

Position in Settlement Hierarchy	Key Village
2005 Estimated Population	432
Housing Completions 2000-2006	3
Primary School Capacity/Secondary School Capacity	50% / 84%
Water Capacity	Limited spare capacity
Sewerage Capacity	Spare capacity

Prospects

Bonar Bridge lies on the east side of the Kyle of Sutherland, within the Dornoch Firth National Scenic Area.

Land at Cherry Grove is allocated as a mixed use allocation, which would comprise housing and community uses. There is potential to extend the allocation in a north-easterly direction towards Matheson Road. If this were to happen, it would also need to be included in the master plan for Cherry Grove.

Land to the south of Cherry Grove will provide longer term opportunities for growth for Bonar Bridge, however the allocation at Cherry Grove should be fully developed first.

The allocation for housing at Swordale should be very low density to reflect the existing pattern of buildings in the area.

Migdale Hospital is expected to become surplus to NHS requirements and the site and listed building will be available for redevelopment. New facilities are proposed to replace the existing hospital.

The car park and picnic site beside the bridge is well used and there is potential to extend and further improve the area, along with further path links between Bonar Bridge and Ardgay along the Kyle of Sutherland.

The South Bonar Industrial Estate Inset is on page 24

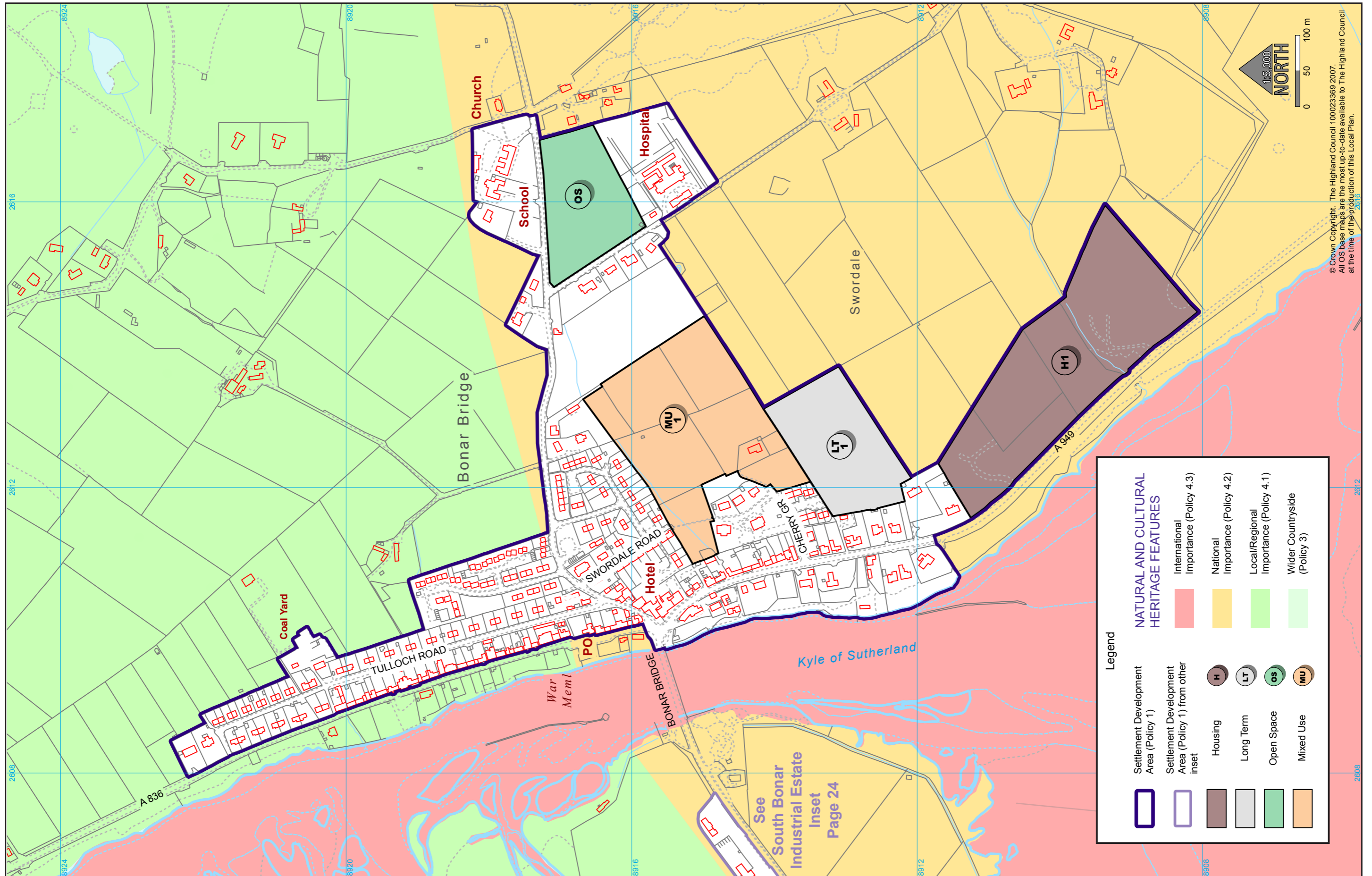
Development Factors

- Low downward emission design street lights;
- Sensitive siting and design required due to proximity to Dornoch Firth National Scenic Area;
- The Council will normally refuse proposals for development along the Kyle of Sutherland. 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;
- Developments require connection to public sewerage system.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
MU1 (H/C)	4.9ha	Cherry Grove	30 units	Acceptable uses – housing and community uses; Reserve pedestrian access onto Migdale Road; Master plan required for entire site, showing phasing and access; Possible archaeological remains that will require investigation.
H1	5.6ha	Swordale	4 units	Footpath to be extended from village; Access to the south of site; Very low density; Provide pedestrian access from south of site to existing housing at north of site.
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.
LT1	2.3ha	South of Cherry Growth	30 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.)



Legend

	Settlement Development Area (Policy 1)		International Importance (Policy 4.3)
	Settlement Development Area (Policy 1) from other inset		National Importance (Policy 4.2)
	Housing		Local/Regional Importance (Policy 4.1)
	Long Term		Wider Countryside (Policy 3)
	Open Space		
	Mixed Use		

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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.