

## Recommendations

The Landscape Capacity tables following list the sites illustrated on the accompanying Landscape Capacity maps and provide the following information in relation to each site identified:

### Local Landscape Character Type and Key Characteristics

Not all of the key characteristics will have a bearing on the sensitivity criteria but these are listed for completeness. In some circumstances the sensitivity criteria of specific sites will be influenced by the key characteristics of adjacent Local Landscape Character Types.

### Sensitivity Criteria and Analysis

This column briefly describes each site (and where relevant, adjoining features) in relation to the rural and settlement criteria which relate to those key characteristics which are sensitive to development.

### Advance Intervention Required

This column identifies those sites which can, without unacceptable change to the character of the area, accommodate advance intervention (e.g. screen planting) which will afford the site with the ability to accommodate development in the future. Most sites do not require advance intervention but those which do will have capacity to accommodate development only after successful establishment of intervention proposals (i.e. towards the end of the Local Plan period (2017)).

### Guidance Notes

These relate to density where it is considered that the landscape capacity of a site varies from the 'standard' of 10 units per Ha and the thresholds have been defined as:

*Low density* <8 units per Ha  
*High density* >12 units per Ha

Additional notes are provided in relation to the layout, types and scales of buildings which would be most appropriate only where it is considered that these factors are critical in the site having the capacity to accommodate development.

Where relevant, guidance is provided with respect to the types of planting which will be appropriate to soften the development and to ensure that the sites 'marry in' with surrounding areas. The terms employed are defined as follows:

Structure planting woodland matrices including climax, nurse and understorey species in designed mixes appropriate to the locality, planted at densities to ensure successful establishment and of sufficient size/width to make a positive contribution (ie >5m)

Shelterbelt planting woodland matrices including climax, nurse and understorey species in designed mixes appropriate to the locality, planted at densities to ensure successful establishment and of sufficient width to create an effective screen at maturity (ie >10m)

Screen planting tree planting or hedges as appropriate to the locality, planted at densities to ensure a solid screen in the summer months and a semi permeable screen in the winter months

#### Detailed Priority Rating

The priorities (1 being first priority) do not relate to any programme for development but have been allocated on a settlement by settlement basis and reflect the most appropriate sequence for construction from the point of view of landscape issues. In all cases, sites which require advance intervention are of low priority and it is not envisaged that these would be capable of accommodating development until the end of the Local Plan Period (i.e. 2001).

#### Opportunities for Enhancement

This column provides suggestion for enhancement proposals within specific sites where it is considered that the implementation of such proposals would have positive benefits for each settlement as a whole. Other opportunities for enhancement no doubt exist in other areas of each settlement but identification of these is beyond the remit of this study.

The guidance contained in the tables is intended only as an outline of critical issues and in no way is a substitute for detailed development briefs

It is recommended that sites asterisked in column 1 have a detailed development brief prepared. In addition, some sites have been identified as requiring the preparation of a masterplan.

**LANDSCAPE CAPACITY TABLES SETTLEMENT 1: AVOCH (14)**

**Key Characteristics**

- Strong relationship between valley landform and original settlement core.
- Conservation Area with fishing harbour and good examples of unspoiled 19<sup>th</sup> Century cottages laid out in grid iron pattern.

**Local Landscape Character Type**

**Site and Key Characteristics**

- River valley landform.
- Strong visual enclosure.
- Frequent dell/beltins and policy woodlands.
- Scattered estate buildings linked by network of tracks.

Site	Sensitivity Grains and Analysis	Advice/Incentive Required	Guidance Notes	Detail Priority Rating	Opportunities for Enhancement
A**	<p>Visibility: <i>Visible from A852 approaching Avoch from the west. Vegetation: <i>Barren divisions unwooded or wooded from Avoch.</i></i></p> <p>Topography: <i>Low lying grassy sloping riv.</i></p> <p>Urban form: <i>Valley narrow in typical of Avoch; narrow development; Western end unwooded with the period edge of the settlement (density in centre of A852); absence of street of buildings.</i></p>	None	<p>Management and maintenance of existing mature vegetation will be required.</p> <p>Exploit river frontage.</p> <p>Appropriate housing design would relate to the traditional Rosburgh estate buildings.</p>	2	<p>Screen planting on southern boundary would enhance the approach into the village.</p> <p>Consider added value to community by introducing riverside walkway linking into village centre</p>
B	<p>Visibility: <i>Viewed from surrounding area by narrow unwooded. Vegetation: <i>Barren divisions unwooded.</i></i></p> <p>Topography: <i>Low lying grassy sloping riv.</i></p> <p>Urban form: <i>Valley narrow, typical of Avoch; narrow development; Adjacent to river; absence of street of buildings.</i></p>	None	<p>Management and maintenance of existing mature vegetation will be required.</p> <p>Exploit river frontage and southerly aspect.</p> <p>Appropriate housing design would relate to the traditional Rosburgh estate buildings.</p>	1	<p>Consider added value to community by introducing riverside walkway linking into village centre</p>
C**	<p>Topography: <i>dominated by even convex slopes.</i></p> <ul style="list-style-type: none"> <li>• Farm building groups form strong point features.</li> <li>• Mainly deciduous shelterbelts on lower parts of slopes.</li> <li>• Mix of arable and pastoral farmland.</li> </ul>	<p>Reinforcement of boundary vegetation.</p>	<p>Strong shelterbelt boundary will be required to the south.</p> <p>Development should be defined in a significant area of deciduous structure planting to visually relate the site to areas to the north in the river valley.</p>	3	<p>Framework of structure planting on this site and size A would improve the appearance of the approach to the town.</p>

\*\* denotes sites for which detailed development briefs will be required

**LANDSCAPE CAPACITY TABLES SUPPLEMENT 1: AVOCH U10**

**Key Characteristics**

- Many fifth forms focus of external views from areas in the coast.

Areas where development should be discouraged

	Sites which would also be appropriate for industrial/commercial use	Approximate area identified with Capacity for development 2081a
<p><b>1b</b></p> <ul style="list-style-type: none"> <li>• Topography dominated by even convex slopes</li> <li>• Farm building groups form strong point features</li> <li>• Mainly deciduous distributed on lower parts of slopes</li> <li>• Lots of arable and pasture farmland</li> </ul>	None	
<p><b>1d</b></p> <ul style="list-style-type: none"> <li>• Steep convex slopes with south-westerly aspect</li> <li>• Field enclosure usually weakened by discontinuous hedgerows</li> <li>• Narrow lanes across scattered farm buildings</li> <li>• Open outlook over farmland corresponding high visibility in views from coast house</li> </ul>		

- Strong relationship between silky landform and original settlement core.

- Conservation Area with folding harbour and good examples of unspoiled 19<sup>th</sup> Century cottages laid out in grid iron pattern.

**KEY**

**EXISTING ALLOCATION**

-  Unreviewed area included in existing Adopted Local Plan
-  Developed area included in existing Adopted Local Plan

**STATUS IDENTIFIED WITH LANDSCAPE CAPACITY FOR HOUSING**

-  Sites with equal or no advance intention
-  Sites with equal advance intention
-  Top 10 sites in landscape capacity table
-  Priority Rating

**NOTE**

Athough some sites are development land shown on the Local Plan, they have been included in the Capacity Study as they are currently undeveloped.

Map Scale: 1:10,000 (1cm = 100m)



**Statement 1 - Avoch**

Figure 1B - Landscape Capacity for Housing



LANDSCAPE CAPACITY TABLE SETTLEMENT 2: MUNLOCHY 2a)

LANDSCAPE CAPACITY TABLE SETTLEMENT 2: MUNLOCHY 2a)		Extensive area of more recent development to north of core area		
Key Characteristics		<ul style="list-style-type: none"> <li>Outward views characterised south-eastwards by topography and coastline.</li> <li>Hardback at entrance to <i>Máire</i> Park from focus of external views.</li> </ul>		
Local Landscape Character Type And Key Characteristics		Opportunities for Enhancement		
Site	Sensitivity Criteria and Analysis	Advice Issued/Not Recognized	Guidance Notes	Overall Priority Rating
A	<p>2d</p> <ul style="list-style-type: none"> <li>Slipping, conical landscape.</li> <li>Large, singular arable fields.</li> <li>Occasional, mature deciduous trees associated with road and farms.</li> <li>Large yew tree forms distinctive landmark.</li> </ul>	None	<p>Emphasise clear views between buildings to Maudsley Bay. Highlight these views and south facing aspect in house siting.</p>	1
		<p>Opportunities to improve the appearance of the approach to Maudsley by incorporating tree planting to the northern boundary.</p>		

LANDSCAPE CAPACITY TABLE SETTLEMENT 2: MUNLOCHY 2a)

LANDSCAPE CAPACITY TABLE SETTLEMENT 2: MUNLOCHY 2a)		Extensive area of more recent development to north of core area		
Key Characteristics		<ul style="list-style-type: none"> <li>Outward views characterised south-eastwards by topography and coastline.</li> <li>Hardback at entrance to <i>Máire</i> Park from focus of external views.</li> </ul>		
Areas where development should be discouraged		Sites which would also be appropriate for residential/commercial use		
Site	Sensitivity Criteria and Analysis	Advice Issued/Not Recognized	Guidance Notes	Overall Priority Rating
2a	<p>2a</p> <ul style="list-style-type: none"> <li>Extensive historic core following B9161</li> <li>Extensive area of more recent development to north of core area</li> <li>Outward views characterised south-eastwards by topography and coastline</li> <li>Hardback at entrance to <i>Máire</i> Park from focus of external views.</li> </ul>	None		0.75/1a
2d	<p>(see above)</p> <ul style="list-style-type: none"> <li>Area to the east of the village where development would characterise views to Maudsley Bay.</li> </ul>			



LANDSCAPE CAPACITY TABLE: SETTLEMENT 56, ROBERTSON (36)

Site	Local Landscape Character and Key Characteristics	Sensitivity Criteria and Analysis	Intervention Required	Guidance Notes	Detail Priority Rating	Opportunities for Enhancement
A**	Sc (see above)	Visibility: partly covered from coastal area by dual road/golf course, with fine area to the north (area retained for housing on local plots). Vegetation: coastal grass adjacent to dunes. Topography: gentle north east facing slope. Urban form: currently site forms a left driveway off road and lower barrier.	None	Single storey homes to reduce impact on views from the coast with ridge lineforms partly screening. Introduce coastal plants within development. Coastal scrub vegetation to visually merge in with adjacent species and soften the development edge.	1	Plant coastal vegetation to maintain boundary.
B**	M <ul style="list-style-type: none"> <li>Subsided topography</li> <li>Stable land use</li> <li>Weak enclosure by post and wire fences</li> <li>Open visual character</li> </ul>	Visibility: visible from southern side of fence/line from road in proximity and from A832. Vegetation: some riparian/river Topography: level. Urban form: adjacent density properties to the east.	Reinforce and extend existing adjacent vegetation to wrap around site boundary to create a vegetated edge to the development.	Sole and form of development should reflect that of the adjacent properties. Vegetation within the site should also reflect species in adjacent area.	3	Introduction of planting to define the edge of settlement.
C**	M <ul style="list-style-type: none"> <li>Distinctive coastal landscape showing clear relationship with general topography</li> <li>Dominant golf course land use preserving open landscape of grassland and gorse scrub.</li> <li>Scridge across road leading to landmark light house</li> <li>Dramatic open views</li> </ul>	Visibility: visible from golf course and the east. Vegetation: adjacent gorse and dense on golf course, gender vegetation to the west. Topography: level, gentle north facing ridge Urban form: across thwy of retirement, adjacent development.	None	Single storey dwellings would be appropriate. Planting within the site should reflect coastal location.	2	Plant coastal vegetation to southern boundary.

\*\* - Areas sites for which detailed development briefs will be required



**LANDSCAPE CAPACITY TABLE: SETTLEMENT M. PORTFOLIO (bc)**

Key Characteristics • Suburban topography		• Able land use • Weak enclosure by post and wire fence • Open visual character	• Able land use • Weak enclosure by post and wire fence • Open visual character
Areas where development should be discouraged		Sites which would also be appropriate for Institutional/Commercial use	Areas where development should be discouraged (see table)
3a • Distinctive coastal landform showing direct relationship with geomorphological processes. • Dominant gulf course land use persisting open lands over of grassland and green scrub. • Straight access road leading to landmark lighthouse • Dramatic open views.	entire area beyond the perceived natural eastern limit of the town.	None	7.301a
3f • Suburban topography • Able land use • Weak enclosure by post and wire fence • Open visual character	areas which if developed, would result in enclosure of Rossmarie and Bertrac, particularly along with the A102 where ribbon development threatens.		
3b • Landform dominated by southern facing coarse slopes. • Posture gradual enclosed by discontinuous hedgerows. • Prominent light-coloured farm building groups. • Elevated position given open outward views and corresponding high visibility from adjoining areas.	visually prominent upper slopes, particularly those between Rossmarie and Bertrac		

Seaker Ross Landscape  
Capacity Study

KEY

EXISTING ALLOCATION

-  Undeveloped area, included in existing Applied Local Plan
-  Developed sites included in existing Applied Local Plan

SITES IDENTIFIED WITH  
LANDSCAPE CAPACITY FOR  
HOUSING

-  Sites with no advance reservation
-  Sites with no advance reservation
-  Key Locations in landscape capacity tables

 Priority Rating

NOTE  
Average house build developed in red colour  
average 100 units. 1 location marked in the  
analysis and capacity assessment process.

