

ROSS & CROMARTY EAST LOCAL PLAN

PLANA IONADAIL ROS IS CHROMBAIDH AN EAR

InsetMaps

(As Continued in Force) (April 2012)



ADOPTED PLAN ▼ FEBRUARY 2007

Provisions of Local Plan Map(s) as continued in force

The provisions of the Proposals Map (including any inset contained in or accompanying it and the policies and proposals shown on such inset) and related notations, referencing and explanatory text, only to the extent to which those provisions show, illustrate or explain any provision of the local plan which is continued in force by the Parliamentary Order* and as detailed in the Retention Schedule.

**(The Town and Country Planning (Continuation in force of Local Plans (Highland) (Scotland) Order 2012)*



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RURAL SETTLEMENTS



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MAIN SETTLEMENTS

The Plan is divided into Five sections :

Rural Settlements	Pages 1 - 11
Major Land Allocations	Pages 12 - 13
Main Settlements	Pages 14 - 26
Spacial Elements of the Strategy	Page 27

The maps relating to these sections are found in this map booklet.

The following maps are found on folded A1or A0 size sheets :

Proposals Map	Invergordon
Alness	Maryburgh
Avoch	Muir of Ord
Conon Bridge	North Kessock
Dingwall	Strathpeffer
Evanton/Highland Deephaven	Tain
Fortrose	
Rosemarkie	

ROSS & CROMARTY EAST

LEGEND




BACKGROUND POLICIES

- 
BP1
 The Council will favour development subject to detailed siting, design and servicing factors.
- 
BP2
 The Council will permit development unless this would be likely to have a significantly adverse effect on, or be significantly adversely affected by, the features for which the area has been designated. Where it is concluded that any such adverse effects are likely to arise, development will only be permitted where it is considered that these would be outweighed by social or economic benefits.
- 
BP3
 The Council will only approve development if there are no significant adverse effects on heritage, amenity, public health and safety interests.
- 
BP4
 The Council will not favour development unless there are over-riding environmental or public health and safety grounds or unless there are imperative reasons of over-riding public interest including those of a social or economic nature.
- 
Conservation Area (BP2)

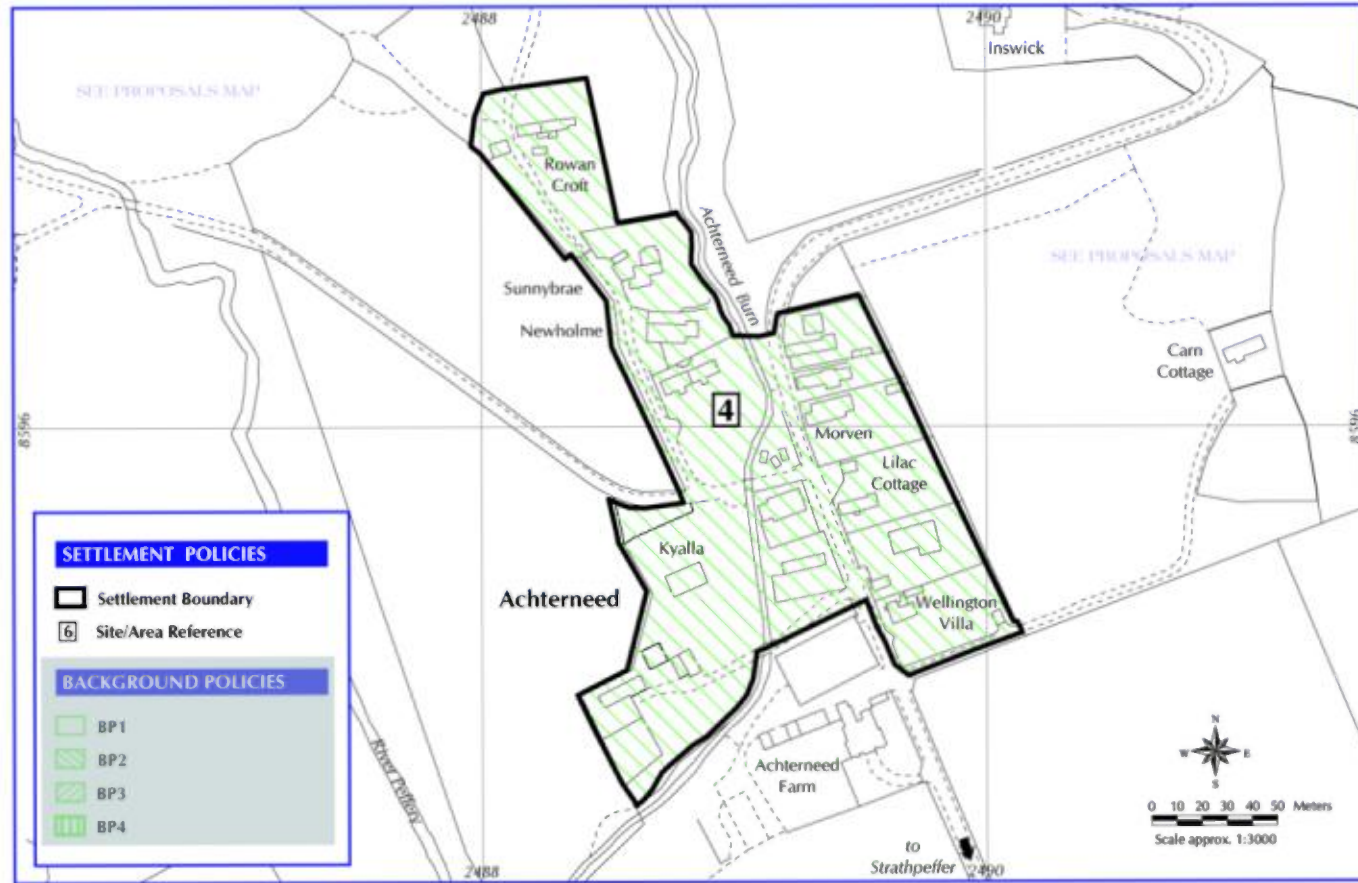
SETTLEMENT POLICIES

- 
Settlement Boundary
 The Council will maintain a strong presumption against sporadic development outwith settlement boundaries in order to protect their landscape setting or avoid adversely affecting their longer-term expansion.
- 
Town/Village Centre
 The Council will encourage town centre uses appropriate to the settlement's role in the hierarchy.
- 
Housing
 The Council will safeguard the function and character of established residential areas and will encourage appropriate development.
- 
Business
 The Council will maintain or promote business/tourism.
- 
Industry
 The Council will maintain or promote industrial uses.
- 
Special Uses
 The Council will expect other uses mainly of a community, service or tourist related nature to be maintained or developed where stated.
- 
Expansion
 The Council will encourage development in accordance with a comprehensive master plan and will presume against piecemeal proposals.
- 
Amenity
 The Council will safeguard these areas from development not associated with their purpose or function.
- 
Action Area/Special Initiative
- 
Site/Area Reference

