

Policies, Proposals and Opportunities

H Housing

1. *The Council will favour further small-scale infill housing development including a 0.22 ha. site at Ord Road for one house.*
2. *At Easter Balloan potential exists for a maximum of 6 houses on 0.6ha. Development proposals should be consistent with the existing surrounding character and maintain adequate safeguarding from the trees, respect the setting of the hotel and create a satisfactory access.*

B: Business

3. *To the east of the school 0.4 ha. of land remains safeguarded for a garage / workshop activity.*

E: Expansion

4. *Land is allocated for expansion of the settlement:*
 - (a) *South of Ord Road – 2.4 ha. for up to 25 houses; and*
 - (b) *West of The Brae – 2.7 ha. for up to 25 houses.*

Development will incorporate land for the provision of additional recreation / play facilities on two sites, lying to the east and west flanks of the allocations, in accordance with over all layout plans to be agreed between developers and the Planning Authority prior to commencement. These will include details of density, access, road layout, footpaths / cycle-ways, open space, landscaping and phasing (see DPPG Standards). A pre-requisite to development is also the upgrading/ provision of adequate public waste water treatment, to which developer contributions are necessary (GSP2). Developers are also required to provide land for a village shop and public car park at The Brae. A comprehensive structural planting scheme, comprising trees and hedgerows of native species should be undertaken in advance of development (S75 Agreement). Developers should also discuss the provision of affordable housing. Local assessment of need suggests that a minimum of 25% of the houses should be for affordable/ low cost needs.

A: Amenity

5. *The community supports consolidation of community recreation and leisure facilities at the west end of the village, close to the Community hall and play area. Sufficient space is available for creation of a picnic/ public seating area capitalising on the splendid views and subject to the availability of funds.*
6. *Potential exists to minimise the number of visitor vehicles into Strathconon by encouraging use of the Marybank Hall car park as an interceptor facility to encourage pedestrian and cycle access. Provision of information boards in this location would assist with interpretation and could include promotion of the Strathconon road as a designated cycle route.*

25. Maryburgh

Background

Maryburgh (pop. 1100) is situated on the north bank of the River Conon and at the confluence of two major roads, the A862 and A835 (T). From its 19th Century core of Proby and Hood Streets the village expanded into adjacent fields avoiding flood risk areas nearer the river. Successive phases of housing have occurred in response to periods of demand, confirming Maryburgh's role as a residential village for a largely commuter workforce. Housing projections suggest the need to accommodate a further 75 to 100 houses in the village in the next 15 years. Land between the village and A835 is identified as appropriate to meet future development needs and the community seeks a selection of housing types and tenures.

Maryburgh enjoys a good level of amenity and location convenience. Facilities include a shop, post office, primary school, church and hall. The Council is in the process of reviewing provision of primary school education in both Conon Bridge and Maryburgh. In addition to provision remaining on site, consideration will be given to site options for a combined single school. Potential options for such provision will have to be considered as part of the formal review. The 'B' Listed Ussie Mills are a heritage asset, with potential for craft industry or heritage/visitor use, or alternatively a prestige housing development.

Development Factors

The community supports containment of the village within its existing rural setting by safeguarding agricultural land and encouraging provision of new structural tree planting. Without the creation of other feeder / distributor roads the extent of new development will be constrained by the present road network capacity. A bottleneck effect exists on the A862 Dingwall / Inverness road and measures considered to alleviate this constraint could include junction improvement at Seaforth Place.

Policies, Proposals and Opportunities

H: Housing

The following sites are allocated for housing:

<i>Ref.</i>	<i>Area (ha.)</i>	<i>Location</i>	<i>Capacity</i>	<i>Requirements</i>
1.	0.7	West of Maryburgh Roundabout	10	Development will be subject to provision of an access constructed to distributor standard adequate to serve further housing beyond the south western boundary (see 4 below). Screen planting should be provided along the northern perimeter close to the roundabout.
2.	0.8	East of the Maryburgh Roundabout	9	Subject to meeting access standards and any necessary flood prevention measures adjacent to the Ussie Burn. Under construction.

S: Special Uses

3. *As part of the formal review of primary school accommodation in Conon Bridge and Maryburgh, the Council will consult the two communities on the proposal for a combined school. The following potential site options are under consideration: -*

- (a) The existing Maryburgh Primary School site and adjacent land.*
- (b) Land at Braes of Conon, south of the existing Conon Bridge Primary School.*
- (c) Land west of Windsor Place.*
- (d) The existing Conon Bridge Primary School site.*

All of these areas are also considered to have potential for alternative uses, mostly housing (see 11 and 13 of the Conon Bridge statement). If appropriate and in the event that the existing Maryburgh school site becomes surplus to Education requirements in the future, it may have potential to be re-used/re-developed to provide community facilities, social/amenity housing or small business accommodation.

E: Expansion

4. *Approximately 10 ha. of land to the north west is reserved to meet more significant medium to longer term housing requirements. 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. Developers are also required to*

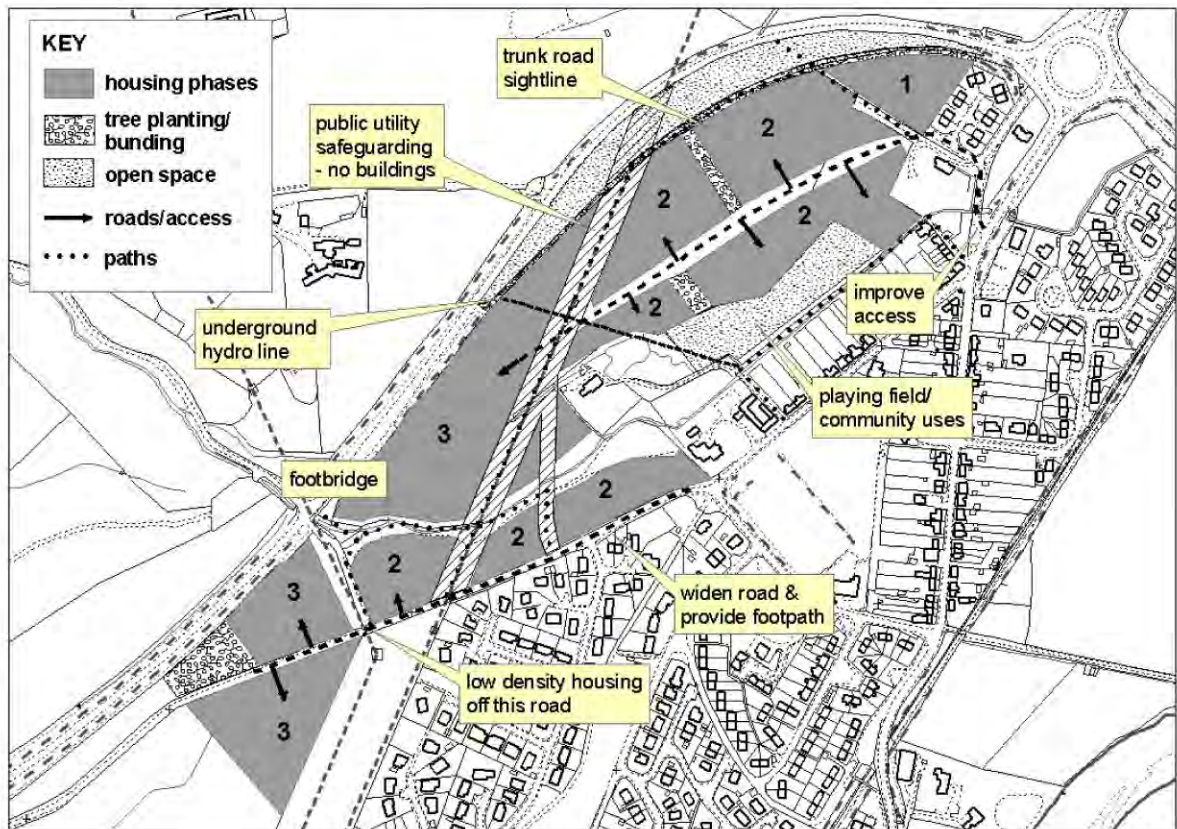
- undertake hydrological assessments, to determine the adequacy of any surface water drainage systems*
- upgrade foul sewers in association with development*
- enter into legal Agreements with the Council and landowners, as appropriate, to secure*

necessary access roads, footpaths and open space/recreation facilities.

- discuss the level of additional affordable housing needs provision with the Council
- construct access roads to adoption standards up to the boundary of each phase of development to avoid creating ransom strips
- generally phase development from north east to south west, served by a spine distributor road (see 2 above) - there is potential to provide separate early access to land between the Ussie Burn and Birch Drive
- safeguard corridor for overhead power line
- safeguard corridor for trunk water main
- undertake a planting and landscape regime to separate and screen development from A 835, define housing blocks, enhance amenity and enable extension of the village path network.
- achieve an overall design that respects and complements the topography, characteristics and constraints of the site and its surroundings
- ensure that the detailed design, built form, selection of materials and specification of individual buildings forms part of a coherent overall design concept and takes account of the traditional architecture of the village
- undertake an archaeological evaluation prior to development.