0 100 200 300 400 500 600 700 800 900 1000

0 2 4 6 8 10  
1:10,000

Settlement 31 Fortrose  
Figure 3b Landscape Capacity  
for Housing



**LANDSCAPE CAPACITY TABLE SETTLEMENT 30 BOUNDARIE USE**

**Key Characteristics**

- Close relationship between location and landscape, with clear boundary definition.

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Criteria and Analysis	Advance Information Required	Guidance Notes	Detail Priority Rating	Opportunities for Enhancement
A	<ul style="list-style-type: none"> <li>• Subdued topography</li> <li>• Arable land use</li> <li>• Wide enclosure by post and wire fences</li> <li>• Open visual character</li> </ul>	<p>Stability: <i>infiltr from arable edge of farms, removal from temporary stability</i></p> <p>Vegetation: <i>arable</i></p> <p>Topography: <i>terracing ridge.</i></p> <p>Urban Form: <i>in the way a narrow strip of long linear formality from outside limit of the zone.</i></p>	None	<p>A high density of garden vegetation should be incorporated with development. House styles should make reference to the traditional dwellings which lie to the west. Explicit views to Ben Wyvis and across kith.</p>	1	Opportunities to introduce more 'green' to the urban edge of the town when seen from Benrose.

- Characteristic linear historic core with outer areas of 19<sup>th</sup> and 20<sup>th</sup> century expansion.

- Landmark buildings.

- Contrast between open areas and small internal squares

LANDSCAPE CAPACITY TABLE SETTLEMENT 36 BOUNDARIE (56)		<ul style="list-style-type: none"> <li>Characteristic linear historic core with outer areas of 19<sup>th</sup> and 20<sup>th</sup> century expansion.</li> <li>Landmark buildings.</li> <li>Contrast between open agricultural areas and small internal squares.</li> </ul>
<ul style="list-style-type: none"> <li>Close relationship between location and landmarks, with clear boundary definition.</li> <li>Areas where development should be discouraged</li> </ul>		
<p><b>3a</b></p> <ul style="list-style-type: none"> <li>Distinctive coastal landmarks showing direct relationship with geomorphological processes.</li> <li>Dominant golf course land use preserving open landscape of grassland and pine scrub.</li> <li>Straight access road leading to landmark lighthouse</li> <li>Dramatic open views.</li> </ul>	<p>Enter area beyond the promised natural outer limit of the town.</p>	<p>Sites which would also be appropriate for residential/commercial use.</p> <p>None</p> <p>201a</p>
<p><b>3b</b></p> <ul style="list-style-type: none"> <li>Subdued topography</li> <li>Arable land use</li> <li>Weak enclosure by post and wire fences</li> <li>Open visual character</li> </ul>	<p>areas which, if developed, would result in coarsening of Boscawen and Fenne, particularly along side the A832 where ribbon development character.</p>	
<p><b>3b</b></p> <ul style="list-style-type: none"> <li>Landforms dominated by north-south facing concave slopes.</li> <li>Secure grassland enclosed by discontinuous hedgerows.</li> <li>Prominent light coloured farm building groups.</li> <li>Elevated position gives open outward views and corresponding high visibility from adjoining areas.</li> </ul>	<p>visually prominent upper slopes, particularly those between Boscawen and Fenne.</p>	



**LANDSCAPE CAPACITY TABLE SETTLEMENT 4 CULBOURNE (46)**

- Dispersed linear plan form consisting of discrete building clusters
- Transition zone between settlement and roofing landscape
- Close relationship between B9169 and break of slope in landscape
- Skyline location with open views northwards

Site	Sensitivity Grains and Analysis	Advance Information Required	Guidance Notes	Design Priority Rating	Opportunities for Enhancement
A <sup>26</sup>	<p>Visibility largely covered by the combination of topography and the presence of mature development along the B9169. New development areas to the north are visible from the B9169.</p> <p>Vegetation highlighted by forestry blocks.</p> <p>Topography: north west facing slope</p> <p>Urban form: dominantly a ribbon development, compact village, recent development is of low density dispersed dwellings in a large garden.</p>	None although preparation of a masterplan and implementation of proposals for structure planning would enhance the capacity	<p>Development of this site presents the opportunity to establish a settlement with a cohesive core. A substantial belt of mixed woodland should be planted along the forest edge to aid a re-connection agreement set up to ensure a long term vegetated backdrop on the skyline.</p> <p>Large blocks of mixed woodland should also be introduced to soften the built development from local and long range views.</p> <p>Low density housing would be appropriate to permit the introduction of substantial areas of mature planting within the site. Masterplan required.</p>	1	Planting within this site will assist in providing a softening backdrop to the existing properties to the north.

<sup>26</sup> Areas sites for which detailed development briefs will be required

**LANDSCAPE CAPACITY TABLE SETTLEMENT 4 CULBOURNE (46)**

- Dispersed linear plan form consisting of discrete building clusters
- Transition zone between settlement and roofing landscape
- Close relationship between B9169 and break of slope in landscape
- Skyline location with open views northwards

Site	Sensitivity Grains and Analysis	Advance Information Required	Guidance Notes	Design Priority Rating	Opportunities for Enhancement
B <sup>26</sup>	<p>Visually prominent areas which form a foreground to the settlement in views from the fifth</p> <p>Open slopes interspersed by characteristic undulations in topography reflecting geomorphology and drift geology</p> <p>Large arable fields enclosed by stone walls</p> <p>Strong rhythmic patterns controlled by trend in landscape</p> <p>Open views to north</p>	None which would also be appropriate for industrial/commercial use	<p>Parts of Site A could accommodate industrial/commercial uses if the whole site including prior allocation areas are subject to re-planting.</p>	1	<p>Approximate area identified with Capacity for development</p> <p>188Ha</p> <p>- including B.501a boundary</p>

**KEY**

**EXISTING ALLOCATION**

-  Undeveloped sites included in existing Adopted Local Plan
-  Developed sites included in existing Adopted Local Plan

**SITES IDENTIFIED WITH LANDS CAPACITY FOR HOUSING**

-  Sites which require no additional provision
-  Sites which require additional provision
-  Key to sites in landscape capacity study

**(1)** Priority Rating

NOTE: Sites with a red development limit shown on the OS Maps, have been included in the study and capacity assessment process.

Scale: 1:10,000 (OS Grid Reference: TQ 12 20)



**Settlement 4 - Culbokie**  
Figure 4b: Landscape Capacity for Housing



**LANDSCAPE CAPACITY TABLE SETTLEMENT 3: CROMARTY (3)**

- Key Characteristics**
- Distinctive building forms.
  - Strong visual enclosure with limited framed outward views.
  - Clear relationship between settlement forms and coastal landforms.
  - Historic landscape consisting of dense grid of narrow streets.

Site	Local Landscape Character Types and Key Characteristics	Sensitivity Criteria	Advance Intervention Required	Guidance Notes	Design Priority Rating	Opportunities for Enhancement
A**	<ul style="list-style-type: none"> <li>• (see above)</li> </ul>	<p>Visibility: Limited by development in the north and east, limited pitch in the west and inside foot in the north.</p> <p>Vegetation: Dominated by coastal shrubs.</p> <p>Topography: Low lying location.</p> <p>Urban Form: Central village location.</p>	None	<p>Consider courtyard arrangements of mixed types of dwellings, making reference to the old rope works building forms, scale and appearance. Site could accommodate high density flatted development.</p>	1	Reinforce and extend woodland on slope to south to bring vegetation further into the town.
B**	<ul style="list-style-type: none"> <li>• Raised coastal platforms with deep-settled streets valleys.</li> <li>• Blotchy woodlands</li> <li>• Strong enclosure by valley woodland and shrubs.</li> <li>• Maritime house, walls, turned with adjoining farmland.</li> <li>• Interwoven visual character.</li> </ul>	<p>Visibility: Widely free unobstructed view of Cromarty.</p> <p>Vegetation: Dominated by coastal natural scrub.</p> <p>Topography: Low lying location.</p> <p>Urban Form: Central location and narrow, linear street pattern in narrow edge of existing village.</p>	None	<p>Explore views to North Star.</p> <p>Make reference to the complex forms, appearance and scale of existing buildings in line.</p> <p>Cromarty - their relationship with and orientation to the coast and to the scale of slope behind.</p>	2	Reinforce and extend existing woodland to soften the development and relate it to the wooded slopes which form a backdrop.
C**		<p>Visibility: Not prominent to street from the A852.</p> <p>Vegetation: Divided in north and west by narrow woodland.</p> <p>Topography: Gently rising site.</p> <p>Urban Form: Small narrow street around core of development above the historic core of the village.</p>	None	<p>Explore views to the coast.</p> <p>Reinforce substantial areas of mature planting to give development a wooded setting to form a transition zone between the historic village core and the countryside. Make reference to the forms, scale and arrangement of traditional estate building clusters.</p>	3	Reinforce planting along the A852 to enhance the approach to the village.

\*\* Areas sites for which detailed development briefs will be required



**LANDSCAPE CAPACITY TABLE SETTLEMENT 3: GROMARIV (5a)**

**Key Characteristics**

- Clear relationship between settlement form and coastal landforms.
- Intra- historic core consisting of dense grid of narrow streets.

**Areas where development should be discouraged**

- Steep slopes with neither aspect, large stable fields,
- Linear woodland features and coppes,
- Strong rhythmic patterns controlled by trees in landforms.
- Open views to north across fields.

Usually prominent areas at the top of the coastal slope

- Distinctive building forms.

- Strong visual enclosure with limited formal outward views.
- Restricted area of modern residential expansion

Sites which would also be appropriate for industrial/commercial use

None exclusively although Site A could incorporate specific commercial uses as part of a mixed use development.

Appropriate area identified with Capacity for development

158ha

- including 0.238ha bakery



**LANDSCAPE CAPACITY TABLE SETTLEMENT 0 CONTIN (6a)**

**Key Characteristics**

- Linear, dispersed village with more recent development on hill side
- Bound by Black Water river and strath sides.

- AB35 dominates village with heavy traffic and traffic calming measures.
- Diverse buildings and structures include private house cottages, a few residential and modern bridge.
- Island/Church/Marne

Site	Local Landscape/Character Type and Key Characteristics	Sensitivity Criteria and Analysis	Advances/Innovations Required	Guidance Notes	Overall Priority Rating	Opportunities for enhancement
A <sup>10</sup>	6a (see above) also adjacent 6d below)	<p>Visibility: Framed from AB35 in the north by topographical features, and from AB35 to the east by buildings along the road/side. Largely covered from the AB34 by local landforms and vegetation along the road/side. Visible from Marne of C.w.t.</p> <p>Vegetation: mature wood woodland</p> <p>Topography: north west facing slope with localised ridges</p> <p>Urban Form: Development of this area would reflect the character of the area to the north of The View.</p>	None	Buildings should be made to the form, scale and appearance of the traditional estate cottages in the area to the north. Redefine and extend existing mature woodland areas by introducing substantial areas of structure planting of an estate landscape character into the site.	1	Balance area to rest of filling station with boundary line planting within this site.

<sup>10</sup> - Areas sites for which detailed development limits will be required

**LANDSCAPE CAPACITY TABLE SETTLEMENT 0 CONTIN (6a)**

**Key Characteristics**

- Linear, dispersed village with more recent development on hill side
- Bounded by Black Water river and strath sides

Areas where development should be discouraged

		<ul style="list-style-type: none"> <li>• 4855 dominates village with heavy traffic and traffic calming measures</li> <li>• Destructive buildings and structures include park stone cottages, a few residential and modern bridge</li> <li>• Island/Church/Maine</li> </ul>	<p>Approximate area identified with Capacity for development</p>
<p>6b</p> <ul style="list-style-type: none"> <li>• Flat, open flood plain</li> <li>• Simple landscape with little detail, rectangular fields and few up standing elements</li> <li>• Clear views across area to Conon.</li> <li>• Dwellings are scattered and built above the flood plain</li> </ul>	<p>Island in River with distinctive church and maine</p>	<p>Sites which would also be appropriate for industrial/commercial use</p> <p>Part of Site A found close to garage could be developed for industrial/commercial use with careful treatment of boundary between this type of land use and residential, depending on nature of development.</p>	<p>381a</p> <p>- including 2581a boundary</p>
<p>6d</p> <ul style="list-style-type: none"> <li>• High undulating landform</li> <li>• Open fields bounded by woodland and separated by ditches/belts and copses</li> <li>• Views within limited by undulating landform and ditches/belts</li> <li>• Very few dwellings</li> </ul>	<p>Area of this landscape type where it forms a prominent ridge in views from the AO</p>		

**KEY**

**EXISTING ALLOCATION**

-  Undeveloped areas included in existing Accepted Local Plan
-  Developed areas included in existing Accepted Local Plan

**SITES IDENTIFIED WITH  
LANDS CAPACITY FOR  
HOUSING**

-  Sites which require no site specific intervention
-  Sites which require site specific intervention
- A** Key to sites in landscape capacity table
- (1)** Priority rating

**NOTE**  
Although some sites identified in the table are currently in use, they are not subject to any development proposals.

