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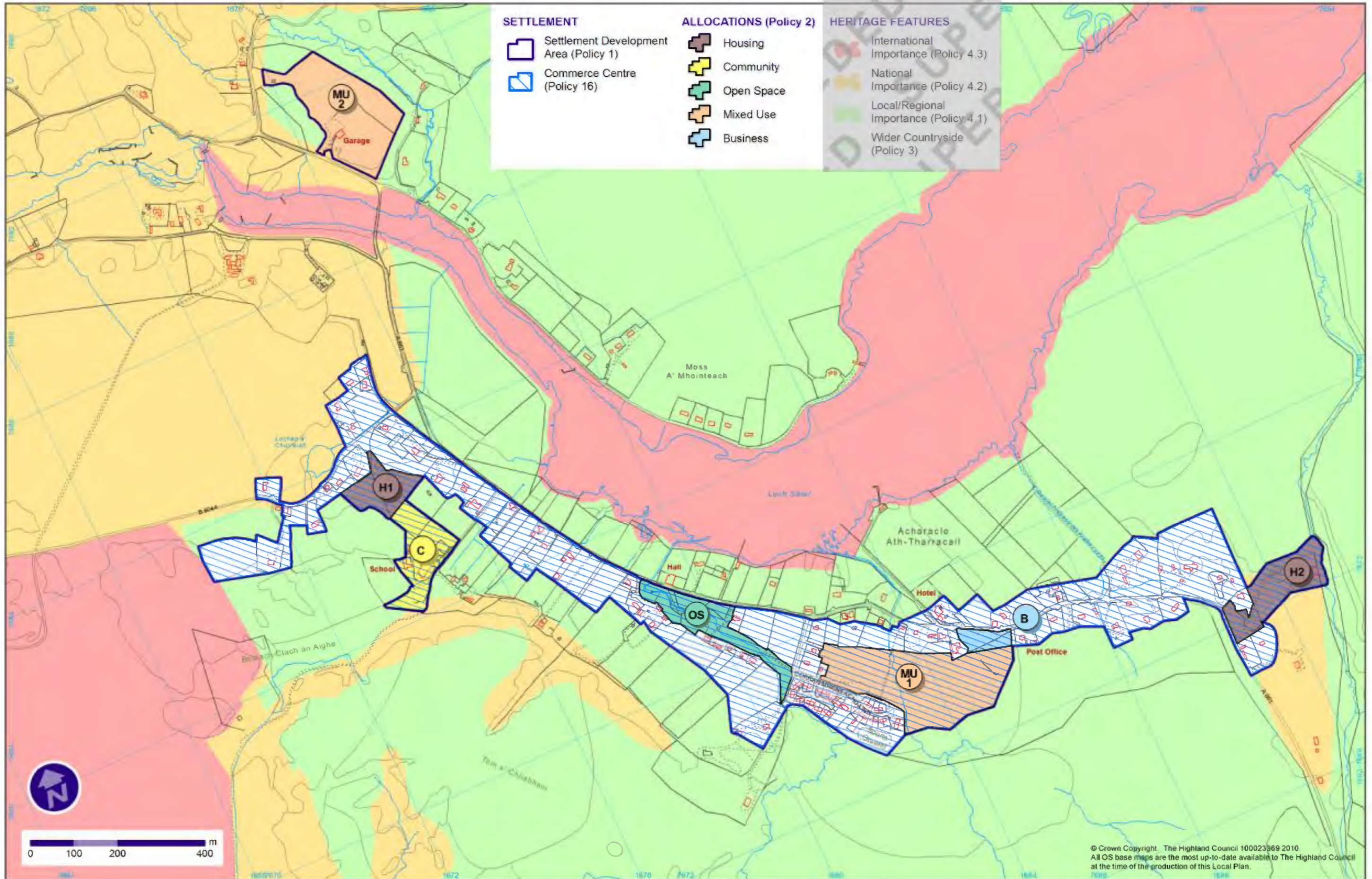
Position in Settlement Hierarchy	Area centre
2007 Estimated Population	174
Housing Completions 2000-2006	6
Primary School Capacity (roll/physical capacity)	11%
Water Capacity (allocations versus capacity)	capacity
Sewerage Capacity (allocations versus capacity)	capacity

**Objectives**

- To avoid land liable to flooding, designated for conservation, “buffers” associated with the WWTW, important open ground particularly affording views over Loch Shiel and important trees.
- To maintain the grain of the community, its overriding linear form and shape, the natural drainage pattern and the balance of development and in-bye croft land and grazings between Ardshealach-Shielbridge-Mingarry.
- To strengthen key development “nodes” in close proximity to commercial/community facilities and infrastructure notably between the village centre/MacNaughton Crescent and the school/medical centre.
- To investigate the potential for a further “node” - including economic development - on “brownfield” land incorporating restoration of Blain Quarry, related ground remodelling and flood works.
- To promote a more cohesive form and co-ordinate enhancement at the village centre.
- To identify land for a new Primary School and community playing field which is programmed for 2008/9 and reserve a site for a cemetery.
- To protect the SAC, Ancient Woodland and SSSI features within the settlement.
- To protect the integrity of and secure exceptional siting and design within the NSA.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	1.3 ha	West of the medical centre	8 units	<b>Acceptable Uses</b> - amenity housing, including reservation for housing for the elderly. Safeguard land for graveyard extension. Pedestrian connection improvements.
H2	1.5 ha	Ardshealach	8 units	Junction improvements necessary. Safeguard/improve pedestrian connections especially to village centre along with the right of way. Retain woodland as far as possible where important to setting and amenity. This site may be at risk from flooding. There is a flood risk requirement for land within/adjacent to 1 in 200 year risk. A flood risk assessment should be submitted with any planning application involving this land.
C	2.0 ha	School site and adjoining land	-	School redevelopment only. A site history considering the previous use is required. Dependant on the site history an assessment of potential contamination issues may be required.
MU1	6.3 ha	Between the village centre/ MacNaughton Crescent	-	<b>Acceptable Uses</b> - housing, business and facilities, open space and tree planting. An assessment of potential contamination issues will be required. Retain and integrate watercourses as natural features within the development. Home zone or equivalent within residential areas.
MU2	3.8 ha	Between Blain Quarry/Mingarry	-	<b>Acceptable Uses</b> - housing and business; subject to flood protection and restoration. An assessment of potential contamination issues will be required. This site may be at risk from flooding. A flood risk assessment should be submitted with any planning application. Slope stability will also need to be addressed.
B	0.5 ha	West of the post office	-	An assessment of potential contamination issues will be required.



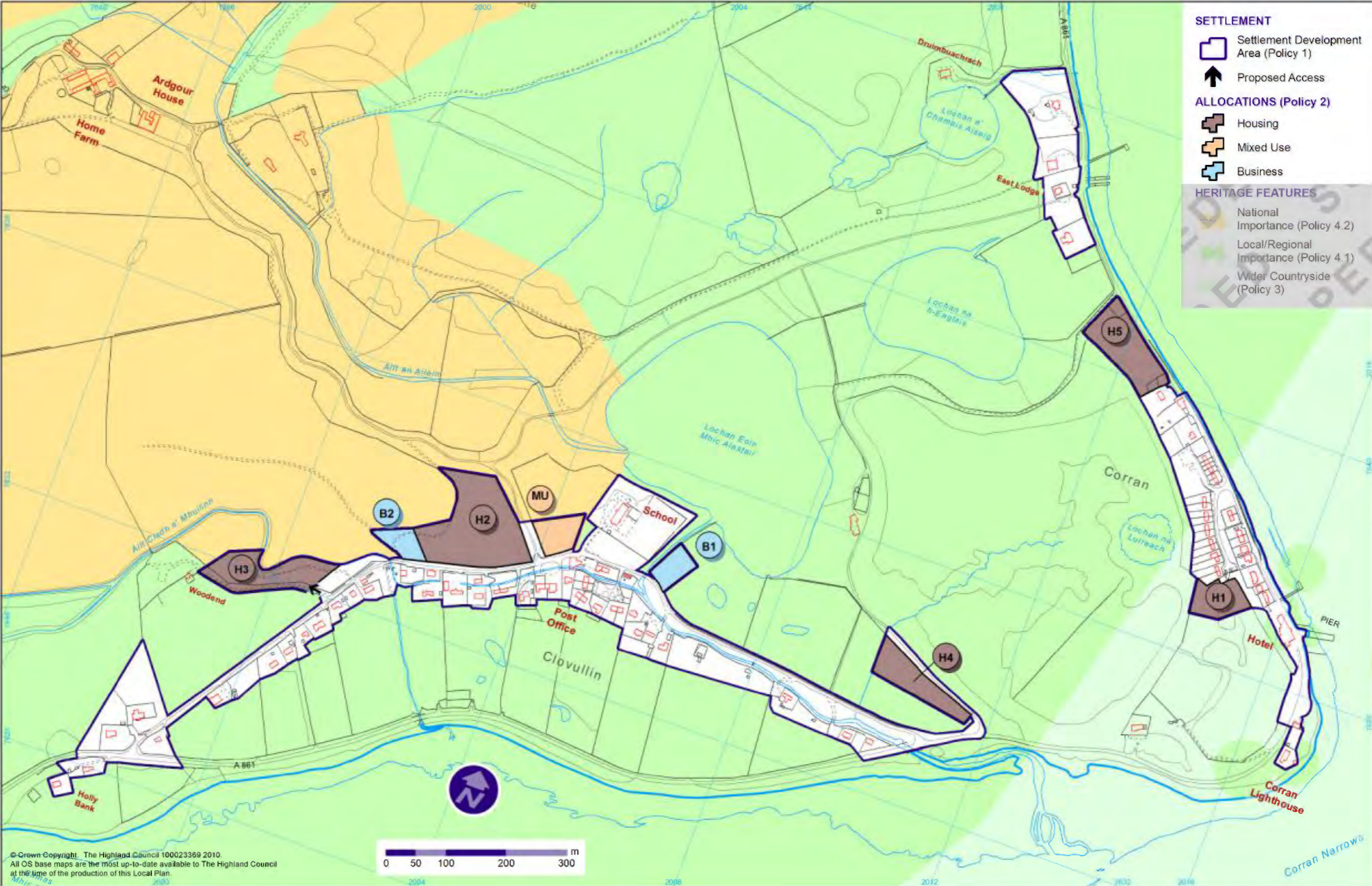
Position in Settlement Hierarchy	Local centre
2007 Estimated Population	174
Housing Completions 2000-2006	4
Primary School Capacity (roll/physical capacity)	32%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	deficiency - no public infrastructure

**Objectives**

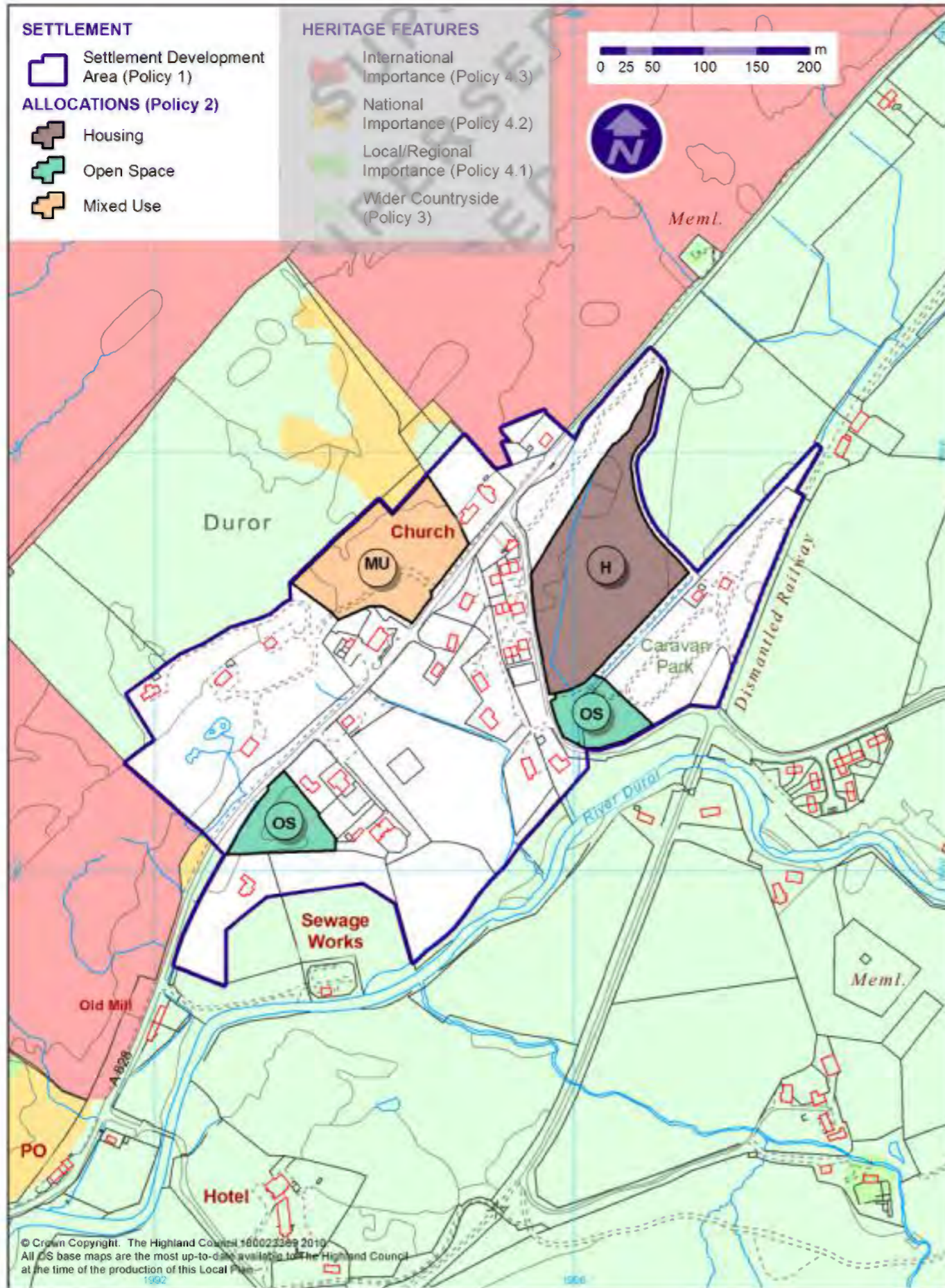
- To promote better integration of the communities at Ardgour and Clovullin, balance safeguards for in-bye croft land, and encourage sensitive development of the Estate policies.
- To reinforce the characteristic pattern of the settlement and maintain an emphasis on the overriding linear shape and limited "depth" of building.
- To open up the fringes of selected fields, cleared woodland areas or poorer land - notably land towards the south of Ardgour and the north of Clovullin.
- To secure exceptional design quality commensurate with Ardgour House and its designed landscape.
- A healthy choice/flexibility of housing land has been identified and this may require phasing.
- To identify land convenient to local services for additional facilities and a playing field.
- To secure developer funded footpath improvements.
- To protect the lighthouse field and adjoining topography as the potential "landfall" for a future road crossing of the Corran Narrows.
- To acknowledge the configuration of the local topography and its relationship with the natural system of lochans, the designed landscape of Ardgour House, the candidate AGLV, and drainage in servicing development.
- To encourage Scottish Water to prioritise a comprehensive WWTW but there is potential for private system(s) if compliant with provisions of general policy 7 on waste water treatment.
- To protect the Designed Landscape within the settlement.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	0.5 ha	Lighthouse Field	8 units	Access improvements.
H2	0.8 ha	West of Hall	10 units	Exceptional siting and design quality, high quality designs in keeping with woodland setting and designed landscape.
H3	1.0 ha	Allt Cladh a' Mhuilinn	6 units	High quality designs in keeping with woodland setting and designed landscape. Retention of the Ancient Woodland at northern margin of site. Retain and integrate watercourses as natural features within the development. Provision of connection to mains sewer system - consider cross-funding with developer for site H4. Incorporate candidate core path into development to provide safe public access to path and to allow access for maintenance/management purposes.
H4	0.7 ha	East Parks	6 units	-
H5	1.0 ha	North Corran	6 units	This site may be at risk from flooding. A flood risk assessment will have to be submitted with any planning application.
B1	0.3 ha	East of School	-	This site may be at risk from flooding. A flood risk assessment will have to be submitted with any planning application.
B2	0.3 ha	Woodside	-	Exceptional siting and design quality.
MU	0.4 ha	South west of School	-	Exceptional siting and design quality.



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Position in Settlement Hierarchy	Local centre
2007 Estimated Population	66
Housing Completions 2000-2006	1
Primary School Capacity (roll/physical capacity)	36%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	spare capacity

**Objectives**

- To create a more cohesive form with a recognised focal point and community facilities which might locate/relocate around a village green.
- To integrate development of housing land north of the Achindarroch road.
- To reconfigure the A82/Achindarroch road junction and encourage speed reduction measures.
- To improve access for pedestrian and integrate use of the former railway line for the Fort William – Oban route.
- To secure contributions towards safer routes to school, pedestrian linkages and to reconfigure the trunk road junction at Achindarroch.
- To protect the Ancient Woodland within the settlement.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H	2.0 ha	North of Achindarroch Road	35 units	Development will incorporate open space and involve reconfiguration of the A82 junction. Secure contributions towards safer routes to school and pedestrian linkages. To retain and integrate watercourses as natural features within the development.
MU	1.3 ha	Adjacent to the former hotel	5 units	<b>Acceptable uses</b> - mixed housing, business and tourism. Partly ancient woodland. Requirement to retain trees and for high quality designs in keeping with setting, particularly if development affects the setting of the adjacent Listed Buildings. Secure contributions towards safer routes to school and pedestrian linkages.

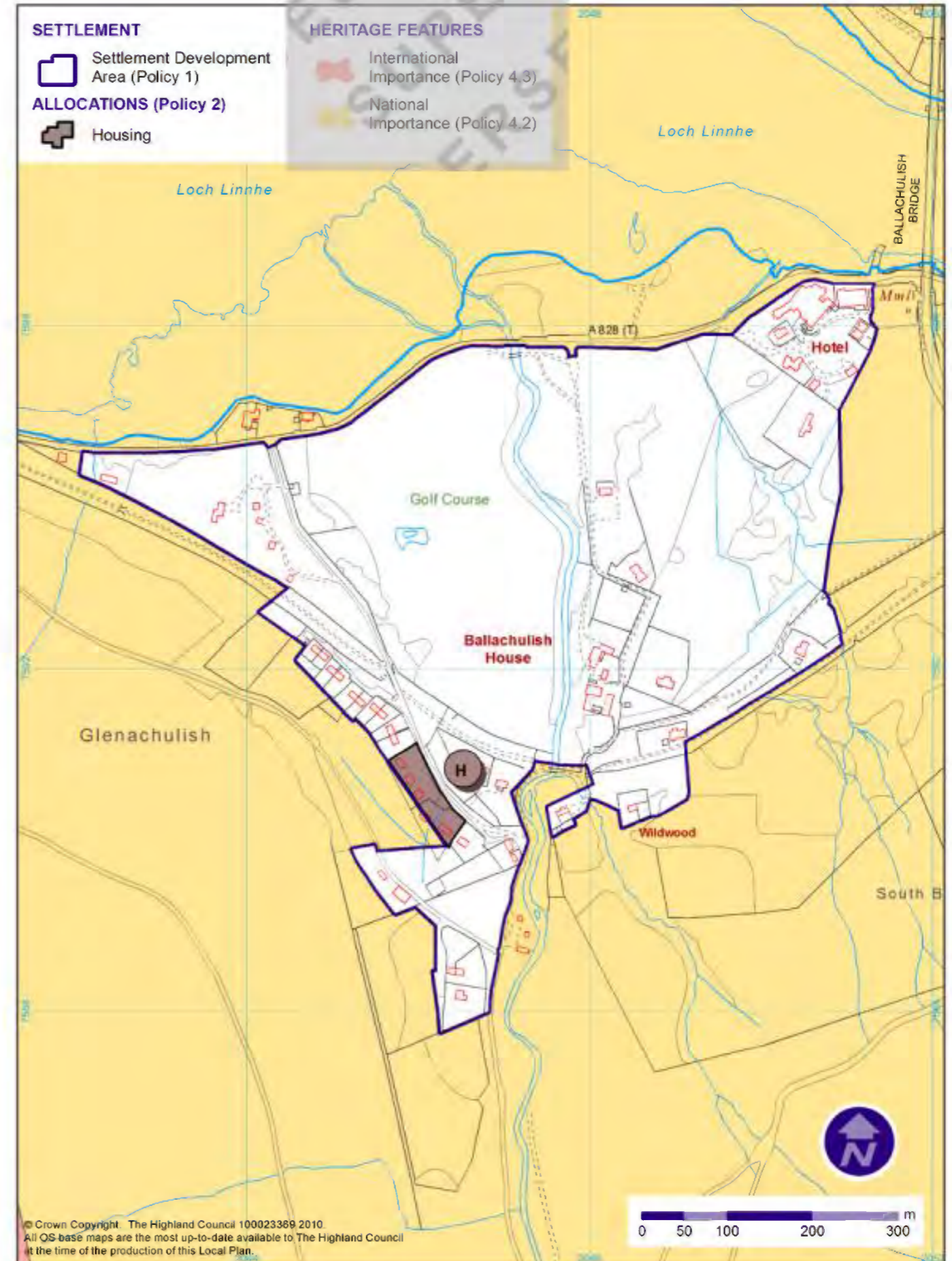
Position in Settlement Hierarchy	-
2007 Estimated Population	102
Housing Completions 2000-2006	3
Primary School Capacity (roll/physical capacity)	87%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	limited spare capacity but a capital project is planned by 2010

**Objectives**

- To consolidate Glenachulish within its natural limits.
- To help facilitate community initiatives to develop a new village hall and identify a site for a playing field and encourage local services to establish a shop.
- To connect Glenachulish to the adjoining centres of north and south with dedicated cycle-pedestrian routes and protect the Oban-Kinlochleven long distance route.
- To protect the Scheduled Monument and Ancient Woodland features within the settlement.
- To protect the integrity of and secure exceptional siting and design within the NSA.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H	0.6 ha	West of the golf course	5 units	Exceptional siting and design in respect of the NSA.



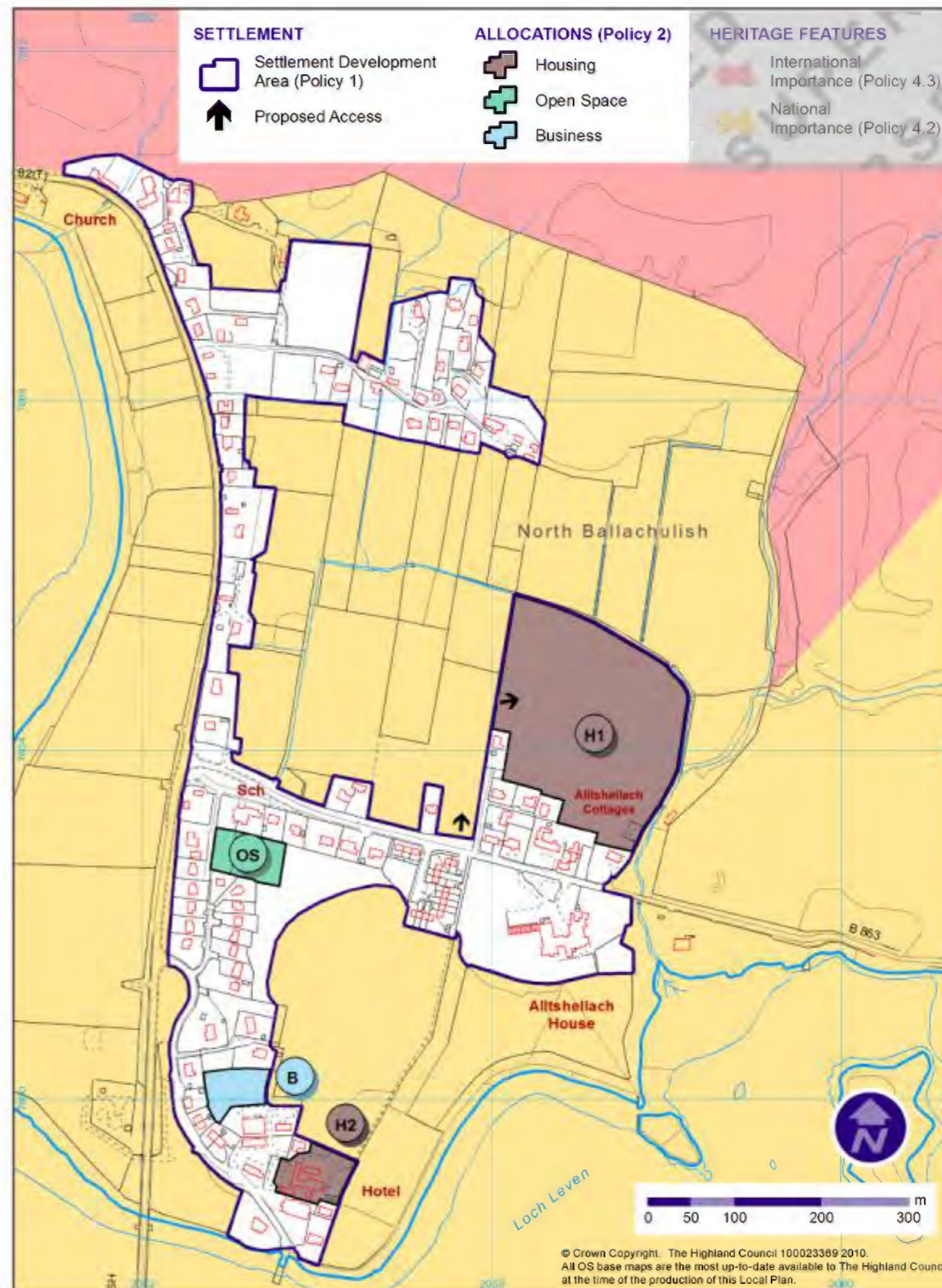
Position in Settlement Hierarchy	Local centre
2007 Estimated Population	226
Housing Completions 2000-2006	3
Primary School Capacity (roll/physical capacity)	52%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	limited spare capacity but capital project planned by 2010

**Objectives**

- To contain North Ballachulish between the adjoining rising wooded land, the A82 and the margins of Loch Leven which define the physical limits of the settlement.
- To encourage the investigation of traffic and safety management on the A82.
- To unlock land north of the B863 for development and create a cohesive framework for mixed uses and an integrated community, including the long term potential of land.
- To enable local services to establish, including shop, hall, community facilities and a playing field.
- To encourage redevelopment of the redundant outbuildings and adjoining land to the rear of the Loch Leven Hotel.
- To protect the major archaeological site and designated Scheduled Monument, the remaining Common Grazings and the heritage and landscape character of the Alltshellach policies.
- To protect the SAC, Ancient Woodland and SSSI features within the settlement.
- To protect the integrity of and secure exceptional siting and design within the NSA.
- To secure a hydrology report and mitigation for developments likely to impact on areas of peat bog.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	4.3 ha	Between North Ballachulish and Oldtown	30 units	Requirement for a basic survey and photographic record of the historic township if remains cannot be retained. Developer masterplan, A82 capacity assessment, access improvements, provision of public open space, woodland retention/enhancement, and phasing. Home zone or equivalent traffic calming measures. Requirement to retain & integrate watercourses as natural features within the development.
H2	0.4 ha	North of Loch Leven Hotel	5 units	<b>Acceptable Uses</b> - housing, business, community uses, open space; Access reserved from B869 to the west and layout should take account of the potential of adjoining land for development. A site history considering the previous use is required. Dependant on the site history an assessment of potential contamination issues may be required.
B	0.4 ha	Adjoining the Business Park	-	Class 4 business uses only. Prior to any development a landscape screen is to be planted between the residential properties and the site.





