

Position in Settlement Hierarchy	Key Village
2005 Estimated Population	228
Housing Completions 2000-2006	3
Primary school Capacity/ Secondary School Capacity	59% / 68%
Water Capacity	Limited spare capacity
Sewerage Capacity	Spare capacity

**Prospects**

Located beside the A867 and the Far North Railway Line, Ardgay occupies a pleasant position within the Dornoch Firth National Scenic Area.

Piecemeal development between Ardgay and Lower Gledfield will be discouraged; however there is potential for a planned and gradual longer term growth in this area. Potential allocations in this area will only be brought forward for consultation once other sites in Ardgay and Lower Gledfield have been developed or if they become ineffective sites.

A longer term site has been identified north of Manse Road, however it is intended that none of this site will be considered for development for housing during the lifetime of this plan unless some of the other allocated sites become ineffective.

Land at the Railway Yard is allocated for Business Use and would be suitable for small business units. The railway infrastructure is also vital to the future prospects of the village.

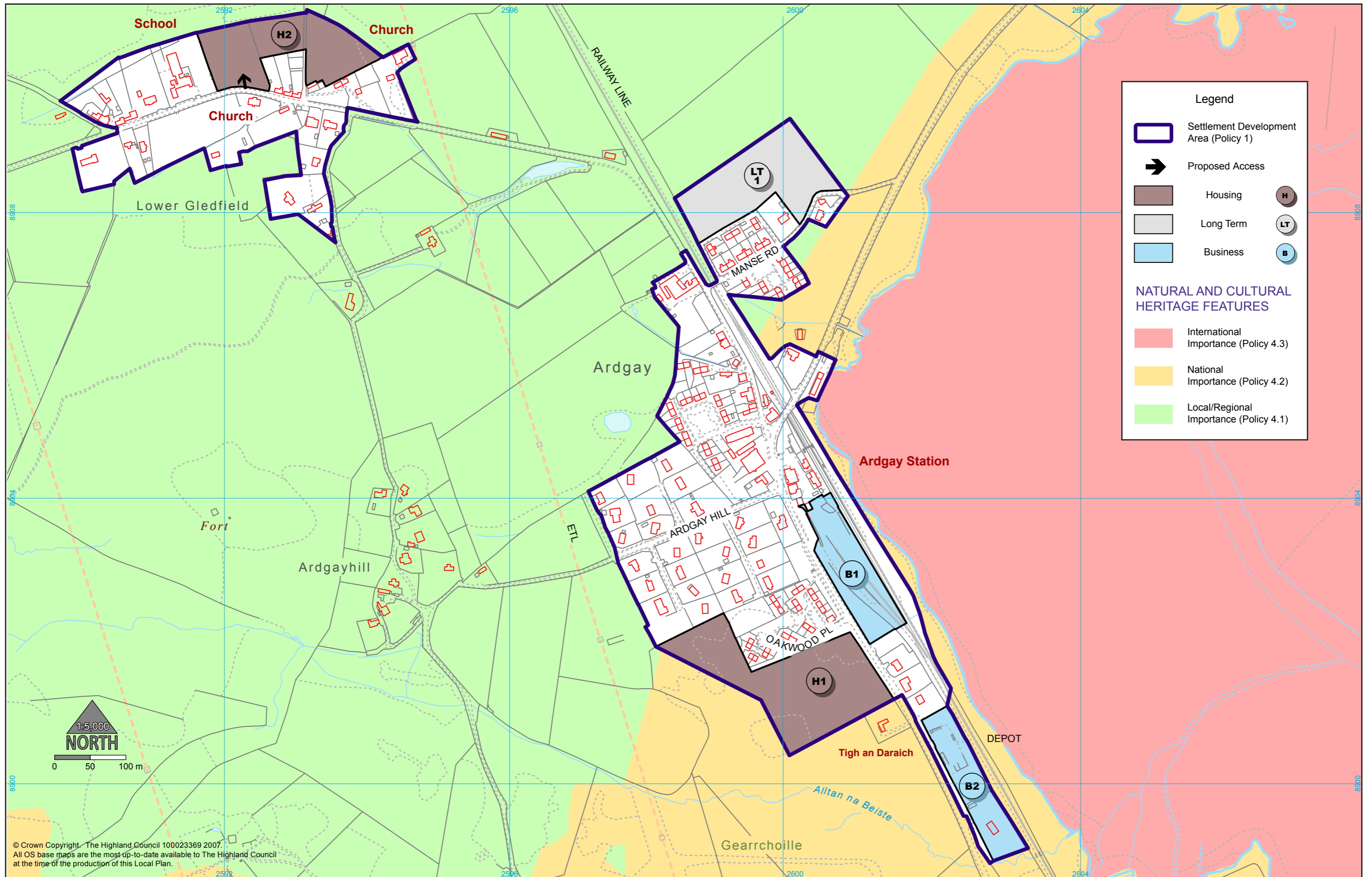
**Development Factors**

- Low downward emission design street lights;
- Sensitive siting and design required due to proximity to Dornoch Firth National Scenic Area;
- Land allocated for housing at both Ardgay and Lower Gledfield;
- Housing allocations at Lower Gledfield are close to the Primary School;
- Developments require connection to public sewerage system.

**Site Allocations**

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H1	2.7ha	South of Oakwood Place	20 units	Ensure access to Community Woodland is maintained; Retain planting to south-west of site; Sensitive siting and design required due to proximity to Dornoch Firth National Scenic Area.
H2	1.6ha	Adjacent to primary school & north of church street	10 units	Careful siting and design required due to proximity of listed buildings; Access must be taken through land adjacent to primary school.
B1	1.2ha	Ardgay railway station yard north	-	Assessment of potential contamination required; Sensitive siting and design required due to proximity to Dornoch Firth National Scenic Area.
B2	1.2ha	Ardgay railway station yard south	-	Assessment of potential contamination required; Sensitive siting and design required due to proximity to Dornoch Firth National Scenic Area.
LT1	1.5ha	North of Manse Road	20 units	Requirements to be determined via negotiation during planning application process.

*(Housing capacities are indicative only and given on the basis of likely development densities.)*



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 All OS base maps are the most up-to-date available to The Highland Council at the time of the production of this Local Plan.