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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.

Position in Settlement Hierarchy	Key Village
2005 Estimated Population	228
Housing Completions 2000-2007	3
Primary School Capacity/Secondary School Capacity (Roll/Physical 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.

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 allocation at Lower Gledfield is beside the Primary School;
- Developments require connection to public sewerage system;
- Proximity to listed buildings should be reflected in sensitive siting and design.

**Site Allocations**

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	1.8 ha	North of Manse Road	20 units	Requirements to be determined via negotiation during planning application process.
H 2	1.0 ha	Adjacent to Primary School & north of Church Street	6 units	Careful siting and design required due to proximity of listed buildings; Access must be taken through land adjacent to primary school.
B 1	0.9 ha	Ardgay railway station yard north	-	Assessment of potential contamination required; Sensitive siting and design required due to proximity to Dornoch Firth National Scenic Area. This site may be at risk from flooding. A Flood risk assessment should be submitted with any planning application. Preferred access via existing station road.
B 2	1.2 ha	Ardgay railway station yard south	-	Assessment of potential contamination required; Sensitive siting and design required due to proximity to Dornoch Firth National Scenic Area. Trees between the site and the A836 to be retained.

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