

4.	0.16	Contin Mains Steading	4	Allow creation of access from the A835 onto land at Smithy Croft.
5.	3.5	Woodland Park	21	Proposals will observe a suitable setback from mature woodland
6.	0.7	Caravan Site	5	Access improvement to A825 Trunk Road, Flood Risk Appraisal to assess site suitability, low density housing, setback from river.

B/I: Business /Industry

7. *At the Hydro Board Depot, 0.2 ha of the former construction camp / yard is available for light industry or business uses.*

8. *Adjacent to Contin Filling Station, this 0.14 ha. site occupies a prime location within the village, suitable for business or commercial use. Development will allow creation of an access road from the A835 onto land at Smithy Croft and should be to a good design.*

S: Special Uses

9. *The former school site will be considered for re-use/redevelopment including potential for a community use or social housing.*

Action

10. *The following environmental enhancement should be considered further: -*

- *communal garages and sheds at Tor View*
- *re-equipment of the children's playground*
- *improve riverside footpath system and encourage connection with established footpath networks at Rogie; Strathpeffer; Strathconon*
- *improvement and tidying of the woodland margins of Tor View and the A835.*
- *remove scrub undergrowth and replacement planting with specimen trees at prominent locations*
- *refurbish the footbridge over the river.*

12. Cromarty

Background

The picturesque town of Cromarty (pop. 720) is located on a peninsula towards the north east tip of the Black Isle, close to the entrance to the Cromarty Firth. It has a rich and varied history based upon its relationship with the sea. It has been through periods of expansion and contraction as a medieval trading burgh, fishing and industrial centre, in supporting the navy and military during both World Wars and as a dormitory settlement for oil fabrication workers. The demise of the Nigg Yard on the opposite side of the Firth is of great concern, although the Council will continue to favour its retention and re-use for development offering significant employment opportunities. It is hoped that the Cromarty-Nigg ferry and the harbour will continue to have a role relative to the transport of workers to and from the Yard. The harbour also has potential for greater use by leisure craft and small fishing boats. A cluster of technology related companies and the introduction of satellite broadband, combined with a University presence, may generate further small business opportunities and the demand for small scale office provision, either through refurbishment or new build.

The opening of the Kessock Bridge in 1982 coupled with extensive restoration of the fabric of the town has made Cromarty a desirable residential location within commuting distance of Inverness. Despite a significant Council waiting list, there has been little in the way of new house building since the Townlands expansion in the 1970's. Conversion of the former hemp factory in the mid 1980's provided some accommodation for the elderly. Community representatives have expressed the wish for further small amenity and sheltered accommodation, which may free up larger properties. The anticipated requirement for all types of houses over the next 15 years is for 30 to 40 new dwellings. This can be met from a number of vacant gap or infill sites within or adjacent to the existing built up area.

The well preserved narrow streets of the old burgh, lined by a mix of traditional fishing cottages and handsome town houses forms a dense historic core, which is largely intact. This forms the basis of the Outstanding Conservation Area, which contains such attractions as Hugh Miller's Cottage, the old Court House museum and the Links, generating considerable tourist interest. Proposals to restore the harbour, develop an adjacent dolphin/seal scientific research and visitor centre and improve the Victoria Hall will add to the town's resources.

Cromarty is large enough and far enough away from other main settlements to sustain a good range of services. There is strong community support for a better range of shops, improved bus service, toilets, visitor parking and upgrading of the school. A development worker is assisting the community to develop a number of their ideas for sustaining and enhancing the town.

Development Factors

The original town is physically restricted by the steep raised beach or former cliff line and prime farm land to the south; by the narrow street pattern and policies of Cromarty House to the east; and by the modern Townlands development which takes up the remaining low ground to the west. The historic and architectural interest of the Outstanding Conservation Area demands high quality design in keeping with its character. Certain permitted development rights were removed in this area in 1990 through planning legislation. In line with Government guidance, the archaeological potential of infill development sites also requires further investigation, and where appropriate, conservation. Cromarty House and its associated landscape are included in the Inventory of Gardens and Designed Landscapes in Scotland.

Backland between Chapel Brae and the High Street had previously been safeguarded against the possibility of the school being relocated. Development will be guided by a design/development brief. The Council intends to expand and upgrade the existing school. Drainage problems have restricted new development in the past, but Scottish Water completed a new waste water treatment works plant and public sewerage improvements early in 2004 .

Policies, Proposals and Opportunities

C: Town Centre

1. The scatter of commercial and community facilities throughout the historic core area means that the town centre is not easily defined. Nevertheless, the Council will give preference to proposals for expansion or renovation of retail and related services in Bank Street, Church Street and High Street.

H: Housing

The following areas are allocated:

Ref.	Area (ha.)	Location	Capacity	Requirements
2.	0.18	Barkly Street	2*	Archaeological assessment and high standard of design in keeping with Outstanding Conservation Area. *Remaining potential capacity for further development.
3.	0.3	Daffodil Field	4	Owners should enhance as amenity area, should it not be made available for housing. Archaeological assessment and high standard of design in keeping with Outstanding Conservation Area.
4.	0.9	Walled Garden	7	Archaeological assessment and high standard of design in keeping with Outstanding Conservation Area. Have regard for the Inventory of Gardens and Designed Landscape designation relative to Cromarty House.
5.	0.1	Nicol Terrace	2	Archaeological assessment and high standard of design in keeping with Outstanding Conservation Area. Respect the small scale and close spacing of surrounding buildings together with the line and form of the existing terrace of houses.

B/I: Business/Industry

6. *At White Dykes 0.5 ha of land remains allocated for business and light industrial development purposes. The Council will also consider a scope for a housing and small business workshop scheme.*

S: Special Uses

7. *The Council will encourage appropriate restoration and other measures to intensify use of the harbour and associated land for marine related purposes.*

8. *East of the harbour, planning consent has been granted for the change of use of the former Royal British Legion to a dolphin/seal research centre for Aberdeen University.*

9. *The community is seeking to restore the Victoria Hall as a local focal point incorporating facilities for the elderly, internet café and flexible performance and work spaces.*

10. *The Council encourages proposals for the restoration of the Townlands Barn. A feasibility study for this important Listed Building has helped determine appropriate uses and restoration details. The central location of the property within the town suggests a range of uses would be appropriate, including residential and small scale community, tourist business and/or orientation centre, business, office or arts and crafts workspace. Proposals should be co-ordinated with the restoration of the adjacent Victoria Hall (see 9 above) and the development of the land to the rear (see 13 below).*

11. *The Council will seek to extend the existing primary school over land immediately to the south west. This land at Ferro Cottage also has potential for three houses.*

12. *Improvements to the foul drainage system are nearing completion, including the provision of a new waste water treatment works to the east. A presumption will apply against development within 100 metres of the works. Foul drainage within the settlement should be directed to public sewers.*

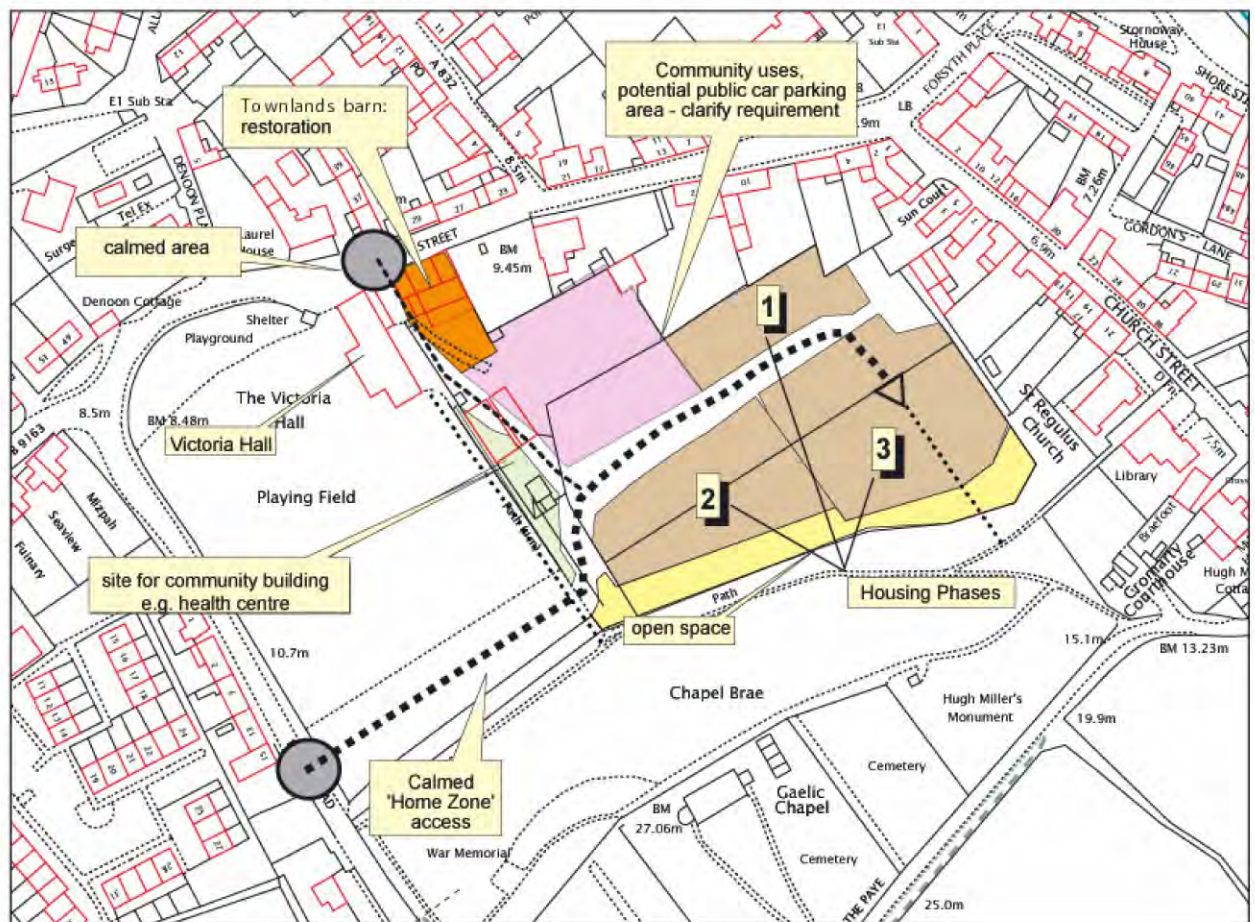
E: Expansion

13. *Land to the south and rear of High Street is allocated for a planned expansion of the town. The Council considers that the land is suitable for a mix of uses comprising housing, community/health, small business, office, arts and crafts workspace, public parking and open space. Proposals should comply with the Framework Plan below and development is subject to a commitment to restoration of the adjoining Townlands*

Barn in the same ownership (see 10 above). A design brief supported by an overall master or detailed layout plan should be agreed to guide comprehensive development and ensure a development sympathetic to the townscape character, scale, the tight-knit grid of street layout, materials and features of the historic core of Cromarty. Sketch elevations should be provided to illustrate proposals. Given the importance of Cromarty in conservation terms and the need for a high quality development, it would be desirable for the design brief/master plan to be the subject of an architectural design competition. Provision should be made to involve the community in the design process. Development proposals should:

- *provide for 20 to 30 dwellings, including a proportion of affordable housing to meet local needs;*
- *indicate phasing and basic requirements for servicing, including adequate measures for disposal of surface water;*
- *account for full safeguarding of wider public amenity in terms of footpaths, setback of buildings from existing open space at Chapel Brae and planting;*
- *include new paths linking the development with visitor attractions in Church Street;*
- *be co-ordinated with restoration of the Townlands Barn and the Victoria Hall, particularly in relation to access and parking and including clarification of the need for a public car park;*
- *be the subject of a prior archaeological assessment.*

DEVELOPMENT FRAMEWORK



A: Amenity

14. Cromarty possesses significant open spaces and woodland that provide recreation opportunities and amenity for residents and visitors alike. The Council will only support works that enhance the appearance or enjoyment of these areas.

