

INTRODUCTION

This Community Consultation is being undertaken by The Highland Council, Highland Housing Alliance and Compass Building and Construction Services to provide an early opportunity for the community and stakeholders to consider and comment upon the broad development proposals in relation to 95 no. affordable and private houses including associated access, infrastructure, landscaping and public open space on land adjacent to the Golf Course, Ullapool.

A Proposal of Application Notice (PoAN) has recently been submitted to Highland Council. This is a statutory requirement for major planning applications and developers are required to engage with the community to assist in the shaping of the proposals, understanding local concerns and opportunities.

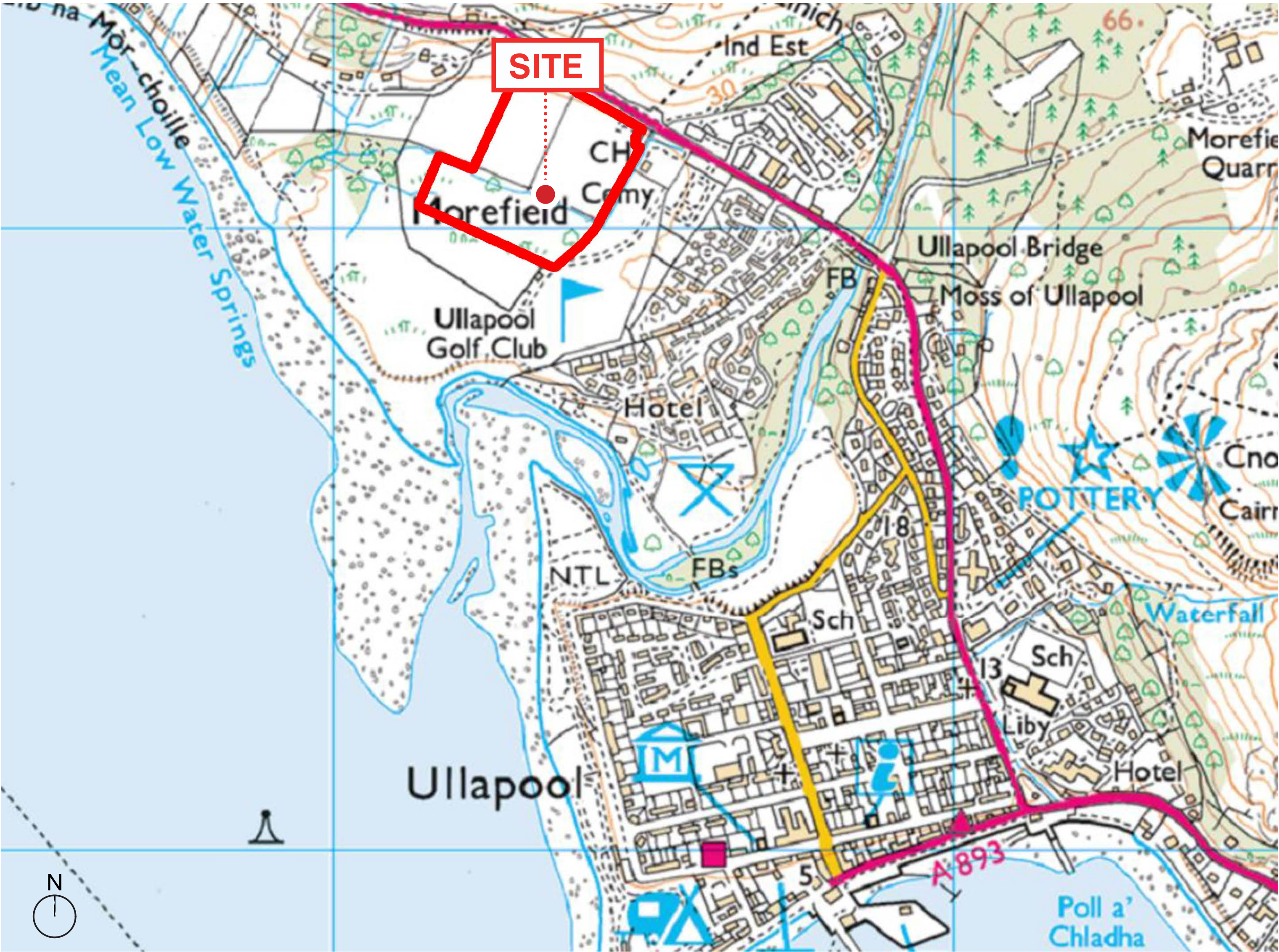
Over the next month, two consultation events will be held at the MacPhail Centre. The events will take place on Thursday 7th August between 4-7pm and Thursday 28th August between 4-7pm. The PoAN is in the initial stages of the planning process and provides an opportunity for engagement with the public.

The client team view Ullapool as one of the most vibrant village communities in the North with its prime location on the NC500 and its ferry terminal fostering strong links with the Western Isles, presenting challenges and opportunities for the community. They are looking to follow on from their successful Morefield development in the village completed in 2022 with another high-quality development. To deliver this they wish to engage meaningfully with the Community on the form and content of the development, to ensure that the resulting development is embraced by the community and seen as being an enhancement to the villagescape.

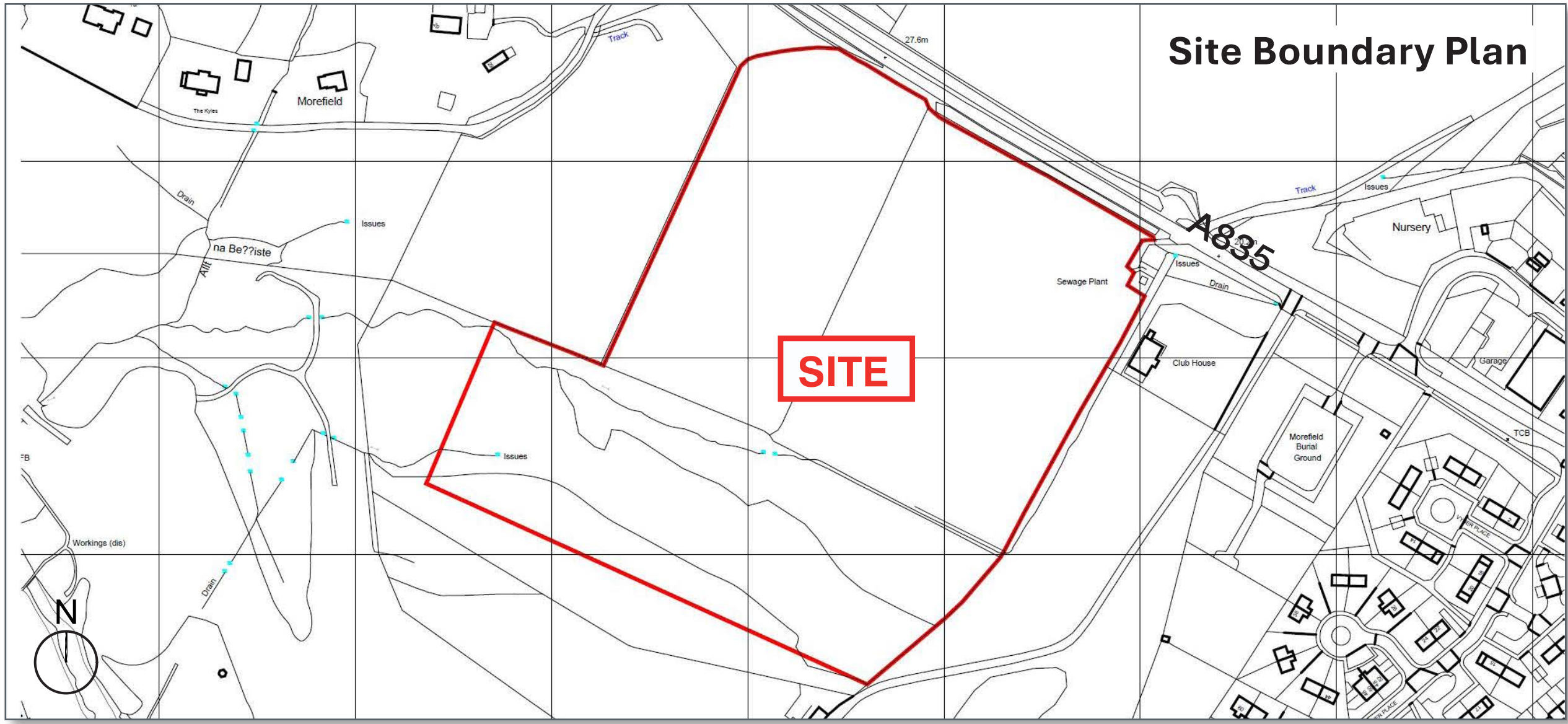
First sketch proposals indicate the site is capable of delivering 95 no high quality homes in a variety of sizes and tenures, ranging in size from 1 to 4 bed homes across flats, bungalows and villa family homes for social rent, mid market rent and private sale. This is informed by the demand indicated from the local housing register and can be adjusted based on feedback from the community during the consultation. It is anticipated that at least 50% of the housing units will be ‘affordable’ for rent or assisted purchase. To assist in delivering a sustainable, high quality development they have commissioned a team of experienced consultants who have delivered projects of a similar scale and style, and have proven to successfully meet the aspirations of other nearby communities. The applicants and the design team believe it to be important that local people are consulted at an early stage of the design proposals and any feedback considered prior to designs being fully developed.