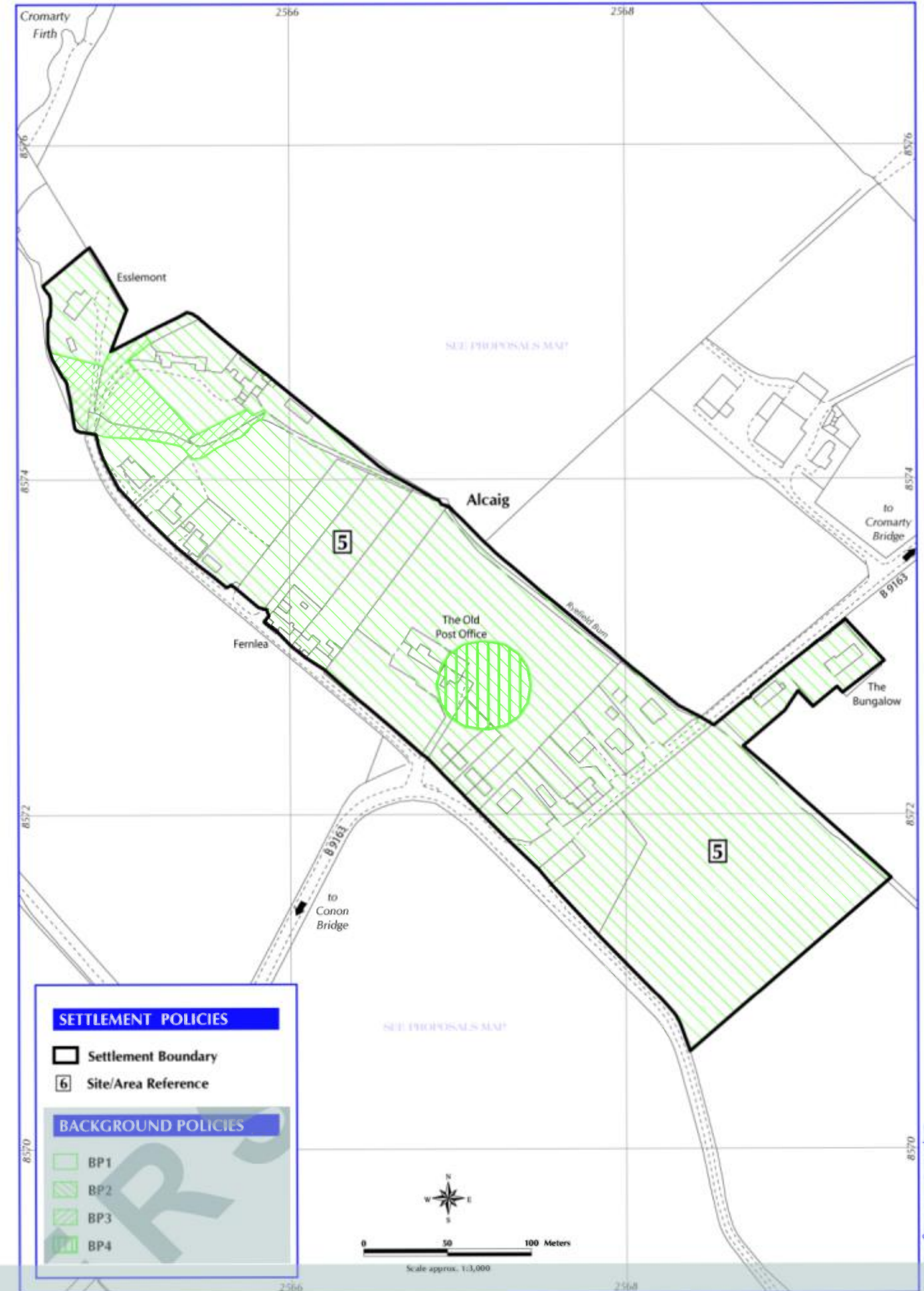
OTHER

- 
Road / Rail
- 
Access
- 
Cycle Route/Footpath

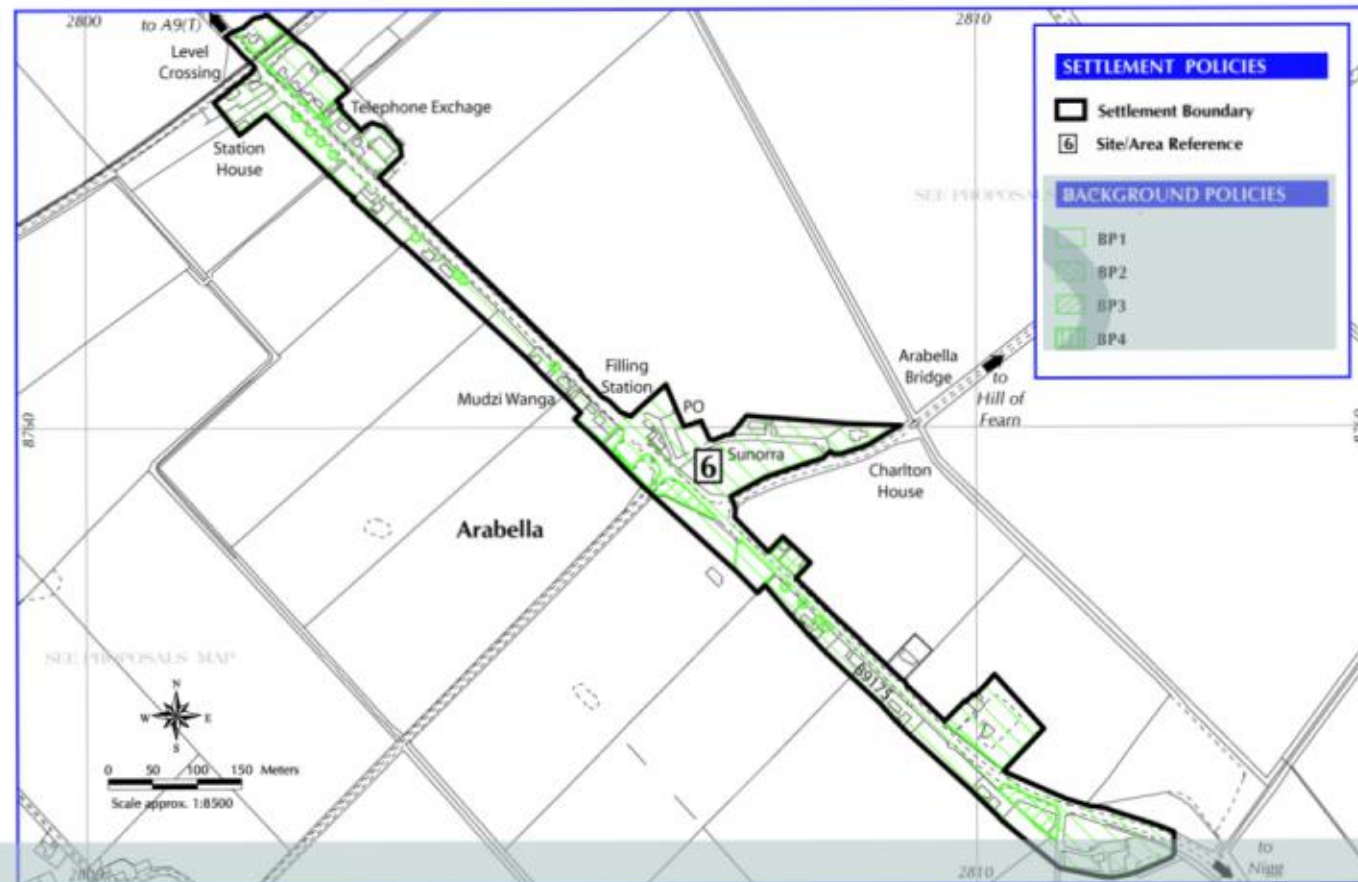
ACHTERNEED



ALCAIG

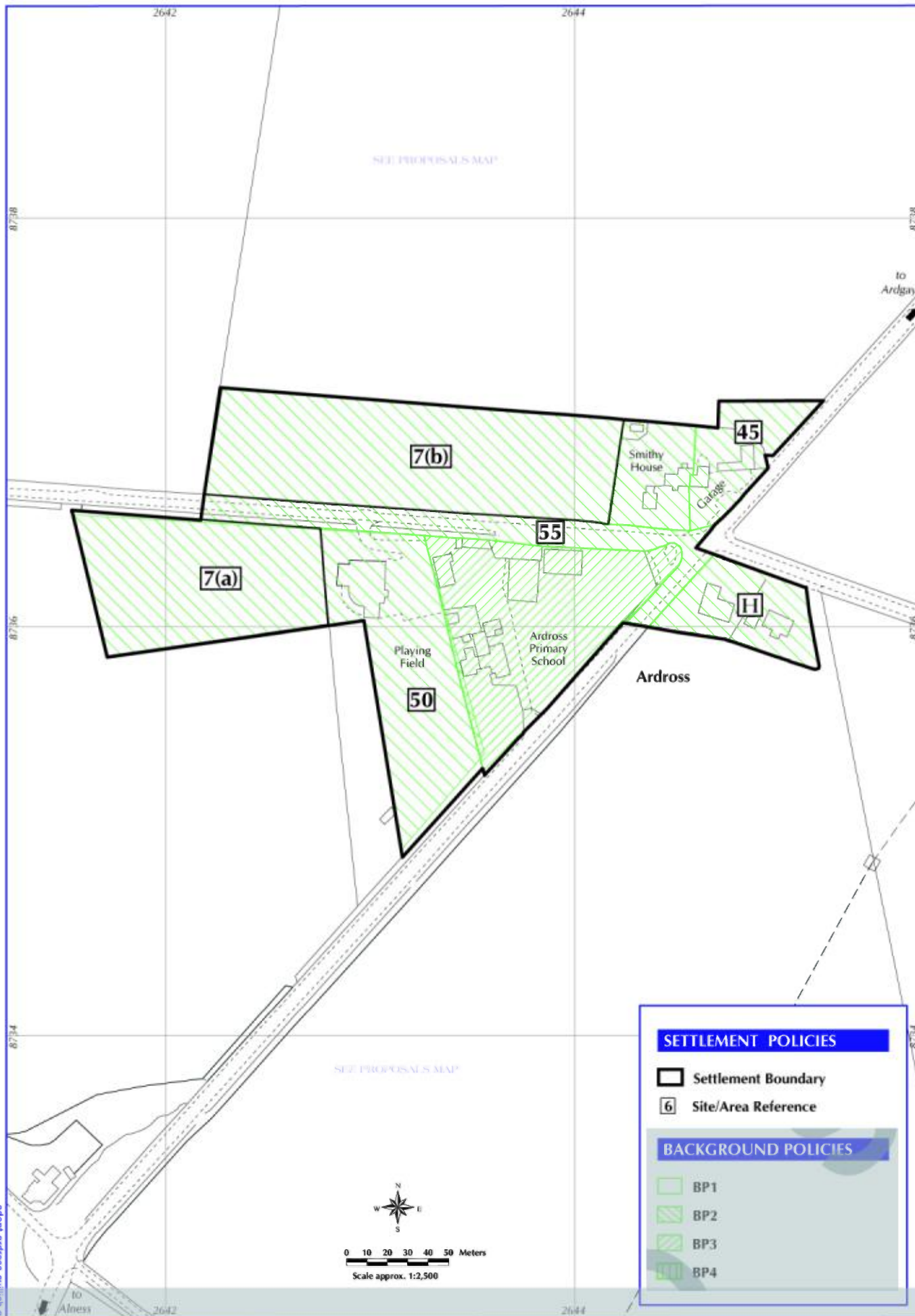


ARABELLA

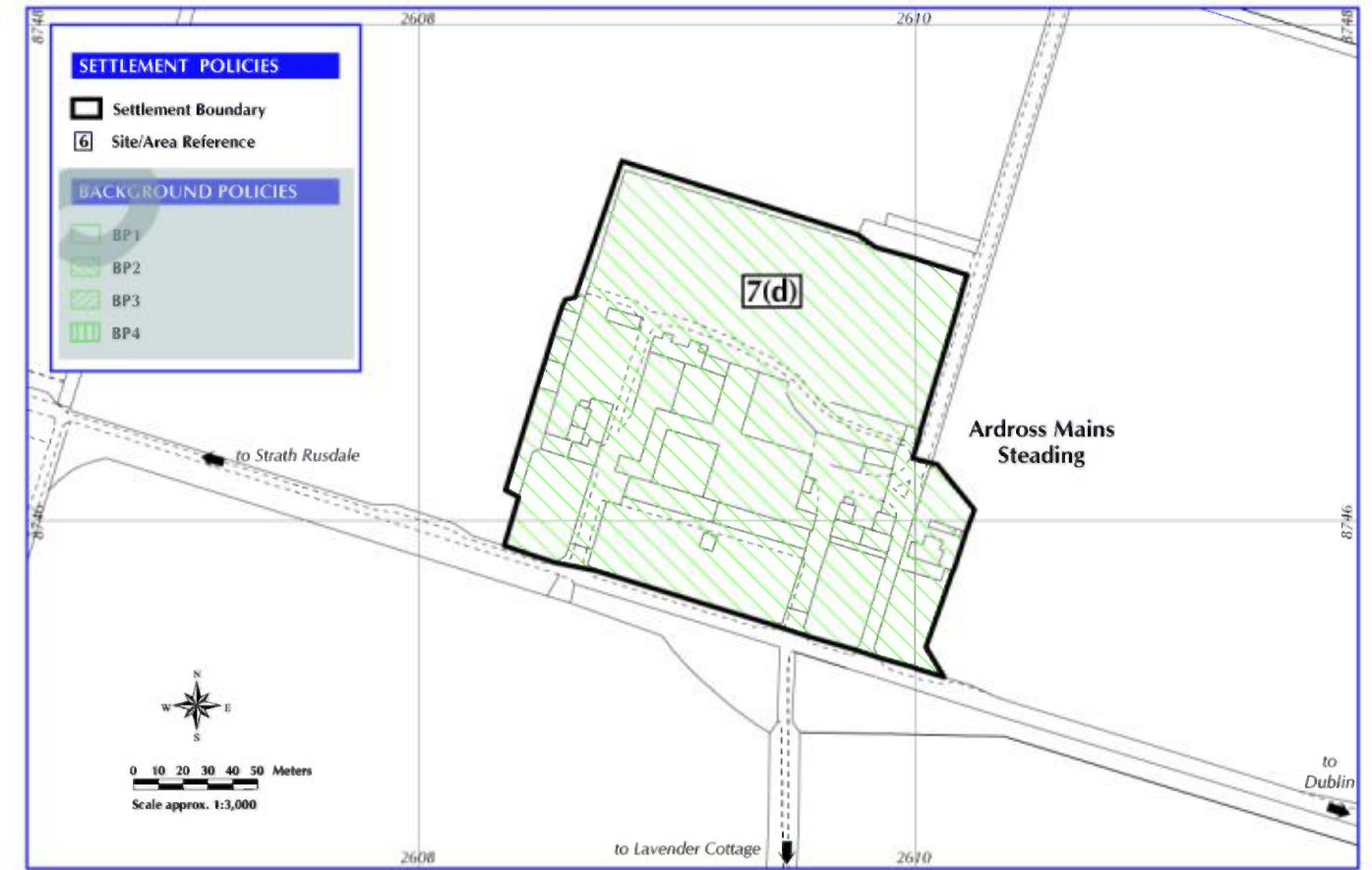


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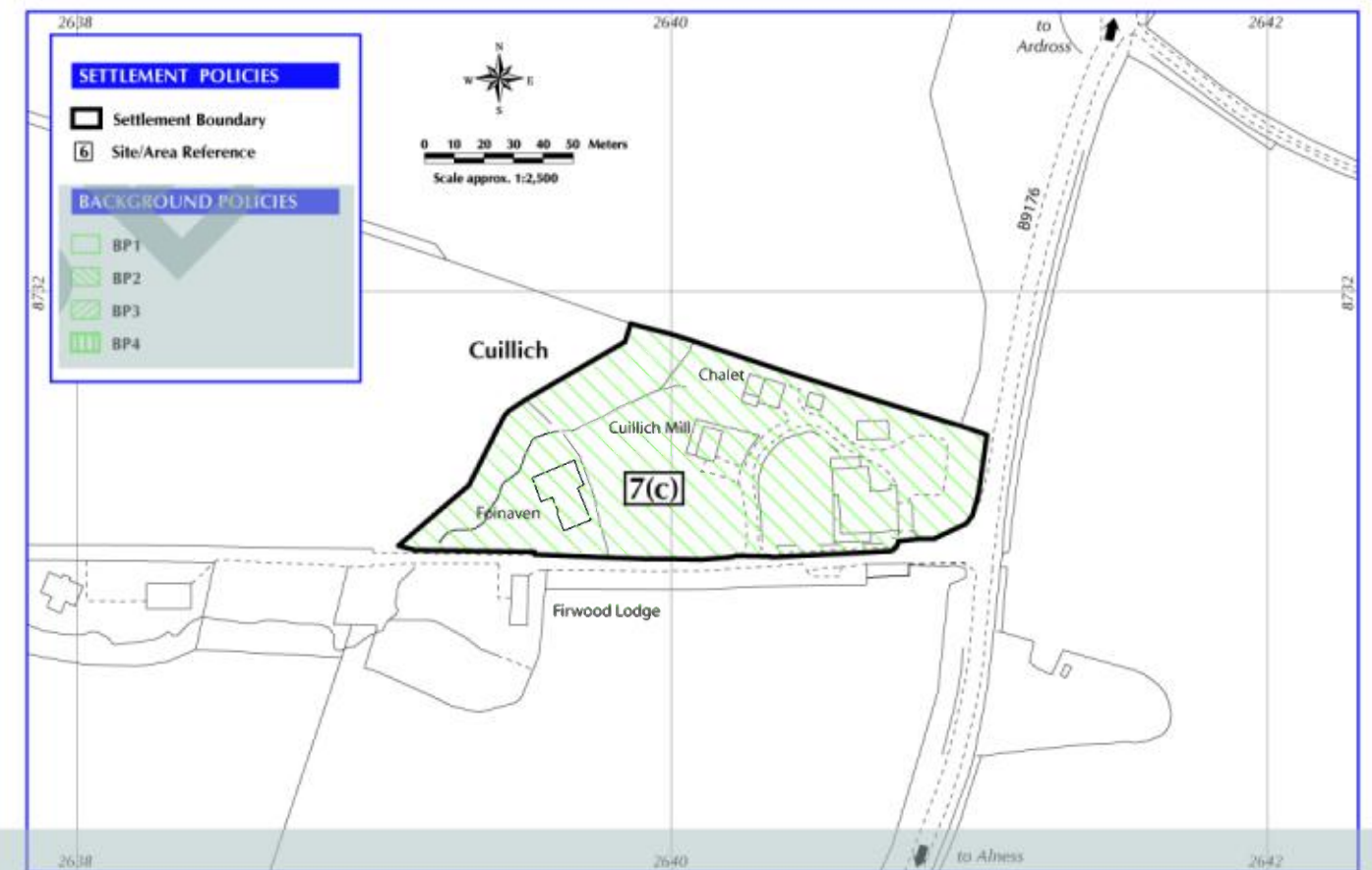
ARDROSS



ARDROSS MAINS STEADING



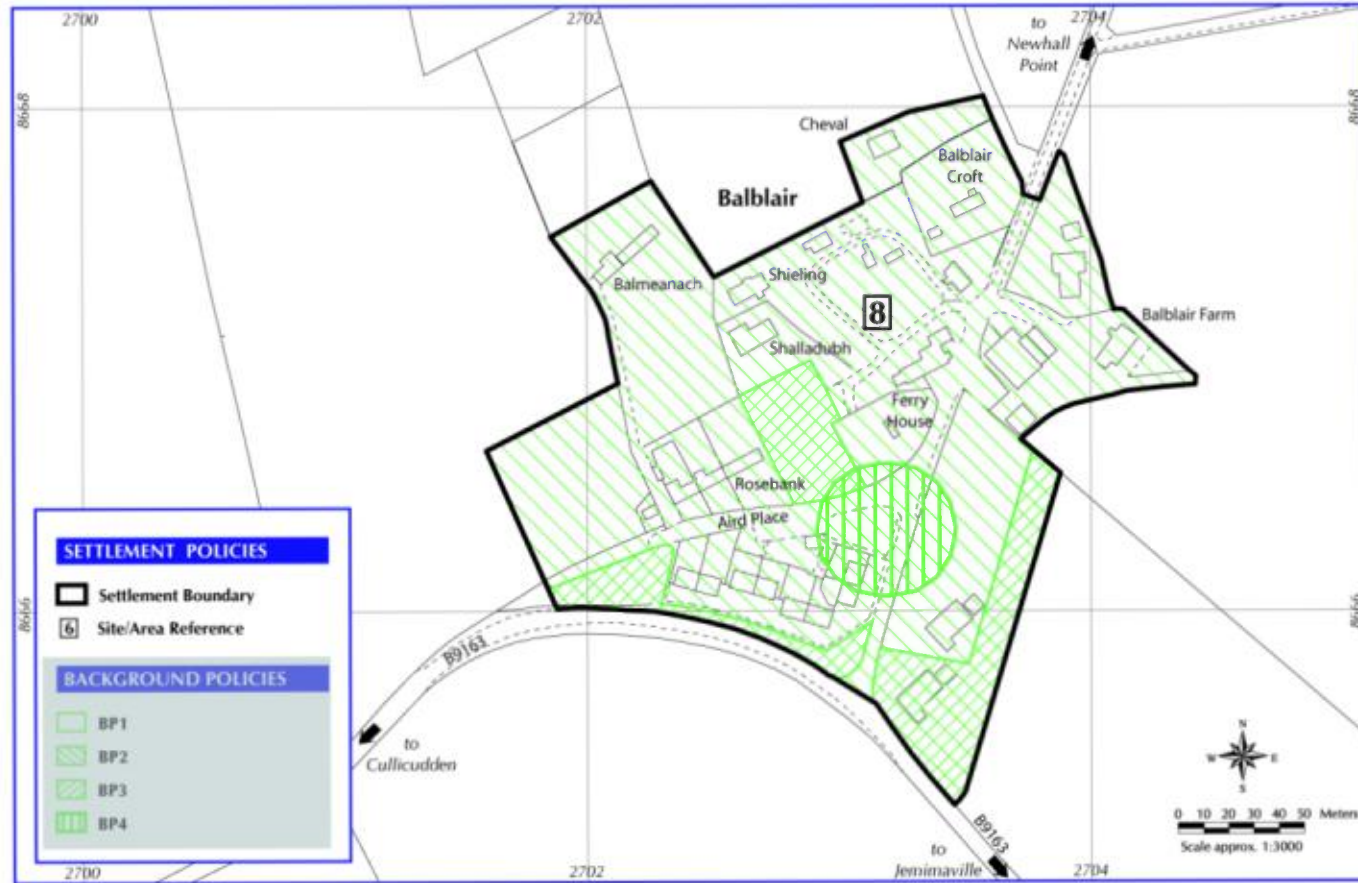
CUILLICH



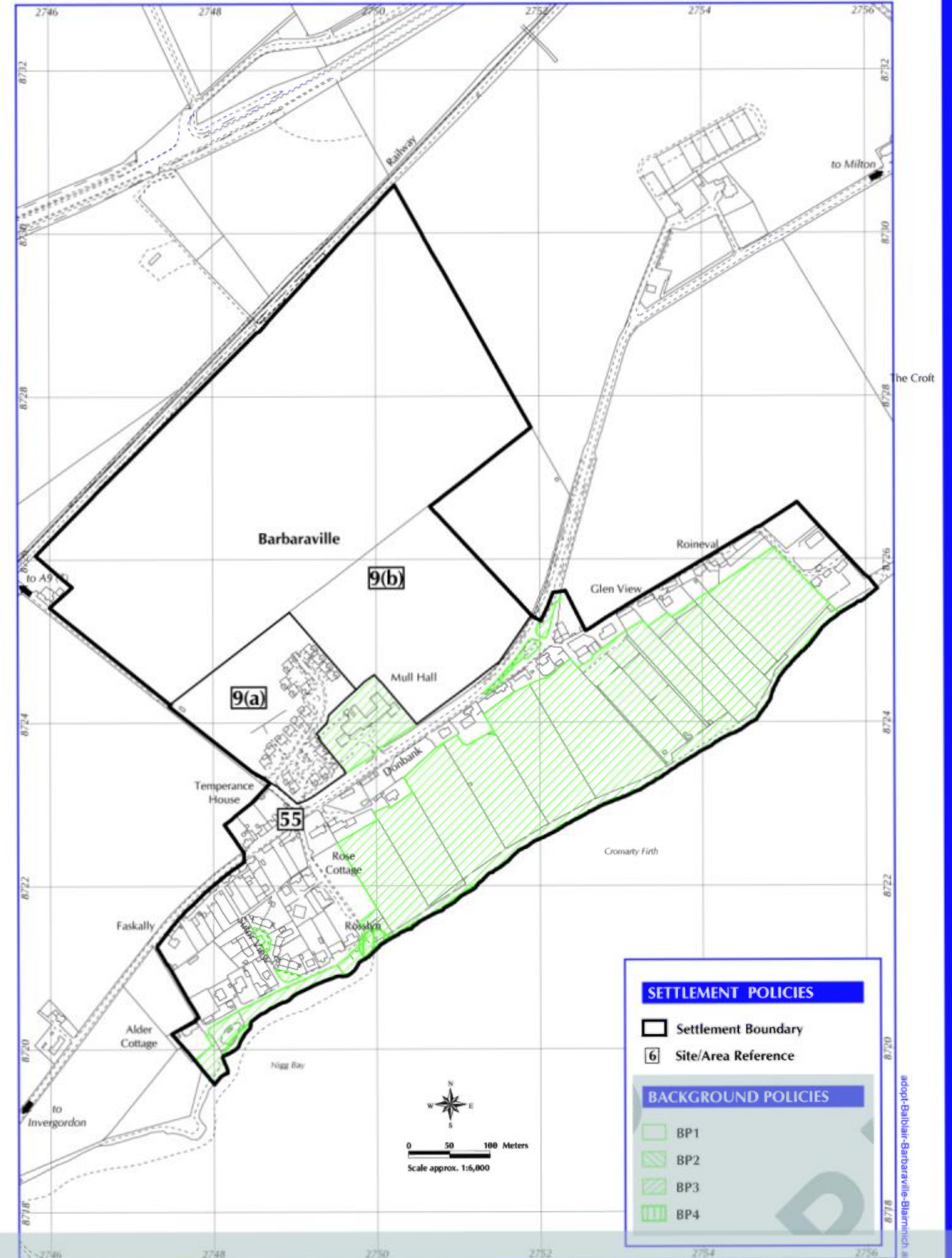
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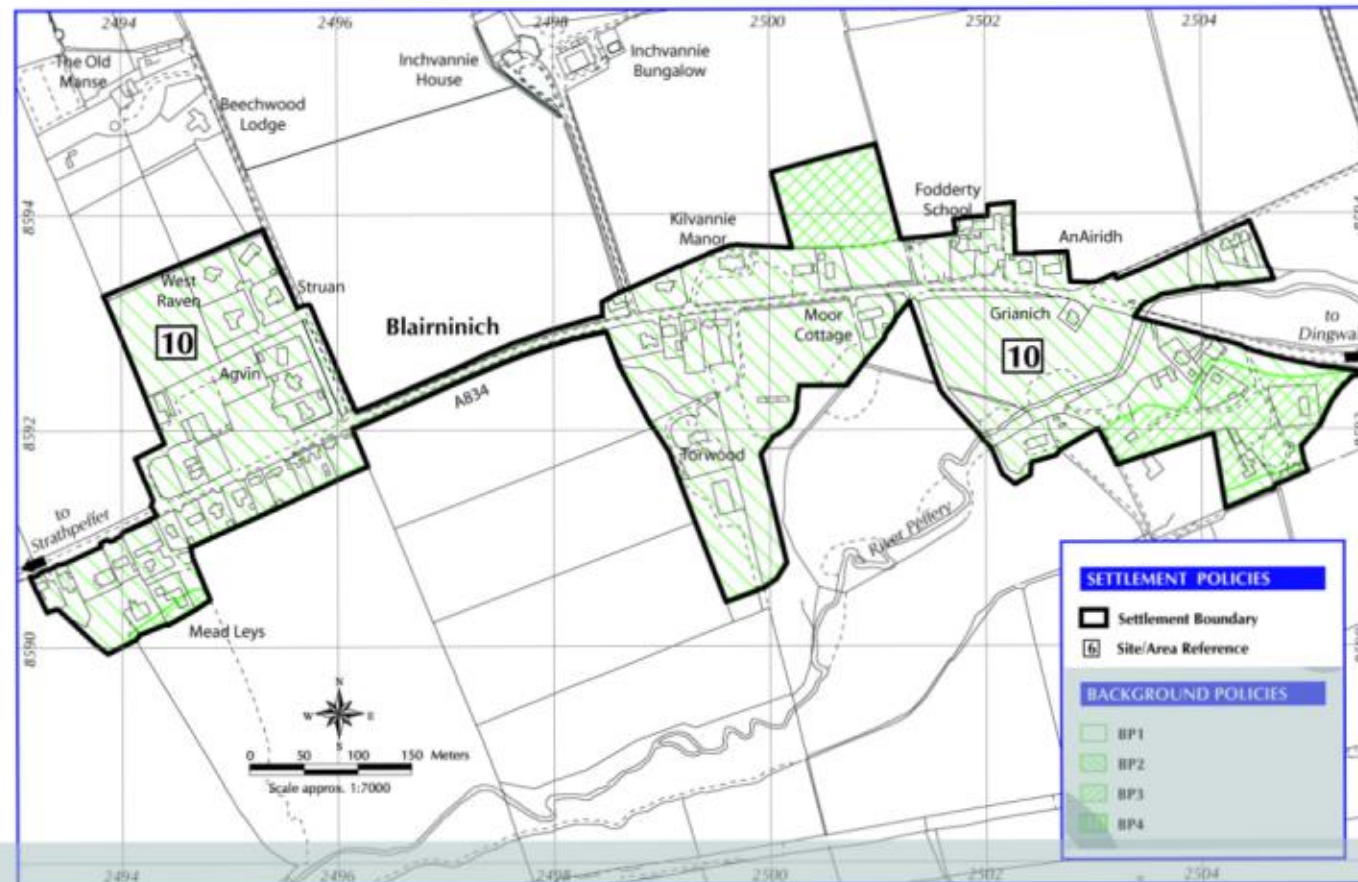
BALBLAIR



