

# DRUMMUIE (GOLSPIE) Development Brief

January 2001

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### *Purpose*

*This Brief promotes the future use and development of this significant Council owned property at Drummie in Golspie, East Sutherland, consistent with objectives of the Local Plan for village regeneration. In particular, it:*

- .. outlines potential uses for Drummie Farm and the Listed Technical Annex building;*
- .. sets out a framework to guide development, including layout and design principals, servicing and environmental requirements; and*
- .. reflects the views of the local community and others following consultation on a draft, to ensure that potential uses are consistent with the wider public interest.*

*Produced by The Highland Council  
Planning & Development Service  
Director: John D. Rennilson*

## 1.BACKGROUND

### Introduction

1.1 The area covered by the Brief comprises the Drummuie Farm and Technical Annex properties, which extend to almost 44 ha. The properties were formerly used for educational/training purposes, most recently by Golspie High School. As a result of changing circumstances and educational demands the Highland Council have declared them surplus to requirements. Their re-use and development are seen to be of considerable strategic importance in the regeneration of the local economy. Highlands and Islands Enterprise is seeking appropriate funding to develop a business park on part of the farm closest to the village. The area also offers a potentially high quality location for a range of uses, including housing, further education/training and tourism.

### Location

1.2 The Drummuie properties occupy a strategic position on the western approach to the village of Golspie in Sutherland. The area covered by the brief is situated on rising ground either side of the A9 trunk road at the foot of the imposing Ben Bhraggie hill. This hill, with its famous monument at the summit and commercial forestry plantation on the lower slopes, provides a magnificent backdrop and setting. The general southerly aspect and views to the coast are also attractive features of the area.

### General Location

1.3 Golspie (population 1400) is located on the coast some 50 miles north of Inverness. The village is an important administrative and service centre for East Sutherland. It is relatively well placed in terms of transport and technological links being on the main road, rail line and information super highway between Inverness and Wick/Thurso. The village contains two of the largest employers in the County - the Lawson Memorial Hospital and Golspie High School together with area offices of the Highland Council, Scottish Natural Heritage and the Local Enterprise Company.

There is also a good range of community and other supporting facilities, including a variety of shops, a modern health centre, primary school, swimming pool and golf course. There is also a highly skilled workforce and strong positive community participation, demonstrated recently in the development of the bowling club. The village is also the centre of voluntary sector activity in East Sutherland.

1.4 Nearby Dunrobin Castle draws many tourists to the area and the need to encourage a higher proportion of them to spend more time in the village is a key local objective. Efforts are being made to develop a caravan/camping site as well as a major visitor and community resource centre on the north east (Castle) side of the village. Other proposals in hand include the development of local walks, environmental enhancement along the shore and a modern sewage treatment facility. The coastal setting, long sandy beach and extensive surrounding woodlands are important natural heritage and recreational assets. These include the internationally important habitats for wild birds of Loch Fleet and Balblair woodland.

1.5 The Drummuie site is a major opportunity with scope to secure prestigious development and future uses that consolidate and complement the village's administrative and tourism functions and are commensurate with community aspirations to diversify the local economy in an exceptional environment. Subject to adequate servicing, the site offers significant development potential as the main area for expansion of the village in the foreseeable future.



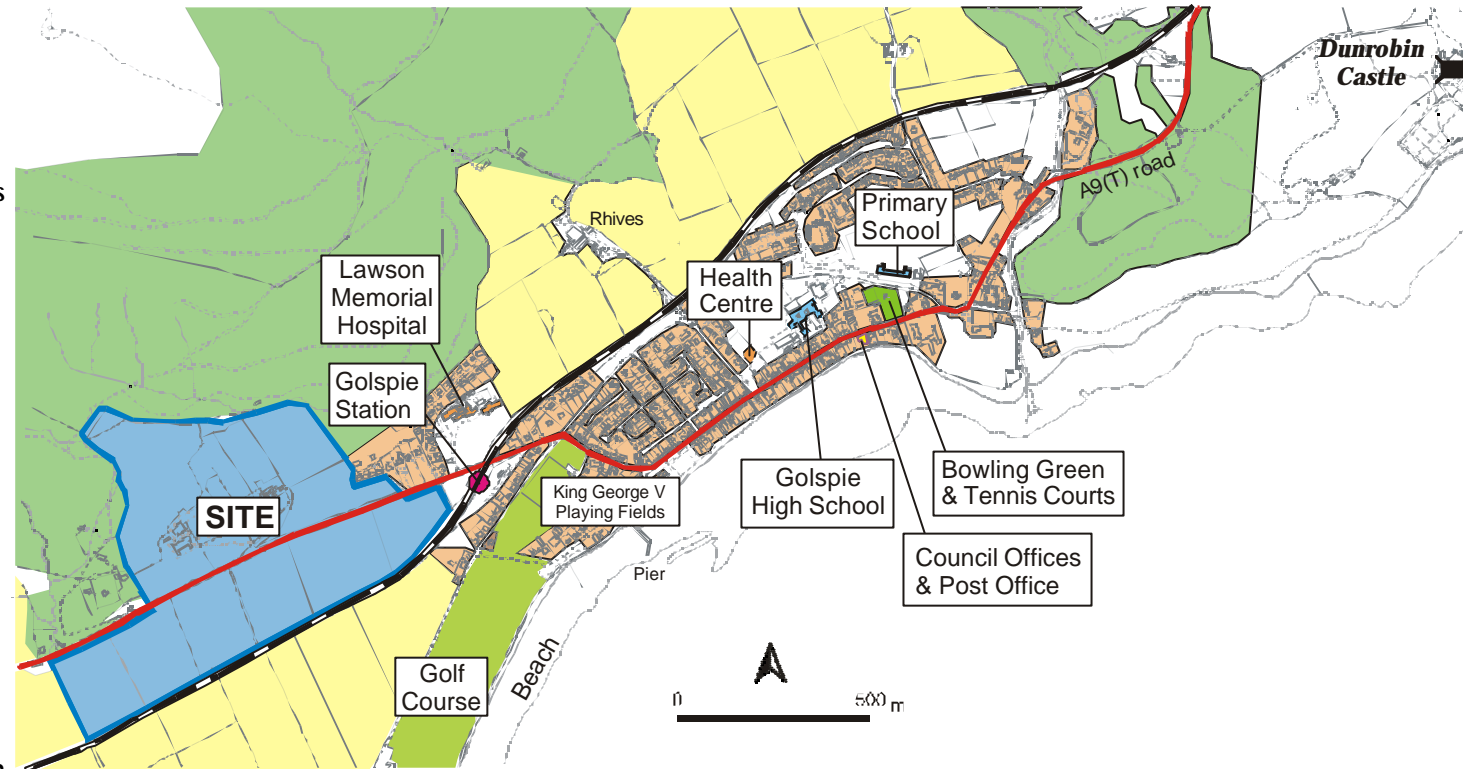
## 2. SITE

### The Farm

2.1 The farm has been used for more than 50 years to provide agricultural education in the north Highlands. It comprises approximately 40 hectares of moderate quality grazing land (3.2 and 4.2 under MLURI classification) straddling the A9, together with a large traditional farm steading and two houses. The farm is currently the subject of a short term grazing lease that finishes in March 2001.

2.2 With the exception of some poorly drained areas, the better land lies to the south of the A9. This has potential for arable cropping although not currently registered for this purpose. This land slopes from the road down to the Far North Railway Line at a gradient of 1 in 20 or less. This is divided into six fields that provide an open outlook from the road to the coast. A line of trees and a watercourse run along the west boundary of the western most field. A watercourse also lies just beyond and runs along the southern boundary with the railway. A right of access, electricity lines and sewers pass through the area (see Services Map on page 8).

2.3 Land on the north of the A9 rises more steeply (averaging 1 in 5) from the road to a flatter area where a group of buildings are sited, including the farmhouses, steading and Technical Annex complex. From this area the land rises again but at a less steep gradient (averaging 1 in 10) to the north, except for two flatter areas above the Technical Annex, including a former soccer pitch.



