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## Issue 19: Dornoch

### 1. Schedule 4

### 2. Representations

Alexander Thomson (978228)

ANM Group Ltd (979952)

Royal Dornoch Golf Club (978818)

SNH (909933)

### 3. Relevant Council's Supporting Documents

CD04: CaSPlan Main Issues Report, Oct 2014

CD13: Flood Risk and Drainage Impact Assessment Supplementary Guidance,  
Jan 2013

CD18: Highland-wide Local Development Plan, Apr 2012

<b>Issue 19</b>	<b>DORNOCH</b>	
<b>Development plan reference:</b>	Dornoch pages 79 - 84	<b>Reporter:</b>
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
Alexander Thomson (978228) ANM Group Ltd (979952) Royal Dornoch Golf Club (978818) SNH (909933)		
<b>Provision of the development plan to which the issue relates:</b>	Dornoch site allocations	
<b>Planning authority's summary of the representation(s):</b>		
<p><b>DN01 Meadows Bank Road</b>  <u>SNH (909933)</u></p> <p>Although the main text for Dornoch recognises the need to avoid an adverse effect on the integrity of the Dornoch Firth &amp; Morrich More SAC and the Dornoch Firth &amp; Loch Fleet SPA, for clarity, the developer requirements should also specify what is required. Therefore the following text should be added to the developer requirements, "Development proposals will require to identify what measures will be put in place to ensure that there would be no adverse effect on the integrity of the Dornoch Firth &amp; Morrich More SAC and the Dornoch Firth &amp; Loch Fleet SPA through increased disturbance of species and habitat damage caused by increased recreational use of the area by residents of the new housing."</p> <p><u>Alexander Thomson (978228)</u></p> <p>Notes the developer requirements set out for this site if a new planning application is submitted. The representee has a problem with disposal of surface water from their garden and the developer of the site has had to do drainage work in some of the gardens of people already living on houses built on the site. Representee is not against new development on the site, but thinks it is important that all future planning applications on the site are properly scrutinised for water drainage and flood problems so that new development does not impact on properties already constructed on the site.</p> <p><u>Royal Dornoch Golf Club (978818)</u></p> <p>Would like to see the site boundary extended west into land owned by Dornoch Golf Club for three reasons: it could help with the diversification of the golf club's income should there be a downturn in the golf business; It would allow for other developers to work in the area; and it would give greater choice to those who wish to buy or build properties in Dornoch.</p> <p><b>DN02 Bishopsfield</b>  <u>SNH (909933)</u></p> <p>Although the main text for Dornoch recognises the need to avoid an adverse effect on the integrity of the Dornoch Firth &amp; Morrich More SAC and the Dornoch Firth &amp; Loch Fleet SPA, for clarity, the developer requirements should also specify what is required. Therefore the</p>		

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### **DN03 Dornoch South Abattoir Site**

SNH (909933)

Although the main text for Dornoch recognises the need to avoid an adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch Fleet SPA, for clarity, the developer requirements should also specify what is required. Therefore the following text should be added the developer requirements, “Development proposals will require to identify what measures will be put in place to ensure that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch Fleet SPA through increased disturbance of species and habitat damage caused by increased recreational use of the area by residents of the new housing.”

ANM Group Ltd (979952)

Welcomes the allocation of the site for mixed use development. This site is the key brownfield site in Dornoch. The site has lain derelict since 2010 when it's use as an abattoir site ceased. The buildings were demolished in 2015. Both Highlands and Islands Enterprise and the site owners, ANM Group Ltd, are committed to this site being redeveloped into new uses for the benefit of Dornoch and the local economy. One key output to date has been the production of a Masterplan for Dornoch South by Halliday Fraser Munro on behalf of ANM Group Ltd and Highlands and Islands Enterprise in January 2015. The Masterplan process confirmed the site's development potential, and the community and business support for a mix of uses, including: Business; Leisure; Commercial; Community, and Residential development. It has been demonstrated through the Masterplan process that a golf-based leisure use would be a good fit in the southern part of the site. This use has synergies with the surrounding land owned by Royal Dornoch Golf Club and overcomes any potential flood related development constraints. A Proposal of Application Notice was also submitted to the Highland Council in February 2016 for the southernmost area of the site for leisure uses (principally golf-related), a shop and café. A Public Consultation Event was undertaken in March 2016. A planning application for student accommodation is currently under consideration by the Highland Council (Reference: 16/00887/FUL), a Use that is acknowledged in the proposed allocation (student accommodation, Business, Community, Open space, Recreation). Would like “leisure” added to the mix of uses to provide certainty in the Development Management process following on from the allocation of the site in line with the Masterplan findings and latest planning application proposals.

### **DN04 Dornoch North**

SNH (909933)

Although the main text for Dornoch recognises the need to avoid an adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch Fleet SPA, for clarity, the developer requirements should also specify what is required. Therefore the following text should be added to the developer requirements, “Development proposals will require to identify what measures will be put in place to ensure that there would be no

adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch Fleet SPA through increased disturbance of species and habitat damage caused by increased recreational use of the area by residents of the new housing.”

**Modifications sought by those submitting representations:**

**DN01 Meadows Bank Road**

SNH (909933)

Add the following additional developer requirement, “Development proposals will require to identify what measures will be put in place to ensure that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch Fleet SPA through increased disturbance of species and habitat damage caused by increased recreational use of the area by residents of the new housing.”

Alexander Thomson (978228)

Inclusion of a drainage impact assessment to the developer requirements.