NORTH WEST MARYBURGH DEVELOPMENT FRAMEWORK

(from Adopted Mid Ross Local Plan)



A: Amenity

5. The council will safeguard important woodland, amenity areas and other open spaces from development. Scope exists for the woodland between Dunglass Road and Birch Drive, already the subject of a Tree Preservation Order to be taken over by a 'Community Woodland Trust'.

26. Milton (of Kildary)

Background

The small village of Milton (pop. 496) saw radical change in the 1970s with the completion of a major public housing development. This more than doubled the size of the original village centred around the green and the mill. The population has decreased markedly since the last census, which most likely reflects the decline of oil-related employment in the area. The allocation of land for employment opportunities and housing development will support large scale strategic land allocations in the wider Easter Ross area and is aimed at encouraging growth at Milton.

The community has a reasonable range of facilities including school, shop, pub and play areas, although there is no village hall. However, demand for housing has been very low in recent years with most demand being met in the policies of Tarbat House immediately to the south. A substantial area of land at Appitauld on the other side of the B817 has had a planning consent in the past, although the site has never been developed.

Development Factors

Expansion of the village is constrained by several factors, notably the woodlands to the east, the railway to the west and the agricultural land and policies of Tarbat House to the south. The green is enclosed by late 18th and early 19th century houses that back on to important woodland to the south. These form the basis of the Conservation Area, with the woods now controlled by the community. There are no significant infrastructure deficiencies and the community can accommodate further development.

Policies, Proposals and Opportunities

H: Housing

1. *The Council will favour further small-scale infill housing development. Development within the Conservation Area must take account of the design guidance set out in Appendix II.*
2. *At Woodlands Drive 0.5 ha. of land is allocated for up to 7 houses.*

B: Business

3. *At the West Lodge to the south of the village 0.5ha of land is allocated for business uses.*

S: Special Uses

4. *A village hall would be a welcome facility. Land within the school grounds or within the main amenity area offers potential for such a facility.*
5. *There will be a presumption against development within 100m of the STW.*
6. *The Council will safeguard land at Appitauld for the development of a new rail halt and associated parking. Access to the site to be shared with the expansion site to the east (see7 below).*

E: Expansion

7. *At Appitauld 4.3 ha. of land is identified for the expansion of the village with a maximum capacity of 30 dwellings. Developers will be required to*
 - *provide an overall layout and landscaping plan*
 - *protect the beech hedging along the B817*
 - *provide appropriate speed reduction measures on the B817*
 - *provide safe footpath links to the open space and school on the opposite side of the B817.*

A: Amenity

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

- *the major amenity open space between the B817 and the built up area*
- *the playing field at the school*
- *the “village green” within the Conservation Area*
- *the trees and landscaping areas within the public housing area*
- *Milton Community woodland*

Action

9. *The Council proposes to place an Article 4 Direction over the Conservation Area. Separate statutory advertisement and consultation will be required. Development within the Conservation Area should have regard to the Design Guidance in Appendix II.*
10. *The Council will encourage further works to improve access to, and management, of the community woodlands, including picnic facilities.*
11. *The Council will encourage the provision of soft landscaping / planting of the grassed areas adjoining the shop.*

27. Muir of Ord

Background

Muir of Ord (pop. 1800) is located where Mid Ross meets the Black Isle, at the intersection of the North railway line and traditional road routes west via Strath Conon and Strath Garve. The settlement is flanked on the east by farmland with smaller hill farms to the west, extending to an forested hinterland beyond.

Economic growth of the 1970's broadened Muir of Ord's commercial base, founded originally upon agriculture, sporting estates, the Glen Ord Distillery and Tarradale Stone quarry. The Muir of Ord industrial estate at the south end of the settlement is the base for extensive business activity, most significantly the SGL carbon fibre factory. However, the estate is approaching capacity and room for expansion should be identified.

Conveniently located for access to Inverness and Dingwall, Muir of Ord is popular with commuters. This has encouraged further recent population growth and taken up significant areas of housing land, mainly in the northern quadrant of the village. Housing requirements based on the 2001 Census suggest that land for 230 to 290 houses should be allocated to cover the next 15 years. However, the lack of an adequate drainage system until recently and the subsequent upsurge in development suggests a requirement for 300 to 360 houses in 15 years, including 20 to 25% to meet affordable needs. Piecemeal development of agricultural land outside the village, particularly at Teandalloch and Balvaird, has generated servicing problems and jeopardised sustainability. Projected development needs should therefore be accommodated within the boundaries of Muir of Ord.

Muir of Ord supports a comprehensive range of local services and enjoys good recreation provision including a golf course, sports field and a footpath network interwoven with the local wetland. It is also the venue of the renowned Black Isle Show.

The Market Stance forms the 19th Century core of the village, encompassed by an attractive group of sandstone buildings of vernacular style. Heavy traffic flows converge to an overburdened junction and serve to isolate the focal buildings, impairing their collective quality and creating a poor pedestrian environment.

Development Factors

A shortage of serviced land for housing and further industrial expansion threatens to limit the future prosperity of Muir of Ord. The Plan seeks to address these by

- identifying sufficient land to meet housing demand over the next 10 years and indicating local constraints to be overcome
- rationalising, enhancing and promoting unused industrial land for development
- identifying additional land to meet long term industrial / business needs
- promoting improved transport links with neighbouring settlements, Easter Ross and Inverness
- enhancing the village centre environment
- considering potential measures for improving traffic circulation and pedestrian safety
- encourage use of the Mannsfield Showground as a year round venue for agricultural events and identify dedicated service facilities including car parking.

The new sewage treatment plant to the south east has overall capacity to accommodate more significant development. Local drainage and road networks will need to be upgraded in association with development. The lochans and pond systems, which provide a valuable natural environment for wetland flora and fauna, including the endangered Great Crested Newt, and now require to be safeguarded and managed. Where development proposals will impact on facilities or require the upgrade of services or infrastructure the Council shall seek provision of necessary works or contribution towards the provision or upgrading of services and infrastructure.

Policies, Proposals and Opportunities

H: Housing

The following sites are allocated for housing development: -

Ref.	Area (ha.)	Location	Capacity	Requirements
1.	0.3	Urray House	6 - 8	Suitable for sheltered housing
2.	0.65	Logan Way	10 -13	Suitable for affordable housing
3.	0.65	Station View	12	Albyn Housing Society has consent for semi detached / terraced development
4.	1.0	Blair of Tarradale	8	Permission granted for 8 houses,
5.	0.1	Former Roads Depot	4	Suitable for affordable housing
6.	0.02	Former Drill Hall		Also suitable for business use
7.	1.5	Rosecroft	20 - 26	Detailed layout plan. Affordable housing
8.	2.5	Strome	38 - 45	Master Plan. Phase from south west. Developer contributions will be sought for off site road improvements.
9.	5	Ord Road	80	Permission exists for up to 80 houses. Subject to survey of ground conditions, drainage, topography, maintenance of main treed areas and footpath links, a lower density may be appropriate.
10.	1.8	Market Stance	8	Development will maintain open space setback from the Industrial Estate and A862.

I: Industry

11. *At the industrial estate remaining undeveloped land parcels are allocated for industrial and business uses. The Council will work with HIE Inverness and East Highland and land owners to identify more significant development opportunities through rationalisation of under-used areas. A further 10 ha. to the east is allocated to meet potential future expansion needs. Retention/ planting of trees in a 20 metres wide strip around the edge of the land is required to reduced the landscape impact of development.*

S: Special Uses

12. *The Council will safeguard the Mannsfield Showground for continued recreational and community purposes.*

13. *The rail yard is safeguarded for potential railfreight use, subject to improved road access. The Council will also encourage the owners to maintain the yard in a tidy condition in the interim.*

14. *0.7 ha. of land at Tarradale Gardens is safeguarded for redevelopment of Urray House or the ancillary provision of very sheltered housing. This may provide opportunity for development in association with Urray House (see I).*

E: Expansion

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

Ref.	Area (ha.)	Location	Capacity	Requirements
15.	8.5	Broomhill	85 - 120	Master plan to address common/ overall drainage, planting, access etc. Lower part of the site, within the 0.5% probability area, to remain free of houses, and given over to open ground and play space, possibly incorporating the SUDS retention pond, and allowing for road access to the remainder of the site.