2.4 The boundaries of the upper land are defined by the edge of the commercial forestry plantation on the lower slopes of Ben Bhraggie. A sparsely wooded, naturally enclosed area and former vegetable garden split the open grazing land. Along the northern boundary of the grazing land there are clumps of gorse, particularly around a raised water retention or 'spreads' area. The soil is relatively poor with little scope for arable cropping.

2.5 The farm houses and steading are sited at the eastern end of the complex of buildings. The main farm house (*pictured top right*) is a traditional one and half storey stone walled and slate roofed building\*. It lies to the south of the steading, surrounded on three sides by large mature trees. The other farm house is one half of a two storey semi-detached block to the west of the steading. It is presently vacant but has been transferred to the Council's general housing stock for upgrading and renting.

2.6 The farm steading buildings are in a rather poor state of repair and not entirely suited to modern farming practices. They include the main U-shaped building\*. This is of traditional construction with stone, white harled walls and a pitched slated roof. This encloses other stone buildings\* with a pitched corrugated asbestos roof. There is a garage/cartshed extension on the west site with a pitched corrugated metal roof. The stack yard lies to the north east of the main steading building\*.

### The Technical Annex

2.7 The Technical Annex is an impressive grade B Listed building (*pictured middle right*) built in 1903, originally as a boarding and technical school for the sons of Highland crofters. It was commissioned by Millicent, Duchess of Sutherland, with joint funding from the Duke of Sutherland, the Duke of Portland and Andrew Carnegie. It has provided a variety of training opportunities for local students and was used until June 2000 by Golspie High School for teaching technical subjects.

2.8 It comprises of two storeys and an attic floor, containing the former classrooms and dormitory rooms. It is constructed in a greyish rubble stone and has a pitched slated roof with a number of original traditional dormers.

\* see detailed descriptions of all accommodation in the sales particulars.

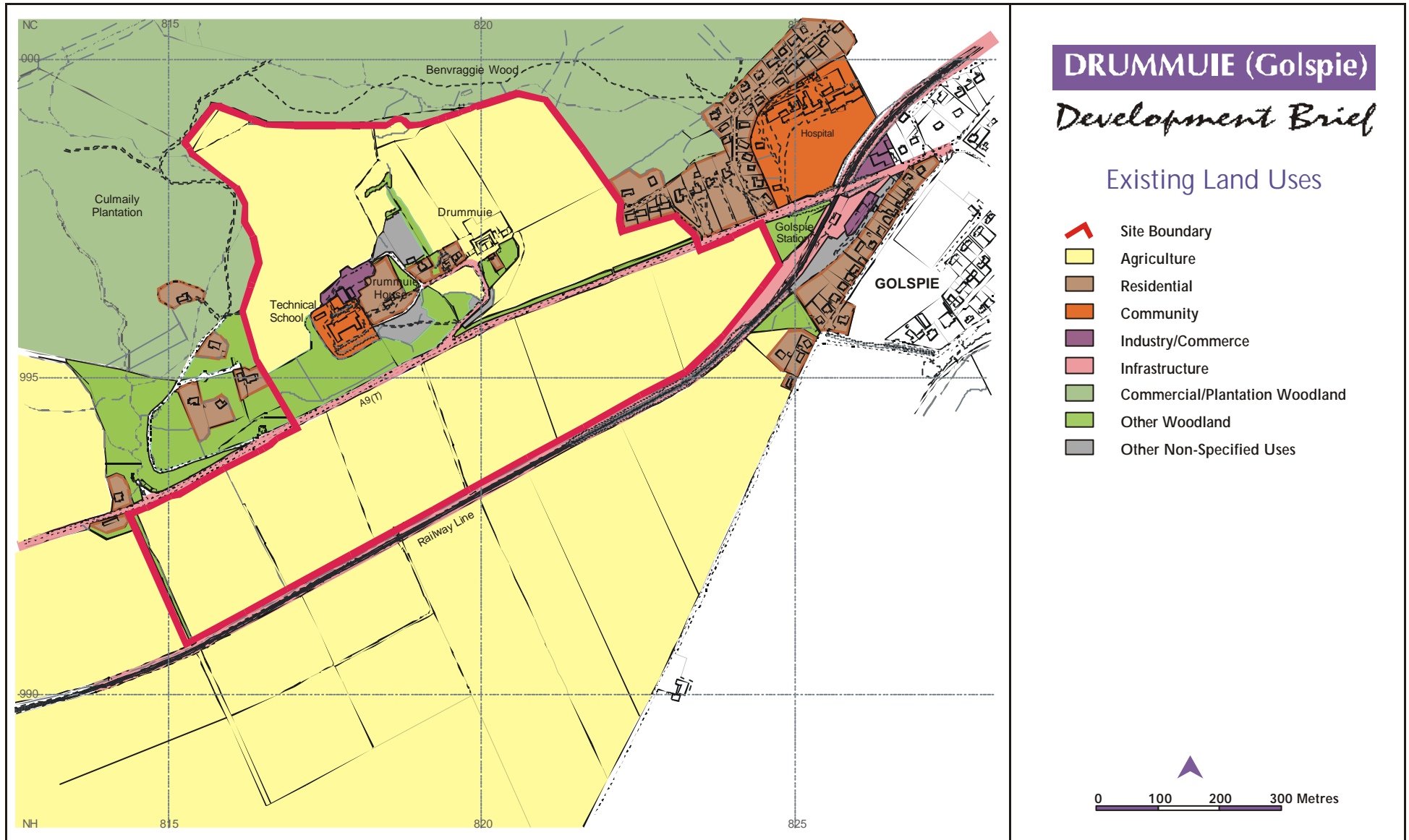
Later additions to the original building include flat roofed dormers and external metal fire escapes. The building is currently in a good state of repair. Any alteration, extension or demolition will require Listed Building Consent. This includes internal works, although the Council accept that some sympathetic conversion and extension of the buildings may be required to adapt them for future use. A small parking area is located in front of the building.

2.9 While occupying an elevated position above the A9, the building is hidden by woodland on the steep slope below. This woodland has lacked maintenance in recent years but scope exists to remove many of the conifer trees to allow replanting and open up views of, and from, the impressive frontage of the Annex. The Council has commissioned a tree survey as the basis of a potential Woodland Grant Scheme for felling and replanting, as well as longer term management. The large broadleaf trees along the A9 roadside edge are the subject of a Tree Preservation Order. This includes the more obvious 'avenue' from the main access towards the village.

### Other Buildings and Adjoining Uses

2.10 To the rear of the Annex, on a higher level, there are two workshops, an outdoor inspection ramp and a large hard standing area used in connection with the maintenance and parking of the Council's Education Service coaches (*pictured bottom right*). There is also an abandoned outdoor swimming pool. The present access to this area is narrow and largely unsurfaced. Improvement of this access will depend upon more significant development across the adjoining farmland. There is also the possibility that prospective developers may view the present use as not being compatible with the future use of the Annex or adjoining land. In such circumstances arrangements for relocation of the maintenance function to alternative industrial premises may be the responsibility of developers. The future of this facility may yet be determined by reorganisation of school transport contact arrangements.





2.11 Four private houses are located within the Brief area, between the Technical Annex and the farm stading. Future use of the available Council property, including access arrangements, should be compatible with them. The most significant of these houses is the Catagory B Listed Drummie House (*pictured top right*), built almost 100 years before the Annex. This has been restored to a high standard and is currently used for holiday letting.

2.12 A number of modern bungalows are located to the east at Drummie Terrace and west at West Drummie. Both areas are served by narrow access roads with very limited potential for further development. The Drummie Terrace properties are buffered from the A9 by part of the farm. Retention of this feature and provision of a safer access in association with the servicing of land to the south are desirable.

