

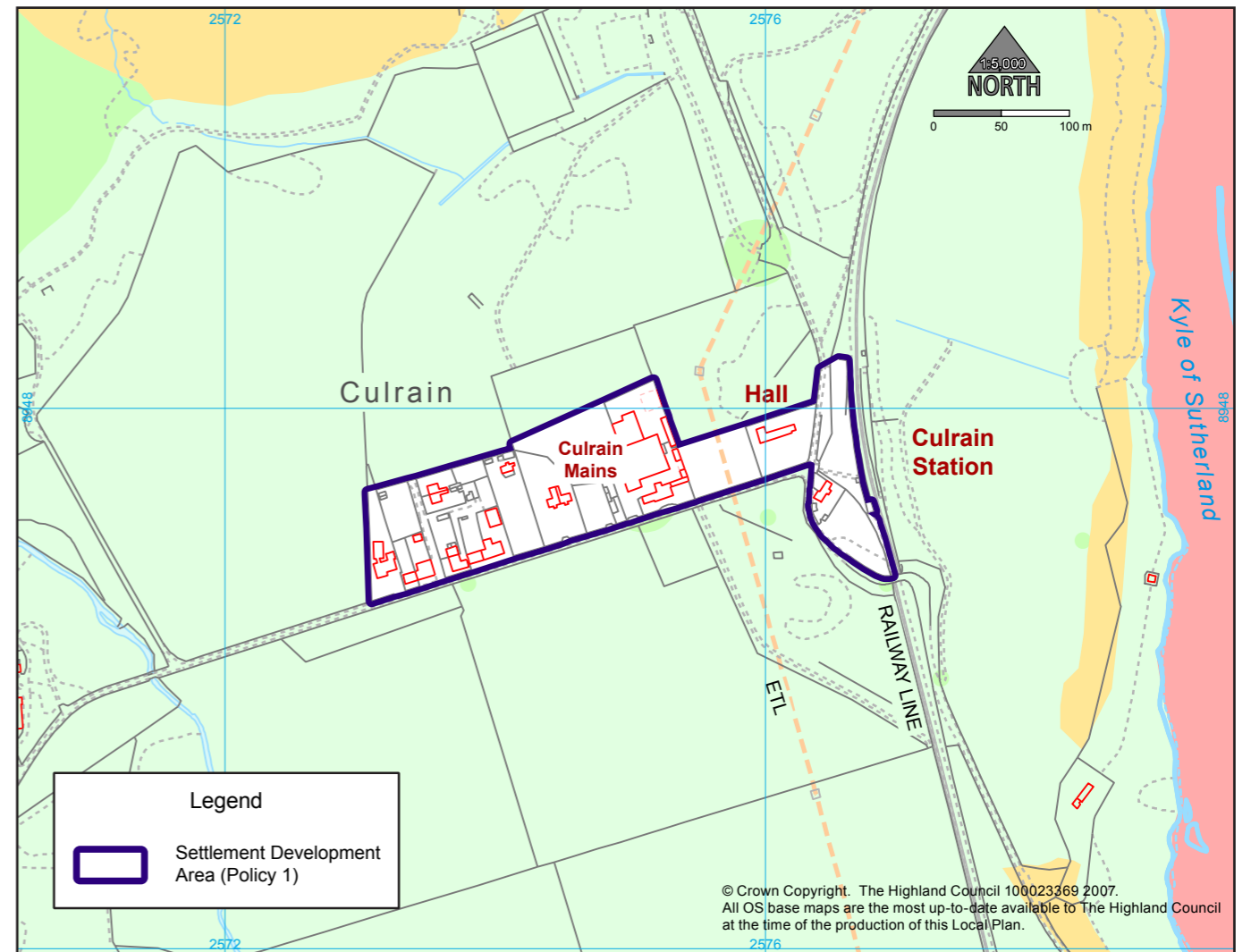
South Bonar Industrial Estate is located on the A836 between Ardgay and Bonar Bridge. The current site presents an opportunity for consolidation and environmental enhancement. Land to the west is available for expansion.

Development Factor

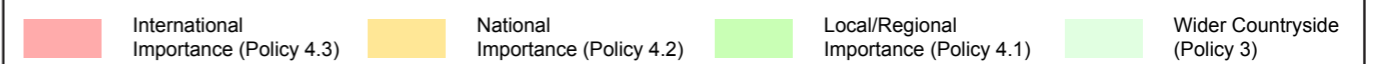
- Sensitive siting and design required due to proximity to Dornoch Firth National Scenic Area.

Site Allocation

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
I1	1.2ha	South Bonar Industrial Estate	-	Redevelopment must be in accordance with the technical advice set out in the approved Development Brief (2005); Expansion subject to the pre-requisites of land raising and drainage improvements; Flood risk assessment to show compliance with SPP7; Assessment of potential contamination required; Minor work required on the existing access; Connection to public sewer.



NATURAL AND CULTURAL HERITAGE FEATURES



Position in Settlement Hierarchy	Small Village
2005 Estimated Population	15
Housing Completions 2000-2006	1
Primary School Capacity/Secondary School Capacity	59% / 68%
Water Capacity	Limited spare capacity
Sewerage Capacity	No public sewerage system

Prospects

Culrain is a small centre with a tight settlement form. The settlement development area has been drawn to allow limited infill development, to safeguard the open character of adjoining land and to safeguard the setting of Carbisdale Castle.

Development Factors

- Local road improvements where a network deficiency is created or worsened by a particular proposal.