15. Development within the Outstanding Conservation Area should have regard to the Design Guidance in Appendix II. The Council will keep under review the need for further enhancement works within the village. The Council will also consider the scope for additional traffic management measures, including calming/speed reduction, as part of any enhancement scheme.

16. *The Council will have regard to the landscape impact of development in the designated Garden and Designed Landscape of Cromarty House and will encourage appropriate management measures in association with land owners, tenants, community groups and other interested parties (BP2). Development proposals will be the subject of consultation with Historic Scotland and Scottish Natural Heritage.*

13. Culbokie

Background

Culbokie (pop. 420) is situated high on the northern side of the Black Isle, from which residents enjoy commanding views across the Cromarty Firth towards Ben Wyvis. It has a good range of basic facilities and is located close by the A9 (T) road, almost equidistant from the major employment centres of Inverness and Easter Ross. These factors have led to Culbokie developing into a dormitory settlement in the last 20 years, despite previous deficiencies in the drainage system, the lack of a modern school and the protection of surrounding farm land. Expansion has taken place in two distinct clusters to the north and south of the original farming and crofting community, dictated by land availability.

Development pressures are expected to continue with the maintenance of restricted housing in the countryside policies and the proposal to build a new primary school. The community would like to see other facilities provided such as a bank, church and surgery, but these may require many more residents to sustain them. Planning consent has been granted for an all weather pitch at the recreation ground. As a commuter settlement there are few employment uses based within the village. However, once the existing school becomes surplus to education requirements it could offer opportunities for small scale business or commercial uses.

There is substantial capacity for house building within Culbokie to absorb the projected requirement of 85 houses in the next 10 years, or 135 up to 2017. Some additional land is allocated over and above the adopted plan allocations to allow for small scale infill or to facilitate better access, road improvements and surface water drainage for land at the northern, southern and south eastern extremes of the village. The rapid increase in development activity since 2002 raises concerns about the impact of significant growth over a short period of time. The village needs time to adjust and to allow the provision of community facilities and affordable housing to catch up. These concerns and the limited current capacity of the sewage works all suggest the need to try and control the rate of future development. The need for low cost owner-occupied dwellings has been indicated in the past and the community seeks the provision of sheltered or specialist accommodation for the elderly.

Development Factors

In the past the farm unit of Culbokie East/Woodside has constrained the manner of its growth, contributing to the present “dumb-bell” layout of the village. During preparation of Alterations to the Black Isle Local Plan in 1990 and 1993, residents suggested that this layout should be abandoned in the longer term and to this end sites remain allocated to consolidate the village around its centre. Providing more definite limits to development at the northern and southern edges complements this approach. Further intrusions into open sloping land on the west or down side of the B9169 road would have a significant impact upon the landscape setting of the village.

Some upgrading of the water supply will be required for development in the northern part of the village. The Council is in the process of constructing a new primary school. The prospects for extending the capacity of the sewage works in the longer term, beyond the current 670 population equivalent, will need to be considered with the drainage authorities. Other important restraints immediately outwith the village envelope are surface water drainage difficulties to the north, prime farmland to the west, commercial forestry to the east and a variety of nature conservation and archaeological features around its flanks. Steeply undulating land by the margins of An Garbh Burn include some very attractive mixed woodland at the centre of the village

Policies Proposals and Opportunities

H: Housing

The following areas are allocated for short to medium term development: -

Ref.	Area (ha.)	Location	Capacity	Requirements
1.	3.5	Woodside/Ferindonald	4*	Under construction – *approx. no. of houses remaining to be completed at end of Dec. 2005. Allow for potential future access to longer term development to the south east.
2.	0.3	Woodholme	3	Retain 15 to 20 m. strips of (a) woodland along the south west boundary and (b) amenity land along the B9169 road frontage.
3.	2.1	NE of Findon Hall I	4*	Under construction –* approx. no. of houses remaining to be completed at end of Dec. 2005. Open space, planting on south east.
4.	1.0	Eight Acres	4	Improvements to Glascairn Road to eastern side of site frontage, including and passing places and a footpath (see 8).
5.	1.8	Tore Farm/West of Carn Mor	7 - 10	Substantial planting along southern boundary and provision of 'gateway' feature to define entrance to village.

6. *The rate of development on sites 1 to 5 will be closely monitored in relation to General Supporting Policy (GSP) 7 on Settlement Expansion. This will help determine the timescale for developing other land and allow the village time to adjust to the recent high growth rate. In the meantime sites 7 to 11 below are allocated for longer term development, i.e. post 2010 (2008 in the case of site 8) and thereafter house building should be carefully phased up to 2017. The Council will review this restriction again on completion of the new primary school (2007 at the earliest), having regard to the remaining potential on sites 1 to 6 and the capacity in the public drainage system. No development will be allowed on sites 7 to 11 until the new primary school is open and the waste water treatment plant has been upgraded to the necessary capacity. Over and above the specific requirements indicated, the Council will seek from developers:*

- *the provision of affordable housing in accordance with the Council's Development Plan Policy Guideline No. 2 and General Supporting Policy 8; and*
- *contributions to off site improvement of existing or provision of new recreation/ community facilities and public transport serving the village.*

7.	2.2	By Culbokie East	20 - 25	Allow for potential future access to longer term development to the east.
8.	2.5	South of Glascairn Road	20 - 30	Junction improvement with B9169. Widen Glascairn Road along frontage and provide footpaths. Joint access with site for community uses (see 4 & 13).
9.	2.1	East of School Croft	15	Access preferred from B9169.
10.	1.8	NE of Findon Hall II	12 - 16	Open space, significant planting beyond the site boundary to the north east and within the eastern corner of the site. Developers should construct access road to adoption standards up to the north west boundary
11.	1.4	NE of Findon Hall III	8 - 14	Significant planting beyond the site boundary to the north east linking with existing group of mature trees.

B: Business

12. *The Council will make the existing school site available for small business/light industrial uses following completion and occupation of the new school. Potential may exist for new technology office and*

craft industry workshops (see 14).

S: Special Uses

13. *An area of 0.5 ha. is allocated to the south of the post office and shop for community uses. Scope exists to develop a church and a surgery, possibly with specialist housing for the elderly on adjacent land. Access should be provided via the widening of the Glascairn Road, possibly in association with housing development on surrounding land (see 4 & 8).*

14. *A new primary school will be built on 1 ha. of land at Woodholme as part of the Public Private Partnership initiative and is expected to be completed by the summer of 2007. In the meantime the Council will monitor the impact of further house building within the school catchment area.*

A: Amenity

15. *The Football and Recreation Club was granted planning consent in October 2001 to build an all weather sports pitch with floodlighting.*

14. Dingwall

Background

Dingwall (pop. 5026) commands a strategic location at the head of the Cromarty Firth where the Rivers Peffery and Conon meet and the Far North and Kyle rail lines split. It is the administrative centre and County town of Ross and Cromarty, serving an expansive hinterland. It is also the as sub-regional centre for the Black Isle, central and south east Ross-Shire offering a significant range of community facilities and services. However, there is a need to strengthen this role to counter the draw of Inverness, ideally through provision of large scale retail units, a transport interchange, a performance/arts centre, a major tourist centre and a higher/further education centre.

Due to its close proximity with the city of Inverness and benefit of good transport links, Dingwall stands to share in the fortunes of other Inner Moray Firth communities. Prospective growth, changing population structure, and greater lifestyle aspirations suggest a requirement for 470 to 590 houses by 2017. The Council will seek around 25% of all new houses to meet affordable needs, particularly if the waiting list of more than 270 persons is to be reduced. Since 1990, a number of town centre redevelopment initiatives have made an important contribution towards addressing the range of housing needs within Dingwall and other similar opportunities must be sought as a means of addressing future need. Infrastructure thresholds have also been reached, particularly in terms of roads. Significant investment is now necessary to overcome deficiencies to meet projected housing requirements.

Dingwall's employment base is founded upon servicing primary sector industries and downstream processes, typically timber, meat and other food processing. These businesses form the cornerstone of the local economy and will continue to play an important role in terms of the wider Ross and Cromarty area. Diversifying the economic base is a key objective and the call centre recently attracted to the Strathpeffer Road Business Park points a new direction to other technology-based industries. The industrial estate and business park have potential for expansion to meet the needs of Dingwall and the surrounding area. Other industrial, assorted business activities and public amenity land on the eastern side of the town at Riverside Field offer significant environmental enhancement through redevelopment for a range of potential uses and should be the subject of further investigation. A new auction mart, serving the needs of the agricultural community in the Inner Moray Firth Area, opened at Humberston in July 2003.

The major town centre supermarket completed in summer 2004 will help to secure the town's commercial position within the settlement hierarchy and reduce leakage of expenditure to Inverness. The existing Tesco supermarket site together with neighbouring lands present the possibility for assembly of a large town-centre site suitable for a mix of commercial, civic and residential uses. A detailed study of the town centre could provide the necessary focus for co-ordinating future development for implementation led by the Dingwall Initiative. Dingwall is now home to the Highland Theological College, offering education to degree level. In addition, it is proposed to consolidate other education facilities on the re-developed Dingwall Academy campus.

The Jubilee Park , adjacent to the home of Ross County Football Club, has been developed as the Highland Football Academy. Future initiatives might include provision of other sporting, community and business facilities on adjacent land.

Development Factors

There is little scope for large-scale peripheral expansion to the north of Dingwall where steep slopes form a physical boundary, or similarly to the south where important open views, farmland and low lying flood risk areas contain the town within its present limits. These features leave the level plain of Strathpeffer as the remaining option and again, consideration for the presence of good quality farmland and access difficulties discourage significant levels of growth. In light of these constraints future development needs shall have to be met through exploitation of the remaining elevated sites on the town margins and through more efficient use of existing sites with re-development potential. Until more significant areas of land around the town can be serviced and brought forward for development the nearby villages of Evanton, Conon Bridge, Maryburgh, Muir of Ord and Strathpeffer are expected to may experience additional demand.

