Agenda Item	**7.5**
Report No	**PLS/68/26**

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 2 December 2026

Report Title: 26/01885/FUL: Ms Megan Milligan

Land 70M NE of 5 Back of Keppoch, Arisaig

Report By: Area Planning Manager South

Purpose/Executive Summary

Description: Erection of house, 2no. glamping pods, workshop/studio, 2no. sheds, 2no. polytunnels and formation of accesses

Ward: 11 – Caol and Mallaig

Development category: Local Development

Reason referred to Committee: More than 5 objections

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

1.1 Planning permission is sought for the erection of a house, two glamping pods, a workshop/studio, two sheds, two polytunnels and the formation of two accesses.

1.2 Works on the house, workshop and the access to Parcel no.2 have not been started; however, a polytunnel and both sheds have already been erected on Parcel no.4, together with a new or enlarged access off the public road, featuring a new bell-mouth.

1.3 The proposed house is a 1.5 storey, modern presentation of a traditional croft house. Its design comprises two parallel portions with steeply pitched roofs, off-set but connected as one whole structure with a lower section of roof in the valley between the two ridges. The two roof ridges will run north to south, orientated along the long axis of the strip of croftland that comprises Parcel no.2. The house will have a footprint of 175 square metres, with matching ridge heights of between approximately 6.5m and 7.49m; the two parts being on different levels and on uneven ground. A workshop will be erected immediately south of the house's three parking spaces. This is a small timber shed, approximately 15 square metres in size.

1.4 On Parcel no.2, the application also proposes two glamping pods, which will occupy a rocky knoll north of the house site and closer to the coast. The northern-most pod is slightly smaller (20sqm) than its neighbour (26sqm). The pods are rectangular, timber-clad structures with felt tile roofs, each with a maximum height of 2.7m. The smaller pod is 5.8m in length, the larger 7.8m.

1.5 A new vehicular access and driveway into Parcel no.2 is proposed off the north side of the road to serve the house and pods.

1.6 To the west, on Parcel no.4, two timber sheds and two polytunnels are proposed parallel with the western boundary. The remaining ground in the southern portion of Parcel no.4 will accommodate nine raised beds for growing produce. The applicant intends to grow produce for their family's own consumption primarily, although there would be an 'honesty box' at the gate, where customers can purchase produce and pay on an ad-hoc basis.

1.7 Pre Application Consultation: 25/03580/PREAPP – planning advice provided; generally supportive subject to siting and design and flood risk constraints.

1.8 Supporting Information:

- Design Statement (submitted in two parts)
- Addendum Design Statement
- Topography Report
- Two Private Access Checklists
- Land Ownership Certificate
- Flood Risk and Drainage Impact Statement (submitted in three parts)
- Copy of 25/03580/PREAPP Pre-application Advice

1.9 **Variations**: Earlier Site Layout Plans superseded by the following amended Site Layout Plans to show revisions in access, repositioning of house, parking and additional tree planting and provision of hedge.

- Proposed Site Layout Plan ref. L_003 Rev R_002 (submitted 17.8.26)
- Proposed Site Layout Plan ref. L_005 Rev R_002 (submitted 17.8.26)
- Proposed Site Layout Plan - House ref. L_006 Rev R_001 (submitted 17.8.26)
- Proposed Site Layout Plan - Pods ref. L_007 Rev R_002 (submitted 17.8.26)
- Proposed Site Layout Plan – Croft Plan ref. L_010 Rev R_002 (submitted 17.8.26)

Amended plans - Proposed Site Layout Plan - Planting ref. L_009 Rev R_002 (submitted 17.8.26) and Proposed Site Layout Plan – Croft Plan ref. L_010 Rev R_002 (submitted 17.8.26) replace earlier plans to show visibility splays and wider access into Parcel no.4.

2. SITE DESCRIPTION

2.1 The application site is spread across two areas of land forming Parcels 2 and 4 of a croft in Back of Keppoch, approximately 2.7km northwest of Arisaig. The proposed developments are accessed off a minor single-track road that runs east to west through Back of Keppoch off the B8008 and terminates at a headland, approximately 640m to the west.

2.2 Parcel no.2 (to the east) will host the house, workshop and pods, with the organic farm site, sheds and polytunnels occupying Parcel no.4 (to the west). Both Parcels form part of a croft, known as ‘Half of Croft 5’.

2.3 Parcel no.2 is a long, rectangular plot extending north of the public road towards the coastline. Parcel no.4 is to the west of Parcel no.2 and separated by a strip of croft land that is not included in this croft. There is a house (Croft no.5) on this strip of land in between Parcel no.2 and Parcel no.4, to the southwest of the proposed house site. There is also a house on the croft to the east of Parcel no.2, to the northeast of the proposed house site (croft no.4). A further house lies south of the road (Ranfurly), opposite Parcel no.2 and the proposed access into this Parcel of land. Ranfurly is understood to have been Half of Croft 5’s original croft house, now in separate ownership. There is a small caravan site to the west of Parcel no.4, and another small caravan site to the north-east of Parcel no.2, with small sandy bays to the north-west.

2.4 Within Croft no.4, to the east, and immediately alongside the boundary fence, is a relatively recent grave. This is referred to in many of the representations. When visited, in June (2026), there was no obvious grave marker, though a square of ground was fenced off with temporary fencing and there were flowers laid in this area. As a relatively recent feature it is not on pre-existing mapping.

2.5 The southern half of Parcel no.2 comprises a mixture of scrubland and marsh. There is a small watercourse that passes through this half of the plot, taking a course north through the site before crossing into the adjacent croft to the west, and then into the sea. The northern part of Parcel no.2 comprises more elevated ground. The proposed house and workshop are to be sited roughly at the mid-point, above the

watercourse on the better drained hummocky land with small rocky outcrops. The land then drops to the north, towards the coast, where there are a series of sand dunes and some flatter grassland behind a bay. The two proposed 'glamping' pods are to be sited on a rocky area before the land drops down to the bay.

2.6 Beyond Parcel no.2, to the north, is Parcel no.1, which comprises beach and flat meadow or machair.

2.7 Parcel no.4, the part of the croft occupied by the polytunnels and sheds, is generally flat and comprises wet pasture. The sheds and a polytunnel have been erected ahead of this proposal being determined. A new (or enlarged and formalised) access into this section of the croft has already been formed and a double gate and fencing has been erected around the entrance.

2.8 Back of Keppoch is a traditional crofting township, characterised by a spread-out settlement pattern and a mixture of detached house types and associated crofting developments, and holiday accommodation comprising small caravan parks along the coast, short-term lets, and pods.

2.9 The site is located within the Moidart, Morar and Glen Shiel Special Landscape Area (SLA). The location is classed as 'Remote Rural', as per the Urban Rural Classification (2020). The public road is also a designated Core Path (ref. LO04.04). Although a large proportion of both Parcels of croft land are very wet, there is no peat recorded on the site.

3. PLANNING HISTORY

3.1 None

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown neighbour

Date Advertised: 25.06.2026

Representation deadline: 09.07.2026

4.2 Timeous representations: 46 (21 objections; 24 in support; 1 neutral comment)

4.3 Late representations: 0

4.4 Material considerations raised are summarised as follows

Objections:

- proximity of the development on Parcel no.2 to a grave within the neighbouring croft – which should be regarded as a heritage asset
- impact on amenity: loss of privacy, overlooking, disruption of quiet enjoyment of neighbouring land
- traffic movements and general intensification of the use of the croft close to the burial site
- physical disturbance to the ground potentially disturbing the grave and human remains

- development close to neighbouring boundary prevents the neighbouring family from burying other family members in this part of their croft in the future
- visual intrusion, inappropriate massing, and lack of a green buffer
- physical constraints due to the site's topography compels the applicant to route the driveway close to the boundary and the grave
- concern that an additional business will be operated from the proposed workshop, and related intensification of the use of the access
- illegal and unauthorised dumping of construction material on the site; potential to contaminate the watercourse
- contrary to NPF4 and local Development Plan

Support comments:

- long-term economic and social benefits to local economy and community
- appropriate and sustainable use of an unused and undeveloped croft
- lack of affordable housing making it difficult to entice young people to stay in the area
- proposals represent a modest intervention at this croft
- proposals are consistent with the area's established character
- applicant's intentions for the site are in keeping with the character and purpose of this crofting area
- Planning Authority can mitigate impacts from construction by applying conditions
- many of those objecting have addresses outwith the local area
- were planning permission to be refused, this would be unfair/contravene previous decisions supportive of development at this site

General comment

- request that rights of servitude relating to a septic tank are unaffected by the development

4.5 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet https://www.highland.gov.uk/planning/view-comment-planning-applications.

5. CONSULTATIONS

5.1 **Access Officer:** No objection. The minor road used to access the property is a designated Core Path (LO04.04). The use of this Core Path must remain open and free from obstruction, despite any development.

The property also incorporates access to the headland, Roinn Saighiteach, and the foreshore. To comply with Policy 77 of the Highland-wide Local Development Plan, the applicant should indicate how they wish to maintain this water access point. Confirmation is sought that the applicant accepts public access along the proposed track past the house to the glamping pods.

It should also be noted that there is public access between this site and the neighbouring properties of Tigh-na-Mara, and Back of Keppoch camp sites, broadly following the foreshore. Rights to the foreshore exist in common law and are more extensive than those granted by the Land Reform (Scotland) Act 2003.

5.2 **Corporate Address Gazetteer (CAG Team):** No objection. Standard comments regarding the creation of a new address if/when planning permission is granted.

5.3 **Developer Contributions:** Contributions are not required for this development.

5.4 **Flood Risk Management Team (FRMT):** No objection subject to a planning condition regarding finished floor levels (FFL) for the pods.

The SEPA strategic future flood maps 'surface water and small watercourses' layer shows extensive flood hazard mapping associated with this small watercourse affecting large portions of the southern half of Parcel no.2. There is also some flood hazard mapping associated with the small watercourse in Parcel no.4, though to a lesser extent. These areas may be at risk of flooding in a 1 in 200 year plus climate change flood event.

FRMT noted that the topographical information provided shows the proposed house and ancillary outbuilding, situated to the north of the watercourse in Parcel no.2, to lie elevated significantly above the height of the small watercourse and its floodplain. The Team is content that the flood risk to these buildings is acceptably low.

The SEPA strategic future flood maps show coastal flood hazard mapping across the northern portion of Parcel no.4. The northern edge of Parcel no.2 lies adjacent to this coastal flood hazard mapping. These areas may therefore be at risk of coastal flooding in a 1 in 200 year plus climate change flood event.

The two proposed pods, situated at the northern end of Parcel no.2, may be at risk of coastal flooding in a 1 in 200 year plus climate change flood event, and must therefore lie elevated above the predicted 1 in 200 year plus climate change still water coastal flood level, with an additional freeboard allowance.

The predicted 1 in 200 year still water coastal flood level adjacent to the site is 3.84m AOD, and the recommended allowance for sea-level rise due to climate change is 0.89m. Therefore, the minimum pre-development ground level must be at 4.73m AOD or above without new ground raising. To mitigate residual flood risk from wave action, an additional freeboard of 600mm for finished floor levels (FFL) will be required. Given this, the minimum FFL is 5.33m AOD.

The topographical information provided shows the pre-development ground levels for both pods to lie above 4.73m AOD. The section drawing for the amended siting of the pods shows the lower of the two pods at a level of 5.5mAOD.

FRMT recommends a planning condition to ensure that the pods have finished floor levels (FFL) of no less than 5.33m AOD.

A Riparian Buffer strip of at least 6m should be maintained between the top of each bank of the watercourse and any proposed development, as per the Highland Council's Supplementary Guidance: Flood Risk and Drainage Impact Assessment. There should be no encroachment into the riparian buffer at any stage of development, and ground levels should be maintained at pre-development levels.

FRMT also recommends the use of SuDS drainage to manage surface water runoff from all buildings and hardstanding.

5.5 **Forestry:** No objection subject to conditions. There is minimal tree cover at the site. The proposed design minimises impact on existing trees which are mainly focussed

on the watercourse; the proposal is compatible with Policy 51 of the HwLDP. Suggest a condition requesting submission of a detailed tree planting plan, which would be in line with relevant NPF4 and HwLDP policies on woodland and trees, and would supplement the provided tree planting proposals.

5.6 **Lochaber Access Panel:** No objection. The Panel requests all paths to and from the glamping pods to be created with a smooth hard bound finish; Pod entrances to have a level threshold. If this is not achievable a portable temporary ramp to be provided when requested.

5.7 **Scottish Water:** No objection. There is currently sufficient capacity in the Mallaig Water Treatment Works to service the development. There is no public waste-water infrastructure within the vicinity, therefore, advise applicant to investigate private treatment options.

Records indicate that there is live infrastructure in the proximity of this development (a 1.5" PVC water main). The applicant must identify any potential conflicts with Scottish Water assets and contact the body's Asset Impact Team for an appraisal of the proposals. The applicant should be aware that any conflict with assets identified will be subject to restrictions on proximity of construction.

5.8 **SEPA:** No objection provided a planning condition, which ensures that all development relating to the holiday pods is limited to existing ground levels at or above 5.33mAOD.

The site is partly shown to be at risk of flooding based on the SEPA Future Flood Maps. This indicates that there is a risk of flooding from a small watercourse and from the sea. Having reviewed the topographic information and site photographs, SEPA are satisfied that the proposed house and workshop are suitably elevated above the small watercourse and therefore fluvial flood risk to this part of the development is low.

In line with SEPA's Land use vulnerability guidance, the holiday pods are considered to fall under the Most Vulnerable category. The approximate coastal flood level for the area is 4.73m AOD including an allowance for climate change.

NPF4 Policy 22 seeks "To strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding".

Therefore, SEPA require a 0.6m freeboard to be added to the design flood level to account for physical uncertainties. This would mean a design flood level of 5.33m AOD with the two pods set on ground levels above this.

The topographic information provided shows that the pods are elevated above this; drawing L_011 (dated 11/08/2026) shows the lower pod at a level of 5.5 metres. These levels may be secured by condition.

6. DEVELOPMENT PLAN POLICY

6.1 The following policies are relevant to the assessment of the application

National Planning Framework 4 (2023) (NPF4)

6.2 Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation
Policy 3 - Biodiversity
Policy 4 - Natural Places
Policy 5 – Soils
Policy 6 – Forestry, Woodland and Trees
Policy 10 - Coastal Development
Policy 14 - Design Quality and Place
Policy 15 – Local Living and 20-minute neighbourhoods
Policy 16 - Quality Homes
Policy 17 - Rural Homes
Policy 22 - Flood Risk and Water Management
Policy 29 - Rural Development
Policy 30 - Tourism

Highland Wide Local Development Plan 2012 (HwLDP)

6.3 28 - Sustainable Design
29 - Design Quality and Place-making
31 - Developer Contributions
36 - Development in the Wider Countryside
44 - Tourist Accommodation
47 - Safeguarding Inbye/Apportioned Croftland
49 - Coastal Development
51 – Trees and Development
55 - Peat and Soils
57 - Natural, Built and Cultural Heritage
58 - Protected Species
61 - Landscape
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
77 - Public Access

West Highland and Islands Local Development Plan (2019) (WestPlan)

6.4 No specific policies apply.

Highland Council Supplementary Planning Policy Guidance

6.5 Access to Single Houses and Small Housing Developments (May 2011)

Biodiversity Enhancement Planning Guidance (May 2024)

Developer Contributions (November 2018)

Flood Risk & Drainage Impact Assessment (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Rural Housing (December 2021)

Rural Housing Explanatory Note (Nov 2024)

Special Landscape Area Citations (June 2011)

Sustainable Design Guide (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 None

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

8.3 The key considerations in this case are:

a) compliance with the development plan and other planning policy
b) Siting and design
c) Impact on amenity
d) Flood risk
e) Impact on Landscape
f) Trees and biodiversity
g) Access and parking
h) Public access

i) Impact on infrastructure and services

j) other material considerations

Development plan/other planning policy

8.4 **Rural housing:** Development proposals for new houses in rural areas are assessed against NPF4 Policy 17 (Rural Homes); paras a), b), and c) where proposals are situated in Remote Rural areas.

8.5 In order to be supported under 17 a), the development is required to be suitably scaled, sited and designed to be in keeping with the character with the area, and the development complies with at least one of eight development types listed. The design statement details that the house will provide permanent on-site family accommodation for the applicants to live and work on their croft. This would accord with part v. of 17 a) – although in this case no justification has been provided to demonstrate that there is an essential need for a worker to live permanently on the croft.

8.6 Policy 17(b) states that development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location. The proposed development would meet this aspiration.

8.7 The development also accords with policy 17c), as the addition of a house in this "Remote Rural" location would assist in combating trends of depopulation commonly experienced in such fragile communities 17 c) i.). It is accepted that there are significant pressures on housing and access to suitable, affordable housing for residential occupation in this area 17 c) ii.).

8.8 Policy 17 c) iii. seeks to support new housing developments which are suitable in terms of location, access and environmental impact. The house and associated developments will take direct access off an existing public road serving other similar development, which is acceptable. The location is within active travel distance of Arisaig, and there is limited public transport available nearby. The proposal is also considered to present no significant threats to any environmental assets.

8.9 Overall, the proposal accords with Policy 17 (Rural Homes) of NPF4 and Policy 36 (Development in the Wider Countryside) of the HwLDP.

8.10 **Tourism accommodation:** Policy 30 (Tourism) of NPF4 and Policy 44 (Tourist Accommodation) in the Highland-wide Local Development plan are generally supportive of new tourism developments taking into account the contribution to the local economy, compatibility with the surrounding area, impacts on communities, opportunities for sustainable travel, accessibility for disabled people, carbon emissions, and opportunities to provide access to the natural environment. Back of Keppoch and the wider area near to Arisaig are popular destinations for visitors.

8.11 In terms of the pods' development finding compatibility with the surrounding area (NPF4 Policy 30 b) ii.), the locale already recommends itself to tourism activity. There is similar existing development either side of this site and several other examples of

holiday accommodation (a caravan park, numerous self-catered letting units) already operating elsewhere in Back of Keppoch. The addition of two glamping pods for holiday letting at this location would not be a departure from development activity and use already present in the settlement.

8.12 Policy 30 of NPF4 also requires that consideration is given to the contribution of new or additional tourism development to the local economy (30 b) i.), opportunities for sustainable travel, and appropriate management of parking and traffic generation. Impacts on communities should also be taken into account.

8.13 It is considered that the development of glamping pods, which are limited to offering short-term stays, avoids impacts on the supply of permanent housing in the area. Their development would also enable the applicant to diversify activities on the croft, offering a small-scale tourism enterprise which presents benefits to the local economy, in addition to making the croft more viable and resilient in the long term.

8.14 Regarding opportunities for sustainable travel, there is a bus service that serves the road's end with the B8008, connecting Back of Keppoch with Arisaig, Morar and Mallaig. Due to that service being quite limited and the remoteness of this location, however, it is likely that users of the pods would arrive by private car to the site rather than using public transport or active travel options. The development proposes sufficient off-street parking provision for the house and pods, and the small increase that this proposal represents is considered to be acceptable, given the single-track road.

8.15 Subject to the provision of level access to the pods, potentially by way of portable ramps, the developments offer accessible access for guests, which would comply with 30 b) v). Additional guidance provided by the local access panel is included with the recommended planning conditions as an informative note.

8.16 **Rural development:** NPF4 Policy 29 (Rural Development) states: 'Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected'**.**

8.17 The agricultural activity proposed for Parcel no.4, where the applicant and their family will grow vegetables and sell excess produce, accords with Policy 29. The proposed siting for this element of the development is considered to lend itself well to developing a small-scale organic farming area on the croft.

Siting and Design

8.18 The proposed house is 1.5 storeys, with the developed roof space having rooflights and windows to the gables. Other development in the area comprises a mixture of single storey and 1.5 storey houses, with several older croft houses alongside more recent additions to the settlement. The double-gabled form will be a departure from more 'traditional' crofting typologies found amongst existing residential development nearby. The steeply pitched gabled roofs and rectangular outline is, however, proposed as a modern interpretation of the simplicity of a traditional Highland longhouse. The proposed design is acceptable, as it is considered to respect the

surrounding area's character, offering a contemporary take on a West Highland croft-house.

8.19 Finishes proposed for the house are sympathetic to the surroundings and complement those employed on buildings nearby, with a mix of slate and metal to the roof, and white render to the walls, with aluminium clad timber windows and doors. The house will incorporate a significant quantity of glazing, however the majority of this, and the proposed solar panels, will be on west-facing elevations and those facing towards the sea (north-west), with a more modest amount of glazing on the building's north-eastern elevation, which faces the nearest neighbouring house.

8.20 Whilst the house is relatively large in scale and introduces a more contemporary design approach in comparison to other crofting houses, it is considered to assimilate well into its surroundings. The proposed siting and design is such that the buildings would fit into the wider settlement pattern and character of Back of Keppoch. Overall, the proposed house's design and form are acceptable at this location and would accord with policies 14 (Design Quality and Place) of NPF4, and 29 (Design Quality and Place-making) and 36 (Development in the Wider Countryside) of the HwLDP.

8.21 In terms of the pods' design, they are a type commonly found in the Highlands and are similar to pods in the nearby bay to the west. They are small in scale and, regarding their siting, are judged to be acceptable, with their revised positioning, nestled into the surrounding rocky knoll, and so minimising their visual impact. The external finishes are horizontal timber cladding, with felt and metal roofing. Overall, they can be supported. Considering other development on Parcel no.2, the proposed workshop, next to the house's parking area, is small in scale, presenting no unacceptable visual impacts.

8.22 The sheds on Parcel 4 are a simple design, commonly found in residential gardens or on crofts, and do not raise concerns about creating unacceptable impacts. The polytunnels are also relatively small scale, with the proposed siting on a crofting strip providing ample space to host them. The applicant and agent have confirmed that the sale of produce from the croft would be minimal. This would be regarded as ancillary to normal crofting activity and is considered acceptable.

Impact on amenity

8.23 The proposed house will achieve a separation distance of approximately 30m from the nearest dwellinghouse on Croft no.4, to the east, which is considered to be acceptable in terms of amenity impacts on neighbouring property. The proposed house would face northwest and west, whilst the existing house on Croft no.4 faces southeast, and it is proposed to provide a fence and landscape planting along the part of the boundary that separates the houses, to ensure adequate visual separation between them. There is a stair window and a small study window which face the neighbouring property – these are not principal rooms in the proposed development. The siting and elevational treatment of the proposed house is considered acceptable in relation to the house on Croft no.4.

8.24 There have been a large number of representations stating opposition to the proposals, with strong concerns about the impact of the house and pods' development on a private burial site within Croft no.4, adjacent to the boundary and

close to the proposed siting of the house. The proposed access driveway for the house and pods is proposed to run parallel with the boundary at this point and close to the grave.

8.25 In response to the objections, the applicant has amended the siting of the house, as well as the course of the access drive, to increase the distance separating the development from the grave. The house's footprint has been shifted approximately 2 metres to the west, and the proposed access track, that was to follow immediately along the eastern boundary, has also been moved to the west away from the boundary at this point. The house would now be approximately 10.5m away from the boundary and the grave; the driveway would be approximately 6m from the boundary and grave. This has provided an opportunity for a boundary fence and tree planting to provide screening and privacy between the burial plot and the proposed new house and driveway. It should be noted that planning permission is not required for a single private burial on private land, and there is no planning imperative for a minimum separation distance to be maintained around a grave.

8.26 The proposed house and access track are not considered to be unacceptable in terms of their impact on the setting of the grave. It would not be reasonable to prevent development on this croft because of the presence of the grave. Adjustments have been made to the proposed development to ensure there is a reasonable buffer and space for landscape planting close to the grave, and it would thereby be respected. The proposed parking for the house and the pods are to the north and south of the house, and away from the immediate environs of the grave. The proposed position of the house will otherwise fit in with the settlement pattern. The developable parts of this croft are significantly limited due to the topography and flood risk, and this is otherwise the most appropriate site for a new house on this Parcel of land.

8.27 With regard to the siting of the glamping pods further north on the plot, their amended positioning is judged to be acceptable in relation to the neighbouring house on Croft 4. They are at distances over 50m and 70m from the rear (northwest elevation) of the neighbouring house. The applicant nevertheless amended their siting to reduce their prominence in views from the neighbouring house. The increase in activity on this Parcel of land would be in line with what might be expected on a working croft, as on several neighbouring crofts. Disturbance due to construction activity is a normal part of development and it is generally short lived. Other legislation is available should noise and disturbance exceed acceptable levels, as set out in an Informative note.

8.28 Additionally, the siting of the agricultural element of the development on the western portion of the croft (Parcel no.4) avoids any significant impacts on neighbouring amenity or visual impacts. The erection of the sheds and polytunnels and the proposed land use will not be a change from its former use as grazing land, although the croft was apparently unused for a long period. The potential increase in the level of activity on Parcel no.4 is considered to be only marginal, even with the visits of customers patronising the vegetable/organic produce 'honesty box'. The access, which has already been formed will need to be altered to meet the Council's standard should the proposed developments be approved – see discussion in 'Access and Parking' below.

8.29 An air source heat pump is proposed for heating the house, and this would be located on the east elevation. The exact details of the model have not been provided and this can be controlled by condition.

Flood risk

8.30 The potential for flood risk was considered due to the presence of the watercourse running through Parcel no.2 and extensive areas of pluvial (surface water) flood risk throughout the south and central portion of Parcel no.2. There are also areas of pluvial and coastal flood risk located towards the northern portion of Parcel 4.

8.31 In assessing the proposed siting of the house and workshop building to the north of the burn, this is considered to be suitable, the level of flood risk in this area being low, as it is elevated significantly above the watercourse.

8.32 With respect to the area of coastal flood risk, the proposed siting of the pods is acceptable, subject to a condition that the pods must be elevated above the predicted 1 in 200 year flood risk zone plus an additional freeboard allowance.

8.33 SEPA recommend that the pods be sited on existing ground at a minimum level of 5.33m AOD, to comply with NPF4 Policy 22 (Flood Risk and Water Management). Subject to such a condition, it is considered that flood risk to the pods has been adequately addressed, and the overall development is compatible with Policy 22.

Impact on landscape

8.34 The croft is sited within the Moidart, Morar and Glen Shiel Special Landscape Area (SLA). In contrast to its rugged interior and the remote and mountainous areas found in the eastern parts of the designation, this westerly portion of the SLA is distinguished by its distinctive coastline of rocky promontories encasing pristine white sandy beaches. Back of Keppoch is an example of how settlement in the SLA tends to be directed towards the coast, with development generally set behind many of its small bays.

8.35 The citation for this SLA outlines the coastal area's sensitivity to change, particularly where additional developments, such as a new house, can alter the balance between built and natural features. The coastline of the SLA is valued for offering views towards the islands.

8.36 The development of the house and pods is not considered to detract from the coastal landscape and vistas. Neighbouring land and crofts already host a mixture of residential, tourism and agricultural development, with structures spread out sporadically across land along the coast. The erection of the house and pods, with their siting achieving similar separation distances as other built development in the area, would be acceptable. The development includes mitigation including landscape planting offering a sensitively designed and sited intervention in this coastal area.

8.37 The development is not considered to conflict with NPF4 Policy 4 (Natural Places) and Policy 57 (Natural, Built and Cultural Heritage) of the HwLDP, as it conserves the visual setting and character of this part of the SLA.

Trees and biodiversity

8.38 With a limited amount of tree cover across both Parcels of land, there is a very low likelihood of the developments impacting negatively upon trees. To comply with policy relating to woodland and trees and policy relating to biodiversity, the proposals should demonstrate that additional biodiversity could be achieved, through measures such as tree planting or landscaping (NPF4 Policy 6 (Forestry, Woodland and Trees) and Policy 51 (Trees and Development) of HwLDP).

8.39 The applicant intends to plant a mixture of species to create screening between the house and driveway, and the burial site in the neighbouring croft. The addition of this landscape planting is also considered to address the requirements of NPF4 policies 3 (Biodiversity) and 6 (Trees). The proposed landscaping and tree planting will be secured by condition.

Access and Parking

8.40 The new access into Parcel no.2 is to be formed in the southeastern corner of the plot in order to avoid the area of flood risk. Previous access through an agricultural gate had been taken off the southwestern end of the boundary, within the flood risk zone. The proposed new bellmouth access and service bay is to be formed to comply with Council standard SDB2 road splay guidelines. Taken through Parcel no.2, a new access track constructed with a permeable gravel surface will be parallel to the eastern boundary with Croft no.4 to the proposed parking area for the house, which will provide three parking spaces.

8.41 The track's route has been amended, by easing it to the west to increase the distance from the boundary fence, and the private burial, which is immediately alongside the boundary fence. The track then continues until spurring off to the proposed pods in the northwestern corner of the plot. Two parking spaces for the pods will be formed south of the pods and north of the house, as the topography around the pods would make it challenging to form parking next to each unit.

8.42 The organic farming area on the Parcel no.4 has a bellmouth and access already formed. The principal of access into this portion of the croft is accepted but this would need to be altered to accord with Highland Council's Roads' Guidance standard design, SDB1. A condition to secure the design of the two accesses accords with the Council standard, is recommended.

Public Access

8.43 The road that provides access to the two Parcels of land is a publicly adopted road, as well as a Core Path. It is unlikely to be blocked during construction as it provides access to several other properties further along beyond this development. The croft may also provide a means of access from the road to the shore, and it is considered important that public access to the shore is retained. A condition is recommended seeking further details of how this may be achieved.

Impact on infrastructure and services

8.44 The developments will connect to the public water supply. Waste water for both the house and pods will run to a new septic tank, to be sited in the northern part of the plot. Treated water will then drain towards soakaways at the northern end of Parcel no.2. Rainwater drainage from the house will run to a separate soakaway slightly north of the house.

Other material considerations

8.45 During the assessment of this application, representations were received that there had been unauthorised dumping of building materials and rubble at the southern end of Parcel no.2, with some of this spoil spilling beyond the application site onto the roadside. The applicant had started to put down rubble, to allow a set-down area for assisting with construction that would take vehicles off the single-track road. Following an Enforcement investigation, the applicant has subsequently removed this material.

8.46 Although the polytunnels and sheds were commenced on Parcel 4 ahead of any planning permission being granted, consideration of the application should not be affected by unauthorised development ahead of any permission that may be granted.

Non-material considerations

8.47 The home addresses of persons making representations is not a relevant planning consideration. Also, the neighbour's rights of servitude are not relevant to the consideration of the application. Planning permission does not override such rights in any event.

Matters to be secured by Legal Agreement / Upfront Payment

8.48 None.

9. CONCLUSION

9.1 The proposed developments to be sited across two Parcels of land at 'Half of Croft 5', Back of Keppoch, are considered suitable in terms of location, design and access. The development intends to rejuvenate an historic croft in an area with a strong tradition of crofting activity. The development of a new house on Parcel no.2 will enable the applicant and family to live on the land and manage activities at the croft, which include the development of a farm/food growing area featuring polytunnels, sheds and raised beds, located in the other part of the application site, Parcel no.4. The development of two glamping pods represents diversification of the croft, which will improve its viability and resilience in the long term. Overall, the developments are considered to comply with relevant national and local policy relating to rural housing (NPF4 Policy 17 (Rural Homes)), rural development (NPF4 Policy 29 (Design Quality and Place-making)), and tourism accommodation ((NPF4 Policy 30 (Tourism), HwLDP Policy 44 (Tourist Accommodation)).

9.2 The proposed siting and design of the house is considered acceptable, occupying an area of Parcel no.2 which fits into the settlement pattern and topography, and avoids flood risk. The positioning of the house relates satisfactorily to the neighbouring house on Croft 4 to the east. As amended, its siting is also a

satisfactory distance from the grave in the neighbouring croft, and the orientation of the house is such that it faces away from the grave, and there is a strip of ground alongside the boundary which may be planted to provide screening and privacy between the crofts at this point. The development would fit in satisfactorily with the landscape, thereby in compliance with NPF4 Policy 4 (Natural Places) and HwLDP policy 57 (Natural, Built and Cultural Heritage).

9.3 The proposed glamping pods demonstrate acceptable siting which would not significantly impact on the neighbour's amenity. Their amended siting better positions the units within the topography and lessens their visual impact. A proposed minimum ground level of 5.33mAOD will ensure that they are not at risk from coastal flooding. The proposal is considered to accord with NPF4 Policy 22 (Flood Risk and Water Management) and HwLDP Policy 64 (Flood Risk).

9.4 Subject to a condition to secure landscape planting, including along the boundary between Parcel 2 of this croft and 'Croft 4' to the east, the proposal will comply with NPF4 Policy 3 (Biodiversity).

9.5 The crofting activities proposed on Parcel no.4 would accord with NPF4 Policy 29 (Rural development).

9.6 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Recommended to **GRANT** the application subject to the following conditions and reasons:

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

   Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No development on Parcel 2 shall commence until the site access to Parcel 2 of 'Half of Croft 5' has been constructed in accordance with the Highland Council's Access to Single Houses and Small Housing Developments Guidelines and the attached Access Schedule (dated 17.11.26), with:

   i. the junction formed to comply with drawing ref. SDB2; and

   ii. visibility splays of 2.4m x 40m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.

   Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

   Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

3. No further development on Parcel 4 shall commence until the site access to Parcel 4 of 'Half of Croft 5' has been constructed in accordance with the Highland Council's Access to Single Houses and Small Housing Developments Guidelines and the attached Access Schedule (dated 17.11.26), with:

   i. the junction formed to comply with drawing ref. SDB1; and

   ii. visibility splays of 2.4m x 25 (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.

   Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

   Reason: To ensure that an adequate level of access is timeously provided for the development; in the interests of road safety and amenity.

4. All development relating to the holiday pods is limited to existing ground levels at or above 5.33m AOD.

   Reason: to account for the holiday pods being considered most vulnerable under SEPA's land use vulnerability guidance and ensure an appropriate allowance for freeboard is included which accounts for physical uncertainties, including the impacts of wave action, surge and bathymetric forcing not considered in the design flood level.

5. The holiday units hereby approved shall be used for holiday letting purposes only and shall not be used as a principal private residence or be occupied by any one family, group or individual for more than three months (cumulative) in any calendar year. For the avoidance of doubt only the design of pods hereby approved shall be positioned on the site.

Reason: In order to protect the amenity of the area in accordance with policy 28 (Sustainable Design) of the Highland wide Local Development Plan.

6. The workshop hereby approved on Parcel 2 shall be used for purposes incidental to the enjoyment of the dwellinghouse and/or for crofting related uses, and for no other purpose or use.

Reason: In order to enable the Planning Authority to retain effective control over future development within the application site so that it does not result in an adverse impact on the amenity of the area and in accordance with the use applied for, in accordance with policies 14 (Design Quality and Place) and 17 (Rural Homes) of NPF4, and policies 28 (Sustainable Design), 29 (Design Quality and Place-making) and 36 (Development in the Wider Countryside) of the Highland wide Local Development Plan.

7. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no additional structures or engineering operations shall be permitted within Parcel no.2 hereby approved without planning permission being granted on application to the Planning Authority.

Reason: In order to enable the Planning Authority to retain effective control over future development within the application site so that it is carefully managed and does not result in an adverse impact on the amenity of the area, in accordance with policies 14 (Design Quality and Place) and 17 (Rural Homes) of NPF4 and policies 28 (Sustainable Design), 29 (Design Quality and Place-making) and 36 (Development in the Wider Countryside) of the Highland wide Local Development Plan.

8. No development or work shall commence until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: To ensure that the development is sensitive to its context.

9. The tree and landscape planting shown on plan ref. 'Proposed Site Layout Plan (L_005 REV R_002)', submitted 17.8.26, shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing by the Planning Authority. Planting shall be carried out and maintained as per the Landscape Strategy and Landscape Management Plan for no less than five years.

Reason: In the interests of amenity.

10. No development shall commence until a detailed SUDS and Surface Water Drainage design has been submitted to and approved in writing by the Planning Authority. The approved scheme shall be implemented in full prior to the development being brought into use and maintained for the lifetime of the development.

Reason: To ensure satisfactory provision of SUDS and surface water drainage.

11 No development shall commence until a detailed Outdoor Access Plan of public

access across the site to the shore (as existing, during construction and following completion) has been submitted to, and approved in writing by, the Planning Authority. The plan shall include details showing:

i. All existing access under Part One of the Land Reform (Scotland) Act 2003;

ii. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or effect on curtilage related to proposed buildings or structures;

iii. All proposed paths, tracks and other routes for use by walkers, riders, cyclists, canoeists, all-abilities users,

The approved Outdoor Access Plan, and any associated works, shall be implemented in full prior to the first occupation of the development or as otherwise may be agreed within the approved plan.

Reason: In order to safeguard public access both during and after the construction phase of the development.

12. No development shall commence until details of a scheme of biodiversity enhancement measures have been submitted to, and approved in writing by, the Planning Authority. The development shall thereafter be undertaken in accordance with the agreed details.

Reason: In order to ensure that biodiversity enhancement is achieved, appropriate to the site, in accordance with policies 3 (Biodiversity), 14 (Design Quality and Place) and 17 (Rural Homes) of NPF4, and policies 28 (Sustainable Design), 29 (Design Quality and Place-making) and 36 (Development in the Wider Countryside) of the Highland wide Local Development Plan.

13. No development shall commence until full details of the air source heat pump system shall have been submitted for the approval in writing of the Planning Authority in consultation with the Environmental Health Authority. The development shall thereafter be undertaken in accordance with the agreed details.

Reason: As no details have been provided and in the interests of amenity.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as

Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.

2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: https://www.highland.gov.uk/roads-pavements

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud and Debris on Road

Please note that it an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species

Accessibility – Glamping Pods

All paths to and from the glamping pods to be created with a smooth, hard-bound finish. Pod entrances are to have a level threshold. If this is not achievable, a portable

temporary ramp is to be provided when requested. This ramp can be stored elsewhere on the property when not required.

Permitted Development Rights
Please note that certain Permitted Development Rights have been removed from the land covered by the permission, as explained in the conditions above. This means that certain developments, for which an application for Planning Permission is not ordinarily required, will now require Planning Permission. You are therefore advised to contact your local planning office prior to commencing any future developments.

Crofting activities
The sale of produce to the public from this croft does not require a separate planning permission provided that it remains ancillary to the normal crofting work of the croft. The Planning Authority retains the right to request a further planning permission if the commercial activities constitute a “material change of use”.

Signature:	Bob Robertson
Designation:	Area Planning Manager - South
Author:	Helen Stevenson
Background Papers:	Documents referred to in report and in case file.
Relevant Plans:	Plan 1 - Elevation Plan – House ref. E_001 (submitted 5.8.26)
	Plan 2 - Elevation Plan – House ref. E_002 (submitted 5.8.26)
	Plan 3 - Elevation Plan – Other buildings ref. E_003 (submitted 5.8.26)
	Plan 4 - Ground Floor Plan – House ref. P_001 (submitted 5.8.26)
	Plan 5 - First Floor Plan – House ref. P_002 (submitted 5.8.26)
	Plan 6 - Roof Plan – House ref. P_003 (submitted 5.8.26)
	Plan 7 - Section Plan – House ref. S_001 (submitted 5.8.26)
	Plan 8 - Section Plan – House ref. S_002 (submitted 5.8.26)
	Plan 9 - Location Plan ref. L_001 (submitted 8.6.26)
	Plan 10 - Proposed Access ref. L – 008 (submitted 8.6.26)
	Plan 11 - Proposed Site Layout Plan ref. L_003 Rev R_002 (submitted 17.8.26)
	Plan 12 - Proposed Site Layout Plan ref. L_005 Rev R_002 (submitted 17.8.26)
	Plan 13 - Proposed Site Layout Plan - House ref. L_006 Rev R_001 (submitted 17.8.26)
	Plan 14 - Proposed Site Layout Plan - Pods ref. L_007 Rev R_002 (submitted 17.8.26)
	Plan 15 - Proposed Site Layout Plan - Planting ref. L_009 Rev R_002 (submitted 17.8.26)

Plan 16 - Proposed Site Layout Plan – Croft Plan ref. L_010 Rev R_002 (submitted 17.8.26)

Plan 17 - Site Section Plan – Pods ref. L_011 (submitted 17.8.26)

Note:

The Drawings have been produced solely for the Client as part of their planning application in April 2026.

The drawings may not be used for any other purposes - such as tender, building warrant or construction.



North Elevation



West Elevation

Key	Name	Date	Description
	Drawing Revisions		

m 0 1 2 3

Project Name
Back of Keppoch Croft

Project No.
2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title

Proposed House North & West Elevations

Date
26/04/2026

Scale
1:100 @ A3

Drawing No. E_001

Revision

Drawing Status
Planning Application

Studio Groove
contact@studiogroove.co.uk
www.studiogroove.co.uk
07725313801

Note:

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South Elevation



East Elevation

Key	Name	Date	Description
	Drawing Revisions		

m 0 1 2 3

Project Name
Back of Keppoch Croft

Project No.
2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title

Proposed House South & East Elevations

Date
26/04/2026

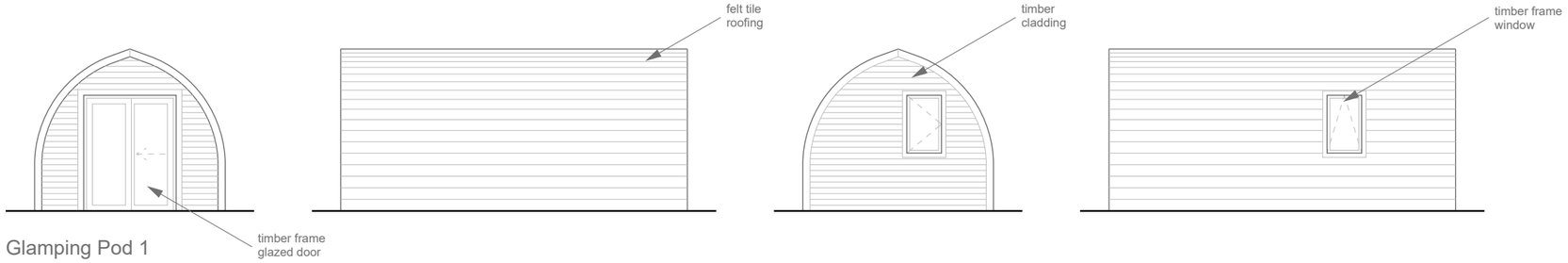
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Drawing No. E_002

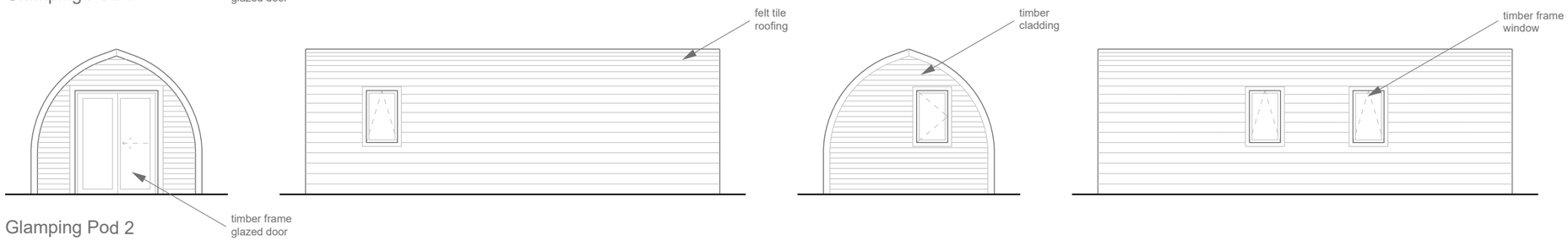
Revision

Drawing Status
Planning Application

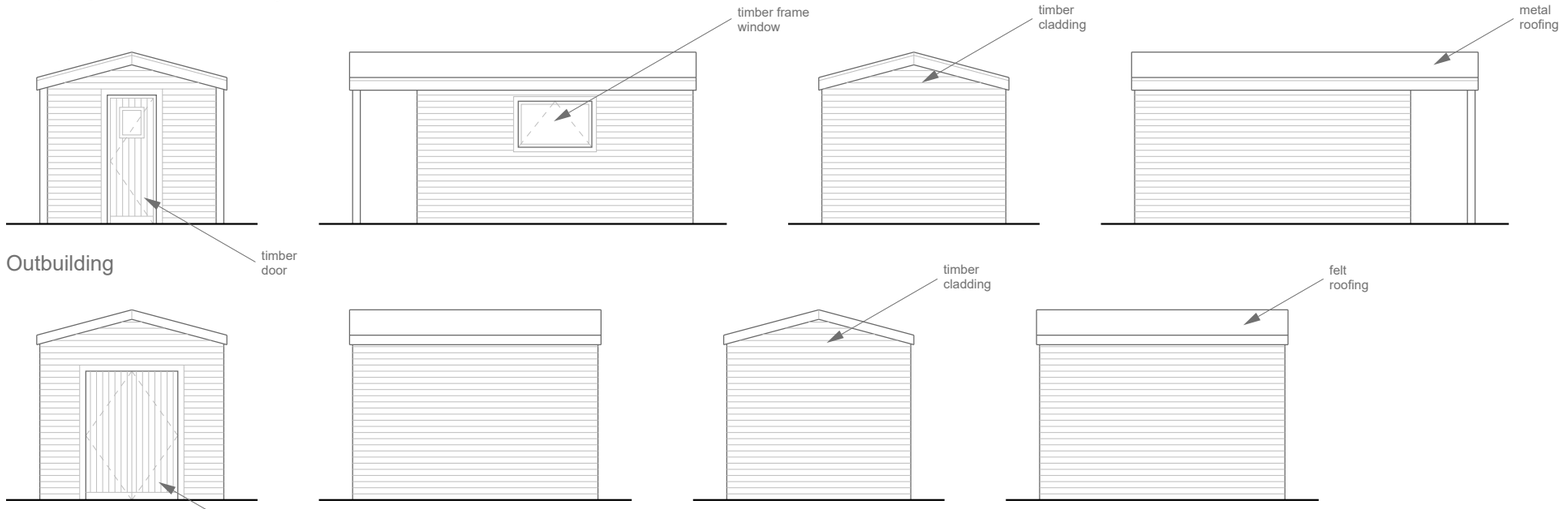
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Glamping Pod 1

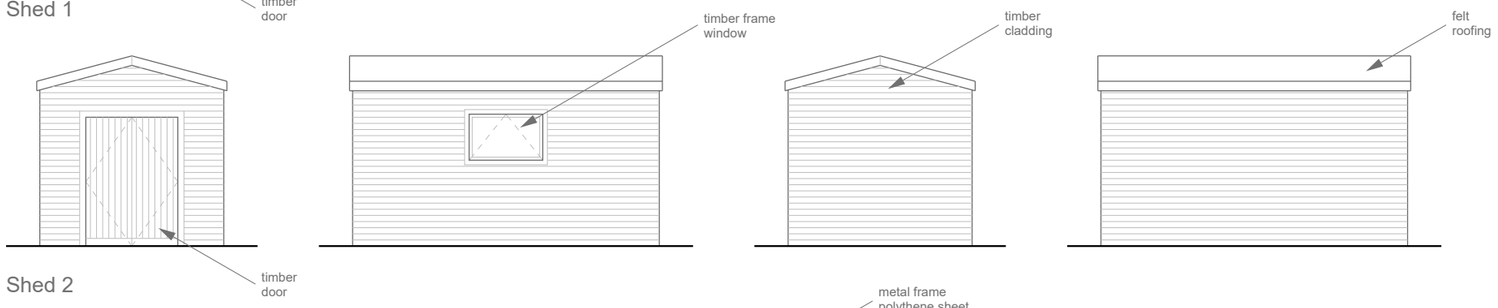


Glamping Pod 2

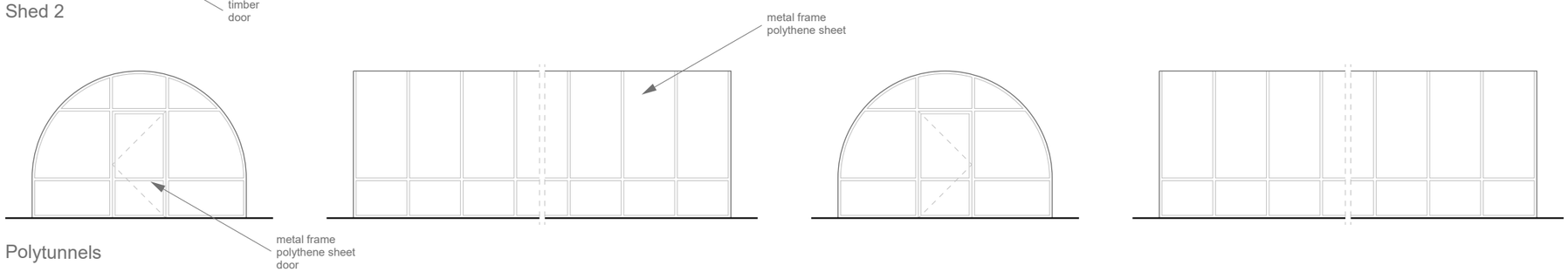


Outbuilding

Shed 1



Shed 2



Polytunnels

Note:

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Key	Name	Date	Description
	Drawing Revisions		

m 0 1 2 3

Project Name
Back of Keppoch Croft

Project No.
2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig PH39 4NS

Drawing Title

Other Proposed Building Elevations

Date
26/04/2026

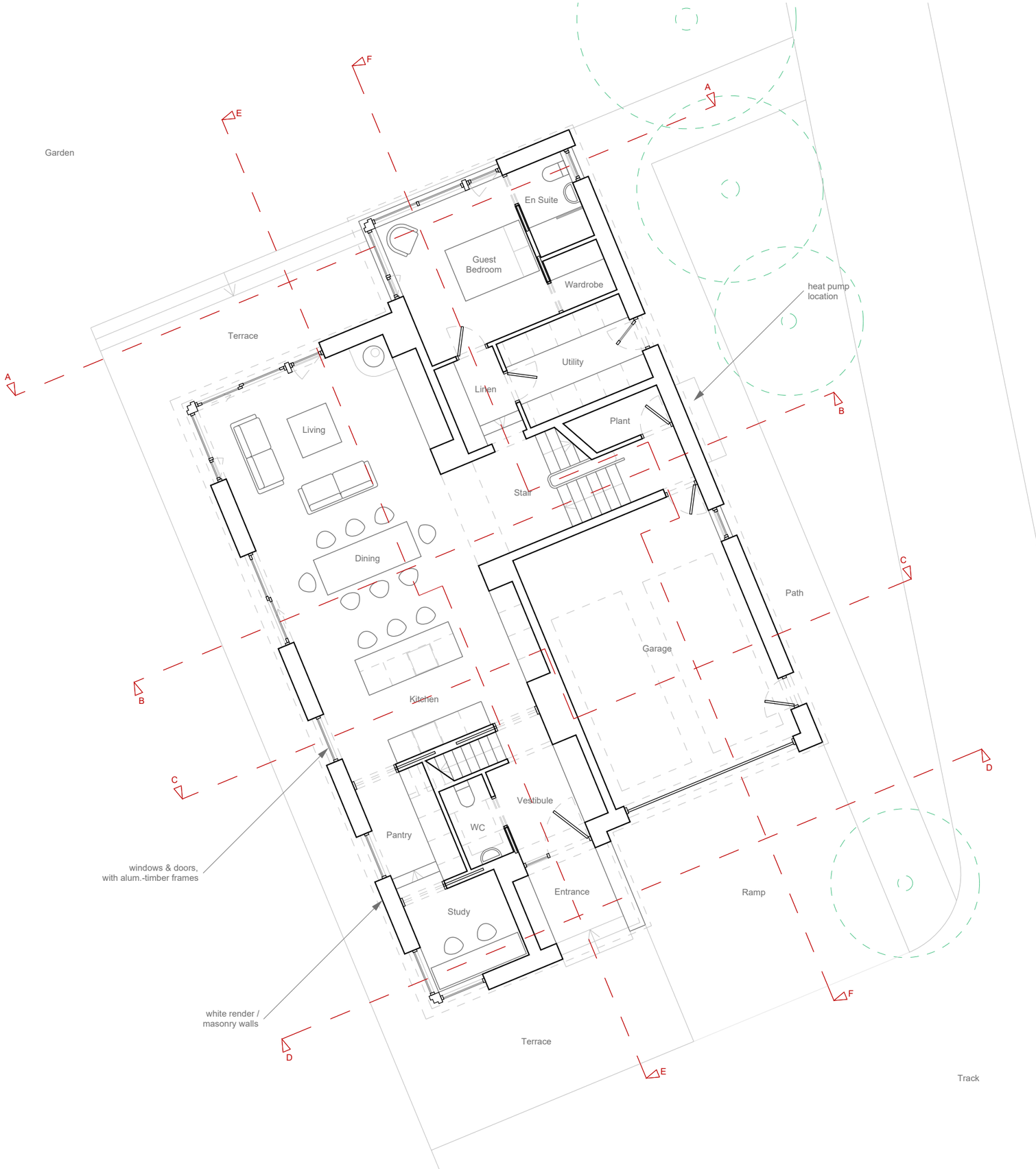
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Drawing No.
E_003

Revision

Drawing Status
Planning Application

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Key	Name	Date	Description
	Drawing Revisions		

N

m 0 1 2 3

Project Name
Back of Keppoch Croft

Project No.
2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title

Proposed House Ground Floor Plan

Date
26/04/2026

Scale
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Drawing No. P_001

Revision

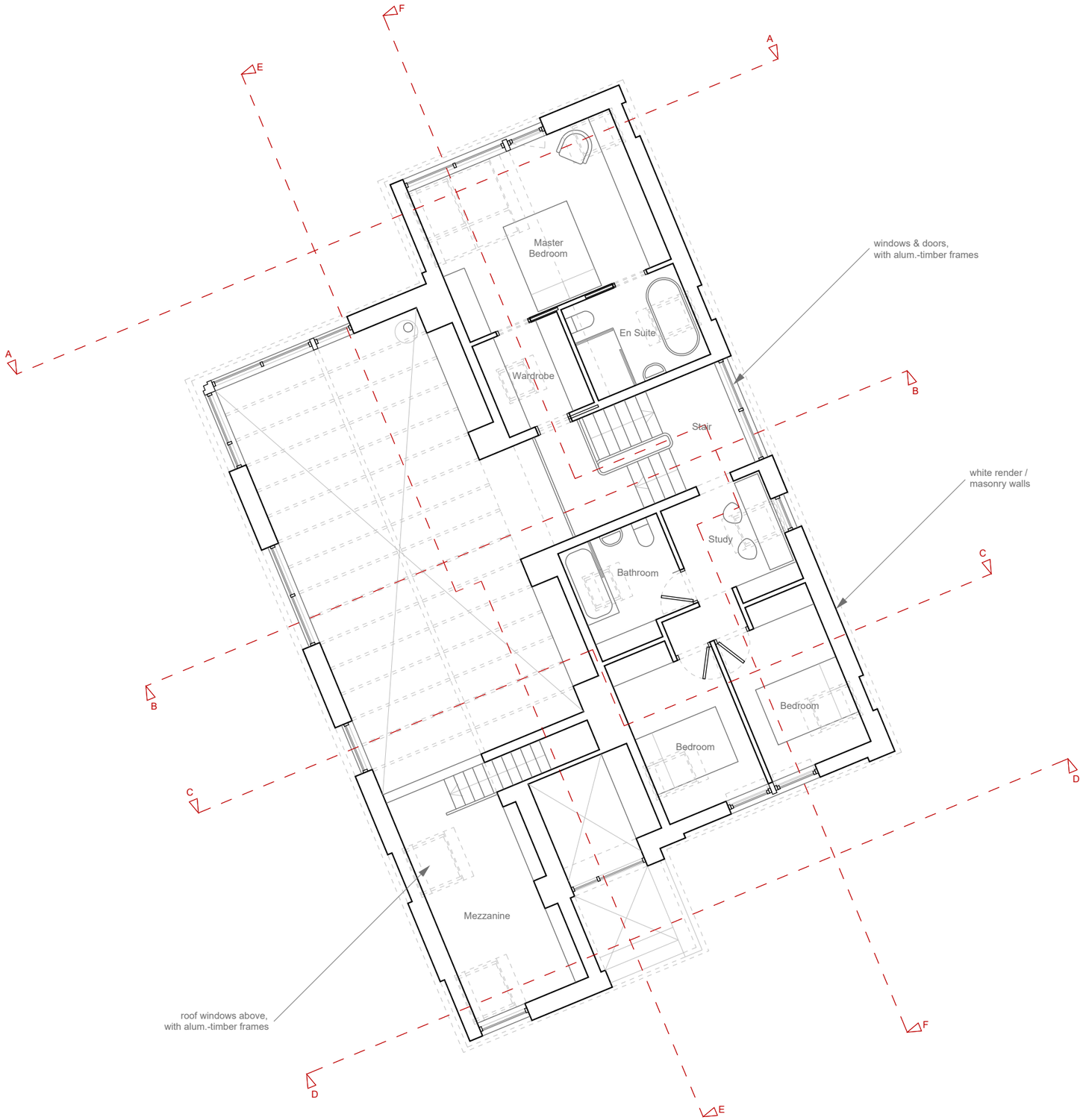
Drawing Status
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Note:

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Key	Name	Date	Description
	Drawing Revisions		

N

m 0 1 2 3

Project Name
Back of Keppoch Croft

Project No.
2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title

Proposed House First Floor Plan

Date
26/04/2026

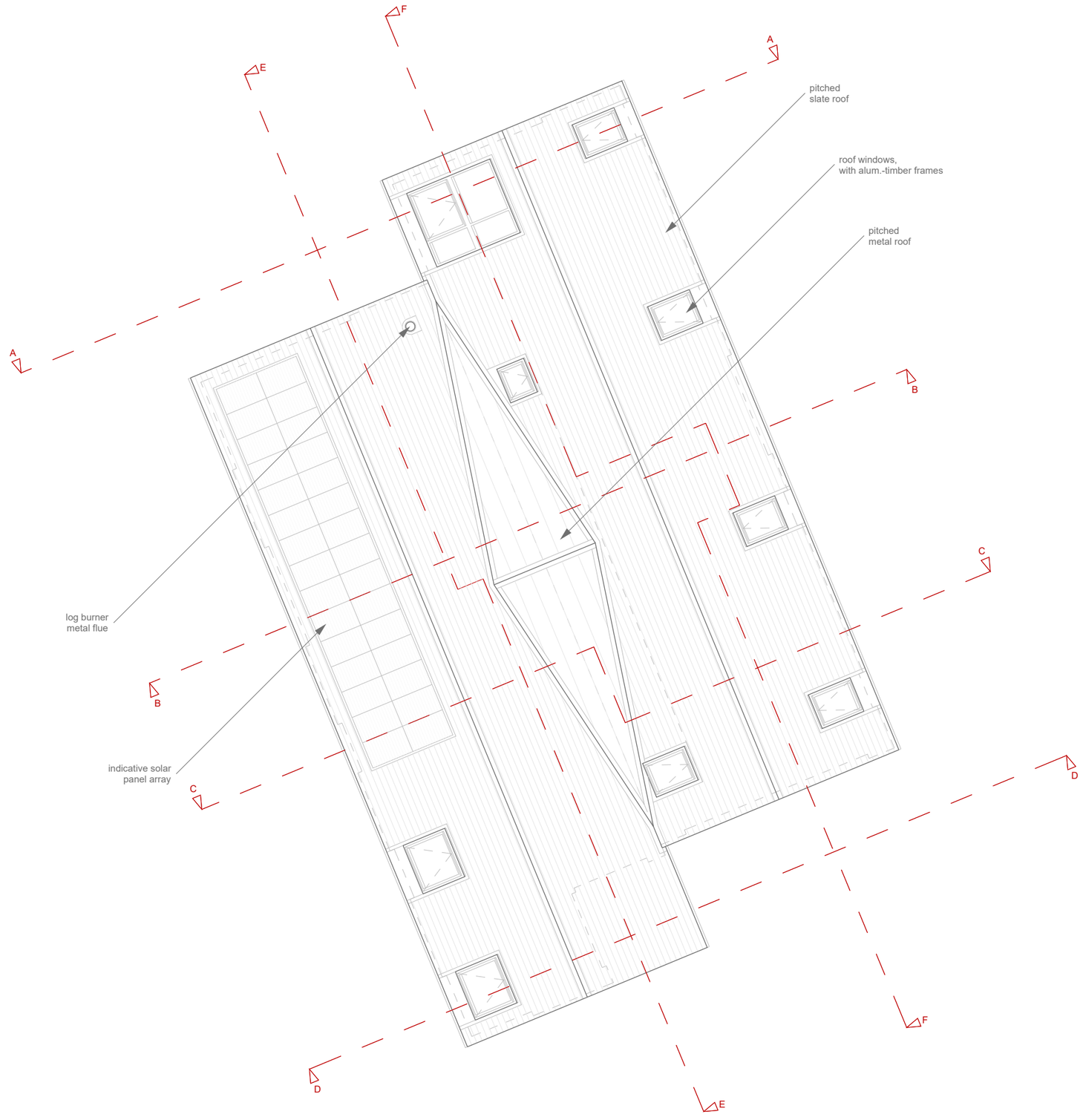
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Drawing No.
P_002

Revision

Drawing Status
Planning Application

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Note:

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Key	Name	Date	Description
	Drawing Revisions		

N

m 0 1 2 3

Project Name
Back of Keppoch Croft

Project No.
2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title

Proposed House Roof Level Plan

Date
26/04/2026

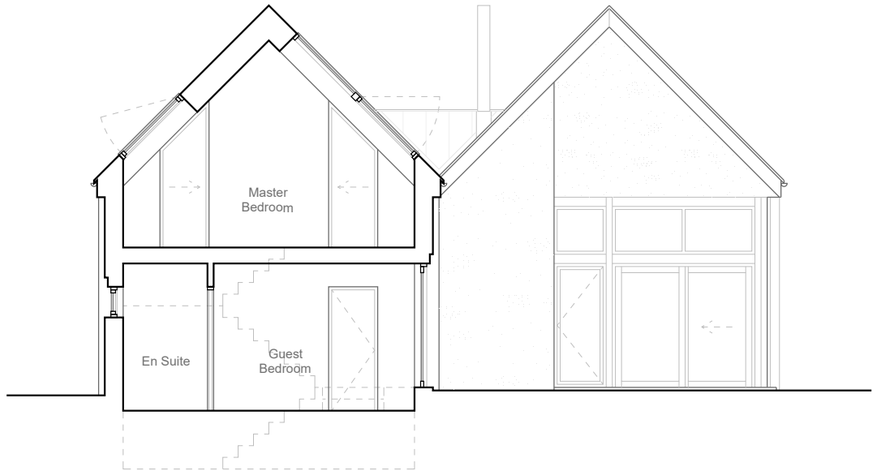
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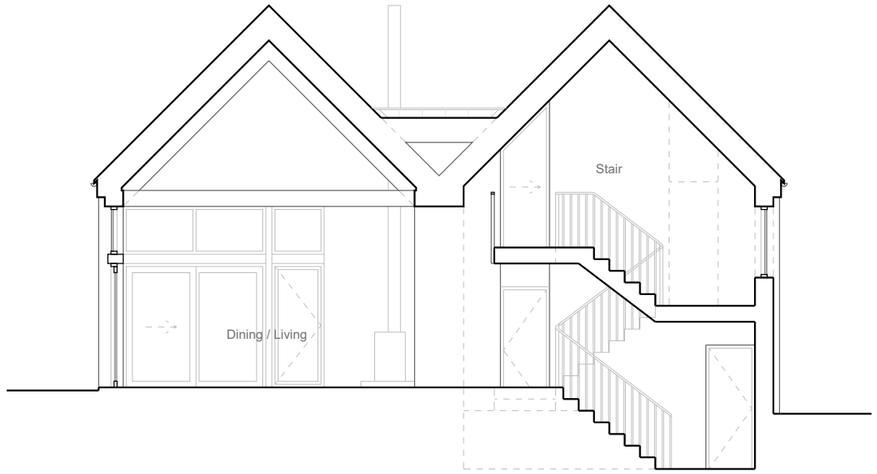
Revision

Drawing Status
Planning Application

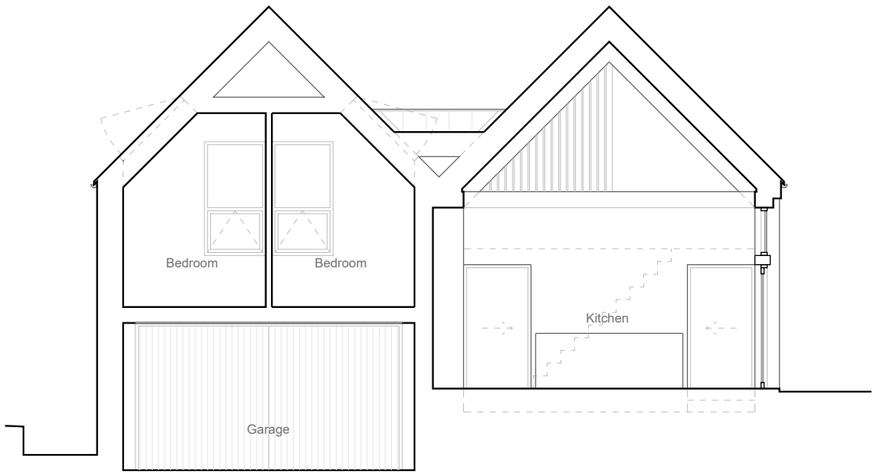
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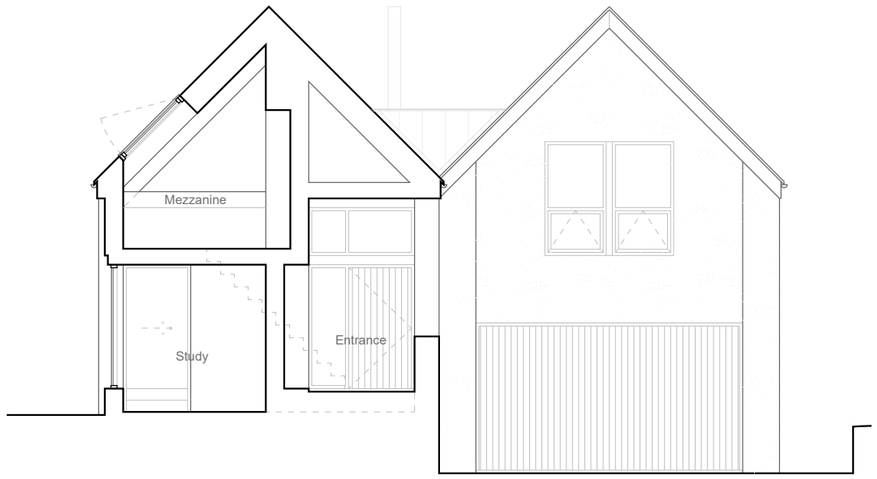
Section AA



Section BB



Section CC



Section DD

Note:

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Key	Name	Date	Description
	Drawing Revisions		

m 0 1 2 3

Project Name
Back of Keppoch Croft

Project No.
2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title

Proposed House Short Sections

Date
26/04/2026

Scale
1:100 @ A3

Drawing No. S_001

Revision

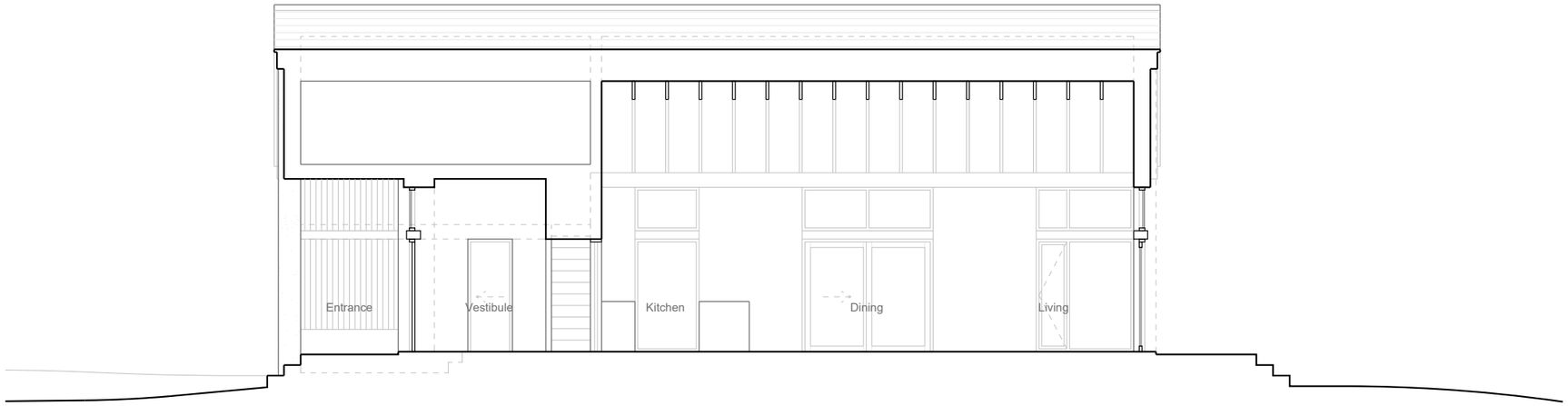
Drawing Status
Planning Application

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www.studiogroove.co.uk
07725313801

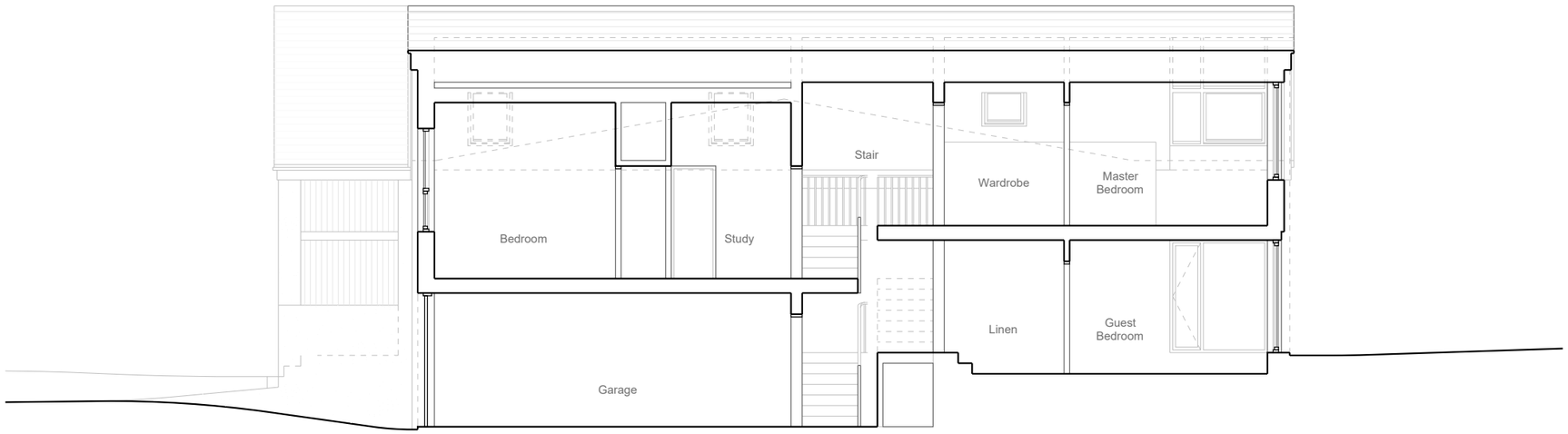
Note:

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Section EE



Section FF

Key	Name	Date	Description
	Drawing Revisions		

m 0 1 2 3

Project Name
Back of Keppoch Croft

Project No.
2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title

Proposed Long Sections

Date
26/04/2026

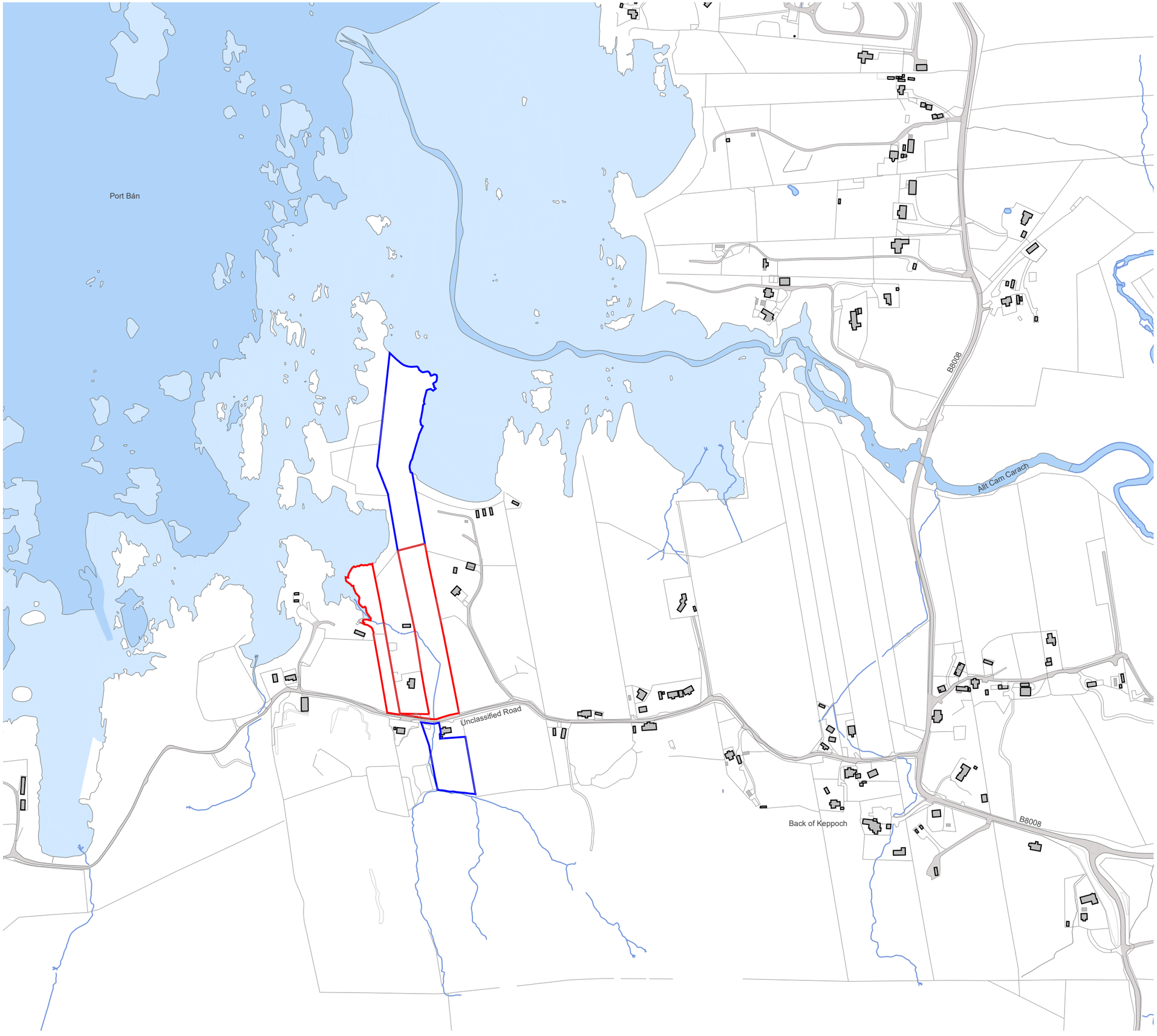
Scale
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Drawing No.
S_002

Revision

Drawing Status
Planning Application

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Note:

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Site

- **Application Site - 13,100 sqm**
- **Total Ownership - 28,800 sqm**

Key

Name	Date	Description
Drawing Revisions		
R_001	06/06/2026	Boundary Line

N

m 0 50 100 150

Project Name
Back of Keppoch Croft

Project No.
2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title
Location Plan

Date
26/04/2026

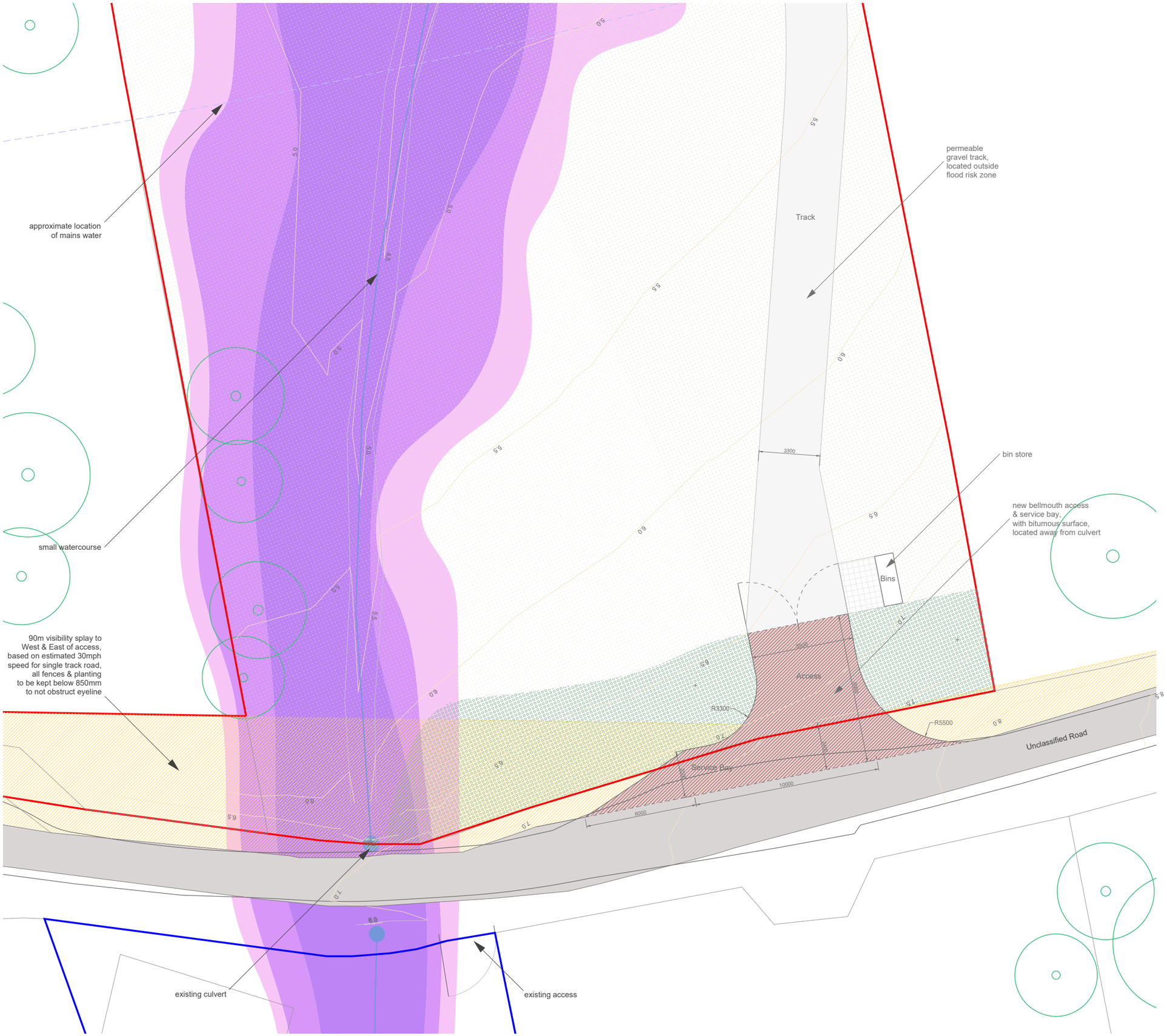
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Drawing No. L_001

Revision

Drawing Status
Planning Application

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Landscaping
- Permeable Gravel
- Paving / Decking
- Grass Lawn
- Bushes / Shrubs
- Horticulture
- Wild Plants / Machair
- Rocky Outcrops

Flood Risk
- Foreshore
- Coastal - High Likelihood
- Coastal - Medium Likelihood
- Coastal - Low Likelihood
- Surface Water - High Likelihood
- Surface Water - Medium Likelihood
- Surface Water - Low Likelihood

Topography
- Contours - 0.5 metre
- Trees

Utilities
- Mains Water
- Mains Electricity
- Private Drainage

Site
- Application Site - 13,100 sqm
- Total Ownership - 28,800 sqm

Road Access
- Access & Service Bay
- Visibility Splay

Key

Name	Date	Description
Drawing Revisions		
R_001	06/06/2026	Boundary Line

N

m 0 2 4 6

Project Name
Back of Keppoch Croft

Project No. 2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title

Proposed Access Site Plan

Date
26/04/2026

Scale
1:200 @ A3

Drawing No. L_008

Revision

Drawing Status
Planning Application

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Port Bán

Allt Cam Carach

glamping pods

track

family home

4

outbuilding

polytunnels

sheds

5

track

widened access

new access

Tigh na Mara

Unclassified Road

Ranfurly

existing access

Sealladh Mor

The Sheiling

Wester Keppoch

Litua

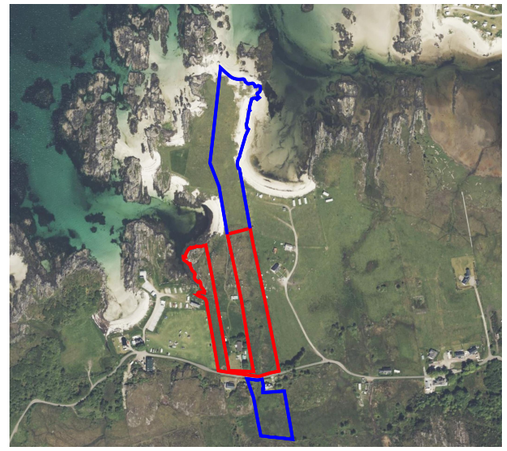
Luinga Mhor

Tigh na Loin

Note:

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Aerial Image of Block with Boundaries

Flood Risk

- **Foreshore**
- **Coastal - High Likelihood**
- **Coastal - Medium Likelihood**
- **Coastal - Low Likelihood**
- **Surface Water - High Likelihood**
- **Surface Water - Medium Likelihood**
- **Surface Water - Low Likelihood**

Site

- **Application Site - 13,100 sqm**
- **Total Ownership - 28,800 sqm**

Key

N

Name	Date	Description
Drawing Revisions		
R_001	06/06/2026	Boundary Line
R_002	11/08/2026	Site Layout

m 0 25 50 75

Project Name
Back of Keppoch Croft

Project No.
2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title

Proposed Block Plan

Date
26/04/2026

Scale
1:2500 @ A3

Drawing No.
L_003

Revision

Drawing Status
Planning Application

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drainage to soakaway
septic tank
wastewater drainage run
hedge along fence line
permeable gravel track shortened & moved West, away from site boundary
glamping pods, approx. 46sqm footprint, located outside & below view from neighbouring house moved South, up to edge of rockier outcrops
glamping pods' parking spaces moved West, away from site boundary
timber fence between family home & neighbour's burial
neighbour's recent home burial
rainwater drainage to soakaway
newly planted trees to provide screening to neighbouring house
increased planting between family home & neighbour's burial
family home, approx. 175sqm footprint, located on clearing above flood risk zone moved West, up to edge of rockier ground
ancillary outbuilding, approx. 15sqm footprint
family home's parking spaces
newly planted trees to provide screening to / from road
small watercourse
permeable gravel track, located outside flood risk zone
orchard
lazy bed
polytunnels, approx. 120sqm footprint
raised beds
approximate location of mains water
sheds, approx. 27sqm footprint
permeable gravel
widened field access
neighbour's land
bin store
Unclassified Road
Sealladh Mor
Ranfurly
existing culvert
existing access
approximate location of mains electricity
new bellmouth access & service bay, with bitumous surface, located away from culvert
90m visibility splay to West & East of access, based on estimated 30mph speed for single track road
Tigh na Mara
4
5
90m

Note:

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Aerial Image of Site with Boundaries

Flood Risk
- Foreshore
- Coastal - High Likelihood
- Coastal - Medium Likelihood
- Coastal - Low Likelihood
- Surface Water - High Likelihood
- Surface Water - Medium Likelihood
- Surface Water - Low Likelihood

Topography
- Contours - 0.5 metre
- Trees

Utilities
- Mains Water
- Mains Electricity
- Private Drainage

Site
- Application Site - 13,100 sqm
- Total Ownership - 28,800 sqm

Road Access
- Access & Service Bay
- Visibility Splay

Key

N

m 0 10 20 30

Name	Date	Description
Drawing Revisions		
R_001	06/06/2026	Boundary Line
R_002	11/08/2026	Site Layout

Project Name
Back of Keppoch Croft

Project No. 2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title
Proposed Site Plan

Date
26/04/2026

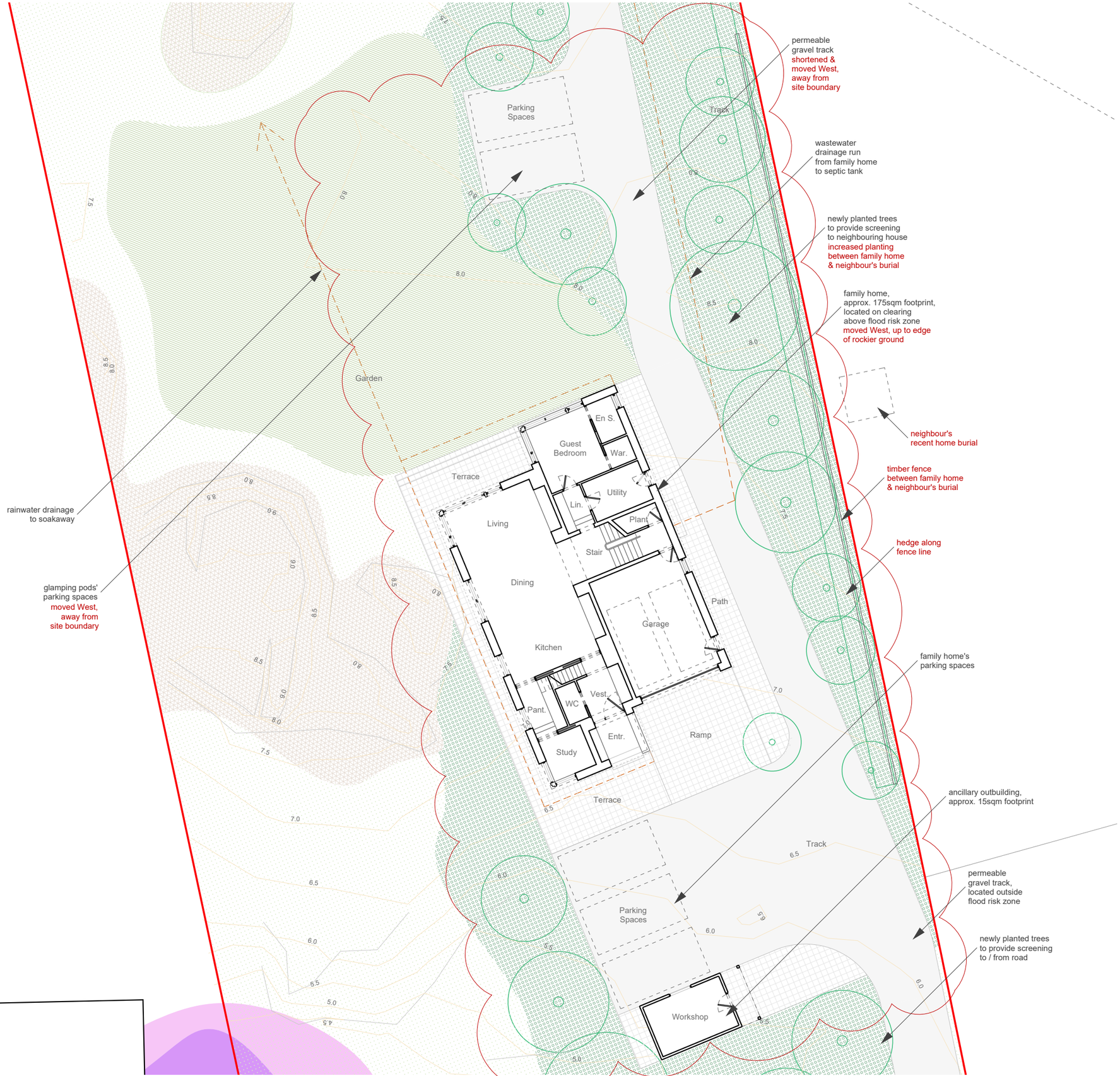
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Drawing No. L_005

Revision

Drawing Status
Planning Application

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Landscaping
- Permeable Gravel
- Paving / Decking
- Grass Lawn
- Bushes / Shrubs
- Horticulture
- Wild Plants / Machair
- Rocky Outcrops

Flood Risk
- Foreshore
- Coastal - High Likelihood
- Coastal - Medium Likelihood
- Coastal - Low Likelihood
- Surface Water - High Likelihood
- Surface Water - Medium Likelihood
- Surface Water - Low Likelihood

Topography
- Contours - 0.5 metre
- Trees

Utilities
- Mains Water
- Mains Electricity
- Private Drainage

Site
- Application Site - 13,100 sqm
- Total Ownership - 28,800 sqm

Road Access
- Access & Service Bay
- Visibility Splay

Key

Name	Date	Description
Drawing Revisions		
R_001	11/08/2026	Site Layout

N

m 0 2 4 6

Project Name
Back of Keppoch Croft

Project No. 2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title
Proposed House Site Plan

Date
26/04/2026

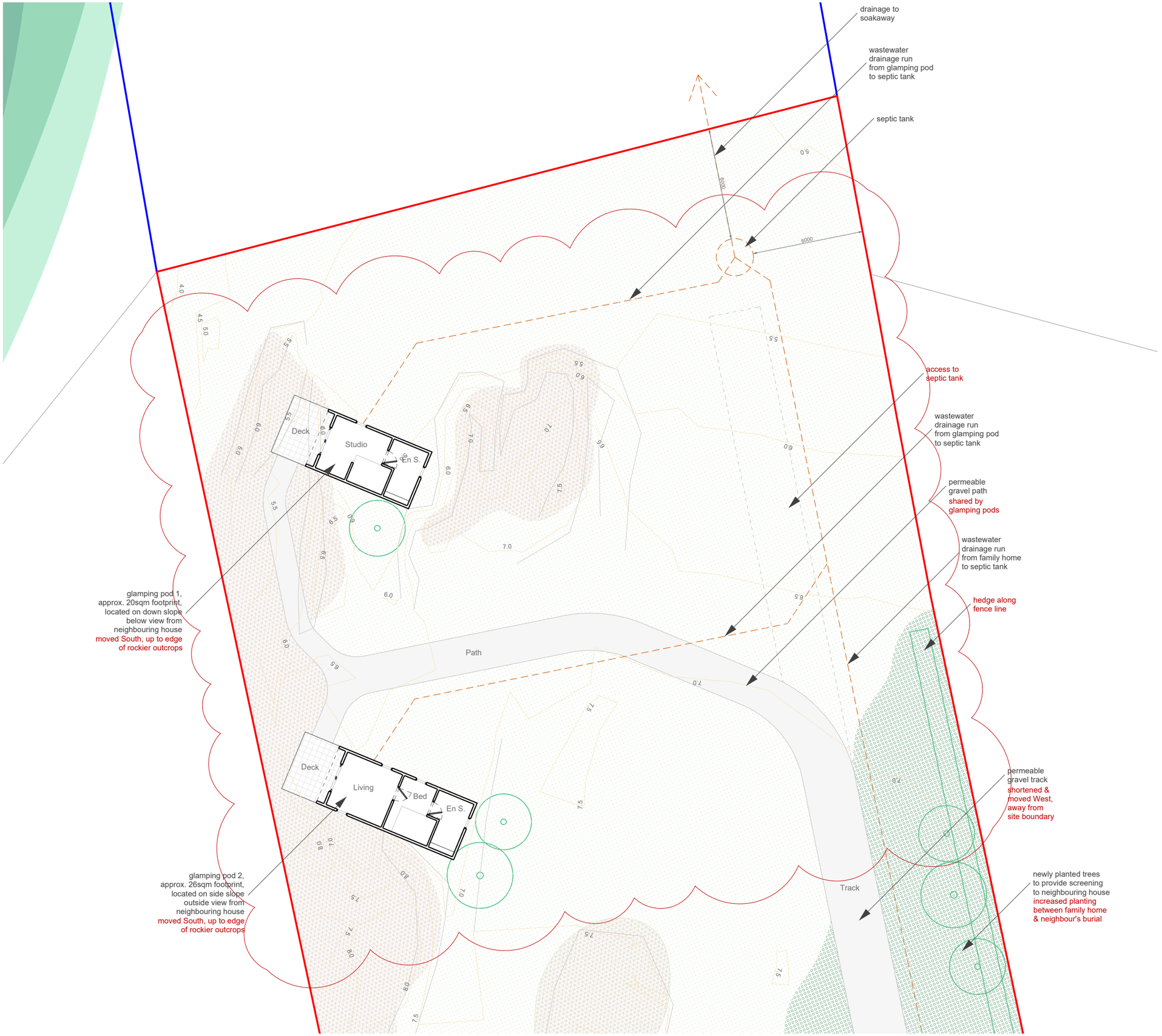
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Drawing No. L_006

Revision

Drawing Status
Planning Application

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Note:

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Landscaping
- Permeable Gravel
- Paving / Decking
- Grass Lawn
- Bushes / Shrubs
- Horticulture
- Wild Plants / Machair
- Rocky Outcrops

Flood Risk
- Foreshore
- Coastal - High Likelihood
- Coastal - Medium Likelihood
- Coastal - Low Likelihood
- Surface Water - High Likelihood
- Surface Water - Medium Likelihood
- Surface Water - Low Likelihood

Topography
- Contours - 0.5 metre
- Trees

Utilities
- Mains Water
- Mains Electricity
- Private Drainage

Site
- Application Site - 13,100 sqm
- Total Ownership - 28,800 sqm

Road Access
- Access & Service Bay
- Visibility Splay

Key

Name	Date	Description

Drawing Revisions

R_001	11/08/2026	Site Layout

N

m 0 2 4 6

Project Name
Back of Keppoch Croft

Project No. 2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title
Proposed Pods Site Plan

