

Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	1243
Housing Completions 2000-2007	37
Primary School Capacity (Roll/Physical Capacity)	48%
Water Capacity (allocations versus capacity)	Capacity
Sewerage Capacity (allocations versus capacity)	Limited Capacity

The settlement of Brora is situated on the east coast of Sutherland, straddling the River Brora. The A9 trunk road is routed through the town forming the main connection to the north; the town is also served by the far north railway line. Identified needs in the village relate to a requirement for affordable housing. A recent housing needs survey has identified unmet demand in the settlement; forthcoming development at the old woolen mill will meet some of the demand. Further development on local authority land will deliver a higher proportion of affordable housing.

Piecemeal development outwith the built extent of Brora has eroded the rural setting of the village, particularly in the Mosshill/Ladiesloch area. This has placed increasing pressure on the restricted road network, and created accumulations of septic tanks; consolidation of development within the settlement is preferred. The development in the surrounding countryside supports a further population of approximately 300 people.

Development proposals outwith the defined settlement development area are required to conform to the existing character of development in the surrounding area to prevent further erosion of the rural setting. Spare water capacity exists but waste water system capacity is limited, localised network issues existing with the sewerage system, to be addressed by developers.

Prospects

Housing development proposals are progressing on 3 sites; at Rosslyn Street, the old woolen mill and East Brora Muir. The delivery of infrastructure on all these sites will provide the basis for an effective housing land supply for the next several years for the settlement.

The continued diversification of industrial and business uses at Scotia House provides opportunity for a range of businesses to occupy the building. Further potential for industrial and business development exists at the Brora Industrial Estate. Although the existing industrial estate is not fully occupied, further potential has been identified on adjacent land.

The central core of the settlement would benefit from environmental improvements to the streetscape and the Council will seek to identify improvements to complement initiatives by the community and private businesses.

Development Factors

- Unmet demand for affordable housing;
- The importance of local in by croft land;
- Coastal location adjacent to the Moray firth SAC;
- Restriction on further direct frontage accesses to A9;
- Safeguard the village setting, including the wooded and open seaboard approaches;
- Development proposals should have regard to the potential presence of coal mining activity;
- Development proposals will have regard to the proximity of the Moray Firth Special Area of Conservation (SAC) and the Inverbrora SSSI;
- 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 Moray Firth SAC.

