

Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	1418
Housing Completions 2000-2007	13
Primary School Capacity/Secondary School Capacity (Roll/Physical Capacity)	63% / 47%
Water Capacity	Capacity
Sewerage 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 of 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. The defined Golspie settlement provides effective development allocations that can provide for the longer term development of the settlement in a sustainable way. Pressure for development within the settlement setting of Golspie will only be considered appropriate where this can be supported in terms of appropriate provision of infrastructure and in terms of wider policy considerations. 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.

The development of the former Technical College at Drummie is complete and consolidates 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**

- Constraint to waste water treatment;
- Maintain recent progress on housing and business development;
- Safeguard the village setting, including the wooded and open seaboard approaches;
- Development proposals will have regard to the proximity of the Moray Firth Special Area of Conservation (SAC), the Dunrobin Castle Designed Landscape, the chambered cairn Scheduled Monument, the St Andrew's Parish Church A-listed building and the A9(T) Golspie 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 Moray Firth SAC.

**Site Allocations**

Site Ref.	Site Area	Location	Housing Capacity	Developer Requirements
H 1	0.9 ha	Woodland Way	10 units	Access improvements required, turning head provision, retention of trees. Connection to public sewer required.
H 2	3.8 ha	Sibell Road	34 units	Access improvements, footpath provision at Sibell Road brae. Design brief required, scheme of landscaping and phasing of development to be provided. Regard to listed buildings and their settings. Connection to public sewer required.
H 3	0.2 ha	Rhives Farm Steading	12 units	Redevelopment opportunity of existing farm steading. Need to upgrade access, provide passing places. Height restriction at railway bridge. Connection to public sewer required. Pre-determination bat species/ habitat survey.
MU 1 (H/B)	0.4 ha	Mackay House Hostel site	-	Site suitable for residential and/or use under Class 4, Business, of the Town and Country (Use Classes) Scotland Order 1997. Regard to listed buildings and their settings. Subject to appropriate access from Fountain Road. Connection to public sewer required.
MU 2 (H/B/I)	18.8 ha	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. The existing Drummie Development Brief provides approved supplementary guidance to the development potential of the site. Connection to public sewer required.
MU 3	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. The design of the site should address any potential impact on the setting of the adjacent chambered cairn, a Scheduled Monument.
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.)*



