

**Golspie** (See Separate A2 Sheet)

Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	1418
Housing Completions 2000-2006	12
Primary School Capacity/Secondary School Capacity (roll/physical capacity)	63% / 47%
Water Capacity (allocations versus capacity)	Capacity
Sewerage Capacity (allocations versus capacity)	Limited capacity

Golspie is the largest settlement within Sutherland and is situated on the east coast located under the shadow of Ben Bhraggie. This historic core of Golspie may merit formal Conservation Area status. The population of the settlement has remained fairly static over the past 20 years. The settlement plays an important role providing service and a variety and mix of retail uses to a large part of Sutherland.

Golspie originated as a small fishing village on the main road north, situated midway between Loch Fleet and Brora, expanded in the early nineteenth century to house those evicted during the Clearances from the straths and glens of Sutherland. The arrival of the railway in 1868 brought tourists and as a result further development. There are a number historic buildings in the village, notably St Andrew's Church which dates from the early eighteenth century but which is built on the site of the medieval chapel of St Andrew.

**Prospects**

Recent housing development has been limited to smaller allocated sites within the settlement supplemented with piecemeal development in the wider countryside. However, larger scale proposals which will serve the medium to longer term needs of the community are moving forward. Development at Drummie is at an early stage, it will offer a variety of housing types and choices. Proposals are also progressing at Sibell Road offering further choice of available housing. There will be a need to monitor the levels of development to ensure that growth is maintained at a sustainable level.

As well as promoting and supporting the planned development of housing there is a need to assist and promote economic development within the settlement. Existing opportunities for economic development relate to the Golspie Industrial Estate which is at capacity and also to the Golspie Business Park where, despite take-up of plots being low to date, there are proposals for the development of several plots.

Lack of availability of land for industrial uses has led to the identification of further land to the west of the Business Park which can service the identified needs of existing local businesses. The development of the former Technical College at Drummie is underway and will consolidate the Council's service provision in Golspie, whilst also providing an impetus to further development on associated land and the adjacent business park.

The initial development of the Ben Bhraggie bike trail (Highland Wildcat Trails) is complete, with ancillary proposals underway, including the extension of foot and cycle path linkages. The facility will be an important tourist attraction for Golspie, with an anticipated 50,000 extra visitors per annum. Land at Rhives will allow development of caravan and camping facilities to service growth in visitor numbers; opportunities exist for the local business community to benefit from this attraction.

