



Position in Settlement Hierarchy	Key Village
2005 Estimated Population	228
Housing Completions 2000-2007	3
Primary School Capacity/Secondary School Capacity (Roll/Physical Capacity)	59% / 68%
Water Capacity	Limited spare capacity
Sewerage Capacity	Spare Capacity

Prospects

Located beside the A867 and the Far North Railway Line, Ardgay occupies a pleasant position within the Dornoch Firth National Scenic Area.

Piecemeal development between Ardgay and Lower Gledfield will be discouraged; however there is potential for a planned and gradual longer term growth in this area. Potential allocations in this area will only be brought forward for consultation once the site in Lower Gledfield has been developed or becomes ineffective.

Land at the Railway Yard is allocated for Business Use and would be suitable for small business units. The railway infrastructure is also vital to the future prospects of the village.

Development Factors

- Low downward emission design street lights;
- Sensitive siting and design required due to proximity to Dornoch Firth National Scenic Area;
- Development proposals will have regard to the proximity of the Dornoch Firth and Morrish More Special Area of Conservation (SAC) and the Gearr Choille Ancient Woodland;.
- Housing allocation at Lower Gledfield is beside the Primary School;
- 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 Morrish More 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;
- Proximity to listed buildings should be reflected in sensitive siting and design.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	1.0 ha	Adjacent to Primary School & north of Church Street	6 units	Careful siting and design required due to proximity of listed buildings; Access must be taken through land adjacent to primary school. Flood risk assessment must be undertaken; built development should avoid any identified flood risk area. Connection to public sewer required.
B 1	0.9 ha	Ardgay railway station yard north	-	Assessment of potential contamination required; Sensitive siting and design required due to location within Dornoch Firth National Scenic Area and proximity to listed railway bridge. This site may be at risk from flooding. A Flood risk assessment should be submitted with any planning application. Preferred access via existing station road. Connection to public sewer required.
B 2	1.0ha	Ardgay railway station yard south	-	Assessment of potential contamination required; Sensitive siting and design required due to location within Dornoch Firth National Scenic Area. Trees between the site and the A836 to be retained. Connection to public sewer required.

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