



Legend

SETTLEMENT AND ALLOCATIONS	NATURAL, BUILT AND CULTURAL HERITAGE FEATURES
<ul style="list-style-type: none"> Settlement Development Area (Policy 1) Settlement Development Area (Policy 1) from other inset Long Term Open Space Mixed Use 	<ul style="list-style-type: none"> International Importance (Policy 4.3) National Importance (Policy 4.2) Local/Regional Importance (Policy 4.1) Wider Countryside (Policy 3)
<ul style="list-style-type: none"> LT Long Term OS Open Space MU 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.

Position in Settlement Hierarchy	Key Village
2005 Estimated Population	432
Housing Completions 2000-2007	6
Primary School Capacity/Secondary School Capacity (Roll/Physical 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.

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.

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
MU 1 (H/C)	5 ha	Cherry Grove	30 units	Acceptable uses – housing and community uses; Maintain pedestrian access to Swordale Road; Reserve pedestrian and vehicular access onto Migdale Road; Master plan required for entire site, showing phasing and access; Possible archaeological remains that will require investigation; access point to be reserved for future access onto allocation LT1 South of Cherry Grove; requirement to retain and integrate watercourses as natural features within the development.
I 1	0.7 ha	South Bonar Industrial Estate (separate inset)	-	Redevelopment must be in accordance with the technical advice set out in the approved Development Brief (2005); Flood risk assessment required when submitting a planning application; Assessment of potential contamination required; Minor work required on the existing access; Connection to public sewer.
LT 1	2.3 ha	South of Cherry Grove	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.)