2.13 Scope exists to provide remote path links from the site into the adjacent Ben Bhraggie Wood, (*pictured bottom right*) where improvement of the network of paths and tracks, including the Queens Drive, is a community objective. New paths should avoid intrusion on the amenity of existing houses to the east and west.

2.14 To the south east is Golspie Railway Station and associated land. Safeguarding a future access towards the track in association with development would increase the potential for a new rail freight siding.

## 3. SERVICING

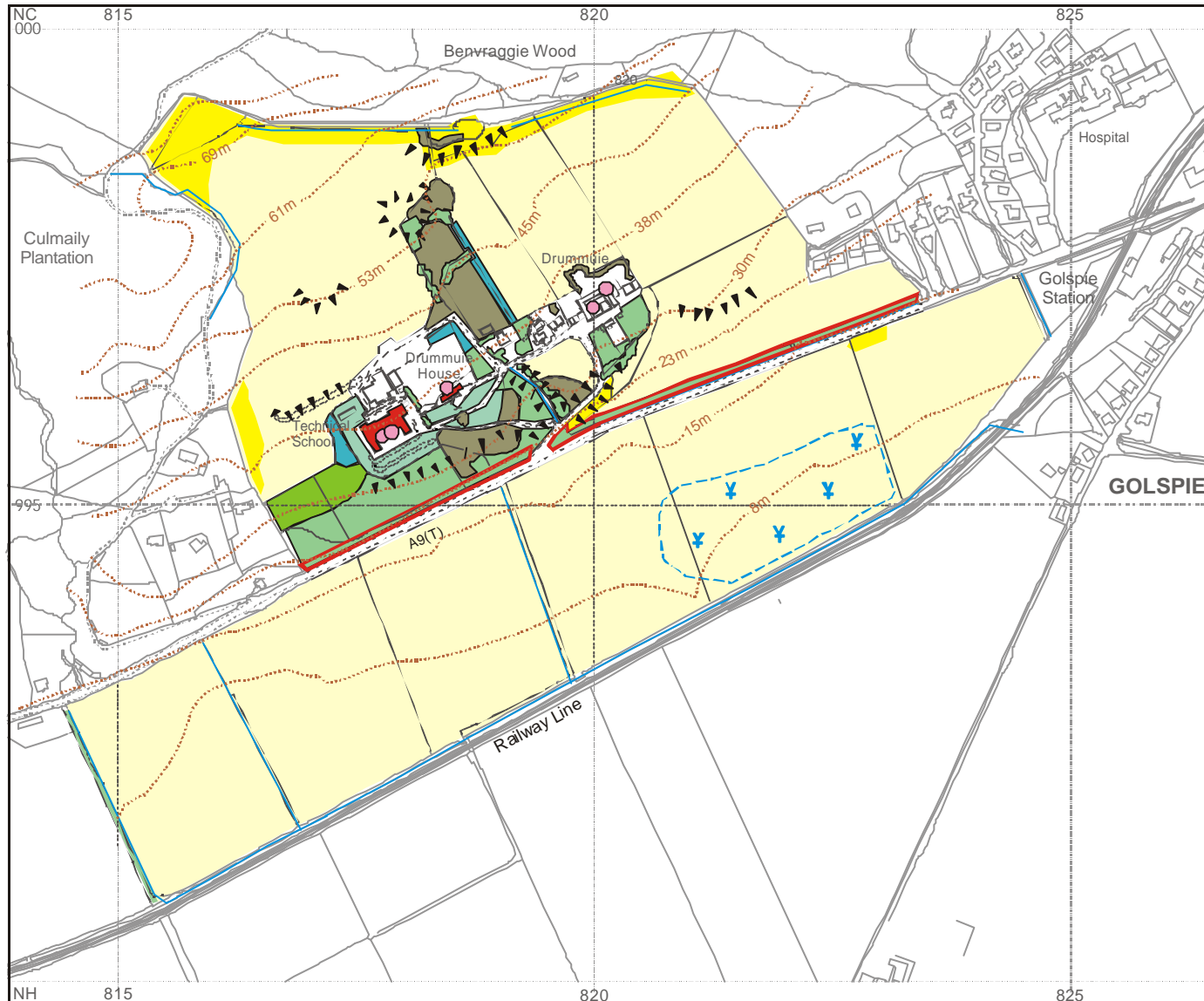
### Access and Traffic Generation

3.1 The complex of buildings is served by an access road that slopes up from the A9. This was modestly improved and adopted as far as the entrance to Drummie House and included two blind, right-angled turns. A single track width private access extends from this towards the Technical Annex. The access arrangements are suitable for the current level of use and possibly marginally more activity associated with re-use of the the Technical Annex and farm stading. Apart from agricultural related traffic, development that intensifies the current level of use of the unadopted track to the vehicle maintainance area will not be favoured.

3.2 Development over the open farm land would require more substantial road works. In particular, the existing A9 junction would require widening and the creation of a right hand turning lane to Trunk Road Authority standards. Within the site, widening to a minimum of 6 metres would be required over the first 110 metres (to the first bend) to form the first section of a distributor road. This should continue in phases in a north easterly direction up the slope then loop round to the rear of the Technical Annex to serve successive phases of development. This will necessitate careful engineering works across the steeper lower edge.

3.3 The lower side of development of the business park area will be served by a single access from the trunk road, again to a standard now agreed with the Roads Authority. This includes a right hand turning lane that will also improve the Drummie Terrace access. There are proposals for a village 'gateway' treatment by the Scottish Executive to help slow traffic on the approaches to the village. This will include relocating the 30-mph signs further to the west.





## DRUMMIE (Golspie)

### Development Brief

### Survey Map

#### Ground Cover/Vegetation

- Rough Grass/Pasture Land
- Gorse
- Broadleaf Woodland
- Coniferous Woodland
- Mixed Woodland
- Lawn
- Mix of Gorse/Bracken  
Regenerating Woodland  
and overgrown areas

#### Physical Features

- 45m<sup>+</sup> Contours
- Steeply Rising/Visually  
Prominent Ground
- Poorly Drained Area
- Water Course/Drain

#### Heritage Features

- Tree Preservation Order
- Listed Building
- Archaeological Site





3.4 A narrow tarred footpath runs along the northern edge of the A9 carriageway from the Technical Annex junction to the village. This connects with an unsurfaced and somewhat overgrown direct link to the Annex, which should be upgraded. A new direct link from potential north eastern development areas towards the village should be created through the buffer area in front of Drummie Terrace. Similarly, the creation of a more direct path link from the north east corner of the business park site is desirable. All new paths, including those to be formed across the site in association with more intensive development, should be capable of use by cyclists.

### Water Supply

3.5 The North of Scotland Water Authority (NOSWA) advise the site is partially supplied with mains water below the 45 metre contour. Above this, development will generally require costly augmentation of the supply. Consideration should also be given to a high-level storage tank to service the area and looked at as part of the overall development. A contribution may be required from developers.

### Drainage

3.6 The village sewage treatment facilities are in the process of being upgraded. Overall there will be sufficient spare capacity to accept foul drainage by gravity from future uses at Drummie. Outwith the site, upsizing of existing sewers is necessary to augment their capacity and cope with any significant development. Surface water should be discharged separately to a watercourse and a Sustainable Urban Drainage System considered when designing for such disposal. This might allow creation of water features on the lower farm land for local recreational, amenity and natural heritage value.

### Electricity

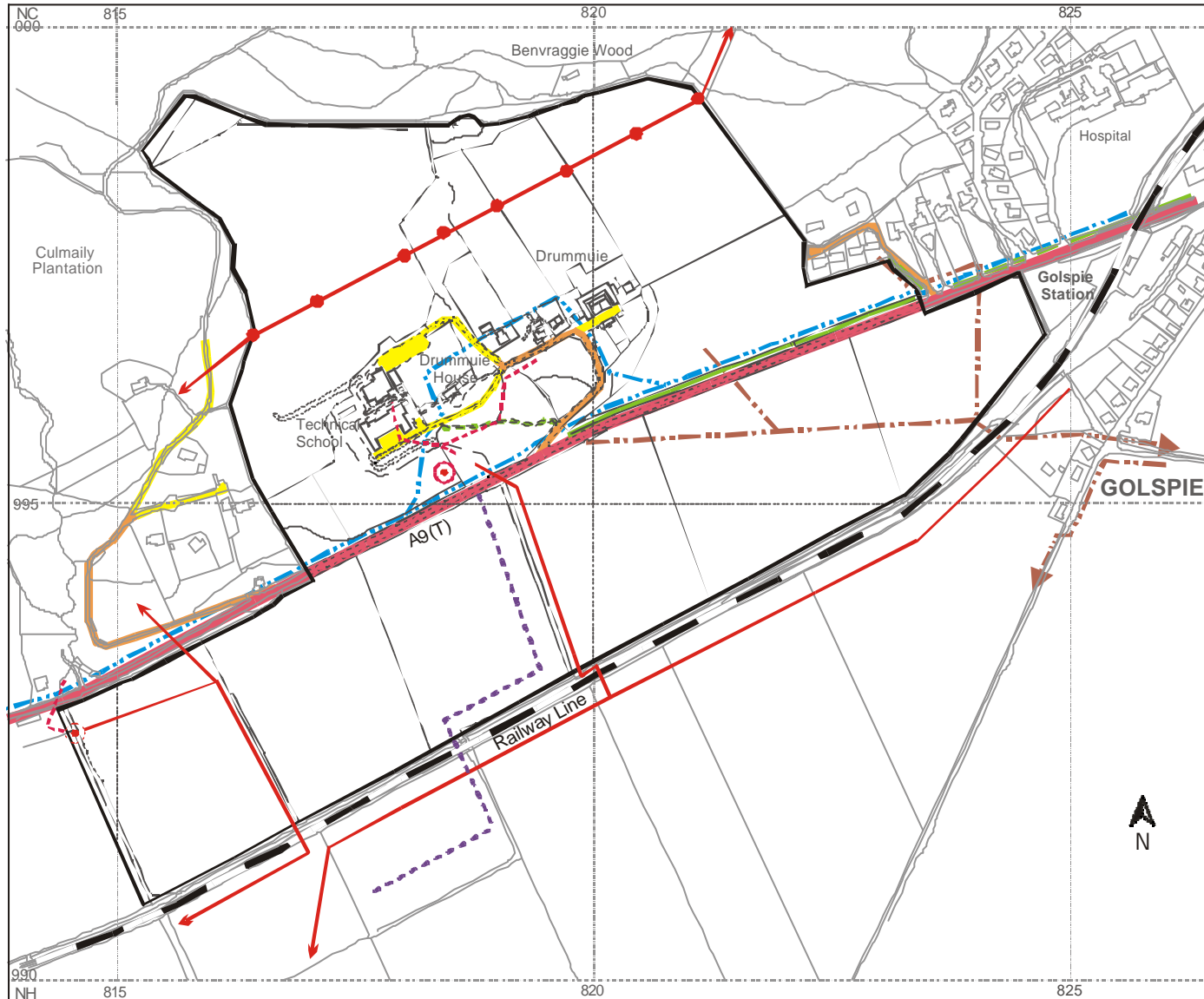
3.7 Any future development would be supplied from the existing 11,000 volt network situated at the east of the village. There is sufficient capacity in the network to cater for most needs. However, this would be reviewed as development proceeds and depends upon individual applications for supply. An existing 11,000 volt overhead line serves the pole transformers within the area and an 11,000 volt underground cable serves the Technical Annex. These should be utilised and/or removed as required when development reaches these areas. A 33,000 volt overhead line runs across the northern part of the site to the rear of the Annex and would be very expensive to divert or place underground. All lines and underground cables are marked on the Services Map (page 9). Development safeguarding margins will be required where cables are retained and are governed by ESI Standards 43-8, Issue 2 for "Overhead Line Clearances".

### Telecommunications

3.8 An ISDN cable was installed by Scottish Telecom along the route of the A9 road in 1998. Golspie has a fully digital exchange that can support all digital services, with the exception of ADSL, as this present time. For any digital products a 1km length of fibre cable will be required between the Golspie Exchange and the area. British Telecom will cover the cost of this new cable, as it is included in the product price. Should development require resilience i.e. for the provision of a Call Centre, then additional network build to a second exchange may be required. A detailed survey would be carried out to determine costs payable by the customer.



Top: Existing A9(T) junction.  
Bottom: A9(T) in foreground, with poorly drained lower field beyond.



## DRUMMUIE (Golspie)

### Development Brief Services

#### Access

- A9 Trunk Road
- Adopted Access Road
- Other Road
- Railway Line
- Public Footpath
- Other Footpath (un-surfaced/overgrown)
- Right of Access

#### Water / Drainage

- Water Main
- Public Sewer

#### Electricity

- 33kv Line and Poles
- 11kv Line
- Low Voltage Line
- Transformer



## POLICY

4.1 The South and East Sutherland Local Plan, adopted in May 2000, establishes the statutory detailed planning framework. The following General Policies apply:-

**Settlement 6** to the areas preferred for development where: *“the Council will promote the planned expansion of the community”*.

**Environment 3** to the other parts of the farm where: *“the Council will presume against development, particularly where there is significant damage to heritage, amenity or public health”*.

More specifically in the Golspie Village Statement the following policies apply (SEE MAP opposite):-

**Policy 5** on page 46 states: *“There will be a presumption against unplanned housing development in the open countryside on the settlement edges indicated on the Inset Map. More substantial and/or longer term needs could be met at Drummuie Farm (see 21)”*.

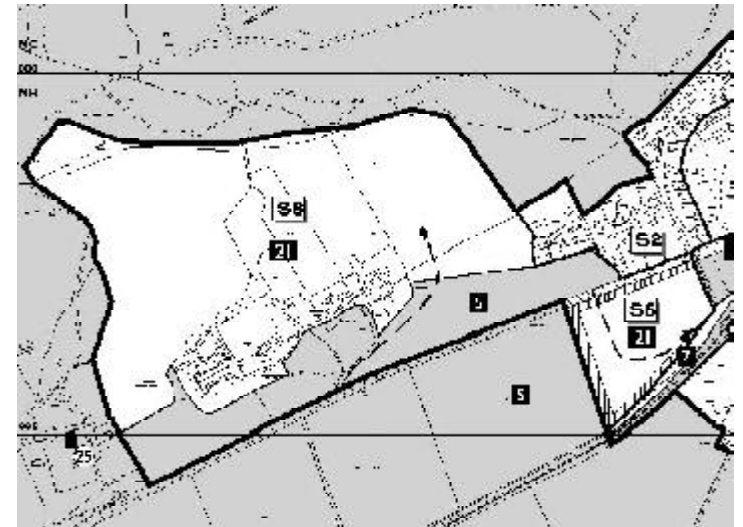
**Policy 21** on pages 47 and 48 states: *“At Drummuie the Council has begun the consultation process to declare the High School Technical Annex, some additional buildings and the farm, surplus to educational requirements. If alternative technical facilities can be provided at the main High School complex (see 13) and the farm has a limited future as a single agricultural unit there is potential to re-use buildings and develop land to help boost the long term economic future of the village. More specifically the Council considers that there is potential for the following:-*

- ◆ Development of part of the farm to the south of the A9 for potential business and light industrial use, including conventional and high technology workshops as well as a call centre. Buildings should be of a high quality design, set in well-landscaped grounds on this prominent site at the main western approach to the village. Proposals should emphasise the 'gateway' to the village and have regard to ground conditions as well as services passing through the site. The layout should also include the safeguarding of a vehicular access through the site from the A9 to a potential rail freight siding beyond the south east boundary (see 7).
- ◆ The re-use of the Technical Annex (Listed) and associated buildings for either further education, business/office (headquarters type) or large hotel.
- ◆ An additional allocation of land north of the Technical Annex for business and light industrial use.
- ◆ The reservation of approximately 6 hectares of land north and east of the buildings for medium to long term housing requirements. Full development of this area would require upgrading of public sewers and the water supply.