Royal Dornoch Golf Club (978818)

Extend allocation westwards.

**DN02 Bishopsfield**

SNH (909933)

Add the following additional developer requirement, “Development proposals will require to identify what measures will be put in place to ensure that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch Fleet SPA through increased disturbance of species and habitat damage caused by increased recreational use of the area by residents of the new housing.”

**DN03 Dornoch South Abattoir Site**

SNH (909933)

Add the following additional developer requirement, “Development proposals will require to identify what measures will be put in place to ensure that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch Fleet SPA through increased disturbance of species and habitat damage caused by increased recreational use of the area by residents of the new housing.”

ANM Group Ltd (979952)

Include “leisure” as a use.

**DN04 Dornoch North**

SNH (909933)

Add the following additional developer requirement, “Development proposals will require to identify what measures will be put in place to ensure that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch

Fleet SPA through increased disturbance of species and habitat damage caused by increased recreational use of the area by residents of the new housing.”

**Summary of responses (including reasons) by planning authority:**

There were no representations received on the following sites: DN05; DN06; DN07.

**DN01 Meadows Bank Road**

SNH has suggested revising the mitigation in the Appropriate Assessment to read: “Development proposals will require to identify what measures will be put in place to ensure that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch Fleet SPA through increased disturbance of species and habitat damage caused by increased recreational use of the area by residents of the new housing,” and subsequently add it to the developer requirement for sites DN01, DN02, DN03 and DN04. As the HRA requires to be signed off by SNH for the plan to be adopted, the Council is content for this developer requirement to be added to this site.

It is noted that the objection is not to the current development but is for any future planning applications that may be lodged for the site. Policy 66 in the Highland-wide Local Development Plan (HwLDP) (CD18) deals with Surface Water Drainage and states that all proposed development must be drained by Sustainable Drainage Systems (SuDS) and if there are any new planning applications for this site they would be assessed against this policy. There is also a relevant developer requirement for any new planning applications. There is adopted Supplementary Guidance on Flood Risk and Drainage Impact Assessment (CD13) and one of the aims of this is to improve the design and implementation of developments and their related drainage arrangements. The site is in the process of being built out by a developer.

The suggestion to extend the boundary of this site westwards to incorporate land in the ownership of Royal Dornoch Golf Club is not supported by the Council. The Council has a responsibility to ensure that sites are effective for development. There are already three sites in Dornoch (DN01, DN02, DN04) allocated for housing or with housing as an element of a mixed use allocation, with a combined indicative capacity of 310 houses. There are masterplans in place for DN02 and DN04. Therefore the Council feels that is sufficient land allocated for housing to offer choice and to meet demand. Some land to the west of site DN01 was suggested by a different party during the call for sites; it was shown as non-preferred in the Main Issues Report (CD04) (site ID DN09) and has not been included in the Plan. It may be noted that it also lies partly within the Dornoch Firth NSA. No modification is proposed by the Council.

**DN02 Bishopsfield**

SNH has suggested revising the mitigation in the Appropriate Assessment to read: “Development proposals will require to identify what measures will be put in place to ensure that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch Fleet SPA through increased disturbance of species and habitat damage caused by increased recreational use of the area by residents of the new housing,” and subsequently add it to the developer requirement for sites DN01, DN02,

DN03 and DN04. As the HRA requires to be signed off by SNH for the plan to be adopted, the Council is content for this developer requirement to be added to this site.

### **DN03 Dornoch South Abattoir Site**

SNH has suggested revising the mitigation in the Appropriate Assessment to read: "Development proposals will require to identify what measures will be put in place to ensure that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch Fleet SPA through increased disturbance of species and habitat damage caused by increased recreational use of the area by residents of the new housing," and subsequently add it to the developer requirement for sites DN01, DN02, DN03 and DN04. As the HRA requires to be signed off by SNH for the plan to be adopted, the Council is content for this developer requirement to be added to this site.

The mixed use allocation for this site covers the uses of student accommodation, business, community, open space and recreation. In the developer requirements, the Council is very clear that the site is at flood risk which will limit the extent and type of development suitable for the site. It is stated that greenfield areas of the site are only suitable for types of recreation uses which are less vulnerable to flood risk, such as a golf driving range or car park. Therefore the Council feels that this already provides sufficient certainty for the development management process. However, if the Reporter is so minded, the Council is content for "leisure" to be added to the range of uses and under bullet point 2 in the developer requirements, for "and leisure" to be added after "only suitable for types of recreation...". It may be noted that a planning application (16/04758/FUL) was submitted for this site seeking consent for golf driving range, general practice area, tennis court, golf pro shop, public toilets, car parking and coach parking. This was granted planning permission on 28 February 2017. It may also be noted that the southern section of the application site includes land which is not part of DN03, and is land that is being used to accommodate the driving range.

### **DN04 Dornoch North**

SNH has suggested revising the mitigation in the Appropriate Assessment to read: "Development proposals will require to identify what measures will be put in place to ensure that there would be no adverse effect on the integrity of the Dornoch Firth & Morrich More SAC and the Dornoch Firth & Loch Fleet SPA through increased disturbance of species and habitat damage caused by increased recreational use of the area by residents of the new housing," and subsequently add it to the developer requirement for sites DN01, DN02, DN03 and DN04. As the HRA requires to be signed off by SNH for the plan to be adopted, the Council is content for this developer requirement to be added to this site.

### **Reporter's conclusions:**

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### **Reporter's recommendations:**

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