

Position in Settlement Hierarchy	Small Villages and communities of dispersed housing
2005 Estimated Population	189
Housing Completions 2000-2007	13
Primary School/Secondary School Capacity	111% / 71%
Water Capacity	Limited capacity – currently 13 units of capacity with additional strategic capacity projects planned between 2007-2010
Sewerage Capacity	Limited Capacity

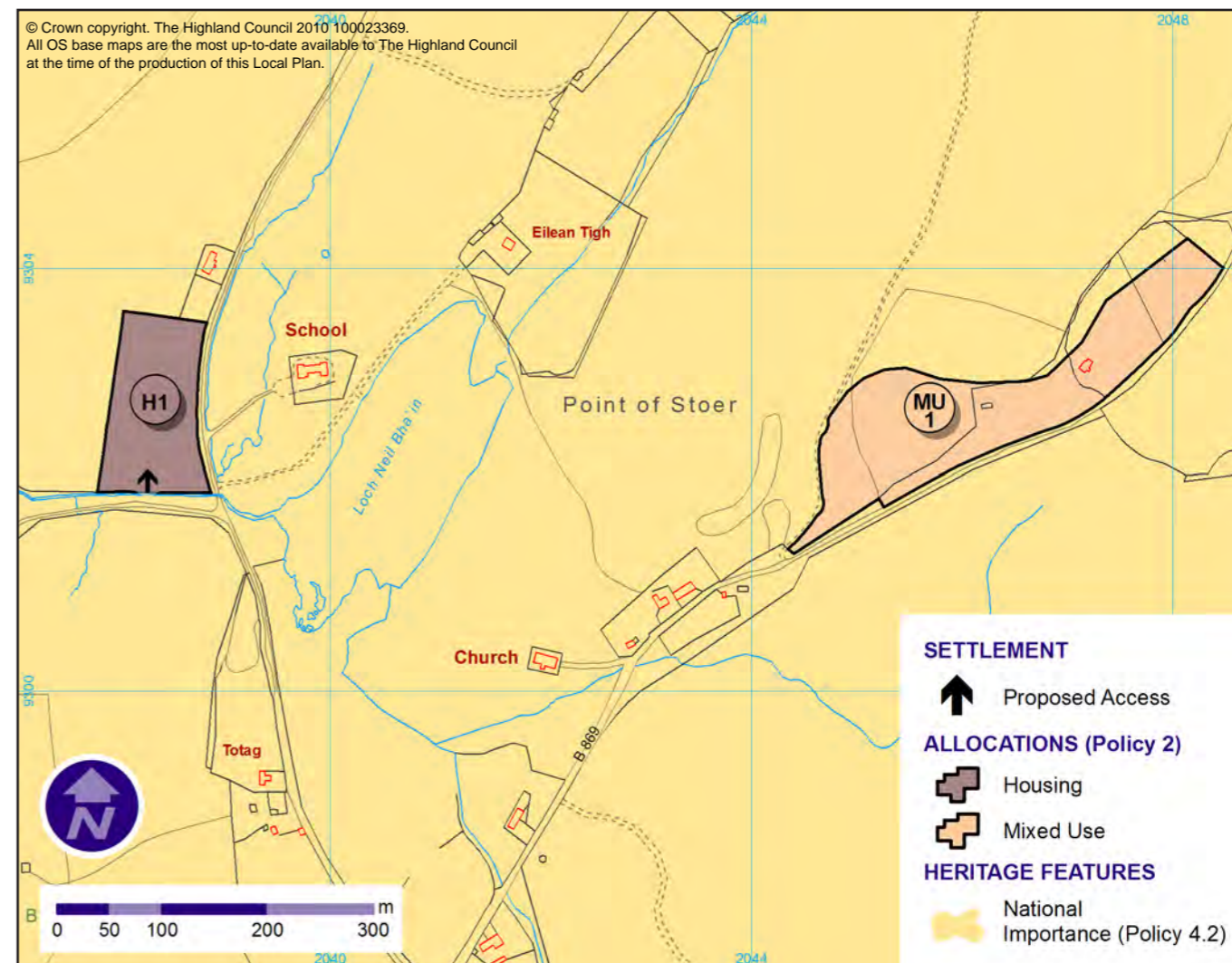
Prospects

In 1993 the 21,000-acre North Lochinver Estate was the first crofting area to be bought out by a local crofters trust. The estate comprises thirteen townships located off the scenic B869 north of Lochinver. Single house developments or applications for small scale developments are best assessed on their individual merits against the policy framework. However the Assynt Crofters Trust are supporting the allocation of two sites on common grazings land and these allocations are the appropriate locations for more substantial levels of housing within North Assynt. The school roll projections estimate that the primary school will remain slightly over capacity until 2009 and will need to be monitored.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	1.5 ha	West of the School	12 units	Remains of the boundary stone wall should be left as intact as possible and any alteration requires an extensive photographic record to be made recording the feature in its original setting. A mix of housing types and styles to reflect the area but a degree of similarity to give distinct design or identity. Requirement to retain and integrate watercourses as natural features within the development. An environmentally acceptable private sewerage system is required.
MU 1	3.2 ha	South of the radio mast	15 units	Requirement for a design statement and for agreement to be reached between the council and SNH on its detail. This is an undulating cnochan landscape with some rocky outcrops. Development should be dispersed and sympathetically sited within the landform to minimise earthworks and the need for blasting. Also the heights, rooflines and orientations could be varied to reflect the underlying terrain. An environmentally acceptable private sewerage system is required.

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



Development Factor

- This area lies within the Assynt - Coigach National Scenic Area so particular care needs to be taken with regards to sensitive siting and high quality design of development.

Developer Requirements

- The road leading north of Clashnessie Bay is fragile and therefore developer contributions will be required;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies.