

2001 Population.....420

(Source 2001 Census)

Households.....160

Objectives

- To retain and enhance rural and historical character of Urquhart
- To consolidate growth and restrict spread of development

Proposals

Water and Drainage

There is adequate capacity but it is essential that developers contact Scottish Water at an early stage. Foul drainage must be connected to the public sewer.

Roads

All comments on road infrastructure requirements are intended to be of assistance to developers and advise them generally of improvements that are likely to be needed in order to service the site. These requirements are not exhaustive and do not pre-empt anything that might result from a Transport Assessment.

Housing

R1 Subdivision Backland Development

In line with the objective, to consolidate and restrict spread of development, as stated above, the Council will not permit the sub-division of plots or backland development within the village boundary. This policy will take precedence over policy H4. It will not prevent replacement or redevelopment of existing sites on a one for one basis.

LONG

In order to indicate the general long term direction of housing development an area has been identified (LONG) on the settlement map at Meft Road for up to 20 houses.

This site is not designated during the currency of this Local Plan, but will be considered for inclusion in future reviews, depending upon whether there is an overall shortage of housing sites which could be addressed in part by some limited development in Urquhart. This would be guided by consideration against the criteria of policy H2.

Opportunity sites

OPP1 Infill of Gap site

This gap site has been identified for provision of one dwelling house or for business use. It must be in keeping with the building line, scale, design and material finish of traditional houses in the vicinity, and with the character of the village of Urquhart.

Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Urquhart. The over-riding policy E4 applies to each of these sites.

ENV3 Amenity Greenspace

Beil's Brae

ENV5 Sports Areas

Playing field

ENV6 Green Corridors/Natural/Semi Natural Greenspace

Tree belt at Graveyard Oak tree/ Royal Oak, Main Street, Tree belt at Manse

ENV9 Other Functional Greenspace

Graveyard

TPO Tree Preservation Order

There is a Tree Preservation Order on the single Oak on Main Street and covering the amenity area at Beil's Brae. A TPO is proposed at the grounds of the Manse.



URQUHART

1:3,500