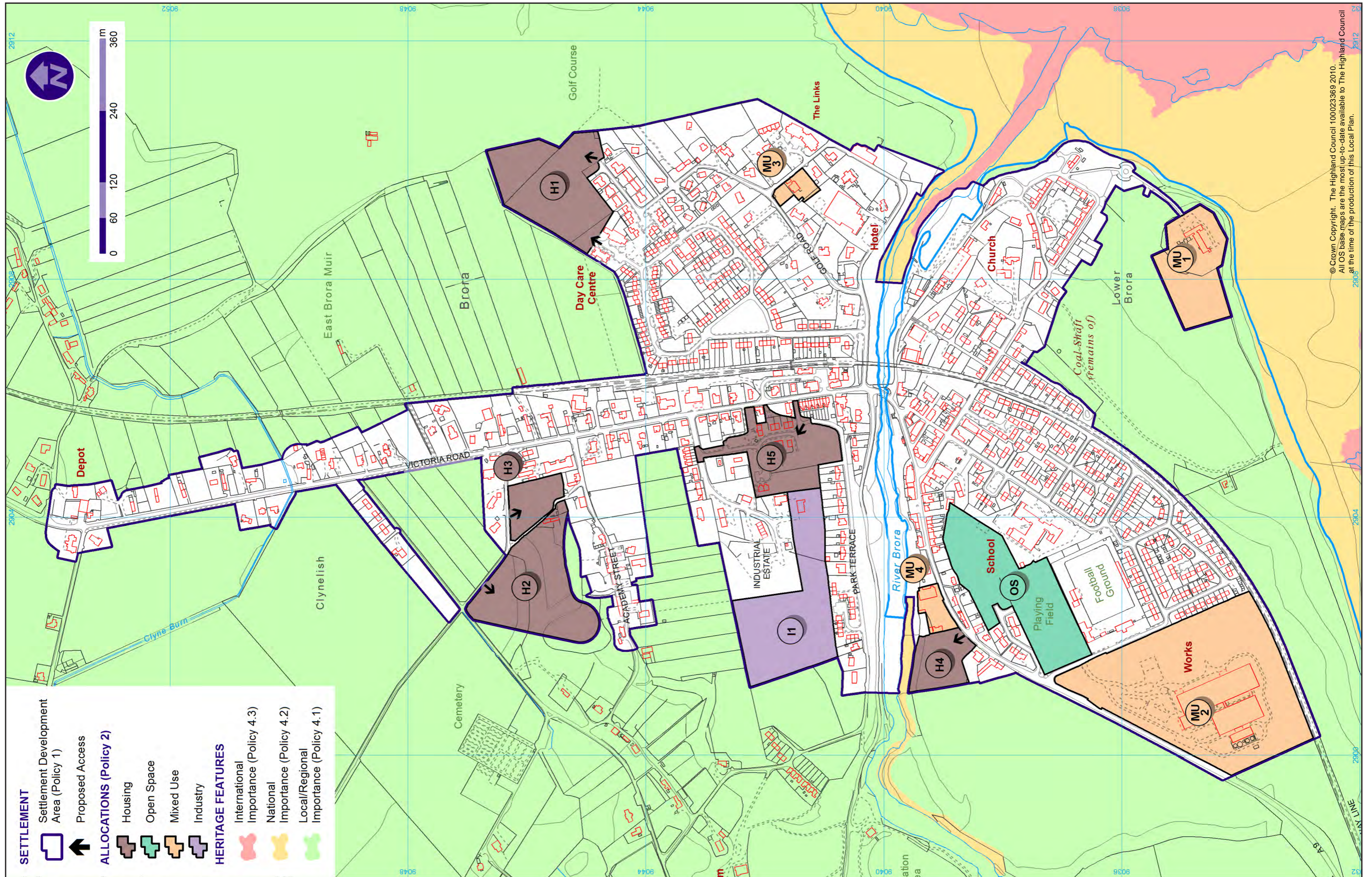
Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	2.6 ha	East Brora Muir	40 units	Design sympathetic to landscape setting, regard to proximity to golf course. Ben Mailey Gardens to serve as main access, level of development from Muirfield Gardens to have regard to existing care facilities. Sheltered housing would be an example of a suitable residential use taking access via Muirfield Gardens. Any access via Muirfield Gardens will not be permitted to connect to the remainder of the development. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Connection to public sewer required..
H 2	2.6 ha	Tordale	20 units	Access improvement/road widening, regrading of land to increase development potential. Need for sensitive siting and design; incorporation of landscaping and planting to enhance landscape setting. Connection to public sewer required.
H 3	0.6 ha	West of Masonic Hall	15 units	Access improvement/road widening. Need for sensitive siting and design; incorporation of landscaping and planting to enhance landscape setting. Connection to public sewer required.
H 4	0.8 ha	Rosslyn Street	15 units	Site road layout in place. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application; built development should avoid areas of flood risk. Connection to public sewer required.
H 5	1.95 ha	Old woolen mill	43 units	Development of site to recent planning permission, preparation of design brief, scheme to address potential contamination issues, improvement to access provisions. This site may be at risk of flooding. A Flood Risk Assessment should be submitted with any planning application. Connection to public sewer required.
I 1	3.0 ha	Adjoining industrial estate	-	Extension for future development on industrial estate, landscaping and planting on boundary to adjacent housing. Connection to public sewer required.

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

Site Allocations (continued)

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
MU 1	1.75 ha	Former radio station	-	Brownfield site, preferred re-uses should relate to visitor/interpretation/recreational and outdoor uses; alternative uses will be assessed on merit and against the general policies of the local plan. Need to address issues relating to erosion, flood risk, ground stability and potential impact on adjacent natural heritage interest. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Connection to public sewer required.
MU 2	7.14 ha	Scotia House	-	Mixed use development, potential exists at scotia house exists for the development of a variety of uses. Further development of business uses at Scotia House, to be concentrated to the rear. Potential for 10 houses on 0.5 ha of land between the existing bund and Dudgeon Drive; 25% affordable housing contribution will apply. Incorporate landscaping and planting to address landscape impact. Housing site to have separate access from Scotia House. Connection to public sewer required. Opportunities may exist for the development of retail and/or tourist related development considered appropriate to the wider needs of the community. Proposals for retail uses would need to have due regard to General Policy 17 Commerce and to the sequential approach identified in Scottish Planning Policy. The cumulative impact of successive developments within the site must be assessed and any further identified mitigation measures undertaken by the developer.
MU 3	0.25 ha	Carrol House	-	Redevelopment opportunity for housing or tourist related accommodation. A contribution towards affordable housing requirement will be expected. Proposals should be sensitive to the character of the surroundings and particularly respect the residential ambience created by the long-established houses in the vicinity of the site. Connection to public sewer required. Pre-determination bat species/ habitat survey.
MU 4	0.35ha	Former Makay's Garage	-	Potential for redevelopment lies at the former Mackay's Garage for uses compatible with its location including reuse of existing business unit. Redevelopment for residential use would also be appropriate subject to suitable access and design. An assessment of potential contamination issues would be required. Account must be taken of Rockpool Cottage, a listed building to the east of the site, to ensure that the character and setting of the building are preserved and suffer no adverse effect. Connection to public sewer required.



© Crown Copyright. The Highland Council 100023369 2010.
 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.