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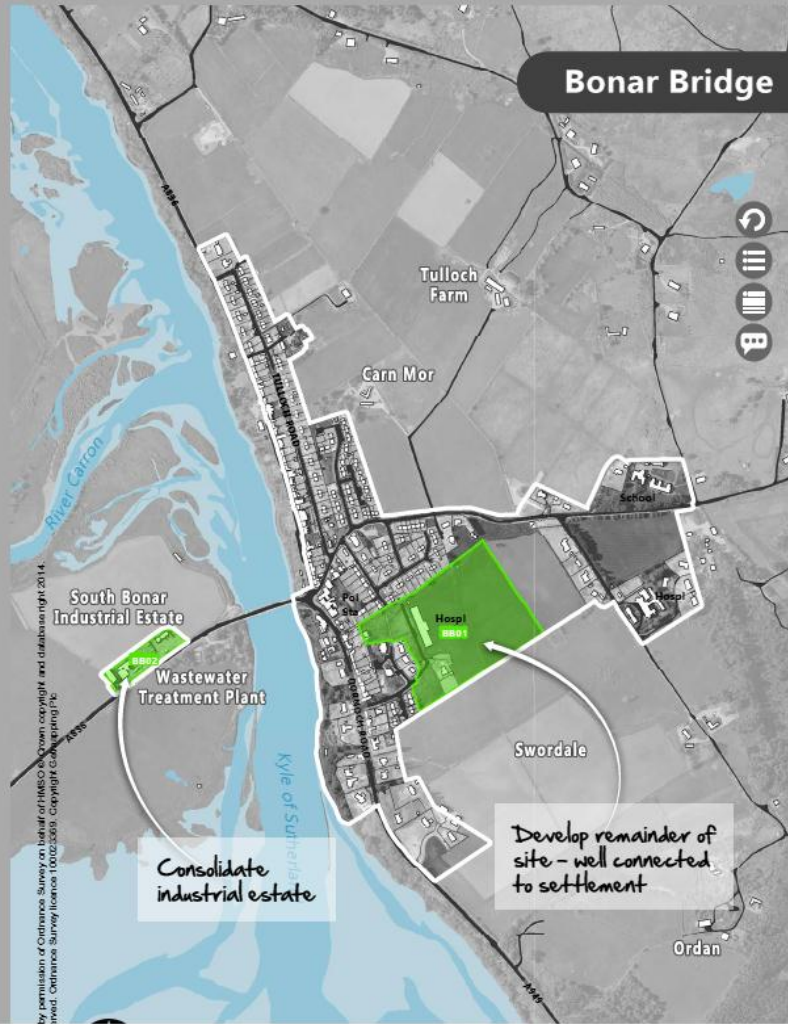
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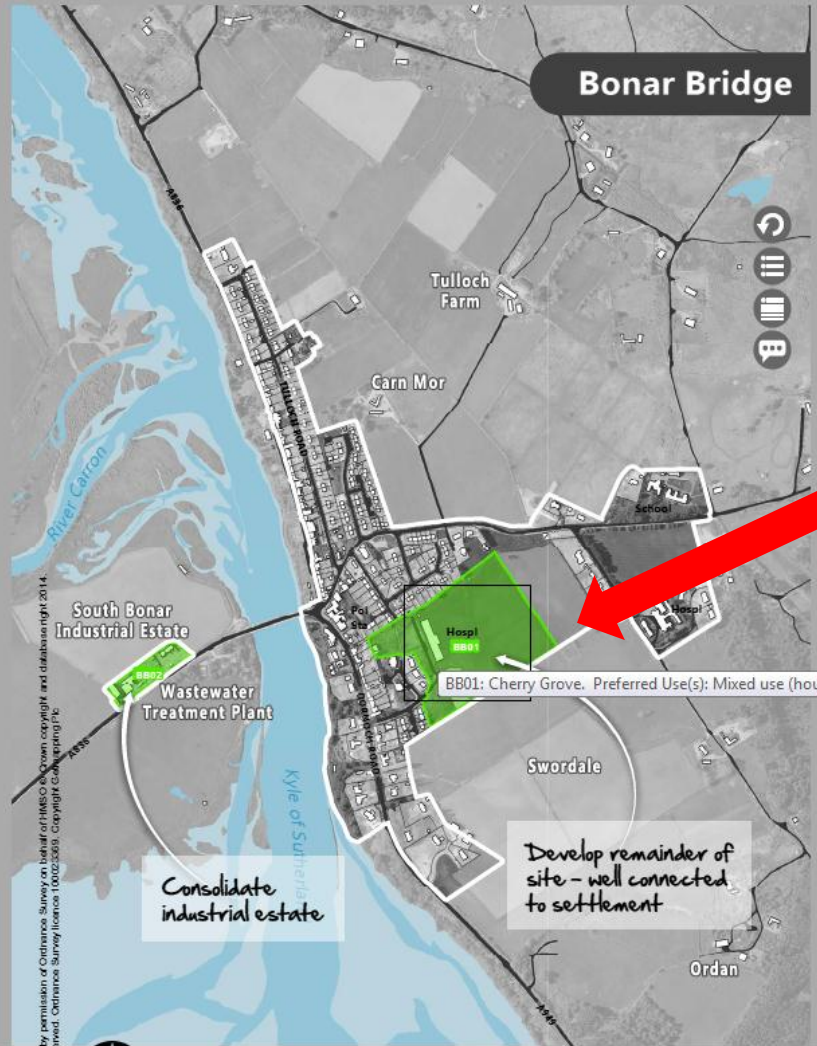
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Settlement plan maps show the site options and place making priorities