16.	5	<i>Ardnagrask, Corrie Road</i>	22	<i>Long term/low density. Subject to access and master plan/development brief.</i>
17.	3	<i>Chapelton</i>	30 - 45	<i>Long term/low density including open space and planting. Developer contributions will be sought for off site road improvements.</i>
18.	4	<i>Tore Road</i>	40 - 65	<i>Long term development. Include footpath. A832 Building line setback. Affordable housing/higher density to west. Perimeter tree planting. Amenity space to south</i>
19.	5.8	<i>South of Golf Course</i>	20 - 30	<i>Lower density housing on the west side with play/amenity area. Business/commercial/ horticultural uses compatible with residential area on the east side. Master plan to guide development. Landscape/plant up the A862 road frontage to a depth of 20 metres and a narrower buffer between housing and other uses. Contribution to safer route to primary school</i>

A: Amenity

20. *The system of lochans and ponds dispersed throughout the village are an important natural heritage resource worthy of additional safeguard. Subject to agreement between Scottish Natural Heritage and the Scottish Wildlife Trust, this could be achieved through designation of a Site of Local Nature Conservation Interest.*

Action

21. *An opportunity exists to enhance the Market Stance and re-establish it as the physical heart of the village. This will primarily depend upon creation of an improved traffic layout. Potential layout options should incorporate measures for replacement of the existing road-bridge, now approaching the end of its useful life. Interim enhancement measures might include formalisation of the central area boundaries, provision of seats, specimen tree planting and improved signage. Developer contributions will be expected for junction improvement where a significant increase in traffic will result from the development. An improvement scheme should be determined and implemented before any significant development takes place.*

28. Munlochry

Background

Munlochry (pop. 380) is a compact village situated on the south facing hill slopes at the head of the narrow, steep sided inlet of Munlochry Bay. The elevated position of the village allows extensive views to the south east through the bay. The historic core takes the form of a single street fronting the B9161 road where a range of commercial and community uses stretch from the church on the southern approach towards the community hall to the east. On street parking associated with the main shop is still a problem although the community is seeking to develop an off street parking area with landscaping and visitor interpretation to north east of the Old Mill. This would be complemented by traffic calming measures on Millbank Road.

Significant development took place to the north following the opening of the Kessock Bridge in 1982. Munlochry's convenient location to Inverness and its wide range of facilities maintain its attractiveness to commuters. The village is well-placed to accommodate further house building in relation to further available land and continued improvements to the range and quality of local services and infrastructure. Projections suggest the need to accommodate 60 more houses in the wider Munlochry area as a whole by 2011 and a further 30 by 2017. While this includes flexibility for choice of location, permission has been granted for 81 houses on existing zoned land to the north and west of Brae Park. This is subject to phasing of proposals from the south, holdback from the attractive woodland to the west and upgrading of the access road. A few infill sites remain, including an area for low density development to the east of the former Church of Scotland manse - the Grange .

The Old Mill has been previously identified as a housing conversion opportunity. Its potential for other uses, for small business/office, tourist or community purposes would depend on off street parking being provided to the north. Land adjacent to Fraser's garage, north of the A832 road, has potential for further business/light industrial or tourist related development, subject to suitable access and landscaping. The 'Cloutie Well' to the north west is also of significant interest to visitors, but interpretation, parking and access improvements are required nearby.

Development Factors

The village is surrounded by prime agricultural land to the north east, east and south. It is also contained by the Big Burn and woodland to the west and A832 to the north. Nature conservation interests occur to the immediate south and west of the village, where there are also significant archaeological sites and commercial forestry interests. The open prospect over the Bay from Millbank Road should not be eroded through continuous infilling by development.

On the B9161, which gives access onto the A9, the Littlemill Bridge is a notorious local hazard. However, no funds are currently allocated to its improvement. Foul sewage from the village is treated at the extended works at Avoch and, subject to adequate capacity, all development within the settlement envelope should be directed to public sewers. The need to improve the primary school accommodation is a key local concern. The additional pupils likely to be generated by the new housing at Brae Farm will increase pressure for improvements. The restricted site and fragmentation of the existing facilities limit its prospects for suitable improvement. The ideal solution may be to develop a new school, possibly in association with a new playing field.

At Brae Farm necessary access and traffic calming works will be progressed in conjunction with further house building. The open corridor to the south of the A832 should be retained with appropriate landscaping and tree planting.

Policies, Proposals and Opportunities

C: Village Centre

1. *The Council will favour proposals for additional commercial/retail uses to be located within the areas identified on the frontage of Millbank Road.*
2. *The local community is seeking the development of a large off-street car park, a landscaped amenity area and visitor information/interpretation facilities over land lying between the Old Mill and the post office.*
3. *In the event that the Old Mill ceases to be required for agricultural purposes, the Council will favour proposals for restoration and conversion to uses compatible with its village centre location. This might include either residential use, its potential for business/office, tourism or community depending upon satisfactory access and more significant off-street parking over adjoining land to the north (see 2 above).*

H: Housing

The following areas are allocated for housing development: -

<i>Ref.</i>	<i>Area (ha.)</i>	<i>Location</i>	<i>Capacity</i>	<i>Requirements</i>
<i>4.</i>	<i>5.7</i>	<i>Brae Farm</i>	<i>39*</i>	<i>Under construction – approx no. of houses to be completed at end of Dec. 2005. An element of social/affordable housing to meet local needs, based upon a minimum requirement of 25%. Open space with play area. Setback from A832 road and provide new access from A832 before 50% of development is completed.</i>
<i>5.</i>	<i>0.6</i>	<i>The Grange</i>	<i>3</i>	<i>Under construction. Retain trees on margins. House designs to a high quality in harmony with the design, materials and setting of the adjacent church and manse.</i>

B/I: Business/Industry

6. *Land at and surrounding Fraser's garage offers potential to create additional local employment opportunities, subject to suitable access, landscaping, drainage and flood risk assessment. The timescale for development is most likely to be in the medium to longer term for a public development, but could be short term for a private developer. The possibility of developing up to 2.5 hectares for business/light industrial and tourist related uses should therefore be explored with HIE Inverness and East Highland, the land owners and the community. Access should be taken via an improved A832/B9161 junction from the Culbokie leg. The belt of trees along this frontage should be retained as best as possible and substantial additional tree planting and landscaping will be required to a depth of at least 20 metres to enclose the land well in advance of development commencing, possibly as a grant assisted farm woodland scheme (S.75 Agreement). The derelict building in the south east corner may offer potential as the location for a tourist facility incorporating interpretation of Munloch Bay. In the absence of detailed Centre for Ecology and Hydrology maps on flooding, developers will have to undertake a flood risk assessment in advance of detailed proposals for the land.*

S: Special Uses

7. *The Council will keep under review the need for improved primary school accommodation, including the prospects for building a new school, possibly in association with a playing field for wider community use. Land to the north of Brae Park has local support. In the absence of detailed Centre for Ecology and Hydrology maps on flooding, a flood risk assessment will have to undertake in advance of detailed proposals for this land.*

8. *On Millbank Road the Council proposes to undertake traffic calming measures.*

A: Amenity

9. *The woodland to the north of the A832 road has potential to be formally designated as a Community Woodland for informal recreational use.*

10. *The Council, in conjunction with the local community and owners, Forest Enterprise, will explore the prospects for improving access parking and interpretation close to the 'Cloutie Well'.*

29. North Kessock

Background

The North Kessock settlement area (pop 920) has a strong linear emphasis along the northern entrance to the Beaully Firth, stretching from the historic village of Charleston in the west to the Kessock Bridge in the east. Most of the settlement lies between the A9 and the sea, except for the group of houses at Craigton to the north east, perched above the Kessock Bridge. Whilst located in Ross and Cromarty, it is in very close proximity to Inverness and has the advantage of a magnificent, mainly southerly aspect and panoramic outlook.

Early growth related to its role as the Black Isle ferry terminal for Inverness. More significant growth occurred following the opening of the Kessock Bridge in 1982 and has seen improvements to the water supply, as well as the development a new primary school, playing field, bowling green, church and surgery. A good range of other facilities also exists including a hotel, post office, shop and hall. Apart from jobs associated with some of the community and commercial uses, employment based within the settlement is limited to marine related activities connected with the old ferry slipway and recreational sailing in the adjacent Firth.

Outline proposals have been approved for further housing, recreation land, community and commercial facilities at Bellfield Farm. The close proximity to Inverness means that the development will be attractive to commuters. However, 30% of the proposed dwellings are for affordable low cost local needs and a number of additional tourism and service jobs will be created. The housing element of these proposals will go some way towards meeting future requirements in the settlement area.

Development Factors

A grade-separated junction, funded largely by developers, is complete and will allow further major expansion. A new sewage works is also required to cater for the additional level of development and the existing load.

Further development is constrained by prime farmland to the west and forestry to the north. Other features include the coastal SSSI and various escarpment woodlands and open spaces vital to local amenity. The community seeks enhancement measures along the sea front, cycle/ footpath improvements and traffic management in the Charleston area.

Policies, Proposals and Opportunities

C: Village Centre

1. The Council will favour proposals for additional commercial/retail uses to be located within the area centred on the High Street frontage.

H: Housing

2. At Craigton, to the north east of the main village area, potential exists for 15 to 20 houses in three main areas. The extremely steep and narrow upper access road has no spare capacity. Potential sites at Nether Craigton (4) and Upper Craigton (3) may exist if access can be upgraded. Development must be held back from south western flank in the interests of amenity and because of prominence from the A9. At Lower Craigton 2.0 ha. is allocated subject to relocation of hydro lines and availability. A detailed layout plan showing the position, plot boundaries and levels of all proposed houses and the road must be submitted before any development commences. Excessive underbuilding or terracing of groundforms will not be permitted. Developers should contribute towards the provision of a footpath link under the bridge to North Kessock.

