

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.

Land south-west of Main Street is the main site 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.

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;
- Development proposals will have regard to the proximity of the River Oykel Special Area of Conservation (SAC), Ferry Wood Ancient Woodland, The Ord Ancient Monument and the Former Sutherland Arms Hotel TPO;
- 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.

**Deleted:** There are several potential directions for the future growth of Lairg;

**Deleted:** 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.

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

**Site Allocations**

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H1	7.7ha	South-west of main street	70	<u>Existing access to the site could be acceptable for a small number of additional units. A new access via the A836 would be required for any large scale development of the site;</u> Pedestrian access onto Main Street; <u>Masterplan required for large scale development of the site to ensure houses are carefully designed to fit with the undulating landform.</u> The masterplan should also take account of the allocation at MU1; <u>phased development providing range of house types;</u> 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. <u>Connection to public sewer required.</u>
H2	1.8ha	North of Manse Road	5	Access from south. <u>Connection to public sewer required.</u>
H3	1.4ha	East of Manse Road	5	Requirements to be determined via negotiation during planning application process. <u>Connection to public sewer required.</u>
H4	1.3ha	Ord Place	20	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. <u>Connection to public sewer required.</u>
H5	0.6ha	Opposite the Fire Station	7	Requirements to be determined through planning application process. <u>Connection to public sewer required.</u>
B1	1.9ha	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. <u>Connection to public sewer required. Pre-determination bat species/habitat survey.</u>

**Deleted:** New access onto A836

**Deleted:** Master plan required to ensure houses are carefully designed to fit with the undulating landform.

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**Deleted:** North of Milnclarin

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**Deleted:** North-west of Lochside

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**Deleted:** Archaeological conditions may be required; Extend footpath on Manse Road.

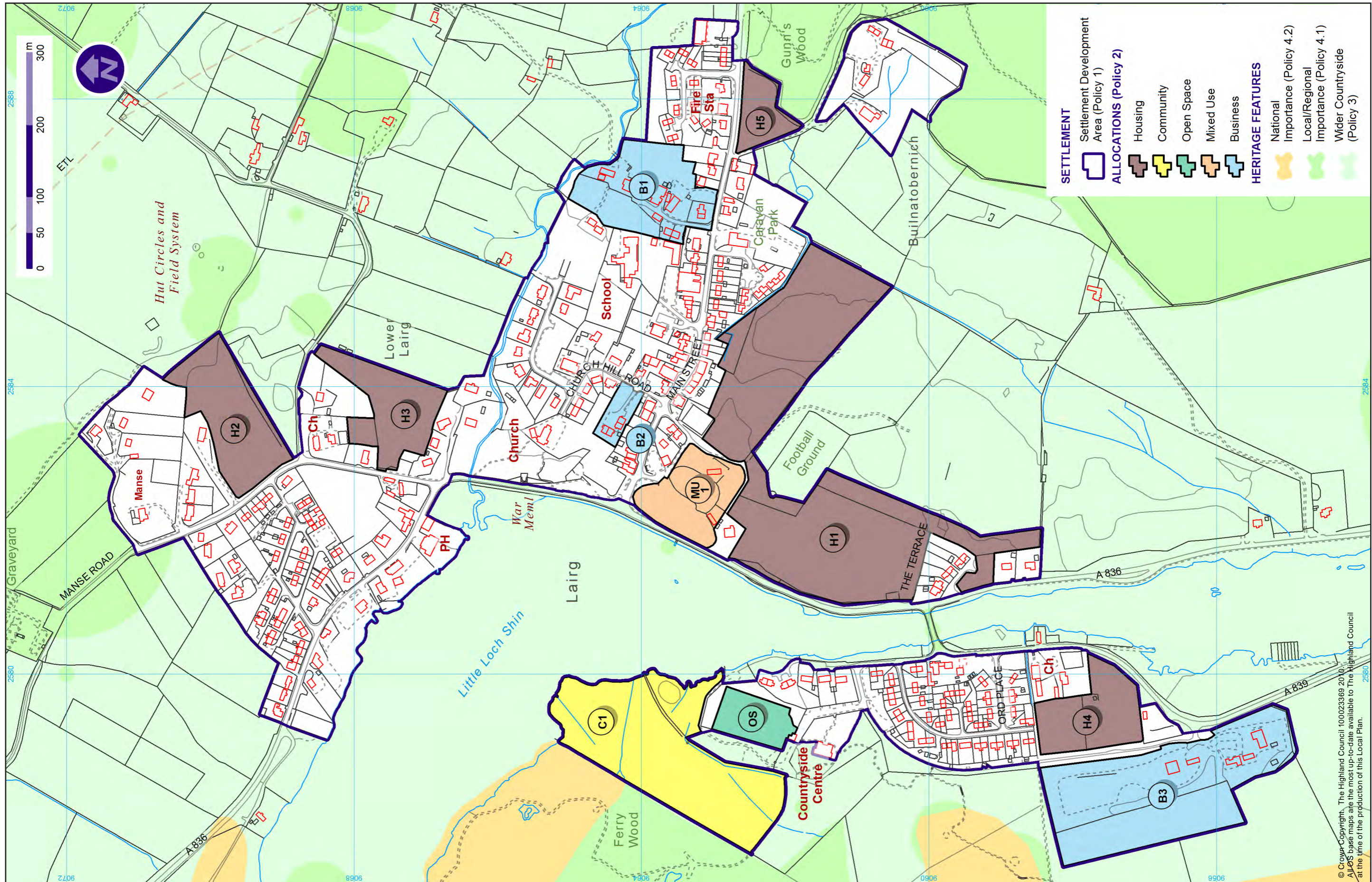
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B2	0.3ha	West of Church Hill Road	-	Requirements to be determined via negotiation during planning application process; This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. <u>Connection to public sewer required.</u>
B3	4.2ha	South West of Ord Place	-	Requirements to be determined via negotiation during planning application process. <u>Connection to public sewer required.</u>
C1	4ha	North West of Ferrycroft	-	Requirement to retain and integrate watercourses as natural features within the development. <u>Any development should be of an appropriate design and should be carefully sited in order to protect the open character and amenity of the site, with particular regard to views from across the loch. Connection to public sewer required.</u>
MU1	1.2ha	Former hotel/outbuildings	-	Requirements to be determined via planning application process; <del>existing</del> outline planning permission on site; <del>acceptable</del> uses – tourist accommodation; <del>a</del> masterplan should be prepared for this site and it should take account of the allocation at H1; <del>this</del> site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. <u>Connection to public sewer required. Pre-determination bat species/ habitat survey.</u>

