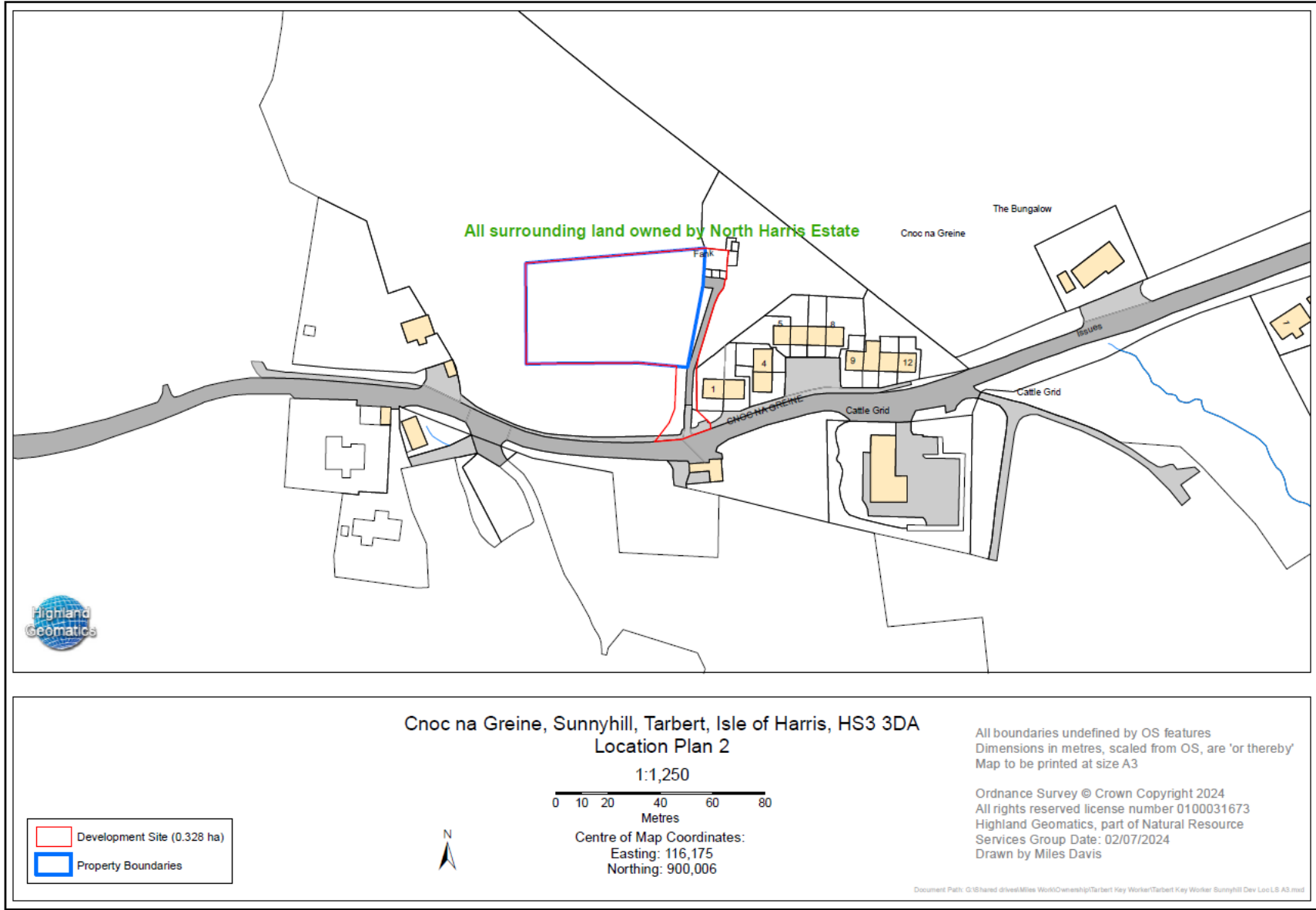
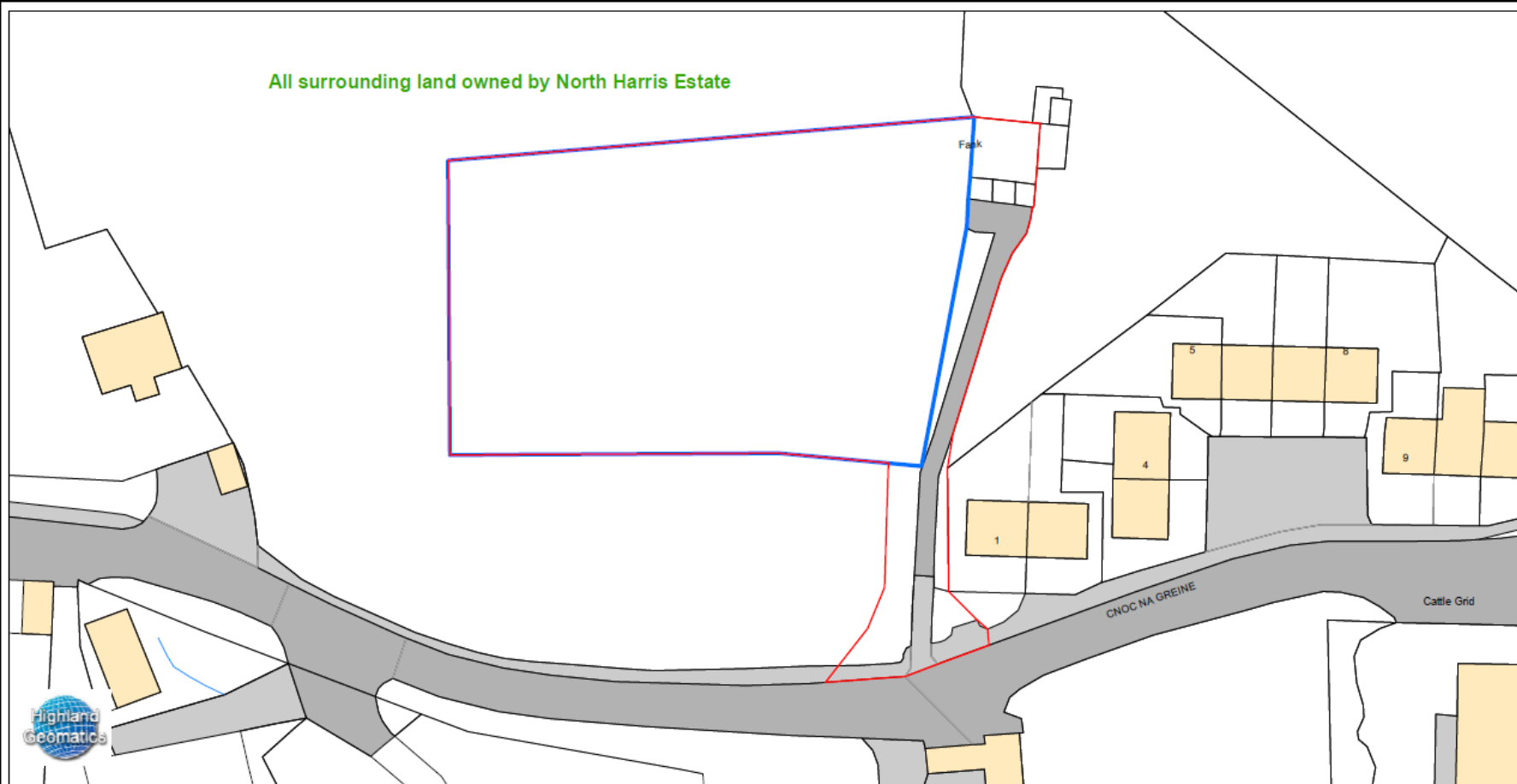


