

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.

Migdale Hospital is expected to become surplus to NHS requirements and the site and listed building will be available for redevelopment. Work has begun on new facilities to replace the existing Migdale Hospital; the site is located close to the Bradbury Centre.

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.

Deleted: 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.¶

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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;
- 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 Special Area of Conservation and the River Oykel Special Area of Conservation (SAC);
- Insofar as otters are a qualifying feature of the adjacent 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.

Deleted: <#>Developments require connection to public sewerage system.¶

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
MU1 (H/C)	5ha	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; <u>Sensitive siting and design required due to location within Dornoch Firth National Scenic Area;</u> Possible archaeological remains that will require investigation; requirement to retain and integrate watercourses as natural features within the development. <u>Connection to public sewer required.</u>

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

Deleted: access point to be reserved for future access onto allocation LT1 South of Cherry Grove;

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Deleted: South Bonar Industrial Estate

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Deleted: 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.

Deleted: LT1

Deleted: 2.3ha

Deleted: South of Cherry Growth

Deleted: 30 units

Deleted: Requirements to be determined via negotiation during planning application process.