Scale: 1:50,000  
Source: Ordnance Survey, 2010



**Settlement 6 Corrin**  
Figure 6B Landscape Capacity  
for Housing



**LANDSCAPE CAPACITY TABLE SETTLEMENT 7: MUIB OF QIBD (7a)**

**Key Characteristics**

- Town occupying low ground in break in hills.
- Easch with associate semi natural woodlands.

- Star-shaped town which has developed at the road crossing point of roads and a railway but semi leafy and Green valleys.
- Traditional centre with modern peripheral development.
- Duality forms a focal point

Site	land Landscape-Character Type and Key Characteristics	Sensitivity Criteria and Analysis	Advice Inevitably Required	Guidance Notes	Overall Priority Rating	Opportunities for enhancement
C	<p>(see above)</p> <ul style="list-style-type: none"> <li>• Uncluttered upland land forms, emphasized by lines of boundaries and roads.</li> <li>• Poor quality grazing with some mixed stands of trees and commercial forestry.</li> <li>• Small fields with dry stone wall boundaries.</li> <li>• Frequent, scattered outcrops and farms.</li> <li>• Diverse, unusual landscape, from Blair of Quid</li> </ul>	<p>Visibility: largely unobscured from surrounding areas by forestry and vegetation gaps and trees, isolated trees are good views adjacent.</p> <p>Topography: low</p> <p>Urban Form: gap str, degraded area adjacent to Junction.</p>	None	<p>Retain existing vegetation and introduce woodland riparian to the development to reflect the character of the surrounding area. Low density development would be appropriate to allow significant tracts of woodland to merge the site with adjacent woodland.</p>	1	Development could enhance this part of the town which is degraded.
A <sup>10</sup>	<ul style="list-style-type: none"> <li>• Uncluttered upland land forms, emphasized by lines of boundaries and roads.</li> <li>• Poor quality grazing with some mixed stands of trees and commercial forestry.</li> <li>• Small fields with dry stone wall boundaries.</li> <li>• Frequent, scattered outcrops and farms.</li> <li>• Diverse, unusual landscape, from Blair of Quid</li> </ul>	<p>Visibility: screened from areas to the north by vegetation, screened from areas to the south by lowlands.</p> <p>Vegetation: mixed woodland to the north.</p> <p>Topography: low with embanking topography surrounding.</p> <p>Urban Form: residential development to the north and west.</p>	None	<p>Retain all surrounding vegetation. Refine pattern of linear development to the south by creating a second tier of housing of similar scale and form.</p>	3	Possibility of retaining semi natural areas to give a distinctive character to development.
B	<p>(see above)</p>	<p>Visibility: unobscured from north by lowlands and adjacent forest.</p> <p>Viewed from north is scrub by vegetation, and some trees visible to the north.</p> <p>Topography: low.</p> <p>Urban Form: use of buildings to the north</p>	None	<p>Planting on eastern boundary to form wooded edge to the development. Planting development (ie higher density) could be considered for this area. Refer to adjacent traditional buildings for appropriate scale and form.</p>	2	Opportunity to establish a strong vegetative edge to the eastern approach to the town.

see Annexes sites for which detailed development limits will be required

**LANDSCAPE CAPACITY TABLE SUPPLEMENT 7: MUIR OF GIRD (7a)**

**Key Characteristics**

- Town occupying low ground in bank in hills.
- Lochans with associate semi natural woodlands.

Areas where development should be discouraged

<p>• Star-shaped town which has developed at the road crossing point of roads and a railway but were already and Green valleys.</p> <ul style="list-style-type: none"> <li>• Traditional centre with modern peripheral development.</li> <li>• Distillery forms a focal point.</li> </ul>	<p>• Sites which would also be appropriate for Industrial/commercial use.</p> <p>C: due to adjacent industrial uses</p>	<p>visually prominent high ground</p>
<p>7b</p> <ul style="list-style-type: none"> <li>• Unkinked upland land forms, emphasized by lines of boundaries and roads.</li> <li>• Poor quality grazing with some mixed stands of trees and commercial forestry.</li> <li>• Small fields with dry stone wall boundaries.</li> <li>• Farms, scattered dwellings and farms.</li> <li>• Diverse, textured landscape.</li> <li>• Lower slopes clearly visible from Muir of Gird</li> </ul>	<p>Approximate areas identified with Capacity for development</p> <p>7Ha</p> <ul style="list-style-type: none"> <li>- including 1Ha industry</li> </ul>	<p>visually prominent areas which form the setting of the town</p>
<p>7c</p> <ul style="list-style-type: none"> <li>• Low, flat flood plain.</li> <li>• Open, fertile, agricultural.</li> <li>• Simple landscape with few vertical elements.</li> <li>• Blocky forestry and large, angular forestry and industrial buildings.</li> <li>• Open views to industrial estate.</li> </ul>		

**Eastern Cross Landscape  
Capacity Study**

**KEY**

**EXISTING ALLOCATION**

-  Unallocated sites included in  
unadopted Local Plan
-  Developed sites included in  
existing Adopted Local Plan

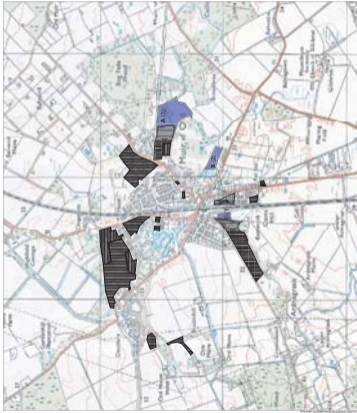
**SITES IDENTIFIED WITH  
LANDSCAPE CAPACITY FOR  
HOUSING**

-  Sites with social or  
suburban intervention
-  Sites with social or  
suburban intervention
-  Key locations in landscape  
capacity studies
-  Priority Rating

**NOTE**  
Although some recent development is not shown  
on this OS base, it has been included in the  
analysis and capacity assessment process.



**Settlement T: Map of Old  
Figure 7b: Landscape Capacity  
for Housing**





**LANDSCAPE CAPACITY TABLE SETTLEMENT 86 CONONBRIDGE (86)**

**Key Characteristics**

- Village south of River Coem
- Compact village with linear core, dominated by A802
- Fairly extensive modern residential development to the south east.

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Criteria and Analysis	Advice Intervention Required	Guidance Notes	Detail Priority Rating	Opportunities for enhancement
A	8b (see above)	<p>Visibility: <i>Removed from view on the east by being visible from B0163 and village main road.</i></p> <p>Vegetation: <i>main riparian</i></p> <p>Topography: <i>level</i></p> <p>Urban form: <i>residential development to the southeast and north west.</i></p>	None	Planting on western boundary would improve the setting for the school grounds to the west.	3	
B	8b (see above)	<p>Visibility: <i>removed from view to the west by road, development to view from road through village</i></p> <p>Vegetation: <i>main trees in</i></p> <p>Topography: <i>level</i></p> <p>Urban form: <i>appears as a gap in the privacy of the trees with density to the north and south</i></p>	None	Appropriate layout, scale and form would take reference from linear arrangement of adjacent houses to the north and south.	1	
C	8f <ul style="list-style-type: none"> <li>• River crosses slopes interspersed by characteristic undulations in topography reflecting geomorphology and drift geology.</li> <li>• Large stable fields enclosed by ditches/belt.</li> <li>• Strong rhythmic pattern created by trees in landscape.</li> </ul>	<p>Visibility: <i>Partially removed from view to the north, east and south by existing buildings.</i></p> <p>Vegetation: <i>main riparian</i></p> <p>Topography: <i>level, undulating adjacent.</i></p> <p>Urban form: <i>residential area to the northwest and north east, industrial to the southeast.</i></p>	None	Structure planting to eastern boundary would establish a pocket of woodland to break up the hard urban edge which exists along the eastern edge of the town.	2	Planting on eastern boundary would enhance views from the A805.
D	8e	<p>Visibility: <i>visible to view from A823 approaching from the north with backdrop of houses to the north side of the B0163</i></p> <p>Vegetation: <i>main</i></p> <p>Topography: <i>undulating sloping undulating, level, level</i></p> <p>Urban form: <i>adjacent to residential development to north east, further density to northwest.</i></p>	None	Low density development with significant areas of structure planting would assist in softening the development and the southern edge of the village.	3	Improve the appearance of the southern boundary to the town by planting within the site.

**LANDSCAPE CAPACITY TABLE SETTLEMENT 86 CONONBRIDGE (86)**

Key Characteristics		Sensitivity Criteria and Analysis				Guidance Notes		Opportunities for enhancement	
Site	Local Landscape Character Type and Key Characteristics	Advances Involvement Required	Guidance Notes	Local Priority Rating	Opportunities for enhancement				
86**	<p>Village south of River Coon</p> <p>Local Landscape Character Type and Key Characteristics</p> <ul style="list-style-type: none"> <li>• River crosses slopes (interrogated) by characteristic undulation in topography reflecting geomorphology and drift deposits.</li> <li>• Large arable fields enclosed by stonebelts.</li> <li>• Strong rhythmic patterns controlled by trend in landscape.</li> </ul>	None	<p>Visibility: <i>void</i> from A815 and A9103.</p> <p>Vegetation: <i>no significant vegetation.</i></p> <p>Topography: <i>various rising.</i></p> <p>Urban Form: <i>residential development in the north west, isolated buildings on the western edge of the site.</i></p>	4	<p>Low density due to link development to the westmost two fields and utilise the narrowest field bounding the A9 to introduce woodland to define the edge of the settlement and act as a buffer between the road and the town.</p>	<p>Opportunities to enhance the eastern edge of the town by extending woodland recommended for this site to areas to the north.</p>			

\*\* Areas sites for which detailed development limits will be required

**LANDSCAPE CAPACITY TABLE SETTLEMENT 86 CONONBRIDGE (86)**

Key Characteristics		Sensitivity Criteria and Analysis				Guidance Notes		Opportunities for enhancement	
Site	Local Landscape Character Type and Key Characteristics	Advances Involvement Required	Guidance Notes	Local Priority Rating	Opportunities for enhancement				
87 (see above)	<p>Village south of River Coon</p> <p>Local Landscape Character Type and Key Characteristics</p> <ul style="list-style-type: none"> <li>• River crosses slopes (interrogated) by characteristic undulation in topography reflecting geomorphology and drift deposits.</li> <li>• Large arable fields enclosed by stonebelts.</li> <li>• Strong rhythmic patterns controlled by trend in landscape.</li> </ul>	None	<p>Visibility: <i>void</i> from A815 and A9103.</p> <p>Vegetation: <i>no significant vegetation.</i></p> <p>Topography: <i>various rising.</i></p> <p>Urban Form: <i>residential development in the north west, isolated buildings on the western edge of the site.</i></p>	4	<p>Low density due to link development to the westmost two fields and utilise the narrowest field bounding the A9 to introduce woodland to define the edge of the settlement and act as a buffer between the road and the town.</p>	<p>Opportunities to enhance the eastern edge of the town by extending woodland recommended for this site to areas to the north.</p>			

\*\* Areas sites for which detailed development limits will be required

**Baseter Ross Landscape  
Capacity Study**

**KEY**

**EXISTING ALLOCATION**

Undeveloped sites included in existing Adopted Local Plan

Developed sites included in existing adopted Local Plan

**SITES IDENTIFIED WITH  
LAND CAPACITY FOR  
HOUSING**

Sites which require no  
landscape intervention

Sites which require  
landscape intervention

**A** Key to sites in landscape  
capacity table

**(1)** Priority rating

**NOTE**

A through seven need development consent under the Town and Country Planning Act 1990 and require planning permission.

Scale 1:10,000



**Settlement B - Core nBldge**  
Figure 6b: Landscape Capacity  
for Housing



**LANDSCAPE CAPACITY TABLE SETTLEMENT 84: MARYBURGH (84)**

Key Characteristics

- Small village north of River Coon crossing

Site	Sensitivity Criteria and Analysis	Advance Intervention Required	Guidance Notes	Detail Priority Rating	Opportunities for enhancement
B8 <sup>10</sup> (See above)	<p>Walkway: <i>stable from A9 (flooded areas) and A862 at higher elevation.</i></p> <p>Vegetation: <i>more rural in nature</i></p> <p>Topography: <i>level</i></p> <p>Urban form: <i>uniform long dwelling in row form.</i></p>	None	Make reference to the town's form and side of adjacent riverside dwellings. Reinforce and thicken the existing tree screen.	2	Strong vegetative boundary to the east will define the edge of settlement, giving a clear definition as a backdrop to the fields west of the A9.
A8 <sup>10</sup>	<p>Walkway: <i>partially covered from A9 by lawns and vegetation, covered from road in village by lower and consistent tree in the north.</i></p> <p>Vegetation: <i>ambulatory, sloping</i></p> <p>Urban form: <i>affairs as 'big' reference to the envelope with single row of dwelling in the north.</i></p>	None	Structure planting to northern boundary to provide a vegetative screen to the edge of the town. Scale, form and layout should reflect that of adjacent properties. Careful treatment of the northern boundary will be required for no net green boundaries without screen planting).	1	Initial planting between site and the A9 to improve the appearance of the edge of the town, make reference to the character of vegetation elsewhere on the Brahan Estate.