S: Special Uses

3. Consideration will be given to the scope for improved traffic management, including the introduction of traffic calming features at Charleston.

4. In the coastal edge strip between Charleston and the former ferry slipway, the Council will consider the need for further coast protection works and the prospects for environmental enhancement measures relative to such works and future drainage proposals (see 6) in consultation with the local community.

5. Scottish Water proposes to upgrade sewage treatment facilities in 2003 – 2005. Detailed consideration is being given to the siting of a waste water treatment plant north of the village and the A9 Trunk road, in a wooded area between the car park and Craigton. A presumption shall be maintained against other development within 100 metres of the new works (BP4). All development within the settlement boundary should be directed to public sewers.

E: Expansion

6. An extensive area of land to the north west and west of the existing settlement at Bellfield Farm is allocated for an integrated mixed development of housing with open space, tourism, leisure and recreation facilities. Outline planning consent was first granted in December 1999 for comprehensive development. A sketch layout submitted with the application indicated

- 126 houses, including 36 for affordable needs
- commercial development, including a filling station, shop units, a travel lodge hotel, restaurant/public house, tourist/visitor information centre and holiday letting cottages
- an unspecified community building,
- a golf course with associated club house, country club/ hotel and other unspecified leisure uses.

In advance of the formal submission of detailed proposals developers should consult the community on a revised and updated master plan to guide comprehensive development, including phasing and basic requirements for servicing, together with a building and landscape design brief.

A link/distributor road is required from this junction to the Redcastle Road, to bypass Charleston. This will be of benefit to residents in the historic core of Charleston, where traffic management measures could further enhance amenity.

The existing network of paths should be retained as far as possible, including adjacent walls, trees and vegetation. The overall layout should also account for local cycle provision and Safer Routes to School.

A pre-requisite to development is the upgrading of sewage treatment and extension of the public sewer network to serve the land.

There is a need to consult the Health and Safety Executive about risks to proposed development on land lying within 124 metres of the natural gas pipeline running parallel to the A9.

Developers are also required to undertake an archaeological evaluation prior to development and to protect and enhance existing trees. The Council will also encourage substantial early structural tree planting to help integrate the development into the landscape.

No housing or other built development will be permitted north of the A9, where the generally open character of the land will be maintained.

7. The Redcastle road and the intervening land to the edge of the Beaully Firth foreshore provides important landscape and wildlife viewing opportunities for locals and visitors alike. The Council will presume against development other than for enhancement or interpretation of the natural environment. The Council will consider the potential impact of development proposals for Bellfield Farm on the road and seek appropriate measures that give greater priority to pedestrians and cyclists along the road.

30. Portmahomack

Background

Portmahomack (pop. 440) is located on the north side of the Tarbat Ness peninsula, some 10 miles east of Tain. A former fishing port, the harbour was originally built at the end of the 17th century and improved by Thomas Telford in 1813. Economic opportunities are now mainly service related with many residents commuting to Tain and elsewhere for work. The village is an important tourist destination in Easter Ross for day-trippers and longer stay visitors. The beach, harbour and local heritage are key attractions that need to be protected. A few boats still use the harbour and there may be opportunities to promote wider usage

The village contains a range of services, including hotels, restaurant, post office, community hall, football pitch and golf course. The Council's Structure Plan supports the expansion of such communities. There is potential for new development, both infill and expansion. The previous Local Plan identified a significant area of ground at Chapel Hill and Balnabruach. Although some infrastructure has been constructed at Chapel Hill, the ground has never been developed and still offers prospects for new housing. Projections suggest the need to identify land for at least 50 more houses in the village over the next 15 years.

The local townscape is one of the finest in the Plan area. The Conservation Area contains several listed buildings with the group around the harbour of national importance. There is a need to ensure that this heritage is protected and enhanced. The Tarbat Discovery Centre at the Old Parish Church and adjoining archaeological dig are now important attractions with the latter providing significant insights into the early history of the area.

Development Factors

Expansion of the village is constrained by the golf course, sewage treatment works to the north and the agricultural land on the southern margins. Planning permission has been granted for housing development at Chapel Hill where an access road and other infrastructure have been constructed. Limited opportunities for infill also remain notably the large site at Gaza. These must be carefully developed to ensure that the setting of the Conservation Area is protected.

Policies, Proposals and Opportunities

H: Housing

1. *The Council will favour further small scale infill housing development. Development within the Conservation Area must take account of the design guidance set out in Appendix II.*
2. *At Chapel Hill (Knockshortie), 2.1 ha. is allocated for housing development. Planning consent was granted for 41houses and development is under way. A pedestrian link to Chapel Place is to be provided as part of the overall development requirements.*

Ref.	Area (ha.)	Location	Capacity	Requirements
3.	0.2	Chapel Place	4-6	amenity/elderly housing units
4.	0.7	Adjacent playing field	6	Affordable housing, landscaping and planting to eastern boundary.
5.	0.7	North of Chapel Hill (Knockshortie)	6	Landscaping and planting to eastern and western boundaries.

B: Business

The following sites are allocated for business/tourism uses: -

Ref.	Area (ha.)	Location	Uses/comments
6.	0.7	Tarbat Discovery Centre	Tourism / interpretation
7.	0.75	Caravan site	Upgrade facilities
8.	0.26	Tarbat Cottages	For high quality holiday accommodation

A: Amenity

9. *The Council will protect important open spaces and amenity areas, particularly:*
 - *the beach, pen spaces and garden ground along the sea front*
 - *the playing field / play areas;*
 - *land at the war Memorial*
10. *The Council proposes to place an Article 4 Direction over the Conservation Area. Separate statutory advertisement and consultation will be required. Development within the Conservation Area should have regard to the Design Guidance in Appendix II.*

Action

11. *The Council, in conjunction with other interested parties, will consider other potential improvements to the harbour area to encourage its use for fishing, recreational sailing and other tourist related uses.*
12. *Other opportunities exist to improve the village environment. The Council will consider potential environmental improvement schemes as follows: -*
 - *enhancement of the village entrance, including improved signage, landscaping and speed reducing measures;*
 - *improvements to the car parking adjacent to the golf course.*

31. Seaboard Villages

Background

The Seaboard villages (pop. 1200) are located on the eastern coast of the Tarbat Ness peninsula. They occupy a restricted area below the coastal slope. The three communities of Shandwick, Balintore and Hilton of Cadboll are typical of the fishing villages that are found throughout the Moray Firth with terraced rows of cottages, sheds and open spaces. Significant expansion took place during the oil-related boom in the 1970s, particularly at Balintore. The downturn in the oil industry and distance from the major employment sites have created economic difficulties for the communities and the area is now a key priority area for HIE Inverness and East Highland.

The community themselves have pursued a variety of projects to improve the local environment and develop the economy, particularly through the Seaboard Initiative. Key projects have included the erection of the replica Cadboll stone, the creation of a multi-sports area, improved car parking and access at the shore and development of the new hall. The Initiative are pursuing number of other ideas, notably the development of a stone carving school linked to the Cadboll stone and the Pictish heritage and a new caravan site. Other opportunities include WW2 interpretation, suitable interpretation of the chapel site and further business development at the Fearn airfield.

The Hilton Stone is of major significance to the area – its heritage and its future development. It can be the catalyst to bring more tourists to the area and help regenerate the village. The Council is therefore keen to see the stone remain in situ in a high quality, purpose designed building, incorporating suitable interpretation.

Although substantial areas of housing land are allocated, development over the last few years has been limited, the area showing a comparatively small growth rate. The land allocated still remains suitable and there is unlikely to be a need to identify significant new areas of ground within the Plan period. The quality of the local environment and heritage is becoming much more widely known. There is clearly an opportunity to build on these strengths. It also means ensuring that important sites are protected from inappropriate development.

Development Factors

Expansion of the communities is constrained by the steep coastal slope and better agricultural land to the west, together with access difficulties and the site of the Cadboll stone to the north. The main opportunities remain at the land between the cemetery and the main road.

Policies, Proposals and Opportunities

H: Housing

1. Proposals for further infill development must take account of the character of the pattern and design of the existing “Fishertown” houses.