BARBARAVILLE

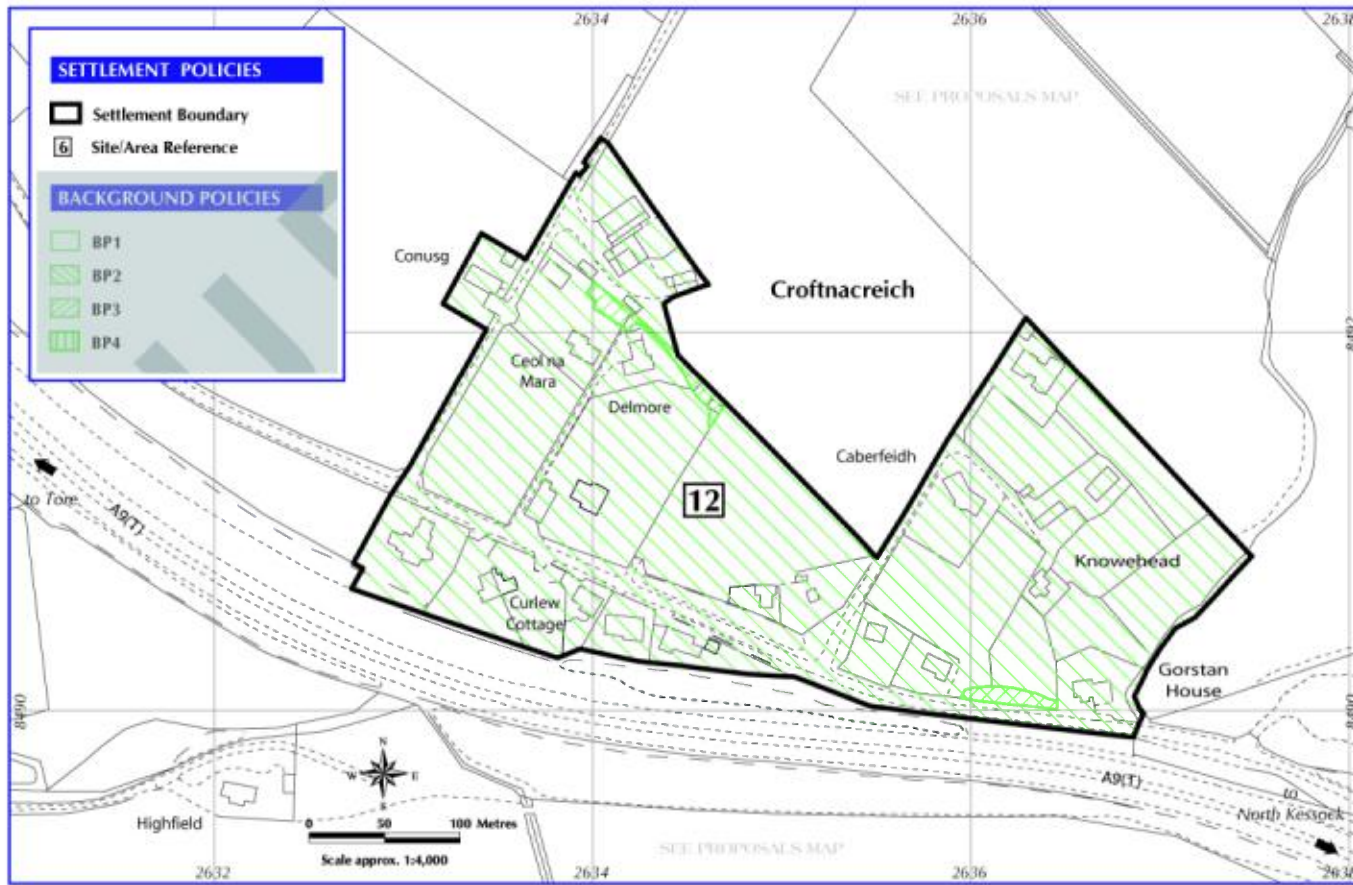


BLAIRNINICH

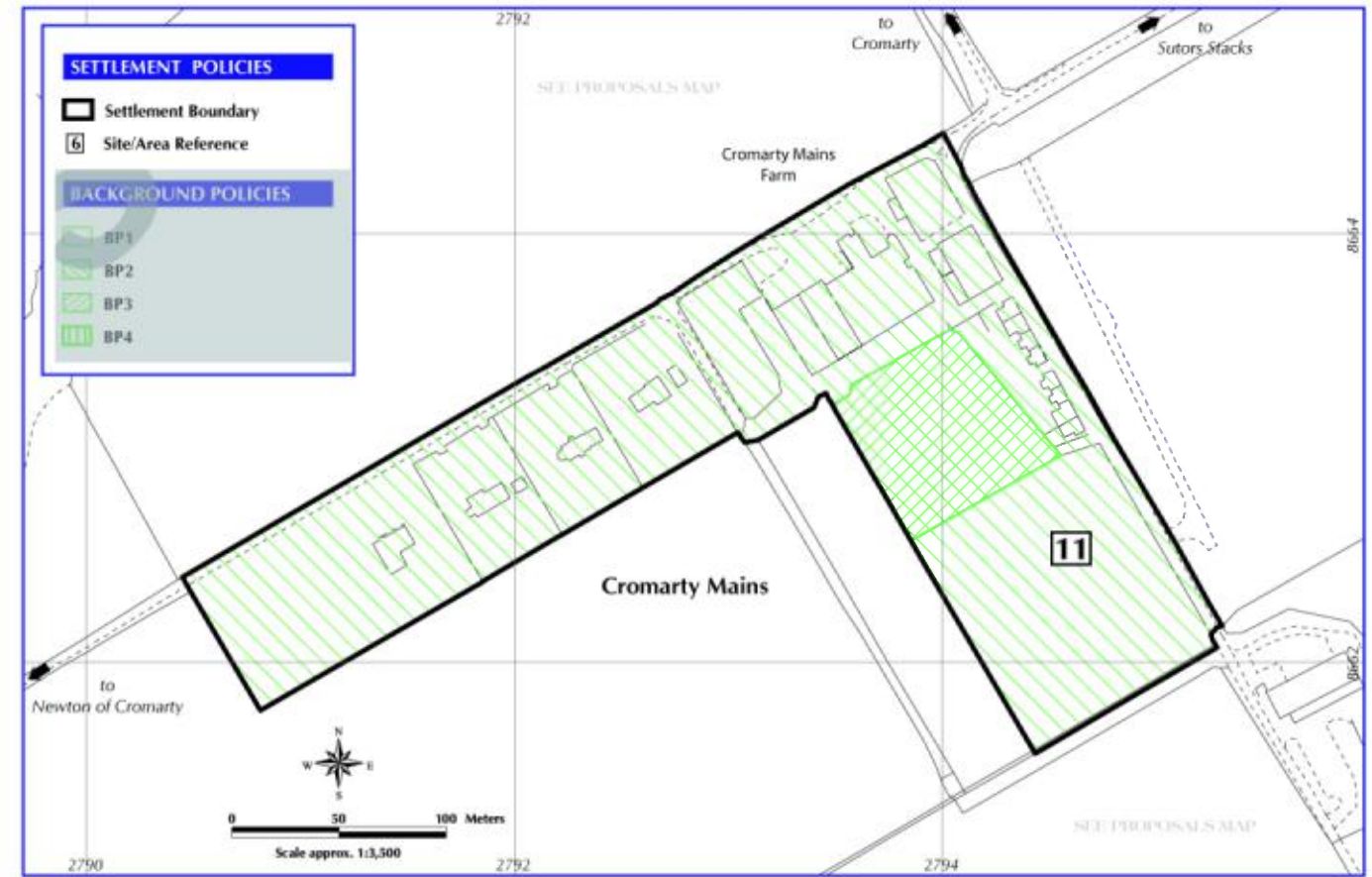


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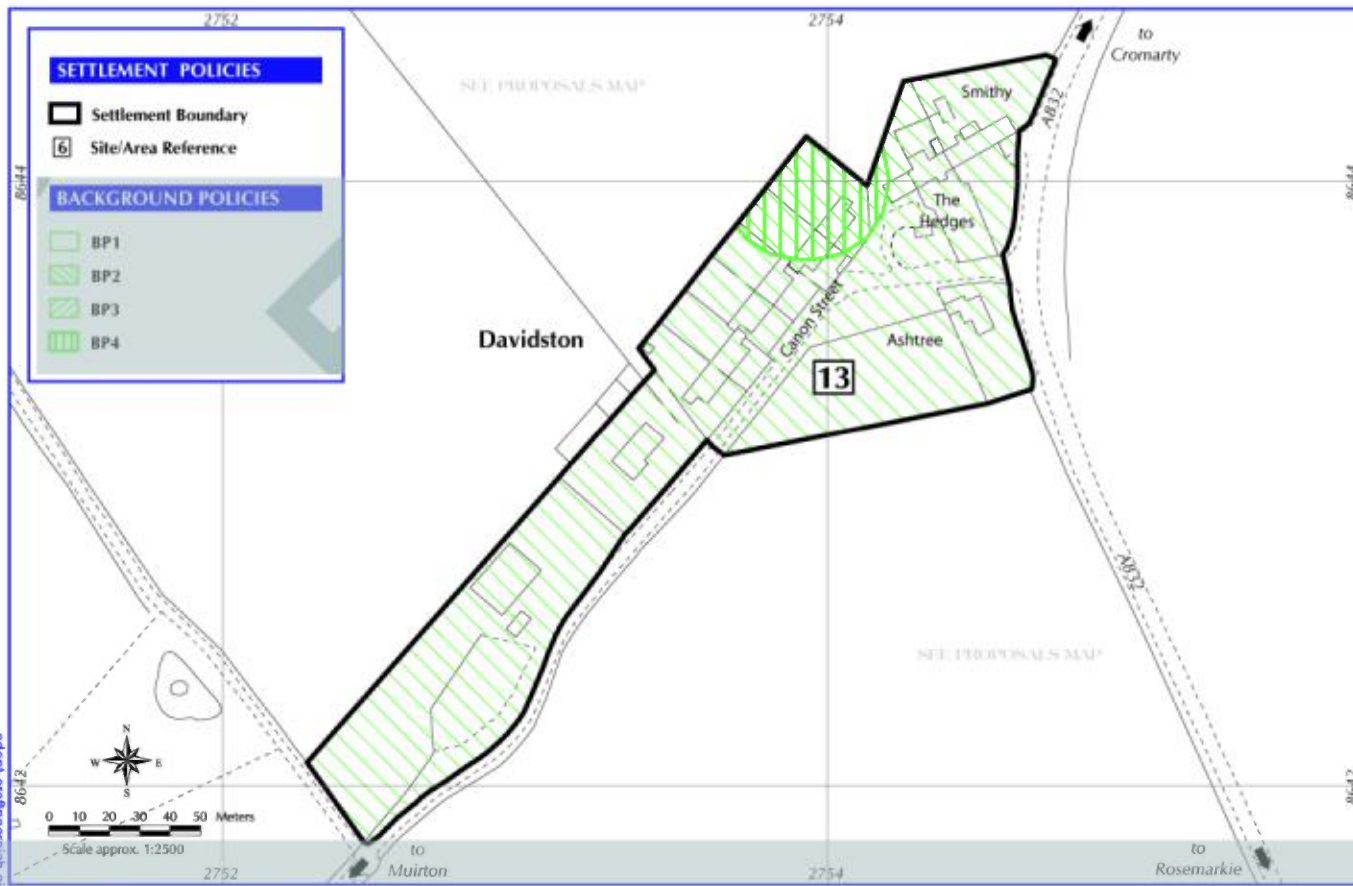
CROFTNACREICH



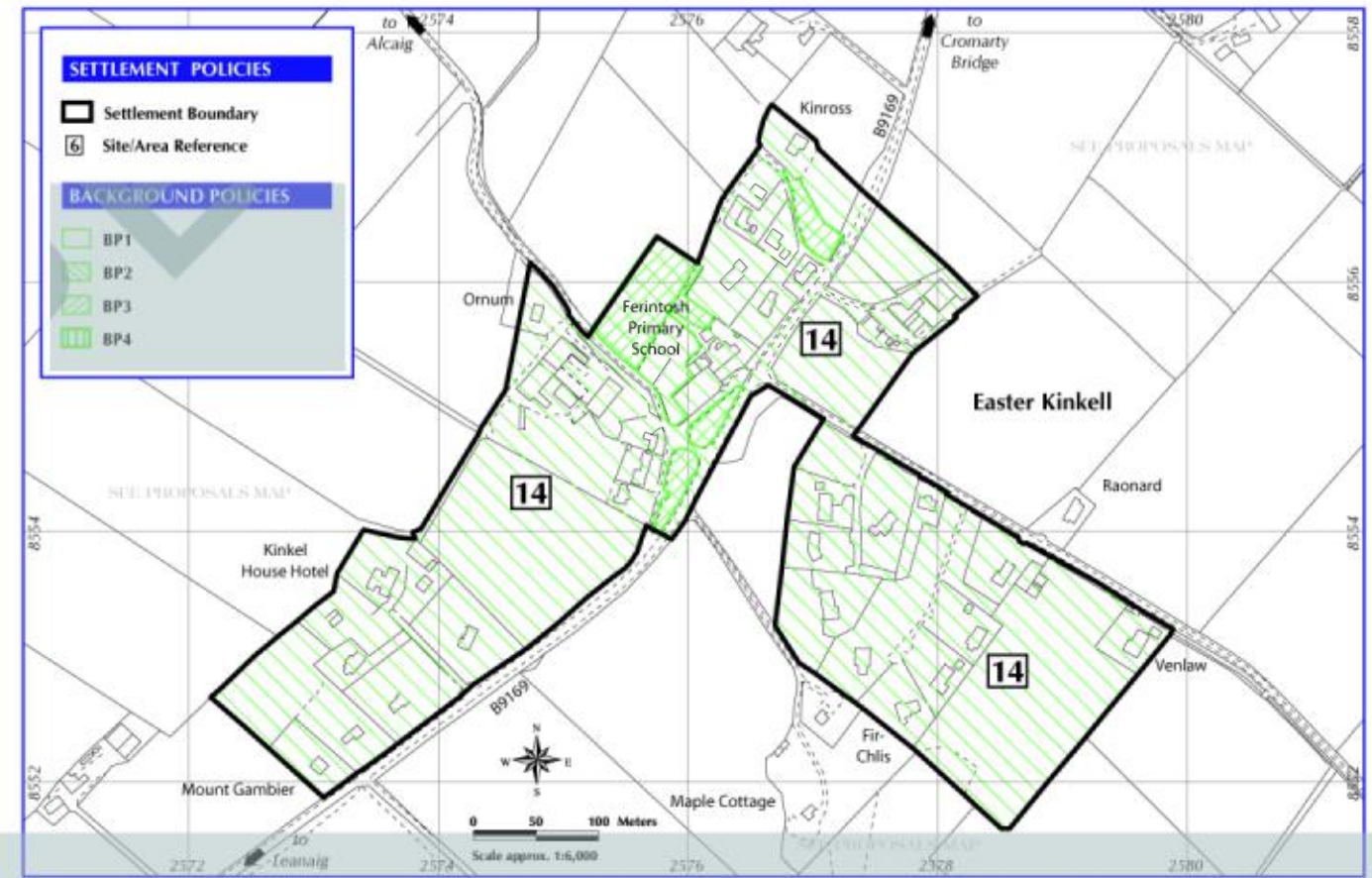
CROMARTY MAINS



DAVIDSTON



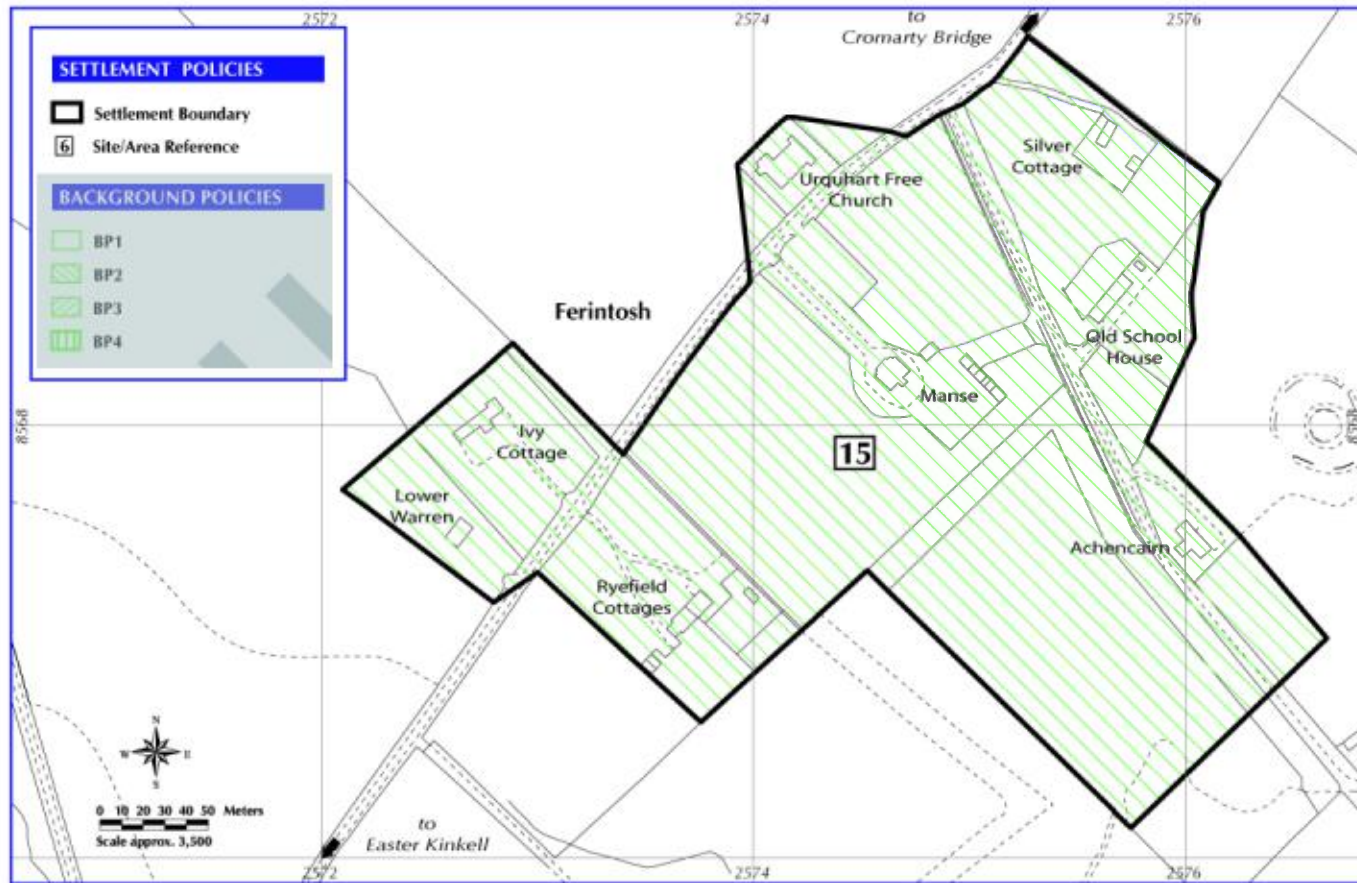
EASTER KINKELL



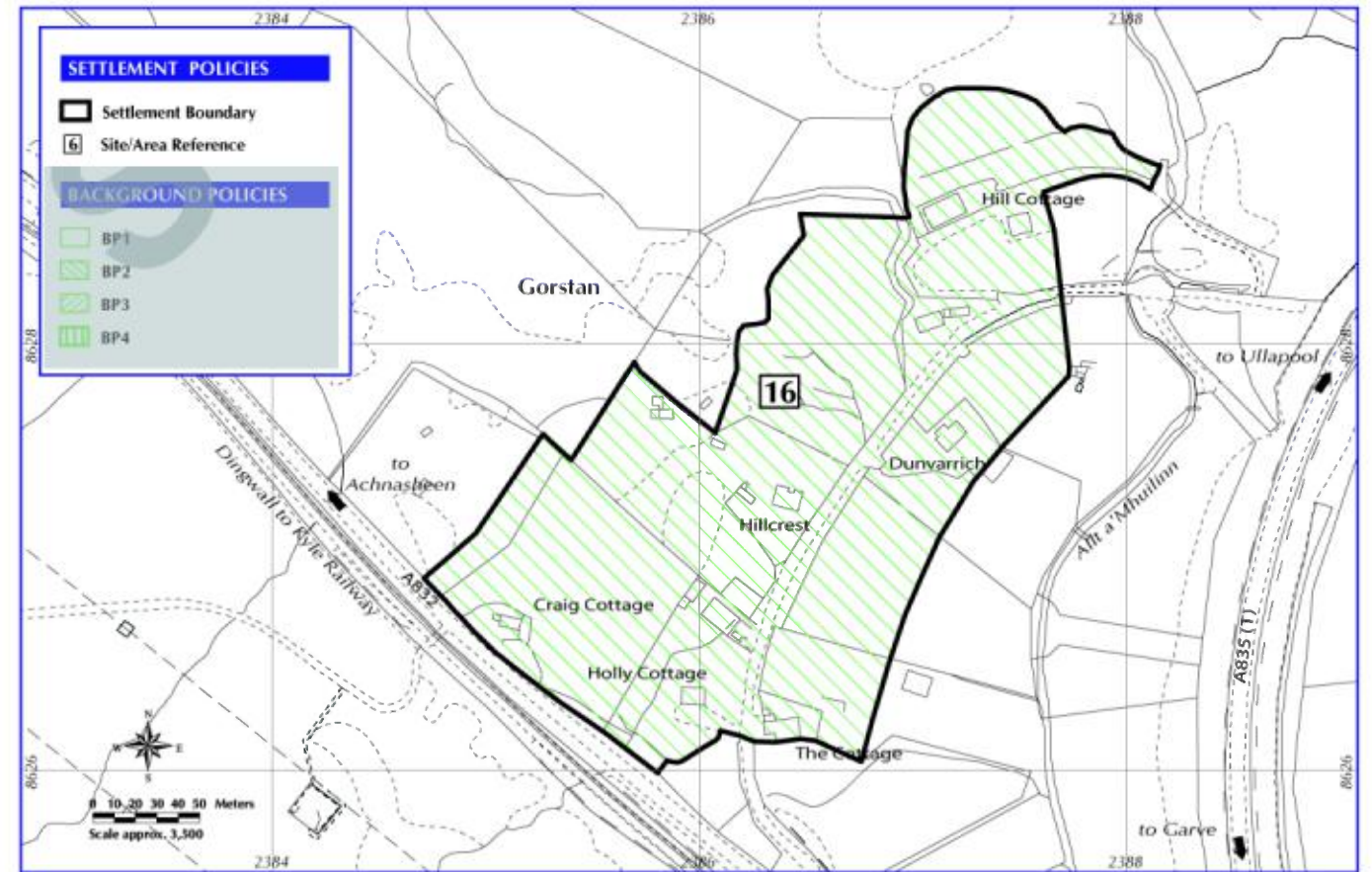
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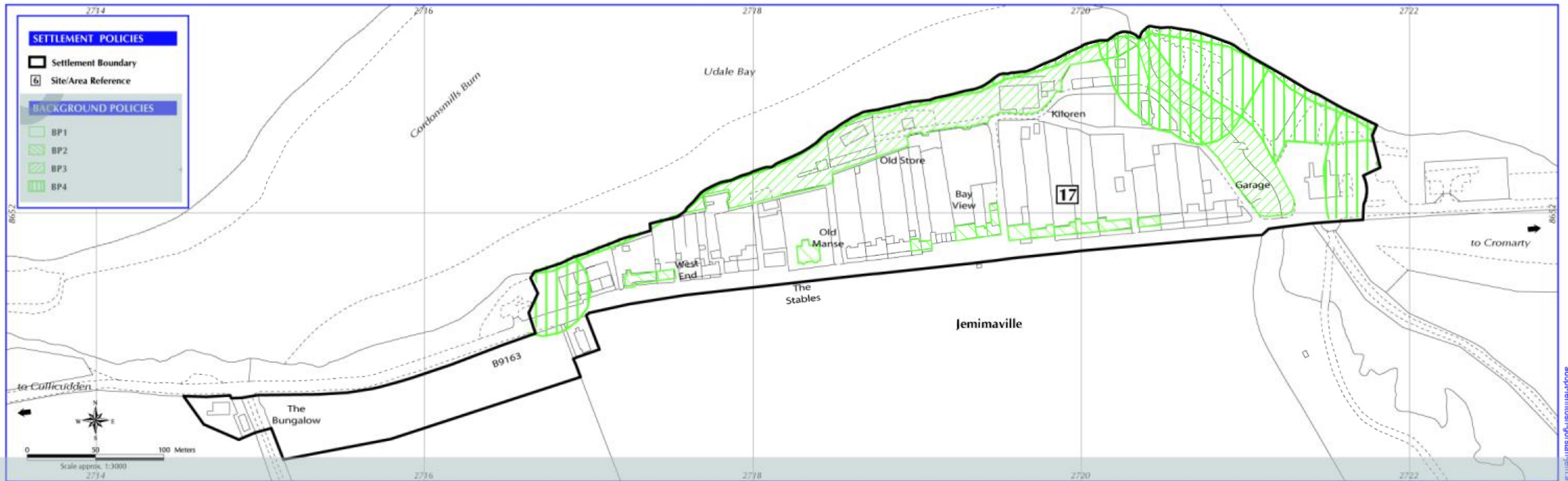
FERINTOSH