<sup>10</sup> Areas where development should be discouraged

- Open views to north

- Compact village with linear core and village green.
- Dominated by A862

**LANDSCAPE CAPACITY TABLE SETTLEMENT 84: MARYBURGH (84)**

Key Characteristics

- Small village north of River Coon crossing

Site	Sensitivity Criteria and Analysis	Advance Intervention Required	Guidance Notes	Detail Priority Rating	Opportunities for enhancement
B8 (see above)	<p>River plain which forms the setting of the town from views on the A9</p> <p>Areas to the south of the town which form an important setting to the town when viewed from the A9 looking over Maryburgh.</p>	None	Screen which would also be appropriate for industrial/commercial use		Appropriate area identified with Capacity for development
B8	<ul style="list-style-type: none"> <li>Long tract occupying south facing valley of the river Coon.</li> <li>Open, agricultural fields.</li> <li>Single track laid, footpaths and field boundaries run parallel with or at right angles to valley side.</li> <li>Clear views across valley to settlements.</li> </ul>				1:584

12:15 reports/capacity tables

**KEY**

**EXISTING ALLOCATION**

-  Undeveloped sites included in existing Adopted Local Plan
-  Developed sites included in existing Adopted Local Plan

**SITES IDENTIFIED WITH LANDSCAPE CAPACITY FOR HOUSING**

-  Sites which require no or minor intervention
-  Sites which require moderate intervention
-  Key to sites in landscape capacity table
-  Priority Rating

**NOTE**  
A range of other related development has taken place in the 20 years since the last Local Plan was adopted. It has been included where it changes the landscape capacity.



**Settlement B1 - Maryland**  
Figure B1b - Landscape Capacity for Housing



LANDSCAPE CAPACITY TABLE SETTLEMENT 9 DINGWALL 1960

Key Characteristics

- Rising hills to the north and south
- River Puffer flood plain
- Road route for rail and road

- Numerous bridges and crossing points
- Some towers and masts on dominant roadside
- Tower on central slope visible from most areas
- Pockets of woodland between housing on northern hillside

Site	Local Landscape Character or Key Characteristics	Sensitivity Criteria	Adverse Impacts/Issues	Guidance Notes	Design Priority Rating	Opportunities for enhancement
A <sup>10</sup>	9a (see above)	<p>Visibility: <i>Viewed by looking up 3° to the west, viewed by moving woodland in the east.</i></p> <p>Vegetation: <i>diverse roadside woodland to east.</i></p> <p>Topography: <i>low</i></p> <p>Urban form: <i>Gap in.</i></p>	None	High density, flat development would be appropriate in the urban gaps and should reflect character buildings in the area.	3	Appropriate design of access would enhance Stonehenge Road. Retain mature woodland in River Puffery by structure planting within the site.
B		<p>Visibility: <i>Viewed by moving in development to the north by woodland to the west, bearing 4° to the north.</i></p> <p>Vegetation: <i>mature, diverse woodland to the west.</i></p> <p>Topography: <i>with rising, fairly steep Urban form: <i>Adjoining residential development; Western end is elevated with preserved edge of a new street/traffic Road.</i></i></p>	None	Reflect urban gaps of traditional layout to the east. Develop only the lower slopes to maintain views over the town. Retain mature structure planting within the site.	2	Retain existing vegetation to the west of the site by introducing a broad band of woodland planting to extend to houses at Roadbank.
C	9d <ul style="list-style-type: none"> <li>• Flat and wide stretch</li> <li>• Large fertile arable fields</li> <li>• Tree lined road and railway</li> <li>• Business park adjacent</li> </ul>	<p>Visibility: <i>Development on steep side.</i></p> <p>Vegetation: <i>Adjoining range (mature) planting on western path, hedgerow.</i></p> <p>Topography: <i>low</i></p> <p>Urban form: <i>Development adjacent to the road.</i></p>	None	Low density development with substantial areas of structure planting.	4	Retain roadside and roadside structure planting associated with the business park to improve appearance of Stonehenge Road. Introduce substantial structure planting within the site.
D	9e <ul style="list-style-type: none"> <li>• Low lying land between fields and town</li> <li>• Bushing</li> <li>• Straight, oak lined road</li> <li>• Separated from town by railway</li> <li>• Road at</li> </ul>	<p>Visibility: <i>Viewed up 2° to the north by development.</i></p> <p>Vegetation: <i>adjoining garden vegetation.</i></p> <p>Topography: <i>low</i></p> <p>Urban form: <i>Railway line on 3° side; Gap in to arable fields.</i></p>	None	Appropriate layout would be an extension of the existing pattern and density of semi detached dwellings. Structure planting to extend adjacent vegetation to the south should be included.	1	

LANDSCAPE CAPACITY TABLE SETTLEMENT 9 DINGWALL 0960

Key Characteristics

- Rising hills to the north and south
- River Puffer flood plain
- Road route for rail and road

- Numerous bridges and crossing points
- Some towers and masts on dominant roofscape
- Tower on central slope visible from most areas
- Borders of woodland between housing on northern hillside

Site	Local Landscape Character or Type and Key Characteristics	Sensitivity Criteria	Advice/Issues/Impacts	Guidance Notes	Overall Priority Rating	Opportunities for enhancement
G**	<ul style="list-style-type: none"> <li>• Low lying land between fifth and town</li> <li>• Bunding</li> <li>• Straight, oak lined road</li> <li>• Separated from town by railway</li> <li>• Broad area</li> </ul>	<p>Visibility: <i>Partially removed by roadside development; Visible from A802.</i></p> <p>Vegetation: <i>remains from planting in scrub.</i></p> <p>Topography: <i>level.</i></p> <p>Urban Form: <i>Centre of city subdivided with junction edge of town.</i></p>	None	<p>Reflect urban grain of housing to the north, explore southerly aspects.</p>	5	<p>Introduce substantial area of woodland planting to provide a backdrop to 2 isolated dwellings and to improve the appearance of the approach to the town.</p>
F		<p>Visibility: <i>not present in any views.</i></p> <p>Vegetation: <i>None</i></p> <p>Topography: <i>level.</i></p> <p>Urban Form: <i>divided in west; Mixed use development in scrub and east.</i></p>	None	<p>Blend development, reflecting the scale of the adjacent MOD buildings would be appropriate</p>	II	
G**		<p>Visibility: <i>Removed from view by screening.</i></p> <p>Vegetation: <i>Partially removed by MOD and mixed scrub in scrub.</i></p> <p>Vegetation: <i>scattered across trees in scrub</i></p> <p>Topography: <i>level.</i></p> <p>Urban Form: <i>irregularity of forming new village area</i></p>	None	<p>Opportunities to create village character with central focus. Reflect avenue planting by introducing single tree lines along boundaries and within the site. Masterplan required</p>	9	
H**		<p>Visibility: <i>Removed in scrub by development; Visible but not prominent in view from A802 approaching curve from the west.</i></p> <p>Vegetation: <i>scattered across trees in scrub.</i></p> <p>Topography: <i>level.</i></p> <p>Urban Form: <i>Railway in west; possibility of forming new village area</i></p>	None	<p>Opportunities to create village character with central focus. Reflect avenue planting by introducing single tree lines along boundaries and within the site. Masterplan required</p>	II	

\*\* Areas in which detailed development briefs will be required

LANDSCAPE CAPACITY TABLE SUPPLEMENT 9 DINGWALL 196

Key Characteristics

- Rising hills to the north and south
- River Puffer flood plain
- Good route for rail and road
- Numerous bridges and crossing points
- Some towers and masts/dominant landscape
- Tower on central slope visible from most areas
- Pockets of woodland between housing on northern hillside

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Criteria	Advice/Intervention Required	Guidance Notes	Detail Priority Rating	Opportunities for enhancement
i**	<p>Hillsides at mouth of Puffer glen, steep to the south side</p> <ul style="list-style-type: none"> <li>• Shallow long slopes, grazing</li> <li>• Higher, large fields divided by hedgerows</li> <li>• Generally open</li> <li>• Form backdrop to town</li> <li>• Wooded northern slopes</li> <li>• Elements of policy woodland</li> <li>• Keep tree lined lanes</li> </ul>	<p>Visibility: Vividly free area to the west and east.</p> <p>Vegetation: open rough/scrub</p> <p>Topography: steep north facing slope</p> <p>Urban Form: adjacent housing of high density, tower to the west.</p>	None	<p>Low density development with substantial areas of structure planting to soften the development and to screen the existing housing to the west.</p> <p>Link development to upper slopes and exploit lower, steep slopes for planting.</p>	7	Implementation of guidance for this site could enhance the setting of the masts and improve the appearance of this edge of the town.
j		<p>Visibility: crossed by water existing vegetation on northern boundary</p> <p>Vegetation: mature deciduous trees on eastern boundary</p> <p>Topography: mature facing slope</p> <p>Urban Form: adjacent residential development.</p>	None	<p>Retain existing mature vegetation on the southern boundary to screen development and retain partial screening of area further north.</p>	6	

\*\* Areas sites for which detailed development briefs will be required



**LANDSCAPE CAPACITY TABLE SUPPLEMENT 9 DINGWALL 1960**

**Key Characteristics**

- Rising hills to the north and south
- River Puffer flood plain
- Nocturnal for rail and road

**Areas where developments should be discouraged**

- Hillside at mouth of Puffer gully, steep on the south side
- Arable lower slopes, grazing higher, large fields divided by hedgerows
- Generally open
- Forms backdrop to town
- Wooded northern slopes
- Remnants of peat woodland
- Steep tree lined lanes

**Visually prominent areas which provide an important setting to the town**

- Sites A, C, D, E and F all have capacity to accommodate industrial/commercial development.

**Sites which would also be appropriate for industrial/commercial use:**

- Numerous bridges and crossing points
- Some towers and masts/dominant roofscape
- Tower on coastal slope visible from most areas
- Pockets of woodland between housing on northern hillside

**Appropriate areas identified with Capacity for development:**

- 75Ha
- including 206Ha heathery

**KEY**

**EXISTING ALLOCATION**

-  Undeveloped sites included in existing Adopted Local Plan
-  Developed sites included in existing Adopted Local Plan

**STEPS DOWN THE DIALTH  
LANDSCAPE CAPACITY FOR  
HOUSING**

-  Sites which require no advance infrastructure
-  Sites which require advance infrastructure
-  Key locations in landscape capacity tables
-  Priority Rating

**NOTE**  
Although some wind development is not shown on this map, 3 locations included take location and appropriate potential.



**Settlement 9 Dingwall**  
Figure 9: Landscape Capacity  
for Housing



**LANDSCAPE CAPACITY TABLE SETTLEMENT 10 REDBURNION (10a)**

**Key Characteristics**

- Very small firch edge village.
- Bounded by A816 and canal railway.
- Loose structure of buildings linked by small, grassed fields.
- Some small landmarks.

Site	Local Landscape Character Types and Key Characteristics	Sensitivity Criteria and Analysis	Advance Information Required	Guidance Notes	Detail Priority Rating	Opportunities for enhancement
C	10a (see above)	<p>Viability: <i>imposed by proximity from A816 and from ridge by continuation of beam and negative vegetation: trees, Mowers tree</i></p> <p>Topography: <i>low</i></p> <p>Urban form: <i>adjoined detached single story properties, church and associated fields which form a village 'core'.</i></p>	None	<p>Low density, single story development would be appropriate. Careful treatment of the southern boundary will be required and reference should be made to adjacent vegetation types.</p>	1	Define a strong edge to the fields closely associated with the setting of the church.
A <sup>44</sup>	<p>10d</p> <ul style="list-style-type: none"> <li>• Low, one or two blocks above Dunrich firch.</li> <li>• Open grassed fields with dry stone and post and wire boundaries.</li> <li>• River and stream channels are tree lined, cutting shallow valleys into the slopes.</li> </ul>	<p>Viability: <i>glazed view of the area from the road.</i></p> <p>Vegetation: <i>scattered trees in meadow (haunter).</i></p> <p>Topography: <i>low</i></p> <p>Urban form: <i>rooms from stone village but adjoined in driveway. Single, one and a half story buildings nearby.</i></p>	<p>Reference to thickened tree belt on southern boundary</p>	<p>Single storey and a half storey development would be appropriate, possibly also making reference to the skittle buildings.</p>	3	Opportunities to introduce screening to the skittle buildings.
B	<ul style="list-style-type: none"> <li>• Scattered buildings associated with farms.</li> <li>• Views out over Balkerston and firch beyond.</li> </ul>	<p>Viability: <i>partially removed by the beam from the road. Strained from railway by cutting.</i></p> <p>Vegetation: <i>tree.</i></p> <p>Topography: <i>low</i></p> <p>Urban form: <i>rooms from stone part of village but beam and dramatic shelter to the north, also driveway. Single and one and a half story buildings nearby.</i></p>	None	<p>Low density development. Single storey and a half storey development would be appropriate.</p>	2	

<sup>44</sup> James sites for which detailed development briefs will be required

**LANDSCAPE CAPACITY TABLE SETTLEMENT 10 EDDERTON (10a)**

**Key Characteristics**

- Very small firch edge village.