In addition to this consultation, further comment and advice will be obtained from Community Councils and the various statutory bodies.

Please Note: No Application has been submitted to the Council in relation to this proposal. Any comments made to the prospective applicant at this time are not representations to the Council and would not be considered as part of any future application. If the prospective applicant subsequently submits a formal application for planning permission there will be an opportunity to make representations on that application direct to the Council. local people are consulted at an early stage of the design proposals and any feedback considered prior to designs being fully developed.



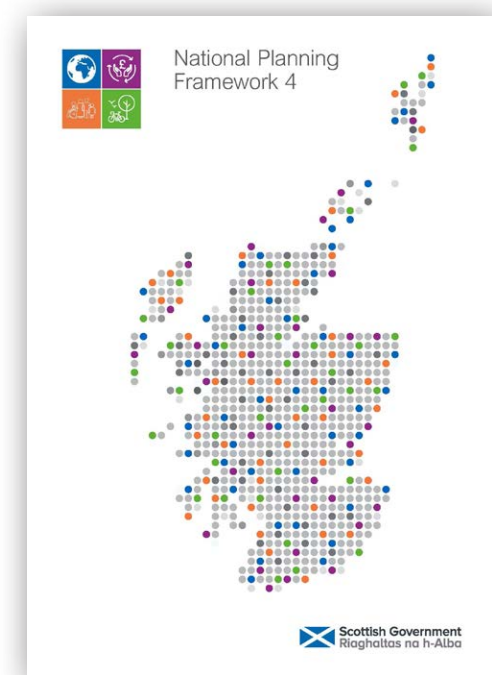
Location Plan



Site Boundary Plan

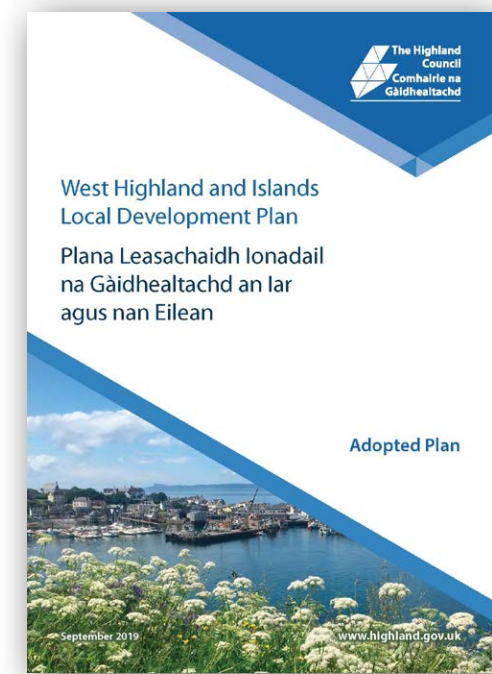
PLANNING POLICY

This section sets out the relevant planning context of the site at a local and national level alongside the housing need of the area.



National Planning Framework 4 - NPF4 (Adopted 2023)

Scottish Government recently adopted ‘National Planning Framework 4’ (NPF4), this provides up-to-date policy guidance for development proposals and is a material consideration for all planning applications. NPF4 sets out the overarching spatial strategy for Scotland to 2045 and the development will be assessed in accordance with the policy criteria.



West Highlands and Islands Local Development Plan

The site is allocated for residential development in the West Highlands and Islands Local Development Plan (Adopted September 2019) under land allocation ‘UP01:Fields Adjacent to Golf Course North’.

The site extends to approximately 4.2 hectares including an indicative housing capacity of 30. All other developer requirements for this land allocation are highlighted below.

UP01		
UP01: Fields Adjacent to Golf Course North		
Use: Housing	Area (ha): 4.2	Indicative Housing Capacity: 30
Developer Requirements: Development must not prejudice existing golf course; Flood Risk Assessment (no development in areas shown to be at risk of flooding); Retention of boundary trees; Transport assessment; Improve active travel connections to village amenities; Possible bus stop provision; Safer routes to school assessment; Native planting to mitigate visual impact of development from A835.		

Extract from WestPlan outlining Developer Requirements



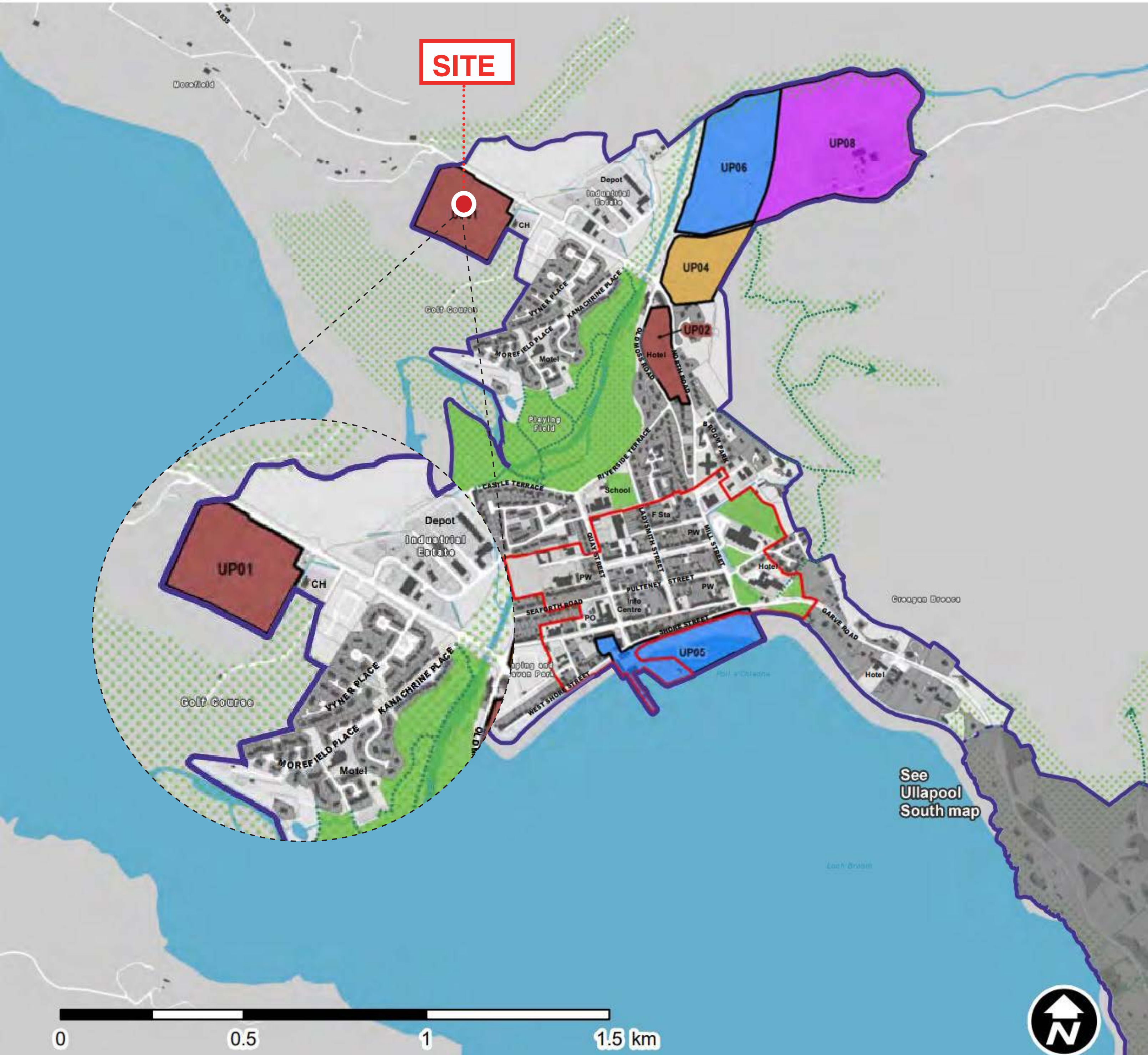
Highland Local Development Plan

The West Highland and Islands Local Development Plan (WestPlan) is being replaced by a new Highland Local Development Plan (HLDP) which is currently in preparation. The new plan will consolidate existing local development plans, including the WestPlan, and will guide future development in the area. The HLDP is being developed in the context of NPF4 and is expected to be adopted in 2027.