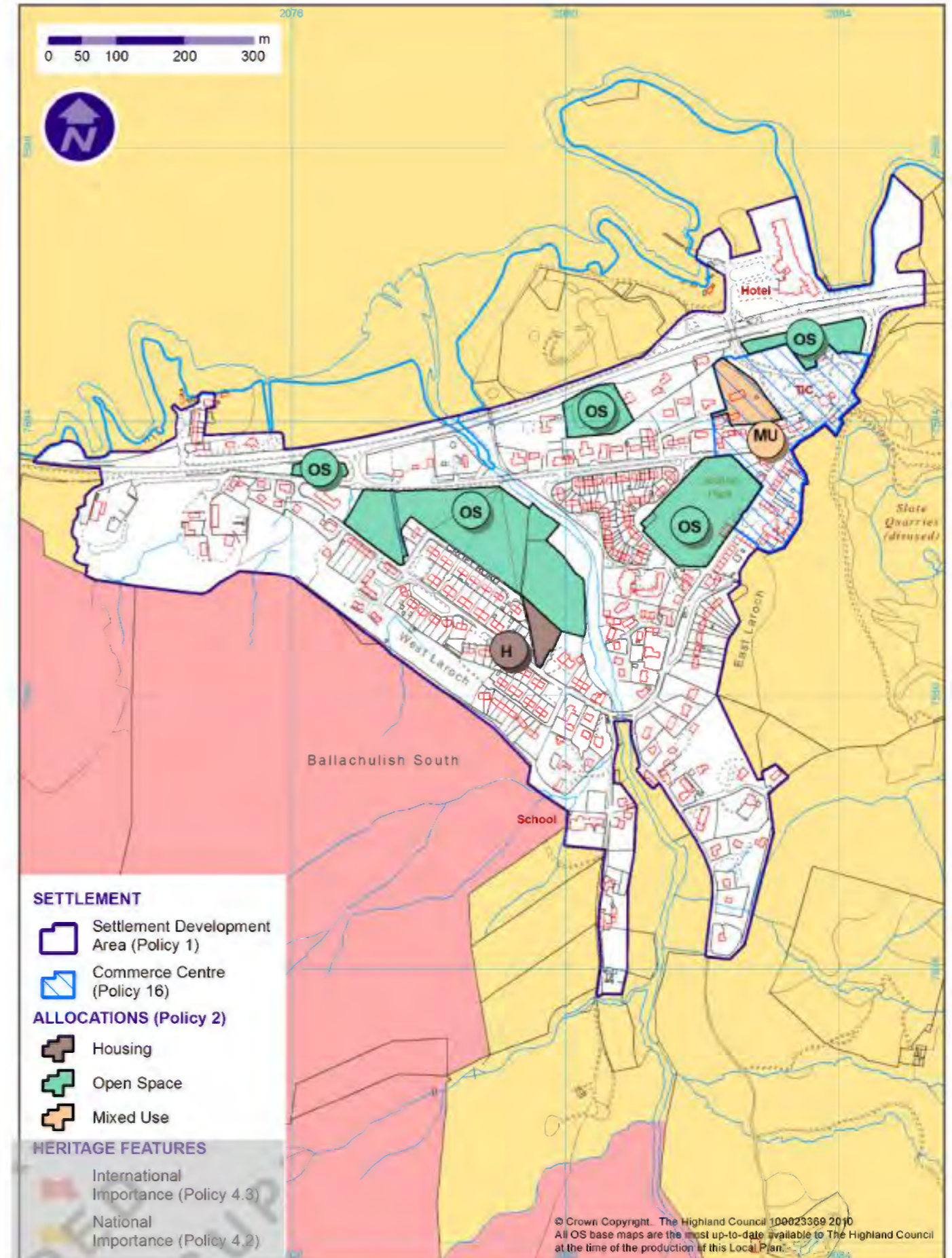
Position in Settlement Hierarchy	Area centre
2007 Estimated Population	718
Housing Completions 2000-2006	21
Primary School Capacity (roll/physical capacity)	87%
Water Capacity (allocations versus capacity)	limited spare capacity but capital project planned by 2010
Sewerage Capacity (allocations versus capacity)	limited spare capacity but capital project planned by 2010

**Objectives**

- To consolidate the angular, compact village form south of the A82 and below the steeper, rising land flanking the quarries.
- To promote development of tourist accommodation and related facilities on the seaward side of the A82 consistent with safeguards for public access, archaeology, flood risk and the village setting.
- To recognise the potential for strengthening the industry/business-west pier/west quarry and the tourism/leisure-east pier/east quarry axes.
- To acknowledge the significant constraints to development including the susceptibility of land to flood and subsidence, the WWTW buffer.
- To enable the lower land adjacent to the river to be secured and laid out as a village park.
- To encourage priority upgrading of the WWTW and water supply.
- To enable investigation of the suitability of land to the southwest of the village for long term development including safeguards for access from West Laroch.
- To secure developer contributions for any development proposed on the road serving the primary school, towards safer routes to school, for junction and visibility improvement and pedestrian refuge.
- Proposals for land west of Lochside cottages must avoid creation of a new A82 access, secure community access to boat launching and jetty facilities, and would require an otter survey.
- To protect the Ancient Woodland within the settlement.
- To protect the integrity of and secure exceptional siting and design within the NSA.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
MU	0.6 ha	Former Station Yard	8 units	<b>Acceptable Uses</b> - amenity housing, including reservation for housing for the elderly and retail. Secure enhanced car parking and access. Any retail development must be accessed primarily from the north-east with only secondary access being permitted from the west at Elizabeth Place. The pedestrian connection to the Medical Centre is to be safeguarded and improved. An assessment of potential contamination issues would be required.
H	0.3 ha	West Laroch (east)	6 units	-



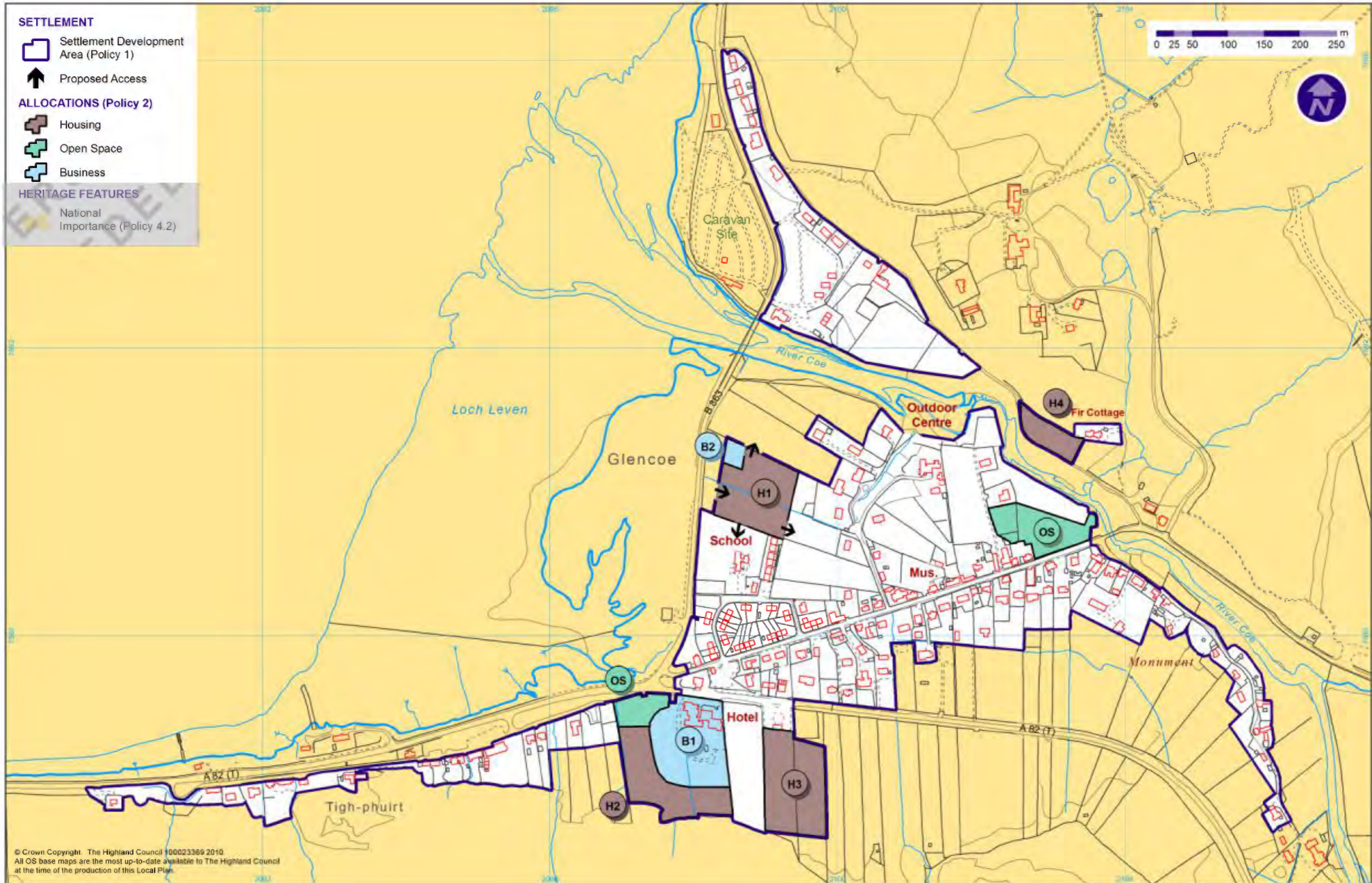
Position in Settlement Hierarchy	Local centre
2007 Estimated Population	312
Housing Completions 2000-2006	8
Primary School Capacity (roll/physical capacity)	53%
Water Capacity (allocations versus capacity)	deficiency but a capital project is planned period to 2010
Sewerage Capacity (allocations versus capacity)	deficiency but a capital project is planned period to 2010

**Objectives**

- To co-ordinate development of the village to the north and south in a form which respects the exceptional setting and traditional activities.
- To safeguard the potential for further growth in these directions including land assembly, upgrading/redevelopment and links with the village.
- To help facilitate community initiatives to develop a new village hall and to identify a site for a playing field
- To improve the A82 junction, crossing points and public transport facilities and introduce a 40 mph speed restriction.
- To encourage priority upgrading of the WWTW and water supply.
- To protect the fine amenity trees, walks and monument by the River Coe and avoid encroachment into the National Scenic Area.
- To protect the integrity of and secure exceptional siting and design within the NSA.
- To protect the Ancient Woodland and SSSI features within the settlement.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	1.0 ha	North of School	20 units	Development will be set back from land at risk of flooding, require access from the A861 and the layout should incorporate the adjoining school site. This site may be at risk from flooding. A flood risk assessment should be submitted with any planning application. Contributions will be required towards road drainage works. Retain & integrate watercourses as natural features within the development.
H2	0.9 ha	South of A82	10 units	Development will be dependent on the assembly of land; access either configured with the Glencoe Hotel or from Tighphuirst and layout should take account of the potential for development on adjoining land to the east. Pedestrian/cycle crossing over A82 (in conjunction with Site H3). This site may be at risk from flooding. A flood risk assessment should be submitted with any planning application.
H3	1.1 ha	South of Filling Station	10 units	Pedestrian/cycle crossing over A82 (in conjunction with Site H2). Justification required for any new junction onto trunk road.
H4	0.3 ha	North of River Coe	4 units	Subject to improved access.
B1	1.0 ha	Hotel	-	This site may be at risk from flooding. A flood risk assessment should be submitted with any planning application. Contributions will be required towards any necessary coastal flood prevention works. A site history considering the previous use is required. Dependent on the site history an assessment of potential contamination issues may be required.
B2	0.1 ha	North of School	-	This site may be at risk from flooding. A flood risk assessment should be submitted with any planning application.



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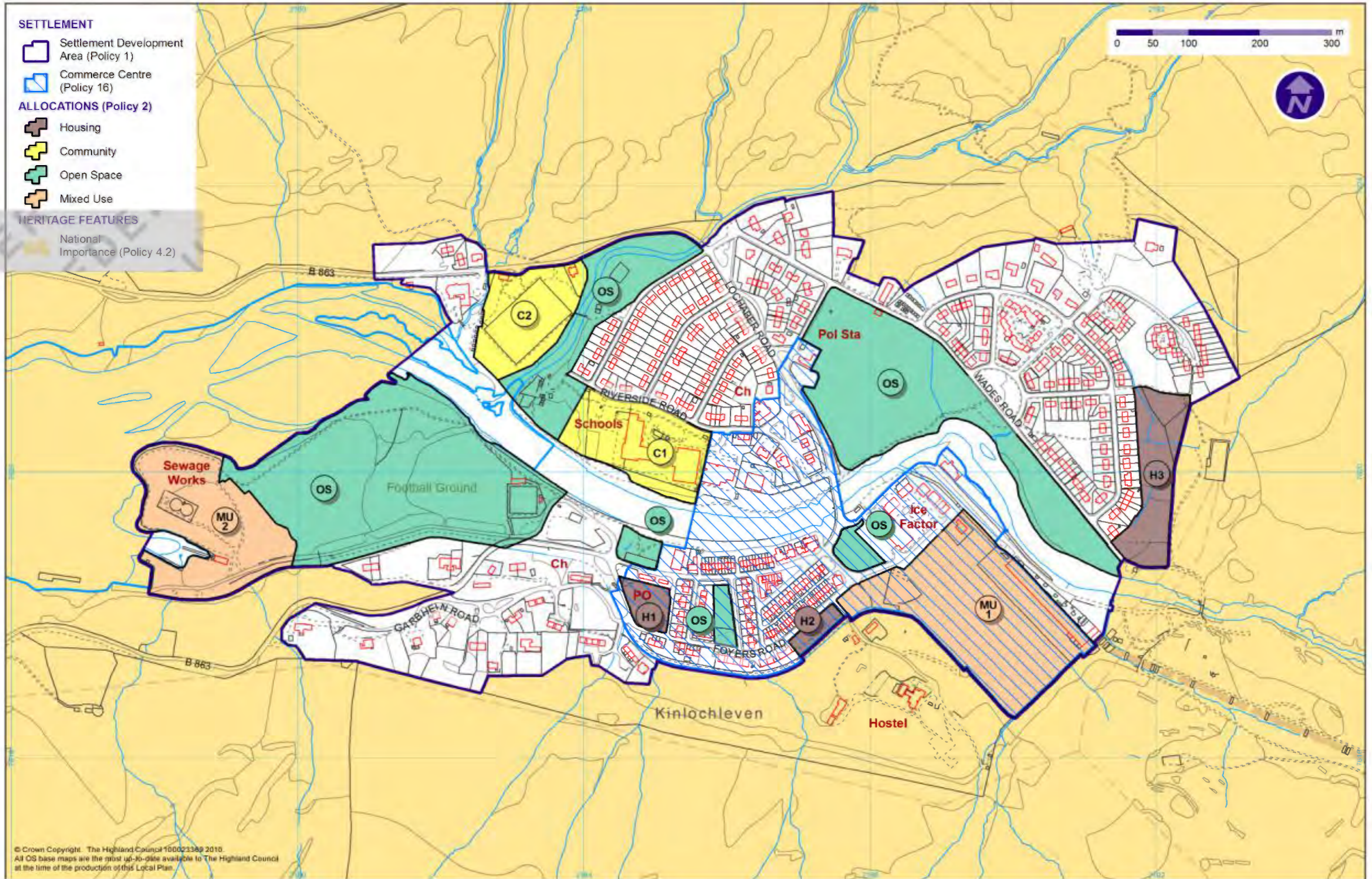
Position in Settlement Hierarchy	Area centre
2007 Estimated Population	1082
Housing Completions 2000-2006	3
Primary School Capacity (roll/physical capacity)	70%
Water Capacity (allocations versus capacity)	deficiency
Sewerage Capacity (allocations versus capacity)	limited spare capacity and probable deficiency north east of village served by Kinlochmore east septic tank

### Objectives

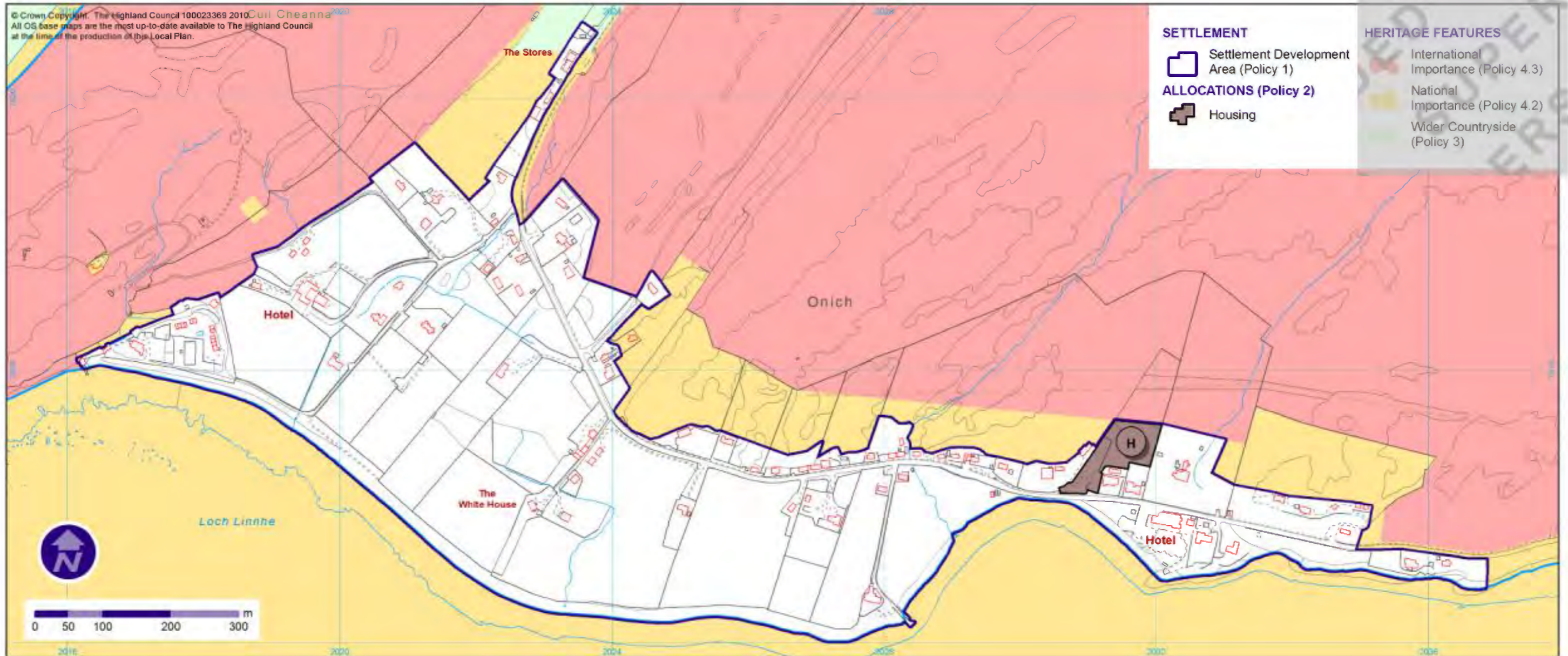
- To continue the long-term regeneration programme to revitalise and transform Kinlochleven and the major partner initiative involving Alcan and Kinlochleven Development Land Trust.
- To promote further extensive remediation of the footprint of the former Smelter and in the vicinity of the quays which could present a wider range of "waterfront"/economic development, social and environmental opportunities.
- To complete a combined community primary and secondary school by 2010 and the provision of replacement playing fields on the vacated campus.
- To encourage initiatives to secure community recreation facilities – sports field/bowling green – which might connect for use by the school with a new footbridge.
- To encourage redevelopment or conversion of property and re-focus efforts to develop infill sites which consolidate the community's compact form and structure and sustain a commercial/business "node" either side of the river.
- To investigate the potential to protect the planned form and industrial heritage, avoid encroachment of development onto steeply rising land.
- To ensuring sufficient capacity in waste water treatment facilities.
- To protect the Category A Listed Building, Scheduled Monument and Ancient Woodland features within the settlement.
- To protect the integrity of and secure exceptional siting and design within the NSA.

### Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	0.1 ha	Former Hall	5 units	Incorporate candidate core path into development to provide safe public access to path and to allow access for maintenance/management purposes. Retention of some public open space.
H2	0.1 ha	Foyers Road	5 units	Rationalise the car parking but safeguard a suitable level of public parking. An assessment of potential contamination issues will be required. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
H3	1.3 ha	Wades Road	10 units	An assessment of potential contamination issues will be required. Home zone or equivalent traffic calming measures. Safeguard/enhance footpath connections. Retain some public open space. Retain & integrate watercourses as natural features within the development. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
MU1	5.5 ha	Smelter	55 units	<b>Acceptable Uses</b> - housing, business, commercial and community uses; subject to major remedial works and a comprehensive layout. An assessment of potential contamination issues will be required. This site may be at risk from flooding. A flood risk assessment should be submitted with any planning application. Protection of scheduled structures and their setting. High quality designs/layout if development is within curtilage or affects the setting of the Listed Building.
MU2	1.9 ha	Quay	-	Major reinstatement; potential redevelopment opportunity. Safeguard operational and maintenance access to Scottish Water authority plant. An assessment of potential contamination issues will be required. This site may be at risk from flooding. A flood risk assessment should be submitted with any planning application.
C1	2.0 ha	Riverside Road	-	New primary and secondary schools and associated community facilities.
C2	1.7 ha	Old school campus	-	New sports field.



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Position in Settlement Hierarchy	-
2007 Estimated Population	122
Housing Completions 2000-2006	5
Primary School Capacity (roll/physical capacity)	52%
Water Capacity (allocations versus capacity)	limited spare capacity
Sewerage Capacity (allocations versus capacity)	limited spare capacity, can be expanded as required

**Objectives**

- To maintain the linear shape of the village with development held predominantly to the landward margins of the A82 and avoid building on elevated ground.
- To enable redevelopment of infill/gap sites.
- To protect the SAC, Tree Preservation Order, Ancient Woodland and SSSI features within the settlement.
- To protect the integrity of and secure exceptional siting and design within the NSA.
- To safeguard the overriding open character of land on the seaward side of the A82 safeguarding croft land, views and further consideration of any scope for improvement of the A82.

**Site Allocation**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H	0.7 ha	Former garage/ adjacent ground	3 units	Requirement for an assessment of potential contamination issues. NSA. Requirement for high quality designs. Requirement for high quality designs/layout if development affects the setting of the adjacent Listed Building. Justification required for any new junction onto trunk road. The access from the site onto the A82 must conform to the standard required by Transport Scotland for junctions onto a trunk road. This site may be risk from flooding. A flood risk assessment should be submitted with any planning application.

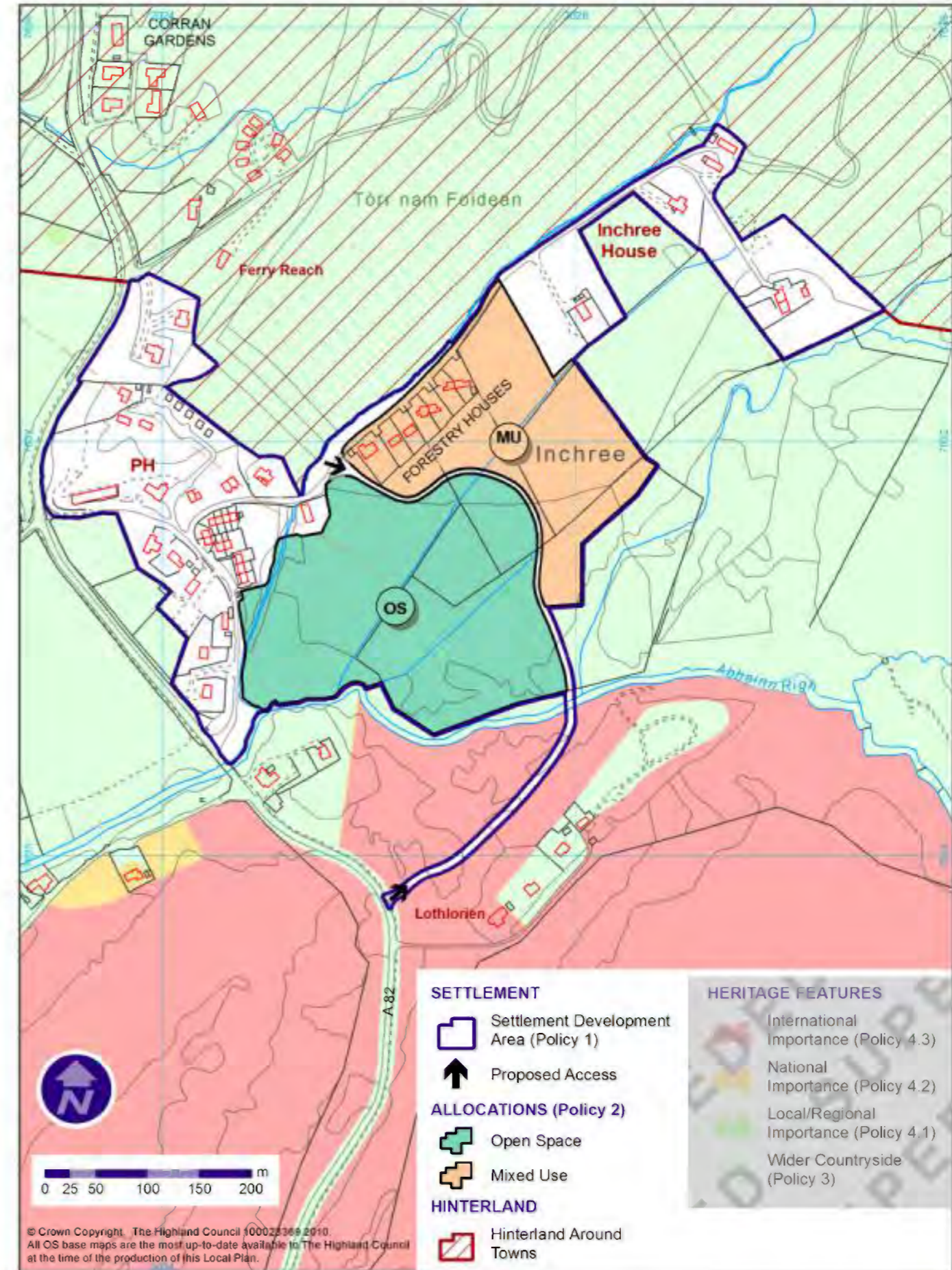
Position in Settlement Hierarchy	-
2007 Estimated Population	80
Housing Completions 2000-2006	4
Primary School Capacity (roll/physical capacity)	52%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	limited spare capacity

**Objectives**

- To create an integrated and cohesive settlement on land north of the River Righ within the natural setting created by rising and afforested land.
- To assemble land and promote a comprehensive framework for housing, infrastructure and community facilities; rationalise and improve access from the A82.
- To reserve a link over the Righ and open up the former Forestry Commission holdings banked by the Lochaber Housing Association.
- To integrate Village Hall and open space provisions with the existing community.
- To minimise any encroachment on the value of the habitats protected by Special Area of Conservation designation, riparian woodland, land at risk to flooding and established forest walks.
- To protect the SSSI within the settlement.
- To contain development on the seaward side of the A82 tightly within the existing settlement pattern to safeguard investigation of options for A82 improvements and any future link to Ardnamurchan and Morvern over the Corran Narrows.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
MU	3.7 ha	North of River Righ	25 units	<b>Acceptable Uses</b> - Housing, Community and Business. Developer masterplan (together with H site) to secure phasing and provision of community and business land. Access improvements including new A82 junction. Requirement to incorporate candidate core path within the development. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Requirement to retain and integrate watercourses as natural features within the development. Requirement for traffic management measures to alleviate the use of the existing A82 junction. Justification required for any new junction onto trunk road. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.