- Bounded by A836 and canal railway.
- Loose structure of buildings linked by small, grass fields
- Some small landmarks

**Areas where development should be discouraged**

Sites which would also be appropriate for industrial/commercial use

Approximate area identified with Capacity for development

10a	(see above)	fields which provide the characteristic setting to the church	Sites which would also be appropriate for industrial/commercial use	Approximate area identified with Capacity for development
10b	<ul style="list-style-type: none"> <li>• Small area of high ground between village and firth</li> <li>• Covered by low coastal sands and grass.</li> <li>• Difficult to see or access.</li> </ul>	all areas	Site A could be developed for industrial use, given the proximity of the distillery.	714a  - including 22.584 ha forestry
10c	<ul style="list-style-type: none"> <li>• Flood plain of the river Grayroy.</li> <li>• Open, long, rectangular fields with mixed agricultural use</li> <li>• Some tree groups and lines.</li> <li>• Views to higher ground to the west.</li> </ul>	all areas to the north of the railway		
10d	<ul style="list-style-type: none"> <li>• Low, one or two hills above Ditch Firth.</li> <li>• Open grassed fields with sky access and pine and wet boundaries.</li> <li>• River and stream channels are tree lined, cutting shallow valleys into the slopes.</li> <li>• Scattered dwellings associated with farms.</li> <li>• Views out over Balkerston and firth beyond.</li> </ul>	areas to the east of the village, areas to the immediate west which form the setting. All areas of high ground which are visually prominent.		

## Eastern River Landscape

Capacity Study

### KEY

#### SITE RECONFIGURATION

Urban sites not included in  
existing Local Plan

Developed sites included in  
existing Adopted Local Plan

#### SITES IDENTIFIED WITH LANDSCAPE CAPACITY FOR HOUSING

Sites which require no  
scheme alteration

Sites which require  
scheme alteration

A Sites in areas in landscape  
capacities

(T) Priority Rating

NOTE: Although some recent development is not shown on this OS MasterMap, this has been included in the study and capacity assessment process.

Scale 1:50,000 (OS MasterMap)

0 100 200 300 400 500  
1:50,000

Settlement 10: Eddisbury  
Figure 10b: Landscape Capacity  
for Housing



**LANDSCAPE CAPACITY TABLE SETTLEMENT 11 TAIN 0160**

- Historic town above coastal slope
- Organic grid core with radiating development
- Residential infill up to A0

- 90% peak sunshine
- Towers and masts
- Seeking views to fresh

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Criteria and Analysis	Advances/Insights Required	Guidance Notes	Overall Priority Rating	Opportunities for enhancement
A <sup>00</sup>	<p>11b</p> <ul style="list-style-type: none"> <li>• flat, low lying fifth edge</li> <li>• mixed agricultural use</li> <li>• large, open fields</li> <li>• minor road with hump backed bridge</li> <li>• formalised steel core group</li> <li>• highly stable from the top of the coastal slope</li> </ul>	<p>Viability: <i>slightly viable from the coast and from the approach road in the east</i>                      Vegetation: <i>bordered by wooded slope and may narrow from arrival the city and on its flanks.</i>                      Topography: <i>low</i>                      Urban form: <i>open and from the core of Tain by strip development. Some more recent development has occurred in the north.</i></p>	<p>Significant area of planning would be required to afford this site the capacity to accommodate housing development.</p>	<p>This site should only be considered for development after the successful establishment of a carefully designed infrastructure of vegetation.</p>	II	
B	<p>11c</p> <ul style="list-style-type: none"> <li>• unshading, large arable fields</li> <li>• gentle slope to the coast</li> <li>• open, rectangular fields</li> <li>• A0 lighting columns</li> <li>• Discontinuous and continuous trees</li> <li>• Long, broad</li> </ul>	<p>Viability: <i>with narrow access viable from the Peninsular Road, five minutes from Bristleford road by foot bridge.</i>                      Vegetation: <i>narrow deciduous tree belt and grass around the service barn.</i>                      Topography: <i>very gently undulating</i>                      Urban form: <i>new vertical expansion of Tain has expanded to the presence of the A0 and development of this site the would see a logical progression of this as well as an extension to development on the current site.</i></p>	<p>None</p>	<p>Place upper reaches of no-entrance and the north-south boundary to reinforce and extend the existing vegetation pattern and to screen development from the NE. Reinforce and extend woodland around the transition house to the south.                      See development back from the edge of the easement to reinstate visual intrusion on the coastal access to the north east. Low rise development should occur to be in keeping with properties to the north west.</p>	I	<p>Enhance the setting of the town by planting the easement.                      Enhance the approach to the town by careful treatment of the southern boundary (as per site C).</p>

**LANDSCAPE CAPACITY TABLE SETTLEMENT 11 TAIN 0110**

- Historic town above coastal slope
- Organic grid core with radiating development
- Residential infill up to A0
- Blue pink sandstone
- Towers and masonry
- Stunning views to Perth

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Criteria and Analysis	Advances Inherent Required	Guidance Notes	Detail Priority Rating	Opportunities for enhancement
C**	<ul style="list-style-type: none"> <li>• Unshifting, large scale fields</li> <li>• gentle slope to the coast</li> <li>• open, rectangular fields</li> <li>• A0 lighting columns</li> <li>• Discretion and confinement</li> <li>• Long, broad</li> </ul>	<p><i>Visibility: Highly sensitive from the A0, leading of rear garden. Vegetation buffers and tree planting along A0.</i></p> <p><i>Topography: Flat with some urban form; river, several openings of Tain low expanded to the private of the A0 and development of this site this would use a logical progression of this.</i></p> <p><i>Visibility: Highly visible from A0 leading north, leading of rear garden. Vegetation may screen back from a Strategic Road.</i></p> <p><i>Topography: Gentle, not facing slope. Urban form; river, several openings of Tain low expanded to the private of the A0 and development of this site this would use a logical progression of this.</i></p>	None	<p>Reinforce planting along the boundary with the A0 to afford Tain a woodland buffer. Introduce substantial areas of development, reinforce and extend gateway into Tain with hard and soft boundary treatment. Low rise development.</p>	2	Further enhance gateway feature into the town.
D**		<p><i>Visibility: Highly visible from A0 leading north, leading of rear garden. Vegetation may screen back from a Strategic Road.</i></p> <p><i>Topography: Gentle, not facing slope. Urban form; river, several openings of Tain low expanded to the private of the A0 and development of this site this would use a logical progression of this.</i></p>	None	<p>Strengthen planting along the boundary with the A0 to afford Tain a woodland buffer. Introduce substantial areas of development, reinforce and extend gateway into Tain with hard and soft boundary treatment. Low rise development would be appropriate.</p>	3	Further enhance gateway feature into the town.
E**	<ul style="list-style-type: none"> <li>• High, less fertile ground</li> <li>• Coniferous plantations to north west</li> <li>• Rectangular fields with scattered dwellings</li> <li>• Grazing and scrubby vegetation</li> <li>• Views knit by vegetation</li> </ul>	<p><i>Visibility: partially visible from the A0, visible from residential area to the north and from part of Tain itself.</i></p> <p><i>Vegetation: mostly grass trees with scattered iron pine to the north.</i></p> <p><i>Topography: gently undulating slope.</i></p> <p><i>Urban Form: A small run of development require with scattered progress to the north, separated from the town by the A0.</i></p>	None	<p>Reinforce and extend roadside vegetation to screen development from the A0. Introduce structure planting to the northern and eastern boundaries to define the edge of development. Low density development would be appropriate. Sites E to H should be considered as a whole and a masterplan prepared.</p>	6	

\*\* d zones are for which detailed development briefs will be required

**LANDSCAPE CAPACITY TABLE SETTLEMENT 11 TAIN 0140**

- Historic town above coastal slope
- Organic grid core with radiating development
- Residential infill up to A0

- Blue pink structure
- Towers and masts
- Seeking views to fresh

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Criteria and Analysis	Advances Incentives Required	Guidance Notes	Overall Priority Rating	Opportunities for enhancement
Site 1	<ul style="list-style-type: none"> <li>• High, low fertile ground</li> <li>• Confusing plantation to north west</li> <li>• Rectangular fields with scattered buildings</li> <li>• Grassing and scrubby vegetation</li> <li>• Views linked by vegetation</li> </ul>	<p>Viability: <i>Viable from adjacent housing and most end parts of the site straddle from Tain.</i></p> <p>Vegetation: <i>grass clumps and scattered trees.</i></p> <p>Topography: <i>gently undulating over facing dip.</i></p> <p>Urban Form: <i>A small core of development together with isolated fragments in the north, separated from the main by the A0.</i></p>	None	<p>Avoid developing the higher slopes which will be visible from Tain.</p> <p>Reinforce and extend areas of existing mature vegetation.</p> <p>Introduce substantial areas of woodland planting to the south west on boundary to define the edge of development. Sites E to H should be considered as a whole and a masterplan prepared.</p>	4	
Site 2		<p>Viability: <i>viable from housing to the north-west, from the fragments to the south and from the isolated property to the north.</i></p> <p>Vegetation: <i>tree hedging, grass clumps and some mature trees and trees from.</i></p> <p>Topography: <i>gentle northwest facing slope, undulating to para.</i></p> <p>Urban Form: <i>A small core of development together with isolated fragments in the north, separated from the main by the A0.</i></p>	None	<p>Reinforce and extend areas of existing mature vegetation.</p> <p>Introduce substantial areas of woodland planting to the west on boundary to define the edge of development.</p> <p>Sites E to H should be considered as a whole and a masterplan prepared.</p>	5	
Site 3		<p>Viability: <i>partly viable from A0, from Fountains Road and with house around A160/161 House.</i></p> <p>Vegetation: <i>diverse trees and garden vegetation to the city in garden, including mature woodland around western down to the north.</i></p> <p>Topography: <i>gently north over oblique facing dip.</i></p> <p>Urban Form: <i>A small core of development together with isolated fragments in the north west, separated from the main by the A0.</i></p>	None	<p>Low density development to a woodland setting would be appropriate.</p> <p>Sites E to H should be considered as a whole and a masterplan prepared.</p>	7	

\*\* if more sites for which detailed development briefs will be required



**LANINGAIRE CAPACITY TABLE SETTLEMENT 11 TAIN 0160**

- Historic town above coastal slope
- Organic grid core with radiating development
- Residential infill up to A9

Areas where development should be discouraged

- Irregular, large rubble fields
- gentle slope to the coast
- open, non-angular fields
- A9 lighting columns
- Disksome and overgrown trees
- Long, broad streets

Areas of this landscape type where it forms and important foreground to panoramic views over the Diernoch Firth and contributes to the setting of Tain

- 9/16 pitch roofs
- Towers and monuments
- Sinking views to firth

Sites which would also be appropriate for residential/commercial use

Potential for some industrial/commercial use on sites if it is dependent on masterplanning.

Appropriate areas identified with Capacity for development

9391a

- including 32,38a lockarty

**KEY**

**EXISTING ALLOCATION**

-  Unallocated sites included in existing Adopted Local Plan
-  Designated sites included in existing Adopted Local Plan

**SITES IDENTIFIED WITH LANDSCAPE CAPACITY FOR HOUSING**

-  Sites which require no landscape intervention
-  Sites which require landscape intervention

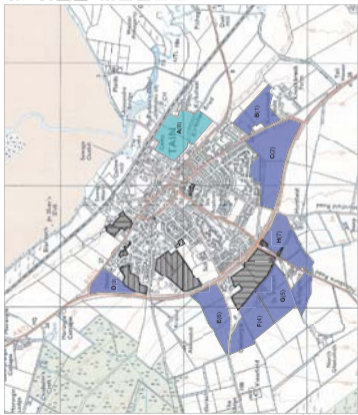
-  Key to sites in landscape capacity table
-  Priority Rating

**NOTE**  
All high value scenic development land shown on Parish OS Maps. This does not include the Lincolnshire countryside adjacent parks.

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**Attachment 11. Tain**  
Figure 11b Landscape Capacity for Housing



**LANDSCAPE CAPACITY TABLES SETTLEMENT 12 STRATHIPPER (12a)**

- Key Characteristics**
- Large village situated high up the Riffel Glen.
  - Well preserved Victorian spa village.
  - Characterised by towers, hoods, mature trees and bench heights.
  - Recent modern development to the west of the village centre.

Site	Local Landscape Character Type and Key Characteristics	Sustainability Criteria	Advance Involvement Required	Guidance Notes	Overall Priority Rating	Opportunities for Enhancement
A	<ul style="list-style-type: none"> <li>• Trees at mid level up the Riffel Glen side.</li> <li>• Boundaries clearly defined by edges of the village and the continuous plantations above.</li> <li>• Open, mixed agricultural uses with few vertical elements.</li> <li>• Tracks and field boundaries run perpendicular to and parallel with the slopes.</li> <li>• Scattered farms.</li> <li>• Open views from and to the area.</li> </ul>	<p>Viability: <i>Controlled</i> from viewpoints within the village. Vegetation <i>grows</i> in narrow boundary, adjacent private vegetation.</p> <p>Topography: <i>Complex local topography</i> defining the narrow <i>boundaries</i>.</p> <p>Urban Form: <i>Characteristic of rural 'vill' of dwellings</i> adjacent residential development.</p>	None	Reflect pattern of second 'tier' of residential development in the village. Introduce substantial quantities of tree planting to reinforce the woodland character elsewhere in the village.	1	
B		<p>Viability: <i>Controlled</i> from viewpoints within the village. Vegetation <i>mostly</i> <i>regrowth</i> in the north.</p> <p>Topography: <i>North</i> <i>over</i> <i>down</i> <i>dip</i>.</p> <p>Urban Form: <i>Characteristic of rural 'vill' of dwellings</i> adjacent residential development.</p>	None	Reflect pattern of second 'tier' of residential development in the village. Introduce substantial quantities of tree planting to reinforce the woodland character elsewhere in the village.	2	
D1a		<p>Viability: <i>Highly</i> <i>visible</i> <i>from</i> the village. Vegetation <i>diversified</i> by <i>forestry</i>.</p> <p>Topography: <i>Trough</i> <i>ridge</i>.</p> <p>Urban Form: <i>Adjacent residential development</i></p>	<p>Dense structure planning to replicate the traditional character of woodland planting within the village.</p>	Low density or possibly large blocks of flats to reflect scale of existing buildings in the vicinity. Should only be considered for development in the longer term once advance structure planning has matured sufficiently to be effective.	4	

**LANDSCAPE CAPACITY TABLES SETTLEMENT 12 STRATHIPPER (12a)**

**Key Characteristics**

- Large village situated high up the Riffel Glen.
- Well preserved Victorian spa village.
- Characterised by towers, hedges, mature trees and bench hedgcs.
- Recent modern development to the west of the village centre.