*Overall, development will be guided by a brief which will include requirements to improve access from the A9, provide appropriate buffering from the Trunk Road, safeguarding the wooded setting and retain most of the land south of the A9 in agriculture”*.



Above: Cover of South & East Sutherland Local Plan



Above: Extract of Golspie Inset from the South & East Sutherland Local Plan

## 5. RECENT STUDIES AND ACTION

5.1 In November 1999, a feasibility study was completed on behalf of Golspie Community Council into the prospect of the community purchase of Drummie Farm. This was commissioned because of fears that the sale of the land to a private developer might lead to development over which the community had no control and was not in the public interest. The study concluded that community control over most of the land south of the A9 might be the most feasible proposition. In this area, apart from retention of agricultural activity, the study indicated the potential for public access, interpretation and amenity use. The study also concluded that preparation of the development brief also offers a significant opportunity to influence the use and development of remaining property.

5.2 The Drummie area was also examined as part of a wider investigation into the need for additional education and training for farmers and crofters in the Highlands and Islands. This study - commissioned by HIE, the Crofters Commission and the Highland Council - was completed in April 2000. It identified the growing demand for low cost locally delivered and appropriate training and advice on grants and schemes for smaller and tenant farmers across the Highlands and Islands. This concluded that it would not be appropriate to offer such training at one centre, say at Drummie, and therefore the use of the property for this purpose would not be significant. However, the study indicated the possibility of some wider skills or training use for Drummie, including local courses in agriculture and crofting.

5.3 The Local Plan was the subject of extensive consultation and its adoption in May 2000 confirmed the principle of developing the Drummie area guided by a Brief.

5.4 Completion of the Technical wing extension of the main High School at the end of the 2000 summer term allowed the Drummie Annex to be vacated.

5.5 Planning consent was granted in August 2000 for the layout and servicing of the proposed business park on behalf of Highlands and Islands Enterprise. Detailed guidance for development is outlined in pages 12,18 and 20.



*Above: Proposed Business Park Site*

## 6. DEVELOPMENT POTENTIAL

### Development Factors

6.1 The following main considerations govern the development potential:

- ◆ securing viable use(s) for the Listed Building is a priority, including sympathetic conversion and extension;
- ◆ the strong desire to create more employment opportunities in Golspie;
- ◆ the need to make additional land available for housing to increase the choice of locations and a longer term supply in the village;
- ◆ improving access from the A9 Trunk Road and construction of successive phases of distributor/ internal access roads;
- ◆ upgrading water supply to the upper part of the land;
- ◆ extending the sewer network;
- ◆ the 33kv electricity line passing through the upper farm land;
- ◆ the need to maintain most of the open outlook across the lower land;
- ◆ the need to maintain and enhance the wooded setting and landscape framework;
- ◆ the need to safeguard the amenity and access of the existing houses;
- ◆ the prospects for retaining most of the farm as an agricultural unit; and
- ◆ the desire for increased public access, including the development of links to adjoining woodland, for recreation/amenity purposes.

### Development Areas and Preferred Uses (See Development Framework Plan 1)

#### EARLY PHASES

6.2 The following area is to be serviced by Highlands and Islands Enterprise to help regenerate the local economy:-

**AREA 1: BUSINESS PARK** on 2.6 ha. to the south of the A9.

- ◆ Site servicing has commenced to provide up to nine individual plots (a to i) ranging from 750 m<sup>2</sup> to 3100 m<sup>2</sup> (see page 14).
- ◆ Safeguard access through the land to the railway to allow for a potential small scale siding with trackside loading area.
- ◆ Developers should contact NOSWA to determine measures required to divert or protect the public sewers crossing the site.
- ◆ No building shall encroach within 15 metres of the edge of the A9 Trunk Road carriageway (as upgraded) or within 6 metres of internal site access roads.
- ◆ Proposed uses shall generally fall under Class 4 Business Use as defined within the Town and Country Planning (Use Classes) (Scotland) Order 1997, and any amendments thereof, other than with the separate express approval of the Planning Authority. Particular scope for conventional offices, a call centre and high technology research and development units.
- ◆ Commensurate with this prominent 'gateway' location on the western approach to the village, buildings should be of an appropriate scale and high design quality, set in generous landscaped grounds.
- ◆ Future expansion of business uses beyond the approved site should be considered either on sites identified to the north of the A9 or into the field to the west.

(See Detailed Development Guidelines on page 20)



*Above: The main access to the Technical Annex, front lawn and woodland.*

6.3 The following areas can be developed without the need for major upgrading or infrastructure:-

**AREA 2: FARM STEADING** within a 0.27 ha. site.

If and when the farm buildings are no longer required for agricultural purposes, the existing steading buildings would be suitable for conversion and/or redevelopment. Potential uses include:-

- ◆ Residential, including affordable housing;
- ◆ Small workshops - craft, light industry;
- ◆ Home working units;
- ◆ Commerce/tourism - public house, restaurant, local shop, offices, self-catering holiday accommodation.

**AREA 3: TECHNICAL ANNEX** - A total site of 0.6 ha., comprising the listed building and additional land for parking and extension.

- ◆ The lawns to the front of the Annex and Drummuie House shall be retained and extended down the slope through appropriate woodland management as an integral feature of the character and setting of these buildings. Additional parking should not encroach upon this setting.
- ◆ Development should not breach the "building line" denoted by the front gable ends of the Annex.
- ◆ Any extension to the building should reflect the scale and proportions of the original, be juxtaposed so as not to impose on its character and setting and generally reduce in height from a maximum of two storeys and attic at the core of the site to 1 - 2 storeys towards its edges. The sensitive application of quality materials and finishings will be essential in creating a development which appears complementary and subservient to the main Listed Buildings.
- ◆ Access for vehicles shall be taken via the existing roadway along the frontage. Developers should also upgrade the remote pedestrian route towards the A9.

- ◆ Favourable consideration will be given to one or a mix of the following uses:-
  - training/education facilities with residential/ hostel accommodation, possibly as part of the UHI;
  - business/office (e.g. government office, national/regional agency relocation, company (H.Q.), technology centre;
  - permanent residential or holiday/self catering flats;
  - a large high quality hotel with associated leisure facilities;
  - indoor leisure and other facilities to service tourist/holiday or residential training centre.

**AREA 4: EDUCATION SERVICE VEHICLE MAINTAINANCE AND PARKING** - total area of 0.25 ha.

The preference is for these facilities to continue to operate along present lines, certainly in the short term. The future of a Council run facility may yet be determined by alternative arrangements for school transport provision. More immediate relocation of the facilities to avoid hinderance to development prospects should be at the developer's expense. Coach parking is available in the dedicated area adjacent to Golspie High School. The prospect of a suitable alternative site for maintainance facilities within Golspie are limited, but there is potential to locate these at the Brora Industrial Estate, adjacent to the Roads and Transport depot.

- ◆ The limits of the existing access mean that prospects for re-use or redevelopment of the area will depend upon the level of traffic generated. Improved access from the east via a new distributor network would maximise development potential. On completion of this the existing steep section of access should become a foot/cycle path.
- ◆ Future development should be compatible with use of the Technical Annex and should minimise impact upon Drummuie House through additional tree planting or a landscape buffer.



*Top: Farm Steading.  
Bottom: Rear of Annex with Education Service vehicle maintainance workshops and parking area*

- ◆ Potential uses include one or a mix of:
  - business/light industrial workshops;
  - home working units;
  - commercial, associated with tourism, hotel, self catering;
  - education/training;
  - residential.

## REMAINING LAND

6.4 In respect of the remaining land there are two broad options:

- (A) agricultural; and
- (B) further expansion of the village for a range of residential and employment related development.