Surface water drainage is a key issue which developers will need to address in accordance with Sustainable Urban Drainage Systems requirements in developing land. Improved treatment of waste water is also necessary and is programmed by Scottish Water within the period of the Plan. The full development of housing land to the north will also depend upon the provision of relevant sections of a distributor road. The Council also has a longstanding objective to ease congestion in the central area through construction of a link road connecting Craig Road and Strathpeffer Road which will also require developer contributions. Completion of this road, together with reduced traffic levels on Mill Street and the provision of a suitable access will be prerequisite to longer term development of land on the south west side of the Town. Dingwall Academy is being replaced with a new facility between 2006 - 2010 under the Public Private Partnership Funding mechanism.

Policies, Proposals and Opportunities

C: Town Centre

1. *The Council will encourage commercial proposals that underpin Dingwall as a sub regional centre and reinforce its economic viability. Within the defined commercial core area the Council will:*
 - *give the highest priority to improving the viability of the shopping centre;*
 - *encourage the addition, renovation, modernisation or replacement of floorspace needed to accommodate changing shopping patterns;*
 - *encourage office development , particularly through the re-use of vacant upper floors;*
 - *presume against further ground floor office and other non-retail uses in the main shopping area of High Street, where they would interrupt continuous retail frontages; and*
 - *promote supplementary design guidance for shop front design.*
2. *The Council will encourage further commercial development, together with improved visitor facilities and residential development within the town centre, subject to appropriate parking, and the amenity of adjacent properties.*
3. *Proposals for retail development should satisfy the sequential approach. That is, in the absence of town centre sites, consideration should be given to edge of centre sites, and, in the absence of either town centre or edge of centre sites consideration should be given to out of centre sites which are easily accessible to a choice of means of transport and located within the defined settlement boundary. (Scottish Planning Policy 8: Town Centres and Retailing refers) [R1, 2, 4 - 7, G2 & 3]*
4. *Land at the 'Old Academy', east of Tulloch Street and south of the river comprises the former. Tesco supermarket, a group of adjacent Victorian civic and community buildings, former Council depots and a large vacant storage building. Subject to site assembly, this area offers scope for re-use/redevelopment for an office complex, other commercial, tourist, community arts/civic and residential uses. There is also scope to link this with the redevelopment and enhancement of the Riverside area to the north (see 19). The detailed potential of the area should be examined and proposals for comprehensive redevelopment brought forward through the preparation of a development/design brief and/or master plan in consultation with the local community, prospective developers and other interested parties.*

5. *The vacant station yard area previously had planning consent for office and day care centre uses. It also offers potential for rail related activities including ‘ park and ride’ and facilitation of better integration with bus services.*

H: Housing

The following areas are allocated for housing development: -

Ref.	Area (ha.)	Location	Capacity	Requirements
6.	2	Ferry Road	10	Low density, subject to achieving acceptable access and any necessary flood prevention measures. Connect to public sewer. Undertake a flood risk assessment.
7.	0.2	Gardners, Station Road	not specified	High standard of building design, up to 3 storeys in height. Frontage setback from the A862/Station Road, segregated footway, off-street parking.
8.	1.2	Neil Gunn Road	10	Site suitable for lower density housing contained in a mature woodland setting. Respect safeguards to protect trees
9.	0.8	Strathpeffer Road	20	Permission exists for 8 with potential for up to a further 12, including affordable housing.

B: Business

10. *At Strathpeffer Road Business Park the remaining undeveloped land is allocated for business and industrial purposes. An additional area of 8 ha. to west is allocated to meet future requirements and should take access by way of the existing Business Park network. The creation of flood embankments and a contribution to the Kinnairdie (Craig Road - Strathpeffer Road) link road may also be necessary. The waste management site is safeguarded for this purpose.*

I: Industry

11. *On land lying between the existing industrial estate and the business park, land is allocated for light and general industry. This land extends to 8.6 ha. but development potential is currently limited to approximately 3.7 ha. by the presence of safeguarding corridors for overhead power transmission lines and a trunk water main. A contribution to the Kinnairdie (Craig Road - Strathpeffer Road) link road may also be necessary.*

S: Special Uses

12. *Following its involvement in the joint venture development of the Highland Football Academy, Ross County Football Club seeks to expand the Victoria Park Stadium to provide additional spectator seating supported by community or business related activities and parking. Outline consent was granted in 2004. Ross and Cromarty Sports Council will investigate the possibility of securing additional land east of Jubilee Park with a view to providing for Dingwall’s long term recreation needs.*

13. *At Dingwall Academy there are detailed proposals for redeveloping the school within its existing grounds in the period 2006 – 2008.*

14. *The Council is assembling appropriate parcels of land necessary for construction of a link road (Kinnairdie) connecting Craig Road and Strathpeffer Road avoiding Dingwall town centre. The Council will seek funding and contributions from major developments for its construction. The Council will also consider the eligibility of the link road for European funding given its importance in terms of enhancing the wider economic development potential of the area.*

15. *Scottish Water proposes to improve the sewage treatment works in two phases between 2004 and 2008.*

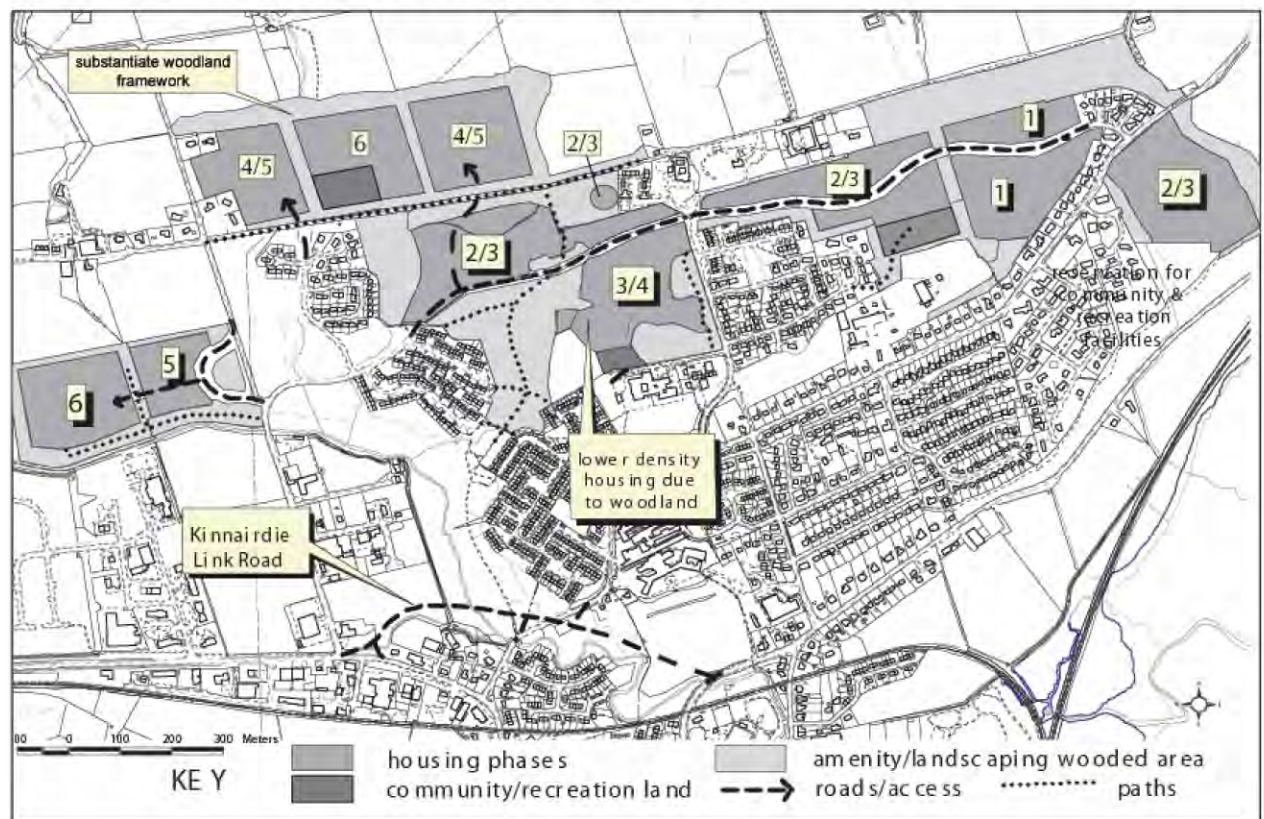
E: Expansion

16. Land is reserved to meet more significant housing requirements over the next 10 years and beyond at the following locations: -

(a) At Tulloch, 36 ha. for 400-450 houses. This includes the lands extending from the Old Evanton Road, sites below Tulloch Castle, extending west to Docharty. Housing development has already commenced off Old Evanton Road and future phasing will continue west toward Tulloch Wood. Later phases will include Tulloch Park and Tulloch Wood, respecting existing tree lines. Proposals should comply with the Framework Plan. A development brief or overall master plan should be agreed to guide comprehensive development, including phasing and basic requirements for servicing.

(b) At Docharty, 7ha. for 80-100 houses, to meet long term housing requirements. A flood risk assessment should be carried out to identify potential risk and any necessary prevention measures.

DINGWALL NORTH: DEVELOPMENT FRAMEWORK



Developers are also required to

- protect/manage existing woodland and provide additional structural tree planting, as appropriate
- undertake hydrological assessments, to determine the adequacy of any surface water drainage systems
- enter into legal Agreements with the Council and landowners, as appropriate, to secure necessary access roads, footpaths, community/education and open space/recreation facilities in line with the approved supplementary guidance on developer contributions
- construct access roads, notably a distributor road through the area from east to west, to adoption standards up to the boundary of each ownership or phase of development to avoid creating ransom strips
- use shared surfaces in application of a 'Home Zone' and make provision for Safe Routes to School within the overall layout
- conform with the approved Council guidance on developer contributions in relation to making contributions to the early construction of the Kinnairdie (Craig Road - Strathpeffer Road) link road and other necessary off-site road improvements

- contribute to off-site foul drainage improvements
- discuss the level of affordable housing needs provision with the Council
- achieve an overall design that respects and complements the topography, characteristics and constraints of sites and their surroundings.

A: Amenity

17. *The Council will protect important open spaces, woodland and other amenity areas around the town and consider priorities for their enhancement as resources permit. Areas include*

- Pefferside Park
- The River Peffery / Canal margins
- Ferry Road
- Tulloch Woods
- Tulloch Castle policies
- Riverside Fields open space
- Craig Road to Far North railway line.

Along the Strathpeffer, Craig Road and Pitglassie approaches, a strict presumption will be maintained against new development to avoid sprawl or co-alescence with outlying communities.

18. *Land lying between Craig Road and the Far North Rail line should be considered as a potential park with managed water areas, pathways and suitable planting. This area might lend itself to a future initiative under the Local Biodiversity Action Plan approach.*

Action

19. *The area bounded by Old River Road to the north, the railway to the east, the River Peffery/canal to the east and Tulloch Street to the west is presently occupied by the Council's Roads and Community Works depot and assorted business activities. It also includes the Riverside Field public open space area formerly used as a landfill site. Subject to suitable relocation of existing uses, the Council considers that there is potential to redevelop the area for a mix of uses including business, light industry, retail, tourism, community and open space, heritage related interpretation, visitor attraction and housing. Consideration should also be given to:*

- contamination and flood risk issues;
- the potential enhancement and recreational use of the river/canal offering an attractive setting or outlook for development; and
- improving pedestrian/cycle links through the area and with the major redevelopment area south of the river (4).