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Criteria	Advances Involvement Required	Guidance Notes	Overall Priority Rating	Opportunities for Enhancement
C**	<ul style="list-style-type: none"> <li>• High undulating landform.</li> <li>• Open fields bounded by woodland and separated by stonebanks and gaps.</li> <li>• Views often limited by undulating landforms and stonebanks.</li> <li>• Very few dwellings.</li> </ul>	<p>Visibility: Visible from A834 approaching village</p> <p>Controlled from river from within village by other buildings</p> <p>Vegetation: gentle exposure in west, groups of mature trees in vicinity.</p> <p>Topography: An oblique valley.</p> <p>Urban Form: Adjacent residential development.</p>	<p>Woodland screen planting to the western boundary</p>	<p>Make reference to traditional layout of the village by introducing substantial areas of planting to achieve a wooded setting.</p> <p>Reflect layout of adjacent housing areas.</p>	5	<p>Improve views on approach to village by introducing screen planting to the western boundary in absence of development.</p>

\*\* denotes sites for which detailed development briefs will be required

LANDSCAPE CAPACITY TABLES SETTLEMENT 12 STRATHIPPER (12a)		<ul style="list-style-type: none"> <li>• Well preserved Victorian spa village.</li> <li>• Characterised by towers, hoods, mature trees and bench heights.</li> <li>• Recent modern development to the west of the village centre.</li> </ul>	Areas where development should be discouraged
Key Characteristics <ul style="list-style-type: none"> <li>• Large village situated high up the Puffer Glen.</li> </ul>			
Areas where development should be discouraged		Sites which would also be appropriate for industrial/commercial use	Appropriate area identified with Capacity for development
<b>1b</b> <ul style="list-style-type: none"> <li>• Tracts at mid level up the Puffer Glen sides.</li> <li>• Boundaries clearly defined by edges of the village and the coniferous plantations above.</li> <li>• Open, mixed agricultural uses with few vertical elements.</li> <li>• Tracks and field boundaries run perpendicular to and parallel with the slopes.</li> <li>• Scattered farms.</li> <li>• Open views from and to the area.</li> </ul>	areas of high ground prominent in views from surrounding area	None	11Ha
<b>1c</b> (see above)	areas of exposed ground close to the A854		
<b>1d</b> <ul style="list-style-type: none"> <li>• Broad swath below Strathpfer.</li> <li>• Flat, open arable fields.</li> <li>• Lines of field boundaries, tracks and distributives form bands across the swath.</li> <li>• Views with 'rooms' are open but limited by distributives.</li> </ul>	visually exposed areas of swaths		

**KEY**

**EXISTING ALLOCATION**

-  Unallocated area included in the Strategic Local Plan
-  Developed area included in existing Adopted Local Plan

**IDENTIFIED WITH  
LANDSCAPE CAPACITY FOR  
HOUSING**

-  Areas of rural or  
nature interest
-  Areas of rural  
nature interest
-  Key Locations in landscape  
capacities table

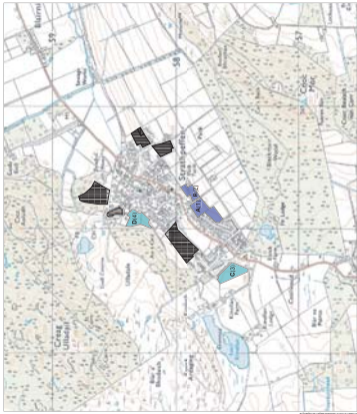
**Priority Rating**

-  (1)

**NOTE**  
Areas with recent development & not shown on the OS have a low score indicated in the capacity and capacity sensitivity tables

SCALE: 1:10,000  
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**Settlement 12 - Bradstapler**  
Figure 12b: Landscape Capacity  
for Housing



**LANDSCAPE CAPACITY TABLE 15: EVANTON (15a)**

**Key characteristics**

- Unusually structured historical core
- Settlement split by River Glass glen

- Modern development in 'Tiger' to the west with small estates east of the river
- Very small commercial core

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Criteria	Advice Intervention Required	Guidance Notes	Deal Priority Rating	Opportunities for Enhancement
Aa	15a) <ul style="list-style-type: none"> <li>• mid to higher level hill-sides above the firth</li> <li>• already wooded with coniferous plantations and mixed. Policy woodland</li> <li>• tree planting on lower slopes becomes more dispersed with shrubs/its dividing open fields</li> <li>• remains in steep valleys form fingers of scrubby vegetation</li> <li>• views limited</li> </ul>	<p>Viability: Further secondary forest hedgrows – removing from narrow road, removal from the village by narrow vegetation to Black Rod Gorge.</p> <p>Vegetation: dominated by forestry.</p> <p>Topography: Undulating, north east facing</p> <p>Urban Form: remains from forestry area, similar housing to river development in the south of the gorge.</p>	None	<p>Retain and extend existing hedgerow pattern. Include substantial areas of tree planting to provide a wooded setting akin to that of existing housing on the opposite side of the gorge and to break up the built development.</p>	3	Visual linkage between nature woodland at Blackrod Gorge and forestry by introducing substantial areas of
B		<p>Viability: Removal from view to the north by existing hedgerow. Views from A836 remaining west with fragmented areas of scrubby hedging.</p> <p>Views are a short distance of road only due to presence of narrow woodland to the east</p> <p>Vegetation: dominated by forestry.</p> <p>Topography: Low topography</p> <p>Urban Form: Local entrance is rather densely developed pattern.</p>	None	<p>Include substantial areas of tree planting to provide a wooded setting akin to that of existing housing on the opposite side of the gorge and to break up the built development (and that of site A) for views from A836.</p>	2	
C		<p>Viability: Partially removal from view from A836 by existing hedging</p> <p>Vegetation: garden vegetation in adjacent properties.</p> <p>Topography: Gently sloping north east facing landscape.</p> <p>Urban Form: would form entrance to river road 'gate' of development in the area.</p>	None	<p>Consider introduction of tree/hedgerow planting on nature boundary to reinforce the rectilinear field pattern remaining.</p>	1	

any houses sites for which detailed development limits will be required

Areas where development should be discouraged

None	None	None	None	None	None	Approximate area identified with Capacity for development
None	None	None	None	None	None	None

**KEY**

**EXISTING ALLOCATION**

-  Undeveloped sites included in existing Adopted Local Plan
-  Developed sites included in existing Adopted Local Plan

**SITES IDENTIFIED WITH  
LARGE CAPACITY FOR  
HOUSING**

-  Sites which require no sub-area intervention
-  Sites which require sub-area intervention
-  Key to sites in landscape capacity tables
-  Priority rating

**NOTE**

A through some recent development land shown on Issue 18 Maps, it has been included into the study for re-consideration purposes.

Source: Easter Ross Local Plan 2016-2022, Issue 18



**Settlement 13 - Eanton**  
Figure 13b Landscape Capacity  
for Housing





**LANDSCAPE CAPACITY TABLET LEMENT 14: AINNESS (146)**

LANDSCAPE CAPACITY TABLET LEMENT 14: AINNESS (146)		Key Characteristics				
Site	Local Landscape Character Type and Key Characteristics	Sustainability Criteria and Analysis	Advance Requirements			
A06	<p>• Slight 'bowl' at the base of higher slopes above the firn.</p> <p>• Dominated by pine and some sand and gravel extraction activities.</p> <p>• Scrubby vegetation and wet ground in places.</p> <p>• Views contained within area, with most views from the road screened by banks.</p>	<p>Stability: northern part of the site is slightly more heavily covered by scrub than the southern part. Northern part of the site is mostly covered by scrub and pine. Vegetation is scrub and some sand and gravel extraction activities.</p> <p>Topography: road gravel works - underlying landscape with ridge running east west.</p> <p>Urban form: some views from existing developments.</p>	<p>None</p>	<p>Guidance Notes</p> <p>Development of the northern part of the site would be dependent on extraction of sand and gravel. The northern part of the site could be developed first. The area as a whole would form a large new development and a new expansion would be essential to ensure that key capacity features (birch woods) are retained, reinforced and extended.</p>	<p>Detail Priority Rating</p> <p>1</p>	<p>Opportunities for enhancement</p> <p>Opportunities to enhance a degraded area on completion of sand and gravel extraction in the southern half of the site.</p>

as in areas where detailed development limits will be required

**LANDSCAPE CAPACITY TABLET LEMENT 14: AINNESS (146)**

LANDSCAPE CAPACITY TABLET LEMENT 14: AINNESS (146)		Key Characteristics				
Site	Local Landscape Character Type and Key Characteristics	Sustainability Criteria and Analysis	Advance Requirements			
A07	<p>• Flat, low firn edge.</p> <p>• Arable fields semi-enclosed by deciduous shelterbelts.</p> <p>• Fairly large grassed landscape.</p> <p>• Transport corridor.</p> <p>• Clear views to firn and business park dominated by heavy traffic.</p>	<p>All areas which are prominent in views from the A9 and from the town.</p>	<p>Site A is extensive and could accommodate industrial/commercial development dependent on manufacturing.</p>	<p>Guidance Notes</p> <p>Development of the northern part of the site would be dependent on extraction of sand and gravel. The northern part of the site could be developed first. The area as a whole would form a large new development and a new expansion would be essential to ensure that key capacity features (birch woods) are retained, reinforced and extended.</p>	<p>Detail Priority Rating</p> <p>1</p>	<p>Opportunities for enhancement</p> <p>Opportunities to enhance a degraded area on completion of sand and gravel extraction in the southern half of the site.</p>

**KEY**

**EXISTING ALLOCATION**

-  Undeveloped sites included in existing Adopted Local Plan
-  Developed sites not used in existing Adopted Local Plan

**SITES IDENTIFIED WITH LANDSCAPE CAPACITY FOR HOUSING**

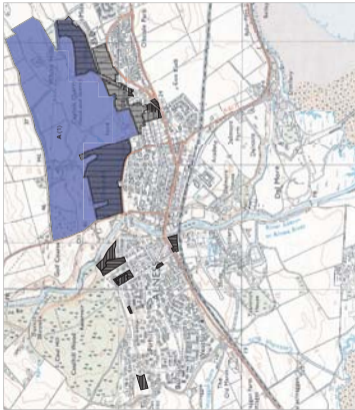
-  Sites which require no advance infrastructure
-  Sites which require advance infrastructure
-  Key to sites in landscape capacity tables
-  Priority Rating

**NOTE**  
If a single site is not developed then sites on this table, then these sites are the first to be developed.

Source: Ordnance Survey, 2010. All rights reserved.



**Settlement 14 - Aine**  
Figure 14b: Landscape Capacity for Housing



**LANDSCAPE CAPACITY TABLE SETTLEMENT 15: INVERGORDON (15a)**

**Key Characteristics**

- Large, fifth edge town
- Massive, recent expansion in order to service the oil industry

- Historic core dominated by large industrial areas behind
- Large areas of modern housing
- Town characterized by large, imposing industrial structures

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Criteria	Advice Incorporated	Guidance Notes	Development Priority Rating	Opportunities for Enhancement
A	Bb <ul style="list-style-type: none"> <li>• Undulating slopes, rising gently.</li> <li>• Axial linearised with large rectangular fields</li> <li>• Shallow and distinct policy woodland blocks views a town area.</li> </ul>	<p>Visibility: Not visible from surrounding areas. Vegetation defined as all fields by narrow path woodland.</p> <p>Topography: dry area.</p> <p>Urban Form: Existing pattern of low density development within a wooded setting.</p>	None	<p>Low density development. Consider courtyard arrangements to reflect existing buildings on the estate</p> <p>Management and maintenance of existing vegetation would be required.</p>	3	
Bb**	<ul style="list-style-type: none"> <li>• Traffic of the A9 and road to Invergordon Industrial Estate dominates landscape</li> </ul>	<p>Visibility: Dually viewed of narrow tree along western and eastern boundary affording views.</p> <p>Further parallel tree belt to the north providing screening of site from the A9.</p> <p>Vegetation: as above.</p> <p>Topography: gently sloping</p> <p>Urban Form: A former development is the east end and east, its combination with existing vegetation suggest that the western limit is the site is the natural boundary is the settlement.</p>	None	<p>Make reference to the form, scale and appearance of existing farm buildings within the site.</p> <p>Introduce linear tree planting to reflect pattern in the wider landscape.</p> <p>Consider avenue tree planting within the site as a reference to policy woodland and approaches to The House of Roskilde.</p>	2	<p>Reinforce and extend existing boundary tree planting to improve the appearance of roads around the site.</p>
C		<p>Visibility: Viewed from river by adjacent housing and by narrow woodland to the north.</p> <p>Vegetation: Drywood area.</p> <p>Topography: level.</p> <p>Urban Form: Gap site between existing residential development.</p>	None	<p>Consider low density development in conjunction with suburban areas of structure planting to act as a buffer between disparate housing styles on each side.</p>	1	<p>The introduction of suburban areas of structure planting would have visual benefits for the adjacent housing areas and serve as a physical and visual line to the mature policy woodland to the north.</p>

\*\* denotes sites for which detailed development briefs will be required

**LANDSCAPE CAPACITY TABLE SETTLEMENT 15: INVERGORDON (15a)**

**Key Characteristics**

- Large, fifth edge road.
- Massive, recent expansion in order to service the oil industry.
- Historic core dominated by large industrial areas behind large areas of modern housing.
- Town characterized by large, imposing industrial structures.