Position in Settlement Hierarchy	Local Centre
2007 Estimated Population	202
Housing Completions 2000-2006	0
Primary School Capacity (roll/physical capacity)	32%
Water Capacity (allocations versus capacity)	deficiency
Sewerage Capacity (allocations versus capacity)	deficiency

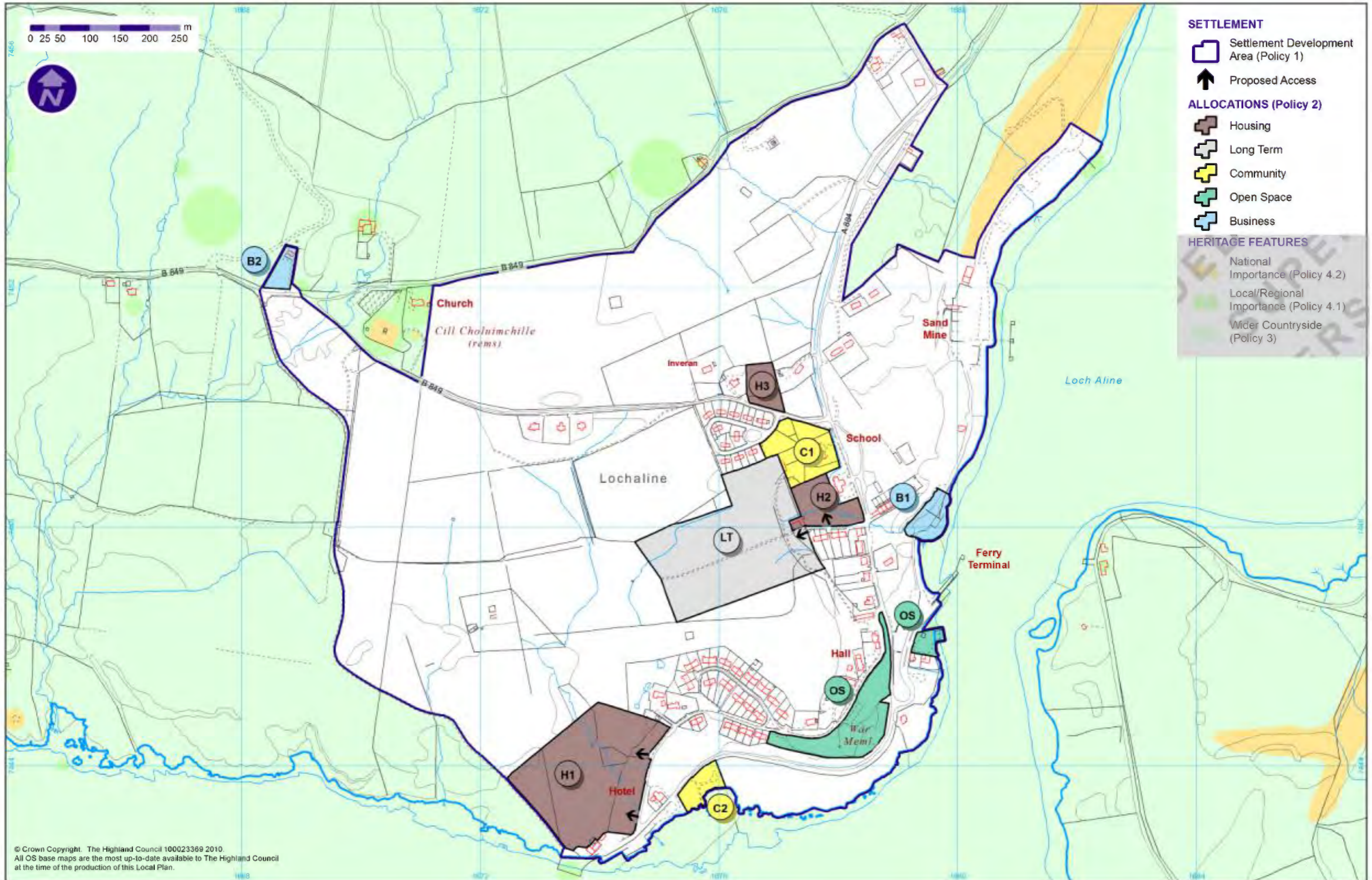
### Objectives

- To integrate development of a new primary school, replacement fire and coastguard facilities and consolidate the nucleus of community facilities close to the surgery and safeguard access to adjoining "backland".
- To consolidate the elongated shape of the village by directing development to land west of the A884 in association with community woodland schemes.
- To avoid development on land east of the A884 which could present a risk of subsidence from underground mine workings and promote provision of sports field, golf course and environmental improvements.
- To safeguard the waterfront axis between the ferry and west piers as a focus for tourist facilities/ other business - including a hotel/small-scale marina/community pier - and a new WWTW.
- To promote additional village improvements including removal of overhead wire-scape and extend the network of village footpaths.
- To safeguard the better agricultural land, promote community woodland beyond the village edge to the north and facilitate community enterprise initiatives.
- To protect the Ancient Woodland within the settlement.
- To control piecemeal development on the settlement edge, to protect the setting of Keil church, house and cross.
- To ensure that developer contributions are secured for any necessary relocation of the explosives store.
- To encourage Scottish Water to prioritise a comprehensive WWTW.

### Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	4.0 ha	Torr na Faire	40 units	Traffic calming measures in keeping with rural nature of settlement. Retain and integrate watercourses as natural features within the development.
H2	0.7 ha	Morvern Crescent	15 units	<b>Acceptable Uses</b> - Amenity housing, including reservation for housing for the elderly. Road realignment to improve access to development and Long Term site west of Morvern Crescent. Retain and integrate watercourses as natural features within the development.
H3	0.4 ha	East of Dunaline	2 units	Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
LT	4.5 ha	West of Morvern Crescent	40 units	
C1	1.0 ha	Primary School	-	Primary School redevelopment, including multi-function games area, incorporate candidate core path.
C2	0.3 ha	SE of Hotel	-	Extension/upgrade to waste water treatment works. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application.
B1	0.4 ha	Below High Street	-	A site history considering the previous use is required. Dependant on the site history an assessment of potential contamination issues may be required. This site may be at risk from flooding. Flood risk assessment will be required, built development to avoid flood risk area. Ensure that any "bad neighbour" effects on the development are minimised.
B2	0.2 ha	Old Kiel camp	-	Subject to access improvements.





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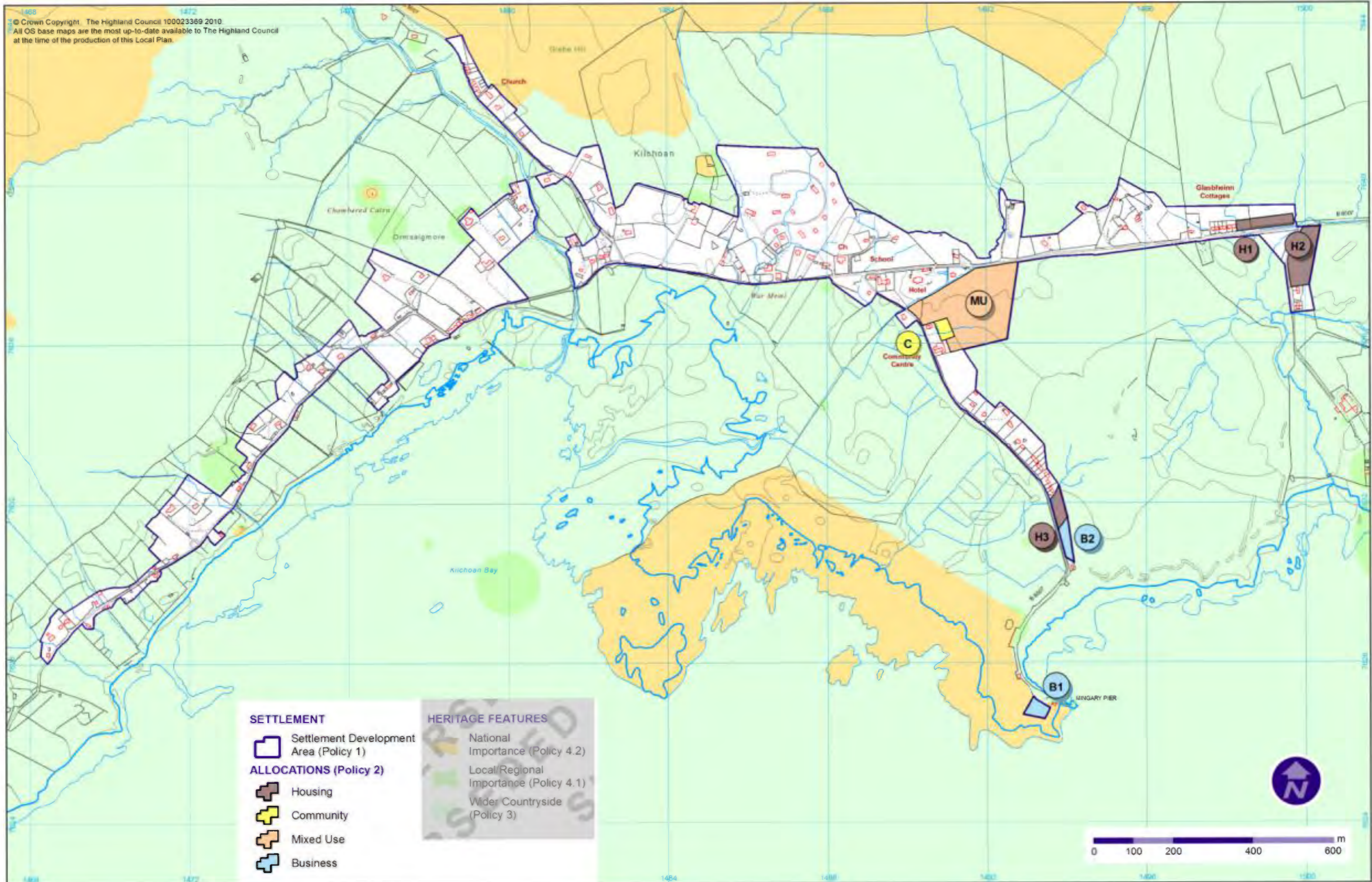
Position in Settlement Hierarchy	Local centre
2007 Estimated Population	260
Housing Completions 2000-2006	6
Primary School Capacity (roll/physical capacity)	19%
Water Capacity (allocations versus capacity)	capacity
Sewerage Capacity (allocations versus capacity)	limited spare capacity and limited network

**Objectives**

- To strengthen the focus for community and visitor activity in the vicinity of the Community Centre/Hotel/School and new sports field.
- To sustain and develop the activity "nodes" at the pier/ferry terminal; shop/filling station; and fire service base/water supply for commercial/transport uses, commercial/community uses and services/infrastructure respectively.
- To maintain the grain of the community, its overriding linear form and shape and the balance of development and in-bye croft land through Ormisbeag.
- To protect the open land, grazings, habitats and outstanding views afforded by the open character of land on the seaboard.
- To secure improvements to the public sewerage system.
- To protect the SSSI within the settlement.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	0.4 ha	East of Glasbheinn	6 units	
H2	0.8 ha	South of B8007	8 units	
H3	0.2 ha	East of Pier Road	4 units	
MU	2.7 ha	North of Community Centre	-	<b>Acceptable Uses</b> - mixed housing, business and community uses. Retain & integrate watercourses as natural features within the development.
B1	0.2 ha	South of ferry pier	-	<b>Back up land for the pier</b> - Pre-application consultation with Historic Scotland and Scottish Natural Heritage required. Possible mitigation because of the proximity to a Scheduled Monument. Also sensitivity regarding its geological interests (SSSI).
B2	0.2 ha	North of the coast-guard station	-	Restrict uses to those compatible with residential.
C	0.2 ha	East of Community Centre car park	-	<b>Acceptable Uses</b> - relocated play park



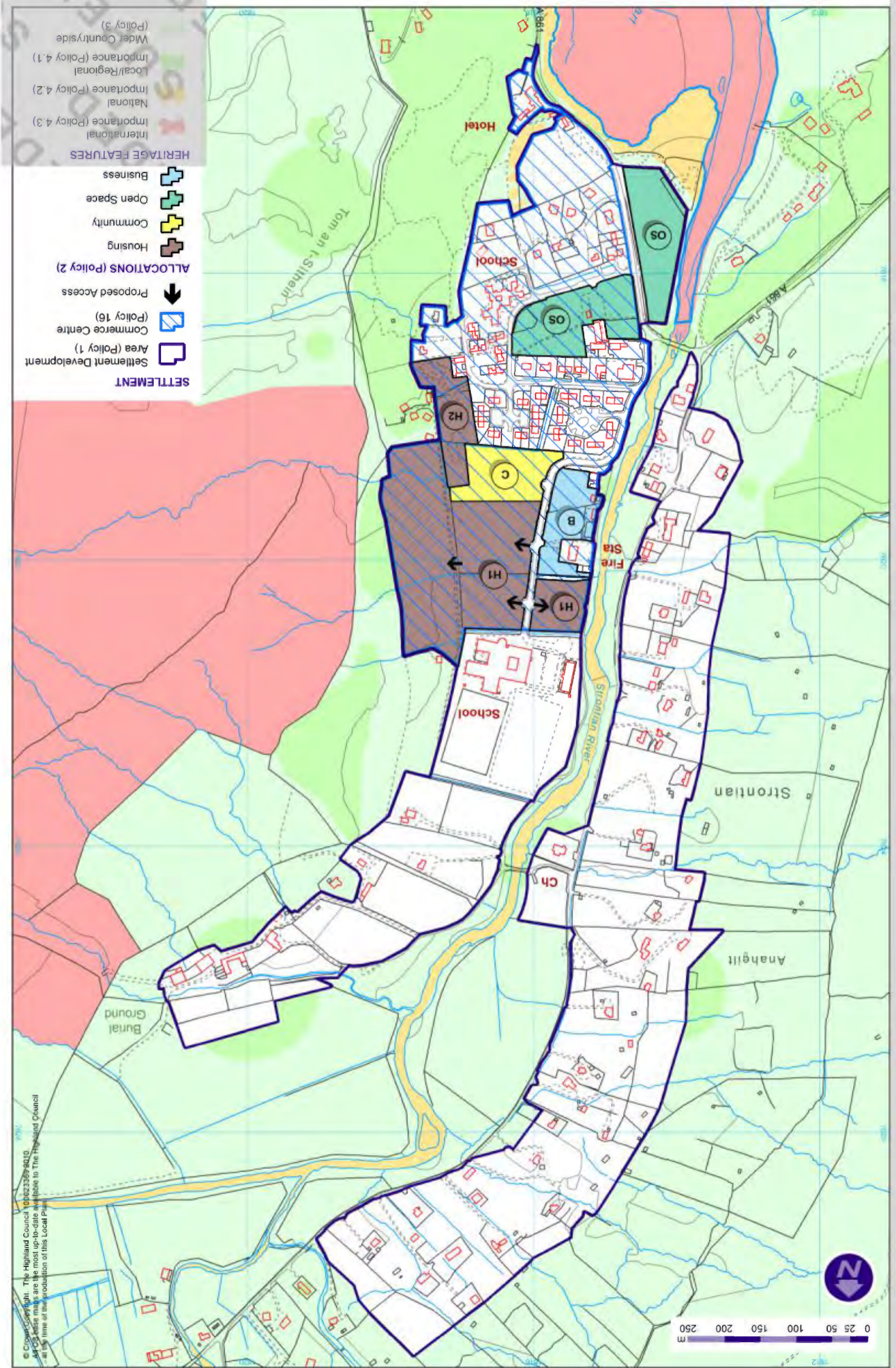
Position in Settlement Hierarchy	Area centre
2007 Estimated Population	246
Housing Completions 2000-2006	17
Primary School Capacity (roll/physical capacity)	57%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	limited spare capacity

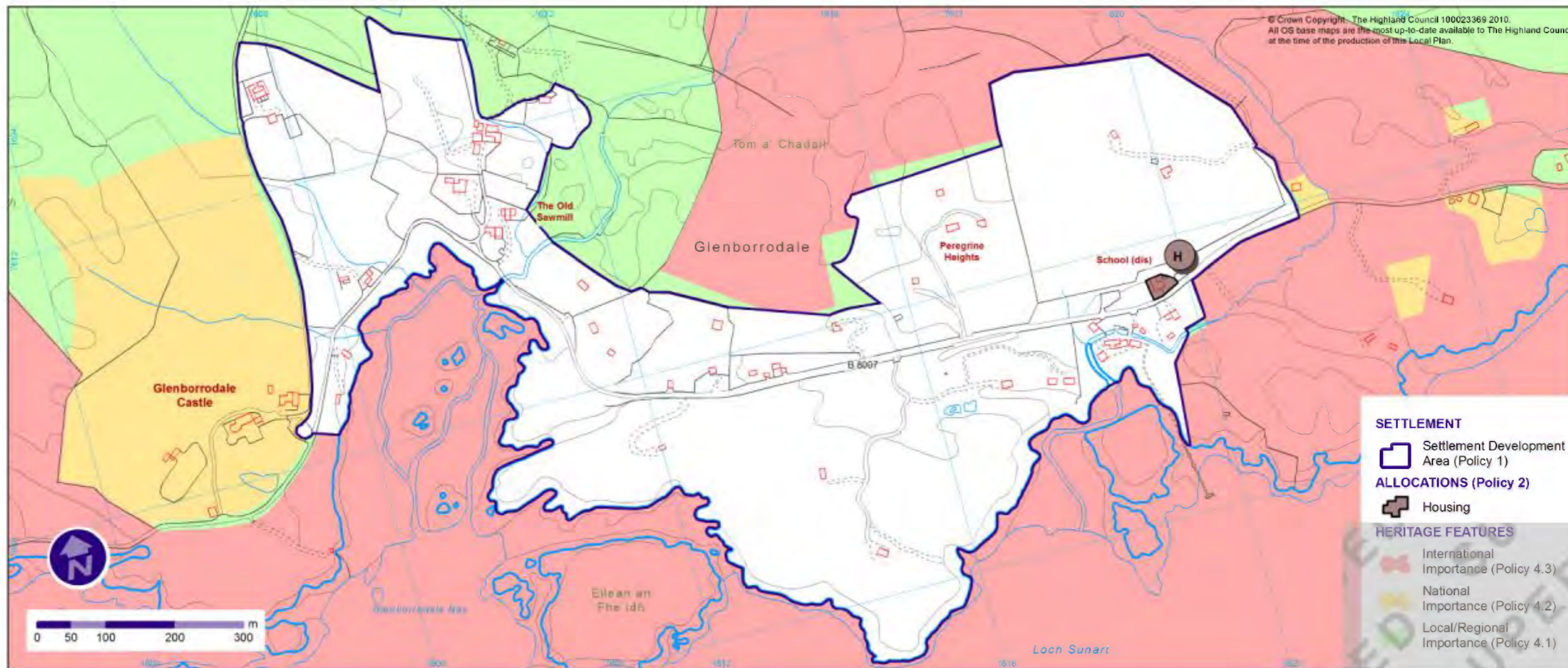
**Objectives**

- To consolidate the core of the village by reaffirming the long term commitment to development at Drimnatorran.
- To acknowledge possible opportunities in future for improved community facilities notably primary school, health centre/surgery, business accommodation.
- To secure land for a swimming pool and additional cemetery provision.
- To promote redevelopment of “brownfield” sites notably the former hotel and encourage its redevelopment for business.
- To maintain the grain of the community, its overriding linear form and shape and the balance of development and in-bye croft land through Annaheilt.
- To protect and enhance the character and architectural merit of the 1970’s planned village, its layout and open spaces.
- To safeguard the village setting including rising land, the open and wooded seaboard, river margins and community woodland.
- To protect the Tree Preservation Order within the settlement.
- To ensure drainage to land.
- Access improvements will be necessary to allow limited development north of Ardnamurchan High School.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	4.9 ha	Drimnatorran	40 units	Accommodation suitable for the elderly. Protect existing trees. High quality designs in keeping with the important woodland setting/built environment. Retain & integrate watercourses as natural features within the development. Home zone or equivalent. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
H2	0.8 ha	Former caravan site	12 units	Accommodation suitable for the elderly. Protect existing trees. High quality designs in keeping with the important woodland setting/built environment. Retain & integrate watercourses as natural features within the development. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
C	0.9 ha	Drimnatorran (south-east)	-	Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
B	0.8 ha	Drimnatorran (west)	-	Observe statutory distance for overhead lines. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.





Position in Settlement Hierarchy	-
2007 Estimated Population	68
Housing Completions 2000-2006	1
Primary School Capacity (roll/physical capacity)	77%
Water Capacity (allocations versus capacity)	deficiency - no public network
Sewerage Capacity (allocations versus capacity)	deficiency - no public network

**Site Allocations**

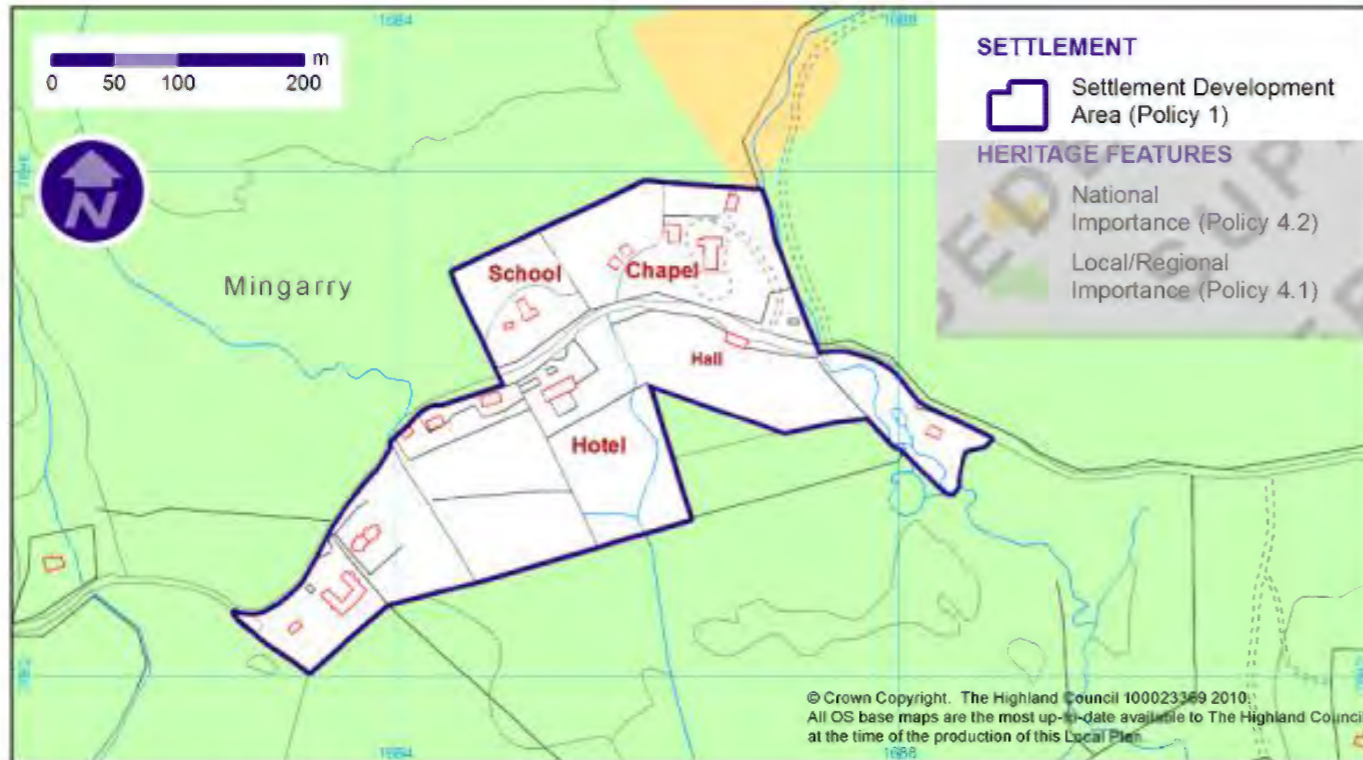
Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H	0.1 ha	School/adjoining land	2 units	School suitable for conversion to dwelling. High quality designs if any redevelopment.

**Objectives**

- To promote redevelopment of outmoded buildings for redevelopment.
- To protect the SAC, Ancient Woodland and SSSI features within the settlement.
- To protect A-listed Glenborrodale House, its associated listed structures and designed landscape and their setting.

## INSET 21 : MINGARRY

### Inset 21 : Min Ghearraidh



#### Objectives for Mingarry

- A flood risk assessment will be required for land adjacent to 1 in 200 year flood risk area which applies at eastern end of Settlement Development Area.
- To secure acceptable foul drainage provision.
- To retain any surviving remains of coffin cairn or ensure photographic record.
- To protect mature trees important to the setting and amenity.
- To protect Ancient Woodland within the settlement.