The detailed potential of the area should be examined and proposals for comprehensive redevelopment brought forward through the preparation of a development/design brief and/or master plan in consultation with the community, prospective developers and other interested parties. The Council would invite preparation of such on a competitive tender basis.

15. Edderton

Background

The small community of Edderton (pop. 130) lies some 6 km. to the west of Tain on the southern shore of the Dornoch Firth. The opening of the Dornoch Bridge in 1991 effectively by-passed the village leading to the closure of the local shop and post office. Services are now restricted to the primary school, hall and hotel. The school lies 0.5 km. to the south of the village where the most recent housing development has taken place. Demand for housing has been very low, running at around one or two a year in and around the village. Projections suggest a need for some 20 houses over the next 10 to 15 years.

Although farming and forestry are important employers, there are other businesses, including the caravan sales outlet and the Balblair distillery, which dates back to the late 18th century. The community is separated, but inter-linked by small fields and areas of open space. The village and surrounding area have several historical

16. Evanton

Background

Evanton (pop. 1105) lies just off the A9 some 15 miles north of Inverness. The village was laid out in 1807 as a planned settlement, although most development dates from the Victorian period. Designed on an unusual triangular grid, it has since developed along the B817 in a more dispersed layout with larger dwellings along Swordale Road. Enclosed by open agricultural land and Evanton Wood, the village is divided by the wooded slopes of the River Glass.

The village expanded to accommodate the needs of the oil industry, experiencing continuing growth over the last 25 years. It is now a commuting settlement, with the majority of the population working elsewhere in Easter Ross or Inverness. Expansion has not halted the decline in services with the closure of the filling station. Several facilities remain, including the primary school and shops that serve the community and its immediate hinterland. The local caravan site is recognised as one of the best in the Highlands and is an important facility for the village. The major industrial site at Highland Deephaven is close by. Any expansion of the site must therefore be carefully controlled.

The majority of recent housing development has been along Swordale Road and Culcairn Road. The village has therefore been spreading away from the centre. There is now a need to consolidate the community and examine the potential of land closer to the centre. The Council's overall strategy for the Plan area recognises that Evanton, together with Alness and Invergordon, will need to accommodate substantial numbers of houses. Projections suggest a requirement for around 230 to 270 houses in the next 15 years.

Key issues for local people are the refurbishment of the Jubilee Hall and its use for a variety of community purposes; redevelopment of the Hangar and garage site in the village centre; provision of a new railway station and various infrastructure improvements, including traffic calming.

Development Factors

Expansion of the village is constrained by the woodland to the north and the railway line to the east. The rivers also form physical barriers. Other key factors are the need to safeguard the riversides and minimise the loss of farmland. The sewage treatment works is nearing capacity and upgrading will be needed before significant further development can take place. Swordale Road is narrow and major development would require improvements. Options for expansion are to the rear of Novar Crescent, Teandallon and Drummond Farm. The land at Teandallon is in Council ownership and the eastern half is allocated for housing. Expansion westwards requires road improvements and there would be an impact in landscape terms. Development at Novar Crescent would require a new access from Station Road, but would open up a large area of land to the north and would be screened by existing development. Account should also be taken of its location within the essential setting within the Historic Garden and Designed Landscape of Novar House. Where development proposals will impact on facilities or require the upgrading of services or infrastructure the Council shall seek provision of necessary works or contribution towards the upgrading of services and infrastructure.

Policies, Proposals and Opportunities

C: Village Centre

- 1. The Council will favour proposals that consolidate the commercial/retail function of the High Street frontage, including the re-use of vacant and under-used premises. Consideration will also be given to wider environmental improvement of the village centre, including traffic calming features and shop front design guidance.*
- 2. The Council will support the re-use of the garage and "hangar" for a mix of uses including housing, village green, leisure uses and community facility.*

H: Housing

The following land is allocated for housing: -

Ref.	Area (ha.)	Location	Capacity	Requirements
3.	3.4	Eilean Nan Cearc	3	retain amenity trees, set back from riverbank and landscape, play area & park
4.	4.0	North of Evanton Bridge	3	permission granted for 1 house
5.	1.0	Knock Rash	5	permission granted, retain amenity trees and set back
6.	4.5	South east of Evanton Bridge	24	extant planning permission
7.	1.2	South west of Kiltearn School	12	Setback from road, shared access to service all housing development, provision of access route to Kiltearn schoolhouse and traffic calming on Drummond Road
8.	2.0	Knockrash North	3	lower density development, subject to formation of suitable access and required improvements to Swordale Road, planting and landscaping to assist in integrating site.

9. *The Council will favour further infill development at Knock Rash subject to the provision of adequate access and required road improvement.*

10. *Favourable consideration will be given to proposals for infill development at Old Evanton village, between Camden Street and Assynt Street inclusive, subject to appropriate designs that harmonise with the local townscape.*

S: Special Uses

11. *The Council will encourage the upgrading and expansion of facilities at the Jubilee Hall. This could include communication and technology facilities, local health facilities and improved services for the elderly and disabled.*

12. *The Council will continue to safeguard land for the development of a direct road link from the A9 to Balconie Street.*

13. *The Council will encourage the development of a new rail halt and associated parking at Evanton. This should be co-ordinated with other transport facilities including provision of a bus stop/shelter. Possible sites include; adjacent Fyrish Crescent and; Balconie Crescent, subject to there being no further requirement for Balconie link road.*

E: Expansion

The areas indicated in the table below are reserved to meet more significant housing requirements over the next 10 years and beyond.

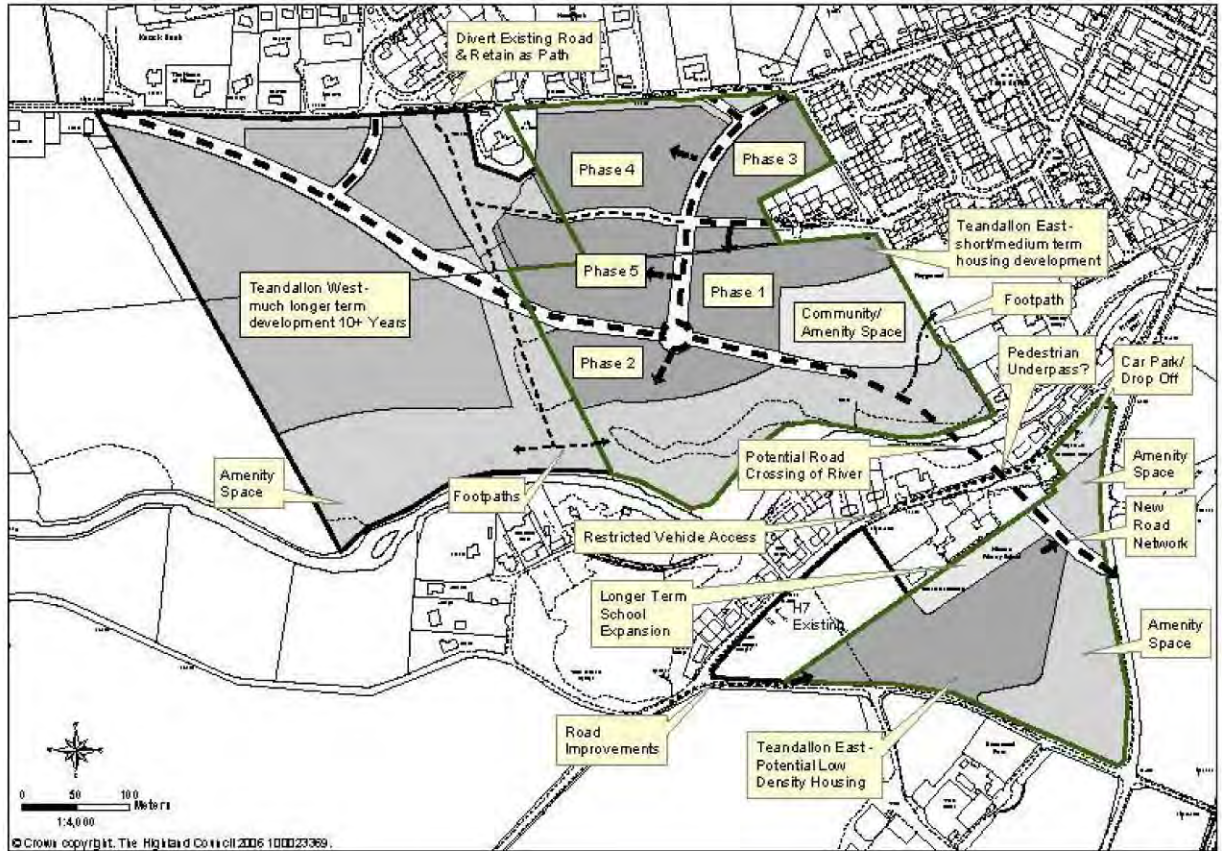
Ref.	Area (ha.)	Location	Capacity	Requirements
14.	14.3	Teandallon East	90	<p><i>Short to medium term. Preparation of masterplan by developer to address the following issues in accordance with the Framework Plan: -</i></p> <ul style="list-style-type: none"> • <i>Amenity strip retained adjacent River Sgitheach, set back and provision of tree planting with inclusion of footpath/cycleway.</i> • <i>The need for traffic calming works at Swordale Road, Hermitage Street and Chapel Street.</i> • <i>Allow for potential future long term development of Teandallon West.</i> • <i>Further stages of development linking to Teandallon Place will similarly be required to address traffic issues.</i> • <i>Range of housing types to satisfy local need will be required and an element of affordable housing will be expected.</i>

				<ul style="list-style-type: none"> • Land to the south of the River Sgitheach to accommodate new access road to serve bridge crossing and access to Drummond Road. • Safeguard of land around school for future expansion. • Formation of increased school parking and pedestrian underpass under new bridge crossing, with restriction of traffic on Drummond Road. • Potential for limited low density housing within southern section of site. • Setback of development from B817 with formation of amenity area, provision of play area, landscaping and early structural planting. • Consider integration of development with H7, South west of Kiltearn School.
15.	11.4	Teandallon West	90	Longer term development potential, 10 years or more from adoption of the Plan. Subject to the review of housing requirement and development progress on other allocated sites within the village
16.	12.8	Culcairn	85	Short to medium term potential. The use of sustainable design and local materials will be encouraged in the development of the site. Significant structural planting will be required between the development and existing housing and on the eastern boundary of the site. Development of footpaths and cycleways will require to be established and improvements undertaken to minimise the traffic flow from the allocated site and the town centre. Provision of quality amenity areas and landscaping will be expected, particularly in the area adjacent to existing housing. A range of housing types to satisfy local need will be required and an element of affordable housing will be expected. Allocation to provide mix of uses, housing affordable and private, home-working units, commercial units/ craft workshops. Layout of roads serving commercial units/craft workshops. If after a period the commercial units/craft workshops fail to be developed the area for this use could also be developed for housing.