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Criteria	Advance Intervention Required	Guidance Notes	Development Priority Rating	Opportunities for enhancement
D**	<p>Hc</p> <ul style="list-style-type: none"> <li>• Gently undulating area above the coastal slope.</li> <li>• Large, open, rectangular arable fields.</li> <li>• Wet lower ground drained.</li> <li>• Vertical elements limited to a few confusion tree belts.</li> <li>• Subtle undulations across area behind Saklum.</li> </ul>	<p>Visibility: Not intrusible with A9 and error in topography in the north. Invernal flow canalised by dike along the roadside. Vegetation: Broad regressive or retired boundary.</p> <p>Topography: Low lying land etc.</p> <p>Urban form: Railway line area as normal physical boundary in development and old is previously for other forms of the area prior to residential infill.</p>	None	Mainline vegetation on field boundary to the main edge of the site as a definitive edge to the settlement. Introduce substantial woodland belt to the south of the roadway line.	3	Planting on the site boundaries would enhance visually while providing a visual and physical link to mature vegetation to the north. Planting.
E**	<p>Hb</p> <ul style="list-style-type: none"> <li>• Undulating slopes, rising gently.</li> <li>• Arable farmland with large rectangular fields.</li> <li>• Shallow and distinct policy woodland block views across area.</li> <li>• Traffic of the A9 and road to Invergowrie Industrial Estate dominates landscape</li> </ul>	<p>Visibility: Periodically crossed from view by single access road.</p> <p>Vegetation: Mature, dense tree</p> <p>Topography: gentle N/E facing slope</p> <p>Urban form: normal boundary to the area would rise to the roadside boundary of city B lot, with advance intervention also could be introduced northward.</p>	Landscaping including of single access tree belts.	Development of this site should not occur until the advance intervention planting is well mature.	3	
F**		<p>Visibility: Periodically crossed from view by single access road.</p> <p>Vegetation: Mature, dense tree</p> <p>Topography: gentle N/E facing slope</p> <p>Urban form: normal boundary to the area would rise to the roadside boundary of city B lot, with advance intervention also could be introduced northward.</p>	Introduce decorative strips along field boundaries to create the pattern of mature vegetation to the west.	Development of this site should not occur until the advance intervention planting is well mature.	6	Improve the appearance of the advance industrial site by introducing advance intervention shrubbed along the boundary of this site.

\*\* Areas in for which detailed development briefs will be required

LANDSCAPE CAPACITY TABLE SETTLEMENT 15: INVERGORDON (15a)		<ul style="list-style-type: none"> <li>• Historic core dominated by large industrial areas behind</li> <li>• Large areas of modern housing</li> <li>• Town characterized by large, imposing industrial structures</li> </ul>	
Key Characteristics <ul style="list-style-type: none"> <li>• Large, fifth edge town</li> <li>• Massive, recent expansion in order to service the oil industry</li> </ul>		Areas where development should be discouraged	
<b>13b</b> <ul style="list-style-type: none"> <li>• Undulating slopes, rising gently</li> <li>• Arable farmland with large rectangular fields</li> <li>• Shetland and deciduous policy woodland block views across area</li> <li>• Traffic of the A9 and road to Invergordon Industrial Estate dominates landscape</li> </ul>	From a road users point of view and in order to maintain a foreground setting for the town it is recommended that a 'buffer' of agricultural fields should be retained between the A9 and the town.	Sites which would allow the appropriate for industrial/commercial use	Appropriate areas identified with Capacity for development
<b>13c</b> <ul style="list-style-type: none"> <li>• Grassy undulating area above the coastal slope</li> <li>• Large, open, rectangular arable fields</li> <li>• Wet lower ground drained</li> <li>• Vertical elements limited to a few continuous tree belts</li> <li>• Stable undulation screen area behind Saltburn</li> </ul>	From a road users point of view and in order to maintain a foreground setting for the town it is recommended that a 'buffer' of agricultural fields should be retained between the A9 and the town	Site F has landscape capacity (with adverse increment) to accommodate industrial development due to the influence in terms of scale and urban form of the adjacent Crumphy Burn Industrial Park and the Industrial Estate to the south	500ha - including 130ha industrial

Eastern River Landscape  
Capacity Study

KEY

EXISTING ALLOCATION

-  Unallocated sites included in existing Adopted Local Plan
-  Developed sites included in existing Adopted Local Plan

SITES IDENTIFIED WITH  
LANDSCAPE CAPACITY FOR  
HOUSING

-  Sites which require no  
advance intervention
-  Sites which require  
advance intervention

**A** Key to sites of landscape  
capacity

**(1)** Priority Rating

NOTE

Although some areas are developed in red they are from OJ Phase 1 and have been included in the capacity and capacity sub-landscape plans.

Scale: 1:10,000 (Scale of map is 1:10,000)



Settlement 15 Invergordon  
Figure 15b Landscape Capacity  
for Housing



**LANDSCAPE CAPACITY TABLE SETTLEMENT 16 MILTON AND KILDARY (16a)**

• Developed near river, Millstream and railway, bridging point.

- Notable historic core to Millton.
- Woodland settings

• Small village on the north side of Nigg Bog.

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Criteria and Analysis	Advances Inherent/Retained	Guidance Notes	Detail Priority Rating	Opportunities for Enhancement
A	<p>16a</p> <ul style="list-style-type: none"> <li>• Bounded by coniferous forestry to the north and open arable fields to the south.</li> <li>• Fairly level area with local undulations.</li> <li>• Poor soils are reflected by vegetation types, quarrying activity and crofting.</li> <li>• Scrubby vegetation and rough grazing with some small field divisions.</li> <li>• Scattered crofts and associated buildings and access tracks.</li> <li>• A small scale, textured, enclosed landscape.</li> <li>• A01 and traffic dominate views.</li> </ul>	<p>Visibility: mostly poor A01. Vegetation is scrubby vegetation. Topography: low lying. Urban form: Reverse boundary is residential with perceived edge of settlement.</p>	None	Low density development with substantial or mature planting to soften the development from views from the A01.	1	Enhancement of A01 corridor.
B**	<p>16b</p> <ul style="list-style-type: none"> <li>• Sloping ground to the north and south of the settlement area.</li> <li>• Coniferous plantations, deciduous woodland and parkland landscapes.</li> <li>• Properties are large and sparse.</li> <li>• Gate houses, wigg walks and boundary walls along roads.</li> </ul>	<p>Visibility: not visible from surrounding area. Vegetation: surrounded by mature woodland. Topography: early sloping. Urban form: Presence of existing doublet is the main Adjacent is directly on Nigg Millton.</p>	None	Retain all existing mature vegetation, mature and natural by introducing substantial areas of deciduous trees to provide a woodland setting. Make reference to the form, scale and appearance of the buildings in the historic core. Masterplan required.	2	Opportunities exist to reduce the balance between the historic core and the recent development to the north west and to link the village to a further historic core further to the south.

\*\* 3d moon area for which detailed development briefs will be required

**LANDSCAPE CAPACITY TABLE SETTLEMENT 16 MELTON AND KILDARBY (16a)**

- Developed near river, Broughton and railway, bridging point.

- Notable historic core to Melton.
- Woodland settings.

- Small villages on the north side of Nigg Bog.

Areas where development should be discouraged	Sites which would also be appropriate for business/commertial use	Approximate area identified with Capacity for development
<p>16:</p> <ul style="list-style-type: none"> <li>• Grady unshading ground to the east and west of Melton and the Broughton glen.</li> <li>• Open, predominantly stable with a large, geometric field pattern.</li> <li>• Occasional shelter belts and surrounding patchy woodland give sense of enclosure.</li> <li>• Scattered farmsteads accessed by tracks.</li> <li>• A9 and railway corridor.</li> <li>• Open views within character type, with some views to firth.</li> <li>• Church at Kildarby typical of churches in the area being remote from the settlement and close to the firth edge.</li> </ul>	<p>Sites of Site B could accommodate specific types of business/commertial uses if integrated into the development plan by means of advance masterplanning.</p>	<p>135Ha</p> <ul style="list-style-type: none"> <li>- including 7.38Ha business</li> </ul>



**KEY**

**EXISTING ALLOCATION**

Areas of special sites included in  
the Employment Local Plan

Developed sites included in  
existing Adopted Local Plan

**SITES IDENTIFIED WITH  
LANDSCAPE CAPACITY FOR  
HOUSING**

5 hectares require no  
enhance statement

5 hectares require  
enhance statement

**A** Key to sites in landscape  
capacity tables

**(1)** Priority Rating

**NOTE**

Although some recent developments are shown  
throughout the map, this does not mean that the  
entire site is available for capacity assessment purposes.

THE INFORMATION ON THIS MAP IS FOR INFORMATION ONLY



**Statement 16** Milton and Hilbery  
Figure 16b. Landscape Capacity  
for Housing



**LANSING-AGE CAPACITY TABLE SETTLEMENT 17 BALENTORRE, SILANDWICK AND HILTON OF CADSBOLL (17a)**

**Key Characteristics**

- Linear settlement of three villages.
- Most development is located on the fifth ridge road.
- More recent residential development rising up the fifth ridge.
- Predominantly historic buildings but many much modernised and box domers identified.
- Open rough grass areas with numerous timber trees and shrubs.
- Small stone barbedow wall, two public houses and a chapel.
- A few small shops.
- Roads maintenance area.
- Good views out to the fifth.
- Visually contained from areas to the west.

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Criteria and Analysis	Advice Intervention Required	Guidance Notes	Detail Priority Rating	Opportunities for enhancement
A** 17a (see above)		<p>Visibility: High from river and few road along the village.</p> <p>Vegetation: no significant vegetation.</p> <p>Topography: low</p> <p>Urban Form: Development would obscure natural river for fragments in the river but lower development possible in the river but low the historic urban form and would be appropriate. development would follow a natural extension in the linear form of the medieval village.</p>	None	<p>Make reference to the scale, form and arrangement of the historic core. Linear site views to coast are maintained for properties inland. Single, 1% access dwellings would be appropriate.</p>	1	<p>Enhance the medieval village by ensuring new development respects the scale, form and density of the historic core.</p>
B** 17b	<ul style="list-style-type: none"> <li>• An extension of the flat ground at the head of 888g lay to the southwest.</li> <li>• Bounded by the B9166 and the road to Aikerville Corner.</li> <li>• Separate 'basin' with steep sides.</li> <li>• Buildings and narrow ways of a disused airfield.</li> <li>• Clumps of gorse, rough grazing and woodland edges.</li> <li>• The area is naturally deep and extensively drained.</li> <li>• Very open with vertical elements limited to raised buildings, telegraph poles and some low gorse yards.</li> </ul>	<p>Visibility: viewed from approach to the river by rural ridge. Residential in river from the by rural ridge.</p> <p>Vegetation: no significant vegetation.</p> <p>Topography: low/levelled by rural ridge.</p> <p>Urban Form: Development would follow a natural extension in the linear form of the medieval village.</p>	None	<p>Make reference to historic urban form, scale and arrangement of buildings. Single, 1% access dwellings would be appropriate.</p>	2	<p>Enhance the medieval village by ensuring new development respects the scale, form and density of the historic core.</p>

\*\* if more sites for which detailed development briefs will be required

## LANDSCAPE CAPACITY TABLE SETTLEMENT 17 BAILENTORRE, SHLANDSWICK AND

## HILTON OF CADBOLL (174)

## Key Characteristics

- Linear settlement of three villages.
- Most development is located on the fifth edge road.
- More recent residential development rising up the dip on behind.
- Predominantly historic buildings but many much modernised and less dramatic in character .
- Open rough grass areas with numerous timber barns and sheds.
- Small stone baroque wall, two public houses and a chapel.
- A few small shops.
- Boats moorhouse area.
- Good views out to the firth.
- Visually contained from areas to the west.