Salen's Position in Settlement Hierarchy	-
2007 Estimated Population	90
Housing Completions 2000-2006	1
Primary School Capacity (roll/physical capacity)	77%
Water Capacity (allocations versus capacity)	deficiency
Sewerage Capacity (allocations versus capacity)	deficiency - no public infrastructure

#### Objectives for Salen

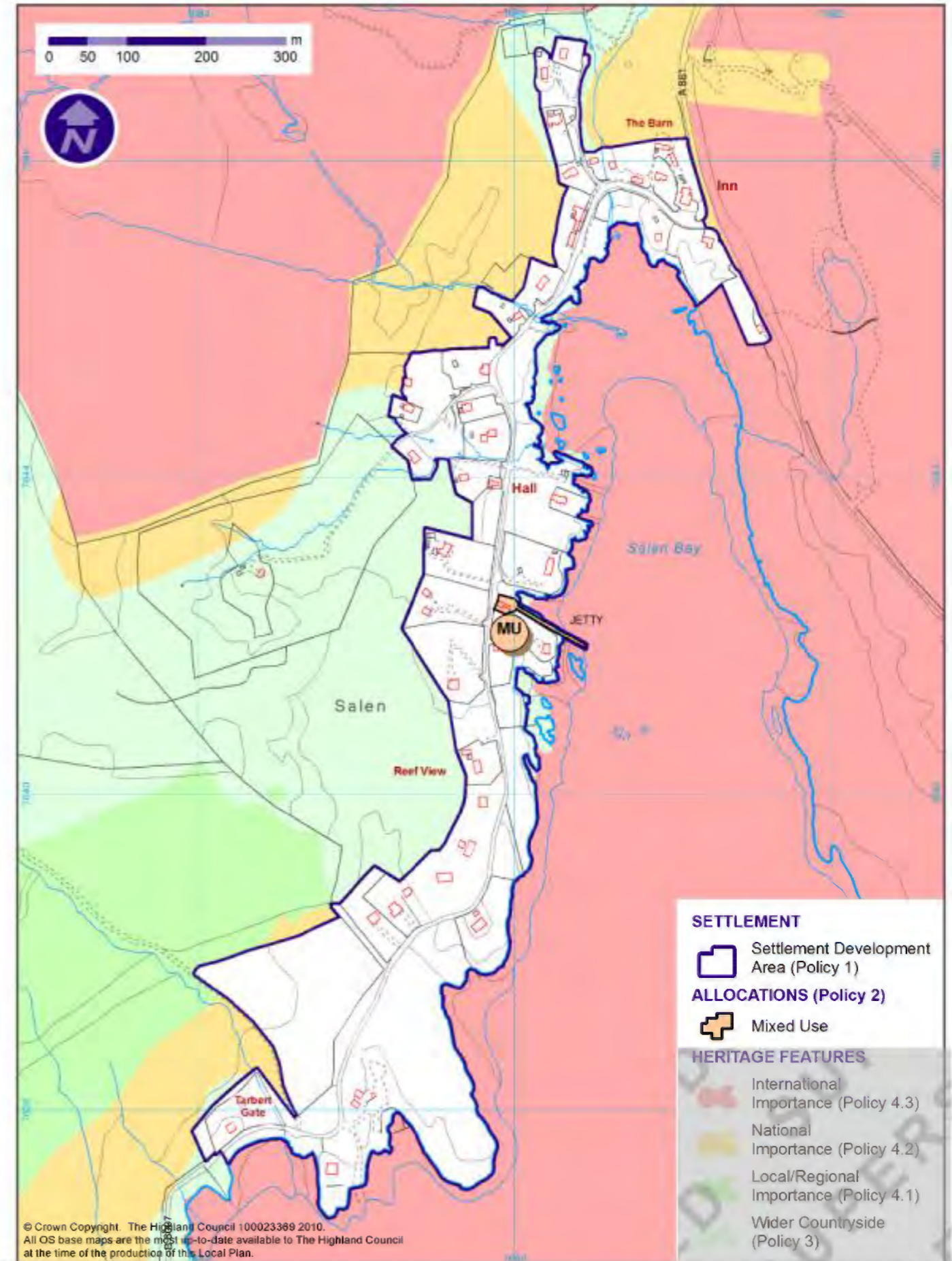
- To maintain the character and ambiance of the village and its exceptional setting around the bay.
- To promote redevelopment in the vicinity of the pier-jetty and hall.
- To support the use of Forestry Commission holdings to help meet affordable housing requirements.
- To ensure drainage to land.
- To protect the SAC, Ancient Woodland and SSSI features within the settlement.

#### Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
MU	0.1 ha	Jetty	-	<b>Acceptable Uses</b> - business, community or tourism. If a marina is proposed provision of shore facilities for sewerage will be required.

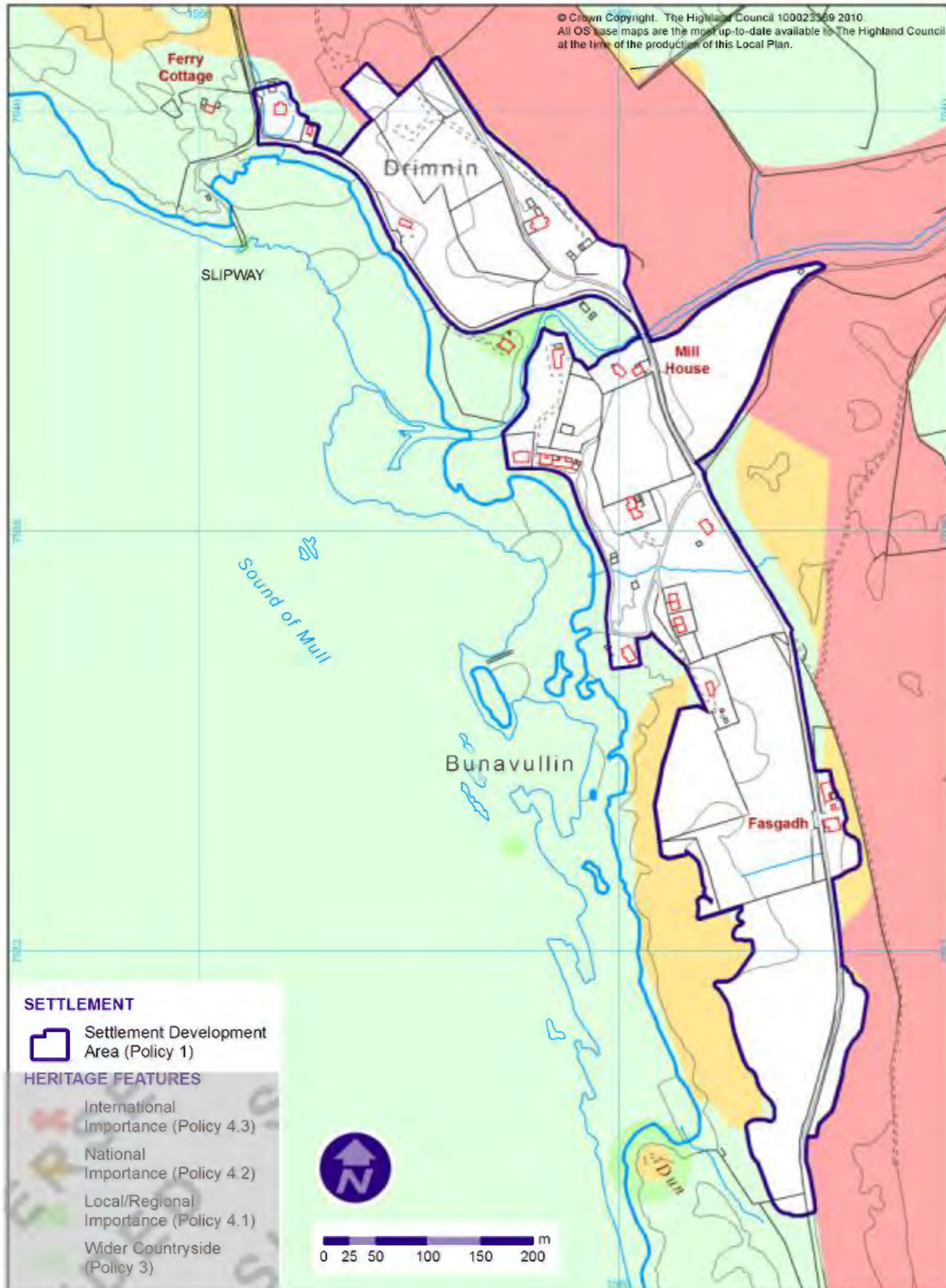
## INSET 15 : SALEN

### Inset 15 : An t-Sàilean



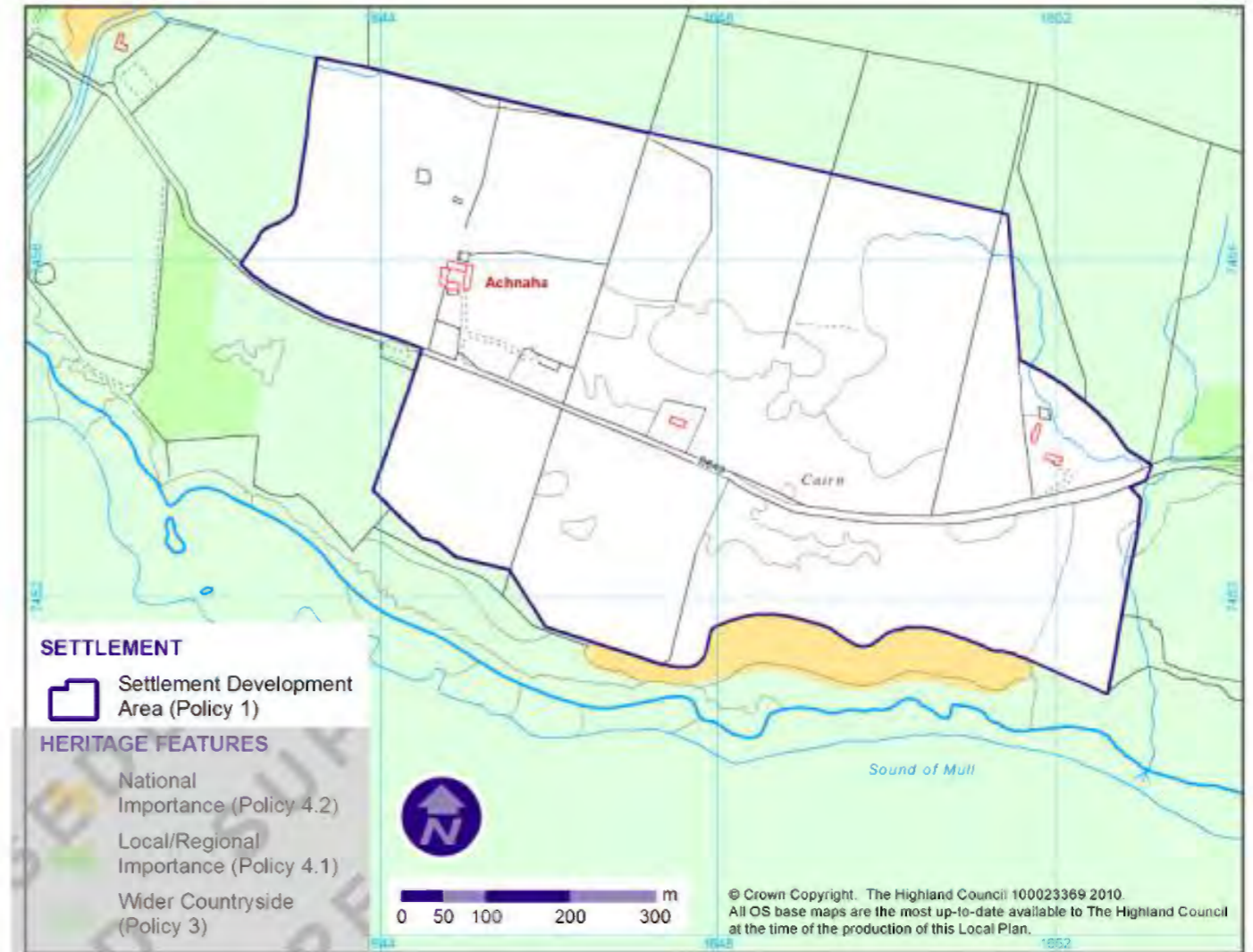
## INSET 16 : DRIMNIN / BUNAVULLIN

Inset 16 : Na Drimnean / Bun a' Mhuilinn



## INSET 17 : ACHABEG

Inset 17 : Achabeg



### Objectives for Achabeg

- To secure a developer master plan to address the issues of: appropriate phasing; developer contributions to retaining wall improvements; siting to avoid any adverse impact on public seaward views; archaeological assessment; retention of broadleaf woodland; and an element of local employment.
- To protect the Scheduled Monument and Ancient Woodland features within the settlement.

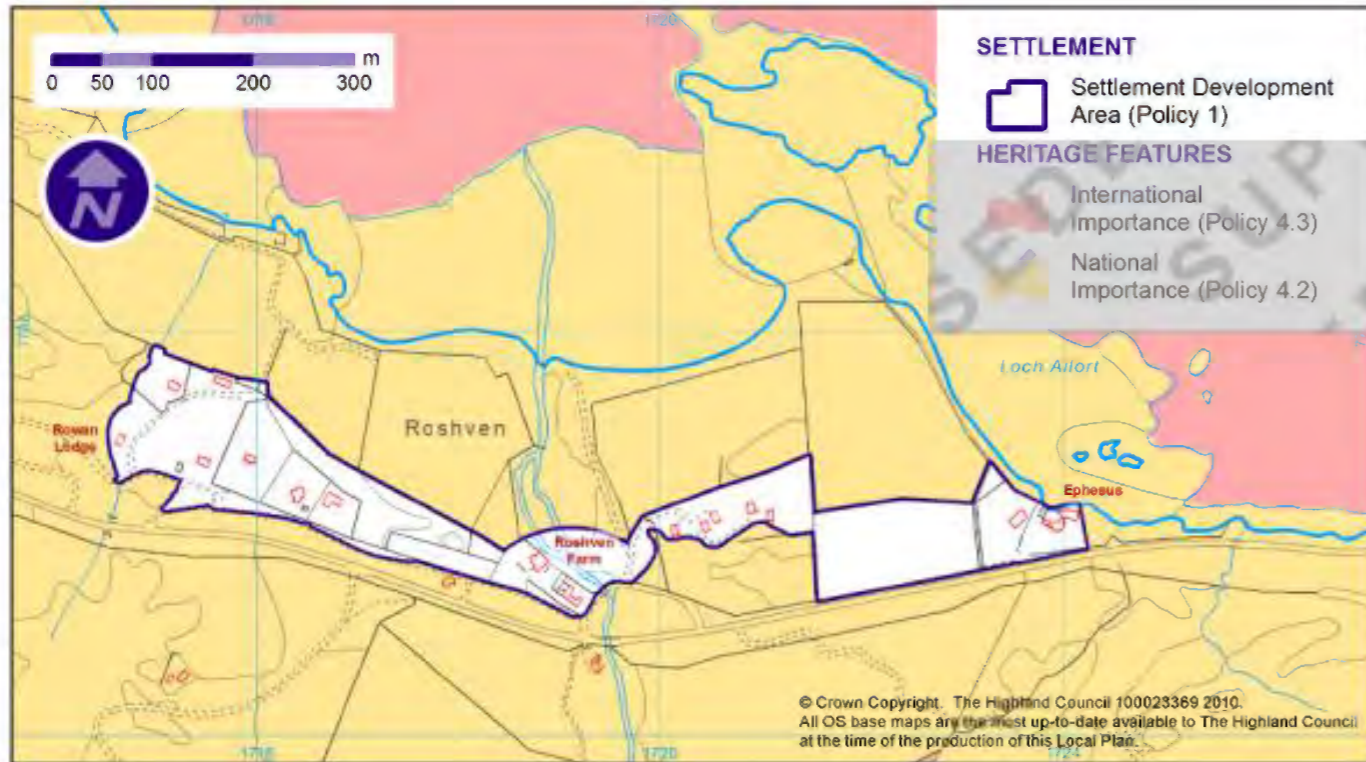
### Objectives for Drimnin/Bunavullin

- To secure developer funded road improvements.
- Any development will be subject to adequate road access.
- To protect the Morven Woods SAC, Ancient Woodland and SSSI features within the settlement.



**INSET 18 : ROSHVEN**

**Inset 18 : Rois Bheinn**



**Objectives for Roshven**

- To secure developer funded road improvements.
- Any development will be subject to adequate road access.
- To direct development away from any remaining ancient woodland.
- Any development will be assessed on its impact on the Sound of Arisaig SAC.
- To ensure drainage to land.
- To protect the integrity of and secure exceptional siting and design within the NSA.

**Objectives for Glenuig**

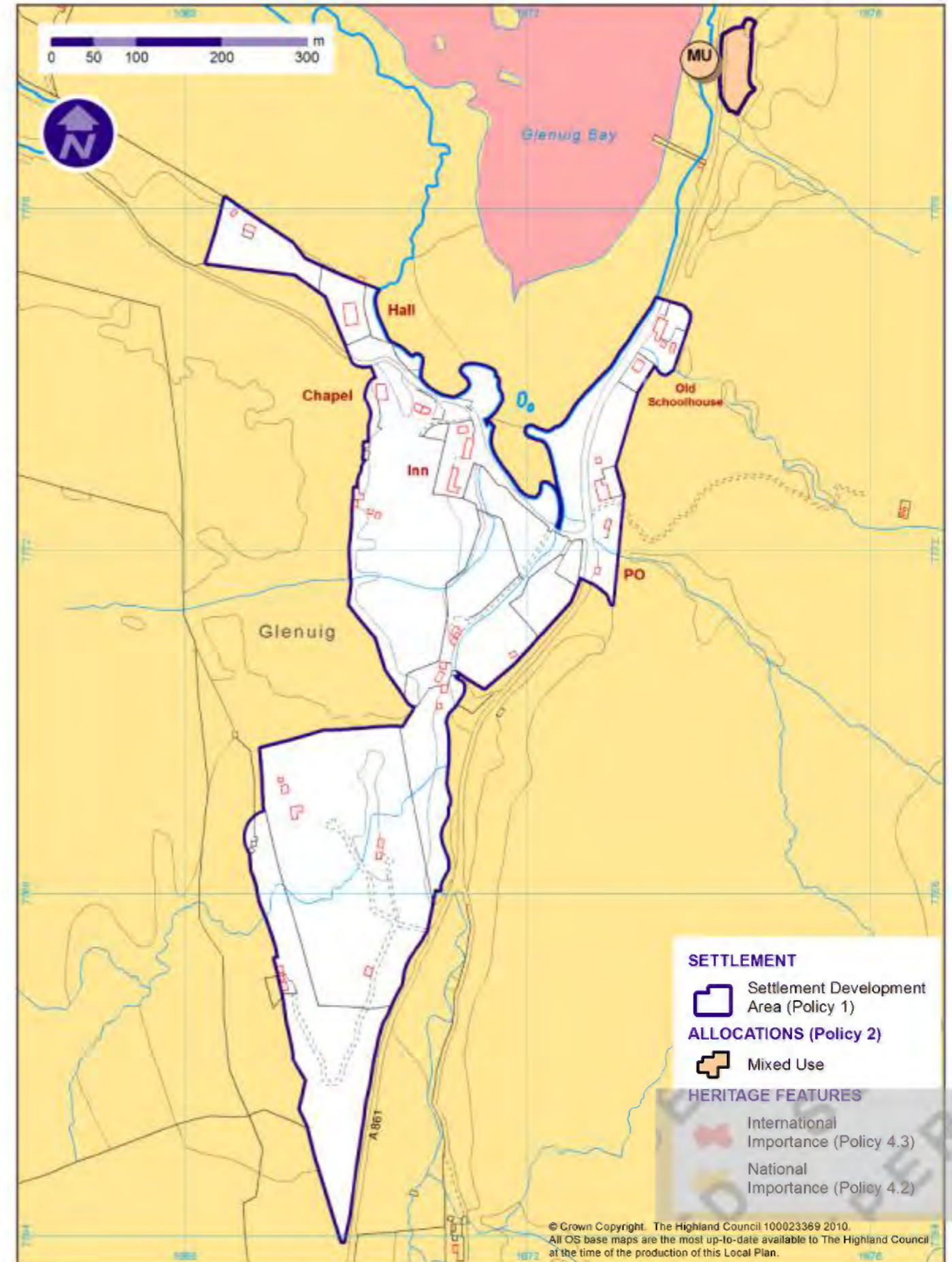
- To promote brownfield/redevelopment of the former quarry.
- To safeguard land between the A861 and the shore.
- To safeguard the character and setting around the bay and identify gap/infill opportunities consistent with the settlement form and scatter of buildings.
- To ensure sympathetic siting at the southern extent of the SDA and retain the boundary stone wall.
- To protect the Ancient Woodland within the settlement.
- To protect the integrity of and secure exceptional siting and design within the NSA.

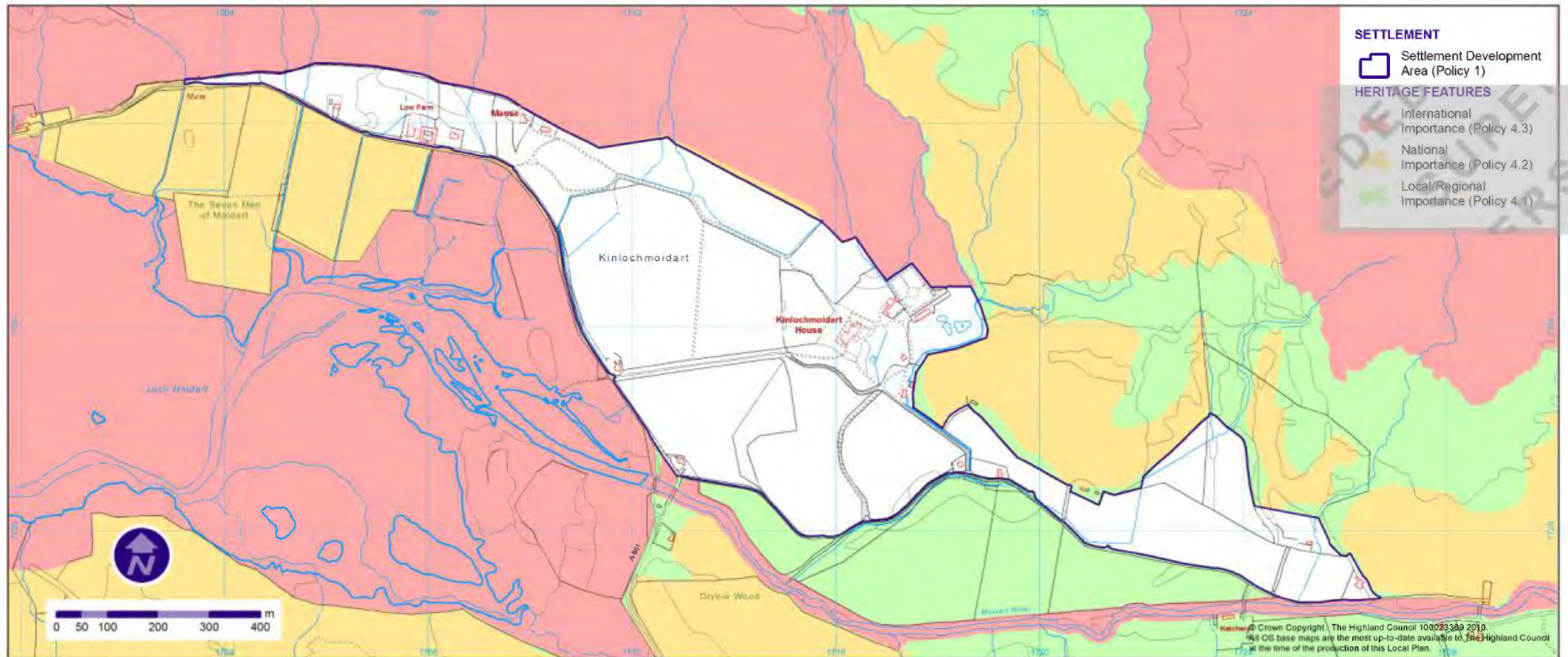
**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
MU1	0.3 ha	Quarry	-	<b>Acceptable Uses</b> - housing, business. High quality designs in keeping with status of National Scenic Area. System to deal with waste water which meets requirements of SEPA.

**INSET 19 : GLENUIG**

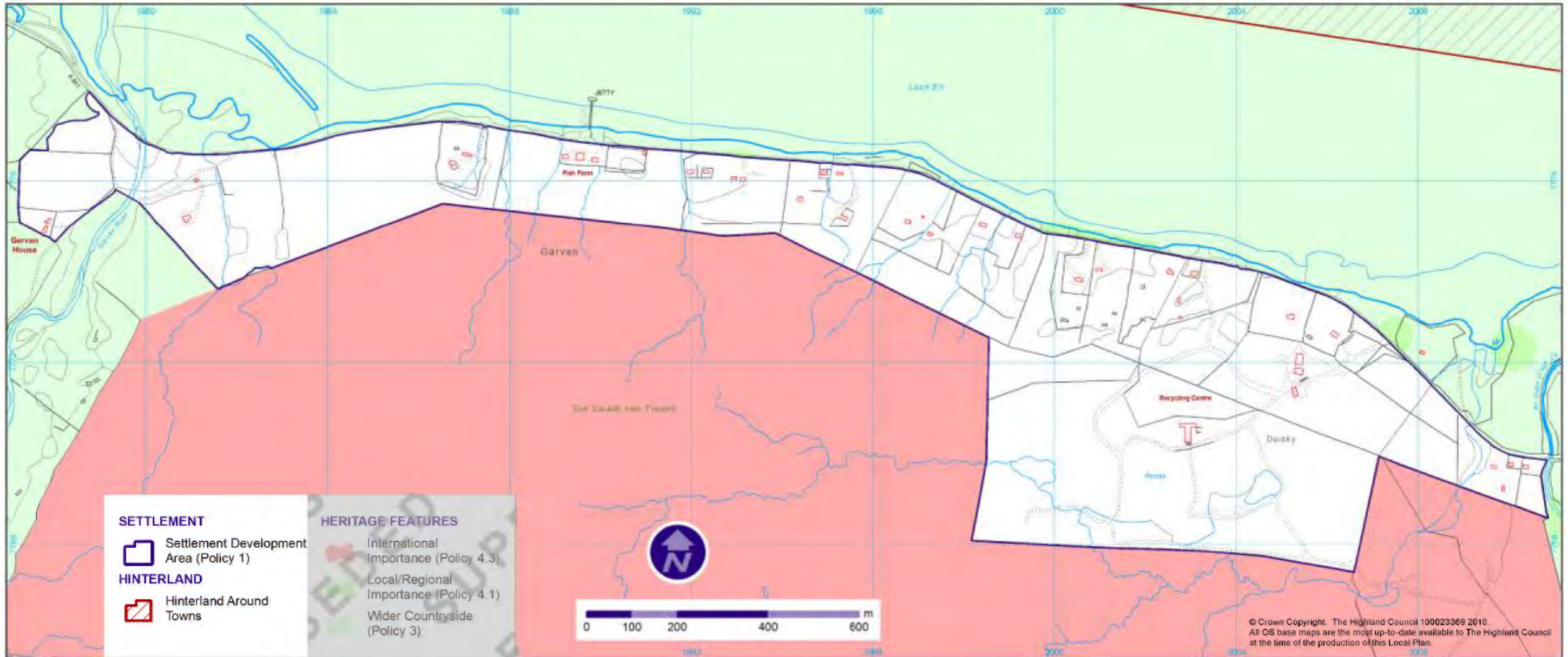
**Inset 19 : Glenn Uige**





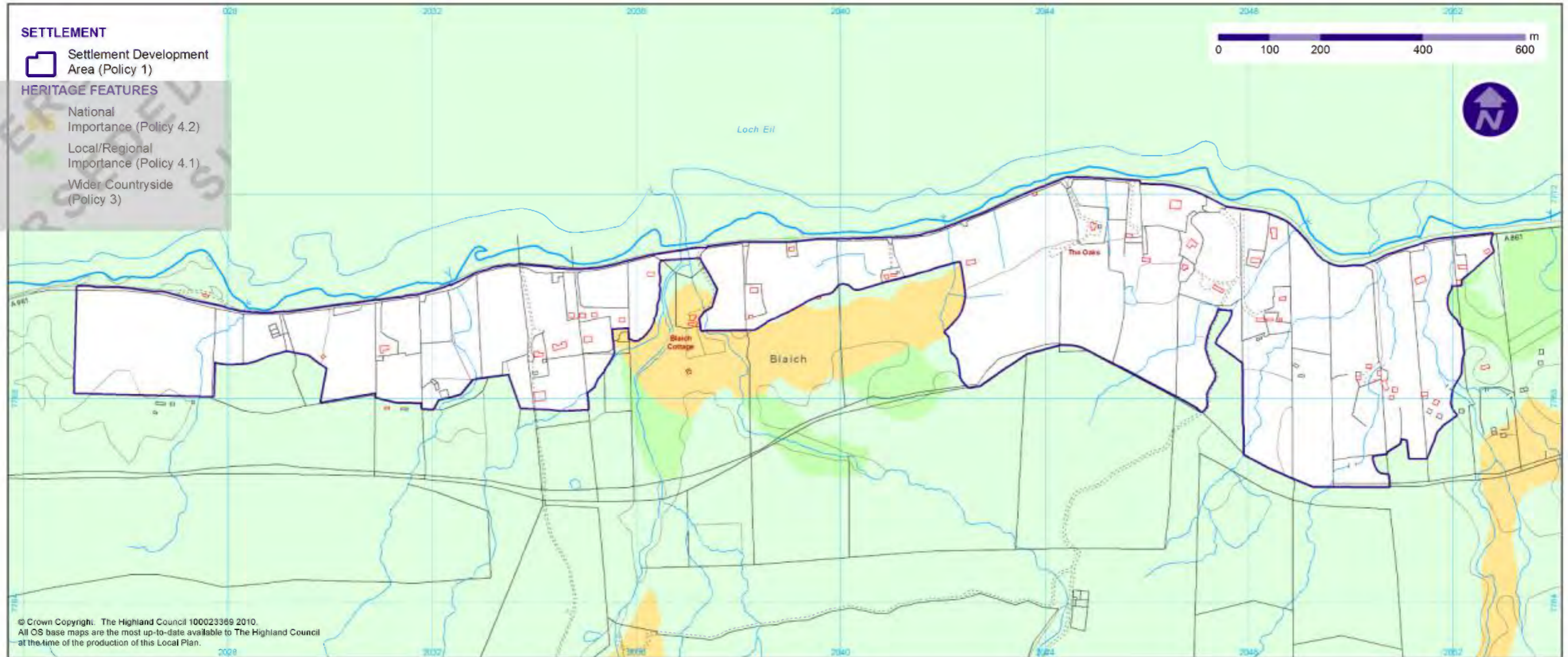
**Objectives**

- To avoid areas of flood risk.
- To protect the SAC, Category A Listed Building, Designed Landscape, Ancient Woodland and SSSI features within the settlement.
- To protect the integrity of and secure exceptional siting and design within the NSA.
- To secure developer funded road improvements.
- To ensure drainage to land.