GORSTAN

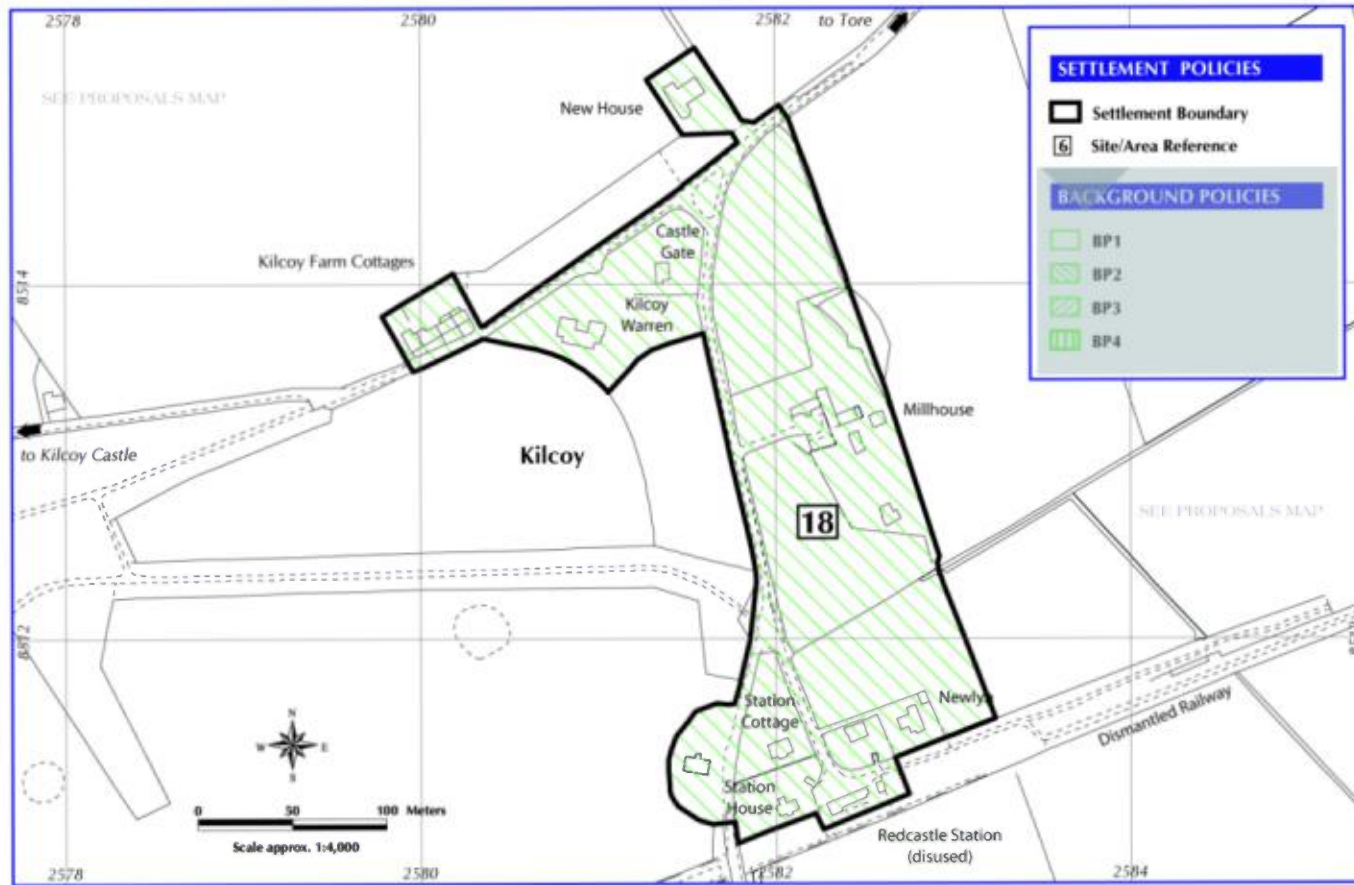


JEMIMAVILLE

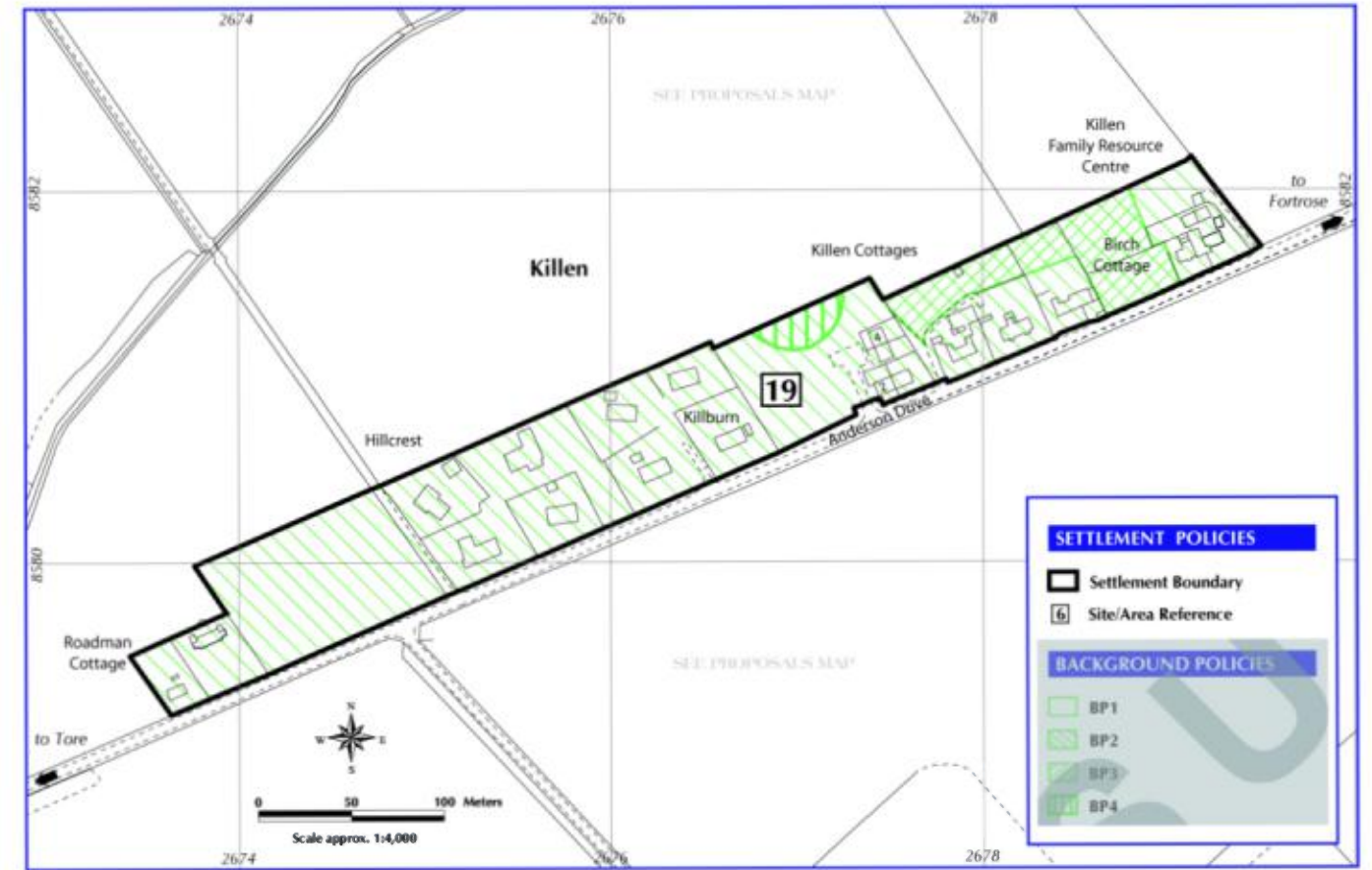


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KILCOY



KILLEN



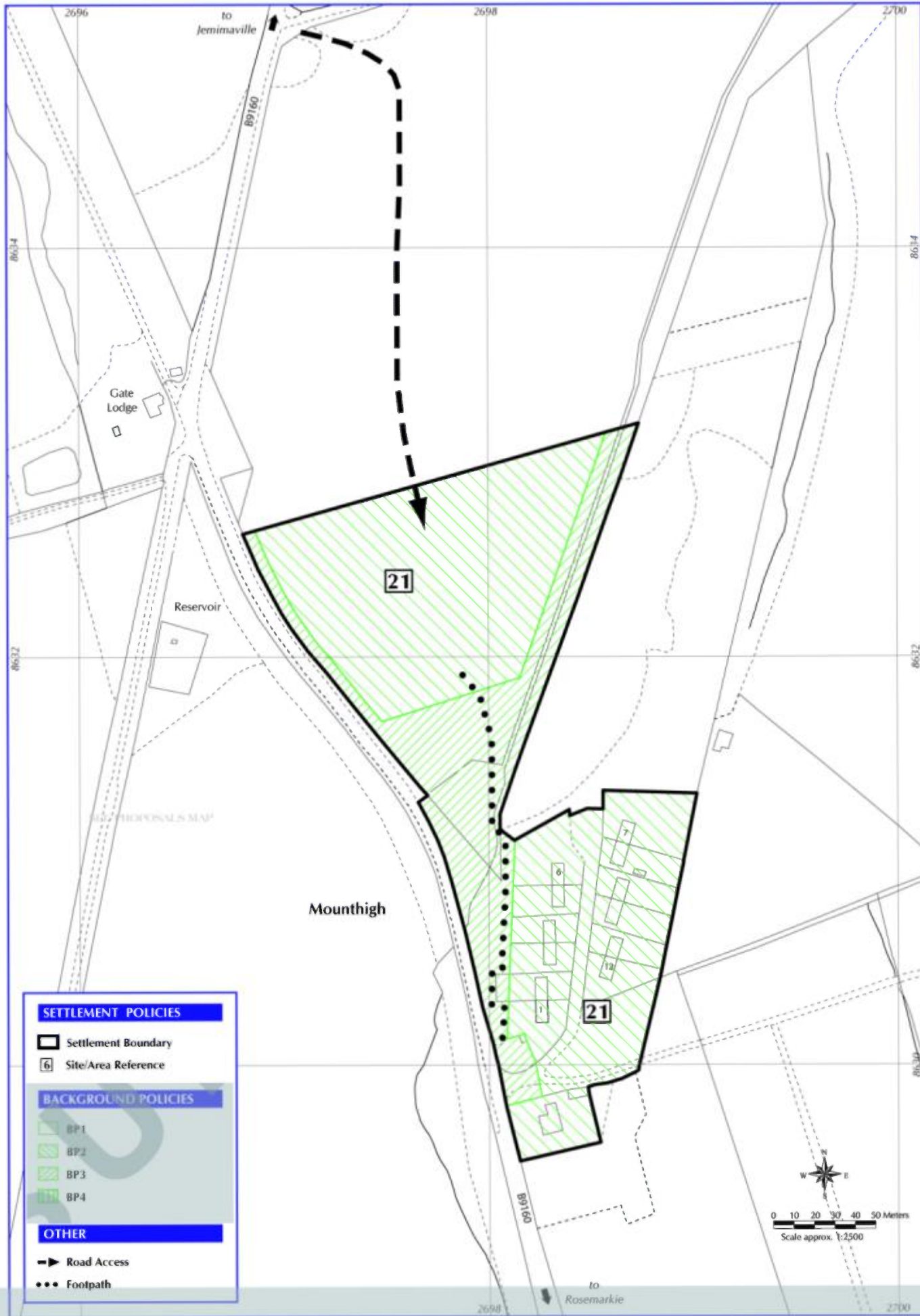
MILTON - REDCASTLE



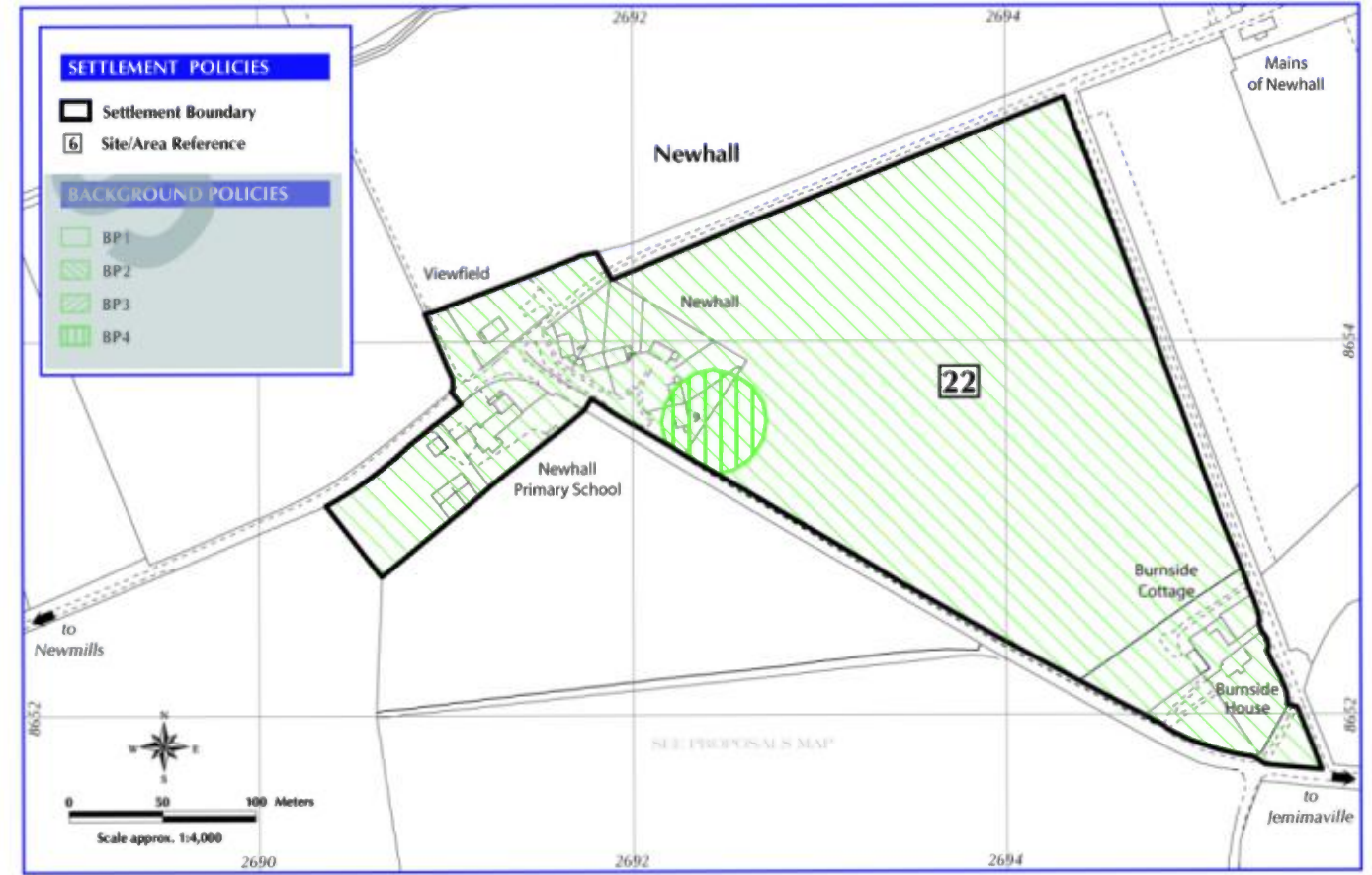
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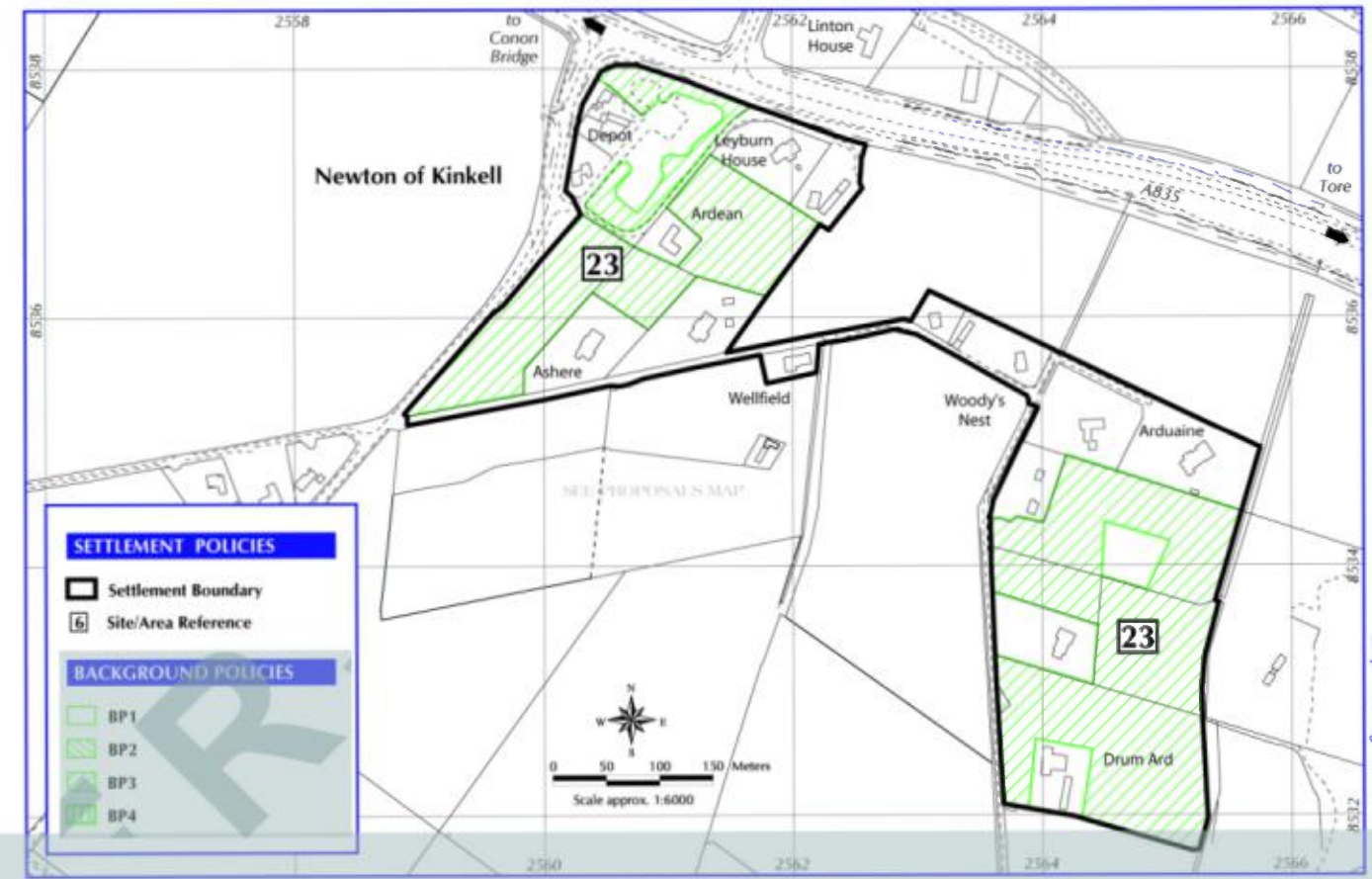
MOUNTHIGH



