



© 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.

Position in Settlement Hierarchy	Key Village
2005 Estimated Population	110
Housing Completions 2000-2007	1
Primary School/Secondary School Capacity	47% / 76%
Water Capacity	Capacity
Sewerage Capacity	Capacity in Durness septic tank and capacity for approximately 15 housing units at Smoo

Prospects

Durness is a local centre for services and tourists. Growth can be accommodated fairly evenly through its adjoining communities with scope for infill development to consolidate the existing settlement pattern but with larger allocations suitable for accommodating a mix of uses identified next to the village hall at Smoo and on land close to the main existing services on land behind the village shop in Durine.

At Durine west of Hames place the SDA has been defined to reflect the staggered building line where some houses are sited further back from the road and traditional outbuildings run perpendicular to the road. This does not promote back land development but perhaps offers potential for sensitively sited and designed development respectful of the existing form of development.

There is flexibility identified within the SDA and it is important that infill opportunities are taken forward in an appropriate manner. In order to retain the sense of character when viewed from a distance and achieve a consistency when viewed from the street single plot development needs to come forward with a degree of coherence.

This consistency should be achieved by reference to traditional Highland forms, proportions, materials and massing (1, 1. ½ , 1 ¾ storey and 40°- 45° roof pitch). With larger floor areas its shape should be broken down into at least two distinct elements, akin the ‘extended croft house’ and perhaps utilise different materials.

Development Factors

- Separation from the mast at East Sangomore should be maintained;
- The land identified within the SDA at East Sangomore would be accessed from a significant extension of the road from where the mast lies and careful siting is required here;
- Infill housing development between the village hall and the road to Loch Meadiadh should be served by a single access;
- Low downward emission design street lights;
- Need for sensitive siting and design, having regard to location within the Cape Wrath Area of Great Landscape Value.

Developer Requirements

- A site history considering previous uses at the quarry is required and dependent on this an assessment of potential contamination issues may be required;
- Development of the old filling station site at Smoo would require an assessment of potential contamination issues;
- Development at East Sangomore would require the adoption of the road, the cost of which should be shared;
- Development proposals will have regard to the proximity of the Durness Special Area of Conservation (SAC) and SSSI and the School Road Tree Preservation Order;
- 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 Durness Special Area of Conservation (SAC);
- Insofar as otters are a qualifying feature of the adjacent SAC, a survey indicating whether or not otters are present should accompany any planning application, other than for the modest extension or alteration of an existing building, within 250m of a watercourse, coast, loch or pond.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	0.8 ha	School Road	5 units	School road would need to be stopped off to through traffic to alleviate the pedestrian safety issue. However this solution should only pursued if it has community support. Careful siting and design are particularly vital here due to its prominent position. Requirement for connection to public sewerage system will be considered under General Policy 7.
MU 1 (C/H/B)	2.0 ha	Adjacent to the shop and across road adjacent to the War Memorial	17 units	Protect the setting of the war memorial and enhance the adjacent land to improve the focal point of the village. Sheep fanks to be relocated at the developer's expense. For any loss of public parking compensatory parking will need to be provided within this allocation and compensatory parking for the shop may be necessary if it interferes with the visibility splay of the junction. A masterplan will be required to secure these requirements and an integrated approach to development. Requirement for connection to public sewerage system will be considered under General Policy 7.
MU 2 (C/B/H)	1.0 ha	East of the village hall	10 units	Access taken as a spur from the road serving the village hall or from the road serving Smoo. Connection to public sewer required.

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