

Position in Settlement Hierarchy	Main Centre
2005 Estimated Population	798
Housing Completions 2000-2007	3
Primary School Capacity (Roll/Physical Capacity)	42%
Water Capacity (allocations versus capacity)	Capacity
Sewerage Capacity (allocations versus capacity)	Limited Capacity

Helmsdale is situated on the east coast at the mouth of the Strath of Kildonan where it converges with the A9 (T) and the railway. The village is contained by the slopes of Creag Bun-Uillidh, the River Helmsdale, the golf course and agricultural land to the west and the presence of crofts and coastal conservation designations to the east.

Levels of housing development have been low in Helmsdale in recent years.

**Prospects**

The formal grid pattern of the planned village (1811-1825) is still in evidence and may merit formal Conservation Area status.

There is an unmet demand for all housing types, private, rented and low cost home ownership. Housing development opportunities relate to specific allocations that have been identified as most capable of delivering development.

Land identified at Rockview Place and Simpson Crescent offer opportunities for development on readily accessible land within the settlement.

Redevelopment opportunities at St John’s Church and the vacant police station offer potential for housing or other uses.

The continued identification of land for business and industry gives scope for development of new or relocation of existing businesses.

The potential development of a camping/caravan park would increase the ability of the settlement to retain visitors to the area. Scope for such a facility is likely to exist outwith the defined settlement boundary.

Waste water treatment has a limited capacity for further development.

**Development Factors**

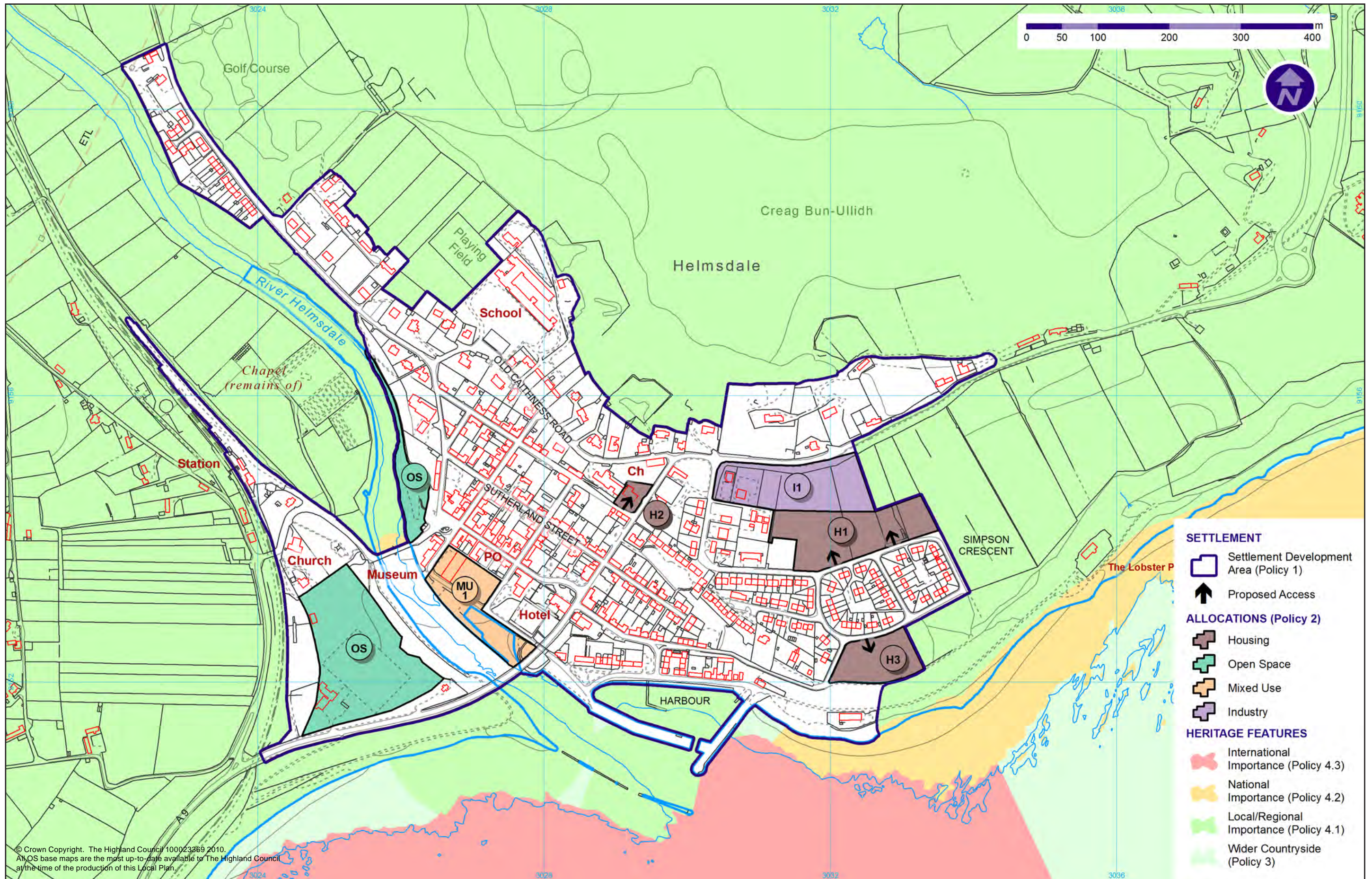
- Coastal location adjacent to the Moray Firth SAC;
- Identification of effective land supply in central locations;
- Safeguard the village setting, including rising land and open seaboard approaches;
- Development proposals will have regard to the proximity of the Moray Firth Special Area of Conservation (SAC) the Helmsdale Coast SSSI, the Helmsdale Bridge A-Listed building and Helmsdale Ice House Scheduled Monument;
- 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	1.4ha	North of Rockview Place	40 units	Developer to provide of an overall layout for the development of the site. Potential may exist for the inclusion of the adjacent play area within the development subject to the early provision of adequate replacement in the overall scheme. Improved access to site, provision of off-street parking for existing housing, phasing of housing across site, mix of tenures. Assessment of potential contamination. Need for sensitive siting and design; incorporation of landscaping and planting to enhance landscape setting. Connection to public sewer required.
H 2	0.14 ha	St John’s Church	5 units	Sympathetic conversion of vacant church building, improved access and provision of parking, landscaping and planting. Connection to public sewer required. Pre-determination bat species/ habitat survey.
H 3	0.7 ha	Simpson Crescent	12 units	Development setback from seaward edge of site, landscaping, planting, design and layout to respect landform to reduce visual impact, and safeguard water and drainage infrastructure. Assessment of potential contamination issues. Connection to public sewer required.
MU 1 (B/H/C)	1.0 ha	Shore Street	-	Potential for redevelopment of area for mix of uses – visitor interpretation, business and residential use. Relocation of existing garage use. Assessment of potential contamination issues. Flood Risk Assessment will be required, built development to avoid flood risk area. Only water-related or harbour uses will be acceptable within flood risk areas. Proposals for the redevelopment of the site will be expected to produce a masterplan addressing issues in regard to land assembly, relocation of existing uses, topographical issues and visual appearance. The design of the site should address any potential impact on the setting of the A-Listed Helmsdale Bridge. Connection to public sewer required. Pre-determination bat species/habitat survey.
I 1	1.4 ha	North of Industrial Estate	-	Site for expansion of existing industrial site. In view of the presumption against new trunk road junctions, access to be afforded through improved local road network. Need for sensitive siting and design; incorporation of landscaping and planting to enhance landscape setting. Connection to public sewer required.

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





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 All OS base maps are the most up-to-date available to The Highland Council  
 at the time of the production of this Local Plan.