### OPTION (A): AGRICULTURE

(See Development Framework Plan 1)

6.5 Under this option the land could be made available as follows:-

(i) A single unit comprising almost 39 ha. in its present condition. Purchasers have the option to restore and upgrade existing farm buildings or convert them to alternative residential or tourism use (see Area 2 above). Potential exists for a community farm with related enterprises. Replacement buildings could be erected in the following areas:

- A. east of the existing complex; or
- B. north of the former vegetable garden area.

(ii) Subdivision into a smaller community farm unit and/or croft type holdings. Smallholdings (4 to 6 in number) should be located north of the A9 and may include provision for small business/home working potential. Partial development of the farm should not prejudice potential development of the remainder, as per uses indicated in OPTION (B).

6.6 The poorly drained land below the A9 offers potential for low key countryside recreation based on a wetland habitat and Sustainable Urban Drainage Scheme. Assistance with management, enhancement and appropriate interpretation and visitor facilities may be available from other public sector organisations through the Countryside Premium, Rural Stewardship, Habitats Enhancement Initiative or similar scheme.

6.7 The Council would retain the woodland and open space between the A9 and the Annex and Drummie House.

### OPTION (B): MEDIUM TO LONG TERM EXPANSION OF GOLSPIE

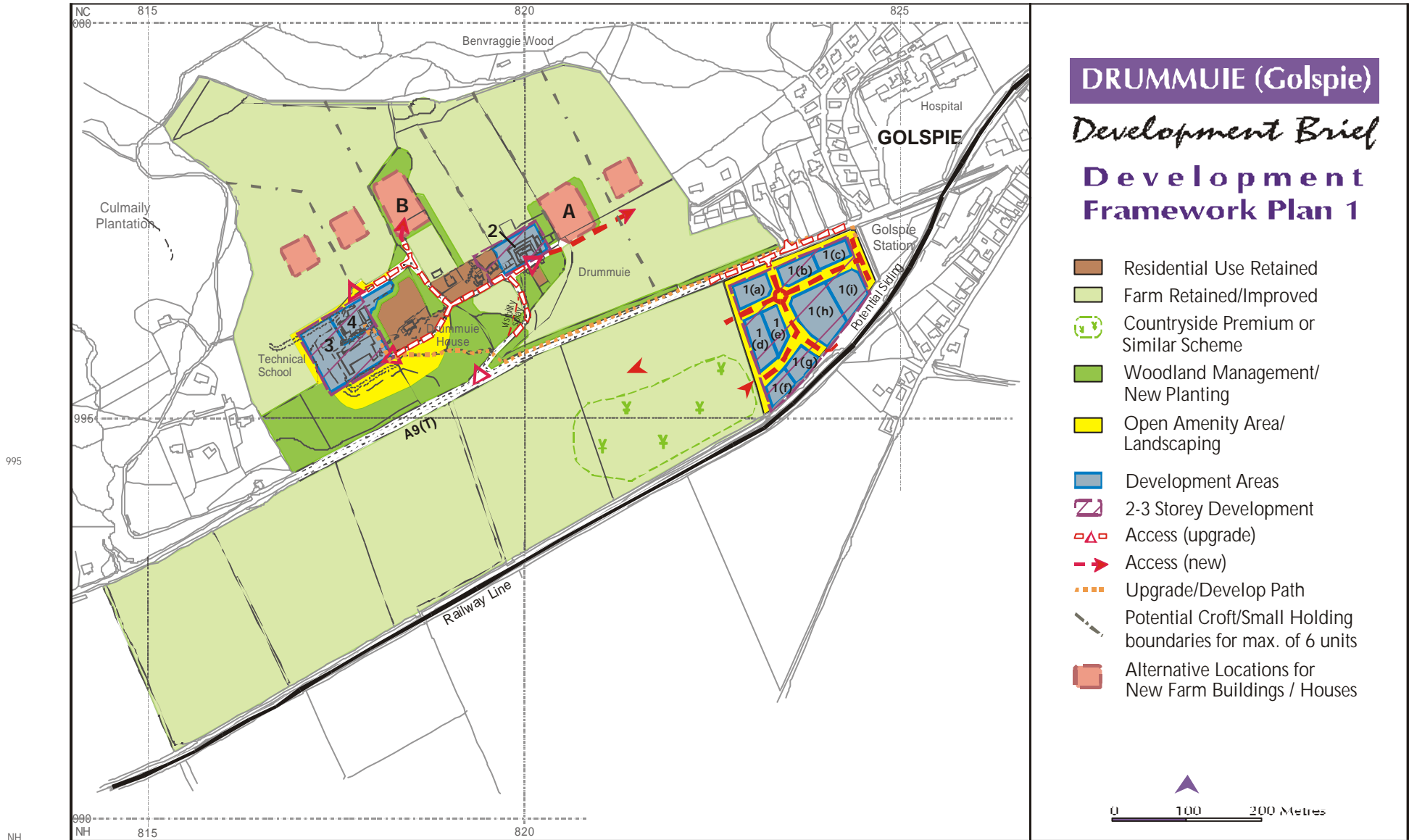
(See Development Framework Plan 2)

6.8 This option could maximise the development potential of land north of the A9. However, apart from market considerations, such potential depends upon significant investment in infrastructure, notably:

- .. the improvement of access from the A9, involving the construction of a right hand turning lane and slip lanes; construction of a new distributor road (see para. 3.2 above);
- .. extension of the sewer network following the servicing of the business park; and
- .. augmentation of the mains water supply (see para. 3.5)



Above: Farmland





Thereafter Areas 5 to 17 listed below can be developed. The order in which these areas are listed corresponds with phasing associated with successive sections of the internal distributor road. Detailed development guidance is indicated on pages 18 to 22 below.

6.9 The upper farm land shall be retained on short term grazing lets until required for development. This may also entail modest improvements to farm buildings and stock fencing.

6.10 Under this option developers will require to discuss with the Council, arrangements for the future management of common woodland areas.

**AREA 5:** Housing on 1 ha. - 8 to 12 plots for private development.

**AREA 6:** Housing on 1.1 ha. - 10 to 12 plots for private development.

**AREA 7:** 0.7 ha. for either:

- housing;
  - up to 10 private plots; or
  - 15 affordable/social needs units; or
  - 6 to 8 home working units; or
  - a mix of the above; or
- small business workshops.

**AREA 8:** Housing on 0.9 ha. - 10 plots for longer term development.

**AREA 9:** Housing on 0.65 ha. - 6 to 8 plots for longer term development.

**AREA 10:** 0.55 ha. for either:

- housing;
  - upto 6 private plots; or
  - 8 affordable/social needs units; or
  - 5 home working units; or
  - a mix of the above; or
- small business workshops.

**AREA 11:** 0.1 ha. for either:

- a single house plot or home working unit; or
- a small business unit; or
- a small local shop with attached residential accommodation.

**AREA 12:** 0.52 ha. for either:

- residential - 4 to 6 plots or up to 20 flats (2/3 storeys); or
- business/light industrial workshops; or
- tourist related uses - self catering (inc. time-share, indoor leisure); or
- education/training.