The following land is allocated for housing: -

Ref.	Area (ha.)	Location	Capacity	Requirements
2.	0.5	Shandwick	8	layout and design must take account of the character of surrounding development
3.	0.9	Park Street	10	single plots
4.	3.4	East of the Primary School	25	provision of a master plan, requirement school parking and affordable housing contribution. Formation of new access points and assessment of requirement for further traffic calming measures.
5.	2.0	Murray View	16	remainder of partially developed site

B: Business

The following areas are identified for business/tourism uses: -

Ref.	Area (ha.)	Location	Uses	Requirements
6.	0.4	Industrial Estate	Business/light industry	potential relocation of existing use
7.	1.3	Shandwick	Caravan Park	oil pipeline safeguard
8.	0.2	Harbour	Mini call-centre	good quality design

S: Special Uses

9. *The Council will safeguard land adjacent to Balintore Harbour for harbour or leisure related uses, including*

- *provision of a second pontoon*
- *scrubbing blocks*
- *improved facilities for visiting yachts*
- *improvements to the toilets and the shelter*
- *further environmental improvements*
- *in the longer term, major improvements to the sea walls.*

10. *There will be a presumption against development within 100m of the sewage treatment works.*

11. *Land to the north east of the football ground is allocated for community uses.*

E: Expansion

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

Ref.	Area (ha.)	Location	Capacity	Requirements
12.	3.4	Adjacent Football Ground	30 - 50	Access from Balmuchy Road
13.	6.4	NE of the Cemetery	60 - 100	Access from Balmuchy 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 Guideline. The Council will encourage substantial early structural tree planting to help integrate developments into the landscape.

A: Amenity

14. *The Council will safeguard the open space along the shore, together with the main green spaces within the communities.*

Action

15. *The Council will encourage the creation of an amenity / leisure area to the rear of Hilton of Cadboll, incorporating protection of the chapel site, together with low key landscaping, tree planting, footpaths, seating and water features. The Hilton stone should be housed in a quality building, incorporating suitable interpretation. Before further development takes place, an archaeological survey will be required.*

16. *Other opportunities to be considered further include*

- *upgrading the playing field to the rear of Bank Street, including improved playing surface and play equipment*
- *introduction of a speed limit on the Balmuchy Road between the industrial estate and Hilton of Cadboll Farm when the proposed housing expansion areas are developed, possibly with traffic calming measures for the school*
- *the need for traffic calming at the Seaboard Memorial Hall will be kept under review*
- *improvements to the access / car parking at the cemetery, incorporating environmental works.*

32. Strathpeffer

Background

An exemplary Spa town unique in the Highlands, Strathpeffer (pop. 940) possesses many fine examples of Victorian and early 20th century architecture, all contained amidst a splendid natural setting. In addition to the buildings, the traditional core is characterised by the fine woodlands, protected by Tree Preservation Orders and a highly important feature of the designated Outstanding Conservation Area.

Strathpeffer's economic vitality success as a visitor centre is closely dependent upon a busy hotel and guest house trade. A general trend of economic stagnancy has characterised the recent past, but there is now a strong expectation that this is about to be reversed through refurbishment of some of the original Victorian attractions. Restoration of the Spa Gardens complex, including the Spa Pavilion continues. Upon completion this will provide a distinguished assembly of Victorian features, creating an important heritage resource with potential to stimulate further initiatives. This could see Strathpeffer become a focus of culture and heritage both within Ross Shire and throughout the Highlands. With the potential to generate significant year round interest and an upsurge in visitor numbers, additional car and coach parking will be required convenient to the square and Spa Pavilion.

The former railway station is an important facet of the local heritage resource and provides a number of small business units including a café and museum of childhood. The location of the Highlands of Scotland Tourist Board (HOST) headquarters in a purpose built office to the west was a major public investment in Strathpeffer in recent years. Continued operation of small commercial businesses from the Square will be encouraged and potential exists for additional public or business activities to utilise the former Sampling and Tourist Information pavilions.

There is a need to identify sufficient land for 110 to 120 houses to meet projected requirements over the next 15 years. The supply of readily developable housing land is almost exhausted and major investment is required in surface water drainage to bring forward more substantial areas for development.

Open space, including playing fields, separate Strathpeffer's Victorian core from more recent post war development in the village's south west quadrant. This intervening area now accommodates the combined primary school, multi-functional community centre and a surgery. These facilities are pivotal to local needs and represent a model for other communities.

A number of established walking routes converge on the settlement and contribute an important asset to the recreational character of the village. Principal routes extend to Knockfarrel, Kinellan, Brahan and Contin. Other recreation facilities include a golf course, bowling-green, tennis courts and croquet lawn.

Development Factors

There is limited scope for expansion of the village due to agricultural land, plantation forestry and steep gradients. Development opportunities, with the exception of the potential redevelopment of the bus depot and sign workshop, are scattered beyond the edge of the Outstanding Conservation Area. Sub-division of plots of larger houses within the historic core could seriously affect the character and amenity of the Conservation Area. Regard should be had to the landscape impact of development in the Designated Garden and Designed Landscape of the Spa Pavilion Gardens and Castle Leod.

A modern sewage treatment works serves Strathpeffer and Jamestown providing sufficient treatment capacity to serve projected demand and all new developments will connect to the public sewerage system. However, the prospects for significant house building in the short to medium term may depend upon major expenditure to provide a new surface water drain.

Policies, Proposals and Opportunities

H: Housing

1. *The Council will presume against housing infill development within the curtilage of large houses in the Outstanding Conservation Area and to the south west, along the A834 road.*

The following land is allocated for housing: -

Ref.	Area (ha.)	Location	Capacity	Requirements
2.	3.6	North west of playing fields	38	Lower portion suitable for social / affordable housing (up to 24). Elevated portion has scope for generous house plots reflecting character and scale of the earlier 19 th century village. Separation will be maintained between development and the tree line in interests of safety and visual amenity. Address matters of building design, proportion, heights, finishes, landscaping and planting through preparation of a Design Brief/Guide (see Conservation Area Design Guidance in Appendix II). Plant trees in minimum of 10 metre wide strips within curtilage of houses adjacent to NW boundary.
3.	1.3	Ardival Road West	8	Low density, subject to resolution of access difficulties at developer's expense. First phase of 4 under construction.
4.	3.0	Nutwood House	15	Developers to prepare a master plan in consultation with the Council's Planning and Development Service; Archaeologist; Forestry Officer; Conservation Architect and Roads Engineer to agree access, plot layout and design principles. Developers will be expected to continue the theme of generous separation, good design and quality finishes, compatible with the scale and character of buildings within the Outstanding Conservation Area boundary. Developers will also have regard to: The Eaglestone Scheduled Monument and Castle Leod historic Garden and Designed Landscape settings. Trees and other landscape features surrounding the site will also be safeguarded.

Development potential will be dictated by the capacity in the surface water drainage network.

B: Business

5. *Should Spa Coaches seek to relocate from their current premises, the Council would wish to discuss alternative uses. Commercial or visitor related business development or residential use, consistent with the character of the Outstanding Conservation Area, would be appropriate.*

6. *At the Square, the former Sampling and Tourist Information pavilions have potential for alternative uses including visitor information / interpretation and rendezvous points.*

S: Special Uses

7. *The Council's sign making workshop premises at the foot of Ardival Road has potential, subject to its proposed relocation, as a development opportunity visitor car and coach parking or possibly for housing.*

8. *Rationalisation of the railway station car park would offer potential to provide additional parking in anticipation of increased visitor numbers generated by the improved Spa Complex.*

9. *Proposals to enhance the quality and amenity of Strathpeffer Golf Course will be supported where these are consistent with the aims and well-being of the community.*

E: Expansion

10. *Land extending to 5 ha. West of Kinellan Drive is reserved for medium to longer term housing development. Potential exists for 40 to 50 houses, including a proportion of affordable dwellings. Proposals should accord with the Framework Plan indicated below. Developers are required to prepare an overall master plan, indicating comprehensive servicing arrangements and detailed layout. Substantial early structural tree planting should be undertaken to help integrate development into the landscape.*

KINELLAN DEVELOPMENT FRAMEWORK



Developers are also required to:

- *undertake hydrological assessments, to determine the appropriate method for disposal of surface water drainage in accordance with SUDS guidance;*
- *upgrade foul sewers in association with development;*
- *enter into legal Agreements with the Council and land owners, as appropriate, to secure necessary access roads, footpaths and open space/recreation facilities;*
- *construct access roads to adoption standards up to the boundary of each ownership and/or phase of development to avoid creating ransom strips;*
- *relocate/underground overhead power lines, as appropriate;*
- *embrace community safety initiatives, 'Secure by Design', 'Safer Routes to School', etc;*
- *discuss the level and nature of affordable housing needs provision with the Council;*
- *integrate buildings, circulation, green space and landscaping with each other as part of an overall concept;*
- *prepare a design brief to ensure that the siting and design of buildings form part of a coherent overall concept, following the principles of Planning Advice Notes 67 and 68 and the Council's draft guidance for sustainability, addressing particular matters of building proportions, ridge heights, external finishes, landscaping and boundary treatments;*
- *incorporate a defined boundary composed of natural stone, hedgerow of suitable tree species;*
- *respect the group of trees to the south east, safeguarded under the T.P.O, by setting buildings back a minimum of 20 metres from the woodland edge.*

A: Amenity

11. 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. The Council will seek to bring under Special Control, certain classes of development, which would otherwise be 'permitted' without 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.