Housing Demand in Ullapool

The Highland Council recently started the process of the preparation of the new Highland Local Development plan (HLDP), with the first stage of this being evidence gathering through open consultation. This consultation highlighted demand for more varied housing tenures in Ullapool, including social and community owned housing. There is also a shortage of affordable housing in the area for young people and families.



Extract from WestPlan showing land designations for Ullapool North (Site Location indicated in red)

SITE CONTEXT

Site Location

The proposed development site is located on the northern edge of the main village of Ullapool and can be accessed directly from the A835 (North Road). The site lies roughly 1 km (approximately 10-15 minute walk) from the village centre making it highly accessible by foot, cycle or car.

In terms of proximity to local amenities and services, there are multiple options located nearby in the village centre including a mixture of shops, a post office and a general supermarket. Lochbroom Garage Services is also located within close proximity to the site which offers basic groceries, there is an existing public footpath which offers safe walking routes from the site to this.

Landscape Setting

The site benefits from an attractive setting nestled on the shores of Loch Broom surrounded by natural scenery including the dramatic backdrop of An Teallach and the Summer Isles. The site is bounded to north by the A835. Ullapool Golf Course wraps around the site to the South East to South West. The site is separated from the Golf Course by a substantial tree buffer along the length of the east boundary and by a large area of thick scrub vegetation which is mainly gorse to the south. The main Golf Club is located on the eastern boundary with existing residential housing, football pitches and a playground located beyond this.

Topography

Majority of the existing topography is very gently sloping from east to west. The north western portion of the site is more steeply sloping up towards the A835 which runs along the length of the northern boundary.

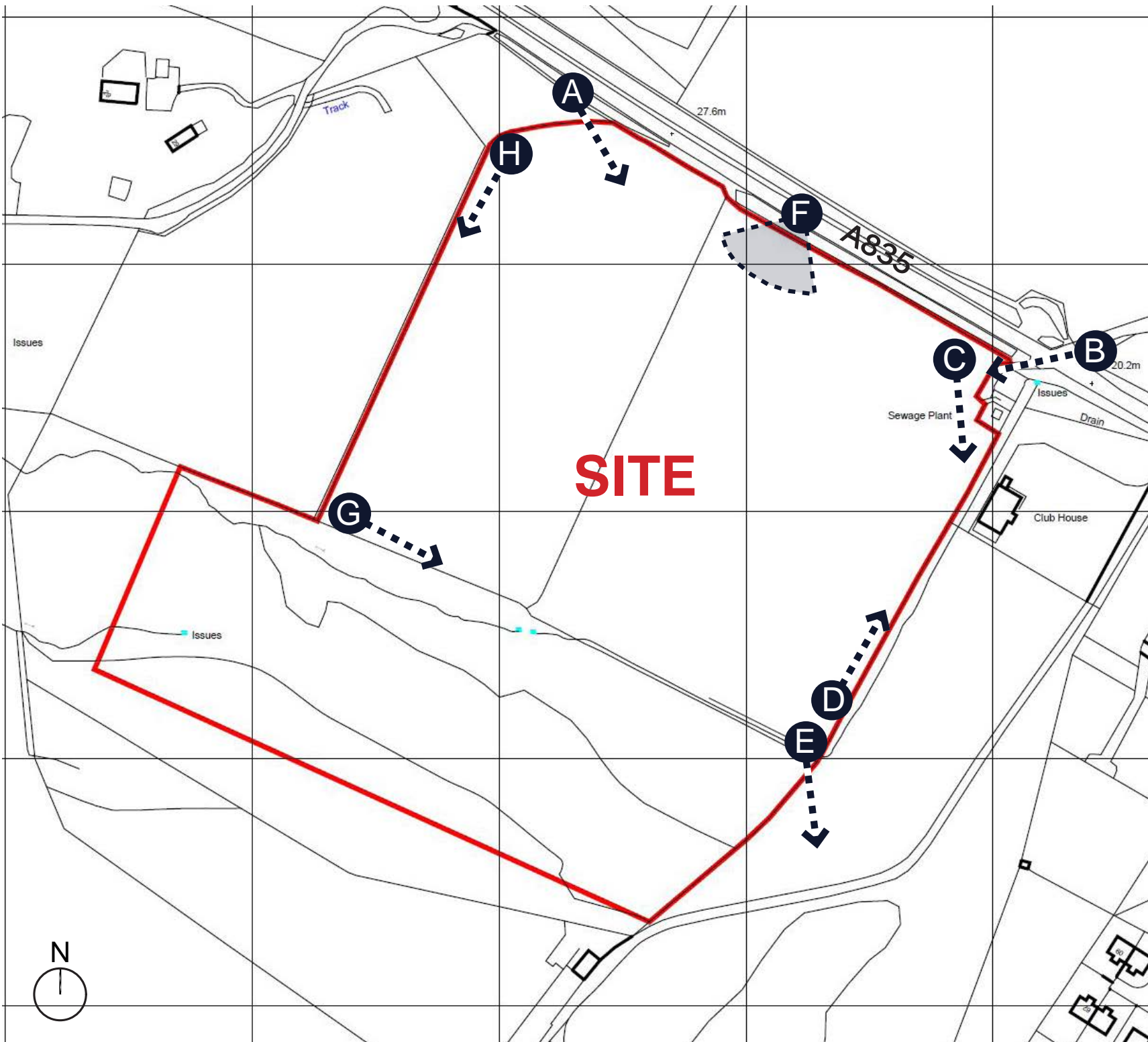
Flood Risk

As noted in the Local Plan, a Flood Risk Assessment has been carried out to assess the perceived flood risk and address any associated findings. The site has a variety of ditches and drains located around and on the site that will be integrated and managed as part of the SuDS and drainage strategy for the site to ensure there is no ongoing flood risk. The west drain and east drain as noted in the flood risk assessment will be enhanced and maintained. There is also a stone field drain running the length of the western boundary which will be protected in buffer out with the developed part of the site. This will be enhanced and integrated into the surface water drainage and landscape proposals.