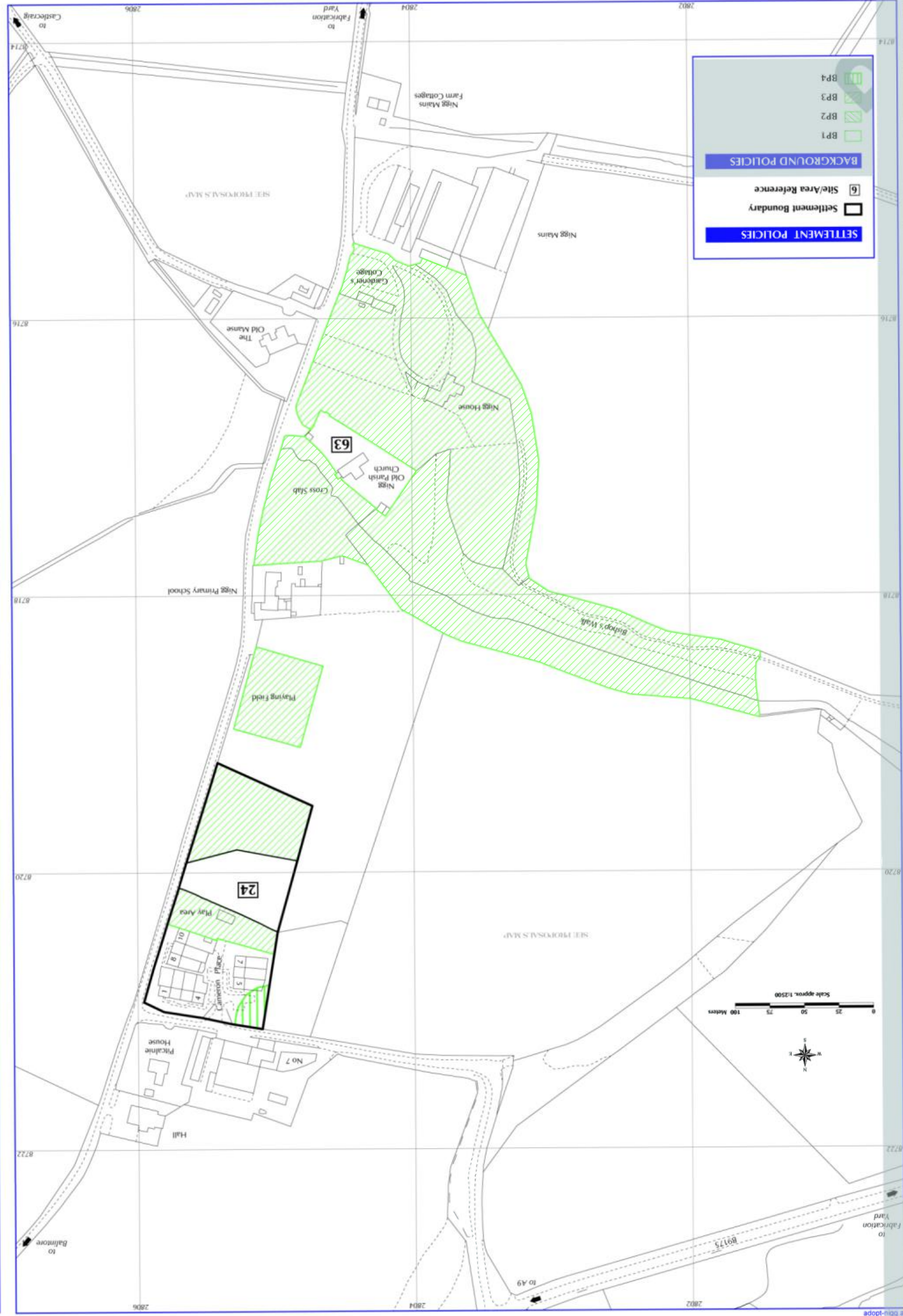
NEWHALL



NEWTON OF KINKELL



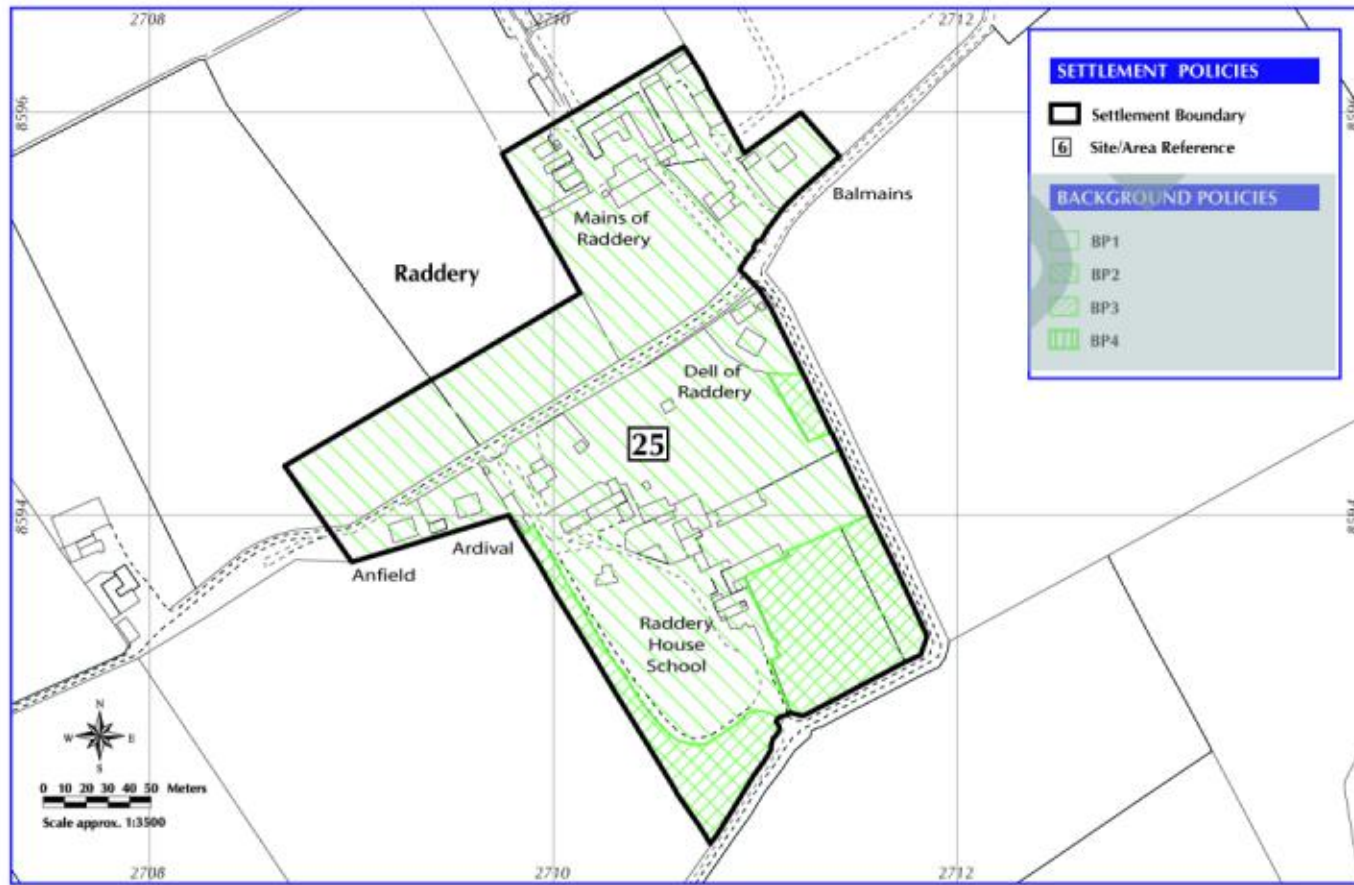
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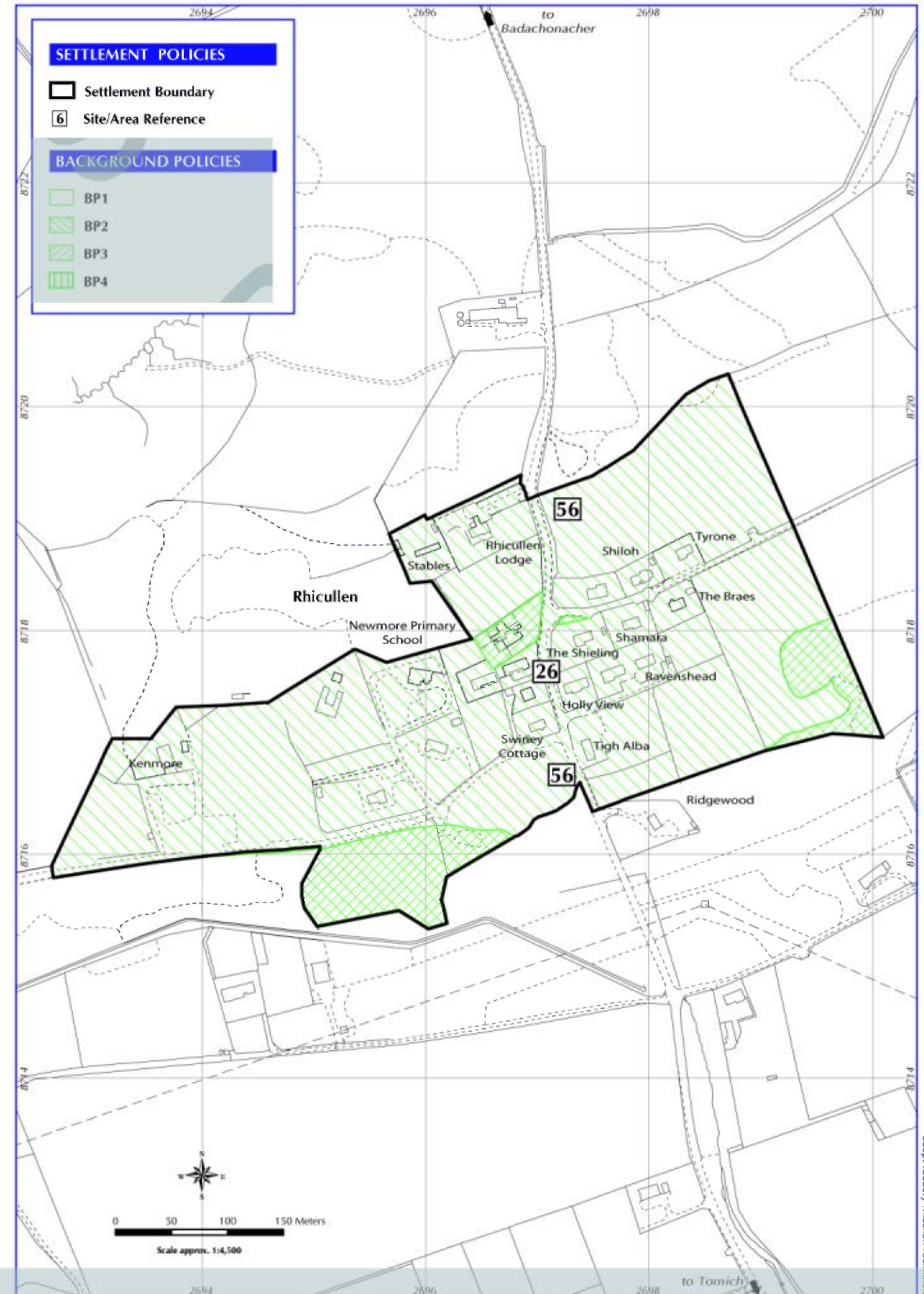
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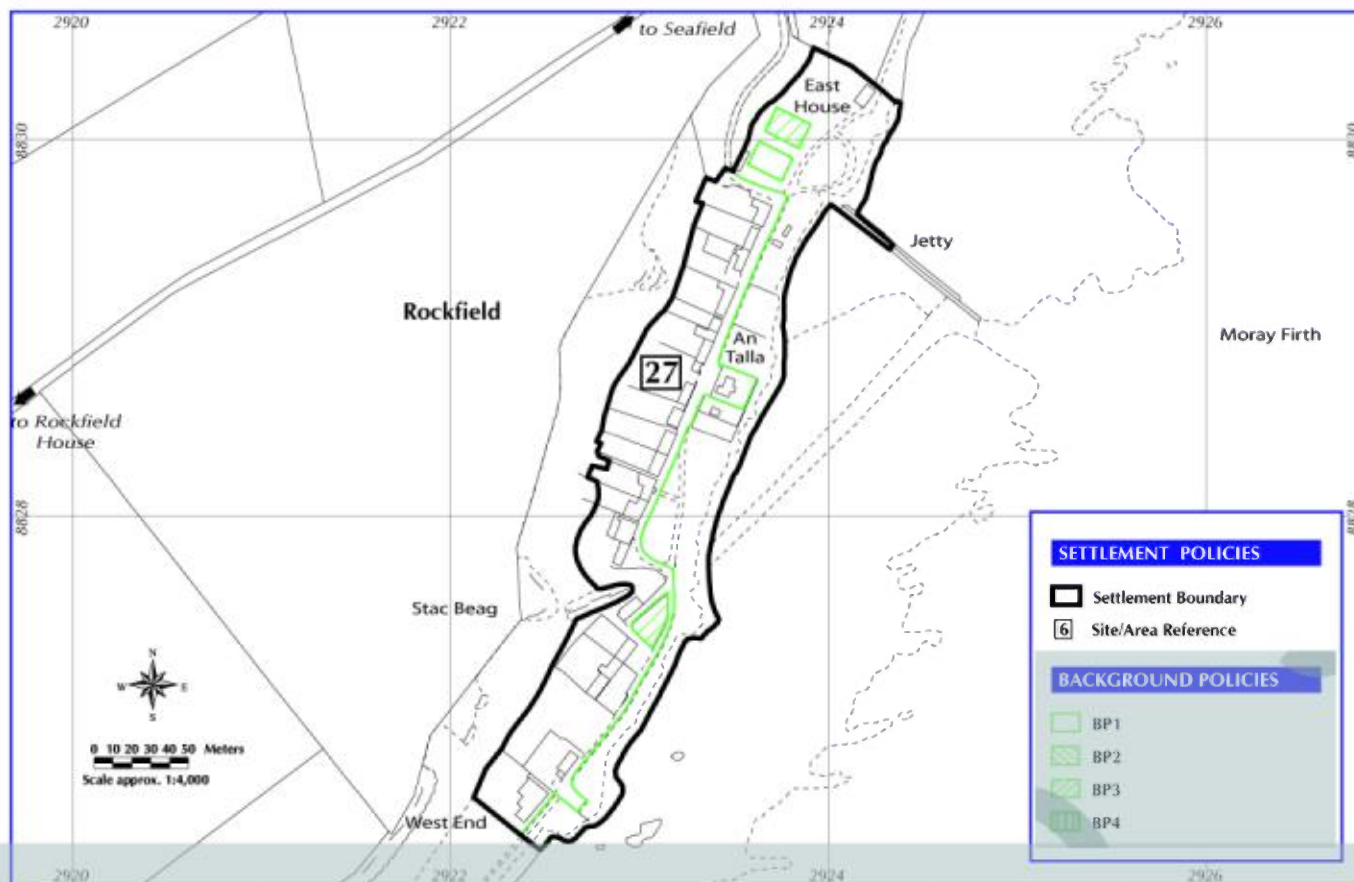
RADDERY



RHICULLEN / NEWMORE



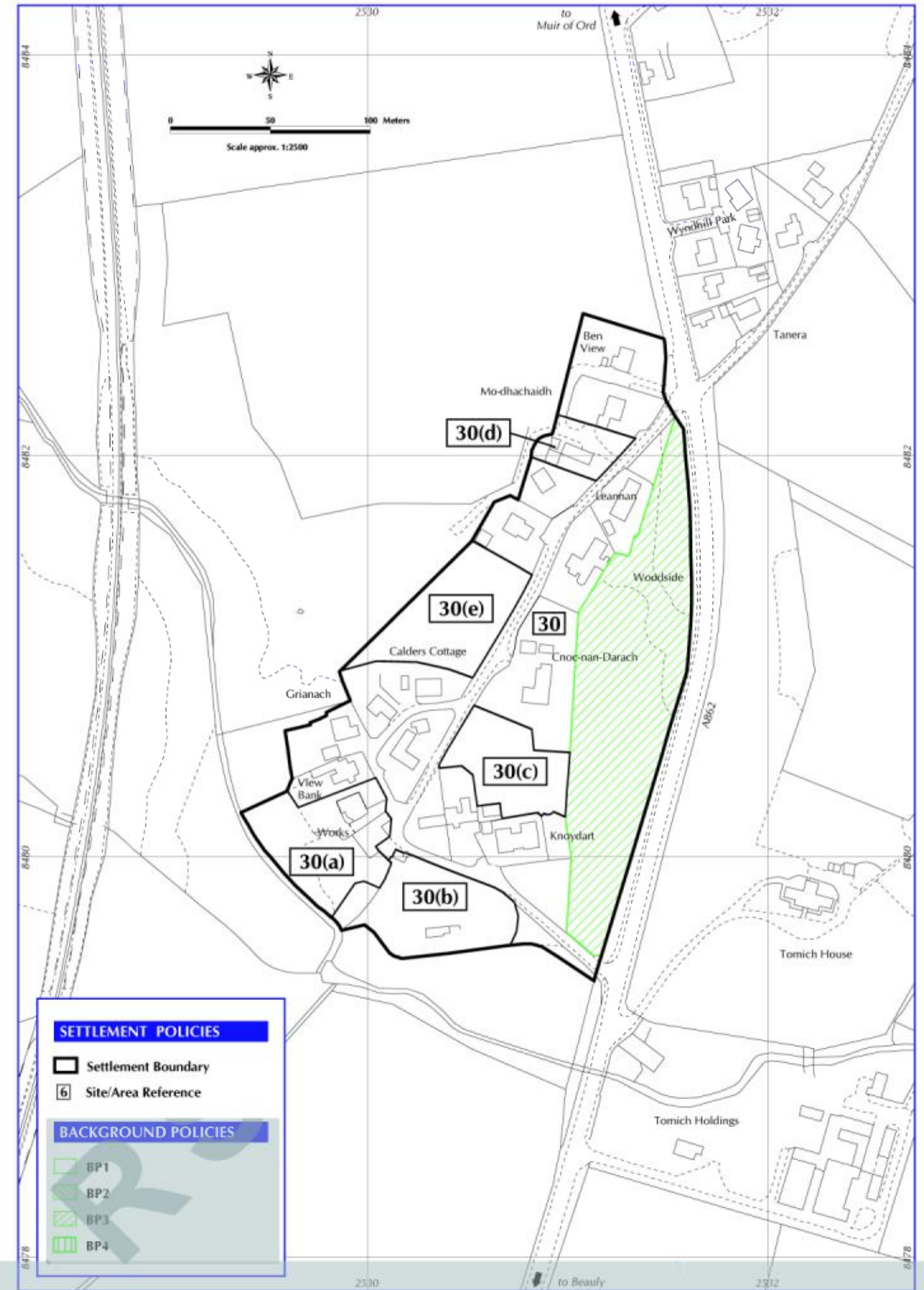
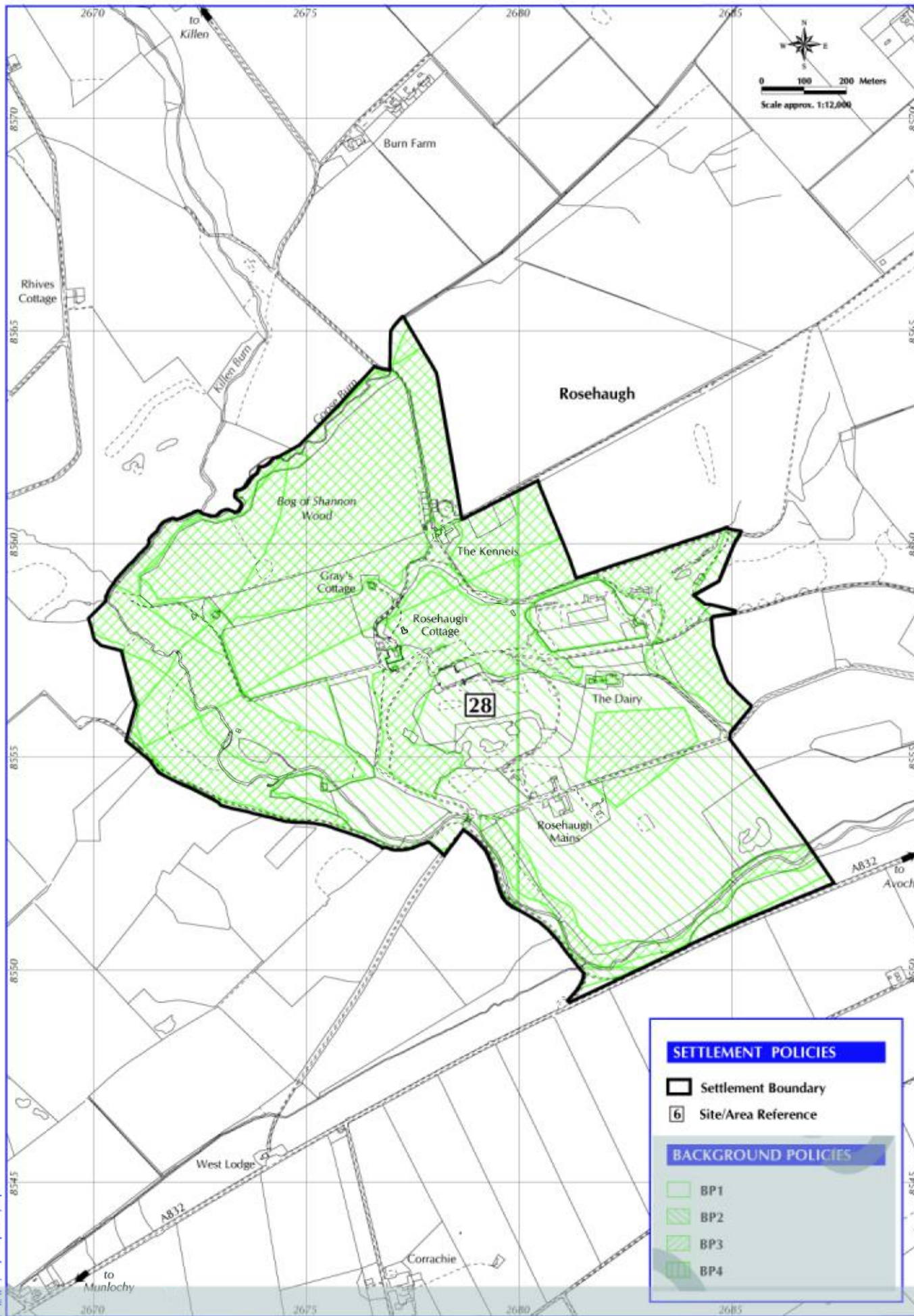
ROCKFIELD