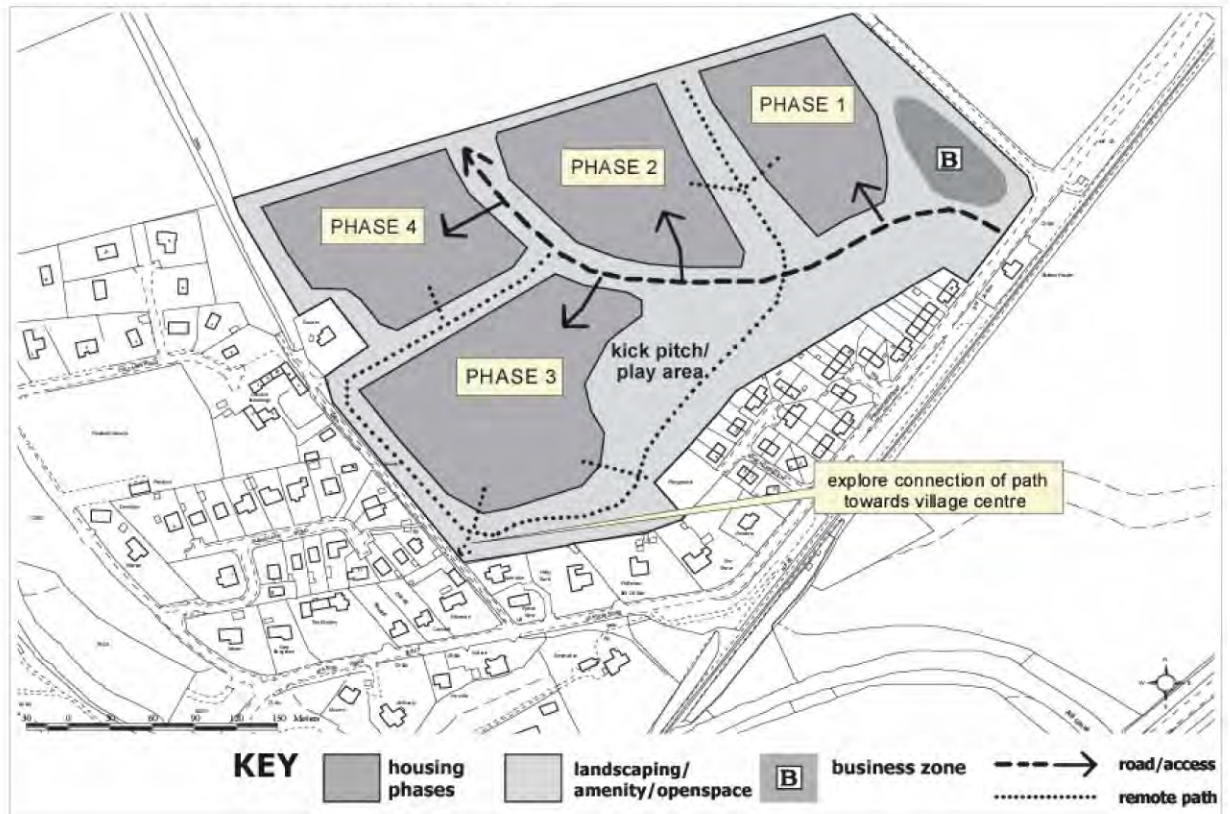
Proposals should comply with the Framework Plan. A development brief or overall master plan should be agreed for these areas to guide comprehensive development, including phasing, development programming and basic requirements for servicing. The Council will encourage substantial early structural tree planting to help integrate the development into the landscape. Developers are also required to

- *undertake hydrological assessments, to determine the adequacy of any surface water drainage systems*
- *upgrade foul sewers in association with development*
- *enter into legal Agreements with the Council and landowners, as appropriate, to secure necessary access roads, road improvements, footpaths and open space/recreation facilities.*
- *construct access roads to adoption standards up to the boundary of each ownership or phase of development to avoid creating ransom strips*
- *contribute towards public transport improvements*
- *discuss the level of affordable housing needs provision with the Council*
- *achieve an overall design that respects and complements the topography, characteristics and constraints of the site and its surroundings.*

TEANDALLON DEVELOPMENT FRAMEWORK



CULCAIRN DEVELOPMENT FRAMEWORK



A: Amenity

17. The Council will protect important open spaces and amenity areas.

18. The Council will safeguard land between the A9(T) road and Far North railway line for amenity purposes. A presumption will be maintained against development within this area unless related to the agricultural working of the land.

19. The Council will continue to safeguard a rail link to Highland Deephaven on agricultural land to the north of the A9 (T). Outwith the immediate route of the rail link and associated sidings the remaining land shall be retained in agricultural or amenity use.

Action

20. The Council will consider the scope for traffic management within the village as resources and priorities permit.

21. The Council, together with HIE Inverness and East Highland intends to create an informal play/waiting area opposite the primary school on land adjacent to the community hall. There may also be potential for expansion of the current facilities at the hall together with a footpath/cycle link crossing the river to the village centre.

22. The Council intends to carry out of environmental improvements in 2005/06. Possible schemes include enhancement of

- **the village entrance, including improved signage and landscaping**
- **Eilean Nan Cearc where there is potential for a local park and play area.**

17. Fortrose

Background

The historic burgh of Fortrose (pop. 1174), situated between the Hill of Fortrose and the tapering Chanonry Ness, enjoys an attractive setting on the south east coast of the Black Isle. It is the primary service centre for the greater part of the Black Isle, with a good range of amenities and services. It has many fine attractions for residents and visitors, including the well preserved historic core, an Outstanding Conservation Area centred on the ancient Cathedral, golf course, leisure sailing and local walks. These factors coupled with restrictions on building houses in the open countryside continue to maintain a high level of housing demand in the town, particularly from people who work in Inverness or are retired. Job opportunities are limited, with Fortrose Academy being the main employer. A number of small business units are available for rent at East Watergate.

Considerable investment continues to be made in the village's facilities to meet the requirements associated with population growth. This includes the upgrading of Fortrose Academy and a proposal to extend the Leisure Centre to provide a swimming pool. The main constraint is the lack of a primary school, but this will be required to meet future needs after 2007. The community also seeks recycling facilities, improved public toilets provision, medical/elderly care, a cemetery extension, premises for youth groups and a filling station.

A modern drainage scheme was completed a few years ago and improved sewage treatment is planned. The need to reconstruct the dangerous A832 route between Fortrose and Avoch is a major concern. A little over £1 million is currently set against this in the Council's roads programme, but implementation is not guaranteed in view of continued restrictions on public funding. The narrow High Street is also the focus of commercial activity with associated parking and congestion problems. The relocation of the Co-op store with off-street parking has provided a modest improvement, although the need for further traffic management measures is recognised by the council for implementation before any major development takes place.

Housing projections suggest a combined requirement for up to 144 more houses within Fortrose and Rosemarkie by 2011, with a further 96 from 2011 to 2017. This includes an expectation that a minimum of 25% will be for affordable/low cost needs and provides for an element of choice and location. Land for around 200 houses is

identified in Fortrose, including 29 at Feddon Hill and 50 towards the Ness. The addition of a large proportion of the previously suggested longer term expansion area between this land and the Academy playing field accommodates a further 50 to 70 houses. This would avoid intrusion into land between Ness Road and Rosemarkie, but careful phasing is necessary to avoid overwhelming the community's existing social structure and amenity. There are also certain requirements to make the development more acceptable to the wider community, notably the provision of low cost/affordable housing, open space, and a site for a primary school. The provision of specialist housing with care facilities for the elderly also remains a priority of the local community.

Development Factors

Expansion is constrained by steep and very prominent topography, together with important amenity woodlands to the west. Greenside Farm is an important buffer, notably in preventing coalescence with Rosemarkie, maintaining their separate character and identity. Further east, the caravan site, championship golf course and amenity significance of the Chanonry rule out further development. Concerns about the prominence of the Wards area and the eventual proximity of development to Rosemarkie, require a reduction of the 1985 allocation and early amenity planting around the margins.

Land is available between Fortrose and the Ness and was considered previously at Public Local Inquiry. The Reporter concluded that the physical development of the area should be closely associated with the modern development of the Ness and separated from Fortrose by significant open space and landscaping provisions. Development over the greatest proportion of this area will necessitate further foul and surface water drainage improvements. Improvements are programmed to the macerator to meet EC sewage treatment standards. Development must be guided by master plan to be agreed with all land owners and developer interests.

Policies, Proposals and Opportunities

C: Town Centre

1. The Council will favour proposals for additional commercial/retail uses to be located within the area centred on the High Street frontage. Proposals should comply with Conservation Area design guidance in Appendix II. Consideration will also be given to the scope for improved traffic management, including the introduction of traffic calming features. The roads authority will examine a suitable traffic management scheme with the local community and developers. There will be a presumption against significant additional development taking place until the scheme has been implemented.

H: Housing

The following areas are allocated for housing development: -

Ref.	Area (ha.)	Location	Capacity	Requirements
2.	1.4	Feddon Hill	15*	Planning consent granted for mix of detached, semi-detached and flatted dwellings. Under construction – approx. no. of houses to be completed, at end of Dec. 2005.
3.	1.9	West of Platcock House	5	Retain trees on margins. Only 1 house from original development to be completed. Scope for 4 additional houses to the north, subject to completion of existing road to adoption standards, Agreement over servicing, woodland management and further planting.
4.	0.5	South East of Platcock House (Doupac Cottage)	5	Subject to access. Retain 10m. tree belt to the north, and thin and underplant with mixed deciduous species.
5.	0.6	Seafield Cottage	4	Setback buildings at least 10 metres from coastal path.
6.	1.6	The Wards	16	Design statement linked to expansion of cemetery etc (see 16) Advance structure planting around the northern and eastern

				<i>boundaries to a minimum depth of 10 metres (Section 75 Agreement)</i>
7.	0.3	Upper Wards	not specified	<i>Scope for a courtyard style development on site of former steading and adjacent land, traditional design etc, subject to improvements to the Hill of Fortrose - East Watergate road, passing places, widening etc.</i>
8.	0.35	Ness Way North	2	<i>After termination of existing planning Agreement in 2006. Set plot boundaries back from the south east and south west boundaries of the larger field. Section 75 Agreement required to restrict development over intervening land.</i>
9.	0.7	Ness Way South	4	<i>Set plot boundaries back from the south east boundary of the larger field. Section 75 Agreement required to restrict development over intervening land. Access preferred from Ness Way.</i>

S: Special Uses

10. *Land is reserved for expansion of Black Isle Leisure Centre to provide a swimming pool, a project being led by the community. An area of approximately 0.6 ha. is reserved for this purpose and for additional community/leisure facilities to meet local needs.*

11. *A site of 1.8 ha. shall be safeguarded adjacent to the Deans and Ness Roads for the provision of a primary school with playing field, serving the Fortrose and Rosemarkie area (see 18 below).*

12. *Land bounded by the A832, Rosemarkie village, the Caravan site and Ness Road is allocated for future outdoor recreational uses, should it cease to be required for agriculture. The area would particularly lend itself to a 9 hole extension to the existing golf course, increasing its capacity and variety. Land in the vicinity of the existing clubhouse could cater for additional parking and practice areas, shared with a Hotel, all subject to upgrading of East Ness Road. Consideration should also be given to structural tree planting to help compartmentalise fairways. This could be complemented with more substantial Community Woodlands in suitable areas around the margins. The relatively flat land immediately south east of the A832 road might also be suitable to meet future requirements for additional playing fields.*