**Objectives**

- To secure developer funded road improvements.
- Any development will be subject to adequate road access.
- To direct development away from any remaining ancient woodland.

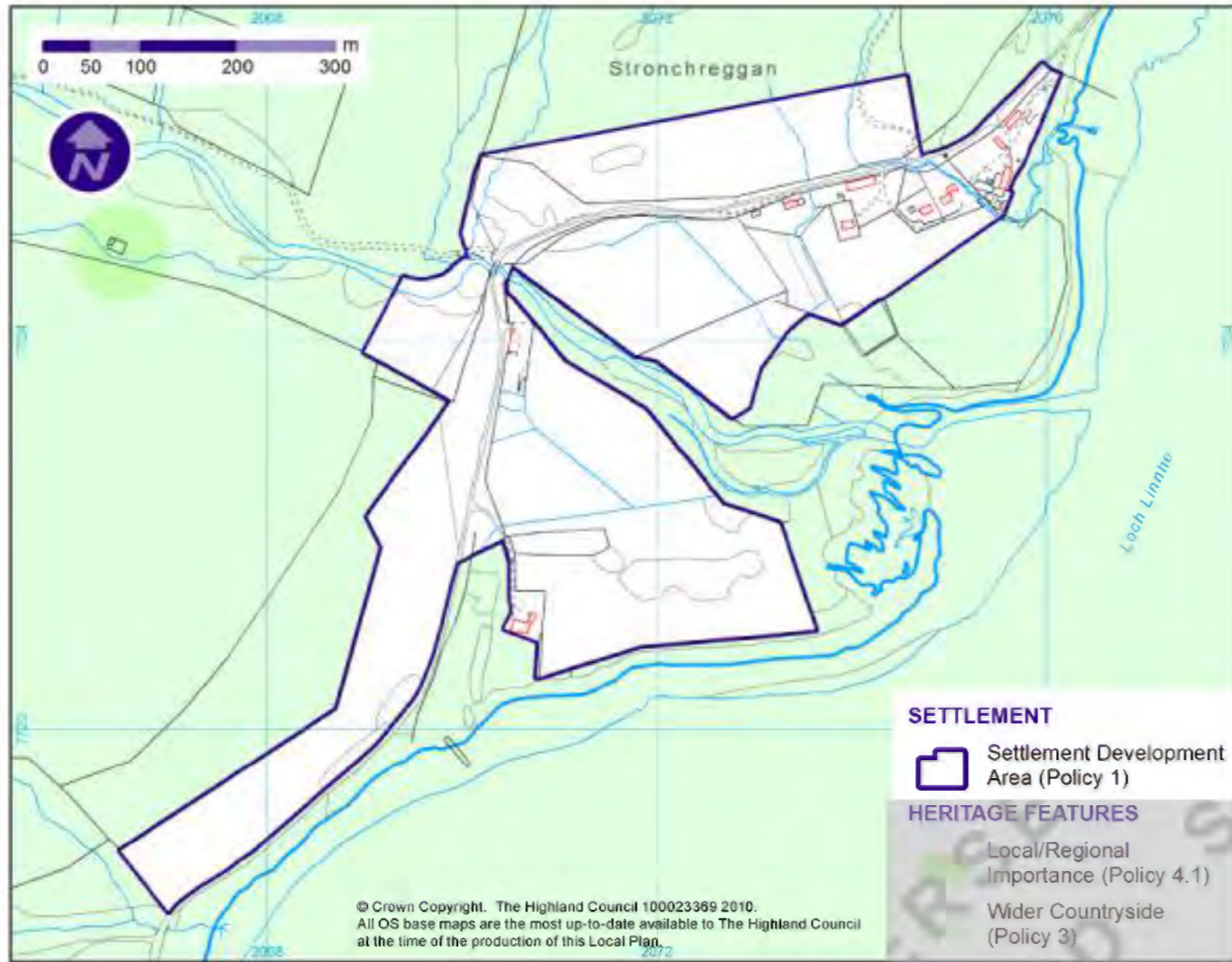


**Objectives**

- To secure developer funded road improvements.
- Any development will be subject to adequate road access.
- To protect the Ancient Woodland within the settlement.

## INSET 24 : STRONCHREGGAN

Inset 24 : Sròn a' Chrithèagain

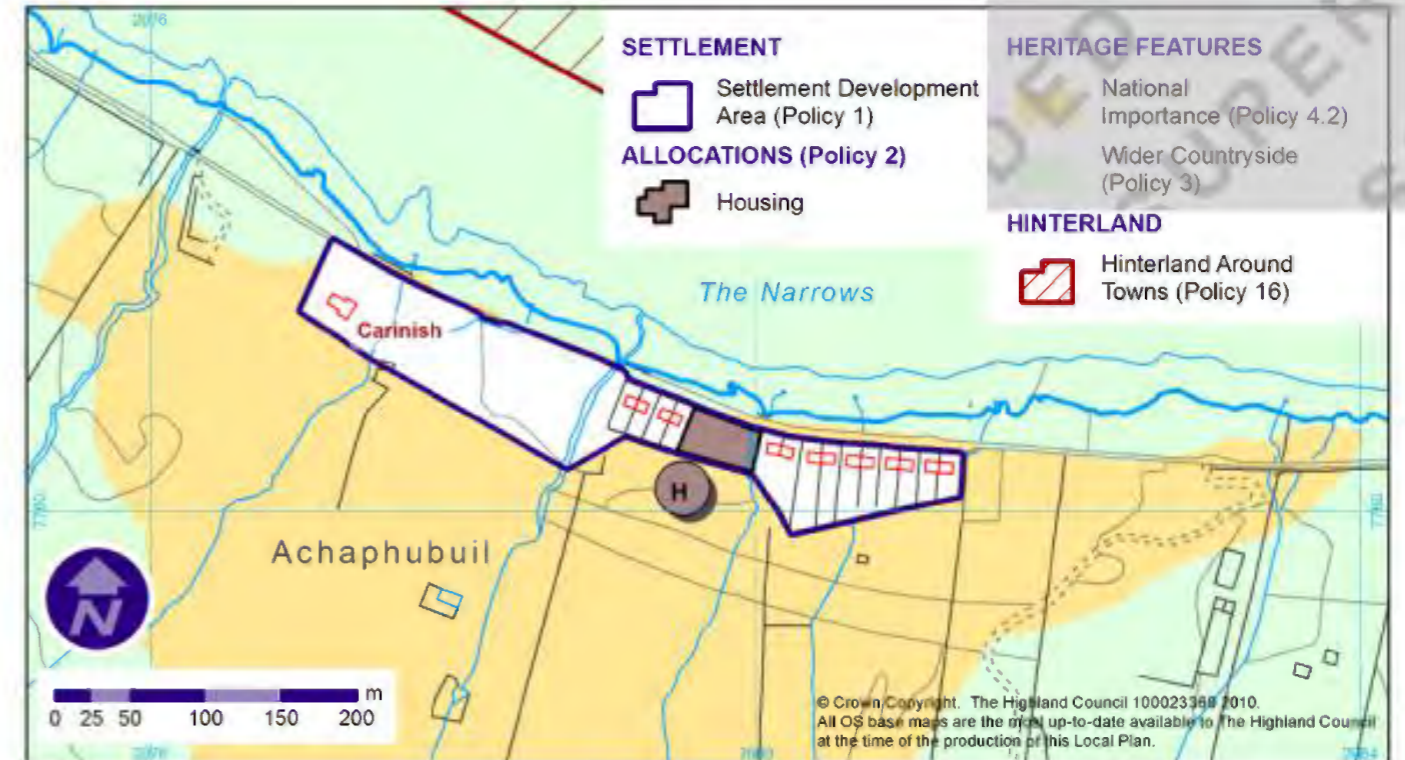


### Objectives

- To secure developer funded road improvements.
- Any development will be subject to adequate road access.
- To protect public seaward views where applicable.

## INSET 25 : ACHAPHUBUIL

Inset 25 : Achadh a' Phubail



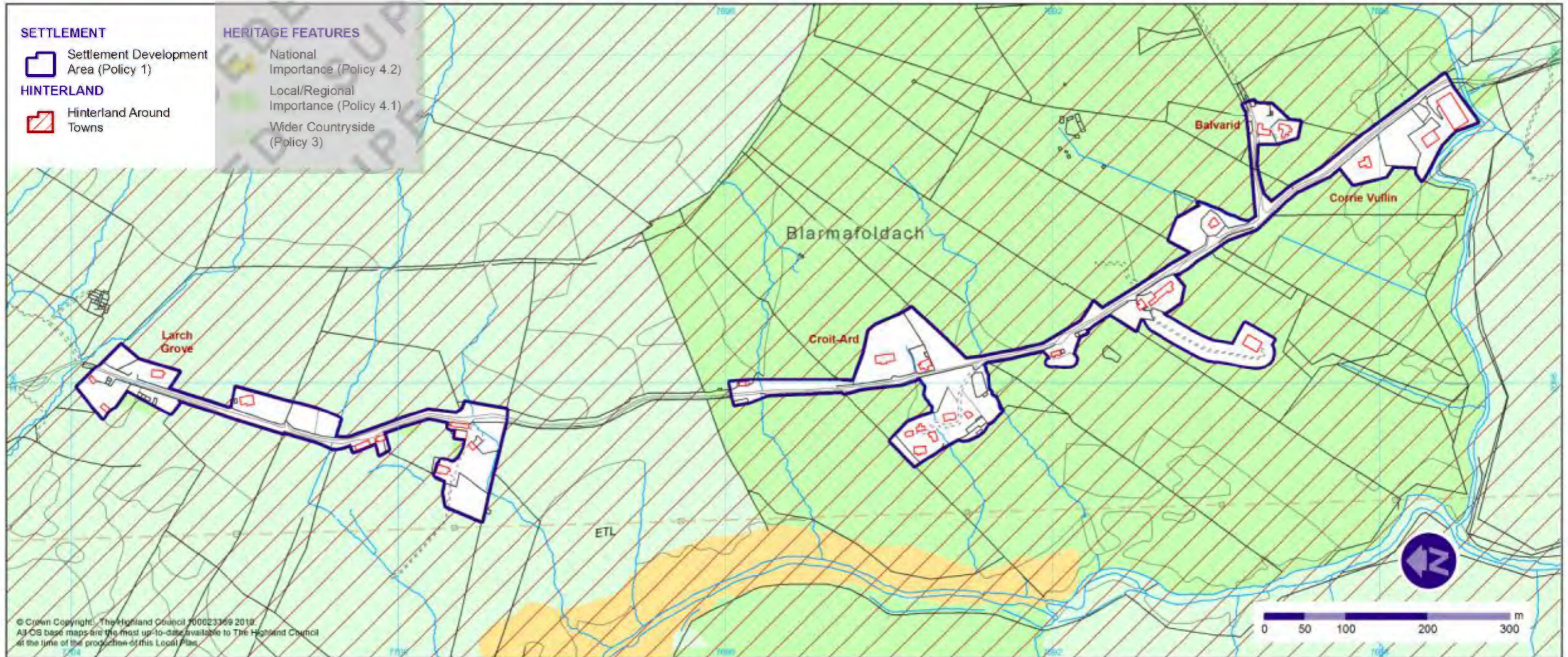
Position in Settlement Hierarchy	-
2007 Estimated Population	30
Housing Completions 2000-2006	1
Primary School Capacity (roll/physical capacity)	32%
Water Capacity (allocations versus capacity)	capacity
Sewerage Capacity (allocations versus capacity)	capacity

### Objectives

- To recognise the pattern of spacing between buildings and consolidate the community, notably with suitable infill opportunities close to facilities.
- To protect the Ancient Woodland within the settlement.

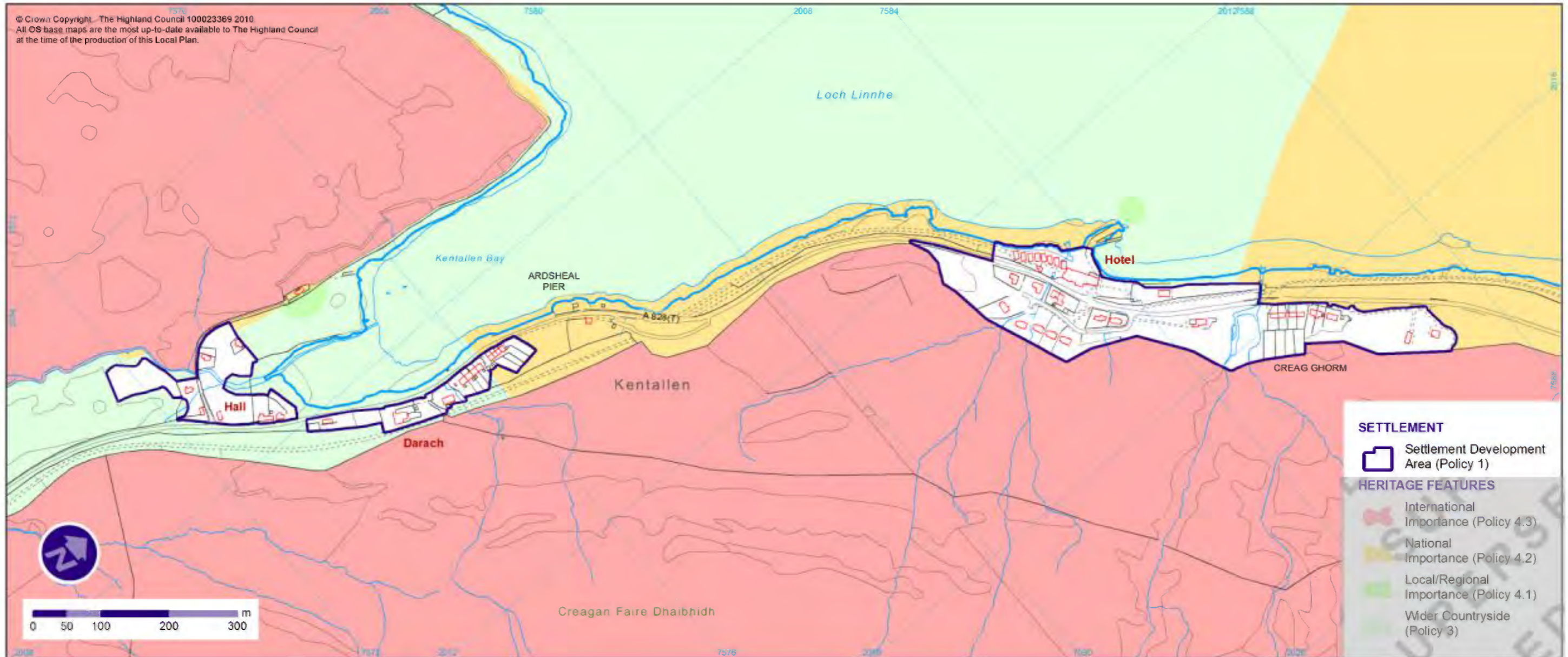
### Site Allocation

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H	0.1 ha	Mid-village	4 units	Development will be set back from ancient woodland and retain existing trees. Development should respect existing building line along the A861. Waste water network through site will need rerouting to provide largest developable area. This site may be at risk from flooding. A flood risk assessment should be submitted with any planning application.



**Objectives**

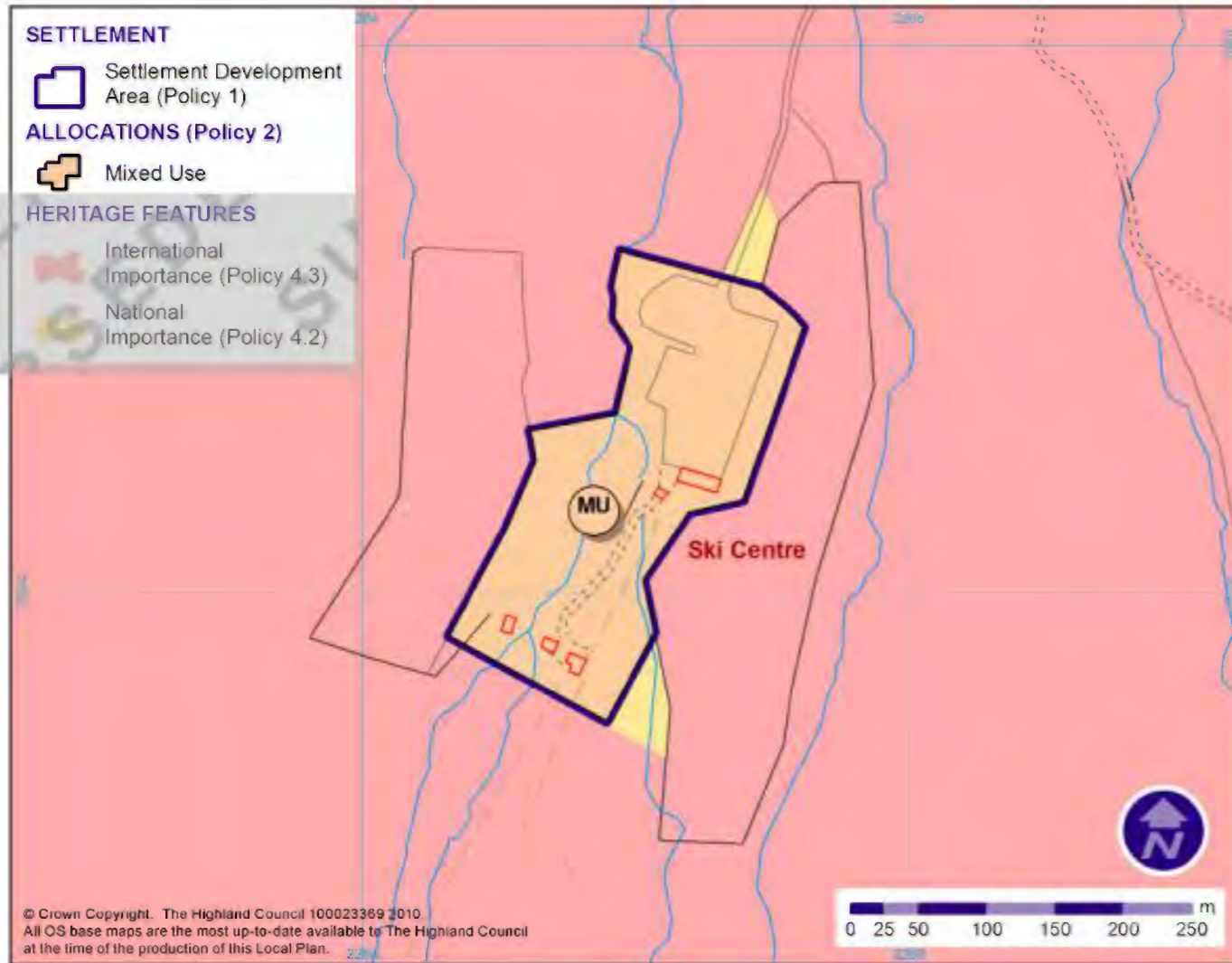
- To secure developer funded road improvements.
- To safeguard in by croft land quality by favouring siting on poorer parts of crofts.



### Objectives

- To secure exceptional siting and design quality where public seaward views likely to be affected.
- To secure adequate trunk road access.
- To secure developer funded road improvements.
- To protect the Kentallen geological SSSI.
- To protect remaining semi-natural Ancient Woodland.
- To protect the integrity of and secure exceptional siting and design within the NSA.

## INSET 28 : GLENCOE SKI CENTRE



### Objectives

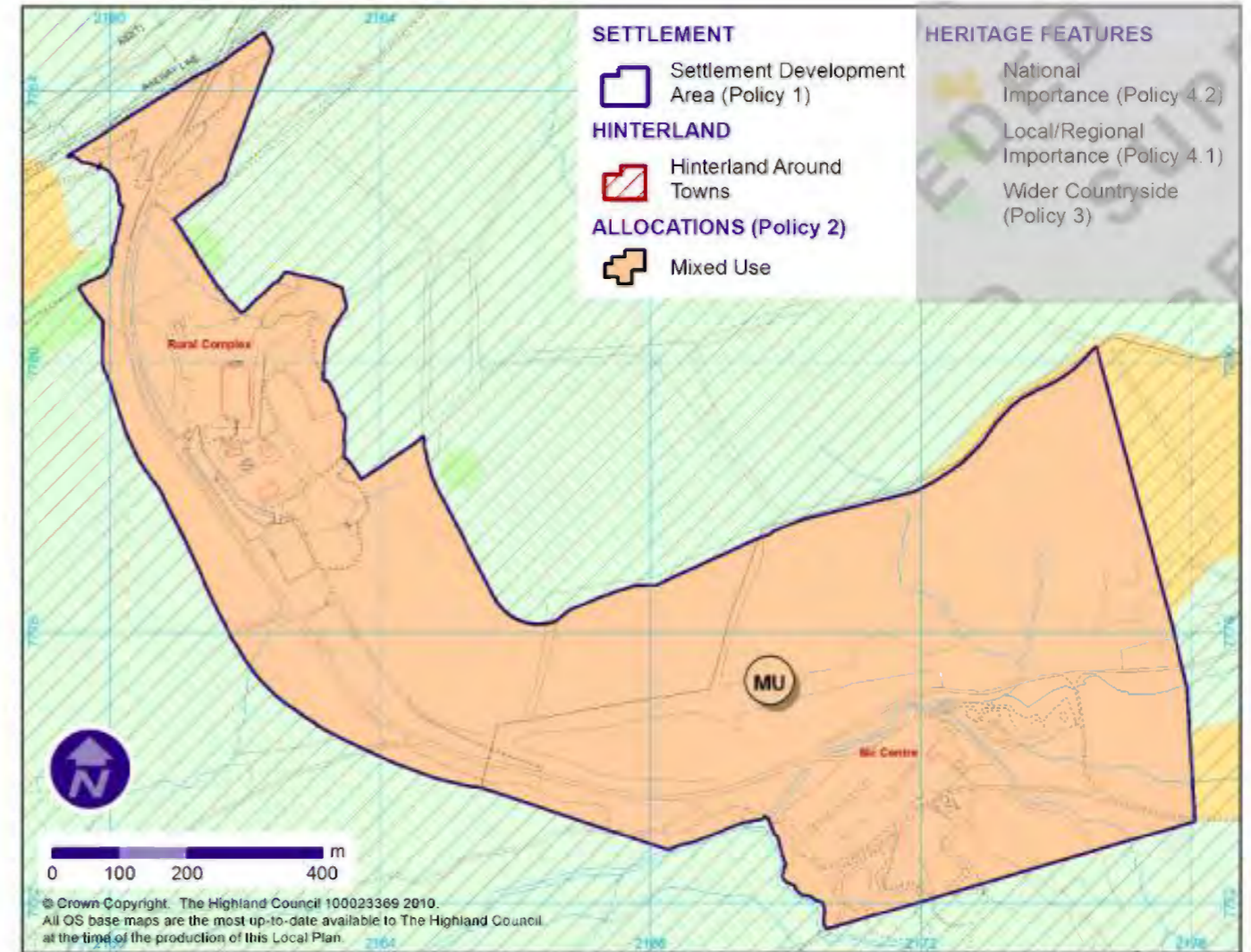
- To protect the integrity of and secure exceptional siting and design within the NSA.

### Glencoe Ski Area Site Allocation

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
MU	4.0 ha	Glencoe base station	-	<b>Acceptable Uses</b> : business and tourism. Parking, access and landscaping improvements with exceptional siting and design quality. Retain and integrate watercourses as natural features within the development.

