

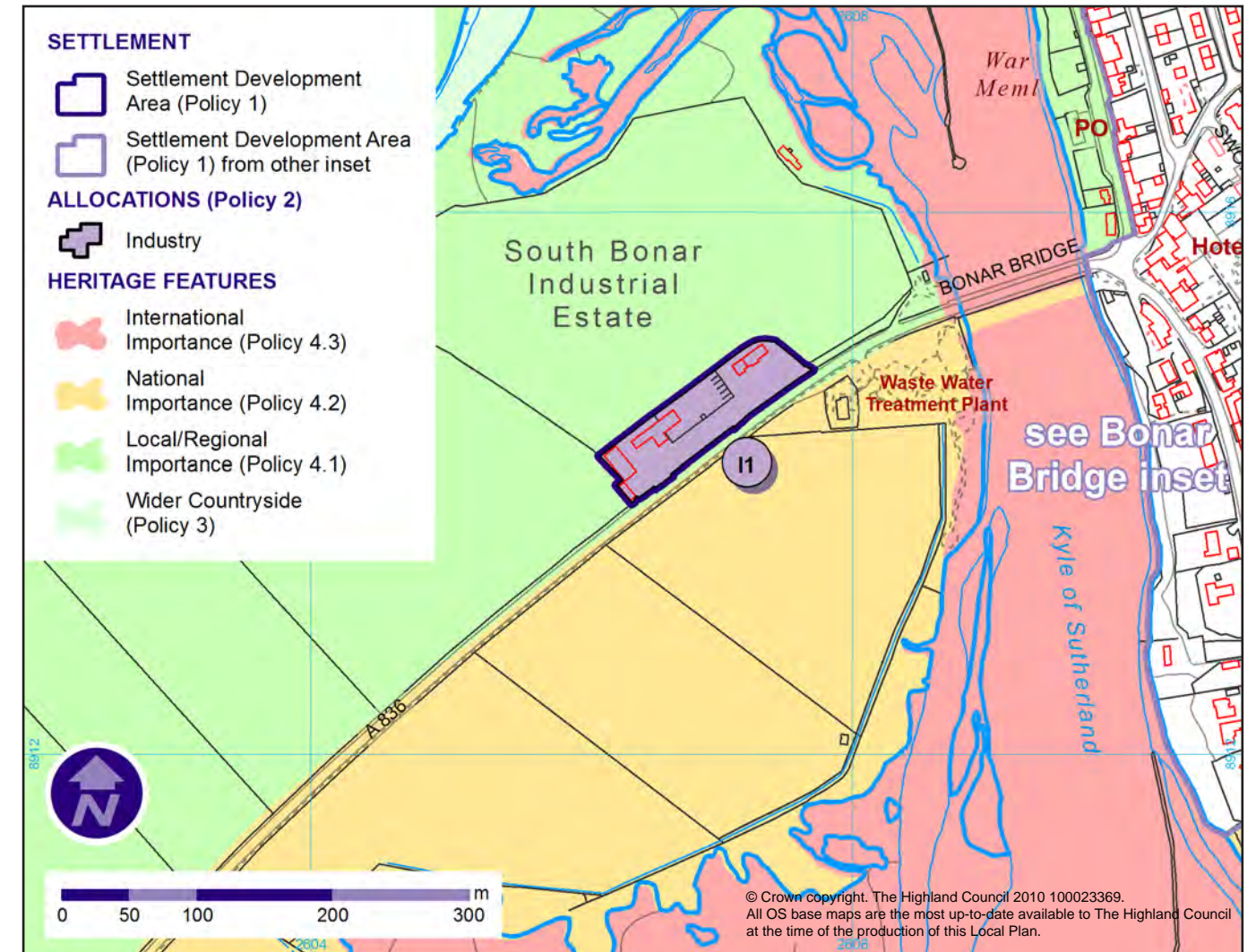
South Bonar Industrial Estate is located on the A836 between Ardgay and Bonar Bridge. The current site presents an opportunity for consolidation and environmental enhancement.

**Development Factor**

- Sensitive siting and design required due to proximity to the Dornoch Firth National Scenic Area.
- Development proposals will have regard to the proximity of the Dornoch Firth and Morrich More Special Area of Conservation and the River Oykel Special Area of Conservation (SAC)
- Any developments served by private waste water system (in compliance with General Policy 7) will require to drain to land to safeguard water bodies and the Dornoch Firth and Morrich More SAC and the River Oykel SAC;
- Provision of appropriate waste water arrangements should have regard to the risk of flooding leading to the contamination of the Dornoch Firth and Morrich More SAC and the River Oykel SAC, and seek to avoid this eventuality.
- Insofar as otters are a qualifying feature of the adjacent Dornoch Firth and Morrich More SAC, a survey indicating whether or not otters are present should accompany any planning application, other than for the modest extension or alteration of an existing building, within 250m of a watercourse, coast, loch or pond.

**Site Allocation**

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
I1	0.7ha	South Bonar Industrial Estate	-	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; <u>Requirement for connection to public sewerage system will be considered under General Policy 7.</u>



# INSET 8.2 : SOUTH BONAR INDUSTRIAL ESTATE