13. *The Council proposes to upgrade the A832 road between Avoch and Fortrose in 2004 - 2006 and continue to safeguard the necessary land and foreshore area for this purpose. Detailed proposals should have due consideration for the Moray Firth Coastal SAC designation.*

14. *Scottish Water proposes to upgrade the sewage facility in 2004 - 06. Under Policy BP4 the Council will maintain a presumption against further development within 100 metres of the existing macerator and proposed treatment works. All development lying within the settlement boundaries should be connected to the public drainage system (GSP2).*

15. *The Council will also seek contributions towards traffic management/ calming measures including those identified under the Safer Routes to School initiative and towards public transport improvements from the developers of sites 3. (extension area only) , 6., 7. and 18.*

16. *The Council will keep under review the need to expand the cemetery to the north east. Subject to an environmental assessment to consider the risk to ground water, land extending up to 1.4 ha. may have potential in this regard. The Council will keep under review the need to expand the cemetery to the north east. Subject to an environmental assessment to consider the risk to ground water, land extending up to 1.4 ha. may have potential in this regard. Development proposals must include substantial screen planting and landscaping to a depth of at least 10 metres along the boundaries and co-ordinated with structure planting around the housing allocation at the Wards (para. 6). Development proposals must include substantial screen planting and landscaping to a depth of at least 10 metres along the boundaries.*

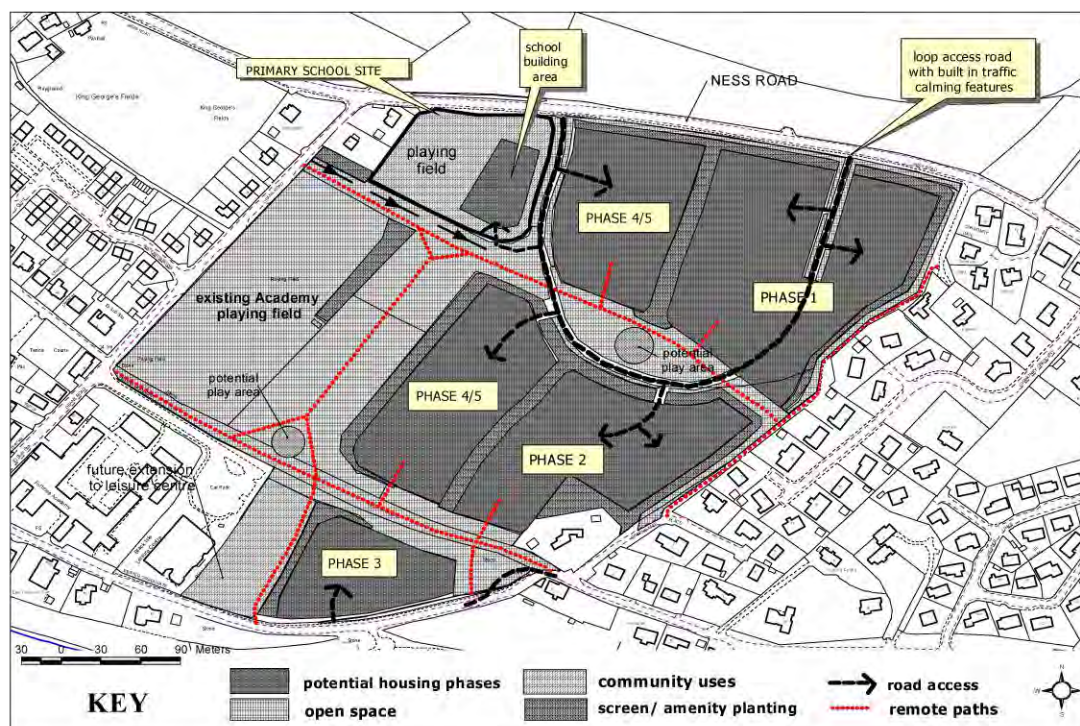
17. The Council will investigate the prospects for upgrading or replacing the existing public toilets and providing new toilets at Chanonry Point.

E: Expansion

18. Land is reserved between Fortrose and The Ness to meet more significant housing requirements over the next 10 years and beyond, as well as for a primary school, facilities for the elderly and open space. Up to 9 of the 13.3 hectares of land is allocated for 100 to 120 houses. Proposals should comply with the Framework Plan indicated below. A developer or consortium of developers shall prepare an overall master plan or layout in consultation with the community. This should confirm phasing and basic infrastructure requirements. The Council will encourage substantial early structural tree planting to help integrate the development into the landscape. Developers are also required to

- undertake hydrological assessments, to determine the adequacy of any surface water drainage systems
- upgrade foul sewers in association with development
- enter into legal Agreements with the Council and landowners, as appropriate, to secure necessary access roads, road improvements elsewhere in the settlement, footpaths, open space/recreation facilities and a serviced primary school site of approximately 1.2 ha.
- construct access roads to adoption standards up to the boundary of each ownership or phase of development to avoid creating ransom strips
- improve road alignment on Wester Greengate at Seafield Cottage
- discuss the level of affordable housing needs provision with the Council
- consider the inclusion of day care facilities for the elderly and the scope for purpose-built private retirement homes
- achieve an overall design that respects and complements the topography, characteristics and constraints of the site and its surroundings
- embrace community safety initiatives, notably 'Secure By Design' and 'Safer Routes to School'
- integrate built forms, circulation (notably via remote paths), green space and landscaping with each other as part of an overall concept
- ensure that the detailed design and specification of individual buildings forms part of a coherent overall design concept, including the clustering of buildings
- undertake an archaeological evaluation prior to development.

FORTROSE - NESS GAP: DEVELOPMENT FRAMEWORK



A: Amenity

19. Land at Chanonry Ness, south east of housing sites 8 and 9, remains reserved as an amenity and safety buffer to the golf course (30 metres from the public road). The Council will also seek to maintain the open character and recreational ability of the coastal strip between Fortrose and Rosemarkie, and towards Chanonry Point (see 8 and 9 above).

20. The Council will protect established footpaths paths from new development and the network will be extended or improved, as appropriate, in conjunction with significant development proposals.

21. Development within the designated Outstanding Conservation Area should be carried out in accordance with the established character of the area and the design guidance contained in Appendix II. Proposals for stone cleaning, colour washing and floodlighting of buildings require prior discussion with the planning authority. The Council will seek to bring under Special Control, certain classes of development which would otherwise be 'permitted' without a requirement for formal planning consent through an Article 4 Direction. This would give scope for more specific action through a 'Town Scheme', which the Council will consider in consultation with Historic Scotland.

18. Rosemarkie

Background

Rosemarkie (pop. 650) shares many of the locational characteristics, features and services of its larger neighbour, Fortrose, to the south. Lying on the western shore of Rosemarkie Bay, it generally faces east across the Moray Firth. In addition to the coast, it is contained by the wooded gorge of the Rosemarkie Burn and steep coastal cliffs to the north and steep rising farmland to the west. Open spaces and recreational land to the south are extremely important to the amenity of adjoining properties and the physical separation from Fortrose and the Ness.

The old village core is a designated Outstanding Conservation Area, served by a narrow, poorly aligned road network. Modest traffic management/calming measures exist but congestion problems still arise when service vehicles need to deliver to commercial premises. The ultimate solution of providing a by-pass to the west is beyond the financial means of the Council and the environmental impact of cutting into and bridging the Fairy Glen would require more detailed consideration.

Housing projections suggest a combined requirement for up to 144 more houses within Fortrose and Rosemarkie by 2011, with a further 96 from 2011 to 2017. The largest proportion of this combined requirement should be accommodated in Fortrose. This includes an expectation that a minimum of 25% will be for affordable/low cost needs and provides for an element of choice and location. Land stocks in Rosemarkie consist of a few remaining gap sites around the village and at Kincurdie House and of expansion to the west, over the northern part of Greenside Farm, with potential for 30 to 35 houses. Specialist housing for the elderly and young people have been suggested as local priorities.

Given its proximity to Fortrose, many services and facilities serve both communities. However, improved public toilet provision and medical/elderly care are key concerns. The scope for a second golf course was raised by community representatives during the review of housing land provisions in the 1990s.

Development Factors

The beach, adjoining Common Good land and wooded margins of Kincurdie and the Fairy Glen are all significant amenity features and general policies will apply to seek their protection from encroachment by development. Steeply rising land to the west and the Site of Special Scientific Interest further up the hill, together with prime agricultural land, the caravan site and sewage works to the south are also constraints. Whilst there are no overall infrastructure problems, development is limited by the narrowness of the High Street, Bridge Street and Courthill Road.

Policies, Proposals and Opportunities

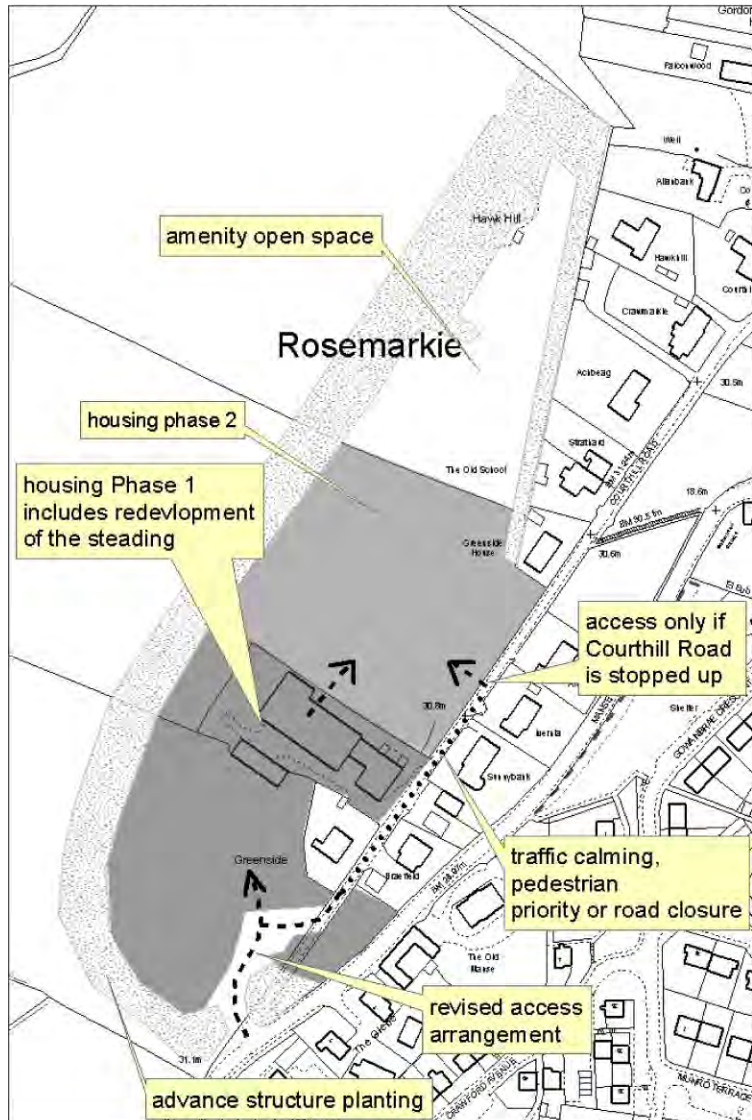
H: Housing

1. *The Council will encourage the development of remaining plots at Kincurdie House and Greenside Avenue and on suitable gap/infill sites elsewhere in the village. Consideration needs to be given to expansion to the west to accommodate more significant development (see 2 below).*