12. The Council will have regard to the landscape impact of development in the Designated Garden and Designed Landscape of the Spa Pavilion Gardens and Castle Leod 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. The numerous important stands and specimen trees will be independently safeguarded outwith the Conservation Area and designated Tree Preservation Order boundaries. Developers should also seek advice in terms of measures to provide tree planting and / or landscaping consistent with the setting and character of the village.

14. Measures will be explored by the Planning and Development Service to identify a suitable landscape and planting regime to help integrate development on the south eastern edge of the village.

15. Scope exists to extend the network of footpaths surrounding the town. Candidate routes include the former railway connecting with Fodderty.

16. The Council, in consultation with Scottish Natural Heritage and the Scottish Wildlife Trust will give consideration to the proposed designation of Loch Kinellan as a Site of Local Nature Conservation Interest, and will explore with the owners the possibility of a future designation as a local nature reserve.

17. The Council will seek to maintain the generally open character of the countryside around the fringes of the village, notably towards Loch Kinellan, Coul and Jamestown.

33. Tain

Background

The Royal Burgh of Tain (pop. 3510) is a lively town set on the southern shore of the Dornoch Firth. Lying some 35 miles from Inverness, the Burgh has developed its own unique atmosphere and has managed to maintain a strong mix of retail and commercial activity serving a large catchment area, including parts of south east Sutherland. Existing shops are primarily located in or adjacent to the High Street, with the exception of the Co-op store on the western approach to the town.

A key asset of the burgh is its long and rich history. It has traditionally claimed to be the oldest Royal Burgh in Scotland and was an important centre of pilgrimage until the Reformation. However, much of its period architecture is the result of building in the 18th, 19th and early 20th centuries. Properties range from large and impressive public buildings to simple symmetrical stone built housing. Designated an Outstanding Conservation Area in 1988, this central core of the town provides a rich amenity for residents as well as providing a unique experience for tourists.

The future of the town centre is a key issue. There is a need to ensure that it retains its key shopping function, whilst allowing residents access to a choice shops. The community has recently been pursuing a variety of developments through the Tain Initiative, including improvements to the Links, the introduction of CCTV and environmental improvements. Consultation with the local community has identified further opportunities, including improving the High Street through a pedestrian priority initiative, re-use of the former cinema and improvements to the Rose Garden. The Health Centre requires expansion and a suitable site will require to accommodate the medical practice and associated uses. This should be sited in a central location to enable access to all the community and the Council will support development at a suitable location.

The Burgh has seen limited development over the last decade, with the housing stock expanding by just under 10% and the industrial estate being slowly developed. Revised figures in light of the 2001 Census show a reduction in projected household growth rates. These indicate a need for between 320 houses (based on past completion trends) and 370 houses (using stock proportion figures). Account also needs to be taken of historically high levels of housing development in the countryside in the nearby areas of Lamington, Scotsburn and area around Kildary. Levels of allocation gives scope to address some of this latent demand and allow greater choice and flexibility in meeting projected requirements. Substantial areas of housing land remain undeveloped. Business and industrial land is becoming scarcer and, unlike similar towns, the Burgh does not have a quality Business Park.

Development Factors

Tain has developed from its original core along a series of radial routes. The resulting development pattern of a semi-circle is emphasised by the residential infill up to the A9. A substantial area of land remains within the semi-circle, although limited development has taken place outwith the bypass, generally on land owned by the Council.

The local infrastructure can cope with further residential expansion and there are no significant environmental constraints. However, much of the agricultural land around the town is of good quality and there are difficulties in accessing the land below the ridge off Kirksheaf Road. A key issue is whether further development should be allowed to the west of the bypass.

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 re-use of vacant upper floors for office development or residential use, where appropriate;*

- *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. More specific opportunities for development are highlighted in 4 to 9 below.*
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) [RI, 2, 4 - 7, G2 & 3]*
4. *Former town hall at Tower Street has potential for community uses.*
5. *The former sawmill site could provide an opportunity for further town centre parking or housing development. Any proposals will have due regard to the previous and potentially contaminative use and possible requirement for site remediation prior to development.*
6. *Land at Shore Road is identified for a large food retail store. Potential may exist to provide a larger site if land to east is included.*
7. *Land at the bus depot has potential for infill housing.*
8. *At the Service Point the Albyn Housing Society has commenced the conversion of upper floors to 7 flats.*
9. *The former NOSWA depot at Victoria Road has potential for housing or retail uses.*
10. *The Council intends to prepare a Town Centre Strategy, in conjunction with the Tain Initiative, that will aim to*
- *maintain and strengthen the town's role as a local shopping and business centre*
 - *maintain and improve the physical environment*
 - *provide a high level of accessibility for all users by a range of transport mode*
 - *protect established residential areas and encourage additional housing*
 - *identify and promote development opportunities*
 - *undertake effective management and promotion.*
11. *An area of archaeological interest covers an extensive area around the town centre. Development or redevelopment proposals must allow for archaeological assessment, preservation or excavation of remains, as appropriate.*

H: Housing

The following sites are allocated for housing: -

<i>Ref.</i>	<i>Area (ha.)</i>	<i>Location</i>	<i>Capacity</i>	<i>Requirements</i>
12.	7.4	Jubilee Drive / Scotsburn Road	75	Master plan, access and landscaping.
13.	2	Shore Road (see 6. above)	30	Possible residential use if retail potential not developed.
14.	6.5	Tain Parks	40	Subject to suitable access from Craighill Terrace. See GSP9.
15.	1.4	Rear of Craighill Primary	10	Subject to suitable access from Craighill Terrace, affordable housing/low cost plots. See GSP9.
16.	5	Morangie Road	75	Existing development brief.
17.	1.2	Kirksheaf Road	12	Subject to suitable access and road

18.	4.3	Morangie Road West	15 - 20	improvements. Lower density development. Subject to suitable access and road improvements, significant structural planting to A9 and enhancement of town entrance.
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19. The waste management site at Blarliath is safeguarded for this purpose

Special Uses

20. The Council will seek to maintain the existing retail use at Morangie Road.

B/I: Business/Industry

21. At Blarliath, 10 ha. is allocated for business use. The site offers the opportunity for the development of high quality business and tourism uses. A high level of design and associated planting treatment will be required in order to develop the site to a level acceptable. Within the site there is scope for a tourism type development that would relate to the need for A9 Service provision located in an existing settlement. Proposed uses may include accommodation /catering services that can provide quality and choice at the roadside. Ancillary retail sales such as food, confectionary, local products and “gifts” may be appropriate. Any development should not be intended to develop as a commercial/retail destination in its own right.

22. The following sites are allocated for business and industrial uses: -

Ref.	Area (Ha)	Location	Requirements
(a)	0.9	Industrial Estate	remaining land stock
(b)	0.64	Shore Road	rail-related activities

S: Special Uses

23. There will be a presumption against development within 100m of the STW.

E: Expansion

The areas indicated in the table below are primarily reserved to meet housing requirements over the next ten years and beyond: -

Ref.	Area (ha.)	Location	Capacity	Requirements
24.	11.0	Knockbreck Farm	100	buffer from A9, planting, see GSP ¹⁾
25.	8.7	Adjacent to tennis courts	80	Development proposals will require landscaping and boundary planting also taking into account the need for setback from the escarpment.

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 Guideline. The Council will encourage substantial early structural tree planting to help integrate developments into the landscape. Any proposals for small scale complementary uses to be justified through a master plan in accordance with Appendix 1.

A: Amenity

26. The Council will safeguard the following areas from development not related to their amenity value: -

- The Links;
- Land on the approaches to the Burgh;
- Main open spaces / leisure areas within the burgh;

- *Trees along the coastal slope;*
- *Rose Garden;*
- *Green wedge along the bypass.*

27. *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 formal planning consent through an Article 4 Direction of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. This would give scope for more specific action through a 'Town Scheme', which the Council will consider in consultation with Historic Scotland.*

Action

28. *The Council will encourage the local community, in partnership with public bodies. The Council has a sum of £40,000 to progress environmental improvements, match funding may be available from other sources. Possible schemes include*

- *refurbishment of the Rose Garden to create a town square for events*
- *enhancement scheme for the town centre, including traffic management scheme for the High Street, pedestrian priority measures, improvements to street / pavement surfaces, provision of quality street furniture and improvements to shop front*
- *upgrading of the Links*
- *creation of a wildlife pond at the site of the boating loch*

34. Tore

Background

Tore (pop. 130) is situated at the confluence of the major road network across the Black Isle. The traffic dominance of these major routes fragments the village as a community and local service centre, which serves a wider rural hinterland. The employment centres of Inverness, Dingwall, Muir of Ord and Easter Ross are within easy reach, but drainage constraints continue to limit more significant growth of the settlement.

A number of small businesses are located within Tore and there is local interest in making land available within a wooded area to the south for additional business and light industrial development. Subject to providing the necessary drainage, this could form the basis sufficient growth to support additional or improved community facilities and reduce Tore's dependence on other centres. Servicing has also been a major factor in considering the development of more significant business and industrial concerns, seeking to locate mid way between Dingwall and Inverness.