Date 26/04/2026

Scale 1:200 @ A3

Drawing No. L_007

Revision

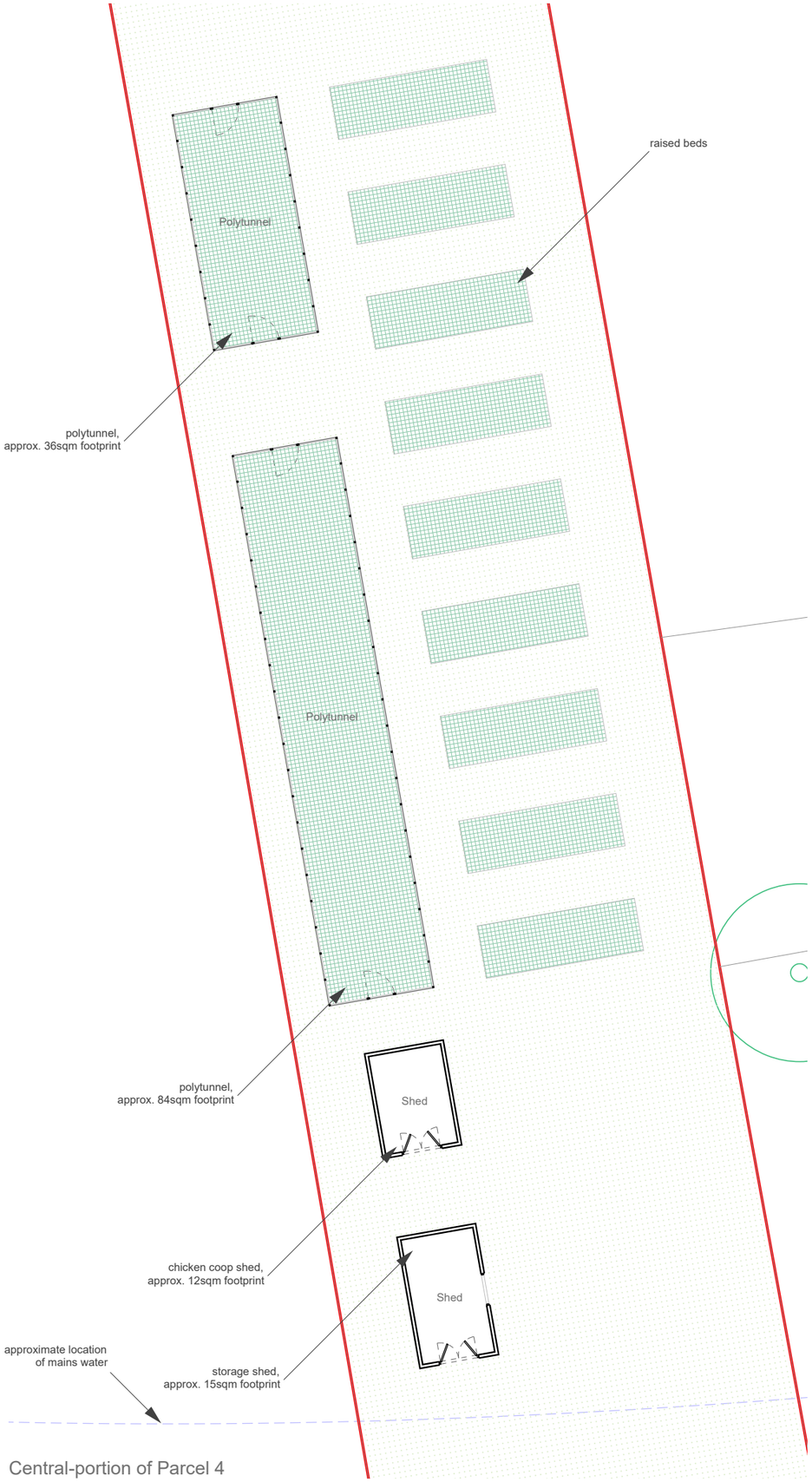
Drawing Status Planning Application

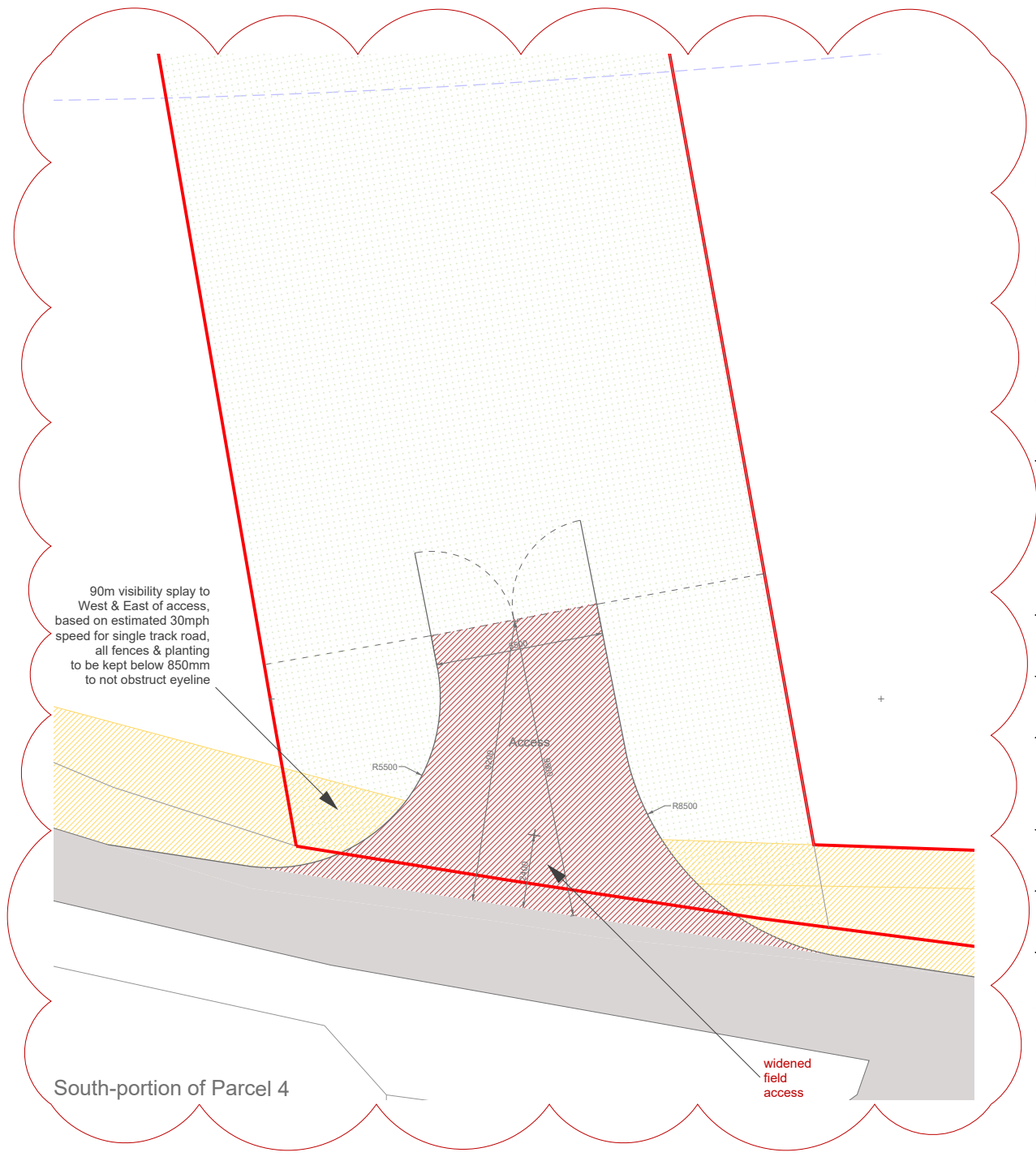
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07725313801

Note:

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Landscaping

- Permeable Gravel
- Paving / Decking
- Grass Lawn
- Bushes / Shrubs
- Horticulture
- Wild Plants / Machair
- Rocky Outcrops

Flood Risk

- Foreshore
- Coastal - High Likelihood
- Coastal - Medium Likelihood
- Coastal - Low Likelihood
- Surface Water - High Likelihood
- Surface Water - Medium Likelihood
- Surface Water - Low Likelihood

Topography

- Contours - 0.5 metre
- Trees

Utilities

- Mains Water
- Mains Electricity
- Private Drainage

Site

- Application Site - 13,100 sqm
- Total Ownership - 28,800 sqm

Road Access

- Access & Service Bay
- Visibility Splay

Key

N

m 0 2 4 6

Name	Date	Description
Drawing Revisions		
R_001	06/06/2026	Polytunnel Detail
R_002	11/08/2026	Site Layout

Project Name

Back of Keppoch Croft

Project No. 2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title

Proposed Planting Site Plan

Date
26/04/2026

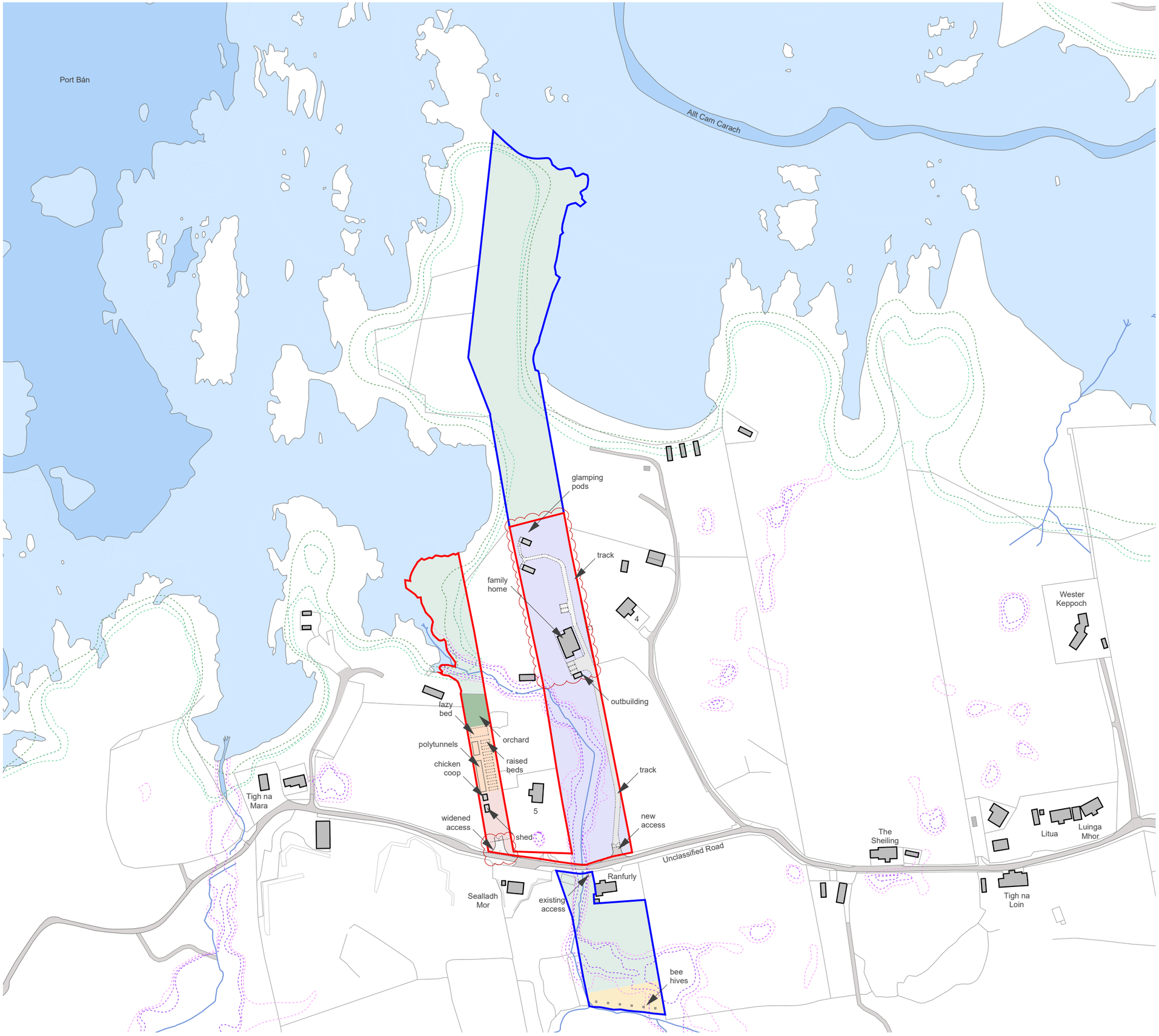
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Drawing No. L_009

Revision

Drawing Status
Planning Application

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Crofting Uses

- Residential / Tourism - 8,840 sqm
- Horticulture - 730 sqm
- Apiculture - 800 sqm
- Orcharding - 350 sqm
- Pasture / Poultry - 690 sqm
- Wilding - 17,390 sqm

All crofting proposals and areas outlined are indicative, and are subject to future change and adaptation

Flood Risk

- Foreshore
- Coastal - High Likelihood
- Coastal - Medium Likelihood
- Coastal - Low Likelihood
- Surface Water - High Likelihood
- Surface Water - Medium Likelihood
- Surface Water - Low Likelihood

Site

- Application Site - 13,100 sqm
- Total Ownership - 28,800 sqm

Key

Name	Date	Description
Drawing Revisions		
R_001	06/06/2026	Boundary Line
R_002	11/08/2026	Site Layout

m 0 25 50 75

Project Name
Back of Keppoch Croft

Project No.
2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title
Proposed Croft Plan

Date
26/04/2026

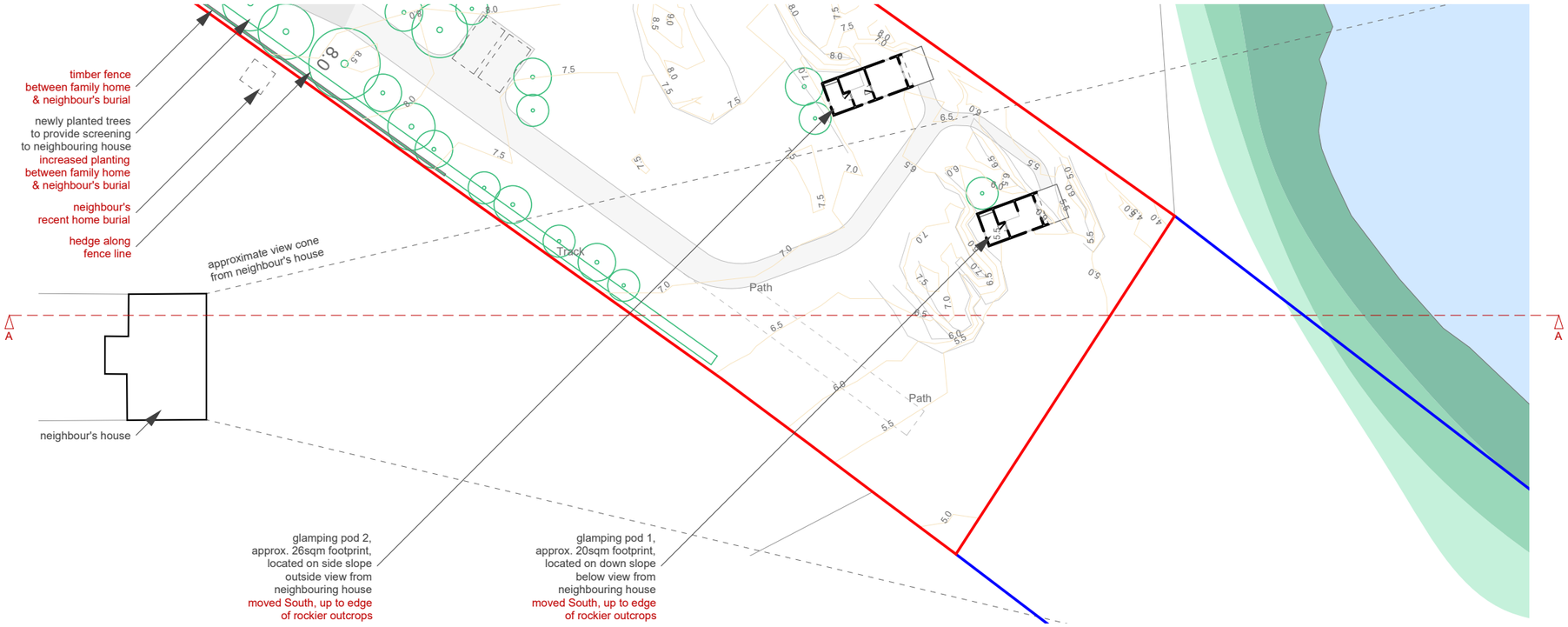
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Drawing No. L_010

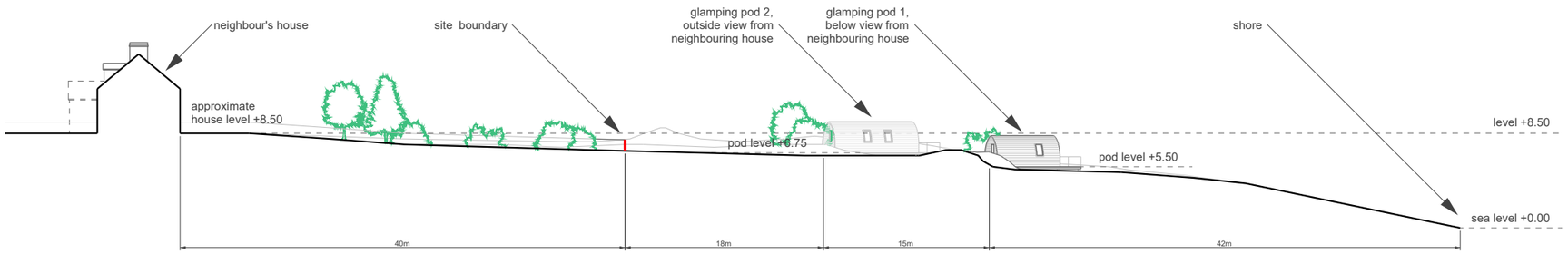
Revision

Drawing Status
Planning Application

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Site Plan through Pods with Section Line



Site Section AA through Pods

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Flood Risk

- **Foreshore**
- **Coastal - High Likelihood**
- **Coastal - Medium Likelihood**
- **Coastal - Low Likelihood**
- **Surface Water - High Likelihood**
- **Surface Water - Medium Likelihood**
- **Surface Water - Low Likelihood**

Topography

- **Contours - 0.5 metre**
- **Trees**

Site

- **Application Site - 13,100 sqm**
- **Total Ownership - 28,800 sqm**

Key	Name	Date	Description
	Drawing Revisions		

N

m 0 5 10 15

Project Name
Back of Keppoch Croft

Project No. 2504

Client
Megan Milligan & Ronnie Dyer

Address
Back of Keppoch, Arisaig
PH39 4NS

Drawing Title

Proposed Pods Site Section

Date
11/08/2026

Scale
1:500 @ A3

Drawing No. L_011

Revision

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