Location and site plans



All surrounding land owned by North Harris Estate



Cnoc na Greine, Sunnyhill, Tarbert, Isle of Harris, HS3 3DA  
Site Plan 1

1:500

0 5 10 20 30 40  
Metres

Centre of Map Coordinates:  
Easting: 116,165  
Northing: 900,004



- Development Site (0.328 ha)
- Property Boundaries

All boundaries undefined by OS features  
Dimensions in metres, scaled from OS, are 'or thereby'  
Map to be printed at size A3

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Highland Geomatics, part of Natural Resource  
Services Group Date: 02/07/2024  
Drawn by Miles Davis

Document Path: G:\Shared drives\Miles Work\Ownership\Tarbert Key Worker\Tarbert Key Worker Sunnyhill Dev Site\SA3.mxd

## APPLICATION REFERENCE: 24/00262/PPP

### SUPPORTING INFORMATION

TYPE OF APPLICATION:	Planning Permission in Principle
LOCATION OF DEVELOPMENT:	Housing Development, Sunnyhill, Tarbert, Isle of Harris
PROPOSED DEVELOPMENT:	Erect 14 single bedroom properties for provision of key worker accommodation and create associated access and parking
DATE VALID APPLICATION REGISTERED:	15.07.2024

The overall project brief provides 42 rooms for key worker accommodation throughout the village of Tarbert. Harris Development Ltd has identified 3 sites of similar size in and around the village which will accommodate this brief. The aim of Harris Development Ltd is to develop these sites over a 2-3 year period. This application is for 14 single bedroom properties at the location specified.

The mix and scope of accommodation has yet to be fully developed, however the intention is to split the allocation equally over the 3 sites. This will allow the massing to reflect similar housing units locally, with the key worker accommodation set within a series of buildings rather than one single block on a single site. It is envisaged that each site will accommodate 14 rooms in 2-3 buildings.

The accommodation will reflect planning guidance set out within the Outer Hebrides Design Guide and will be a mix of single and 1 and half storey to ensure the accommodation sits sensitively within the local setting and reflect the local character. All units will have pitched roofs reflective of local vernacular – a move from the temporary, flat roofed pods traditionally attributed to this style of accommodation. Traditional key worker accommodation in the past has taken the form of static caravans, hotel rooms, existing/new housing or large flat roofed units. The aim of this proposal is to provide permanent, desirable, key worker accommodation which sits sensitively within its setting and can adapt to future need.

The intention is to build the accommodation within a factory setting in standardised units. By nature of the employment the profile of a key worker is varied and therefore maximum flexibility is required within the units to ensure that future need is met. 1 and 2 bed apartments will be easily interconnected and provide larger family units as required.

Built in factory, the units can be constructed with precision and efficiency while reducing time spent on site construction and minimises the amount of ground works required, which due to the geology of the island is often problematic. The brief provides permanent, locally built housing to support the sustained growth of the local economy.