E: Expansion

2. *Land is reserved north-west of Courthill Road at Greenside Farm for planned expansion of the village to meet future housing requirements over the next 10 years and beyond. Development shall be deferred until after the completion of one third of the houses in the Ness-Fortrose Gap area. Greenfield development will only be permitted on the basis that it is linked to proposals for redevelopment of the steading buildings, which are due to become surplus to the operation of the farm. Up to 1.7 hectares of land is allocated for 30 houses, including a proportion of affordable dwellings. Proposals should comply with the draft Framework Plan indicated below. An overall master plan shall be prepared in consultation with the community to guide the comprehensive servicing, detailed layout and development. This should confirm phasing and basic infrastructure requirements. The Council will encourage substantial early structural tree planting to help integrate the development into the landscape.*

GREENSIDE FARM: DEVELOPMENT FRAMEWORK



Developers are also required to

- *undertake hydrological assessments, to determine the adequacy of any surface water drainage systems*
- *upgrade foul sewers in association with development*
- *enter into legal Agreements with the Council and landowners, as appropriate, to secure necessary access roads, road improvements elsewhere in the settlement, footpaths and open space/recreation facilities*
- *construct access roads to adoption standards up to the boundary of each ownership or phase of development to avoid creating ransom strips*
- *make contributions towards traffic management/ calming measures including those identified under the Safer Routes to School initiative, and towards public transport improvements*
- *discuss the level of affordable housing needs provision with the Council*
- *achieve an overall design that respects and complements the topography, characteristics and constraints of the site and its surroundings*
- *embrace community safety initiatives, notably 'Secure By Design' and 'Safer Routes to School'*
- *integrate built forms, circulation (notably via remote paths), green space and landscaping with each other as part of an overall concept*
- *ensure that the detailed design and specification of individual buildings forms part of a coherent overall design concept and takes account of the traditional architecture of the historic burgh*
- *have regard for the Designed Landscape of the Fairy Glen (see 5 below)*
- *undertake an archaeological evaluation prior to development.*

S: Special Uses

3. *The Council will investigate the prospects for upgrading or replacing the existing public toilets and providing new toilets at Chanonry Point.*

A: Amenity

4. *Development within the designated Outstanding Conservation Area should be carried out in accordance with the established character of the area and the design guidance contained in Appendix II. Proposals for stone cleaning, colour washing and floodlighting of buildings require prior discussion with the planning authority. The Council will seek to bring under Special Control, certain classes of development which would otherwise be 'permitted' without a requirement for formal planning consent through an Article 4 Direction. This would give scope for more specific action through a 'Town Scheme', which the Council will consider in consultation with Historic Scotland.*

5. *The Council will have regard to the landscape impact of development in the designated Garden and Designed Landscape of the Fairy Glen and will encourage appropriate management measures in association with land owners, tenants, community groups and other interested parties (BP2). Development proposals will be the subject of consultation with Historic Scotland and Scottish Natural Heritage.*

6. *A number of other but more locally important amenity features, including Rosemarkie Beach, the path along the shore and the woodland around Kincurdie House, are safeguarded from development.*

19. Garve

Background

Lying along the flank of Strath Garve, the village (pop. 130) is contained between the A835 and Kyle railway on the west-side and Black Water River to the east. The original, tight knit village centre contains a terrace of older buildings from which more recent, lower density housing emanates, interspersed with open spaces and groups of trees.

With an increasing emphasis on the potential advantages of rail travel Garve has the sufficient land and facilities, including hotel, primary school, post office, to capitalise on a resurgence in this form of transport. The population has marginally increased in recent years and housing requirements relating to slow, steady growth could be accommodated on existing housing land allocations.

Development Factors

Whilst sufficient suitable land exists within the village to accommodate anticipated level of development, the communal septic tank drainage system is currently at capacity and will require upgrade or replacement prior to further development. Thereafter all development within the settlement will be required to connect to the public sewer.

Policies, Proposals and Opportunities

H: Housing

The following sites are allocated for housing development: -

Ref.	Area (ha.)	Location	Capacity	Requirements
1.	1.0	<i>between Matheson Road and the Primary School</i>	15 - 20	<i>Overall layout plan identifying access arrangements, provision for tree planting/safeguard as necessary and inclusion of affordable housing.</i>
2.	0.3	<i>Village Hall</i>	4	

B: Business

3. *Subject to availability and consultation with Network Rail all or part of the railway yard may be suitable for other industrial or business purposes.*

4. *Land north of Garve Hotel accommodates established low intensity businesses, including:*
(a) workshop; and
(b) touring caravan site.

Mature woodland adjoining these sites will be safeguarded to provide important visual screening, contributing to the natural character of Garve's woodland fringes.

A: Amenity

5. *A network of footpaths follow the Blackwater River and present an opportunity for identification as formal walking routes under the Core Paths Network initiative.*

20. Hill of Fearn

Background

The small settlement of Hill of Fearn (pop. 310) lies some 6km to the south east of Tain. It provides local services to the surrounding agricultural community, including shops, school and garage. Demand for new houses has been low in recent years, with the exception of a few infill developments. Housing projections suggest the need for 50 houses over the next 15 years. Local employment opportunities are limited and most residents commute to work. Potential growth in employment prospects at Invergordon and Nigg may bring about an opportunity for expansion of the settlement which will assist in supporting and sustaining local services.

Development Factors

Hill of Fearn is a compact community, constrained by the surrounding agricultural land. The road network in the historic core of the village is a further constraint.

Policies, Proposals and Opportunities

H: Housing

1. *The Council will favour further small scale infill housing development.*

S: Special Uses

2. *To the south of Gordon Place 0.14 ha. of land is allocated for a play area.*

A: Amenity

3. *The Council will protect important open spaces and amenity areas, particularly*

- *the open space adjoining the war memorial*
- *the playing field / play areas.*

E: Expansion

The following sites are identified for the expansion of the village: -

<i>Ref.</i>	<i>Area (ha.)</i>	<i>Location</i>	<i>Capacity</i>	<i>Requirements</i>
4.	4	Rhynie Road	30 - 50	<i>Master plan showing details of access, layout, house design and landscaping. Set back from main road to allow for sight lines. Boundary tree planting.</i>
5.	1.2	<i>adjoining the playing field</i>	15	<i>Set back from playing field and allow for access to land to the rear.</i>
6.	9	Hill of Fearn West	30 - 50	<i>Allocated for medium to longer term development not commencing within 5 years of the adoption of this Local Plan. In advance of the submission of formal applications, developers are required to prepare a Design Statement, agree an overall master plan or layout and, with the aid of sketch elevations and photographs/montages of house types, illustrate how the proposed development is expected to look when viewed from various locations around the village. Provide mix of uses, leisure/ community facilities to include amenity open space, football pitch and site for community hall and associated parking, provision of housing land,</i>

			<p><i>phasing of development to accord with GSP7 - Settlement Expansion or with the provision of adequate facilities and infrastructure. Affordable housing provision to be agreed with the Councils Housing Service and integrated with other development where possible. Wastewater provision to accord with GSP2 - Wastewater Treatment. All matters to be the subject of a master plan to guide comprehensive development and phasing. Access to be from the B9165 with the creation of suitable access. Traffic calming measures to be applied to the B9165 through the village. The Council will encourage substantial early structural tree planting prior to the commencement of development to the southern and south western boundaries to help integrate development into the landscape.</i></p>
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Action

7. *Other opportunities exist to improve the village environment. Residents have suggested a need for improvements to the street lighting network, together with a tree planting scheme for the village and provision of a play area.*

21. Inver

Background

Inver (pop. 230) was established as a fishing village and is typical of other such settlements around the Moray Firth, with terraces of small cottages and doors that open directly onto the street. Considerable rehabilitation of older properties has taken place over the years, with limited new build. The community enjoys a number of local services including the school, hall and public house. Potential exists therefore to accommodate further housing. A future requirement for 25 houses over the next 15 years is projected.

Development Factors

Several factors determine the potential for development:

- The village is surrounded to the north and east by Inver Bay.
- Agricultural land is the main constraint on the remaining land.
- The original “fisher lands” are important to the setting and history of the community and need to be protected.
- Within the village the narrow streets and tight plots create problems.

Land to the south of Ross Place was allocated in the previous Local Plan. This is still an appropriate location for development.

Policies, Proposals and Opportunities

H: Housing

1. *The Council will favour further small scale infill housing development. Proposals must take account of the existing character and layout of buildings in “fishertown”.*

S: Special Uses

2. *There is a presumption against development within 15m of the STW.*

E: Expansion

3. *Land south of Shop Street and Ross Place is identified for the expansion of the town. An area of 2.7 ha. is allocated with a capacity of 30 to 40 houses. The Council will expect an overall master plan for the area showing details of access, layout, house design and landscaping. Layout and house designs should take account of the traditional character of the adjoining fishertown area.*

A: Amenity

4. *The Council will protect important open spaces and amenity areas, including garden ground along the sea front.*

Action

- 5. *The Council will consider potential environmental improvement schemes for***
- *the land around the hall, including surfacing of car park, creation of picnic site, access steps to the beach and new landscaping/ planting.*
 - *appropriate tree planting around the village.*

22. Invergordon

Background

Situated on the north side of the Cromarty Firth, Invergordon (pop. 3890) expanded from a planned estate village founded in the 1780s into a major industrial town. The sheltered harbour and deep water of the Firth played a key role in its development. A major naval base throughout the 20th century, the legacy of this activity remains in the Seabank Tank Farm, the original oil storage facility for the fleet. The oil industry is now the key sector, although diversification has led to a much wider business and industrial base.

The town now faces several problems. Population has been relatively static, unemployment is higher than the Highland average, oil related activity fluctuates markedly and is now seeing a downturn, the town centre faces difficulties with a number of empty shops and many businesses rely on external markets. Equally, the town has a number of strengths – a wide economic base; outstanding natural environment in the Cromarty Firth; excellent port facilities; a good supply of business and industrial land; good communications and skilled workforce. Potential exists to build on these strengths through business and technology expansion, promotion of the port facilities, notably cruise ships; expansion of the tourism sector based on the Firth and port, particularly the naval history; improving the environment, particularly the town centre and encouraging commercial investment.

Promotion of the town as a business location must be backed up with appropriate facilities including housing, services and infrastructure. Housing land in development is in short supply, with Cromlet the only main site under development. The Plan seeks to identify an adequate effective land supply to address the requirement for the Plan period. Revised figures in light of the 2001 Census show a reduction in projected household growth rates and a housing requirement of 450 to 555 houses by 2017. A key deficiency is wastewater treatment. Scottish Water is expected to bring forward proposals for a combined waste water treatment works serving Invergordon and Alness as part of the Cromarty Firth North Shore scheme. A site has been identified further to the west of the existing works at Rosskeen, midway between the two communities. The town has a good range of community facilities, including hospital, swimming pool and a range of shops although there is no large supermarket.