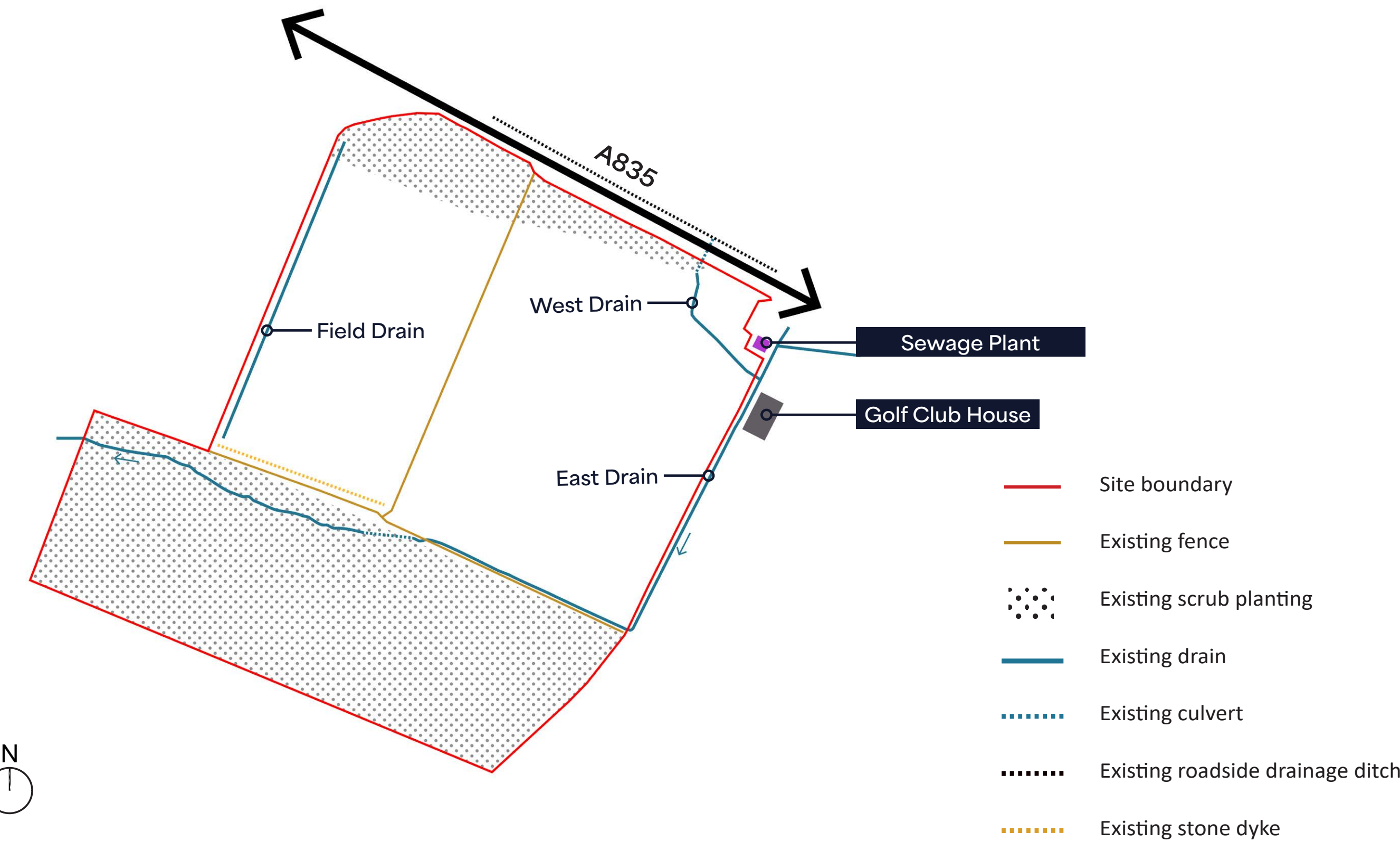
Site Context Plan

SITE PHOTOS

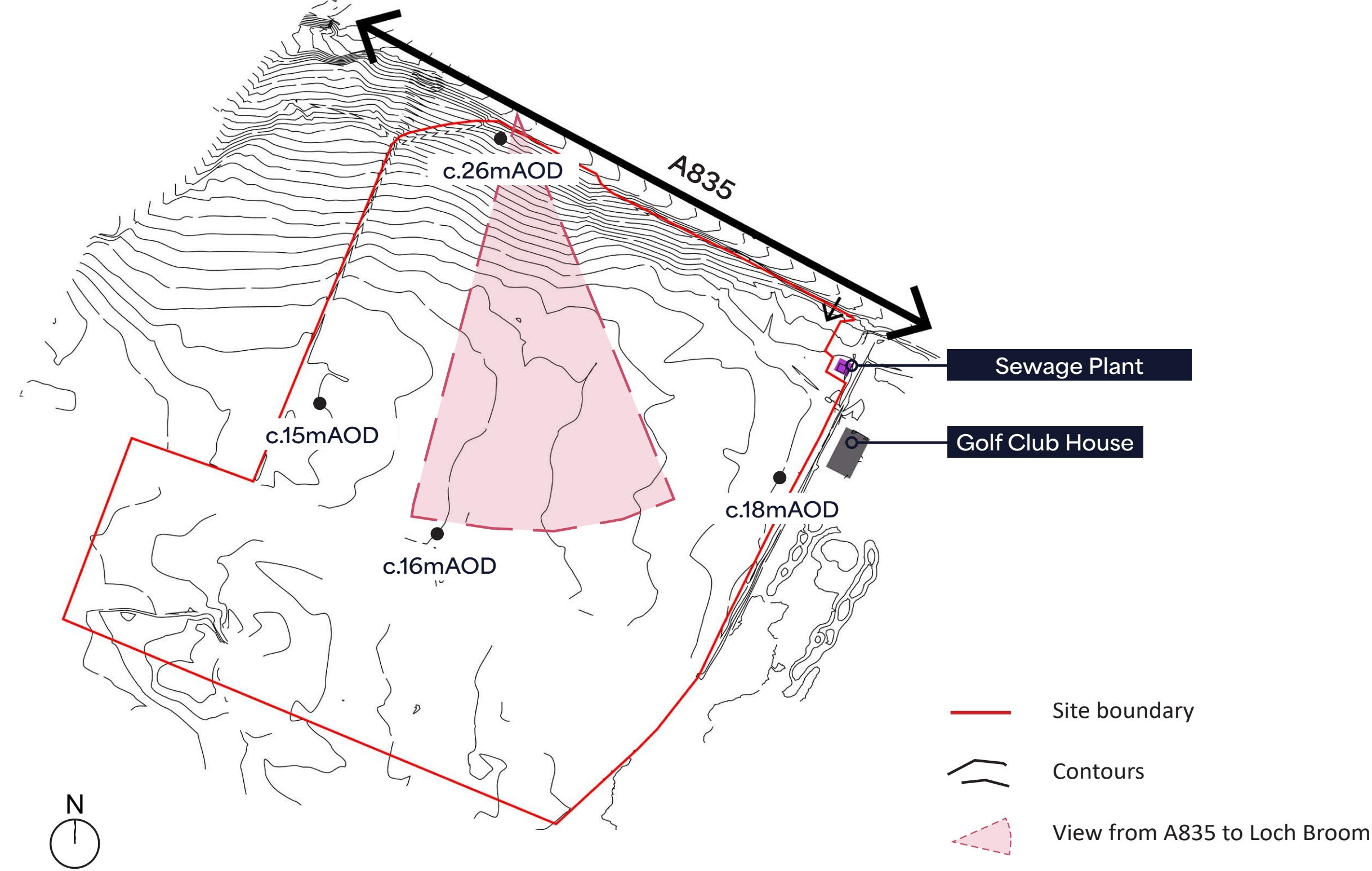


OPPORTUNITIES & CONSTRAINTS

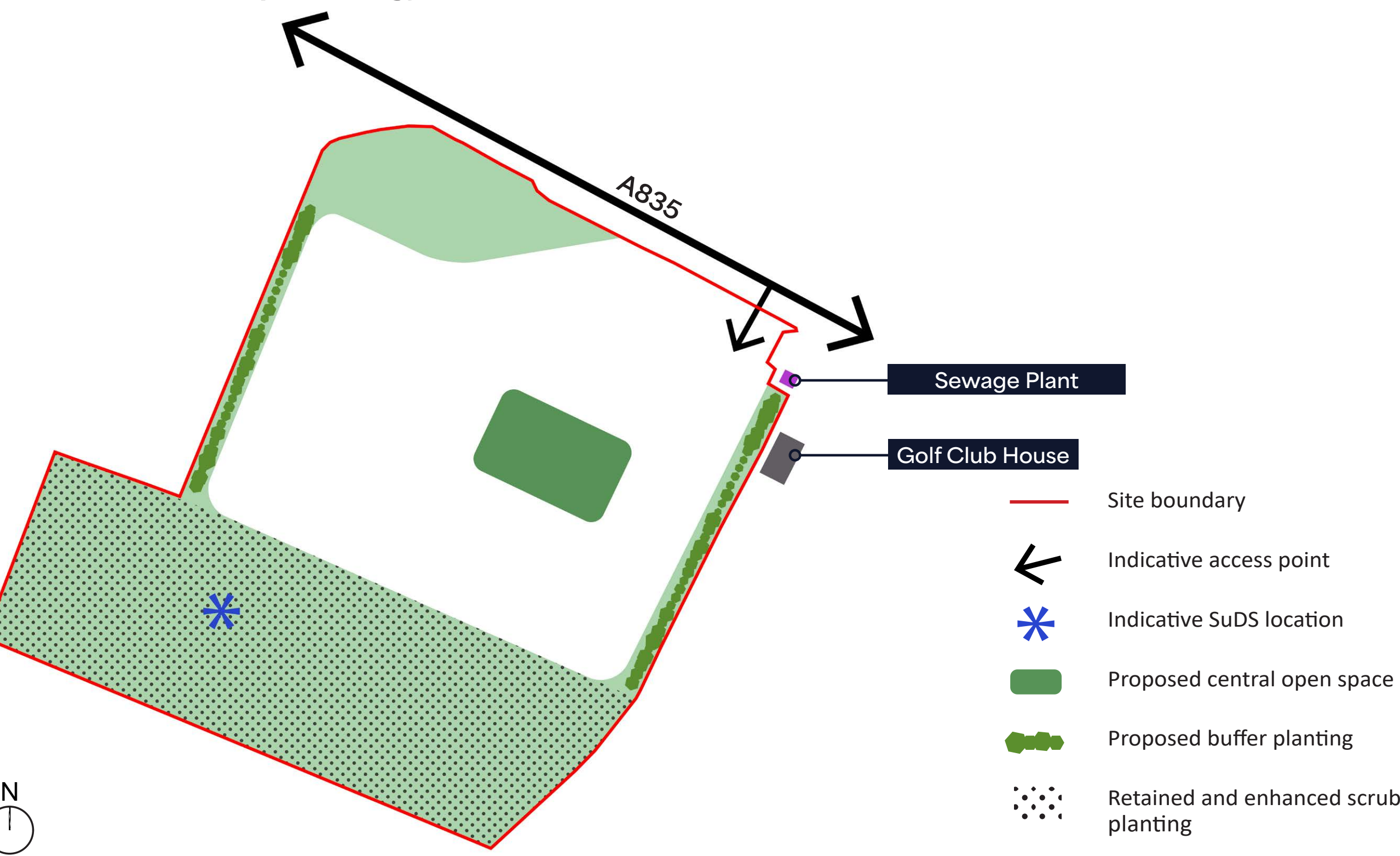
Existing Drainage & Landscape Features



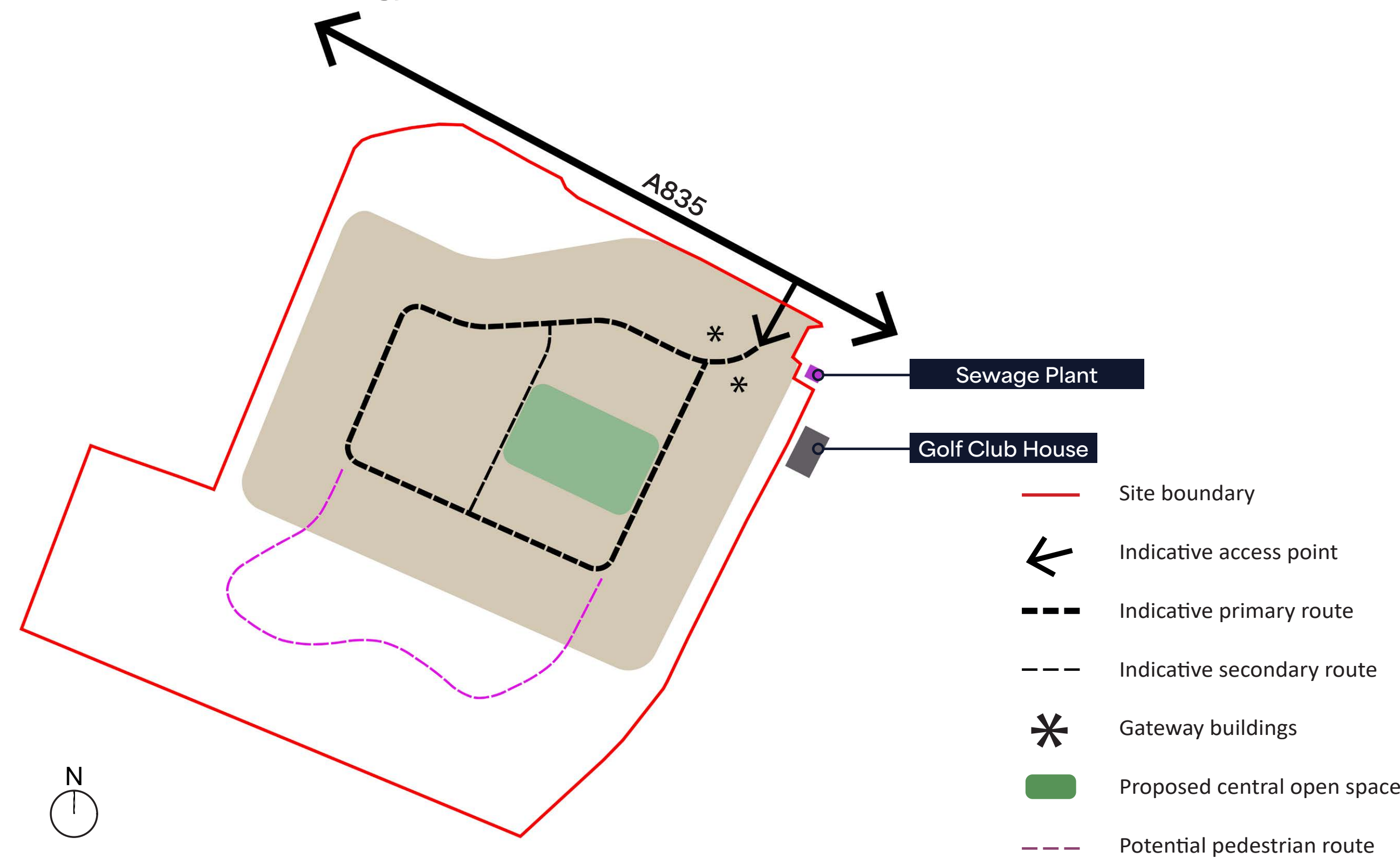
Existing Topography & Views



Potential Landscape Strategy



Potential Movement Strategy



LANDSCAPING & BIODIVERSITY

A robust landscaping framework will be incorporated into the proposals to ensure the development is well integrated into the surrounding landscape.