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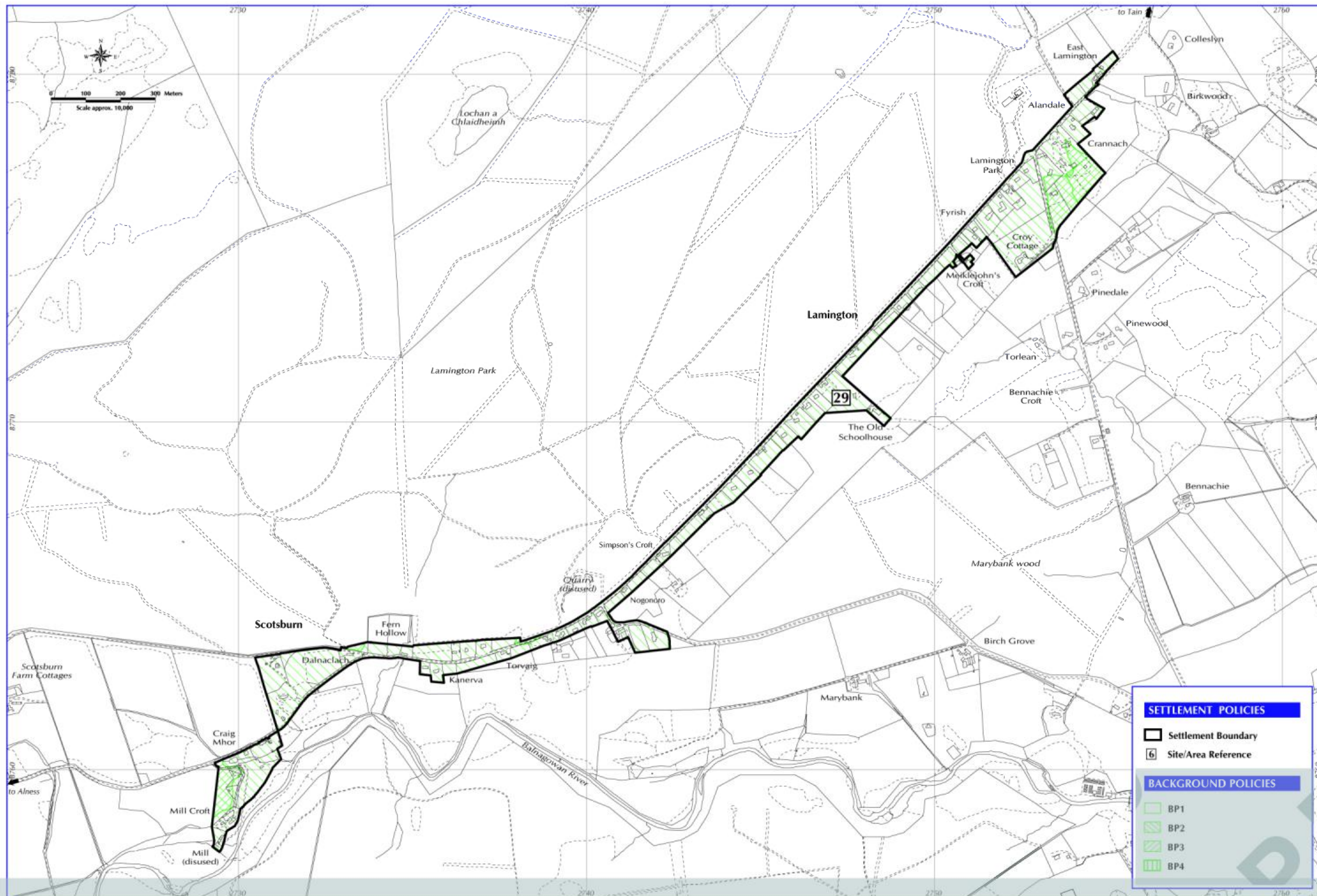
ROSEHAUGH ESTATE

WINDHILL

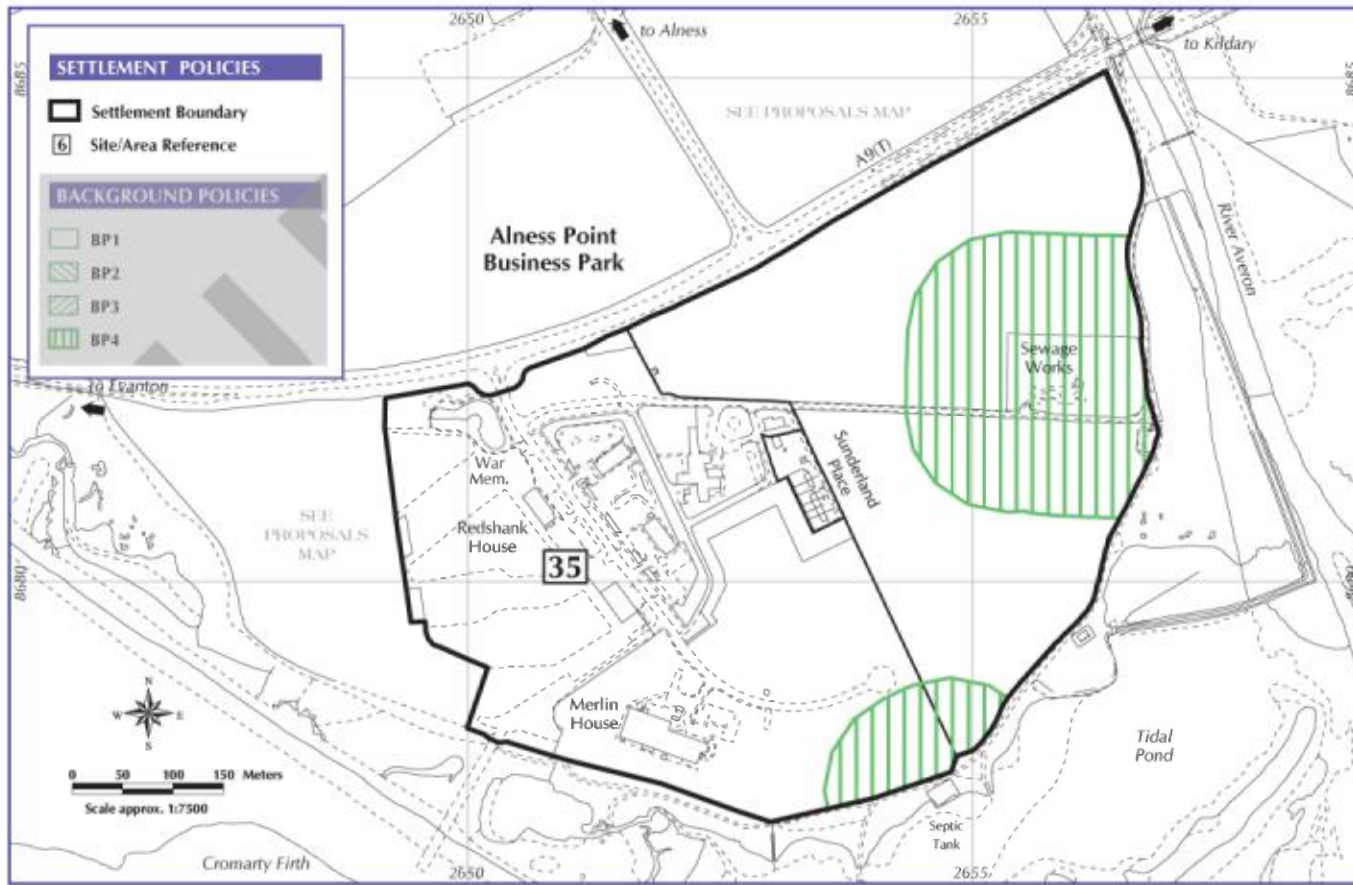


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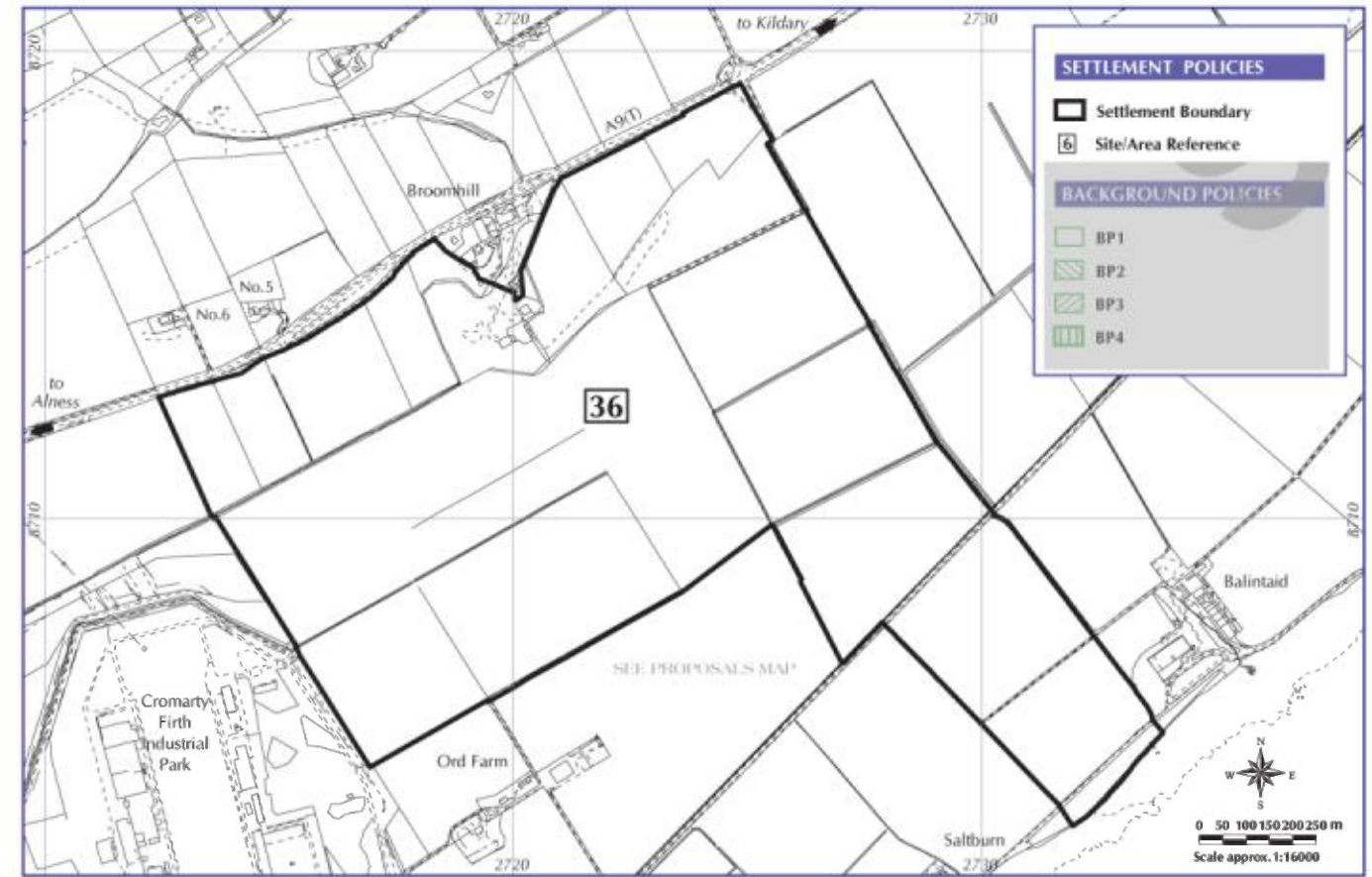
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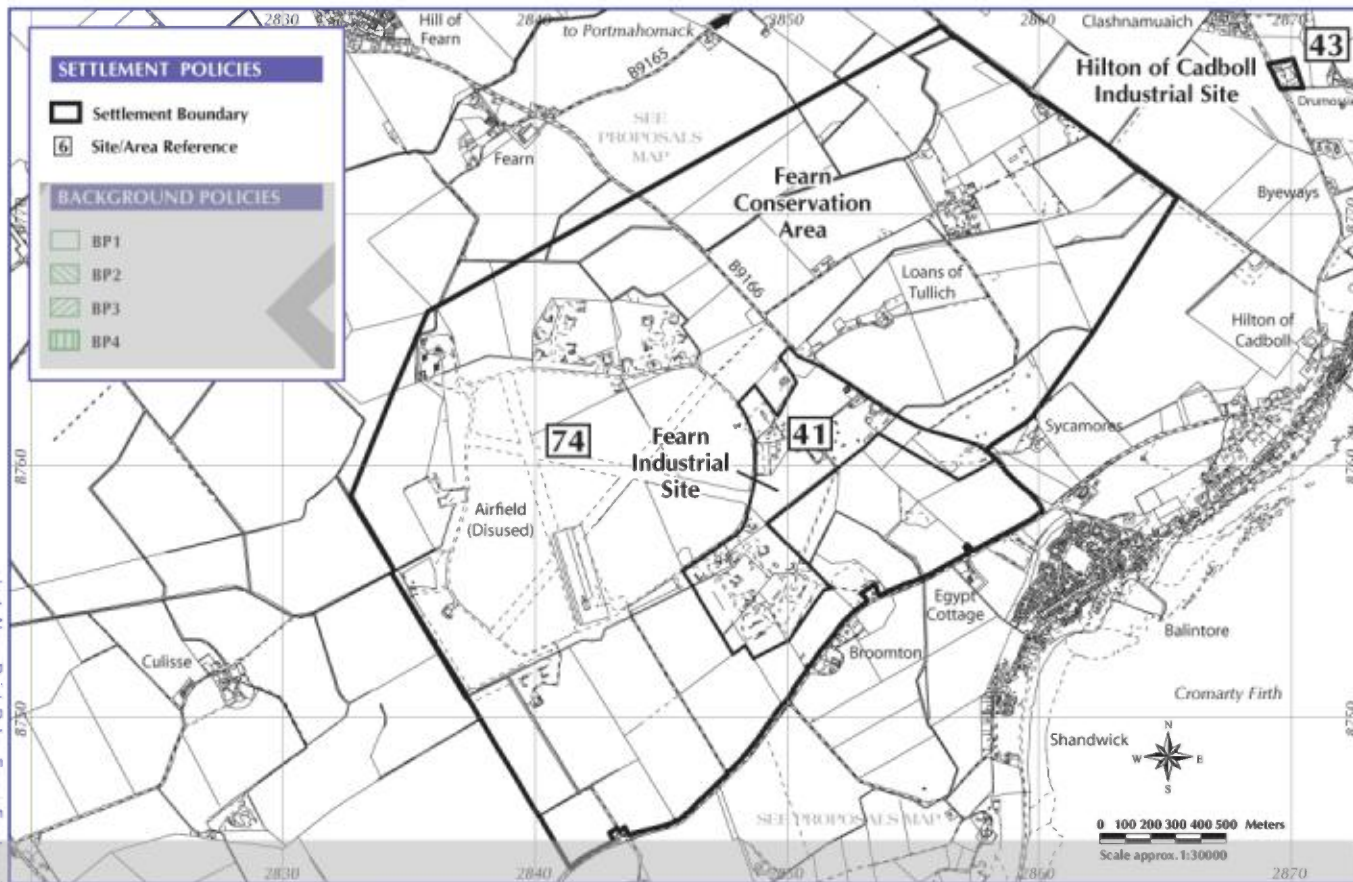
ALNESS POINT



