

Position in Settlement Hierarchy	Small Village
2005 Estimated Population	26
Housing Completions 2000-2007	4
Primary School Capacity/Secondary School Capacity (Roll/Physical Capacity)	50% / 84%
Water Capacity	Limited spare capacity
Sewerage Capacity	Limited spare capacity

Prospects

Invershin is a small centre which sustains important local facilities. The existing settlement pattern is one where houses are dispersed in a linear pattern along the A836; development opportunities exist for the development of appropriately sited and designed buildings.

Development Factors

- Low downward emission design street lights;
- Numerous new accesses onto the A836 should be avoided;
- Development proposals will have regard to the proximity of the River Oykel Special Area of Conservation (SAC), Kyle of Sutherland Marshes SSSI, Shin Viaduct A-listed building, areas of Ancient Woodland and Invershin Farm standing stone Ancient Monument;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies and the River Oykel SAC;
- Provision of appropriate waste water arrangements should have regard to the risk of flooding leading to the contamination of the River Oykel SAC, and seek to avoid this eventuality.

Deleted: The only allocation in Invershin is at the Former Balblair workings, a disused and partly re-instated sand and gravel quarry. There is already one outline planning permission for a house on this site, and a tentative proposal has been brought forward through the course of the local plan review. ¶ This site offers the opportunity to provide a small number of houses each with a land holding, rather than large numbers of typical residential plots. It is identified in recognition of the circumstances of the site and its location where development of it can strengthen the local community. ¶ Whilst this development would not be similar to the existing settlement pattern, it would reuse a brownfield site and provide a different type of housing to that provided elsewhere. It would also offer housing at a very low density. Any development here would need to demonstrate that it was sympathetic to the surrounding environment. The Affordable Housing Policy will be applied here as it would in any other site. There is no public drainage system in the area.

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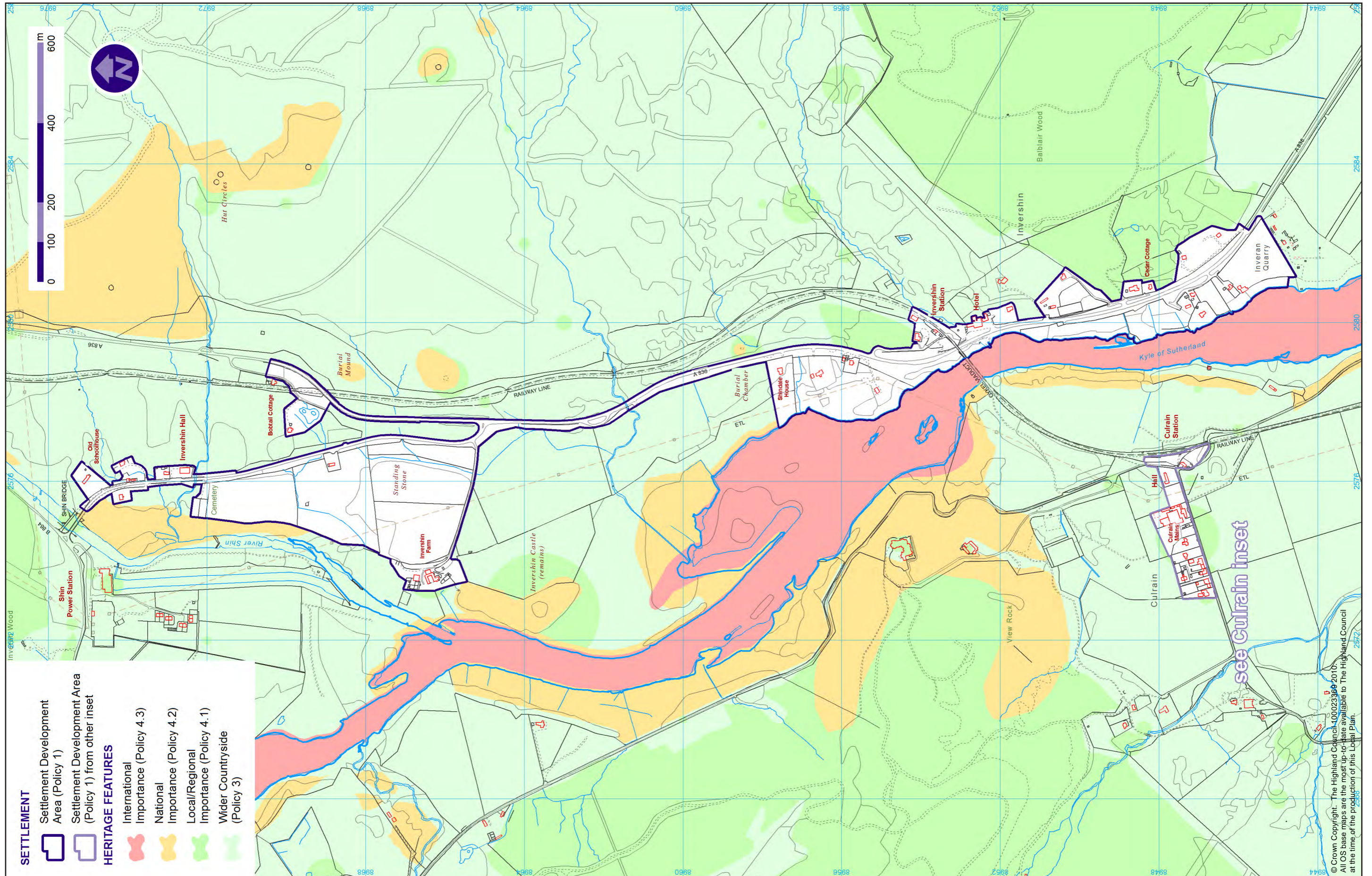
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Site Allocations

