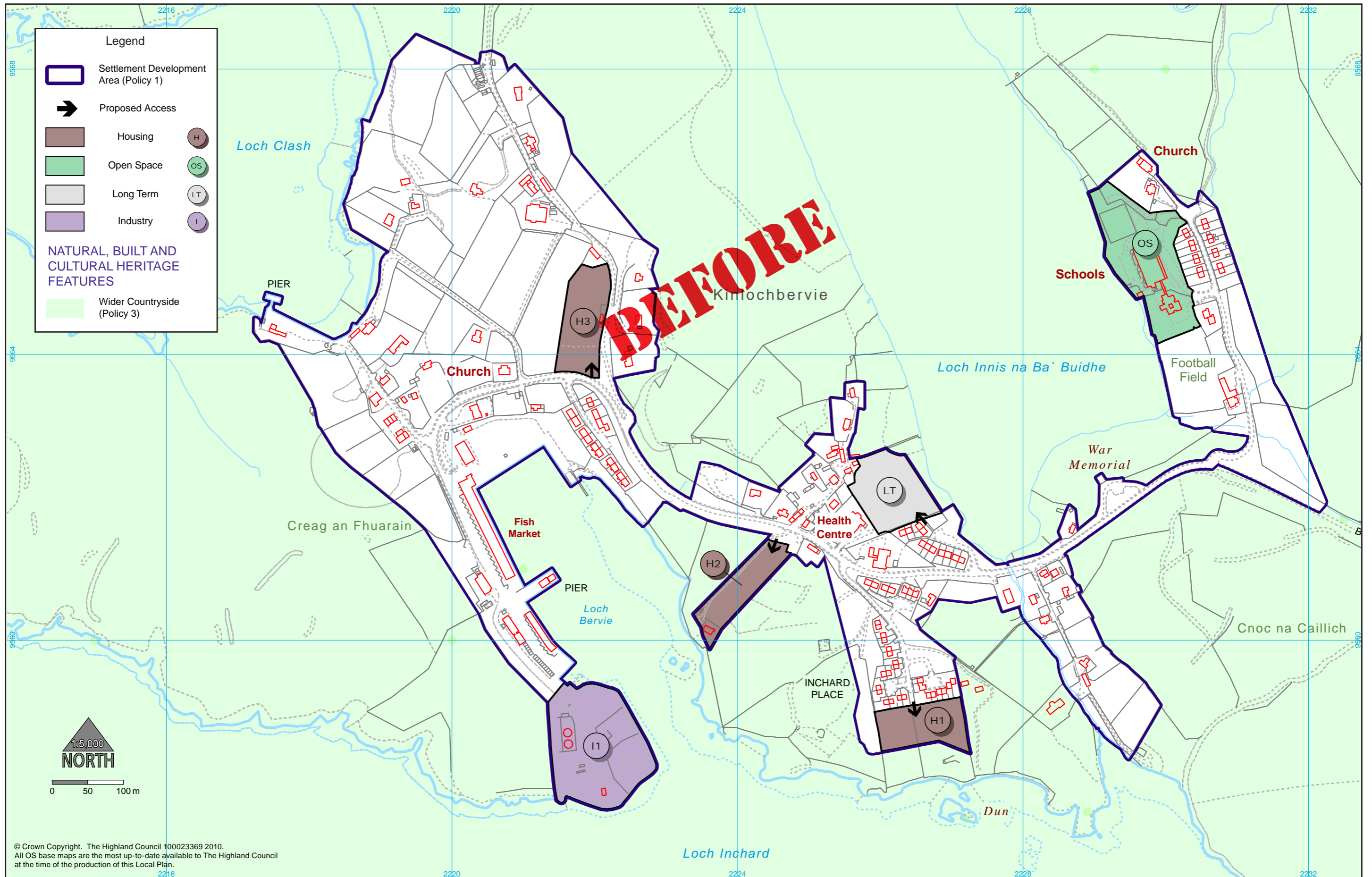
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(Housing capacities are indicative only and given on the basis of likely development densities.)





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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.