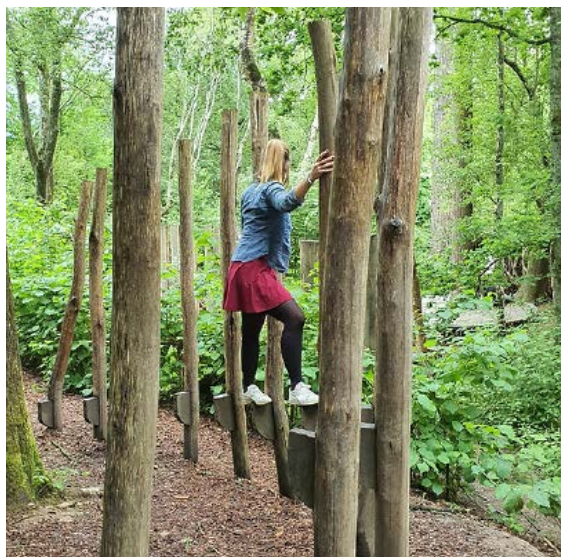
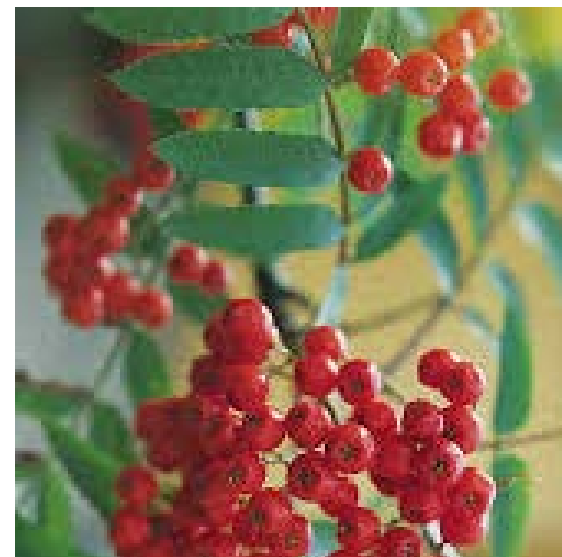
The landscape proposals will look to encourage biodiversity throughout the site and will ensure habitat connectivity is protected and enhanced. A range of native planting (including trees, shrubs and hedgerows) will further enhance biodiversity with multiple native species proposed supportive of existing habitat. Proposed planting areas will be carefully designed to encourage biodiversity whilst also enhancing existing habitats to grow without disturbance.

