



Position in Settlement Hierarchy	Small Village
2005 Estimated Population	111
Housing Completions 2000-2007	2
Primary School Capacity (Roll/Physical Capacity)	45%
Water Capacity (allocations versus capacity)	Limited Capacity
Sewerage Capacity (allocations versus capacity)	Deficiency

The small community of Edderton lies some 6 km to the west of Tain on the southern shore of the Dornoch Firth. The opening of the Dornoch Bridge in 1991 effectively by-passed the village, leading to loss of some services, those remaining relate to the primary school, hall and hotel. The village and surrounding area have several historical associations including the Crusaders stone in the old kirk yard, the Pictish stone to the north of the village and the parish church itself.

Business development within the village relates to the caravan sales business and an engineering business both located to the south-eastern boundary of the settlement.

Housing development has been low key in recent years; the lack of capacity in the waste water treatment system has been a significant factor. Small scale housing development has been permitted subject to temporary waste water solutions being put in place. Proposals are in place for a new waste water treatment system which will permit larger scale proposals to proceed.

Prospects

Potential for development in Edderton lies primarily in the large allocation to the west of Station Road. The progress of development is dependant on the provision of a new waste water treatment plant.

Outwith the large allocation in the village the potential for development lies in infill opportunities. Land to the east of Station Road may offer development potential in the longer term.

Opportunities for small scale business development exist on land to the east of the village, subject to the suitability of the single track access road.

The settlement boundary has been redefined to exclude the smallholdings towards the centre of the village, in order to protect what forms an intrinsic part of the character of the village.

Longer term expansion to the north of the settlement is constrained by the proximity of Balblair Distillery.

Development Factors

- Development proposals will have regard to the proximity of the Dornoch Firth and Loch Fleet Special Protection Area (SPA) and Ramsar site, Dornoch Firth and Morrich More Special Area of Conservation and the Moray Firth Special Area of Conservation (SAC), the Dornoch Firth SSSI, the Dornoch Firth National Scenic Area and the Clach Chairidh and the Carriclair stone circle and cist Scheduled Monuments;
- 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 Dornoch Firth and Loch Fleet SPA and Ramsar site, the Dornoch Firth and Morrich More SAC and the Moray Firth 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;
- Development opportunities constrained by presence of railway to north and A836 to south.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	6.8 ha	West of Station Road	40 units	Delivery of housing for the settlement for the plan period and beyond. The Clach Chairidh (or Clach Biorach), is a symbol stone standing in the field close to the northeast boundary of site H1. The Carriclair stone circle and cist is also to the north-east of site H1 but on the opposite side of Station Road. Both are scheduled monuments and, along with their respective settings, must be protected. An area of open space is required around the symbol stone and no development should take place which would encroach on the line of sight from the stone circle and symbol stone to the hills to the west and south-west. The extent of open space required in this latter respect should also be sufficient to preserve peripheral views of the line of sight. A full archaeological survey is required along with the provision of landscaping, planting, and formal open space within the developed area of the site. Development is subject to connection to a new waste water treatment plant.
MU 1 (B)	0.4 ha	Adjacent to Glebe Cottage	-	Suitable for small scale business units or workplace homes (house with associated business unit). Business uses to be limited to those in Class 4, Business, as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997. Provision of appropriate siting, design, landscaping and planting to reduce impact on settlement setting. Subject to suitable access and to connection to new waste water treatment works system.

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