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Adam Sutherland (977580)

Tulloch Homes Ltd (979063)

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CD04: CaSPlan Main Issues Report, Oct 2014

CD07: CaSPlan Revised Environmental Report, Jan 2016

CD10: Housing Need and Demand Assessment, Nov 2015

Issue 21	GOLSPIE	
Development plan reference:	Golspie pages 89 - 92	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Adam Sutherland (977580) Tulloch Homes Ltd (979063)		
Provision of the development plan to which the issue relates:	Golspie settlement text and site allocation GP02	
Planning authority's summary of the representation(s):		
<p>Golspie General <u>Adam Sutherland (977580)</u> Objects to there only being two sites allocated for housing in Golspie – Sibell Road (GP02) and Mackay House Hostel Site (GP04). Of these two sites one requires costly drainage infrastructure and the other has an owner who has little interest in selling the land. This limits the amount of choice in Golspie and restricts Golspie's potential to grow. There are only a few vacant plots available at Drummie (GP03). Would like to see at least one other site allocated for housing to broaden the scope for developers and add choice. The current allocations for housing have been there since the last local plan so it is unlikely that they will ever be developed.</p> <p>GP02 Sibell Way <u>Tulloch Homes Ltd (979063)</u> Generally supports the allocation. Tulloch Homes Ltd as owners of the site confirm their intention to progress development. The economic downturn of 2008 onwards affected the progress of many Highland development opportunities in the smaller towns and villages however as market conditions continue to prove more favourable it is important that opportunities exist to provide both private and affordable housing. However the indicative housing capacity and the developer requirement relating to the retention of existing trees, should not be overly prescriptive as the quality and suitability of the design solution for the site is a more appropriate determining factor.</p>		
Modifications sought by those submitting representations:		
<p>Golspie General <u>Adam Sutherland (977580)</u> Include more housing allocations (no particular sites suggested).</p> <p>Golspie GP02 Sibell Way <u>Tulloch Homes Ltd (979063)</u></p>		

Make the indicative housing capacity and the developer requirement relating to the retention of existing trees, more flexible.

Summary of responses (including reasons) by planning authority:

Golspie General

The representee objects to there only being two sites allocated for housing – namely GP02 Sibell Road and GP04 Mackay House Hostel Site. There are in fact two other sites allocated for housing – GP01 Woodland Way and GP03 Drummie. The indicative housing capacity for these four sites is 79. The number of houses built in the East Sutherland and Edderton Ward (which includes Golspie and also Helmsdale, Brora, Dornoch and Edderton) between 2000 and 2012 was 363. The amount of land allocated for housing is based on the Council’s Housing Need and Demand Assessment (CD10); therefore the Council feels that the amount of land allocated for housing is sufficient. The owner of site GP02 has confirmed their intention to progress with development of the site. At the Main Issues Report (CD04) stage there were three non-preferred sites for housing identified. No comments were received for these sites and they were not taken forward in the Plan. No modification is proposed by the Council.

GP02 Sibell Way

The support of the site owner is noted and the Council welcomes their statement that they intend to progress with development of the site. Indicative site capacities are given for each allocated site and are based on the need to promote efficient use of land. It is expected that planning applications will be generally consistent with the indicative capacity. It is however recognised that a different capacity than that specified may be acceptable subject to detailed design that demonstrates efficient use of land and satisfactory site layout. This is set out in the supporting text to Policy 2 Delivering Development and therefore it is not felt that any change needs to be made to the indicative capacity for this site. The site is adjacent to semi natural woodland and there are trees at the northern end of the site. Whilst doing the Strategic Environmental Assessment (CD07) of the site it was felt that removal of trees on site could have an adverse impact habitat connectivity and wildlife corridors therefore it would be preferable to retain some of the existing trees on site and extend the tree belt eastwards with new planting of appropriate species which would provide a wildlife corridor. The developer requirements regarding trees are based on this assessment and discussions with SNH and are not considered to be overly prescriptive. No modification is proposed by the Council.

Reporter’s conclusions:

Reporter’s recommendations: