

SETTLEMENT

Settlement Development Area (Policy 1)

Housing

Affordable housing

Business/Industrial

Community

COUNTRYSIDE

International importance (Policy 2.3)

National importance (Policy 2.2)

Local/regionally important features

No local designation

Local/regional importance (Policy 2.1)

DEVELOPMENT REQUIREMENTS AND FACTORS

Development Requirements

Land required for 20 houses in Poolewe and the surrounding area in the period to 2012, equivalent to 2 per annum.

Development Factors (Policy 4.8)

Riverside are in centre of village, including bridge crossing, provides important open view point and amenity spaces, and should be protected.

Crofting area at Londubh is distinct from the more clustered development towards the centre of the village. Existing settlement pattern here should be retained.

Any development at the camping and caravan site must be consistent with the existing leisure and tourism use.

Development will require to connect into existing or new public sewers with and necessary upgrading. The Council has made representations to Scottish Water for upgrading of the existing works to be incorporated within the 2004-2016 Capital Plan.

A number of natural and cultural heritage features, as listed in Box 1, may occur within the SDA boundary (see Background Maps).

INSET MAP

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1:5,000
1 cm equals 50 m

050100150200

m

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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. In some instances they may not reflect exactly what is on the ground and have not been altered in any way by The Council.
Information provided by other agencies for use in determining some of the mapped features is also the most up-to-date available to The Highland Council at the time of the production of this Local Plan.

The main map displays the Poolewe area with various land allocations marked. The grid coordinates range from 184800 to 187000 horizontally and 879600 to 881400 vertically. Key features include the village of Poolewe, the Lochan, and the Cliff Hill (Meall a' Cliuth). The map shows the distribution of housing (H1, H2, H3), affordable housing (AH1, AH2), and business/industrial (BI1) areas. The map also includes a scale bar (1:5,000) and a north arrow.

LAND ALLOCATIONS			
Ref.	Location	Indicative Capacity	Requirements
H1	Shorefield	5	Forms gateway entrance point to village from the north, attractive frontal appearance important, given also its visibility from Inverewe Gardens and proximity to listed buildings. Provision of footpath to Clifton Road.
H2	Builders yard field	7	
H3	Rear of service station	2	Existing outline consent.
AH1	Clifton Road	5	Existing outline consent.
AH2	Builders Yard	8	Subject to relocation of existing buildings business. Should also provide access into Site H2.
BI1	Former Coal Yard		Large site suitable for industrial, commercial and business uses. May be contaminated land issues.