The main body of the site is bounded to the north by thick scrub and gorse. This will be enhanced with native hedge planting to mitigate any visual impact to the road as noted in the local plan zoning. There is a substantial tree buffer to the east boundary and the east drain which are out with the site ownership. As noted in the Local Plan this edge will be protected by providing an additional holdback buffer from any development. This also accommodates the power cable relocated by SSEN. It will be enhanced to assist with drainage as noted in the Flood Risk Assessment and bolstered with limited planting.

A central amenity open space has been created with planting, path routes and seating to provide an attractive outlook and setting for the development. This area provides an opportunity for community input as to possible community use for this area.

The land in the applicant’s ownership extends to the south beyond the area zoned in the local plan. This area is included in the application red line boundary to provide opportunities for enhanced wildlife habitat and biodiversity while creating recreational opportunities for walking and cycling into this area for the wider community.

This area is currently covered in thick gorse and provides limited access for people and wildlife. This area is the lowest lying area of the site and once cleared of some of the gorse would therefore be best suited for the location of the SUDS measures. This will allow for the main land drainage for the site to take its natural course with some improvement as noted in the Flood Risk Assessment to create a wet pond in this area for new wildlife habitat creation. Part of the boundary is delineated by a dry stone wall which can be enhanced to provide an attractive gateway feature to the wild recreation area. Informal links will be provided from the developed neighbourhood areas to permeate into this wild area while still retaining separation from the golf course.



Example planting mix and informal play



Previous Development in Drumnadrochit by HHA & Compass



Previous Development in Ullapool by Highland Council, HHA & Compass



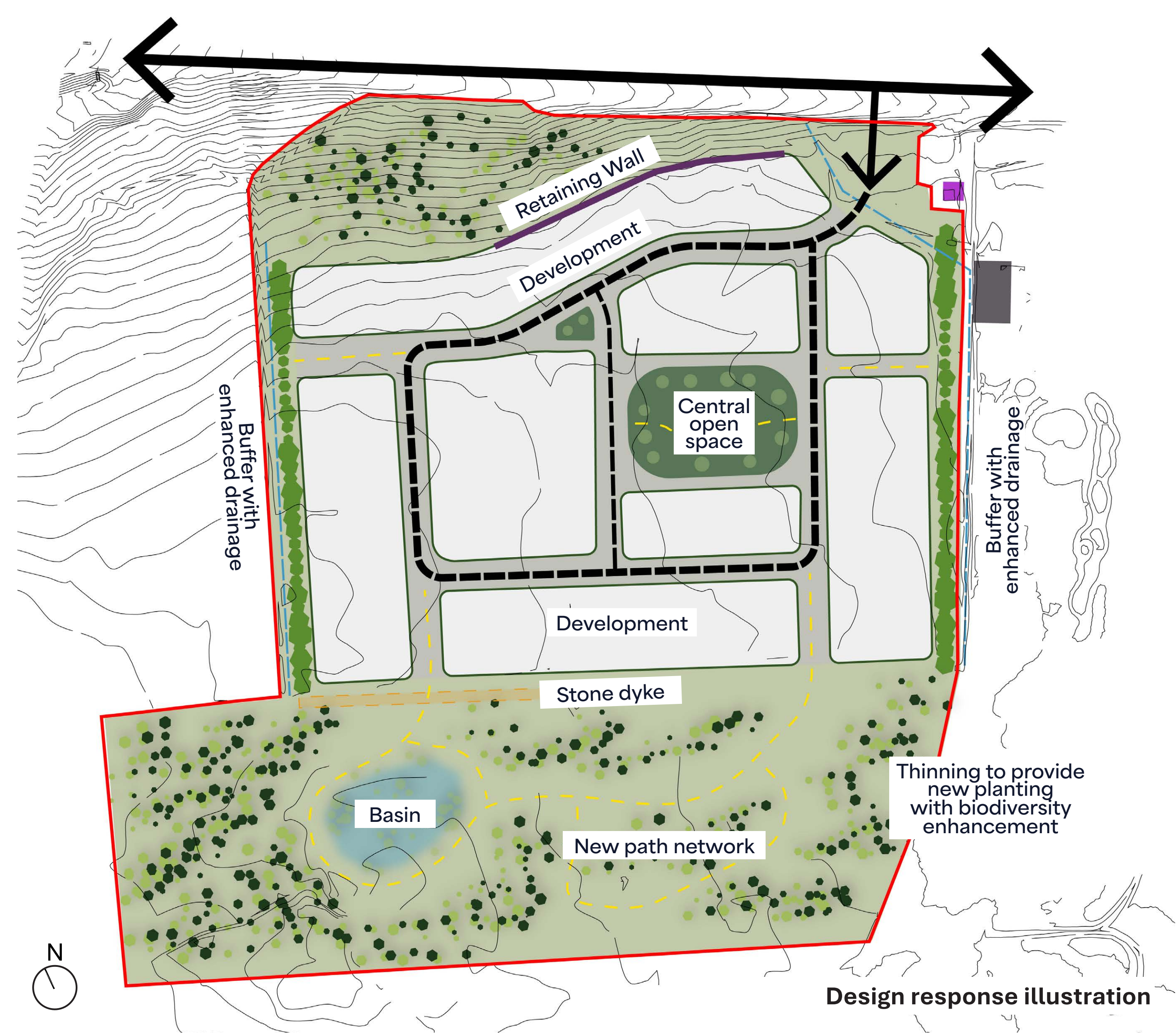
Previous Development in Drumnadrochit by HHA & Compass



Illustrative view of central greenspace at the heart of the proposal

DESIGN RESPONSE & INDICATIVE DEVELOPMENT PROPOSAL 1 of 2

The design has taken into consideration the planning policy and physical constraints and opportunities to provide an accessible, welcoming and safe development to the north of Ullapool. The following images demonstrate the proposal and the key placemaking features.



DESIGN RESPONSE & INDICATIVE DEVELOPMENT PROPOSAL 2of2

- 1 Proposed vehicle and pedestrian access point from A836.
- 2 Flatted blocks with parking courts to create a gateway feature into the development
- 3 Central open space with benches to provide a social and amenity space for residents.
- 4 Frontage onto the central open space to increase the natural surveillance, creating a welcoming space for all.
- 5 Housing mix providing variety of 1, 2, 3 and 4 bed units in a mixture of house types and tenures with bungalows and amenity ground floor flats for the ageing community.
- 6 Amenity areas will be maintained as part of the factoring /management of common areas for the site
- 7 Biodiverse rich buffer planting with native shrubs and trees to create a visual buffer and wildlife corridors.
- 8 Pockets of informal shrub planting to provide interest within the streetscape.
- 9 Appropriate offset to the A835 due to the existing topography with retained and enhanced planting to form the northern edge and visual buffer to the road.
- 10 Indicative SuDS basin footprint and location with eastern and western buffers to enhance routes for drainage to the basin.
- 11 Gorse thinning to enhance biodiversity and create opportunities for recreational path routes.
- 12 Thinning of gorse to allow for views across golf course to Loch Broom.



SUSTAINABILITY



Scotland’s ambitious climate change legislation to address the ‘climate emergency’ SET a target date for net zero emissions of all greenhouse gases by 2045 with an interim target of 75% reduction by 2030.

As part of encouraging the implementation of measures to meet this target, heating systems which emit zero carbon generation at source are being promoted. The current Building Standards Section 6 and Section 7 require use of sustainable materials and heating measures to achieve this target. The proposals are fully compliant with these legislative standards.

- A “fabric first” approach will be adopted as the main principal to meet these targets. The houses will be highly insulated to minimise lifetime energy use as far as possible.
- Air Source Heat Pumps and PV panels will be the preferred methods to assist meeting net zero carbon requirements.

Other methods will be implemented where possible to incorporate sustainability into the construction process and further improve performance:

- Optimising the orientation of dwellings to maximise passive solar gain.
- Zone and Timer Temperature Control
- The building materials used will be Specification of materials with a high recycled content.
- Specification of construction materials with an ‘A’ rating in the BRE “Green Guide to Specification”

COMMENTS AND FEEDBACK

As a stakeholder in this process your comments are welcome.
Comments should arrive no later than **3rd September 2025** and these can be provided by:



Email to amanda.macritchie@bracewell-stirling.co.uk with ‘Ullapool’ as the subject.