## INSET 29 : LEANACHAN FOREST

### Inset 29 : Coille Leanachain



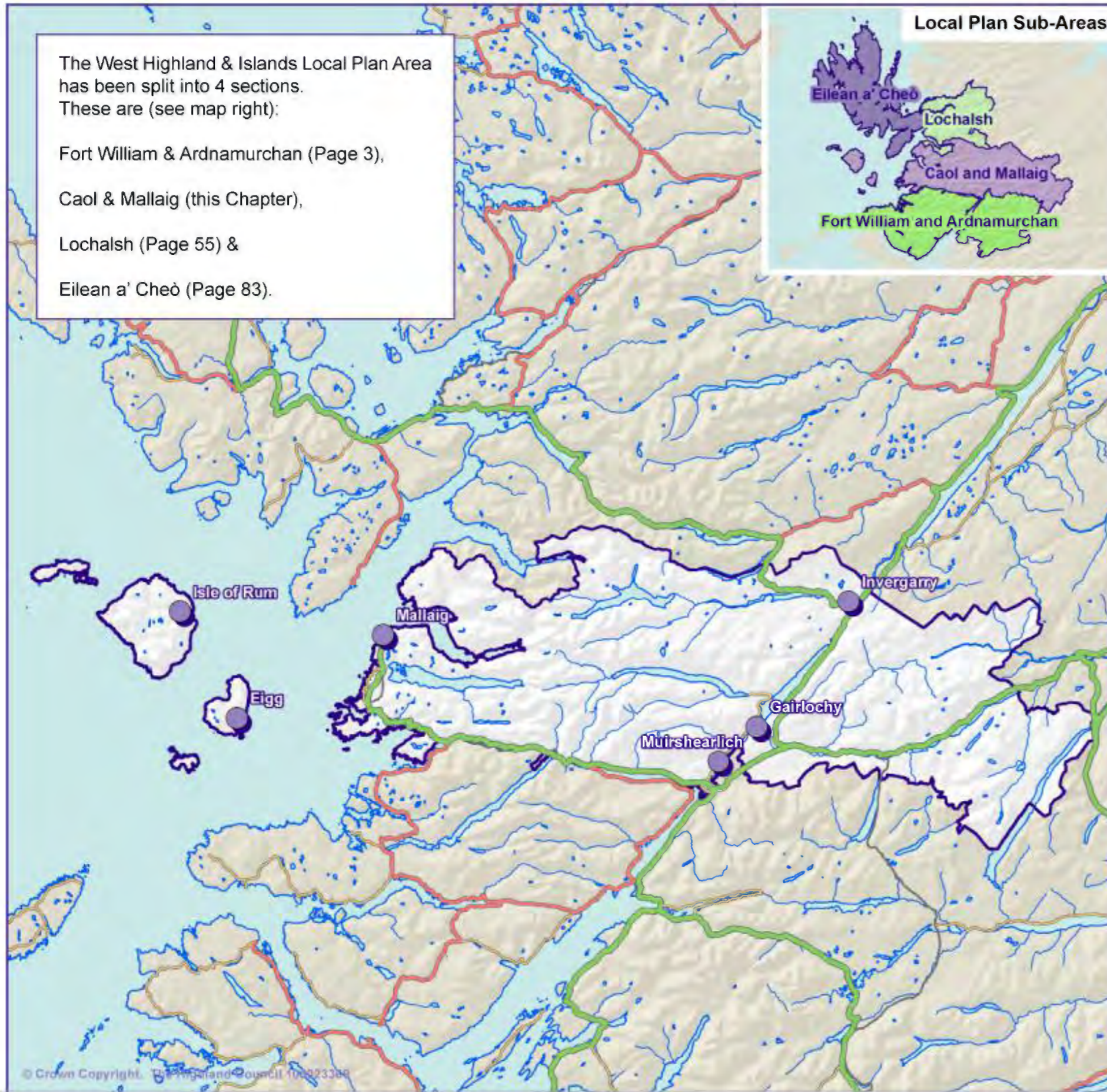
### Objectives

- To protect the SSSI within the settlement.

### Leanachan Forest Site Allocation

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
MU	81.4 ha	Leanachan Forest	-	<b>Acceptable Uses</b> : those associated with tourism and recreation and which are compatible with the principal role of Aonach Mor as a skiing and outdoor activities centre. Development dependent upon: a transport assessment; a protected species survey; and the approval of a masterplan addressing site layout, the distribution of uses, access arrangements, natural heritage safeguards and mitigation, and a landscape strategy. To retain and integrate watercourses as natural features within the development.





The West Highland & Islands Local Plan Area has been split into 4 sections. These are (see map right):

Fort William & Ardnamurchan (Page 3),

Caol & Mallaig (this Chapter),

Lochalsh (Page 55) &

Eilean a' Cheò (Page 83).

INSET		Page
31	Mallaig	36
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38	Invergarry	48
39	Glenfinnan	50
40	Kinlocheil	50
41	Muirshearlich	51
42	Achnacarry	52
43	Bunarkaig	52
44	Inverroy	53
45	Isle of Eigg	54
46	Isle of Rum	54

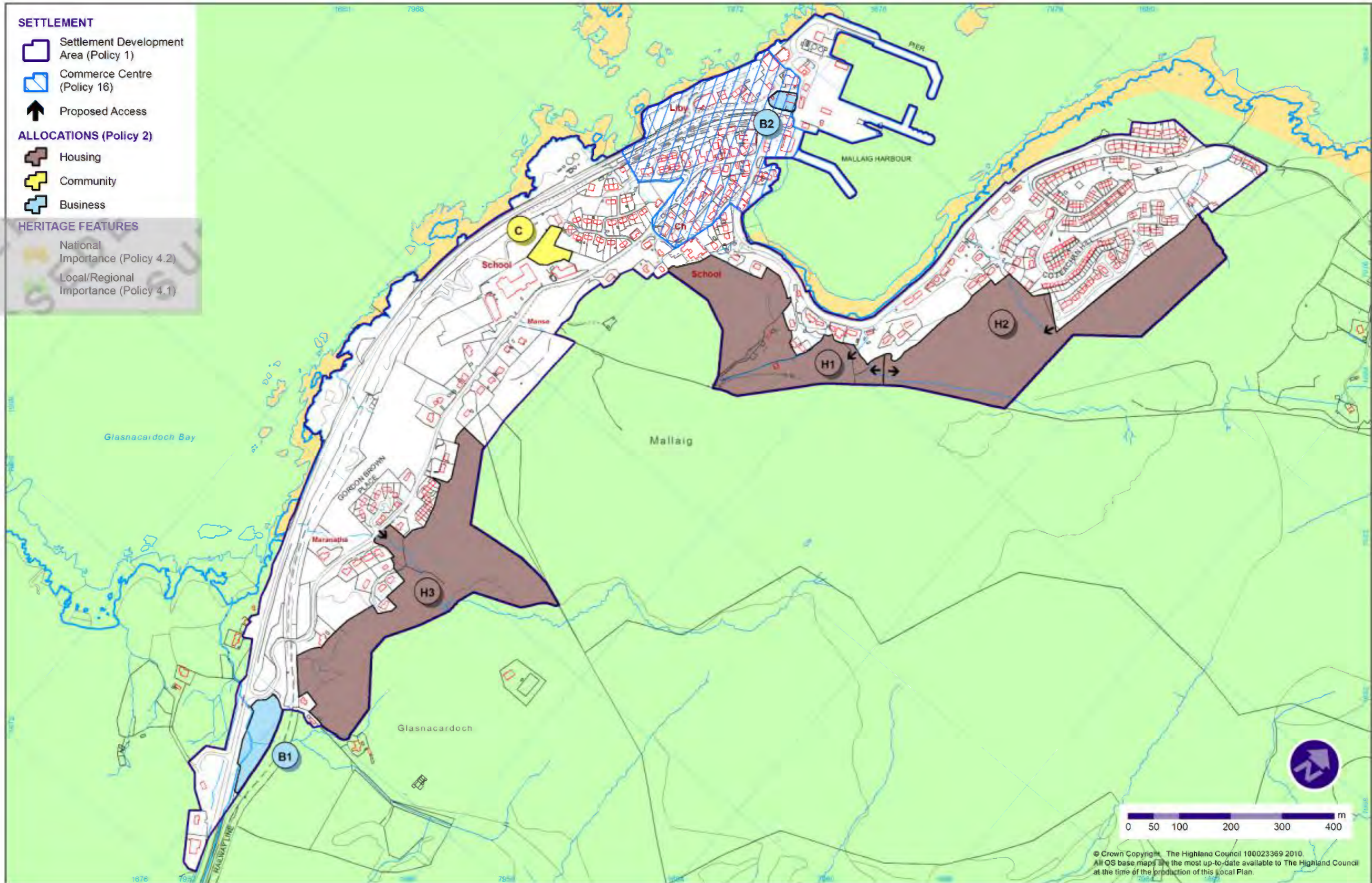
Position in Settlement Hierarchy	Area Centre
2007 Estimated Population	716
Housing Completions 2000-2006	8
Primary School Capacity (roll/physical capacity)	63%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	spare capacity

### Objectives

- To roll forward the port framework plan identifying further development opportunities and the scope for operational improvements in the key harbour, transport and tourist "activity zones", and the east bay.
- To sustain a vibrant village centre and the potential for new commercial investment, including retail and marina-related facilities.
- To regenerate West Bay by stimulating "brownfield" redevelopment and mixed uses.
- To consolidate the complex of community facilities close to the school-health-community care centre and assist relocation of the emergency services.
- To identify a long term development framework which avoids unduly steep or exposed land, and maximises service networks.
- To promote an effective supply of land for housing and ensure that infrastructure standards, notably access, enable future development aspirations to be met.
- To protect croft land at Glasnacardoch.
- To promote high quality siting and design in respect to the AGLV.
- To protect the SSSI within the settlement.

### Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	4.9 ha	East Bay	30 units	Subject to provision for extending the road network to East Bay. Requirement to incorporate candidate core path into development to provide safe public access to path and to allow access for maintenance or management purposes. Requirement to retain and integrate watercourses as natural features within the development. Home zone or equivalent traffic calming measures. Requirement for restorative landscaping and planting. Potential for distributor road in conjunction with H2 and H3.
H2	8.3 ha	Coteachan Hill	10 units	As H1 plus, photographic record of any surviving remains of building recorded, as being on site, within the Highland Historic Environment Record. To retain and integrate watercourses as natural features within the development.
H3	7.9 ha	Fank Brae	70 units	As H1 plus, subject to off-site drainage connection. Exceptional siting and design quality. To retain and integrate watercourses as natural features within the development.
C	0.3 ha	Between High School and Mackintosh Centre	-	<b>Acceptable Use</b> - school hostel.
B1	0.8 ha	Glasnacardoch	-	Developer requirement to retain and integrate watercourses as natural features within the development and wastewater connection. Justification required for any new junction onto trunk road.
B2	0.3 ha	Harbour	-	<b>Acceptable Uses</b> - commercial, business and industrial uses associated with the harbour, transport and tourist functions of the port (see associated port framework plan). Developer funded flood risk and contamination assessment might be required.



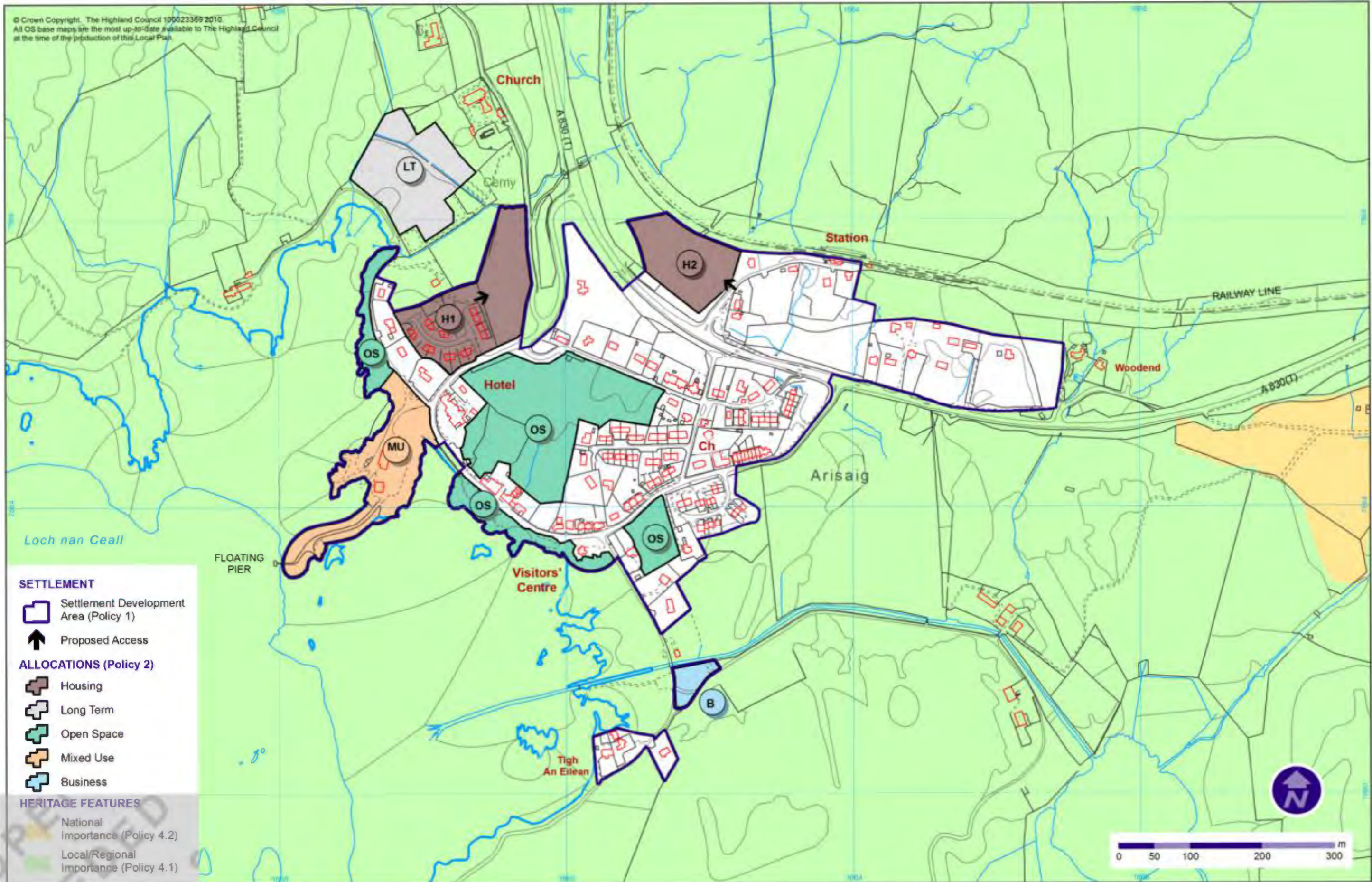
Position in Settlement Hierarchy	Local Centre
2007 Estimated Population	218
Housing Completions 2000-2006	6
Primary School Capacity (roll/physical capacity)	79%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	limited spare capacity

**Objectives**

- To protect and enhance the village “frontage” as the focus for services, visitors and local heritage and promote the harbour environs for redevelopment and environmental improvements.
- To identify opportunities for local business which offer potential for service and tourist-related enterprise.
- To retain the “centre parks” in their current grazings use with a view to consideration of this location in future as an option for a primary school.
- To direct development to the edges of the village where sub-soil conditions are secure and land can be readily serviced.
- To avoid areas susceptible to flood risk, sky-lining or with potential to accommodate essential infrastructure including upgrading of the WWTW.
- To safeguard the potential for expansion of the village to the north in the longer term.
- To promote high quality siting and design in respect of the AGLV.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	2.1 ha	North Parks	25 units	Pedestrian/cycle route/crossing to village centre. Traffic calming measures in keeping with rural nature of settlement. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
H2	1.2 ha	Station Road (West)	8 units	Subject to land assembly and suitability of access and safeguards for the natural drainage pattern. Pedestrian/cycle route/crossing to village centre, provision of play area. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
B	0.5 ha	Mains	-	Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection. Flood Risk Assessment will be required, built development to avoid flood risk area. The site boundaries should be amended to exclude those parts which lie within the medium to high flood risk area (i.e. a 1 in 200 or greater annual probability of flooding).
MU	1.4 ha	Harbour	-	<b>Acceptable Uses</b> - primary school and recreation area. Developer requirement for high quality designs/layout if development affects the setting of the adjacent Listed Building(s). Requirement to retain and integrate watercourses as natural features within the development. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection. Flood Risk Assessment will be required, built development to avoid flood risk area. Only water-related or harbour uses would be acceptable within flood risk area.
LT	1.8 ha	South-west of Church	-	-



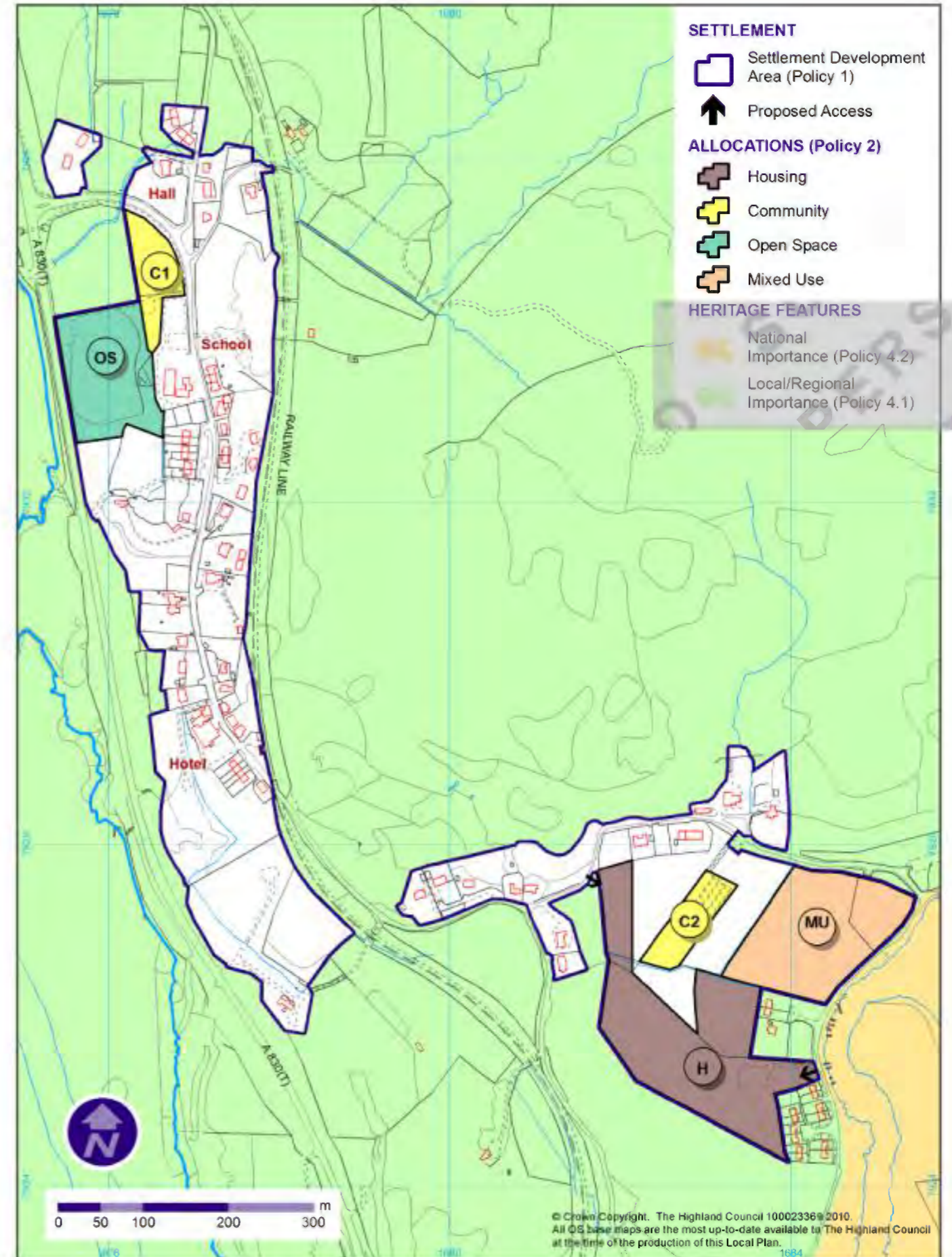
Position in Settlement Hierarchy	Local Centre
2007 Estimated Population	106
Housing Completions 2000-2006	10
Primary School Capacity (roll/physical capacity)	17%
Water Capacity (allocations versus capacity)	adequate
Sewerage Capacity (allocations versus capacity)	deficiency

**Objectives**

- To enable infill and consolidation of the linear settlement pattern between the A830 and the railway/River Morar.
- To promote particular development/redevelopment opportunities at the village "gateway".
- To enable development of a Community Arts and Leisure Centre, business and other village amenities and promote access to the beaches.
- To protect the playing field and croft land towards the north of the village and the potential to extend the cemetery.
- To open up land for development at Beoraid and protect the amenity associated with Loch Morar including opportunities for an information/observation centre.
- To promote upgrading of the WWTW and extension of the mains network to Beoraid or an independent public system serving this part of the village.
- To promote high quality siting and design in respect of the AGLV.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H	3.2 ha	Beoraid (south)	30 units	Exceptional siting and design quality and provision of open space. Requirement to retain and integrate watercourses as natural features within the development. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
C1	0.6 ha	Adjoining playing field	-	<b>Acceptable Uses</b> - community facilities.
C2	0.5 ha	Cemetery	-	Extension to cemetery.
MU	2.1 ha	East of cemetery /Loch Morar.	-	<b>Acceptable Uses</b> - recreation, community uses. Requirement for exceptional siting and design quality and a developer funded flood risk assessment. Provision of additional public open space. Any built development must be kept well back from the edges of this site which border the roads and the loch. A landscaping scheme should be prepared for the site to mitigate the visual impact of development when viewed from adjacent roads.



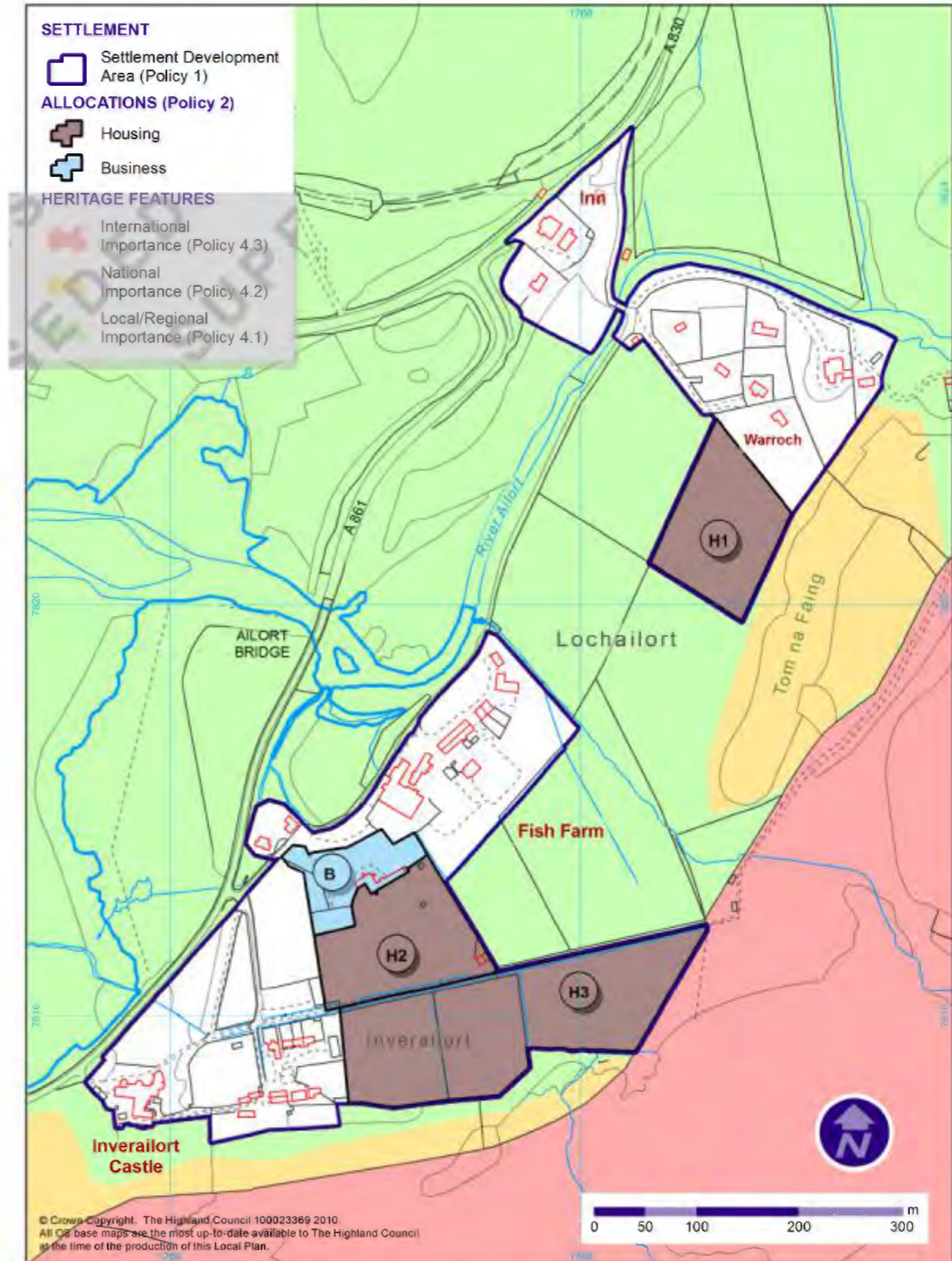
Position in Settlement Hierarchy	-
2007 Estimated Population	28
Housing Completions 2000-2006	0
Primary School Capacity (roll/physical capacity)	-
Water Capacity (allocations versus capacity)	deficiency
Sewerage Capacity (allocations versus capacity)	deficiency

**Objectives**

- To encourage a more cohesive structure and focus for the community.
- To encourage re-use of “brownfield” land and redevelopment/refurbishment of disused buildings.
- To protect farm and croft land.
- To avoid land liable to flooding.
- Any development will be subject to acceptable WWTW provision that would not adversely affect the Sound of Arisaig SAC.
- To promote high quality siting and design in respect of the AGLV.
- To protect the SSSI within the settlement.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	1.4 ha	Tom na Faing	8 units	Upgrade existing access route to adoptable standards. Requirement for high quality design. Requirement for flood risk assessment and concomitant mitigation strategies.
H2	1.5 ha	Adjacent to Fish Farm	10 units	Rationalisation of access arrangements from minor road/fish farm access. Access route to link though into H3. Construction costs to be shared with developer of H3. An assessment of potential contamination issues will be required. Existing drainage ditches to be retained and integrated into development.
H3	3.2 ha	North of Coire Beithe	24 units	Access route will link though H2. Construction costs to be shared with developer of H2. Existing drainage ditches to be retained and integrated into development. Housing should respect existing development pattern to west of development site.
B	0.7 ha	Adjacent to Fish Farm	-	Provision of access to H2. An assessment of potential contamination issues will be required.