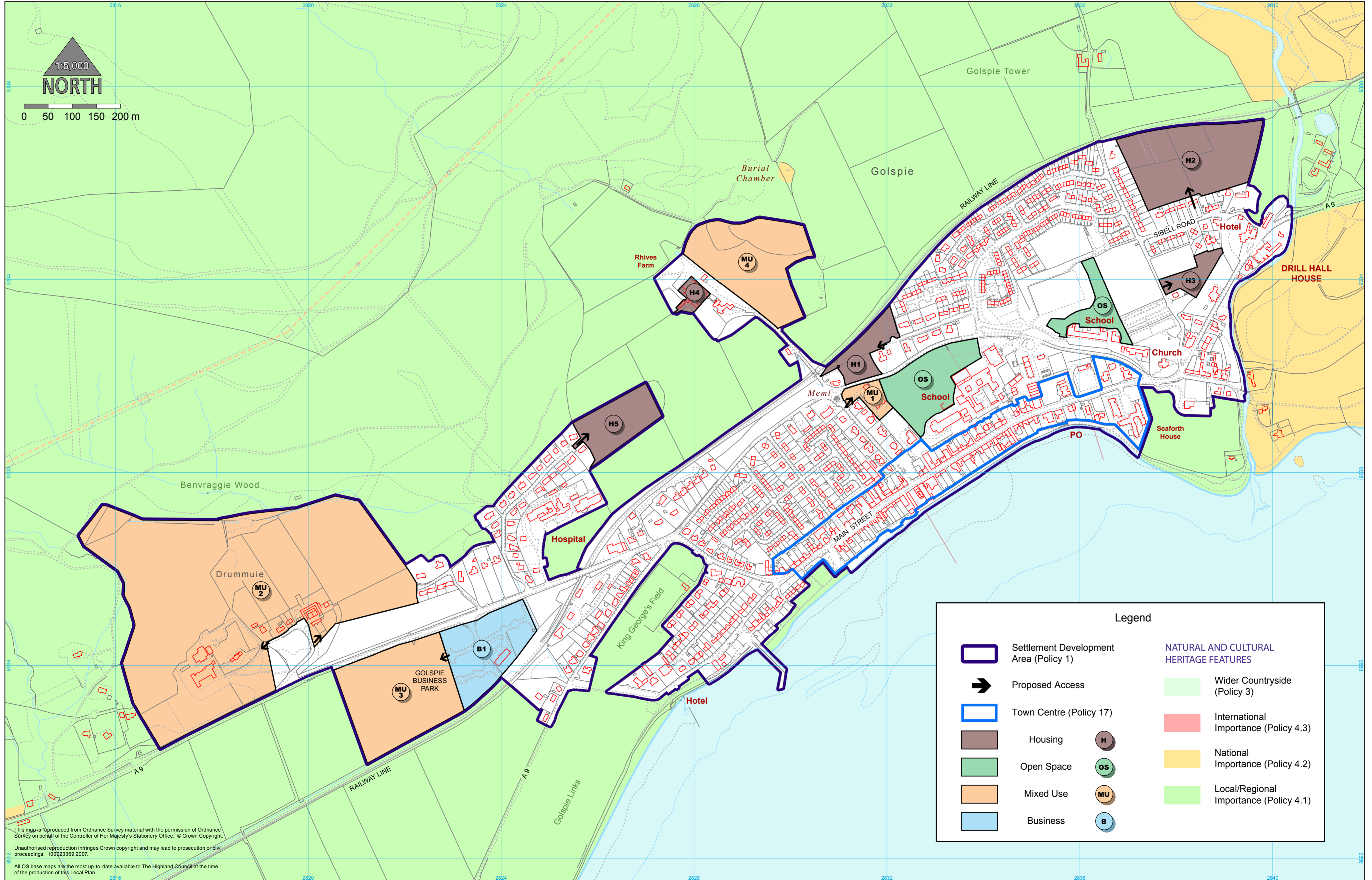
**Development Factors**

- Coastal location adjacent to the Moray Firth SAC;
- Constraint to waste water treatment;
- Maintain recent progress on housing and business development;
- Safeguard the village setting, including the wooded and open seaboard approaches.

**Site Allocations**

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	10.9ha	Woodland Way	10 units	Access improvements required, turning head provision, retention of trees.
H 2	3.8ha	Sibell Road	34 units	Access improvements, footpath provision at Sibell Rd brae. Design brief required, scheme of landscaping and phasing of development to be provided. On-site surface water drainage scheme (SUDS).
H 3	0.6ha	Adjacent Macleod House	8 units	Access/road widening improvements required. Drainage and SUDS issues.
H 4	0.2ha	Rhives Farm Steading	12 units	Redevelopment opportunity of existing farm steading. Need to upgrade access, provide passing places. Height restriction at railway bridge.
H 5	1.5ha	Ben Bhraggie Drive	15 units	Access constrained; home zone treatment to facilitate low level of development.
MU 1	0.4ha	Mackay House Hostel site	-	Site suitable for a variety of uses including business and residential. Need to investigate potential flood risk issue.
MU 2	18.8ha	Drummie	150 units	Mixed use development. Redevelopment of former Technical School for office development. Eastern part of site to provide mixed tenure housing. Remainder of site provides opportunity for variety of compatible uses. Improved access, provision of footpath link to town centre. Scheme of landscaping and planting to provide screening at "gateway" to settlement. Provide adequate SUDS solution.
MU 3	4.3 ha	Drummie (south)	-	Provision for mainstream industrial uses on land adjacent existing business park. Also potential for commercial development subject to proposals being judged against the "Commerce" policy of this Plan. Setback from A9, intervening land to be landscaped and appropriately planted to screen development. Provision of SUDS.
MU 4	3.7 ha	Rhives	-	Site suitable for tourist related development – caravan/camping and associated uses. Access constrained - height restriction at railway bridge, single carriageway – requirements relate to resurfacing, provision of passing places, traffic management measures. Presumption against housing development.
B 1	2.4 ha	Golspie Business Park	-	Existing business park. Support development of appropriate uses, primarily hi-tech and office uses.

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



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