**AREA 13:** 0.6 ha. for either:

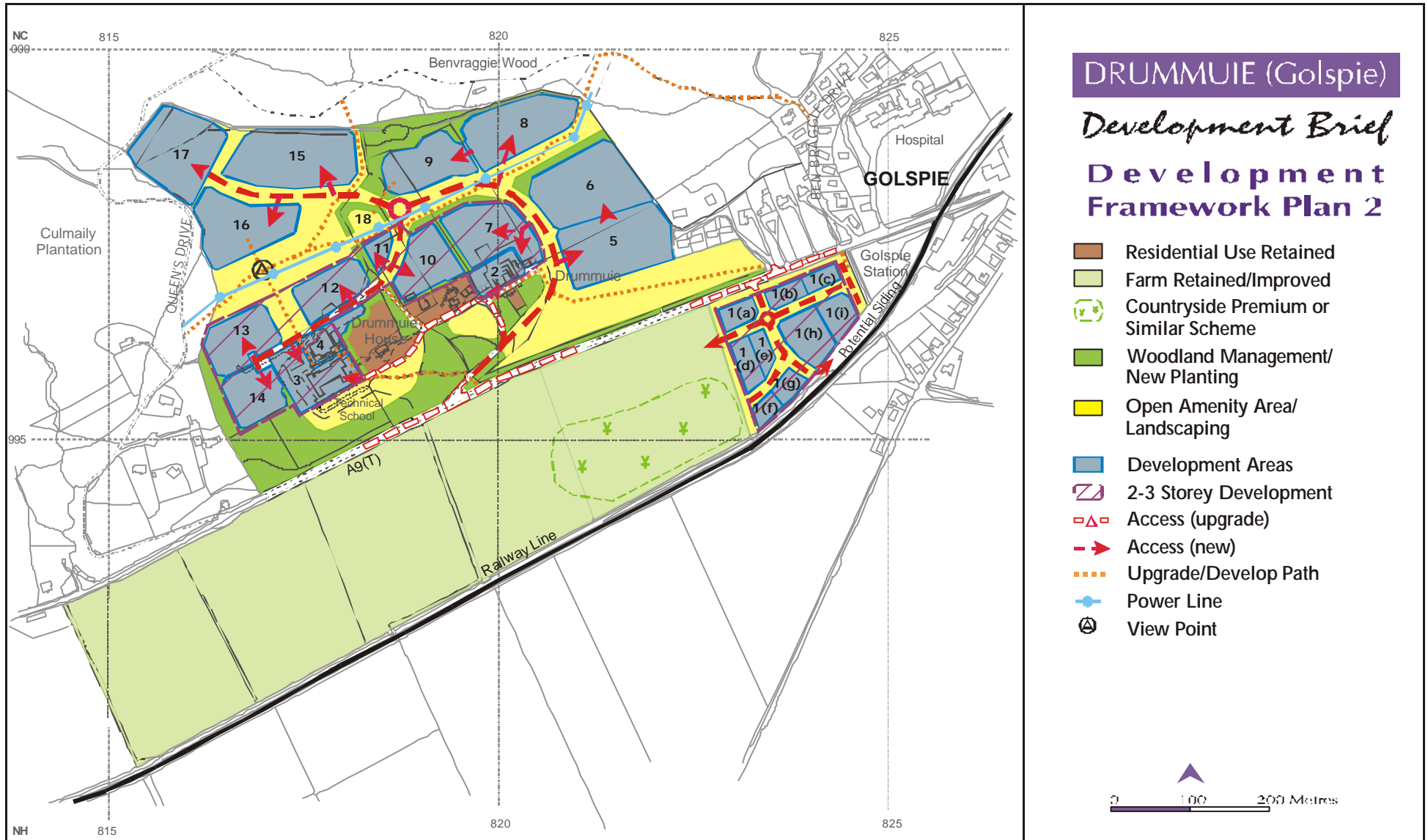
- residential - 4 to 6 plots or home working units; or
- business/light residential industrial workshops; or
- tourist related uses - self catering (incl. time-share), outdoor leisure (incl. playing fields); or
- education/training.

**AREA 14:** 0.45 ha. for either:

- residential - 4 plots or home working units; or
- business/light industrial workshops; or
- tourist related uses - self catering (incl. time-share), indoor or outdoor leisure; or
- education/training.



*Above: The slope beyond Drummuie Terrace, across which the construction of a new access distributor road is essential to help maximise the development potential of the upper land.*



**AREA 15:** 1.1 ha. for longer term development comprising either:

- .. residential - 8 to 12 plots or home working units; or
- .. holiday/self-catering accommodation (a more remote location for time-share lodges).

**AREA 16:** 0.9 ha. for longer term development comprising either:

- .. residential - 6 to 10 plots or home working units; or
- .. holiday/self-catering accommodation.

**AREA 17:** 1.1 ha. for longer term development comprising either:

- .. residential - 8 to 10 plots or home working units; or
- .. holiday/self-catering accommodation.

**AREA 18:** 0.1 ha. for equipped play area to be provided close to completion of development on Areas 7 to 11.

### Other Land

**6.11** The Council shall retain the field immediately to the west of the business park in the event that it is required for longer term expansion of the business park. It will be available for short term grazing purposes for a countryside recreation/amenity scheme.

**6.12** With the exception of land required for improvements to the existing access to the land north of the A9, the four remaining lower fields south of the trunk road (**picture bottom right**) will be available for sale or lease for agricultural use.

## DEVELOPMENT PRINCIPALS

Proposals should adhere to, or take account, of the following requirements:-

### NORTH OF THE A9 TRUNK ROAD

1. Planning permission will only be granted for the development of part of the site where it can be demonstrated that the proposals can be properly integrated into the wider layout as a whole.
2. The Council may seek a Section 75 Agreement with developers/landowners to ensure that development proceeds at a rate consistent with spare capacity in infrastructure and facilities and to secure the phased release of allocated land.
3. The Council will expect any adjustment to the local road network and access to the site necessary to service future development and be met by developers.
4. No development shall encroach into the buffer area of amenity woodland and open land in the corridor ranging between 50 and 90 metres back from the A9 Trunk Road.
5. Property boundaries should be set back at least 10 metres from the edge of the main/distributor access road. This will allow the creation of a landscape corridor sewn mostly in easily maintainable grass but with the integration of selective areas planted up with a mix of shrubs and clumps of trees outwith access visibility splays.
6. The scale of buildings on the more open and higher ground should generally be single or one and a half storeys. In the immediate vicinity of existing buildings no development should exceed two and a half storeys.

(See *Development Framework Plans on pages 14 & 16*)



*Top: Potential development Areas 12 to 17 and amenity land to the north of the existing vehicle maintenance and parking facility development.  
Middle: Areas 11 and 18 with potential for community, recreational and residential use.*

## ALL LAND

### Building Lines

7. South of the A9, no building shall encroach within 15 metres of the edge of the upgraded carriageway.

8. No building shall encroach within 6 metres of internal site access roads.

### Orientation

9. New buildings should be sited to take advantage of the southerly aspect, in order to maximise views and energy efficiency.

### Landscaping/Open Space

10. The Council will seek to ensure that development:

- ◆ adheres to the landscaping/open space and planting framework;
- ◆ includes the early implementation of structural planting;
- ◆ integrates built forms, green space, landscaping and pedestrian links as part of an overall concept; and
- ◆ is phased in association with development areas.

11. Developers will be responsible for laying out and developing all areas of open space, landscaping and footpaths indicated. Key features are:

- ◆ the buffer area in front of Drummuie Terrace;
- ◆ the 33 kV. power line corridor; and
- ◆ the knoll/viewpoint feature above the Technical Annex.

12. The development framework allows for wildlife corridors and safeguards natural landscape features and habitats. Landscaping should provide buffer zones between different uses within the site.

13. The layouts should encourage walking and cycling in accordance with the path network, linking groups of dwellings with convenient open spaces, the main play area and other uses, the surrounding woodland, and towards the village.

14. Developers will provide the recreational open space and play equipment as an integral part of the proposals in accordance with the development framework. This should include provision of play space based on the standards set out on Table 1 on page 21.

### Trees

15. A comprehensive tree survey and report will be required for all other areas outwith the woodland wrapping around the south side of the existing buildings. This must include details of proposed tree retentions, measures for their protection and management, development safeguard distances, tree planting and proposed removals. An ongoing management programme will require to be agreed with the Council. Alternatively, the Council will consider extension of Tree Preservation Order powers.

16. There will be a presumption in favour of retaining all healthy and structurally sound trees on development sites. An adequate safeguard distance (normally 20m or tree height, if greater) from retained trees and those on land adjoining the brief area will be required.

17. Appropriate safeguards for the avenue of mixed deciduous trees flanking the north side of the A9 will be required of any new access engineering works.