Position in Settlement Hierarchy	-
2007 Estimated Population	48
Housing Completions 2000-2006	2
Primary School Capacity (roll/physical capacity)	-
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	deficiency

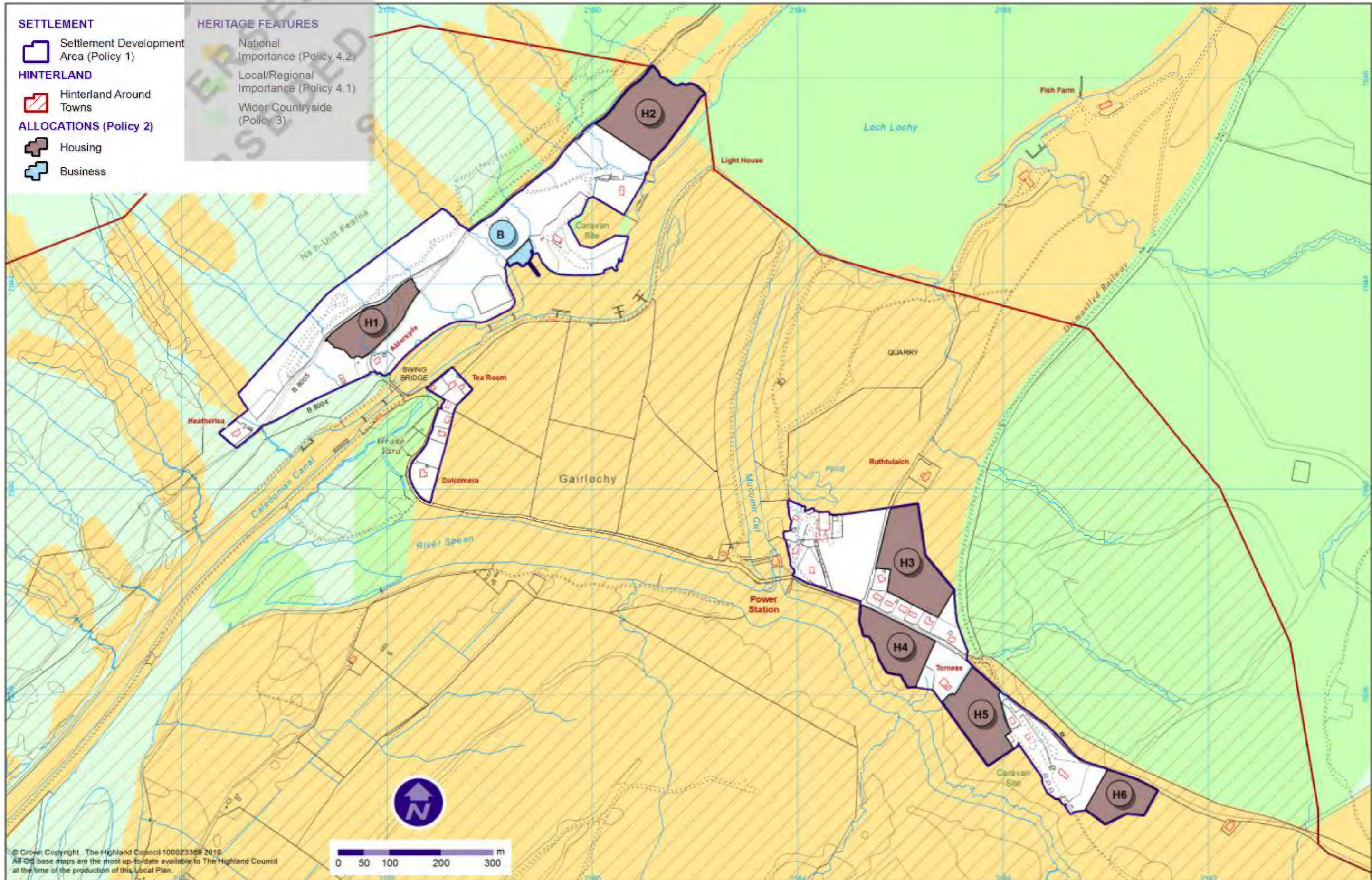
**Objectives**

- To acknowledge the status of the Caledonian Canal as a Scheduled Ancient Monument and protect its setting.
- To acknowledge the status of the SSSI and candidate AGLV and ensure a high quality of design and siting within these protected areas.
- To protect the Tree Preservation Order, Scheduled Monument, Ancient Woodland and SSSI features within the settlement.
- To protect the views to/from the Commando Memorial.
- To consolidate the development “clusters” at Gairloch and Mucomir and create a nucleus for the community based around additional housing at these locations.
- To reserve opportunities for economic development, particularly tourism/leisure in close proximity to the basin.
- To recognise the heavily afforested rising slopes and the B8006 as limits of the settlement to the north and avoid development in the open area/flood plain between the Canal and Mucomir.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	1.1 ha	South of B8005	2 units	Requirement to retain and integrate existing watercourses into development and to maximise tree retention.
H2	1.7 ha	Lochside	4 units	Protection for remaining ancient woodland. Requirement to safeguard the existing informal Great Glen Way car park and secure screening from the Great Glen Way path. Replanting of native woodland. Otter survey. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application.
H3	1.5 ha	North of Mucomir	6 units	-
H4	1.0 ha	South of Mucomir	4 units	Protection of remaining ancient woodland. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application.
H5	1.2 ha	Caravan Park (North)	4 units	Protection of remaining ancient woodland. Flood Risk Assessment will be required, built development to avoid flood risk area.
H6	1.0 ha	Caravan Park (South)	4 units	-
B	0.1 ha	West of Caravan Site (Gairloch)	-	Subject to improved access from B8005. High quality designs in keeping with sensitive nature of site. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Protection for remaining ancient woodland.





Position in Settlement Hierarchy	Local Centre
2007 Estimated Population	456
Housing Completions 2000-2006	58
Primary School Capacity (roll/physical capacity)	82%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	spare capacity

**Objectives**

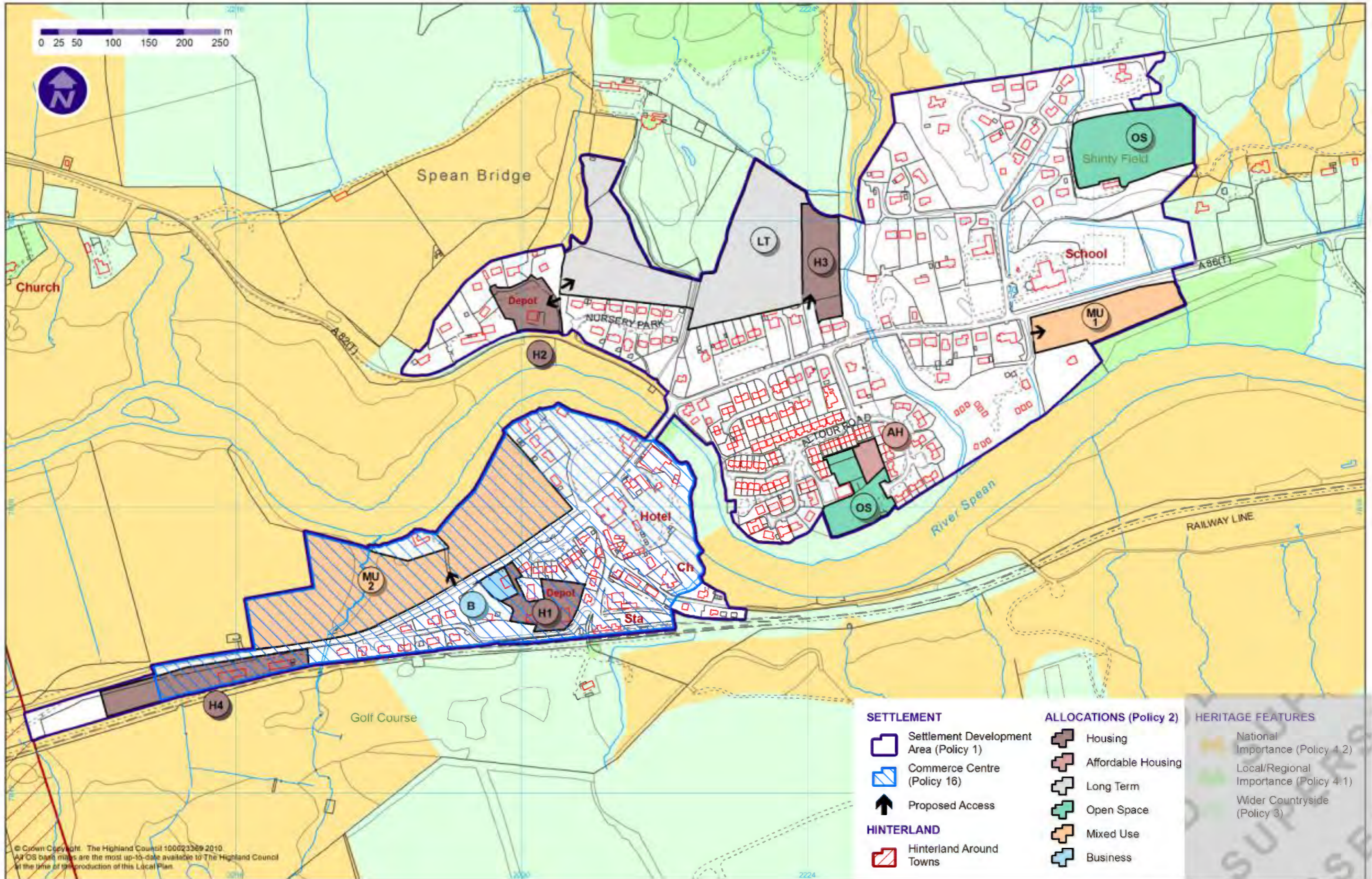
- To reinforce Spean Bridge as a local service centre and promote a balanced village structure - including open spaces - either side of the river.
- To maintain and enhance the local character deriving notably from traditional buildings and spaces fronting the main thoroughfares.
- To encourage relocation of transport/haulage activities and redevelopment of “brownfield” opportunities and promote the opportunity to extend sites should adjacent property become available.
- To promote economic development including Commando visitor facilities.
- To arrest pressures for ribbon development along the A82/A86 approaches.
- To safeguard the exceptional trees, semi natural woodland and walks associated with the river and the policies at Glenspean Lodge and Blarour and avoid encroachment of development into areas at risk of flooding.
- To enable extension of the primary school and secure redevelopment/refurbishment of the former school at Kilmonivaig.
- To promote pedestrian connection improvements as well as improvements on the A82/A86 junction.
- To protect the Tree Preservation Order, Ancient Woodland and SSSI features within the settlement.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	0.5 ha	Redevelopment of Haulage Depot (and possibly Little Chef site)	10 units	Development will involve remediation, shared access and protection for adjacent trees. An assessment of potential contamination issues would be required. A net betterment of surface water drainage will be required. Acceptable Uses - amenity housing, including reservation for housing for the elderly. A link through to the station/health centre should be investigated.
H2	0.5 ha	Redevelopment of Haulage Depot adjacent to the Aonach Mor Hotel	8 units	Development will involve remediation, rationalisation of access to the A82 and layout orientated to tie-in to any future access to land at Blarour to the east. Requirement for high quality siting and design. Justification required for any new junction onto trunk road.
H3	0.75 ha	Blarour	5 units	Flood risk assessment will be required, built development to avoid flood risk area. Built Development will not generally be permitted on medium to high flood risk areas.

**Site Allocations (continued)**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H4	0.9 ha	Transport Workshops	9 units	Requirement for a footway to be provided along the road frontage of the site to connect with existing footways in the village.
MU1	1.0 ha	Burn Bank	8 units	<b>Acceptable Uses</b> - business and housing. Subject to shared access. Requirement for pedestrian/cycle crossing over A86 to school. Developer requirements to retain trees and for high quality designs. Justification required for any new junction onto trunk road.
MU2	4.4 ha	Opposite Little Chef	26 units	<b>Acceptable Uses</b> - commercial, leisure, business, housing and playing field. Development will require phasing of no more than 15 houses per annum, extension of speed limit, pavement and lighting, the upgrading of the mains drainage links, the provision of community and business land, high quality design and siting, protection of trees, a remote footpath and access from the A82 which should extend to serve adjoining land to the west. Requirement for pedestrian/cycle crossing over A82. Requirement for home zone or equivalent traffic calming measures. Requirement to retain and integrate watercourses as natural features within the development. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Justification required for any new junction onto trunk road.
AH	0.1 ha	Morrison Avenue	4 units	Requirement for improvement and extension of adjacent play area.
B	0.1 ha	Little Chef	-	Subject to shared access. An assessment of potential contamination issues would be required.
LT	4 ha	Blarour	-	-



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 All OS base maps are the most up-to-date available to The Highland Council at the time of production of this Local Plan.

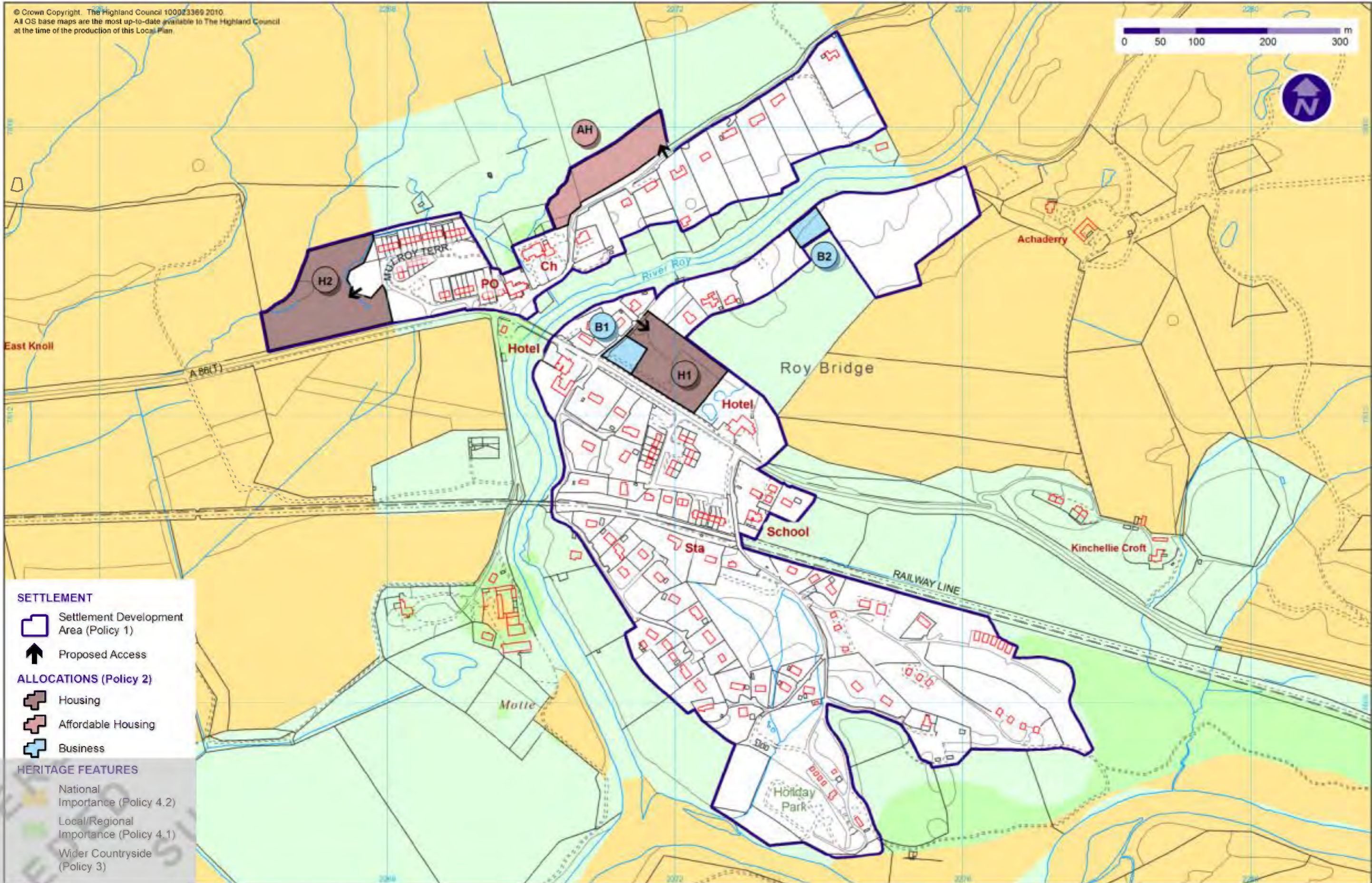
Position in Settlement Hierarchy	Local Centre
2007 Estimated Population	228
Housing Completions 2000-2006	14
Primary School Capacity (roll/physical capacity)	120%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	spare capacity

**Objectives**

- To reinforce the shape of the village astride the A86 and promote a balanced structure either side of the River Roy in the longer term.
- To recognise the railway as a significant constraint to development of the village to the south and open up land to the north and west of the A86 for development.
- To promote refurbishment of community and recreation facilities with growth of the village.
- To protect views towards the Grey Corries and discourage coalescence with Inverroy.
- To improve shelter by encouraging robust planting on the western edge of the village.
- To protect the Ancient Woodland within the settlement.
- Parts of the Lochaber Parallel Roads Site of Special Scientific Interest fall within the SDA for the village. The nationally important heritage resources within the SSSI require to be conserved or enhanced.

**Site Allocations**

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	1.1 ha	Field off Bohenie Road	10 units	Access will be taken from the Bohenie Road and involve upgrading the A86 junction. Subject to maximisation of tree retention, shelter planting and maximisation of tree retention, shelter planting and exceptional siting and design quality. Flood risk assessment will be required, built development to avoid flood risk area. Site boundaries to be amended to exclude those parts which lie within the medium to high flood risk area (i.e. a 1 in 200 or greater annual probability of flooding). Justification required for any new junction onto trunk road.
H2	1.5 ha	Mulroy Terrace	12 units	Development could occupy different levels. Access will be taken through the existing playground which will require to be relocated within the same site. Developer requirement for high quality design and siting and shelter planting. Requirement to retain and integrate watercourses as natural features within the development. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application.
AH	1 ha	Glen Roy	6 units	Possible reservation of housing for the elderly. High quality design/layout to respect the setting of the adjacent listed building. Retain and integrate watercourses as natural features within the development.
B1	0.1 ha	Stronlossit	-	As for H1
B2	0.1 ha	Achaderry	-	Woodland retention/setback.



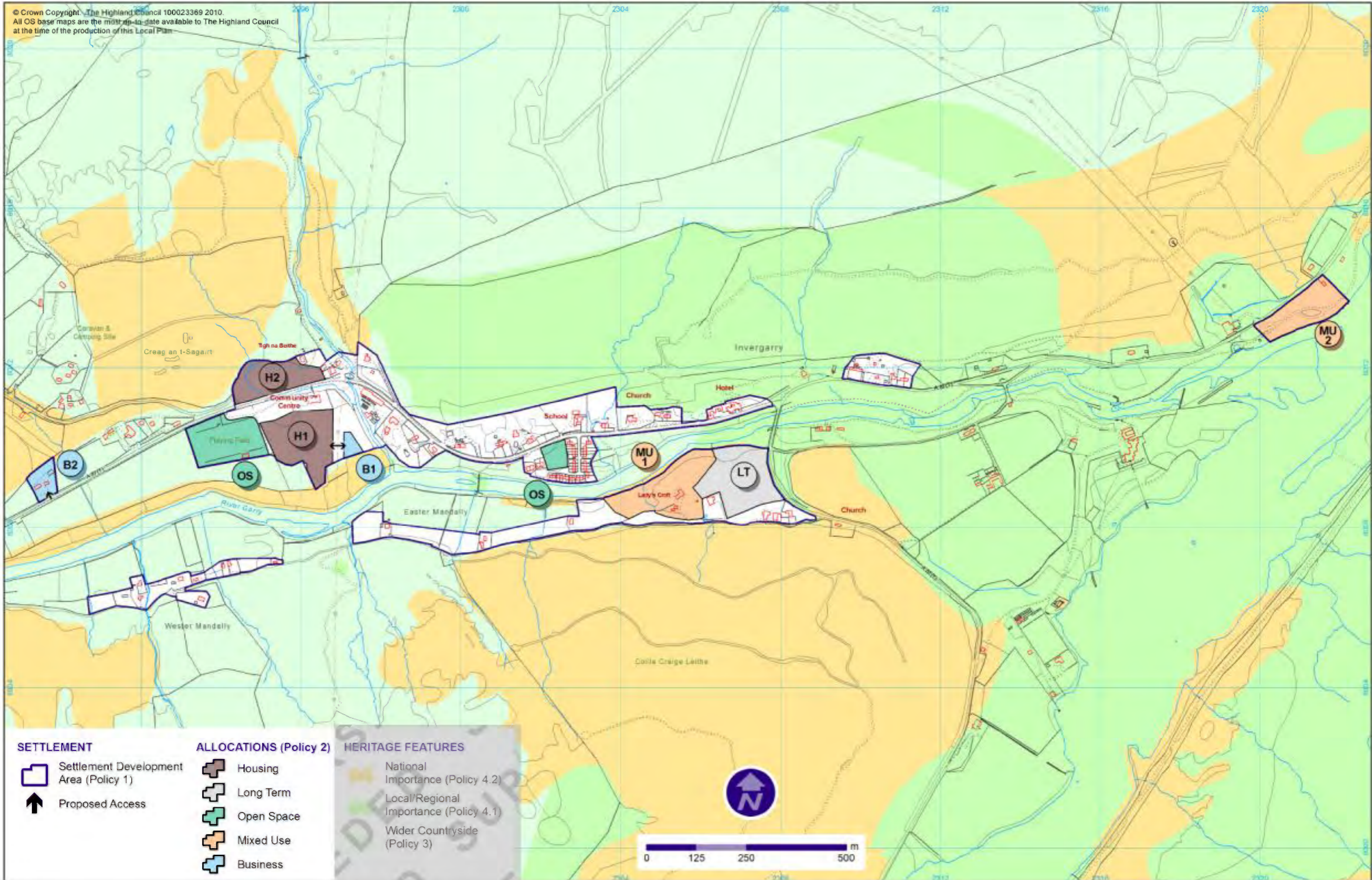
Position in Settlement Hierarchy	-
2007 Estimated Population	75
Housing Completions 2000-2006	1
Primary School Capacity (roll/physical capacity)	43%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	deficiency

### Objectives

- To maintain the character of the village and the exceptional local amenity deriving from the Glengarry Castle Hotel and its parkland policies, the estate architecture and impressive woodland alongside the A87.
- To hold development to the floor of the glen, avoid encroaching on steeply rising land either side and promote growth of the village to the east and west.
- To protect the Ancient Woodland within the settlement.
- To promote investment in a comprehensive WWTW.

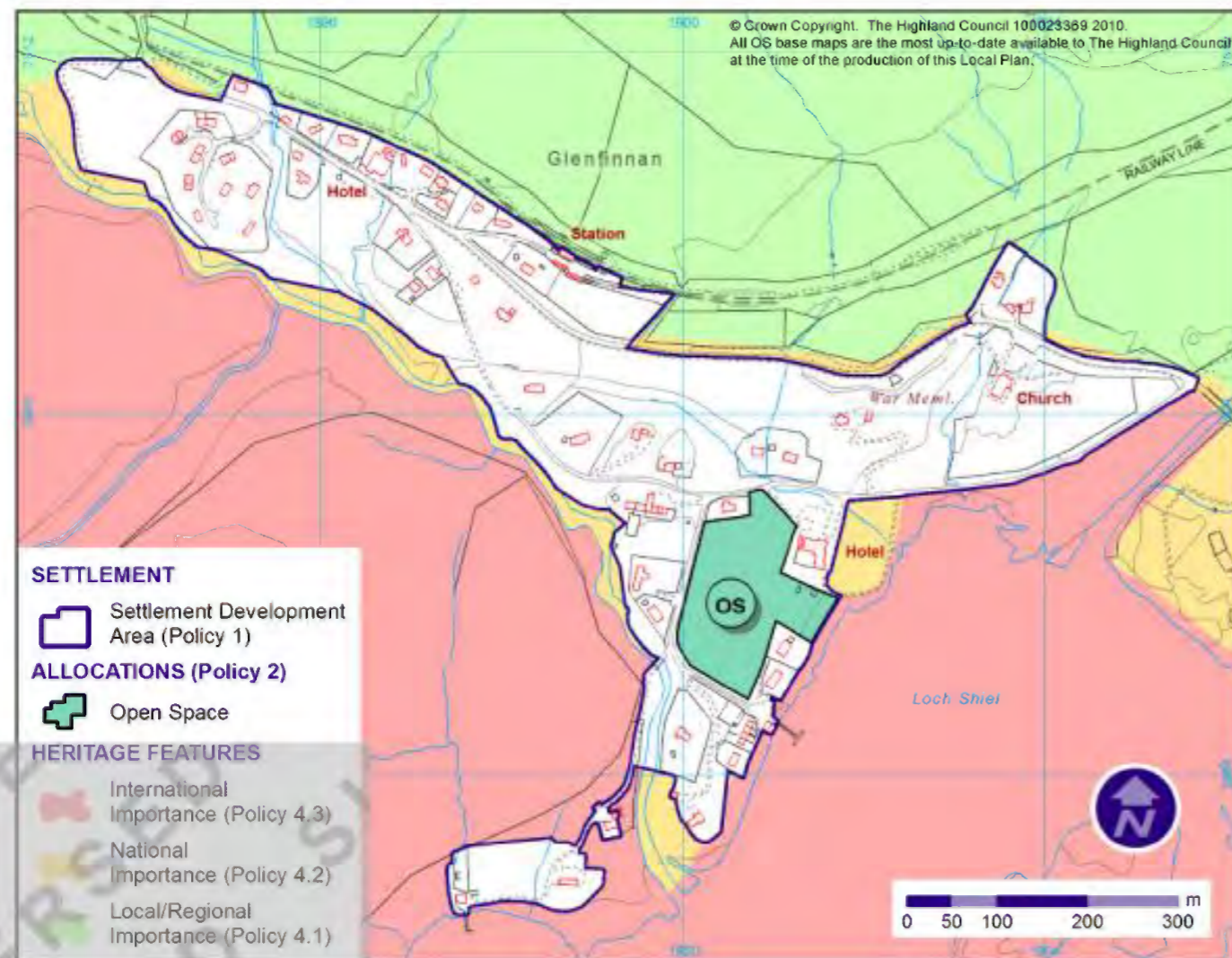
### Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	2.2 ha	Adjoining Village Hall/Shinty Pitch	30 units	Marginal crossover into Ancient Woodland. Developer requirement to retain trees within designation. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection. Flood Risk Assessment will be required, built development to avoid flood risk area.
H2	1.5 ha	West of Mill	4 units	Requirement for high quality designs/layout of development affects the setting of the adjacent Listed Building. Requirement to retain and integrate watercourses as natural features within the development. Justification required for any new junction onto trunk road.
MU1	2.5 ha	Easter Mandally	10 units	<b>Acceptable Uses</b> - housing, visitor accommodation. Subject to improved access and provision of access to land on the east. Candidate AGLV and Ancient Woodland. Developer requirement for retention of trees where necessary, plus high quality designs, particularly where development affects the setting of the adjacent Listed Building. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Requirement to retain and integrate watercourses as natural features within the development. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
MU2	1.6 ha	Opposite hydro station	6 units	<b>Acceptable Uses</b> - housing, business. Satisfactory trunk road access, retention and set-back from mature broadleaved woodland, woodland management and enhancement of public lochside access. This site may be at risk from flooding. Flood Risk Assessment should be submitted with any planning application.
B1	-	Adjoining Village Hall/Shinty Pitch	-	This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
B2	0.5 ha	Forestry Commission Depot	-	Assessment of potential contamination issues. Justification required for any new junction onto trunk road.
LT	2.4 ha	Between Mandally Road and A82	-	-



## INSET 39 : GLENFINNAN

### Inset 39 : Gleann Fhionnainn

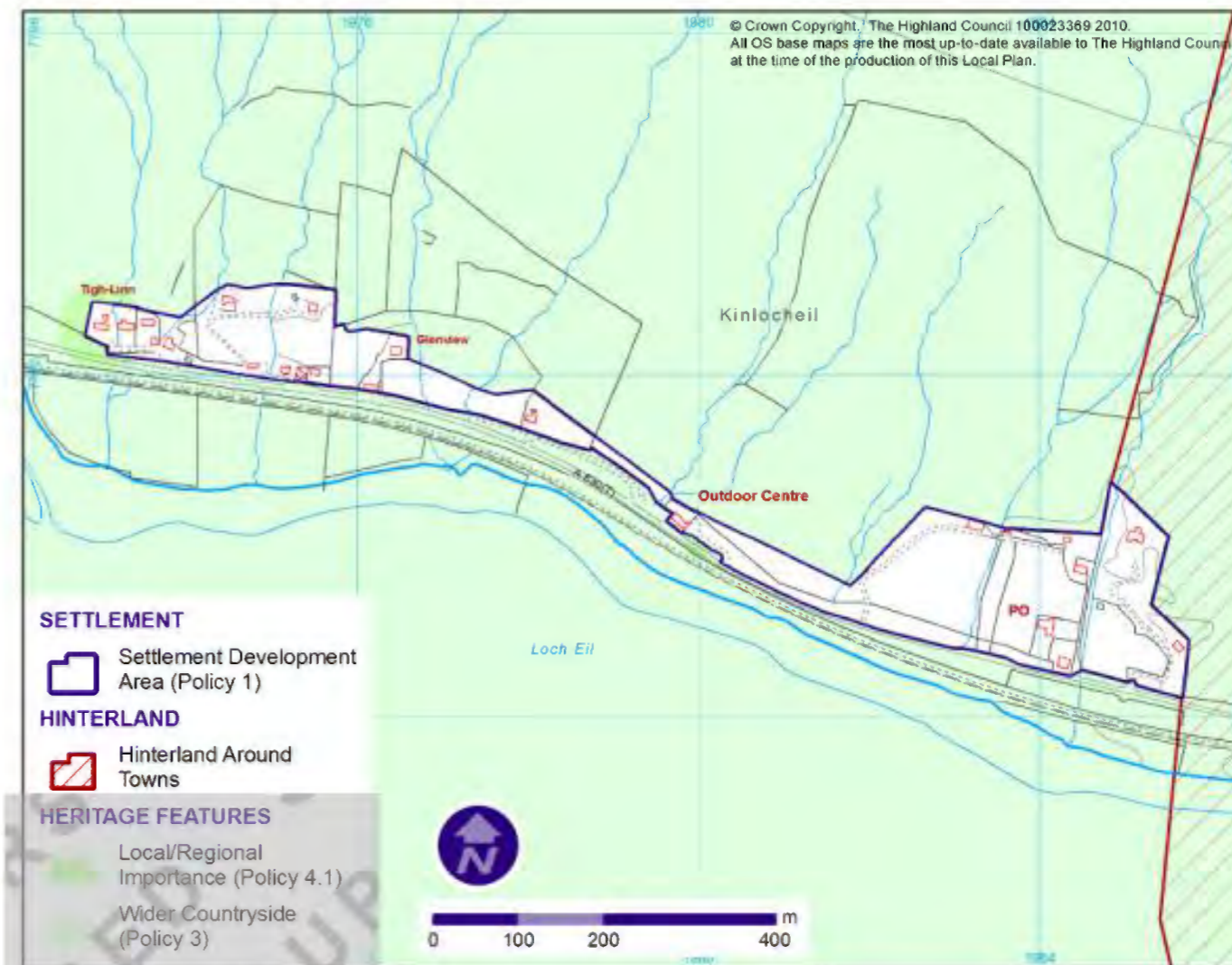


#### Objectives

- To direct housing to remaining infill opportunities principally on the west side of the A830.
- To extend museum/heritage attractions at the station and provide for development of a village hall and a playing field.
- To retain a strong belt of trees and related paths adjacent to the A830 and protect the open "parks" and setting for the Listed Church and heritage buildings at Slatach.
- To safeguard the character of the loch edges, open lands and the setting for the Monument, Visitor Centre and parking.
- To promote upgrading of the WWTW facilities
- To protect the SPA, Ancient Woodland and SSSI features within the settlement.
- To protect the integrity of and secure exceptional siting and design within the NSA.