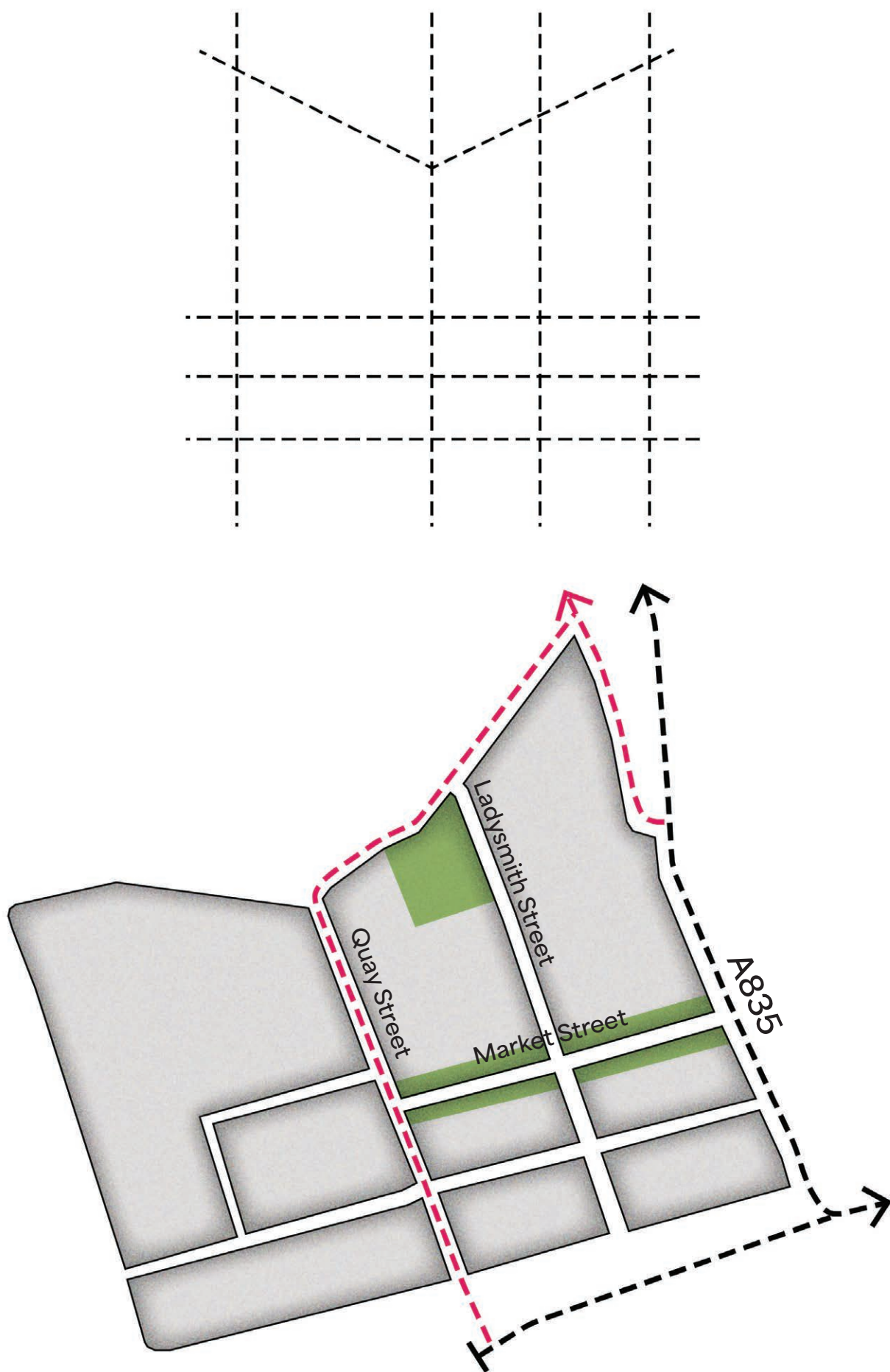
Letter to **Amanda Macritchie** at **Bracewell Stirling Consulting**, 5 Ness Bank, Inverness, IV2 4SF.

SETTLEMENT PATTERN

Ullapool Settlement Pattern

When Ullapool was first laid out by Thomas Telford in the late 1700s, he used a simple grid pattern of streets that gave the village its clear and distinctive character. His design was practical, making it easy to move around and making sure houses and plots were well ordered, but it also gave Ullapool a strong sense of place. Unlike many Highland villages that grew more informally, Ullapool was carefully planned from the beginning and that planned feel is still very visible in its layout today.

Ullapool Grid & Settlement Pattern Diagram



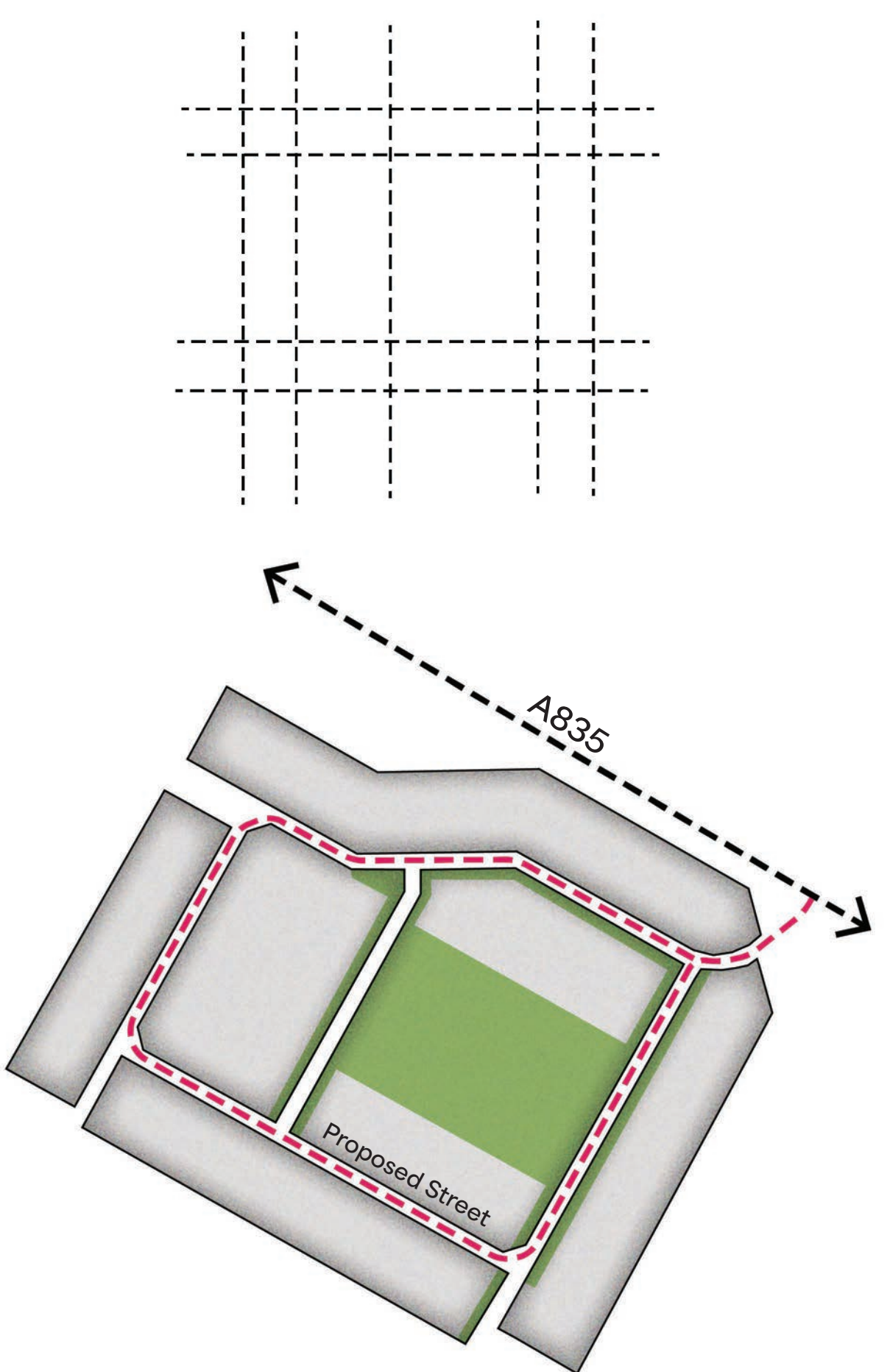
Proposed Settlement Pattern

The proposed residential site layout builds on this heritage by respecting the principles of order and legibility that underpin Telford’s design. Rather than imposing an irregular or sprawling form, the layout seeks to reinforce the rhythm of Ullapool’s existing development pattern, which remains strongly influenced by Telford’s grid.

