



Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	369
Housing Completions 2000-2007	10
Primary School Capacity/Secondary School Capacity (Roll/Physical Capacity)	70% / 47%
Water Capacity	Spare Capacity
Sewerage Capacity	Spare Capacity

Prospects

Lairg sits next to the attractive man-made Little Loch Shin and is at the gateway where the Far North Rail Line meets cross-County roads. This has led to the development of Lairg as Central Sutherland’s largest service, transport and employment centre.

There are several potential directions for the future growth of Lairg; Land south-west of Main Street is where housing expansion for Lairg will be encouraged during the lifetime of this plan. This site is close to facilities and has access onto Main Street and the A836 road. Development on this site should be phased, rather than piecemeal and should include a mixture of housing types. Development of this land will bring closer links between the village and existing housing on the opposite side of Loch Shin at Ord Place.

Another allocation for housing - H4 Ord Place - will provide housing on the opposite side of Loch Shin and consolidate the existing housing provision.

Two areas are identified for longer term housing expansion: North of Milnclarin and North-west of Lochside. Both of these sites offer substantial land for expansion; however it is intended that neither of these sites will be considered for development for housing during the lifetime of this plan unless some of the other allocated sites become ineffective. Piecemeal development on these two longer term sites will not be permitted unless it can be shown that it will not jeopardise any potential future longer term housing proposals.

The former laundry provides an opportunity to redevelop this central location and provide employment opportunities. The part of this site closest to the Main Street has over time become predominantly residential. Any proposed business use on the remainder of the site must be able to co-exist with the existing residential use. Further business opportunities are available at West of Church Hill Road and South West of Ord Place.

The site of the former Sutherland Transport and Trading Company on the corner of Main Street and the A836 is an important element of the entrance to Lairg and would benefit from environmental improvements. The site is suitable for limited development however there may be scope for some form of community uses. A contamination assessment will be necessary.

Lairg Station is a strategic rail freight and commuter halt located where the Far North Rail Line intersects the A836. It is a major distribution point which combines important depot space, fuel bunkering, auction mart and offices. There is potential to consolidate this area by encouraging further business growth.

Development Factors

- Low downward emission design street lights;
- Developments require connection to public sewerage system.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
C 1	4.0 ha	North-west of Ferrycroft	-	Requirement to retain and integrate watercourses as natural features within the development.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	7.7 ha	South-west of Main Street	70 units	New access onto A836; Pedestrian access onto Main Street; Master plan required to ensure houses are carefully designed to fit with the undulating landform. This Master plan should also take account of the allocation at MU1; Phased development providing range of house types; This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application; Requirement to retain and integrate watercourses as natural features within the development.
H 2	1.8 ha	North of Manse Road	5 units	Access from South
H 3	1.2 ha	East of Manse Road	5 units	Requirements to be determined via negotiation during planning application process.
H 4	1.3 ha	Ord Place	20 units	Careful siting and design around curtilage of listed buildings; Retain trees on perimeter; Similar pattern to existing housing; This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application; requirement to retain and integrate watercourses as natural features within the development.
H 5	0.6 ha	Opposite the Fire Station	7 units	Requirements to be determined through planning application process.
LT 1	4.2 ha	North of Milnclarin	15 units	Archaeological remains need protection. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application; requirement to retain and integrate watercourses as natural features within the development.
LT 2	5.1 ha	North-west of Lochside	50 units	Archaeological conditions may be required; Extend footpath on Manse Road.
B 1	1.7 ha	Former laundry	-	Assessment of potential contamination issues; Provide screen planting along boundary with the school; Any business use must be compatible with adjacent domestic buildings; This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application; Current pedestrian access from Clash Breac to Laundry Road should be retained or alternative provision provided in any development.
B 2	0.3 ha	West of Church Hill Road	-	Requirements to be determined via negotiation during planning application process. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application
B 3	4.2 ha	South-west of Ord Place	-	Requirements to be determined via negotiation during planning application process.
MU 1	1.7 ha	Former Hotel/outbuildings	-	Requirements to be determined via planning application process; Existing outline planning permission on site; Acceptable uses – tourist accommodation; A Master plan should be prepared for this site and it should take account of the allocation at H1; This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application.

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