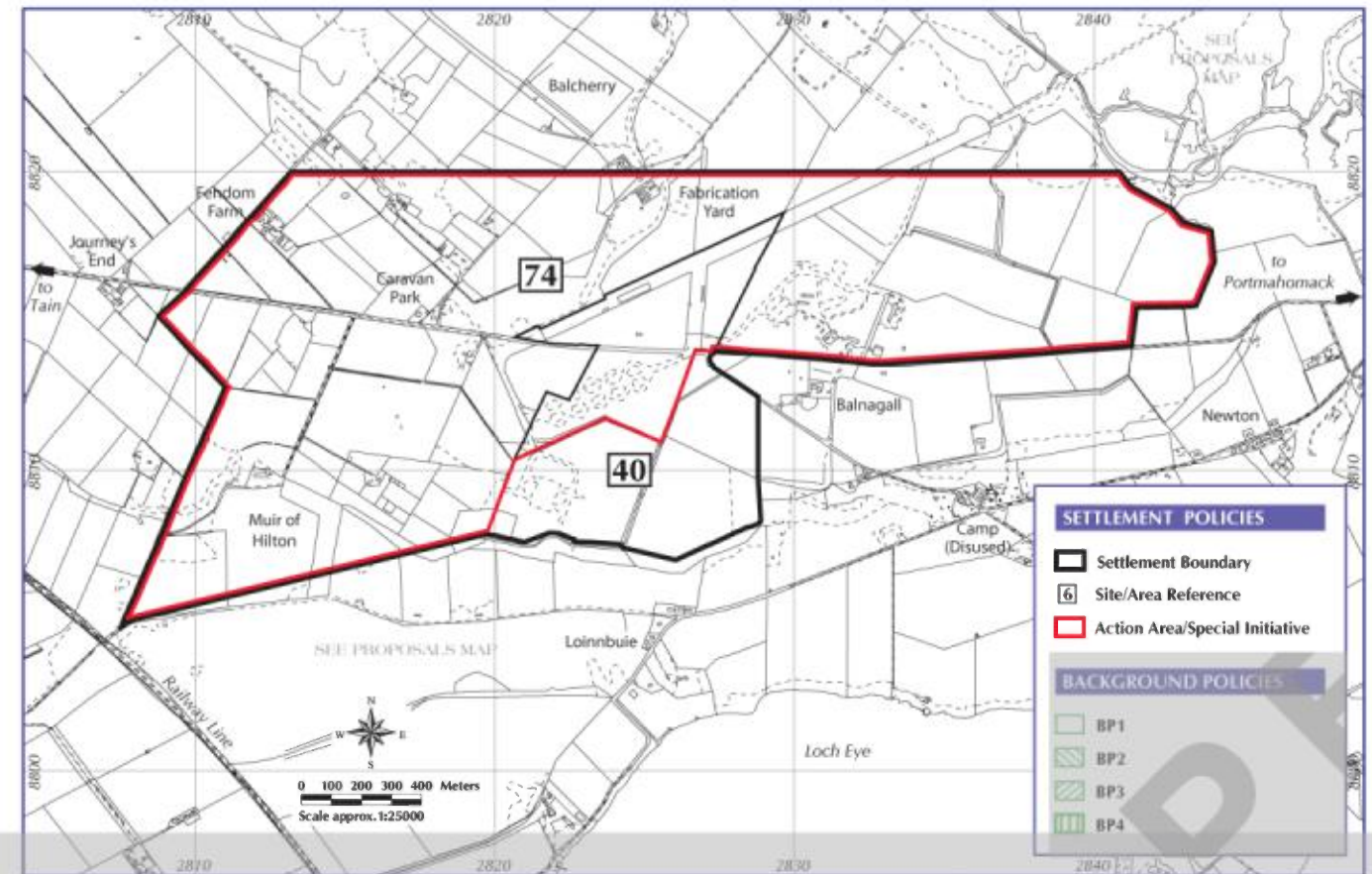
DELNY



FEARN/HILTON OF CADBOLL



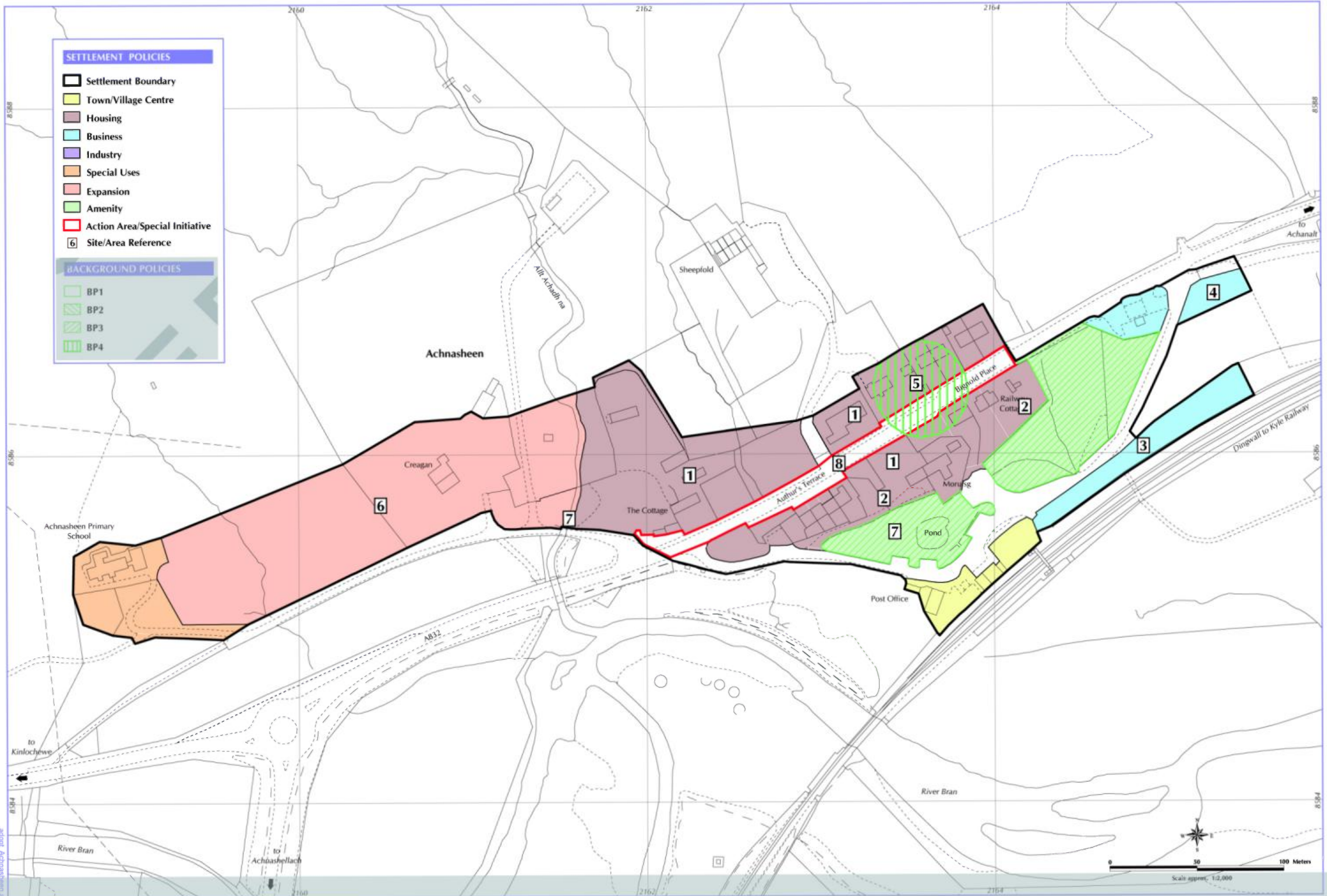
FENDOM



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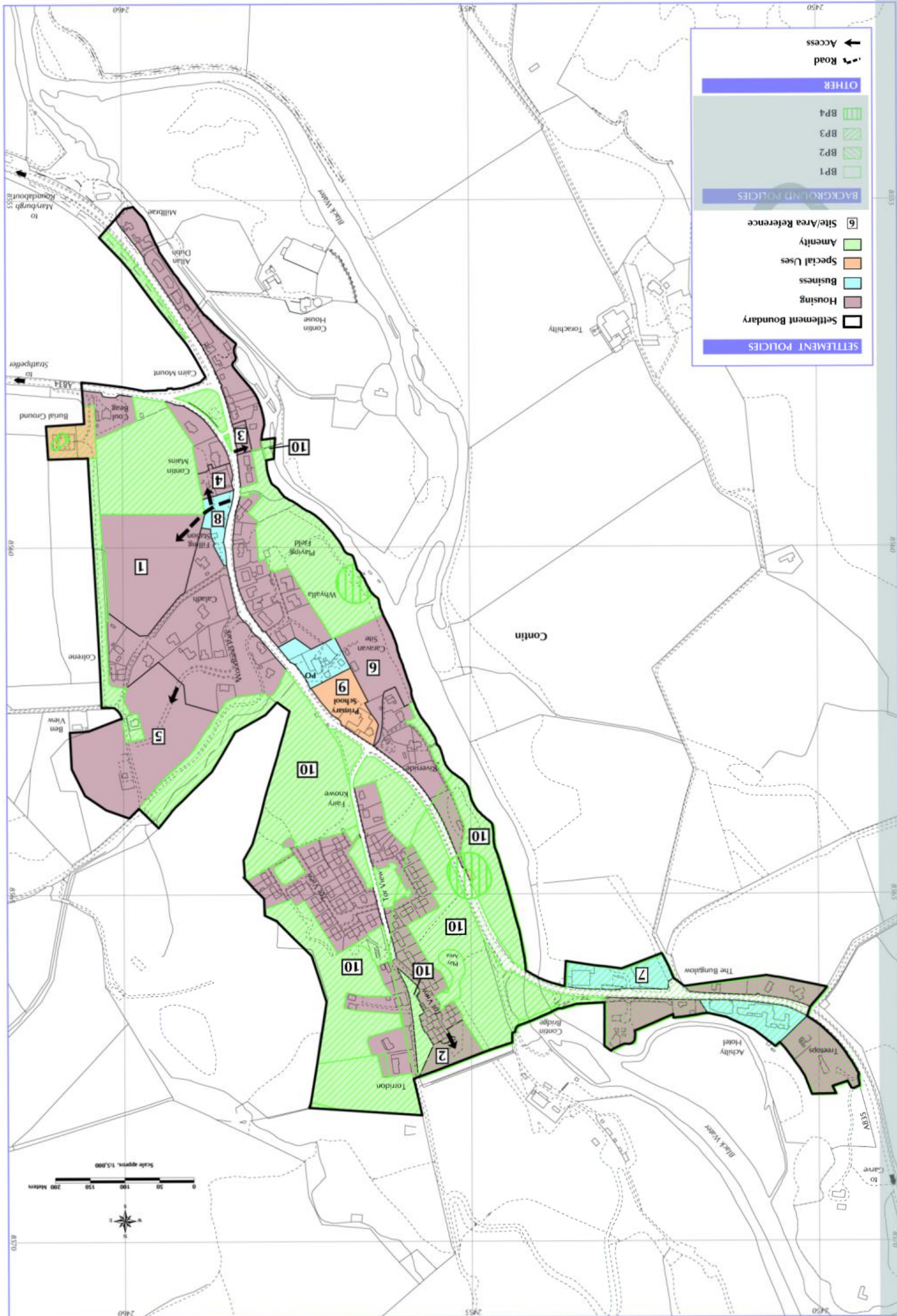
INSET 7 : ACHNASHEEN



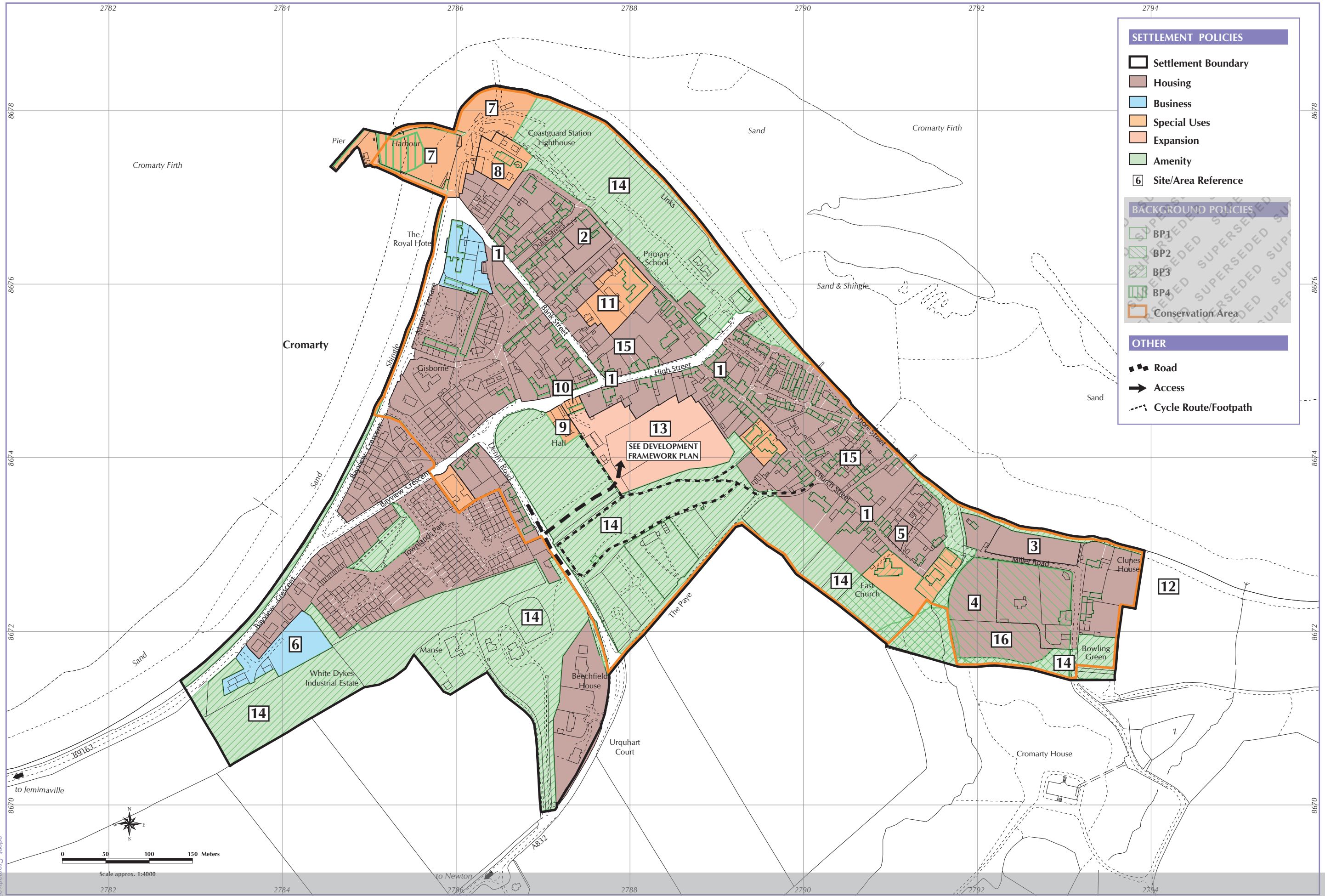
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INSET 11 : CONTIN

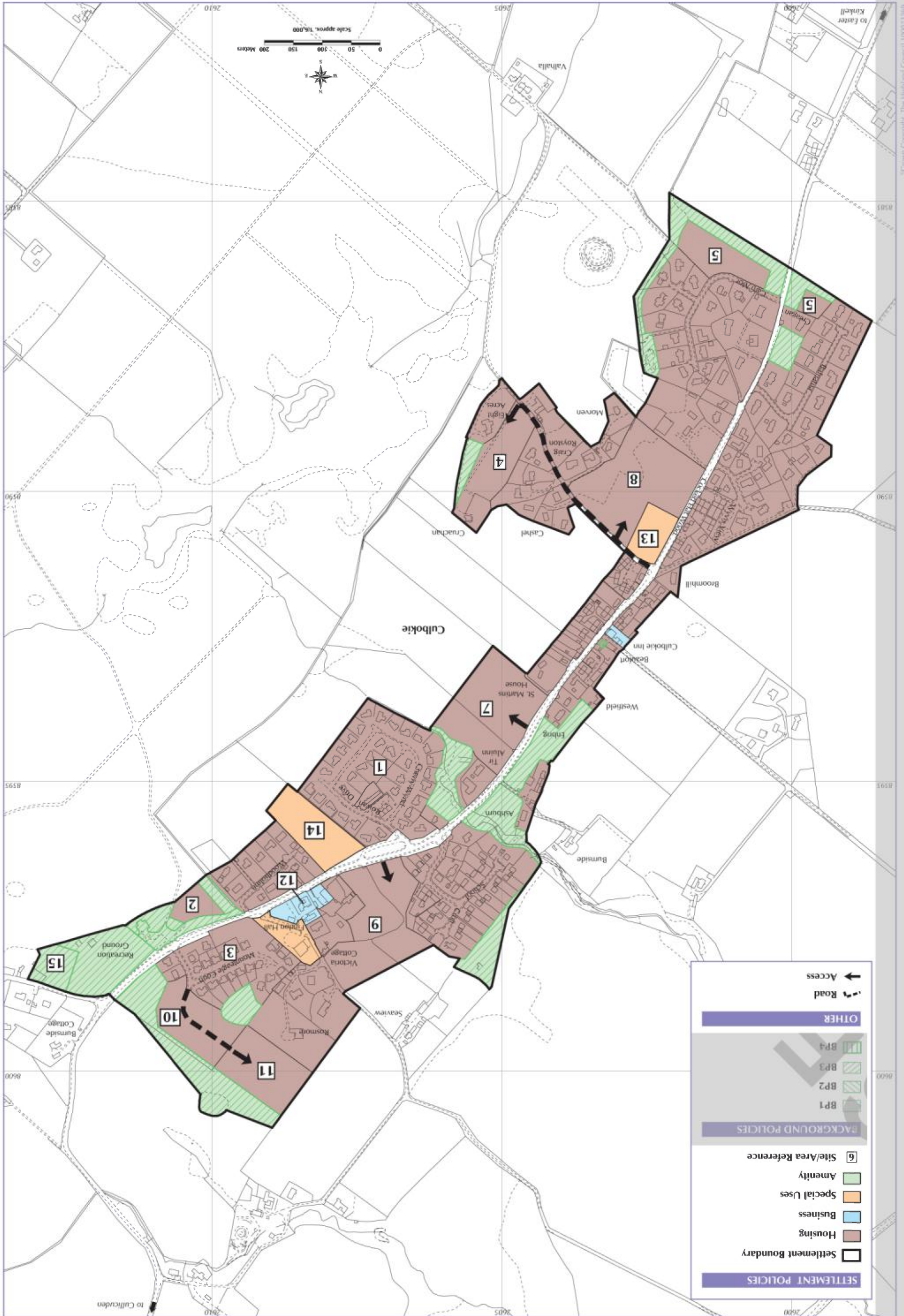


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INSET13 : CULBOKIE



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adopt_Culbokie

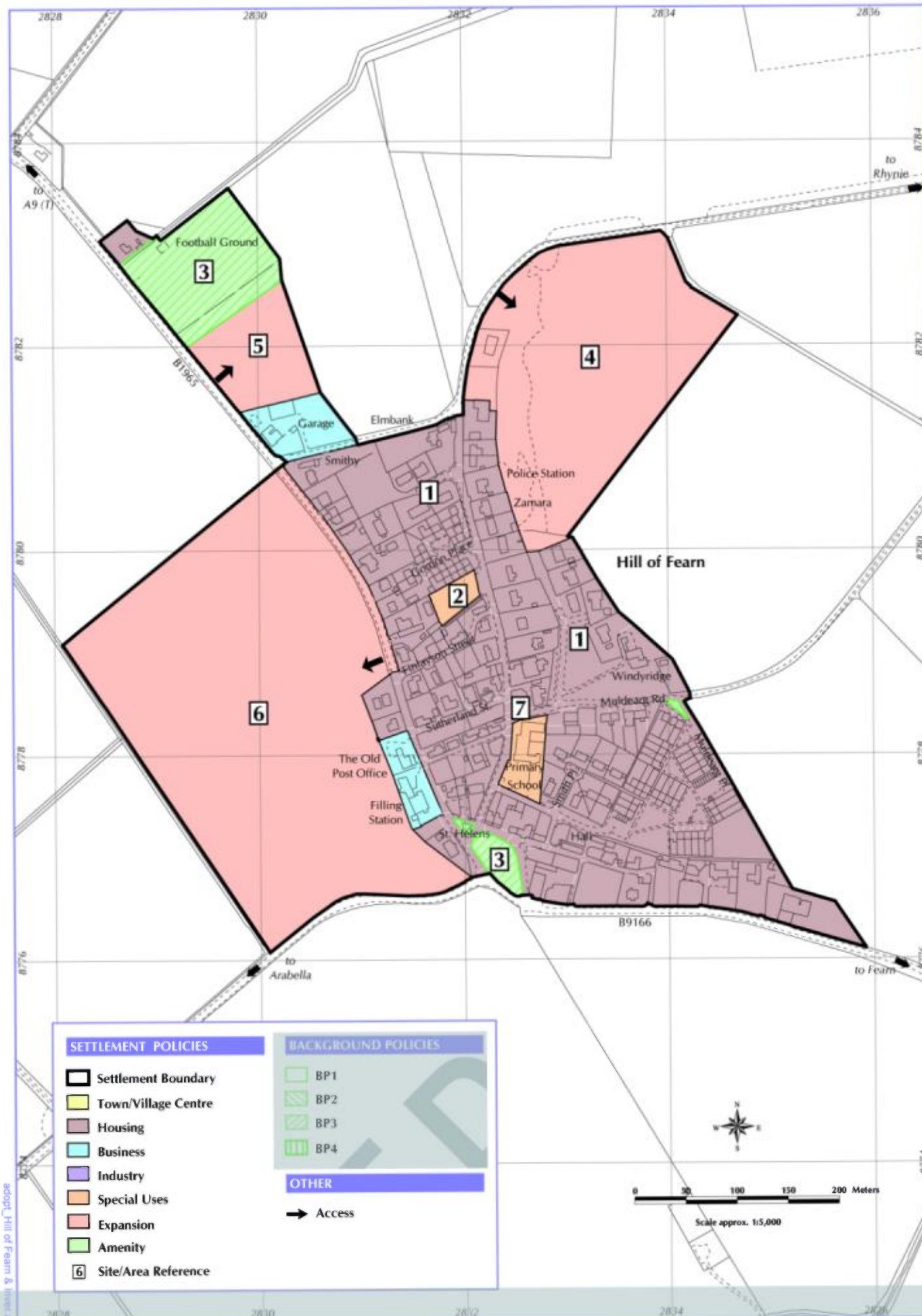
INSET 19 : GARVE

adopt_Garve.ai

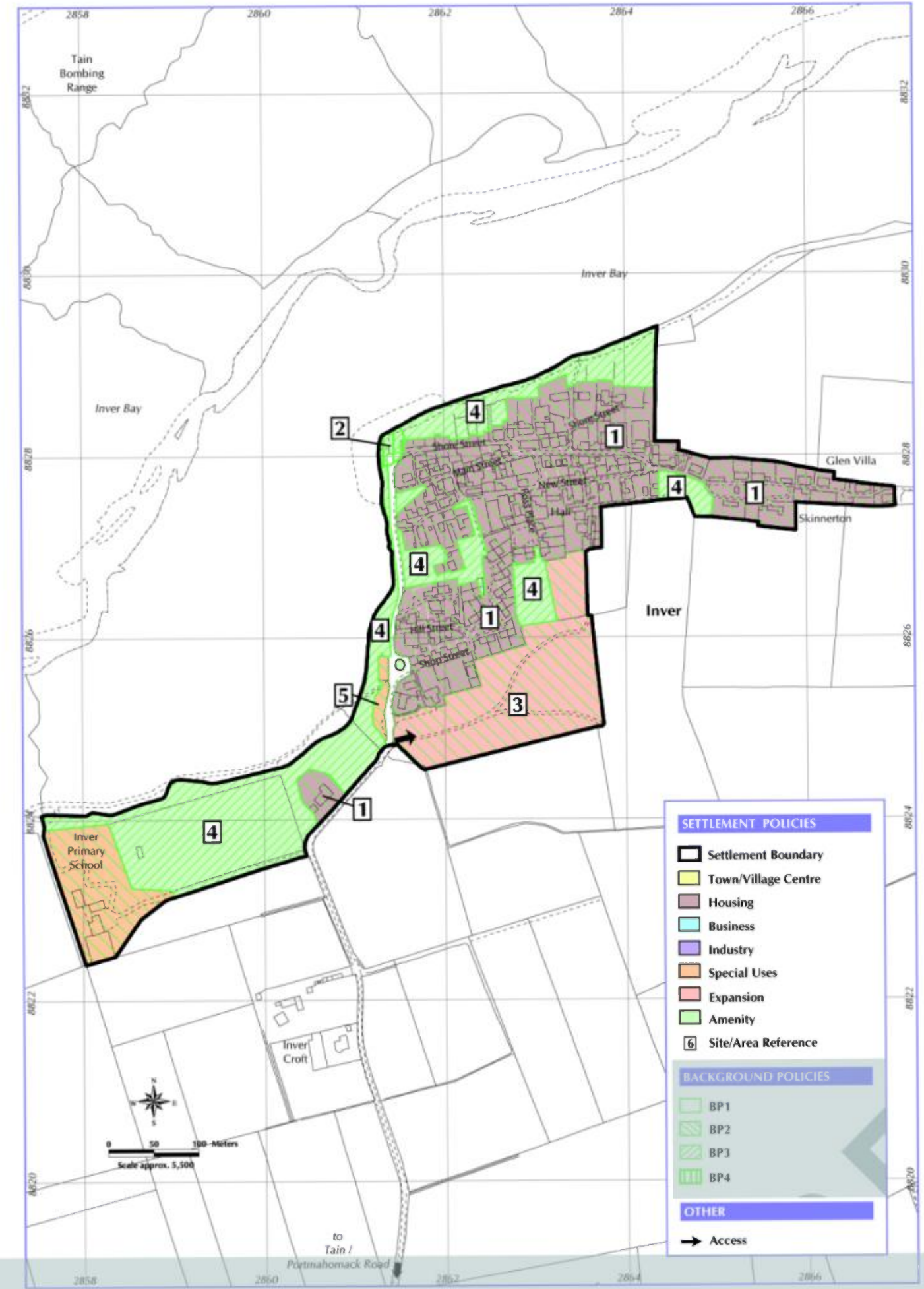


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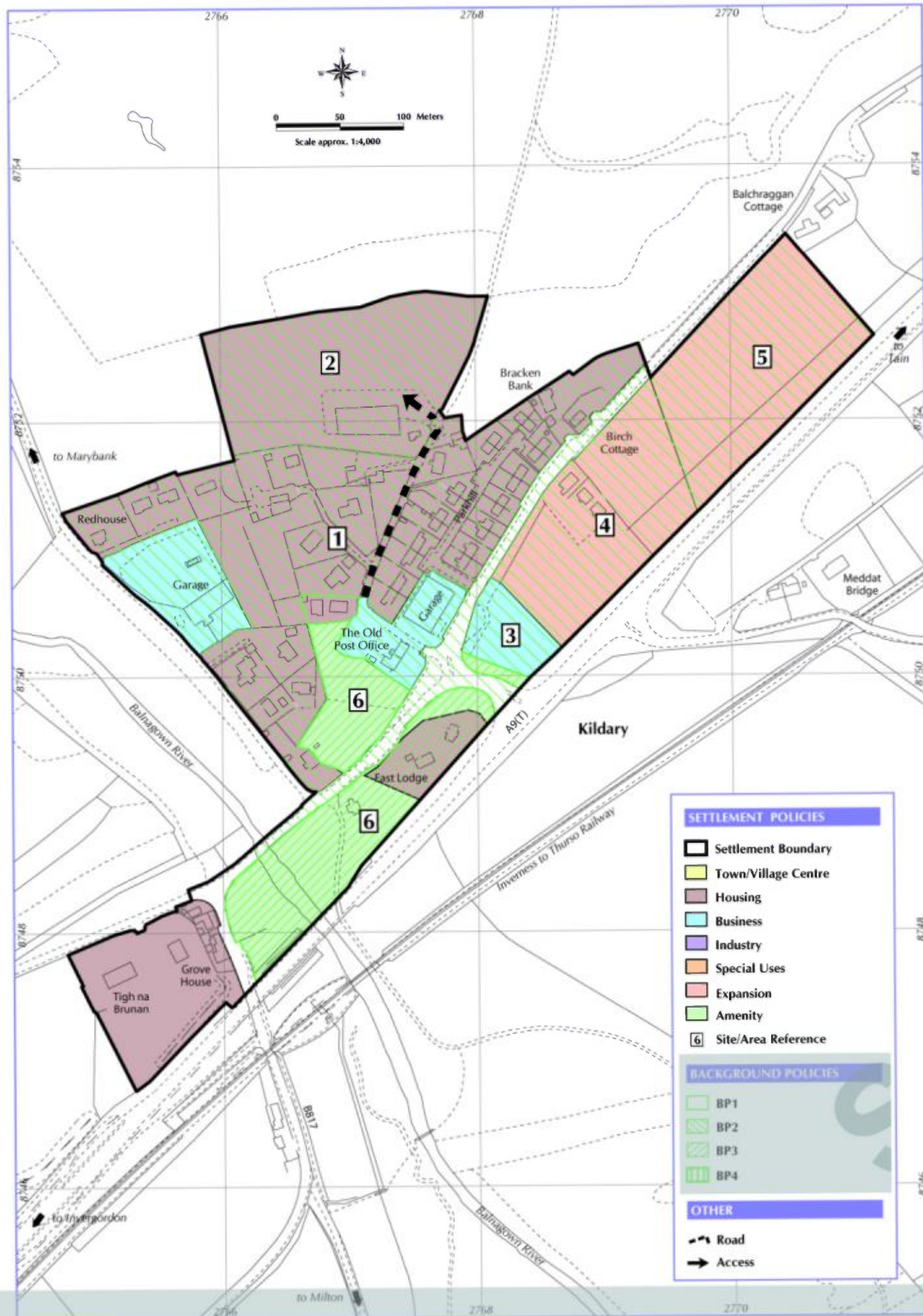
INSET 20 : HILL OF FEARN