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Criteria and Analysis	Advances/Improvements Required	Guidance Notes	Detail Priority Rating	Opportunities for enhancement
C	<ul style="list-style-type: none"> <li>• Ridge of higher ground up to Site A01D.</li> <li>• Boundary with Local character type 17b is blurred.</li> <li>• Generally convex, undulating topography bounded by the coastal slope behind the settlement area.</li> <li>• Open and principally arable with occasional grass patches and single trees pine.</li> <li>• Archaeological remains include a standing stone (now protected by glass housing) and a chapel.</li> <li>• Clear views across this character type.</li> </ul>	<p>Visibility: <i>Visible from Perthshire road</i></p> <p>Vegetation: <i>as significant vegetation.</i></p> <p>Topography: <i>flat with minor ridge in east.</i></p> <p>Urban Form: <i>adjacent to regular row of flower fences.</i></p>	None	<p>A further 'rise' of linear formation, parallel to the coast would be appropriate. Single, 1½ storey dwellings would be appropriate.</p> <p>Introduce structures planting to screen the development from the Perthshire road</p>	3	<p>Enhance the unshaded villages by ensuring new development respects the scale, form and density of the historic core.</p>

**LANDSCAPE CAPACITY TABLE SETTLEMENT 17 BALENTORE, SHANPOWICK, AND HILTON OF GARDROLL (17a)**

**Key Characteristics**

- Linear settlement of three villages.
- Most development is located on the fifth edge road.
- More recent residential development rising up the slope behind.
- Predominantly historic buildings but many much modernised and box dormers dominant.

Areas where development should be discouraged

<p>• Open rough grass areas with numerous timber barns and sheds</p> <ul style="list-style-type: none"> <li>• Small stone baroque wall, two public houses and a chapel.</li> <li>• A few small shops.</li> <li>• Front entrance area</li> <li>• Good views out to the firth.</li> <li>• Visually contained from areas to the west.</li> </ul>	<p>Sites which would also be appropriate for industrial/commercial use</p>	<p>Approximate area identified with Capacity for development</p>
<p>None</p>	<p>None</p>	<p>601a</p>

17a  
(see above)

**KEY**

**DISTRIBUTION LOCATION**

Undeveloped sites included in  
the High Density Local Plan

Developed sites included in  
existing Adopted Local Plan

**SITES IDENTIFIED WITH  
LANDSCAPE CAPACITY FOR  
HOUSING**

0 Sites which require no  
enhance intervention

0 Sites which require  
enhance intervention

**A** Key Locations in landscape  
capacity tables

**(1)** Priority Rating

**NOTE**

Although some recent development is not shown  
on this map, it is included in the capacity tables  
to ensure full capacity assessment possible.

0 10 20 30 40 50  
1:10,000

0 10 20 30 40 50  
1:10,000

**Settlement 17: Seaboard Village**  
Figure 17b: Landscape Capacity  
for Housing



**LANDSCAPE CAPACITY TABLE SETTLEMENT 18 NORTH KESOCK (186)**
**Key Characteristics**

- Frontal firh edge village.
- Bounded by the firh edge and the A9 running parallel.
- The original carriage line the shore.

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Grains and Analysis	Advance Intervention Required	Guidance Notes	Overall Priority Rating	Opportunities for enhancement
A	186 (see above)	Visibility: <i>Provision to view from A9</i> Vegetation: <i>adjoining garden vegetation, gaps view to A9</i> Topography: <i>rough sloping</i> Urban Form: <i>retained development with irregularly spaced, narrow front edge, etc.</i>	None	Very small size could accommodate two or three dwellings.	1	Site would benefit from banking or screen planting to reduce noise and visual intrusion of A9 to the south.

**LANDSCAPE CAPACITY TABLE SETTLEMENT 18 NORTH KESOCK (186)**
**Key Characteristics**

- Frontal firh edge village.
- Bounded by the firh edge and the A9 running parallel.
- The original carriage line the shore.

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Grains and Analysis	Advance Intervention Required	Guidance Notes	Overall Priority Rating	Opportunities for enhancement
A	186 (see above)	Visibility: <i>Provision to view from A9</i> Vegetation: <i>adjoining garden vegetation, gaps view to A9</i> Topography: <i>rough sloping</i> Urban Form: <i>retained development with irregularly spaced, narrow front edge, etc.</i>	None	Very small size could accommodate two or three dwellings.	1	Site would benefit from banking or screen planting to reduce noise and visual intrusion of A9 to the south.

**LANDSCAPE CAPACITY TABLE SETTLEMENT 18 NORTH KESOCK (186)**
**Key Characteristics**

- Frontal firh edge village.
- Bounded by the firh edge and the A9 running parallel.
- The original carriage line the shore.

Site	Local Landscape Character Type and Key Characteristics	Sensitivity Grains and Analysis	Advance Intervention Required	Guidance Notes	Overall Priority Rating	Opportunities for enhancement
B	The highest ground above North Kesock with steep slopes to the Merry Firth. The area is characterised by dense, continuous forestry, with broad, geometric edges. Steep slopes north of the bridge are less densely covered and have higher deciduous content. Network of tracks. Clear views east over the firths.	Areas of this landscape type where it forms an open landscape with views to and from the Merry Firth.	None	Uses which would also be appropriate for industrial/commercial use.	Appropriate area identified with Capacity for development 0.5814	More recent development is located higher up and accessed by a series of culverts. Three tiers of development are split by rows of steep, vegetated ground. The Kesock Bridge dominates the village crossing access to the eastern end of the village. There are clear views from the bridge and driveway to the village, with clear views from rear areas of the village across the firth.

**Becker Ross Landscape  
Capacity Study**

**KEY**

**EXISTING ALLOCATION**

-  Undeveloped sites included in existing Adopted Local Plan
-  Developed sites included in existing adopted local plan

**SITES IDENTIFIED WITH  
LANDSCAPE CAPACITY FOR  
HOUSING**

-  Sites which require no adverse interventions
-  Sites which require adverse interventions
-  Key to sites in landscape capacity tables
-  Priority Rating

**SCORE**

A rough score used to determine land value at each site. Sites that have been included in the Capacity and Supply Assessment Table

0 20 40 60 80 100

0 20 40 60 80 100  
1:10,000

**Settlement 10: North Kansas City**  
Figure 16b: Landscape Capacity  
for Housing



Site	LCF	Sensitivity Criteria and Analysis	Advance Intervention Required	Guidance Notes	Desal Priority Rating	Opportunities for Enhancement
A <sup>20</sup>	<ul style="list-style-type: none"> <li>19. Situated between the rocky beach and the coastal dune.</li> <li>Clearly defined boundaries.</li> <li>Narrow, open, flat strip up to 50m wide.</li> <li>Row of houses at the eastern end forms some evidence, but most of the area is exposed to the fifth.</li> <li>The littoral zone of pebbles, grass and grass.</li> <li>Dominated by the movement and sound of breaking waves.</li> <li>Views focus out to the fifth and distant hills.</li> </ul>	<p>Visibility: <i>Good</i> from eastward view along road and out to the coastal ridge. <i>Good</i> from westward view along the road.</p> <p>Vegetation: <i>Good</i></p> <p>Topography: <i>Very good</i> with facing ridge.</p> <p>Urban Form: <i>Lower</i> development along with <i>rise</i> of views road as coastal strip; <i>development</i> of ridge <i>view</i> would be a <i>notional</i> progressive <i>development</i> with <i>some</i> and <i>of</i> <i>existing</i> <i>development</i>.</p>	None	Make reference to the complicated built form of the house, form, colour and arrangement of buildings.	1	The introduction of screen planting on the western edge of the site would clearly define the edge of settlement.

\*\* Areas sites for which detailed development briefs will be required



LANDSCAPE CAPACITY TABLE SETTLEMENT 19 PORTMARBONACK (196)		
<p><b>Key Characteristics</b></p> <ul style="list-style-type: none"> <li>Located in a small bank in the hard coastal zone and a widening of the coastal slope.</li> <li>The original village located on the shore and around the harbour.</li> <li>Modern expansion on rising ground behind.</li> </ul>	<ul style="list-style-type: none"> <li>Line of dwellings follows the coast, to the south.</li> <li>Landmarks include towers in both churches, the harbour wall, the cast iron furnace and the pink and white buildings of Lord Cromartie's warehouse.</li> <li>Incongruous, urban, red brick outcrop near to Tolbot West Church.</li> <li>Original character is not diluted.</li> <li>Views along the sea front and across the firth.</li> </ul>	<p>Appropriate areas identified with Capacity for development</p> <p>25a</p>
<p>Areas where development should be discouraged</p>	<p>Views which could also be appropriate for local and commercial use</p> <p>None</p>	
<p><b>19b</b></p> <ul style="list-style-type: none"> <li>Headland of peninsula</li> <li>Unkinked landforms, edged by steep cliffs and gorse covered coastal slope</li> <li>Arable and divided by post and wire fences into large fields.</li> <li>Three mans, Ballinac Castle dominates views from most of the area, with clear views to the firth.</li> <li>Scattered farmsteads.</li> <li>Scattered trees.</li> </ul>	<p>Visually prominent areas at the top of the coastal slope.</p>	

**KEY**

**EXISTING ALLOCATION**

-  Undeveloped sites included in existing Adopted Local Plan
-  Developed sites included in existing Adopted Local Plan

**SITES IDENTIFIED WITH UNDEVELOPED CAPACITY FOR HOUSING**

-  Sites which require no action in short term
-  Sites which require action in short term
-  Key sites in landscape capacity study
-  Priority Rating

**NOTE**  
A thorough site visit development used above on these 10 sites. It has been included in the landscape and amenity assessment process.

Source: Bosler Ross Landscape Capacity Study



**Settlement B - Retrospective**  
Figure 10b: Landscape Capacity for Housing



**LANDSCAPE CAPACITY TABLE SE/TELEMENT 20 INVER (2016)**

Site	Local Landscape Character Types and Key Characteristics	Sensitivity Criteria and Analysis	Advances/Improvements Required	Guidance Notes	Detail Priority Rating	Opportunities for enhancement
A**	<ul style="list-style-type: none"> <li>Low lying gentle sloping tract of land.</li> <li>Southern boundary is less distinct than clear cut firch edge.</li> <li>Open, wide with post and wire field divisions.</li> <li>Fields are smaller closer to line and contained</li> <li>The lack of permanent points and vertical elements.</li> </ul>	<p><i>Visibility: Visible from View Pinesborough Road due to undulating by dwelling in the north.</i></p> <p><i>Vegetation: no riparian vegetation.</i></p> <p><i>Topography: flat</i></p> <p><i>Urban Form: adjoiner development is of linear form in the north with riparian building group in the west.</i></p>	None	<p>Development of high density could be accommodated given the presence of narrow access, terracing and small building footprints. Single storey development would be appropriate. Buildings should be made to the scale, appearance and arrangement of existing building groups to the west.</p>	1	<p>Some para-street level plantations exist in the vicinity and the introduction of these would give interest to the existing village. Opportunities may exist to provide a focus to the village or to enhance the existing village 'grain'. In addition, access to this site could be so designed as to reduce congestion within the village (for houses with front doors opening onto thoroughfare) by reorienting traffic and providing parking.</p>
B**	<ul style="list-style-type: none"> <li>Views tend to focus on linear and cut across the firch.</li> </ul>	<p><i>Visibility: Viewed from east/west on the View-Pinesborough Road by adjoiner buildings in the south.</i></p> <p><i>Vegetation: no riparian vegetation.</i></p> <p><i>Topography: flat.</i></p> <p><i>Urban Form: development of this site would be in keeping with the existing as low form which extends in the north.</i></p>	None	<p>Development of high density could be accommodated given the presence of narrow access, terracing and small building footprints. Single storey development would be appropriate. Buildings should be made to the scale, appearance and arrangement of existing building groups to the north – ie linear parallel to the coast. Baylat both the southerly aspect and views to sea.</p>	2	<p>Some para-street level plantations exist in the vicinity and the introduction of these would give interest to the existing village. Opportunities may exist to provide a focus to the village or to enhance the existing village 'grain'. In addition, access to this site could be so designed as to reduce congestion within the village (for houses with front doors opening onto thoroughfare) by reorienting traffic and providing parking.</p>

\*\* Areas sites for which detailed development briefs will be required

**LAININGGARE CAPACITY TABLE SUPPLEMENT 2.0 INVER (2016)**

- A very small village.
- It is bounded by the firth edge to the north and east.
- Modernised traditional cottages.
- Modern expansion on the periphery.

Areas where development should be discouraged:

- Unstructured with no central focus.
- Narrow streets accessing small fibbing cottages.
- Terse of dwellings creating small spaces within the fabric of the village.
- A narrow strip of grass on the coast interrupted by a large shed-like building.
- Open views out to the firth and along the coast.

Sites which would also be appropriate for industrial/commercial use:

Approximate area identified with Capacity for development:

001a

None

None

**KEY**

EXISTING ALLOCATION

Unallocated sites included in  
existing Adopted Local Plan

Developed sites included in  
existing Adopted Local Plan

**SITES IDENTIFIED WITH  
LANDSCAPE CAPACITY FOR  
HOUSING**

Sites which require no  
sub-area intervention

Sites which require  
sub-area intervention

**A** Key to sites in landscape  
capacity table

**(1)** Priority 1 site

**NOTE**  
Developed sites need development to enhance  
existing (1) sites. 1 location included in the  
database and reality assessment process.

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**Settlement 20 - Inver**  
Figure 20b Landscape Capacity  
for Housing