The historic core of the town, with its grid iron layout is very attractive, but suffers from the proximity of the derelict tank farm and a lack of quality in the streetscape. The Invergordon Initiative was instrumental in securing improvements to the High Street completed in 2004. Opportunities to improve the links from the High Street to the harbour must also be pursued. The tank farm has been empty for several years and the possibilities for re-use appear limited. The site provides a significant redevelopment opportunity to remove an eyesore and create a new neighbourhood, encompassing housing, open space, community facilities and cross-town links. This will require significant investment from both the public and private sectors, particularly to clear up contamination.

Development Factors

The development priority for the town is reclamation of the Seabank tank farm to suitable community uses. This large area provides an opportunity for a mix of uses including housing, open space and community facilities. This can accommodate a substantial number of houses. However, the site will take time to be brought into use with the need for decontamination and removal of the tanks. There will therefore be a need to examine other sites that are more readily available.

Expansion to the west is constrained by the golf course. Opportunities for housing development exist generally to the north and west margins of the town, around Invergordon Mains Farm and the former golf course land at Birchwood. Some localised foul drainage constraints exist.

Policies, Proposals and Opportunities

C: Town Centre

1. *Within the defined commercial core area the Council will*
 - *give the highest priority to improving the viability of the shopping centre*
 - *encourage the addition, renovation, modernisation or replacement of floorspace needed to accommodate changing shopping patterns*

- encourage office development , particularly through the re-use of vacant upper floors
- presume against further ground floor office and other non-retail uses in the core shopping area of High Street, where they would interrupt continuous retail frontages
- promote supplementary design guidance for shop front design and signage.

2. *Proposals for retail development should satisfy the sequential approach. That is, in the absence of town centre sites, consideration should be given to edge of centre sites, and, in the absence of either town centre or edge of centre sites consideration should be given to out of centre sites which are easily accessible to a choice of means of transport and located within the defined settlement boundary. (Scottish Planning Policy 8: Town Centres and Retailing refers) [R1, 2, 4 - 7, G2 & 3]*

3. *At Shore Road a 0.1ha. site is suitable for a variety of uses. Relocation of the garage, together with the inclusion of the old Bone Mill would create a larger site offering much wider opportunities. Possible uses include retailing, community and tourism uses.*

4. *The old Bone Mill has been derelict for some time. The Council supports the community's desire to develop it as a heritage centre, possibly linked to the Shore Road site above.*

5. *If the Health Centre is relocated (see below), the site has potential for residential and / or retail uses.*

H: Housing

The following sites are allocated for housing:-

Ref.	Area (ha.)	Location	Capacity	Requirements
6.	1.2	Cromlet	20	development under construction
7.	0.2	tennis courts	4	sheltered / special needs housing subject to suitable access and parking (see GSP9)
8.	1.0	Cromlet	24	affordable housing
9.	0.3	Seabank Road	5	relocation of the agricultural business
10.	3.2	Former golf course, west of Caberfeidh Drive	35	area of landscaped open space, access from Seaforth Crescent/Caberfeidh Drive; access through open space to the south to Strath Avenue may provide a suitable alternative.
11.	0.7	Former coal yard	6 - 8	suitable for sheltered housing or flatted accommodation

B/I: Business / Industrial Uses

The following sites are identified for business / industrial uses:

Ref.	Area (ha.)	Location	Requirements
12.	11.2	Cromarty Firth Industrial Park.	mixed industrial uses
13.	7.0	Inverbreakie Industrial Estate	landscaped buffer, tree planting
14.	1.2	Castle Avenue Industrial Estate	vacant sites available
15.	Infill	The remaining land at the harbour	potential for infill development
16.	1.4	Cromlet	Outline planning permission granted for a supermarket. Potential contaminated land issues require to be addressed
17.	1.4	Cromlet	Outline planning permission granted tourism/business use. Potential contaminated land issues require to be addressed

18. *The waste management site at the Cromarty Firth Industrial Park is safeguarded for this purpose.*

S: Special Uses

The following areas are identified for special uses.

Ref.	Area (ha.)	Location	Requirements
19.	0.5	Former Victoria garage	Detailed planning permission for erection of church.
20.	0.8	Cromlet	Outline planning permission for church/recreational use. Potential contaminated land issues require to be addressed

21. *The Highland Primary Care NHS Trust intends to provide new hospital facilities and a primary care centre at the existing County Hospital.*

22. *1ha. of land adjacent to Invergordon station is allocated for a railway goods siding. A new junction will be required onto the B817 and appropriate noise attenuation measures to the satisfaction of the Planning Authority.*

23. *The Council will encourage and support development of related activities within the harbour area. Opportunities include the provision of marina facilities. The recent Review of Ports and Sites in the Inner Moray Firth study suggests that future potential lies in a shift in emphasis of activities to clean cargo, cruise and marina, together with waterfront regeneration.*

E: Expansion

24. *Land at Invergordon Mains is reserved to meet more significant housing requirements over the next 10 years and beyond. 12.3 ha. is allocated with a capacity for 185 houses. Overall Master Plan is required indicating access from the Tomich Road. Built form, circulation, green space and landscaping require to be integrated with each other as part of an overall concept. Where appropriate, developers will be responsible for completing the public road, water distribution and sewerage systems to the limits of their respective boundaries in the interests of the proper servicing of the area. Play space / open space should meet the standards set out in the Development Plan Policy Guidelines. The Council will encourage substantial early structural tree planting to help integrate developments into the landscape. Existing boundary trees should also be protected.*

25. *The Council will work with the landowner, the local community and other public agencies to bring forward a redevelopment scheme for the Seabank tank farm. This will require significant investment to decontaminate the site and remove the tanks. However, it does present a major opportunity to dramatically improve the landscape of the town, open up land for a variety of housing, provide a large area of central open space and create links between Inverbreakie and the town and the High Street and the Tomich road. Development may incorporate elements where appropriate such as amenity/open space (putting green, skate park etc), tourist accommodation, car parking and interpretation of Invergordon's history including the role of the oil and aluminium industries in a visitor attraction and other tourist related development, providing a link to the cruise ships terminal. The Council will prepare a Planning Brief for the site in co-operation with the landowner, the community and public agencies.*

A: Amenity

26. *The Council will protect important open spaces and amenity areas, particularly*

- the playing field / play areas throughout the town*
- Natal Garden*
- landscaped areas along Shore Road*
- all areas of amenity trees, including Castle Avenue, Tomich Road and Birchwood.*

27. *The Council will consult the Health and Safety Executive and where appropriate, SEPA, about risks to proposed development on land lying within 500 metres of the Invergordon Grain Distillery.*

Action

28. *Other opportunities exist to improve the town's environment. The Council will consider potential environmental improvement schemes as follows*

- *enhancement of the approaches, including improved signage, landscaping and speed reducing measures*
- *improvements to the linear park including information points, seating and creation of a sculpture park*
- *Cromlet Drive – Gordon Terrace footpath – provision of planting / seating*

23. Kildary

Background

The small village of Kildary (pop. 115) lies immediately to the north of the A9 and the adjoining community of Milton. Surrounded by extensive areas of woodland, the village is separated from the main community facilities by the A9. The adjoining community of Milton contains the main local services, notably the school, but the community must look elsewhere for higher order services. The major development within the village is the local garage and car sales business, which dominates the entrance from the A9. Several houses have recently been built and there are now few infill opportunities left. A significant area of land was allocated in the previous Local Plan between the old and the new A9. This has never been progressed and offers an opportunity for expansion.

Development Factors

Expansion of the community is constrained by

- the A9 to the south
- the Balnagowan river and woodland to the west
- Ballchraggan Wood to the north.

The most suitable areas for expansion remain the eastern and western margins of the village.

Policies, Proposals and Opportunities

H: Housing

1. *The Council will favour further small scale infill housing development.*

2. *2.0ha of land at North Kildary offers potential for the development of low density housing. Developers should prepare an overall layout showing the retention of trees and provision of pathways on site. A management plan will be required for the remaining afforested area and the retained trees on the skyline. The undertaking to prepare a woodland management plan will dictate the level of development on the site, this in any case should not exceed 20 dwelling houses. The provision of adequate access to the site may require the provision of off-site road improvements. A strip of trees (mixed broadleaf with Scots Pine along outside edge) between 30-40 metres is to be retained along the northern edge to secure a long term, windfirm backdrop to the new development. The width of this will fluctuate according to the landform and must be agreed with the Highland Council Forestry Section. A robust management plan is to be produced identifying areas for long term retention (i.e. all Scots Pine and broadleaves) and addressing the area of mature spruce to the west of the proposed development. This area requires a programme of selective felling and restocking with Scots Pine/broadleaves to provide greater age diversity and long term cover which is more in keeping with the surrounding woodland. This plan is to be approved by the Highland Council Forestry Section*

B: Business

3. *Opposite the garage, 0.4 ha. of land is identified for a parking area ancillary to the adjacent garage use.*

E: Expansion

The following housing sites are identified for the expansion of the village:

Ref.	Area (ha.)	Location	Capacity	Requirements
4.	0.7	adjacent to Parkhill	11	<i>A bunded landscape amenity buffer incorporating significant structural tree planting to a minimum depth of 30 m along the southern and eastern boundaries, prior to completion of development. There may be need to consult with HSE on proposals in close proximity to the working area of Balnagown Quarry.</i>
5.	2.2	East of Parkhill	20	<i>Includes a bunded landscape amenity buffer incorporating significant structural tree planting to a minimum depth of 30 m along the southern and eastern boundaries, prior to completion of development. There may be need to consult with HSE on proposals in close proximity to the working area of Balnagown Quarry.</i>

A: Amenity

6. *The Council will protect important open spaces and amenity areas, particularly*

- *the remaining land between the former and the new A9*
- *existing trees along the A9*
- *trees around the garage and car sales business.*

24. Marybank

Background

Marybank (pop. 190) is situated at the entrance to Strathconon overlooking the confluence of the Rivers Conon and Blackwater. The village is encompassed by extensive farmland with prospects west to mountain ranges beyond. It originally served the sporting estates and farming communities of Strathconon, Fairburn and Balnagown. Marybank's location is also a conduit for residents and visitors at the gateway to Strathconon.

The village sustains a basic level of facilities that includes a primary school, a new community hall, hotel and garage/workshop, but it no longer supports a shop or post office. Whilst Marybank has not experienced the same pressure for growth as other Inner Moray Firth settlements, recent demand has still been significant and led to the full development of all previously designated housing land. Projections suggest the need for a further 45 to 50 houses in the Marybank and Strathconon area in the next 15 years.

Development Factors

Infrastructure constraints currently restrict further development, in particular, replacement of the communal septic tank by a sewage treatment works is necessary in advance of further house building. Stands of mature trees, particularly on roadside verges, are an important amenity feature throughout Marybank and development proposals will respect appropriate safeguard distances. Subject to overcoming these constraints scope exists for more significant development at Ord Road to enable the community to adapt and flourish.