A limited number of infill house plots remain on scattered sites around the village. In the mid 1990's review of housing provisions of the Black Isle Local Plan a number of other areas, forming natural extensions to the community, were allocated in the event that drainage restrictions would be overcome. These have capacity for up to 60 dwellings, which would effectively double the size of the existing settlement and justify the provision of a permanent extension to the primary school. As such, Tore has been viewed as a potential expanded settlement capable of accommodating overspill pressures from the Black Isle and the wider Inner Moray Firth area. However, it is not possible to encourage and sustain development without a public drainage system for the whole settlement and the provision of additional community facilities. The community supports the provision of sheltered housing and low cost accommodation for local people. They also seek additional facilities, such as a shop, bank, doctor's surgery, church, nursery/creche, playing field and park, but most of these will depend upon the critical mass of significant housing development.

Development Factors

Prime agricultural land lies to the east by Ryefield, open croft land to the south west and north west and commercial forestry interests to the north and south. A successful reed bed system currently serves the north western sector of

the settlement and is the only public drainage works at present. There is an absence of suitably-sized watercourses to accept any further effluent from treatment systems. The ground conditions are very poor and there is no proper infrastructure to deal with sewage. There are also existing pollution problems associated with drainage. Even with a large treatment plant for the whole settlement, a public drain to carry sewage elsewhere would be very expensive due to the distances involved. As such, a scheme has yet to feature in Scottish Water investment programmes and would be assessed for first time service. The continued allocation of more significant areas for development could help meet part of the overall cost through developer contributions.

The location of the local primary school and village hall at the western extremity of and least populated part of the settlement raise concerns about the safety of pedestrian access across the roundabout, notably from the east. A footbridge link across the A9 would provide the ultimate solution, and is essential in relation to expansion proposals, together with pavements and traffic calming along the A832.

Policies, Proposals and Opportunities

H: Housing

The following allocated areas are capable of development in the short term: -

Ref.	Area (ha.)	Location	Capacity	Requirements
1.	0.1	East of Muckernich Place,	1 - 2	Single house/semi-detached block. Retain trees over the remainder of the land, set building back from trees and seek woodland management agreement. Subject to satisfactory provision of foul and surface water drainage, including the protection from potential flooding of nearby properties.
2.	0.4	Bogroy Cottage/ Lower Muckernich	4	Connection to a public sewer.

The areas indicated in the table below require a connection to a public sewer before they can be developed. The lack of a scheme in the current Scottish Water Investment Programme suggests that their potential for development remains long term. Developers will also require to contribute towards a footbridge over the northern A9 leg of the Tore Roundabout and footpaths and traffic calming along the eastern leg of the A832.

Ref.	Area (ha.)	Location	Capacity	Requirements
3.	2.03	By Woodneuk,	10*	*See GSP9. Site includes a 30 metres strip of land lying between the developable area of 1.6 ha. and the A9 accommodation boundary to be planted up with trees to buffer future houses from the impact of traffic.
4.	2.2	South west of Kilcoy Arms Hotel	20 - 25	Buffer planting around industrial use to the west and provision of buffer planting to the A9 and amenity open space to the south west.
5.	3	By Croftcrunie	20 - 30	Minimum of 10 metres landscaped amenity area along the A832 road frontage and a 20 metres wide tree belt on the east side.

I: Industry

6. *In the woodland to the south of the coal yard approximately 3 ha. is allocated for business and light industrial development. Subject to suitable access and connection to a public sewer, this offers potential to create local employment opportunities. Access should be taken from the Artafalie road and developers should submit a statement of traffic impact with proposals to assess the need for associated road improvement and traffic management. A belt of trees of at least 20 metres in width should be retained around the periphery and properly maintained as screening. Developers should maintain and enhance the track along the southern boundary as a footpath.*

S: Special Uses

7. *Recent additions to Tore Primary School have improved the capacity. The Council will keep under review the need for improved accommodation.*

8. *An area of 0.5 ha. lying between the post office and hotel is allocated for additional community facilities and a small amenity open space along the A832 road frontage.*

SETTLEMENT POLICIES

Town / Village Centre (C): *The Council will encourage town centre uses, appropriate to the settlement's role in the hierarchy*

USES

- Retail:
- Food and Drink
- Financial / Professional and other services:
- Hotel/ Guest House:
- Housing:
- Non Residential Institutions:
- Leisure:
- Civic Uses
- Parking
- Hot Food Takeaway
- Emergency Services
- Theatre
- Amusement Arcade
- Taxi Business / Hire of Cars
- Public House

CRITERIA

- Class 1 of the Use Classes (Scotland) Order 1997
- Class 3 of the Use Classes (Scotland) Order 1997
- Class 2 of the Use Classes (Scotland) Order 1997
- Class 7 of the Use Classes (Scotland) Order 1997
- Class 9 of the Use Classes (Scotland) Order 1997
- Class 10 of the Use Classes (Scotland) Order 1997
- Class 11 of the Use Classes (Scotland) Order 1997

NOTE: Applications for uses outwith the above list will be considered on their individual merits.

Housing (H): *The Council will safeguard the function and character of established residential areas and will encourage appropriate development*

USES

- Housing
- Residential Institutions

CRITERIA

- Class 9 of the Use Classes (Scotland) Order 1997
- Class 8 of the Use Classes (Scotland) Order 1997

NOTE: Applications for uses outwith the above list will be considered on their individual merits.

Business (B):*The Council will maintain or promote business / tourism***USES****CRITERIA**

- Business Class 4 of the Use Classes (Scotland) Order 1997
- Storage / Distribution Class 6 of the Use Classes (Scotland) Order 1997*

* Only where not more than 235 sq. m. of floor area will be used for storage or distribution.

NOTE: Applications for uses outwith the above list will be considered on their individual merits.

Industry (I):*The Council will maintain or promote industrial uses***USES****CRITERIA**

- Business Class 4 of the Use Classes (Scotland) Order 1997
- Industry Class 5 of the Use Classes (Scotland) Order 1997
- Storage / Distribution Class 6 of the Use Classes (Scotland) Order 1997

NOTE: Applications for uses outwith the above list will be considered on their individual merits.

Special Uses (S):*The Council will expect other uses mainly of a community, service or tourist related nature to be maintained or developed where stated***USES****CRITERIA**

- Sui Generis : Specific uses will be defined in Local Plans, but can include the following:-
 - Campus
 - Port Development
 - Golf Course
 - Transport Centre
 - Major community use, e.g. schools
 - Infrastructure including sewage treatment works
 - Visitor/Heritage Centres
 - Hotels
 - Restaurants

Expansion (E): *The Council will encourage development in accordance with a comprehensive master plan and will presume against piecemeal proposals.*

USES	CRITERIA
• Retail	Classes 1 and 3 of the Use Classes (Scotland) Order 1997
• Business	Class 4 of the Use Classes (Scotland) Order 1997
• Hotels and Hostels	Class 7 of the Use Classes (Scotland) Order 1997
• Residential Institutions	Class 8 of the Use Classes (Scotland) Order 1997
• Housing	Class 9 of the Use Classes (Scotland) Order 1997
• Non Residential Institutions	Class 10 of the Use Classes (Scotland) Order 1997
• Leisure	Class 11 of the Use Classes (Scotland) Order 1997
• Public House	
• Emergency Services	

The above uses should be consistent with the levels/types of service provision set out in the Structure Plan settlement hierarchy.

NOTE: *Applications for uses outwith the above list will be considered on their individual merits.*

Amenity Areas (A): *The Council will safeguard these areas from development not associated with their purpose or function*

USES	CRITERIA
• Sui Generis	Specific uses will be defined in Local Plans. but can include the following: playing fields; play areas; green open space; trees; parks; cemeteries

APPENDIX II: Conservation Areas and Design Guidance

1. Introduction

1.1 The Highland Council, as local planning authority, has a duty to protect and enhance the special character of the Conservation Areas within its area. This can be achieved through sensitive control of development, as well as positive improvement schemes such as:

- the implementation of appropriate traffic management schemes;
- the rationalisation of direction signs;
- the removal of overhead supply lines and other eyesores;
- the selection of street furniture of good design;
- the retention of mature trees; and
- the planting of new trees where appropriate.

1.2 The following sections are intended to give advice and guidance on the repair, maintenance, alteration or new development within the various Conservation Areas within the Local Plan. This is in order to establish standards for evaluating development proposals and to ensure that proposals will harmonise with the existing character and scale of the Area by avoiding designs which are unrelated and unsympathetic.

2. Statutory Powers

2.1 Under the Town and Country Planning (Scotland) Act 1997 the Council, as local planning authority, has statutory powers to ensure the maintenance of the character of the Conservation Area.

2.2 Powers are available for the control of the demolition and the alteration of listed buildings within Conservation Areas. Proposals for works that materially affect the appearance and character of these buildings must be the subject of an application for listed building consent to the Council. There are also powers for the control of the demolition of unlisted buildings in Conservation Areas. As with listed buildings, these cannot be demolished without, first of all, obtaining the necessary consent from the Council.