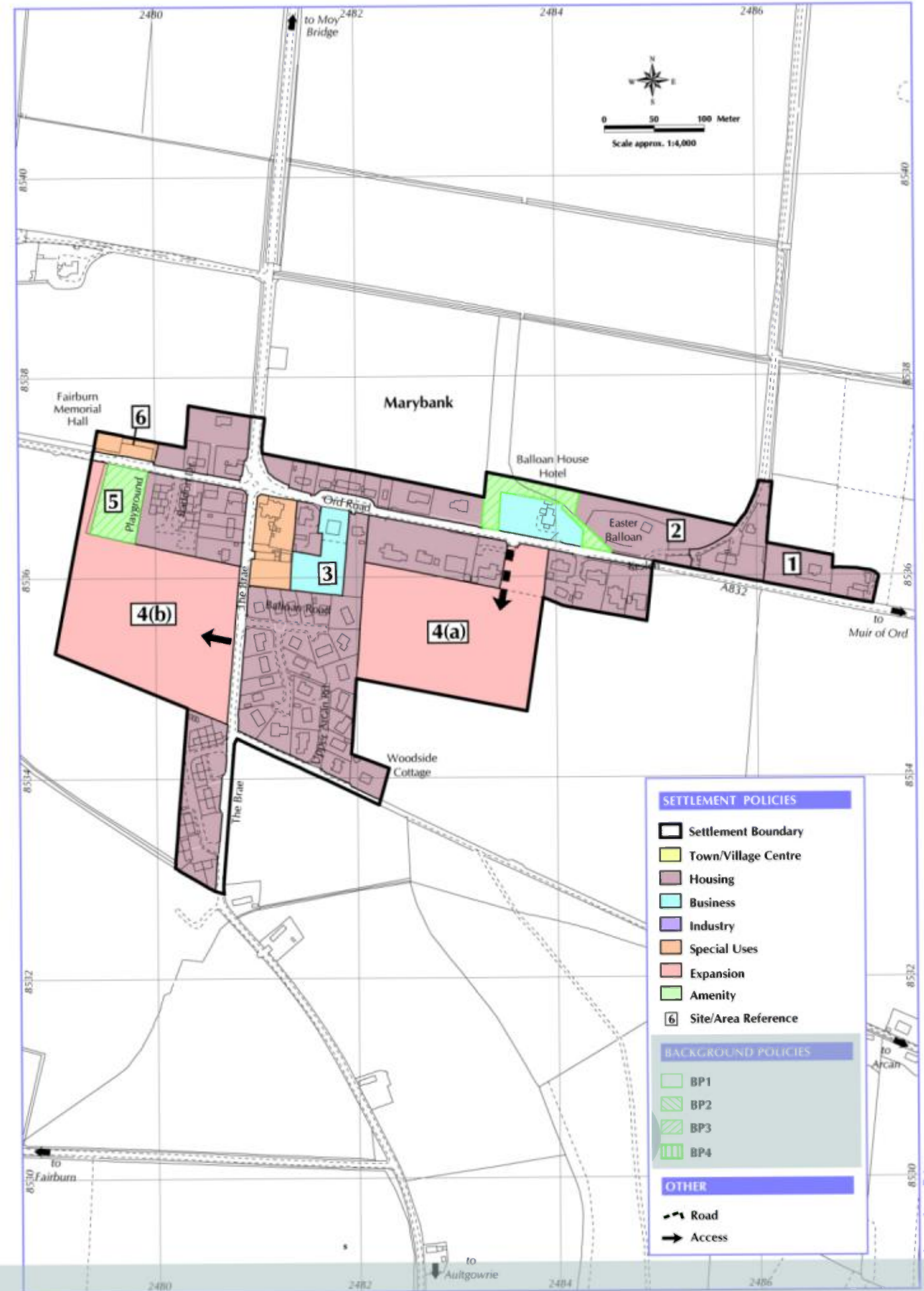
INSET 21 : INVER



INSET 23 : KILDARY

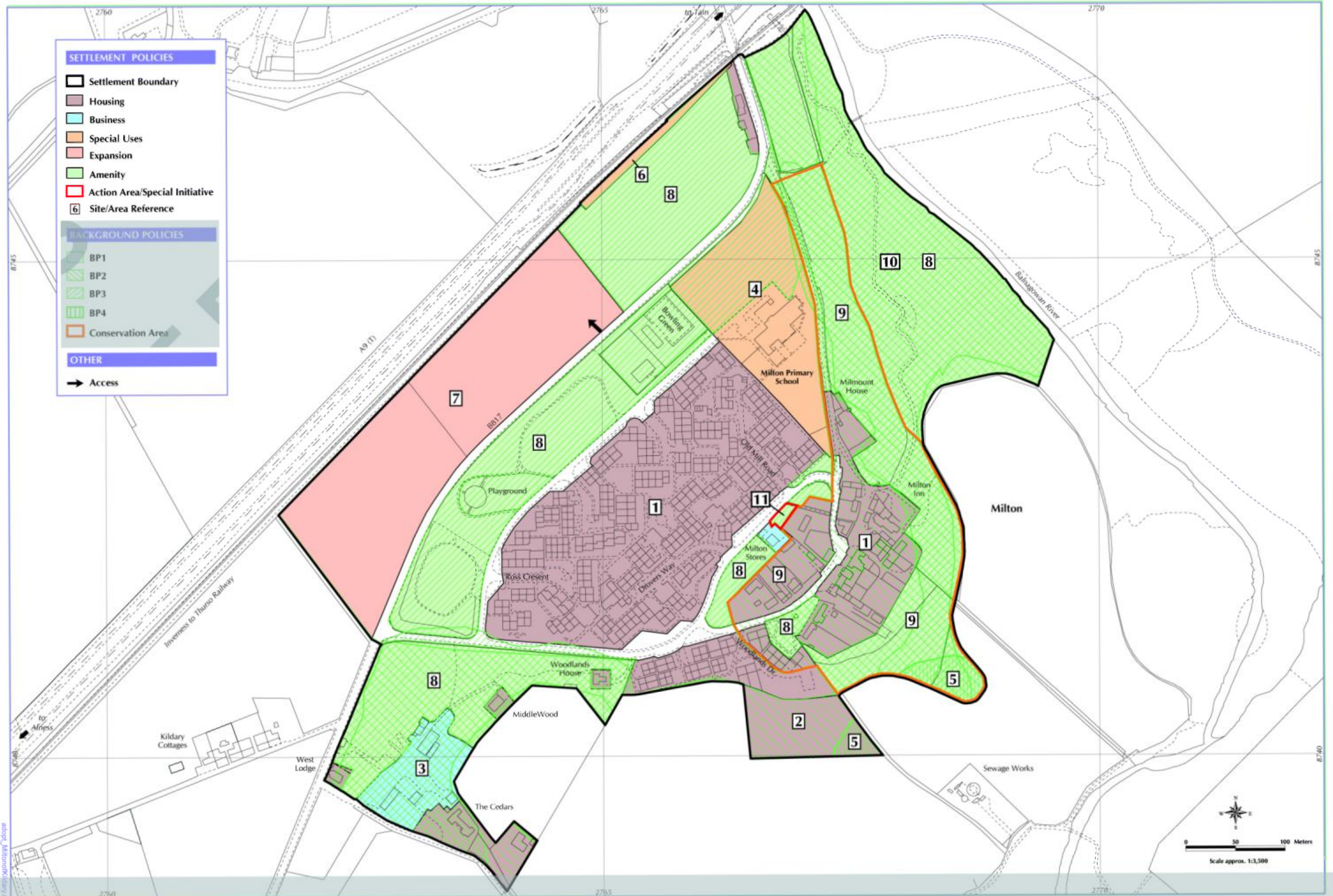


INSET 24 : MARYBANK



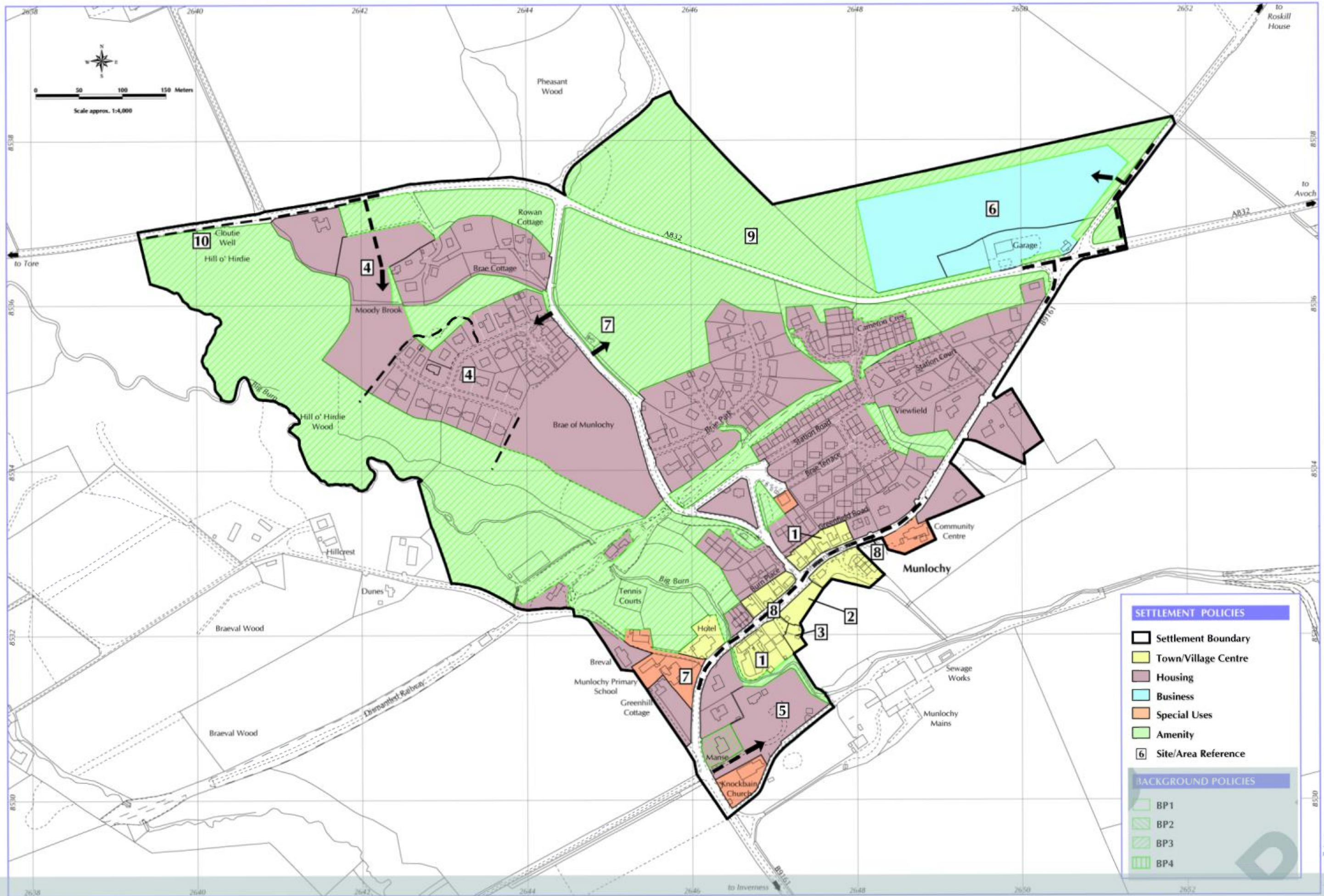
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INSET 26 : MILTON (of Kildary)



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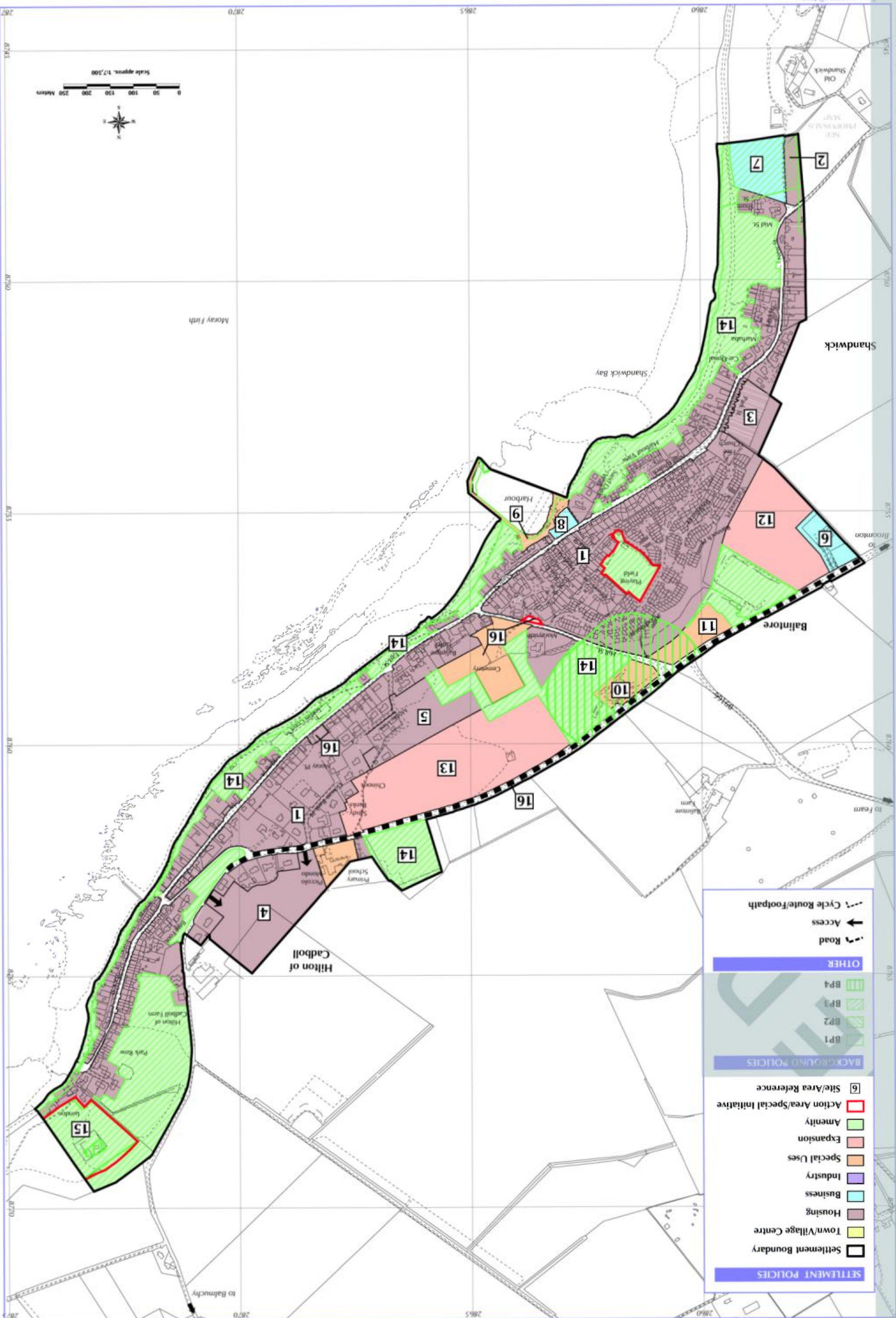
INSET 30 : PORTMAHOMACK



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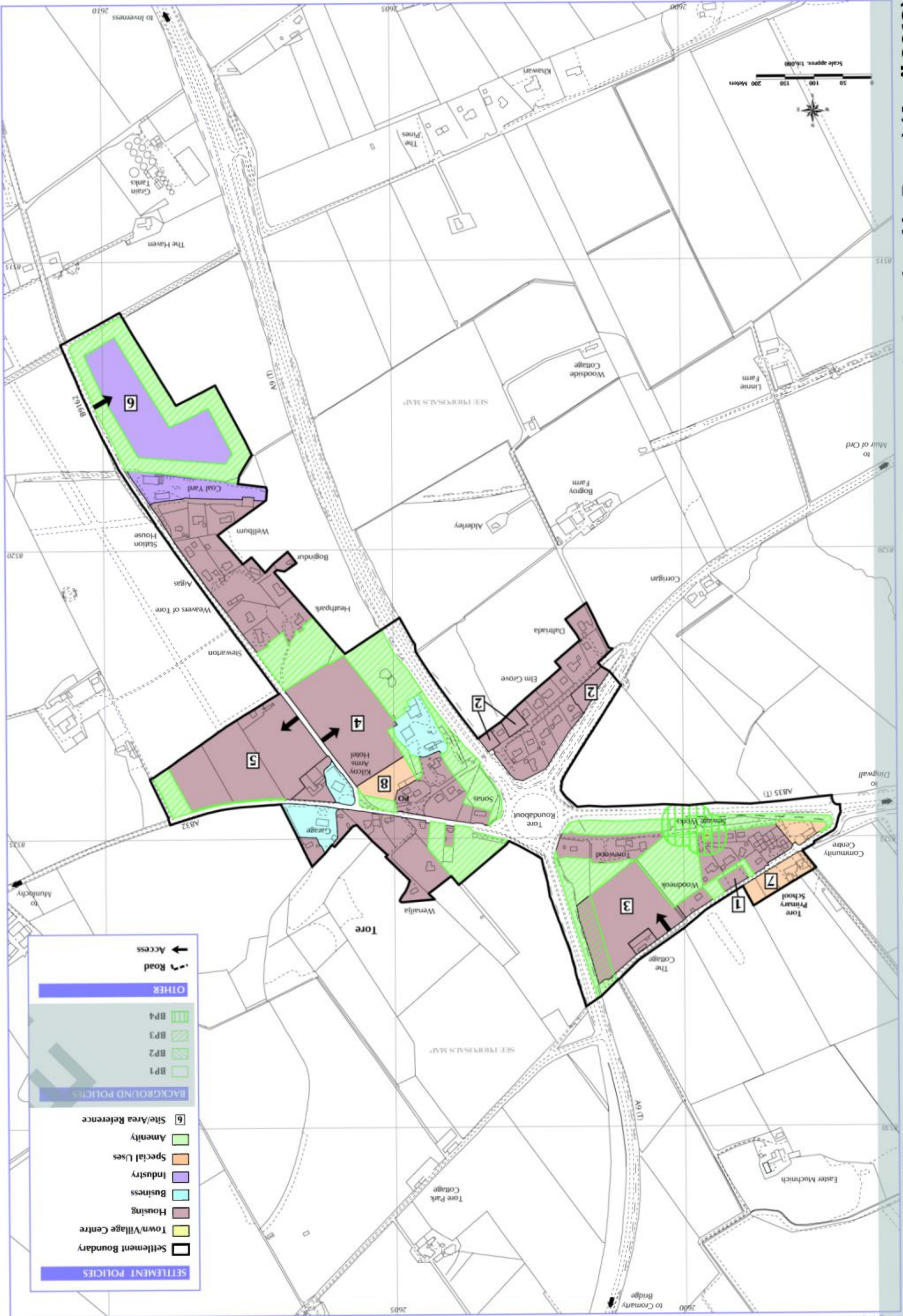
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INSET 31 : SEABOARD VILLAGES



(As Contained in Force) (April 2012)

adopt_SeaBoard Villages at





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