The integration of the blue and green network has been replicated through the proposed streetscapes with an additional emphasis on the integration of vehicular movement with pinched crossing points and green space to slow traffic.

Streets and housing plots are arranged to align with the established grain of the settlement, ensuring continuity with the historic plan. This approach both safeguards Ullapool’s distinctive planned identity and integrates new housing in a way that feels authentic to its setting-creating a seamless extension of the townscape rather than a detached or incongruous addition. In doing so, the design both honours Telford’s legacy and sustains the settlement’s coherent, place-specific character.

Proposed Grid & Settlement Pattern Diagram



Market Street, Ullapool



Proposed example of the integration of the green network

STREETSCAPE

Proposed Streetscape

The proposed site layout includes a mixture of housing typologies which provides variation in the streetscape. A varied approach to frontages is achieved through changes in building heights and forms creating a more engaging and distinctive streetscape. By introducing a mix of bungalows, villas, porches and canopies, this further enhances the streetscape and breaks down the overall massing of the development, ensuring it feels welcoming to residents and visitors.

When combined with a carefully designed and robust landscape strategy, this variation in frontages strengthens the overall sense of place. Street planting, boundary treatments and tree lines help to soften the built edges and enhance the overall setting, whilst also introducing variety in the landscape including enhancements to the ecological value.



Site visuals showing enhanced landscaping

POTENTIAL ACTIVE TRAVEL LINKS



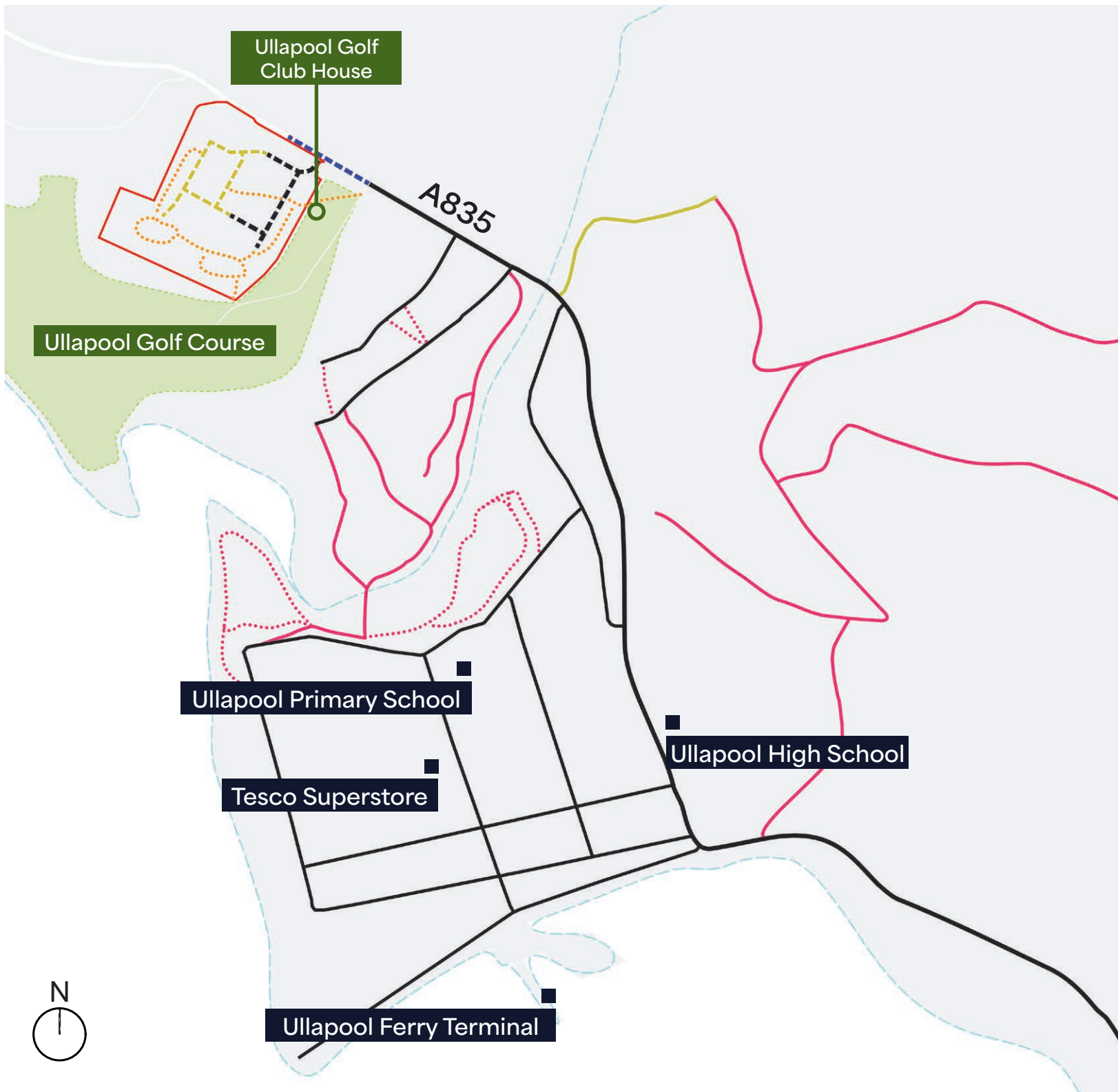
The site location on the periphery of the village with the golf course between, makes provision of active travel a challenge but also particularly important to maximise any potential links as far as possible. Shared path links will be provided to link into existing active travel networks within the village as far as possible and into the wider cycle networks. A shared path, remote from the main road edge, will be provided from the site access to the nearest existing path link at the entrance to the golf club. Options for providing additional shared paths will be discussed with the golf club to investigate if additional routes are possible. Possible further links will be investigated from within the site through the golf club at the clubhouse and also at the southeastern corner of the site to the golf course. Links through Vyner Place and Morefield are available which provide a safer link to the footbridge over the river. Shared path links will also be provided around the periphery of the site itself down to the green space at the south of the site between the houses and the golf club.

As part of the consultation with the local authority, options for improving existing active travel provision and public transport links will be investigated along with options for Safer Routes to School provision for accessing the primary school and Ullapool High School in addition to village amenities. All new properties will be provided with an active travel plan document which will inform new residents of the options for accessing active travel from the site to key amenities within the village by using the active travel links and options for public transport.

Potential Active Travel and Proposed Illustrative Masterplan

- Site boundary with Illustrative Masterplan
- Existing road with shared path
- - - Potential road with shared path
- - - Potential new shared path along A835 to connect to existing network
- Existing shared surface
- - - Potential shared surface
- Existing Core Path
- ... Existing informal pedestrian path
- ... Potential informal pedestrian path (All future connections are subject to ongoing discussions)

Potential Wider Active Travel Plan



PHASING STRATEGY



Indicative phasing plan subject to further consultation with the local authority. It is proposed the development will be delivered in 5 phases.

The first phase will be 22 units and will likely take a year to complete in Autumn 2027 at the earliest. The whole development will likely take 5 years maybe more to complete depending on demand and funding.

Phasing Plan Key

Phase	HC	HHA	CBCS	Total
1	16	-	6	22
2	13	8	6	28
3	8	12	6	25
4	-	10	6	16
5	-	-	4	4

Housing Numbers

Highland Council		
FLATS	1B2P	8
	2B4P	8
HOUSING		
Bungalow	2B3P	1
	2B4P	3
	3B5P	5
Villa	3B5P	8
	4B6P	4
TOTAL		37
HHA		
FLATS	2B4P	8
HOUSING		
Villa	2B4P	4
	3B5P	18
TOTAL		30
COMPASS		
FLATS	2B4P	8
HOUSING		
Bungalow	3BPD	8
Villa	3BPD	6
	3B5P	6
TOTAL		28
OVERALL UNITS		95

Proposed Phasing Plan