*Above: A landscape buffer should be maintained either side of the A9 Trunk Road*

## Archaeology

18 There are five recorded archaeological sites within the brief area, as indicated on the Survey Map (page 6). It is also possible that there will be further yet unrecorded sites. As such, there will be a requirement to undertake archaeological evaluations prior to development and define the presence/absence, nature, depth, extent and importance of any archaeological remains.

19. Developers must consult the Highland Council Archaeology Unit and the Area Planning and Building Control Manager prior to any planning application being lodged. Developers should provide an assessment of the archaeological importance of the site as part of any application.

## Parking

20. Provision for parking must be made in close proximity with future use(s), utilising parts of the site which may be less attractive for development, or away from the A9 road frontage wherever possible. Developers should contact the Area Roads and Transport Manager (page 23) for advice on specific parking standards.

## Construction Waste

21. Contractors should be aware of SEPA guidance regarding the correct disposal of waste arising from a construction site, and are required to contact that Agency for clarification on any matter prior to the commencement of work.

## DETAILED DEVELOPMENT & DESIGN GUIDELINES

The Council expects developers to account for the following guidance when preparing proposals for the area.

### Design of All Non-Residential Buildings

8.1 In order to maximise the flexibility of use, there is no hard and fast requirement for a particular style of building. However, developers may wish to consider designs that reflect traditional local building styles and materials. The following guidelines apply:-

- ◆ No building shall exceed 12 metres or the equivalent of three storeys in height;
- ◆ The overall bulk of large buildings should be broken down to avoid long horizontal frontages;
- ◆ Facing materials shall be chosen for their good weathering characteristics and can include quality finishes in wet or dry dash, natural or artificial stone, brick, glass, slate or tile, as required;
- ◆ Large expanses of profiled metal cladding should be avoided and preferably confined to less prominent elevations;
- ◆ Colour can be used to break up the visual bulk of a building, although a wide variation in the range and use of garish colours should be avoided; and
- ◆ Roof pitches should be no less than 30°.



*Top: Existing access to rear workshops which could become part of the footpath and landscape network in the future development of Drummuie. Bottom: The commanding position and attractive wooded setting of Drummuie House. Following the siting, characteristics and orientation of this building will help to maximise views and energy in new development.*

## Business and Light Industrial Uses

8.2 Proposed uses shall generally be compatible with residential amenity. As such, they should not generate noise, air pollution, or external storage. Uses should fall under Class 4 Business, Class 5 General Industrial or Class 11 Storage and Distribution, as defined within the Town and Country Planning (Use Classes) (Scotland) Order 1997, and any amendments thereof, other than with the separate express approval of the Planning Authority.

## New Housing

8.3 Mix and Density: The Council favours opportunities for all housing tenures including low cost affordable homes for families, self or, individual plot building. Residential areas of small groups of various house types and densities (not exceeding 10 houses/40 habitable rooms/30 persons per acre) will be encouraged.

8.4 Plot Ratio: The Council will normally expect a maximum plot ratio (total building floorspace divided by plot area) of 30%. However, this will vary according to the form of development proposed and the character of the surrounding properties.

8.5 Road Layout: Direct access from individual houses to main distributor roads (except from Area 11) will not be permitted. Vehicular movement should be made convenient and safe by:-

- ◆ careful design to avoid through traffic movements;
- ◆ constructing the minimum, alignment and standard of roads necessary for the traffic they are intended to carry;
- ◆ application of management techniques which reduce the volume and speed of traffic where access roads serve small groups of dwellings; and
- ◆ use of shared surface cul-de sacs, where appropriate.

8.6 Privacy: The minimum acceptable distance between windows of rooms that are directly facing each other is 18m. If the windows are at an angle and effective and appropriate screening is provided, this distance may be reduced.

8.7 Daylighting: New development should not result in significant loss of daylight or overshadowing of any habitable or useable room within a neighbouring building.

8.8 Private Open Space: Table 2 on page 21 sets out the requirements for private open space within the curtilage of dwellings.

## House Designs

8.9 Form

- ◆ Buildings should have a rectangular plan;
- ◆ Underbuilding should be kept to a minimum;
- ◆ Single and 1/2 storeys should predominate, except in areas 2(a), 3, 4 and 10 to 14;
- ◆ Storm porches/extensions should have similar proportions/finishes to the houses.

8.10 Gable, Roof Pitches & Design Features

- ◆ The overall width of a gable should not be more than 2.5 times the height of wall from ground to eaves level and not less than the height of wall from ground to eaves level;
- ◆ The roof pitch should be in the range 35 - 55 degrees and ideally be between 40 and 45 degrees. Large overhanging eaves should be avoided. As such, the roof will be more effective against wind and rain and should require less maintenance as well as provide additional usable space;
- ◆ Slate is preferred but artificial slate or small tiles of smooth blue/grey/black finish are acceptable;
- ◆ Box dormers are not acceptable; and
- ◆ Where chimney stacks are proposed, their location on gable walls central to the roof ridge line, is preferred.

### 8.11 Walls

- ◆ Facing materials should be chosen for their durability and weather resistant qualities;
- ◆ The use of natural stone and/or harling is encouraged; but innovative designs incorporating glass and timber are also acceptable;
- ◆ Use of garish colours to be avoided and should generally be in the range of white/grey/buff/natural timber;
- ◆ Feature panels of artificial stone or other ornamental materials are not acceptable;
- ◆ Windows and door openings should have a vertical emphasis.

### 8.12 House Extensions and other alterations should:

- ◆ not dominate the original structure;
- ◆ be designed as an integral part of the property, reflecting its existing character;
- ◆ ensure materials, windows and doors are similar to those of the existing property;
- ◆ maintain neighbouring amenity, daylighting and privacy at an acceptable level; and
- ◆ be set back from the side property boundary by at least 1m.  
Conservatories should:
  - ◆ have base walls in materials to match the house; and
  - ◆ preferably be at ground floor level only.
 Dormers should:
  - ◆ be well below the ridgeline of the roof;
  - ◆ be drawn well back from the eaves;
  - ◆ not extended the full width of the roof;
  - ◆ not extend right up to the gable end;
  - ◆ relate to the windows in character, proportion and alignment; and
  - ◆ be finished to match the materials of the existing roof.

Table 1: Public Open Space

No. of Houses	Open Space Requirement (Sq. Metres)	Type of Open Space	Maximum Distance from House	Number of Pieces of Play Equipment
5-15	300-900	Pre-school children play space	1 minute walk	N/A
16-75	900-4500	Pre-school children play space Play Area for children 4-8 yrs.	1 minute walk 5 minutes walk	5
76-250	4500-15000	Pre-school children play space Play Area for children 4-8 yrs. and Kickabout Pitch	1 minute walk 5 minutes walk	5

Table 2: Private Open Space

House Type	Amount of Space
Detached or Semi-Detached	2.5 x ground floor area of house* (Minimum 100m)
Terraced	2.5 x ground floor area of house* (Minimum 70m)
Flats	25 sq.metres per 1 bedroom unit 40 sq.metres per 1 bedroom unit

*For house types marked \* there should be a minimum of 10 metres from the back of the house to the rear boundary*

#### 8.13 Garages should:

- ◆ be a minimum of 6m back from the edge of the public roadway;
- ◆ be designed to reflect the materials of the property; and
- ◆ not extend in front of the established building line.

#### 8.14 Boundaries

The use of traditional local boundary materials is encouraged.

- ◆ Co-ordinated frontage and boundary treatment, particularly along road frontages is preferred;
- ◆ Fences and walls should not exceed 1m in front gardens and 2m in rear gardens; and
- ◆ Modern ranch panelling and chain link fences are not appropriate.

#### 8.15 Ancillary Facilities

Outbuildings, sheds, bin storage, bunkers and drying greens should be provided to the rear and screened as appropriate from adjacent development.

#### 8.16 Open Space

Tables 1 and 2 below set out the generality of the Council's requirements. Table 1 is based on the National Playing Fields Association standard of 60m<sup>2</sup> of public open space per house. This guides the open space and landscaping framework on page 16.



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