2.3 Other powers exist as follows:

- (a) To bring under Special Control, certain classes of development which would otherwise be 'permitted' without formal planning consent through a Direction Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.
- (b) Subject to the approval of the Scottish Ministers, the Council may designate an Area of Special Advertisement Control. This will have the effect of strengthening the controls over advertisement that may otherwise detract from the special character and appearance of the Conservation Area. It should be noted that all advertisements on listed buildings require Listed Building Consent.
- (c) To control tree felling, lopping, topping, etc. As a consequence, no trees within the Conservation Area may be felled, topped, lopped or trimmed without six weeks notification of intent to the Council. Pollarding of trees will be strictly controlled.

3. Design Guidelines

General

3.1 The following guidelines will apply generally throughout the Conservation Areas of Avoch Cromarty, Dingwall, Fortrose, Milton, Portmahomack, Rosemarkie, Strathpeffer and Tain. It is essential that the character of these Areas should be maintained and enhanced by the proper layout and design of new buildings and extensions. Generally, the Council will seek to avoid unnecessary demolition or unsympathetic alterations to historic property and will encourage the continued active and appropriate use of buildings and their setting.

3.2 Any new development will require careful consideration and each will be considered on its merits. Where renovation and reconstruction are involved, proposals must seek to retain original building materials and

features. New development must be integrated sympathetically into the area in terms of scale, design and materials and must respect and contribute to the character of the area.

3.3 An architect should draw up plans and, in all cases, advice may be sought from the Director of Planning and Development. Where a site is considered to be of significant importance, the Council will produce a site brief setting out the form of development considered suitable for the site.

Roofs

3.4 Particular attention should be paid to retaining original roof pitches, ridge lines and skews. All existing chimney stacks and pots should also be retained and maintained in a good state of repair. Wires, aerials, satellite dishes and vent pipes should not be allowed to clutter the roofline. Where proposals involve new development or extensions, roofs should preferably be pitched, ideally at an angle of between 45 and 55 degrees. The traditional roofing material is likely to be West Highland or Welsh slate. Second hand slate, used with re-used slate of the best of the original slate, will be sought. New slate must be from a natural source and as close a match as possible to the original in terms of texture, thickness and grading.

Dormer windows

3.5 Dormer windows should reflect the traditional styles and should not dominate the roof but be of a scale appropriate to the building and slated to match the rest of the roof. It is also desirable that they collectively do not occupy more than 50% of the roof elevation and that they are below the ridge of the roof.

Walls

3.6 Existing stone walls and traditional pointing should be retained and maintained. Where repairs are necessary, they should be carried out in natural stonework to match. Where new walls are proposed, they should preferably be constructed to match the existing dwellinghouse. Multi-coloured artificial stone, cedar or other timber and PVC facing materials are unacceptable and should not be used. Feature panels associated with windows and doors are also discouraged. Colour washing or painting of expansive areas is generally discouraged, although colours should match traditional local stone work or be white or off white. Features such as door frames, window margins and corner stones could be picked out in other colours agreed by the Director of Planning and Development.

Windows

3.7 Existing window openings should not be enlarged and proposed wall openings should be vertical in emphasis, with the ratio of solid to void being in favour of the solid. Traditional multi-pane glazing will be encouraged and where these are original features of listed buildings they should be retained or replicated. Replacement with modern glazing will require the approval of the local planning authority.

Doors

3.8 Existing door openings and doors should be retained or replicated, especially on front elevations. New doors should be of traditional and simple design, panelled or vertical timbered.

Outbuildings

3.9 Such structures should complement the main building, and adopt a similar roof pitch, external wall finish and roof slates. Greenhouses and garden sheds should be sited unobtrusively. The latter will be acceptable if clad in timber lining.

Shop Fronts

3.10 While recognising the needs of the commercial sector, the Council would wish to see shop fronts designed in sympathy with their historic and architectural street setting. Designs should also relate to the building of which it is part, rather than to achieve uniformity of design with adjoining shops. Signs and signboards should not dominate a facade but should be in scale with and designed as an integral part of the individual shop. The use of internally illuminated signs and signs with coloured plastic backing and lettering will be discouraged as they detract from the architectural quality of the Area. Alternatively, the use of spotlighting

may be considered acceptable on premises open to the public during the hours of darkness, such as restaurants and public houses.

4. Conservation Areas in Ross and Cromarty East

Avoch

Avoch village grew from the three settlements of Seatown, Kirktown and Milltown. Some of the original houses, dating from the 18th century survive in the irregularly planned Seatown Cottages of Shore Street and the Dock. A planned development of parallel rows of single storey fishermen's cottages was laid out in about 1820. In the course of the latter part of the 19th century, the High Street was developed for larger houses and shops. Many buildings are listed for their architectural or historic merit, including the harbour, the older part of which was built by Thomas Telford in 1813-15.

Cromarty

Cromarty, although dating back to before 1300, experienced its main period of expansion was between 1770 and 1830 when it became a significant commercial, manufacturing and trading centre. It subsequently lost its position as the principal port of the Firth to Invergordon and, later bypassed by road and rail, declined in prosperity. It is now an outstanding example of a small Scots town of the late 18th and early 19th centuries. Most of its outstanding buildings were constructed during this period including the former hemp factory, brewery, courthouse, harbour (designed by John Smeaton and built between 1781 and 1784) and Cromarty House. Over this period the town expanded to the west in a more regular grid pattern and many houses in the older part of the town were rebuilt.

Dingwall

Dingwall developed as a medieval market town, although its origins lie in the Norse period. The High Street was, and is, the main thoroughfare, where remnants of the original pattern of long narrow house plots remain. A feature of the High Street are the numerous lanes and closes that run off on either side. Several have been improved in recent years. The High Street is dominated by the Tolbooth, constructed in 1730. Other important buildings are the original Royal Bank of Scotland, the Free Church and St. Clements Church. Improved road and rail communications in the 19th century heralded the expansion of the burgh. It is now the main administrative centre for Ross and Cromarty.

Fortrose

The town of Fortrose, originally a Bishop's Burgh, clusters around the ruins of its medieval Cathedral. The general character of the Conservation Area is residential, although the High Street is the main shopping Street. The bulk of the houses around the Cathedral were developed in the 18th and 19th centuries and are 2-3 storeys. A notable feature of Cathedral Square is that the surrounding buildings, while backing onto the Square, present an attractive façade to the Cathedral and surrounding open space. Most of the buildings are sandstone, in some cases used as a facing and in others with a harled finish. Substantial late 19th century villas were developed after the town was linked to Inverness by steamer. The pier and ferry house at Chanonry Point are a reminder of the original crossing to Ardersier. A new harbour was constructed in 1813 to a design by Thomas Telford.

Milton

The Conservation Area comprises the entire original built-up area of the village, including a strip of trees. The character is more of a traditional English village with its village green and market cross. The buildings generally date from the 18th and 19th centuries and have retained much of their original construction. The village was an active centre of the local flax trade and saw a succession of mills. The latest has been successfully converted into residential use.

Portmahomack

The core of Portmahomack is the harbour and harbour buildings, together with almost continuous terrace of properties forming Quay Street and High Street. The original pier, built at the end of the 17th century, was improved by Thomas Telford between 1811 and 1816. It is dominated by the large warehouses used in the shipping of grain. The remainder of the Conservation Area is predominantly residential.

Rosemarkie

Rosemarkie Conservation Area comprises the historic High Street and most of the original settlement, including the sea front. The High Street is flanked by late 18th and early 19th century houses, some with gables abutting the road. The most notable individual building is the Parish Church, which dates from 1821. Groam House, now the local museum, is typical of the original buildings, comprising a plain 2-storey three window frontage.

Strathpeffer

By the end of the 1770's Strathpeffer had become established as a Spa, initially of local importance only. A brief decline in the early 1800's was followed by a revival in 1819 and 1860 when an eminent English country house architect, George Devy, was commissioned by the Earl of Cromartie to provide a plan for expansion. This plan was never fully realised, although the existing street layout owes much to it. The coming of the railway in 1885 saw the town expand, especially with the construction of the large hotels. The large, attractive villas, situated on the slopes above the village, reflect the different architectural styles prevalent throughout the town's expansion. The Conservation Area comprises the entire spa village, including the pavilion and gardens.

Tain

Tain is the oldest Royal Burgh in Scotland, dating back to 1066. Evidence of this early settlement, which may have had Viking origins, together with its medieval development, can only be traced through archaeological remains. However, the more substantial buildings, the late 18th, 19th and early 20th centuries, give a rich history of period architecture and a unique character and amenity value. It developed originally around the Tolbooth and High Street. A planned residential area was developed from 1827. The Conservation Area encompasses this historical town centre and residential area. Properties range from a number of impressive public buildings and large ornate housing to simple symmetrical stone built housing. A key unifying feature is the use of local sandstone as the predominant building material.