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Settlement Development Areas - Sutherland

Ardgay

Ardgay sits within the Dornoch Firth National Scenic Area. It is situated on the A867 and the Far North railway line and benefits from a train service to Inverness. Piecemeal development between Ardgay and Lower Gledfield will be discouraged.

Placemaking Priorities

- Focus housing development beside the primary school.
- Provide choice of sites for business uses.

Preferred Sites	Use(s)
AG01: Adjacent to Primary School and north of Church Street	Housing
AG02: Ardgay Railway Station Yard North	Business
AG03: Ardgay Railway Station Yard South	Business

Reasons:

AG01 will promote active travel (walking). AG02 and AG03 are previously used land. All sites are existing allocations in the Sutherland Local Plan which remain effective.

Bonar Bridge

Bonar Bridge sits on the east side of the Kyle of Sutherland within the Dornoch Firth National Scenic Area. The New Migdale Hospital is now open on the Cherry Grove site and opportunity for redevelopment of the Old Migdale Hospital exists. Development at South Bonar Industrial Estate will be confined to industrial uses on previously developed areas and will be subject to Flood Risk Assessment and appropriate mitigation measures. The garden ground and open space between the road and the Kyle of Sutherland are of particular importance in retaining the character of the village and development here will be resisted. Linear development along the A836 is discouraged.

Placemaking Priorities

- Develop remainder of Cherry Grove site before identifying other land for housing.
- Reinforce economic development at South Bonar Industrial Estate.
- Protect settlement setting.

Preferred Sites	Use(s)
BB01: Cherry Grove	Mixed use (housing, community)
BB02: South Bonar Industrial Estate	Industrial

Reasons:

BB01 is central and well connected to rest of settlement while BB02 is an established industrial estate with potential for further consolidation.



On every page of the Interactive Main Issues Report there are four circular icons



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Placemaking Priorities

- Focus housing development beside the primary school.
- Provide choice of sites for business uses.

Preferred Sites	Use(s)
AG01: Adjacent to Primary School and north of Church Street	Housing
AG02: Ardgay Railway Station Yard North	Business
AG03: Ardgay Railway Station Yard South	Business

Reasons:

AG01 will promote active travel (walking). AG02 and AG03 are previously used land. All sites are existing allocations in the Sutherland Local Plan which remain effective.

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Placemaking Priorities

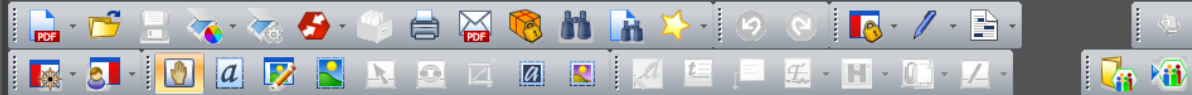
Develop remainder of Cherry Grove site before identifying other land for housing



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By hovering your mouse cursor over each icon, a box appears telling you what it does



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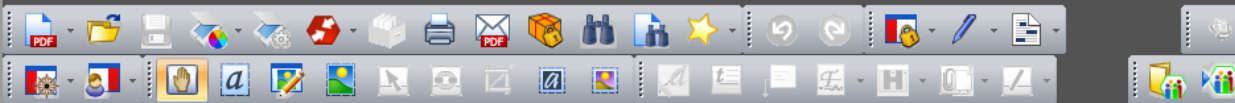
Placemaking Priorities

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Preferred Sites	Use(s)
AG01: Adjacent to Primary School and north of Church Street	Housing
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The bottom icon is a link to the online consultation form



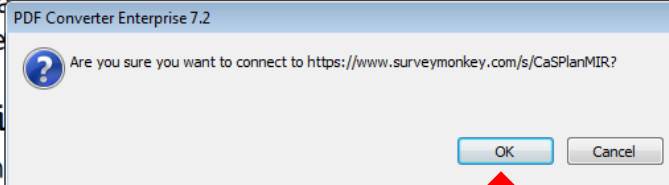
Settlement Development Areas - Sutherland

Ardgay

Ardgay sits within the Dornoch Firth National Scenic Area. It is situated on the A867 and the Far North railway line and benefits from a train service to Inverness. Piecemeal development between

Placemaking Priorities

- Focus housing
- Provide choice of sites for business uses.



AG01:

When you want to make your comments, click on the bottom icon. A dialogue box like this will appear. Click 'OK' to open the online consultation form

AG02:

AG03:

Reason

AG01 will promote active travel (walking). AG02 and AG03 are previously used land. All sites are existing allocations in the Sutherland Local Plan which remain effective.

