

Position in Settlement Hierarchy	Key Village
2005 Estimated Population	107
Housing Completions 2000-2007	2
Primary School/Secondary School Capacity	66% / 55%
Water Capacity	Capacity
Sewerage Capacity	Limited Capacity

Prospects

Tongue is important locally as a service centre and its economy also benefits from tourism. It has the spectacular backdrop of Ben Loyal and straddles the A836 on the west facing slope above the Kyle. Its position within a National Scenic Area means that important views and the setting of the village are central in determining where future growth should be accommodated.

Priority should be given to protecting the village setting including valuable woodland and important listed buildings along with the promotion of well designed development. Opportunities exist to strengthen the village's compact form on the east side of the A836 and below Varrich Place. Further opportunity lies to the south of the settlement at Loyal Terrace.

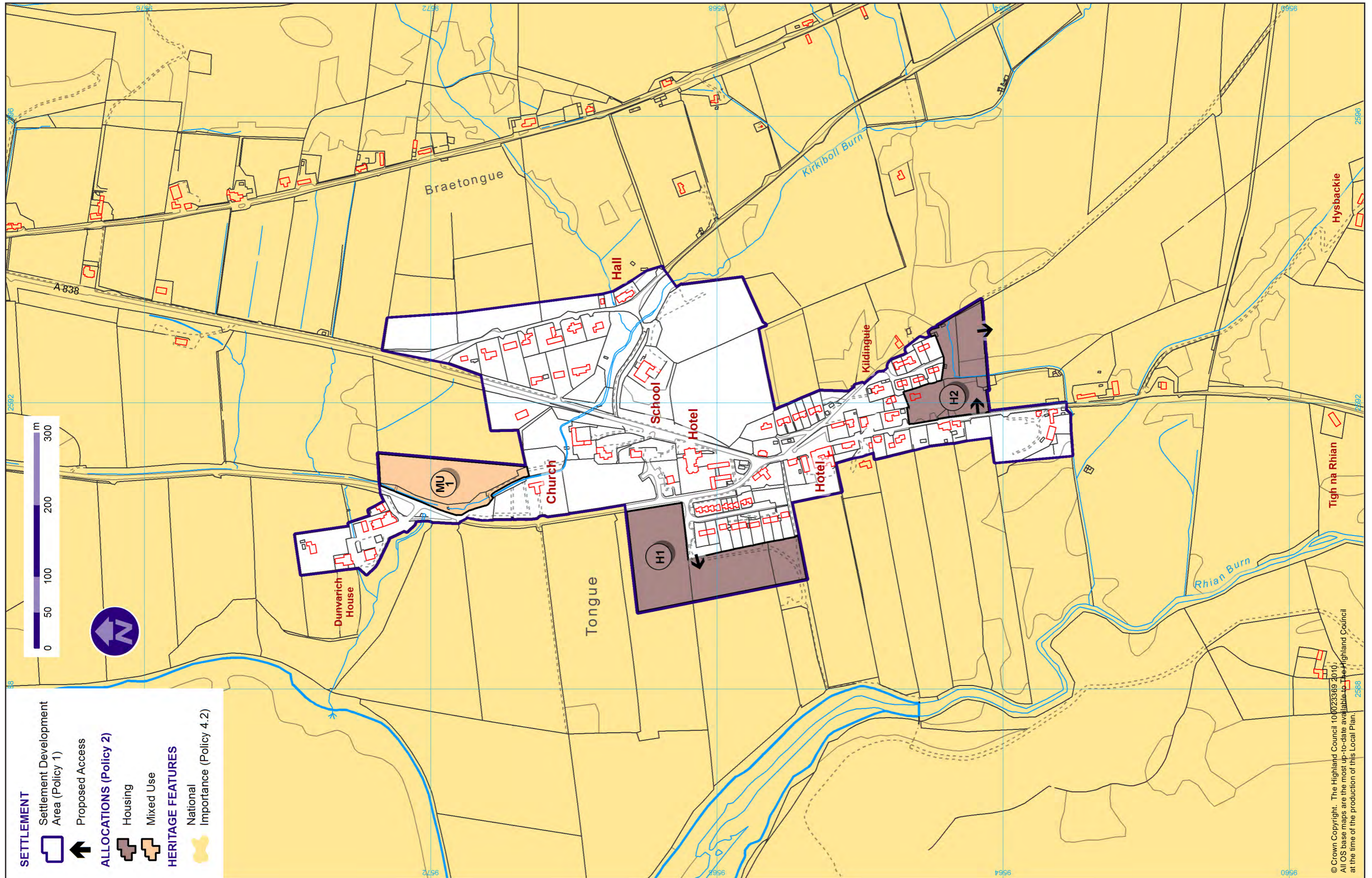
Development Factors

- Protect some of the better agricultural land and important public views across the Kyle of Tongue and towards Varrich Castle Scheduled Monument to the west of the A836;
- Protect the setting of Tongue House and its Designed Landscape;
- The area lies within the Kyle of Tongue National Scenic Area so development needs to be particularly sensitively sited and designed;
- Low downward emission design street lights;
- Low density development to suit its edge of settlement location is considered appropriate at Hysbackie This must ensure that the water environment is not adversely affected. Also a footpath connecting into the village may be necessary;
- Development proposals will have regard to the proximity of the Parish Church, Burial Ground and Gatepiers A-listed buildings;
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	2.0 ha	West of Varrich Place	15 units	Access will need to be widened to 5.5 metres and consideration should be given to existing residents' amenity and how housing might be accommodated whilst mitigating the impact. A design brief will be required. Odour Management Plans (OMP) are carried out for larger treatment works or on smaller sites where odour nuisance exists. It considers foreseeable situations and the actions that would be required to minimise events. Presently there is no OMP here as there is no complaints history and Scottish Water is not aware of an odour nuisance problem. If there is an issue then a tree belt might be considered a suitable mitigation measure for this site however developers should contact Scottish Water in the first instance when developing their proposals.
H 2	1 ha	South of Loyal Terrace	8 units	Development of the western area should not prejudice the opportunity for development of the eastern part of this allocation which could allow future growth of the settlement to the south beyond this allocation and the plan period. Access should be from the main road at the southern end of the allocation.
MU 1 (H/C/B)	1.1 ha	North of St Andrew's Church	12 units	Proposals should be sympathetic to the setting of the church and address any impact on the setting of Tongue House designed landscape. A design statement should accompany any application here. Requirement to retain and integrate watercourses as natural features within the development. A footpath is required to connect to the existing and the speed limit would need to be moved.

(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.