## INSET 40 : KINLOCHEIL

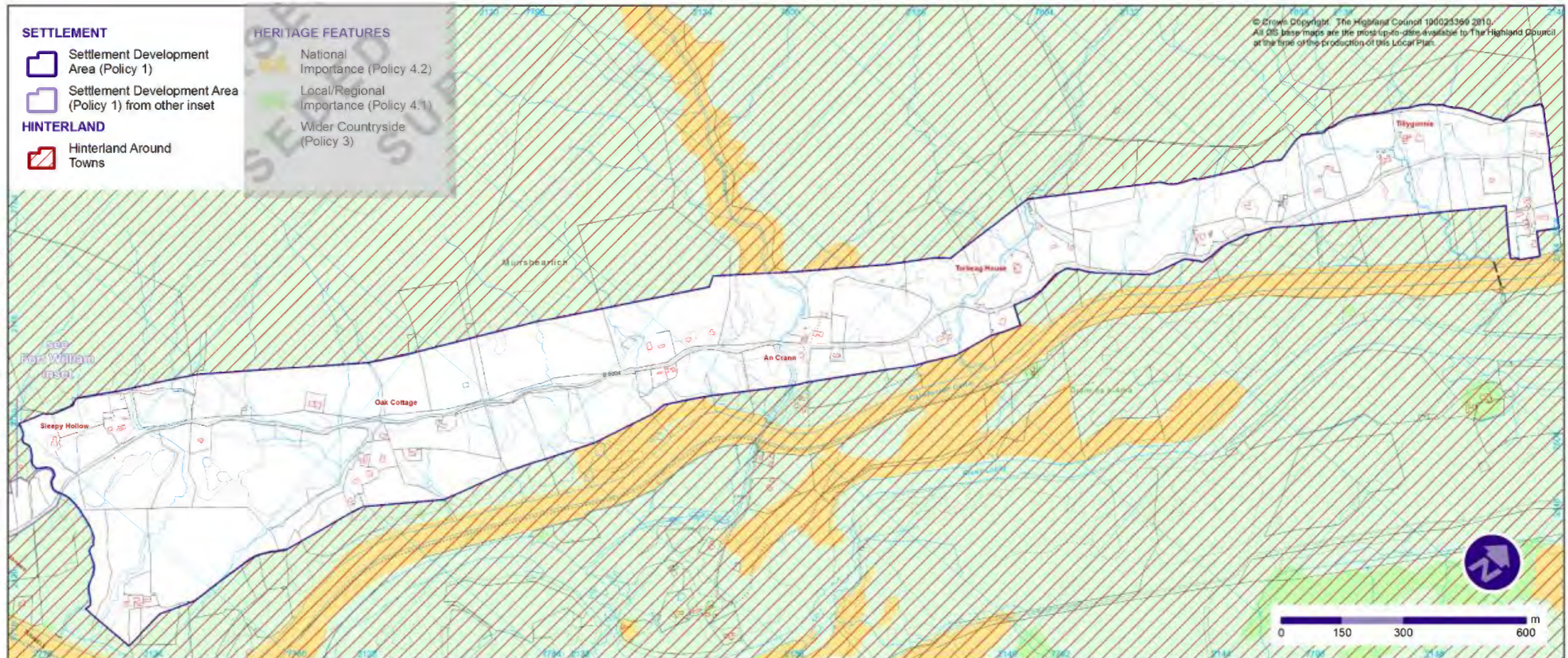
### Inset 40 : Ceann Loch Iall



#### Objectives

- To promote small scale development in keeping with existing settlement pattern.
- To secure satisfactory trunk road access.



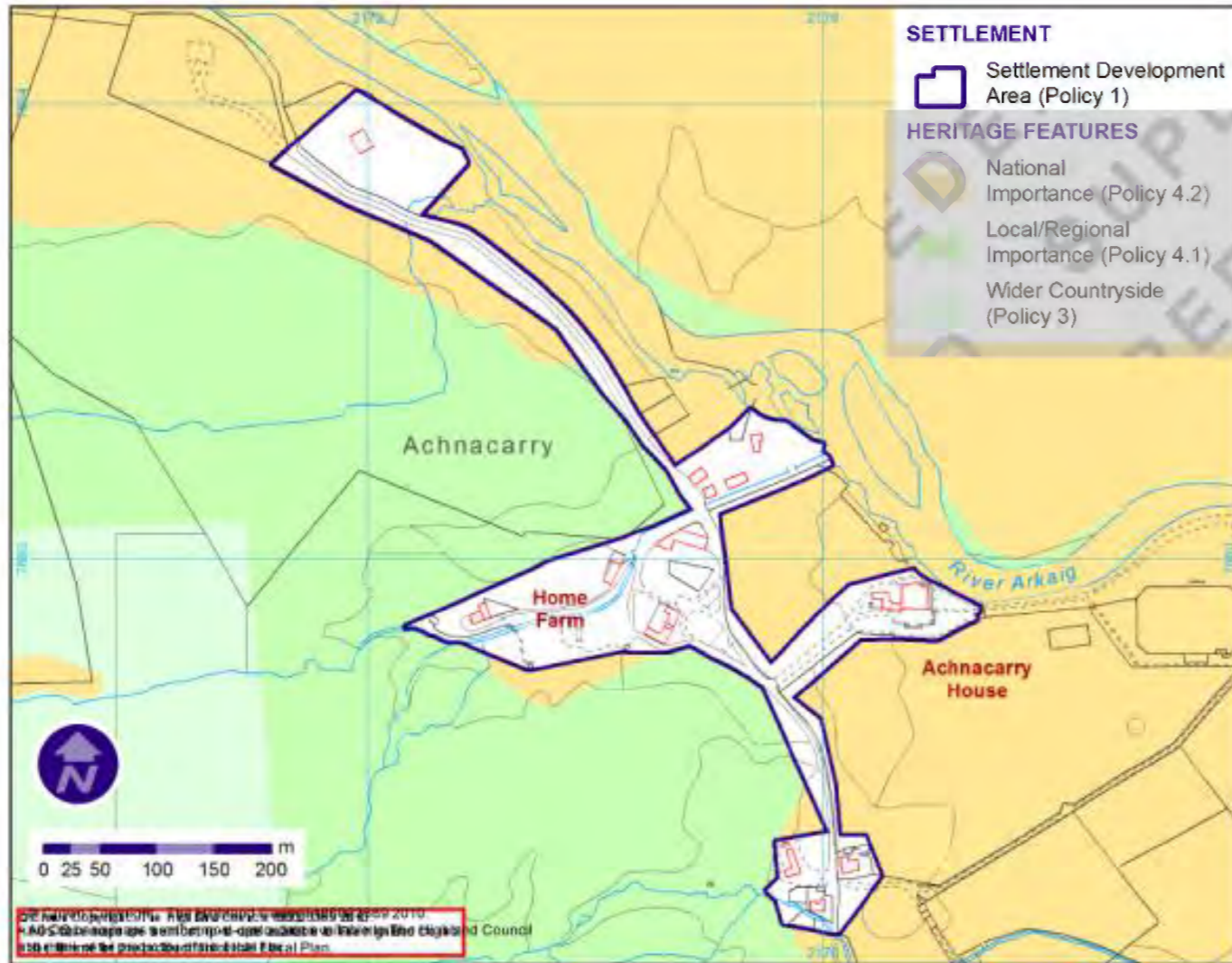


### Objectives

- To promote small scale development in keeping with the existing settlement pattern.
- To avoid overdevelopment that will lead to coalescence with Fort William.
- To secure exceptional siting and design quality where land is within a landscape designation.
- To secure developer funded road improvements where a network deficiency is created or worsened.
- To protect the Scheduled Monument within the settlement.
- To direct development away from any remaining Ancient Woodland.

## INSET 42 : ACHNACARRY

### Inset 42 : Achadh na Cairidh



#### Objectives for Achnacarry

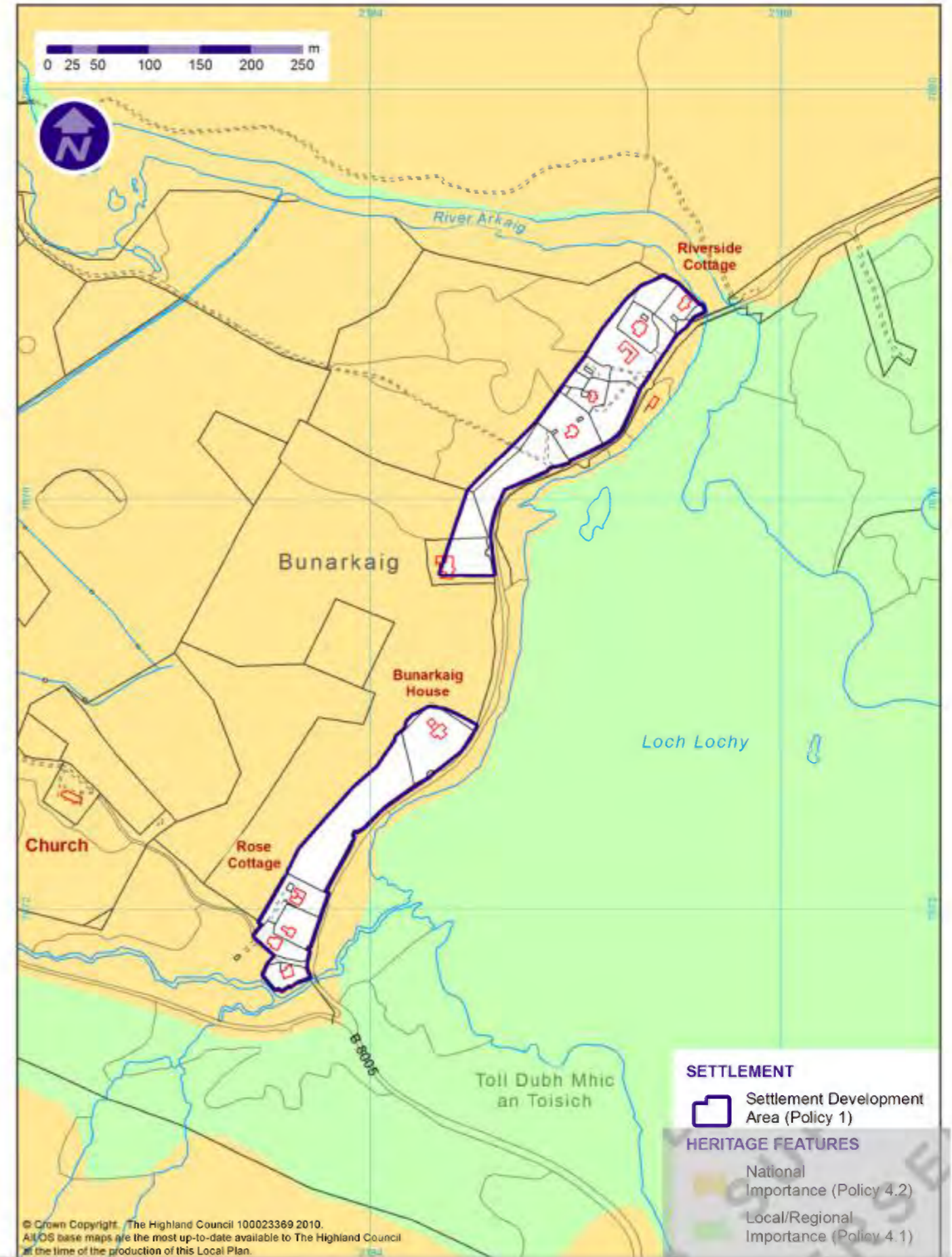
- To ensure that development proposals will assess and mitigate any adverse impact on the designed landscape and the setting of any Listed Buildings.
- To secure developer funded road improvements.
- To protect any remaining Ancient Woodland within the settlement.

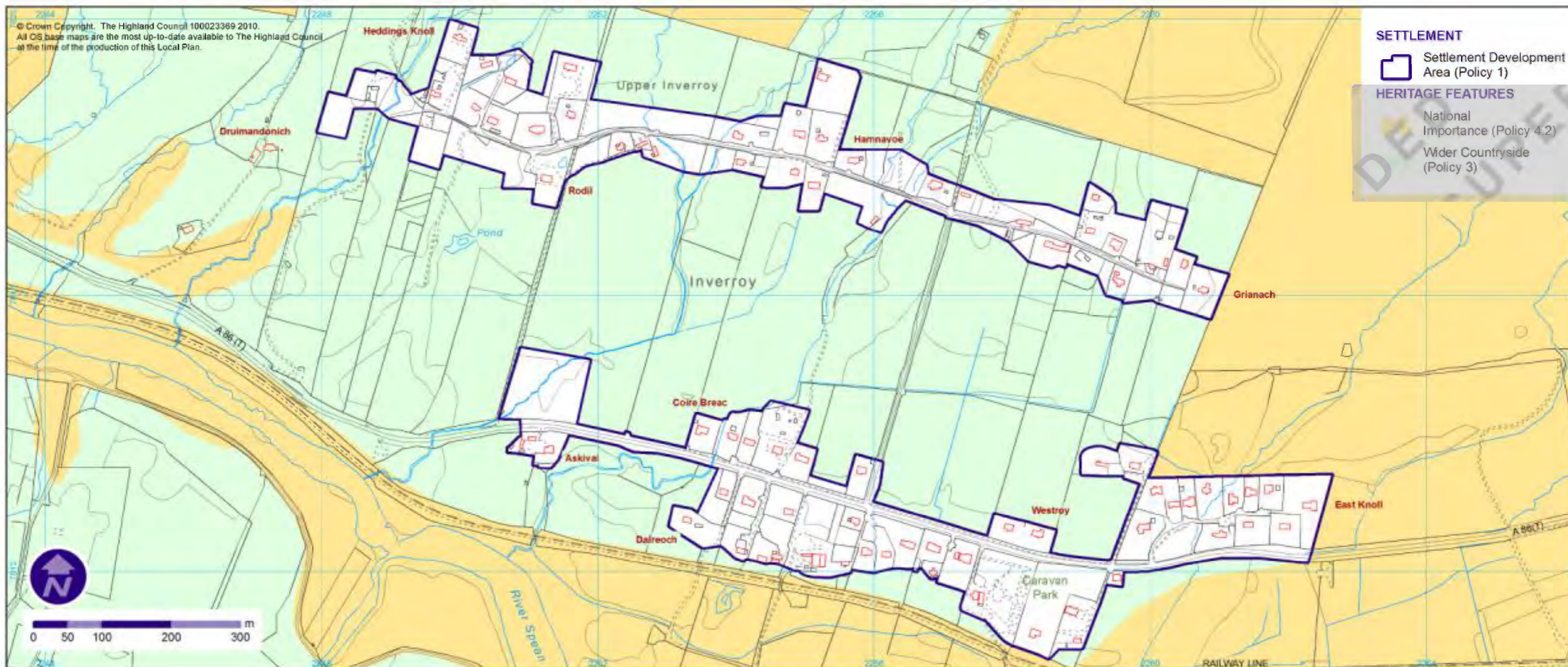
#### Objectives for Bunarkaig

- To ensure that development proposals will assess and mitigate any adverse impact on the designed landscape and the historic environment features.
- To support the development of a community hall in the area.
- To secure developer funded road improvements.
- To protect the Designed Landscape within the settlement.

## INSET 43 : BUNARKAIG

### Inset 43 : Bun Airceig



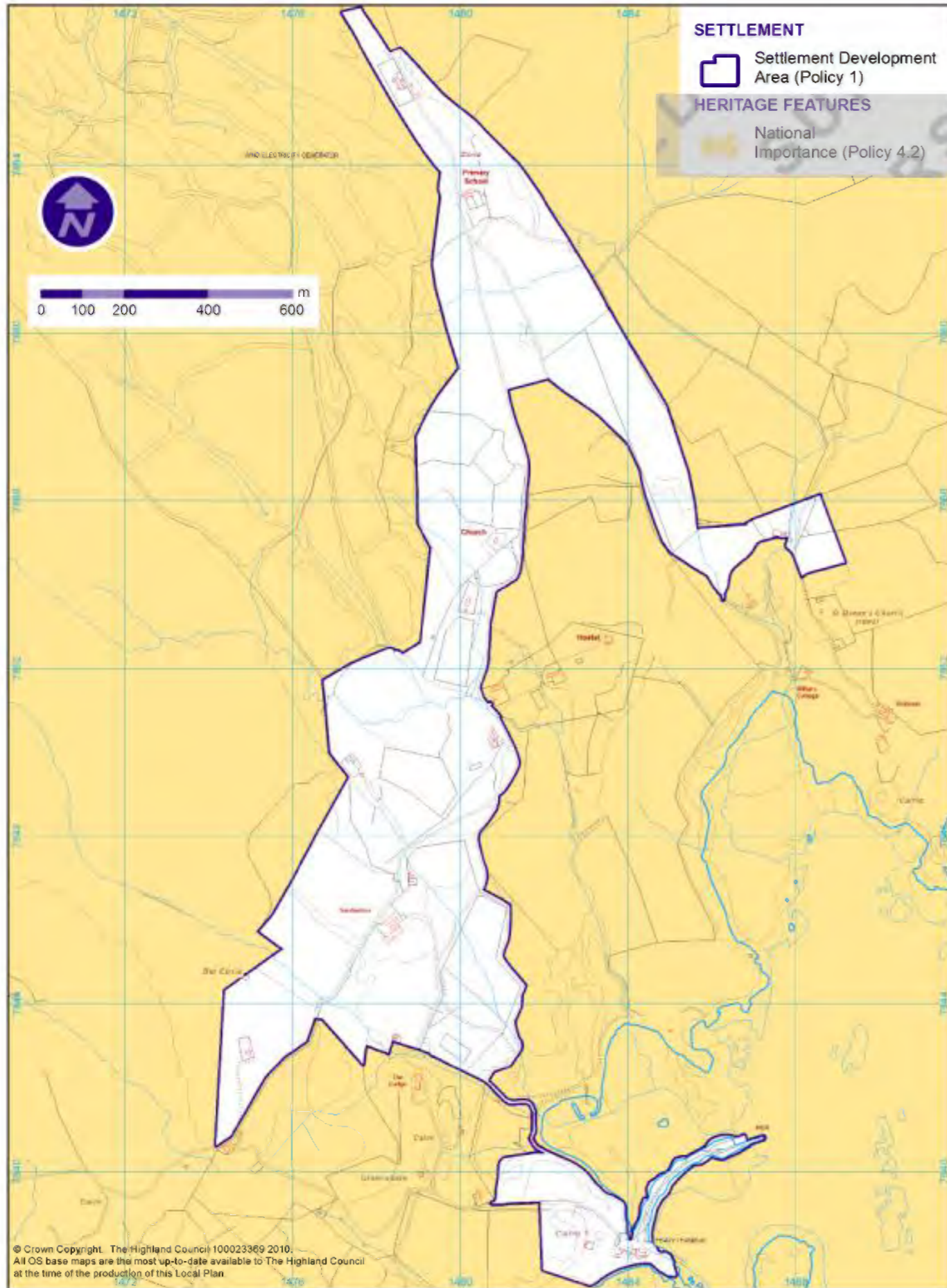


**Objectives**

- Any development will be subject to adequate trunk road access.
- To promote small scale development in keeping with the existing settlement pattern.
- To secure developer funded road improvements where a network deficiency is created or worsened.
- To protect the SSSI within the settlement.

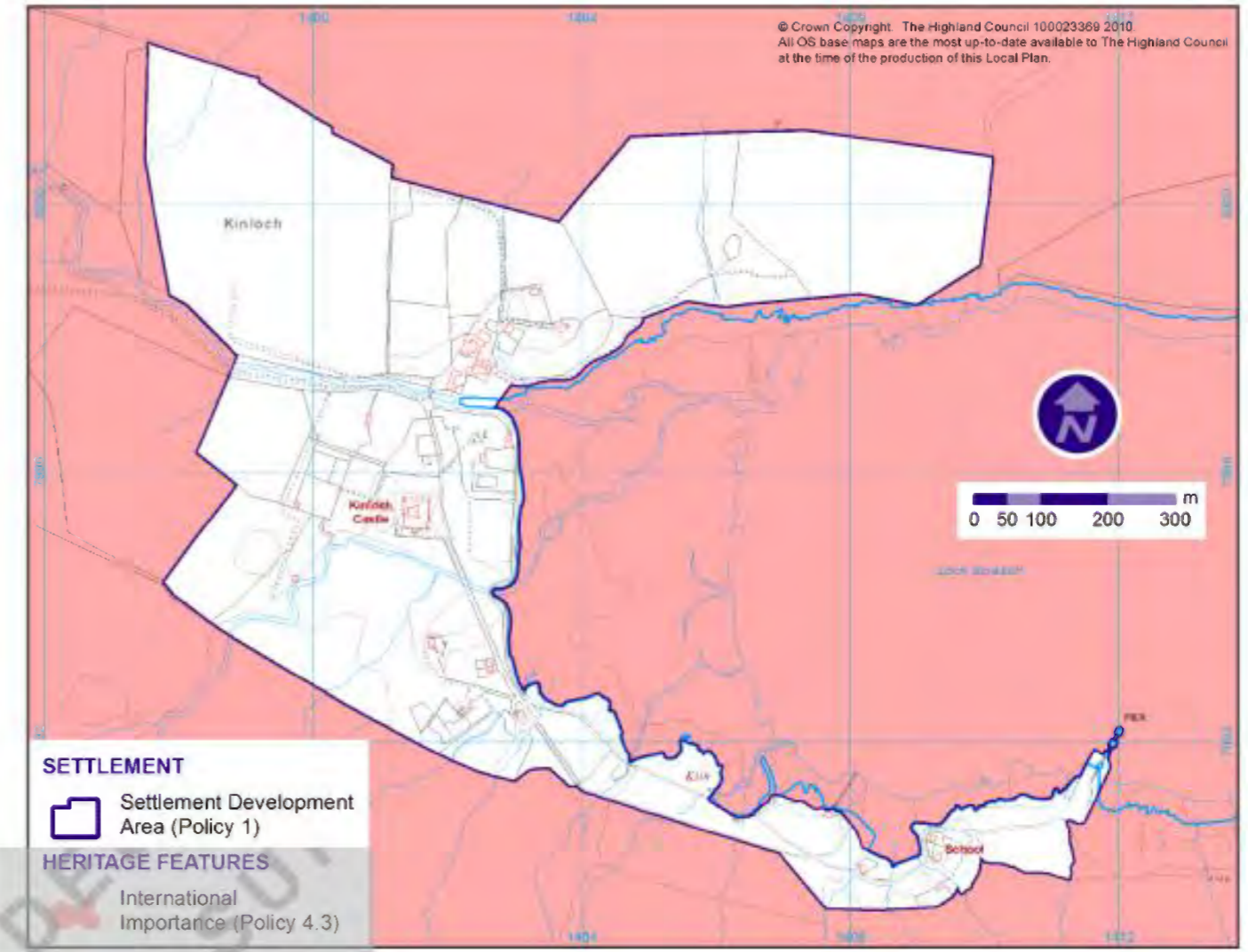
## INSET 45 : ISLE OF EIGG

### Inset 45 : Eilean Eige



## INSET 46 : ISLE OF RUM

### Inset 46 : Eilean Rùm



#### Objectives for Rùm

- To embrace development aspirations of the community including the Kinloch Village Development Plan.
- To secure exceptional siting and design quality where public seaward views are likely to be affected.
- To protect the SPA, SAC, Category A Listed Building, Designed Landscape, Scheduled Monument, NNR and SSSI features within the settlement.
- To safeguard woodland of amenity and nature conservation value and promote replanting.
- To secure developer funded road improvements where a network deficiency is created or worsened.
- To protect the integrity of and secure exceptional siting and design within the NSA.
- To secure a collective, master planned, crofting community development of the township expansion area.

#### Objectives for Eigg

- To secure developer funded road improvements where a network deficiency is created or worsened.
- To safeguard in by croft land quality by favouring siting on poorer parts of crofts or on common grazings.
- To secure developer funded photographic record of any surviving remains of enclosure recorded on the Highland Historic Environment Record.
- To secure native woodland retention/replanting.
- To protect the Category A Listed Buildings within the settlement.
- To safeguard the other listed buildings and settings within the settlement.
- To protect the Ancient Woodland within the settlement.
- To protect the integrity of and secure exceptional siting and design within the NSA.
- To secure a collective, master planned, crofting community development of the township expansion area.