

Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	1117
Housing Completions 2000-2006	22
Primary School Capacity/Secondary School Capacity (roll/physical capacity)	73% / 84%
Water Capacity (allocations versus capacity)	Limited capacity
Sewerage Capacity (allocations versus capacity)	Capacity

The settlement of Dornoch is a Royal Burgh whose history stretches back to the sixth century. Dornoch is sited at the edge of the Dornoch Firth with a south facing aspect and excellent views to the south. The settlement also enjoys a favourable micro-climate having one of the lowest rainfalls in Scotland.

The settlement functions as an administrative and service centre, this providing many of the local jobs. Tourism is also a major source of income for the area with visitors being attracted by the history of the settlement, the quality of the local environment and the Royal Dornoch golf course.

Dornoch has showed strong population growth in recent years and this is reflected in pressures on the housing market. This has made for a more difficult environment for first time buyers in the area and there is a need for variety in the market to cater for all sectors of the housing market.

Facilities for visitors can be found at the links area to the south of the settlement where the caravan park is situated. This area provides an essential part of the setting of the settlement and also has great value as a tourist and recreational resource.

Prospects

Development on larger land allocations has been slow since 2000, but recent proposals are to move forward in the near future which will contribute to the planned development of the settlement. Developments at Meadows Park Road and Sutherland Road have been recently approved and will offer choice and variety to the local housing market and contribute to meeting the need for affordable housing provision.

A significant area for development is planned for Dornoch North, which will serve the longer term expansion needs of the community. The development of this new neighbourhood will be led by the development of a masterplan which will guide the integration and phasing of development of the overall site. The developer will undertake consultation with the community to seek views from the community on the provisions of the masterplan. The masterplan will guide the fit with the existing urban structure, pedestrian and physical connections with the core of the settlement, the provision of facilities and infrastructure, landscaping and open space and phasing, underpinned by traffic, drainage, environmental and water and waste water network assessments as necessary.

The Dornoch Business Park is likely to become fully developed over the next few years as local businesses relocate to the site, land allocated to the south of the abattoir will provide potential beyond that. There is limited potential for infill of small business units at the Station Square Industrial Estate. There is a need to identify a possible new site for longer term development of business and industrial development. Opportunities for longer term larger scale provisions are likely to lie outwith the settlement and the Council will continue to investigate suitable locations.

The educational role of Dornoch is well defined with primary and secondary education and also the North Highland College. The College continues to offer a growing number of courses that reflect the distinctive needs and strengths of the area.

The development of a leisure facility for Dornoch is a long held aspiration of the community; developer contributions from new developments may be able to contribute towards achieving this. The potential for delivery of such a facility may depend on linkages with the primary and secondary school.

Waste water treatment is the subject of European Directives in terms of outfall quality and level of treatment; the plant itself has significant capacity. Water supply is limited but will feature as a priority within Scottish Water's forthcoming programme.

Site Allocations

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	2.8ha	Bishopsfield	30 units	Delivery of primarily affordable housing, footpath network links to village centre, mix of housing types.
H 2	1.8ha	Earl's Cross	9 units	Plotted development, utilising existing access.
H 3	4.2ha	Sutherland Road	33 units	Road widening and access improvements, provision of footpaths at road and through site to Evelix Road, landscaping and planting to all boundaries particularly on approaches to Dornoch. Address surface water drainage issues, scheme of archaeological work.
H 4	1.8ha	Meadows Park Road	102 units	Access improvements and footpath provision to Sutherland Road. Phased approach to development, equipped play area, landscaping and planting, appropriate disposal of surface water drainage, Archaeological investigations.
MU 1 (H/B/C)	18.5ha	Dornoch North	250 units	Site allocated for primarily housing use with associated business and commercial uses. Delivery of housing through plan period and beyond. Development of a masterplan through community consultation. The masterplan should address issues such as access provision and associated road improvements and all other associated infrastructure, phasing, layout indicating landscaping and early structural planting. Design should reflect the urban core of Dornoch with embedded design code. Provision of internal road linking the Poles and Embo Roads linked to progression of development. Archaeological investigation, flood risk assessment, landscaping, green space and planting. Address flood risk issues, through provision of appropriate flood prevention, alleviation and attenuation measures.
LT	12.9ha	Dornoch North Expansion	-	Longer term development, form part of the overall masterplan of Dornoch North. Indicate overall form of development across entire site, early landscaping and structural planting towards establishment prior to proposals coming forward. Provision of internal road linking the Poles and Embo Roads prior to commencement of development.
B 1	2.8ha	Dornoch Business Park	-	Suitable for business and light industrial uses. Potential expansion to east subject to suitable access, surface water drainage etc
C1	3 ha	Academy fields	-	Site reserved for development of facilities related to school/community/leisure uses.

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

Development Factors

- Need to integrate and phase larger scale development;
- The high quality of Dornoch's historic core;
- Coastal location adjacent to the Moray Firth SAC;
- Capacity of waste water network.

Legend

<p style="text-align: center;">SETTLEMENT</p> <p> Settlement Development Area (Policy 1)</p> <p> Conservation Area</p> <p> Proposed Access</p> <p style="text-align: center;">HINTERLAND</p> <p> Hinterland Around Towns (Policy 16)</p>	<p style="text-align: center;">ALLOCATIONS</p> <p>Site</p> <p> Housing</p> <p> Long Term</p> <p> Community</p> <p> Open Space</p> <p> Mixed Use</p> <p> Business</p>	<p>Ref.</p> <p> H</p> <p> LT</p> <p> C</p> <p> OS</p> <p> MU</p> <p> B</p> <p style="text-align: center;">NATURAL AND CULTURAL HERITAGE FEATURES</p> <p> National Importance (Policy 4.2)</p> <p> Local/Regional Importance (Policy 4.1)</p>
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