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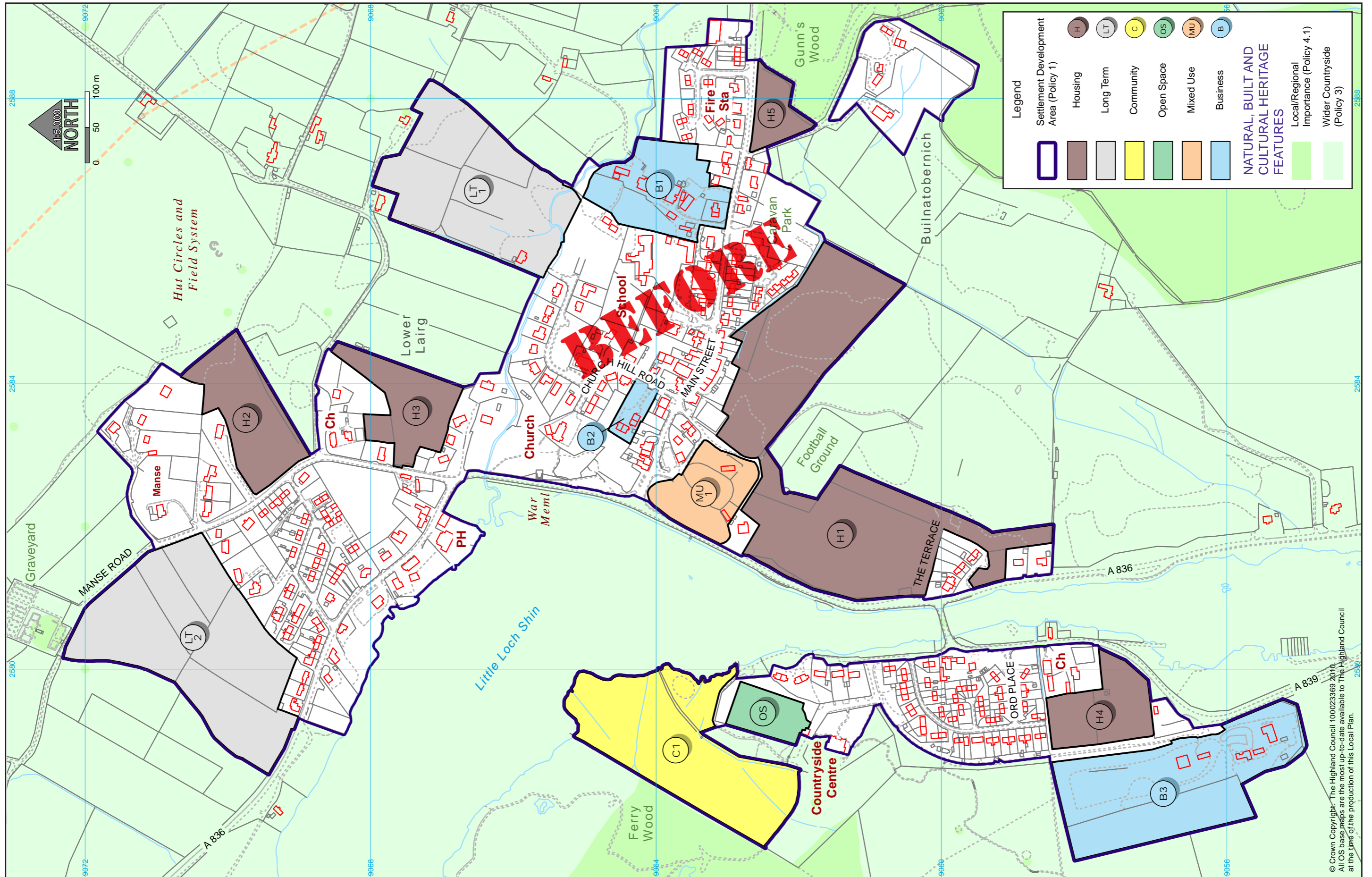
(Housing capacities are indicative only and given on the basis of likely development densities.)





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