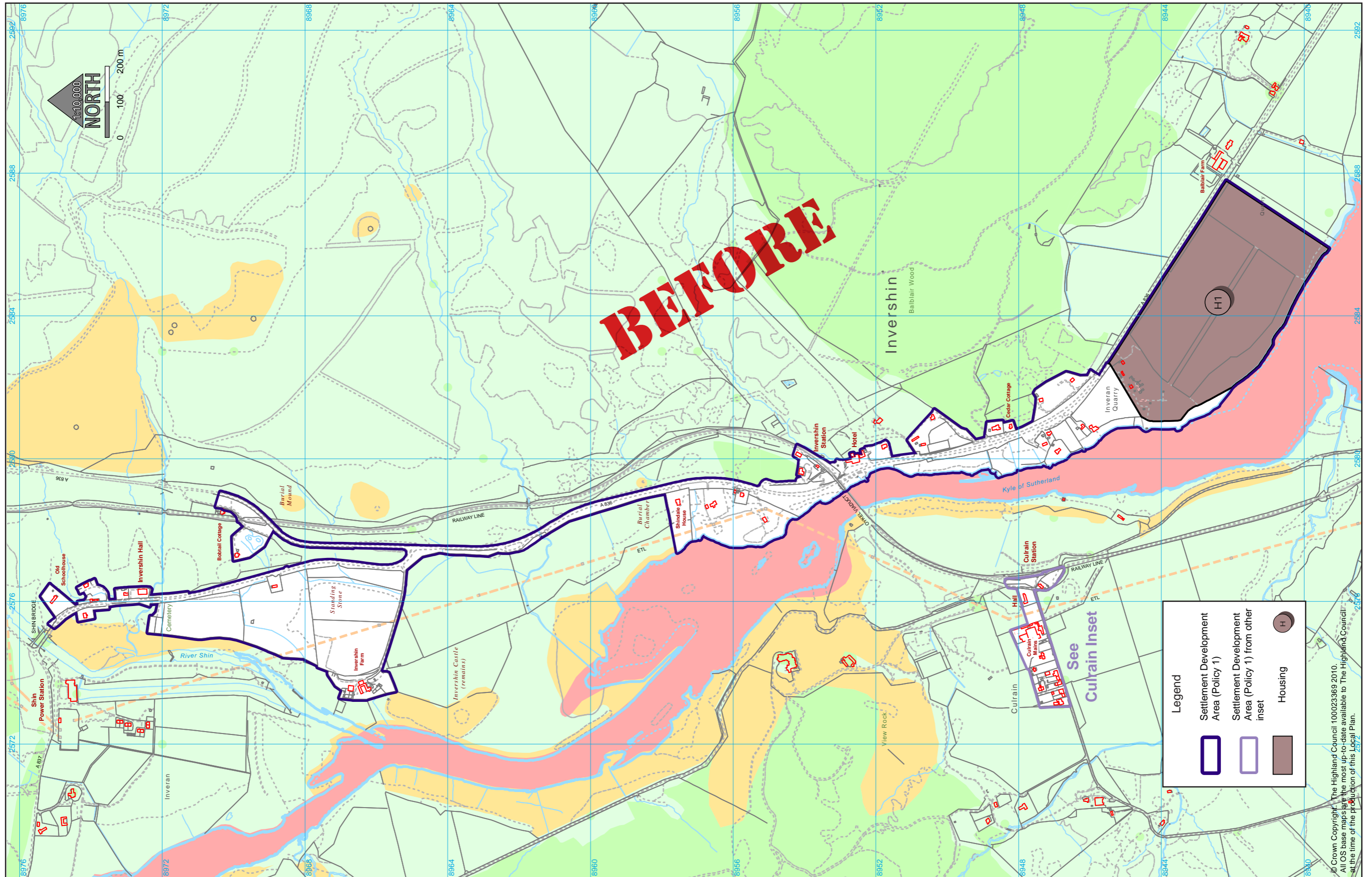
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Site Ref.	Site Area	Location	Housing Capacity Developer Requirements
H1	21.4ha	Former Balblair workings	12 units Very low density housing with land holdings; Potential contamination assessment; This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application; Sensitive siting and design Housing must be kept back from the river; A design brief must be prepared.

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



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