



*Representation Responses Sunnyhill*

APPLICATION REFERENCE NO: 24/00262/PPP

TYPE OF APPLICATION: Planning Permission in Principle

LOCATION OF DEVELOPMENT: Housing Development, Sunnyhill, Tarbert

PROPOSED DEVELOPMENT: Erect 14 single bedroom properties for provision of key worker accommodation and create associated access and parking

AGENT: Harris Development Ltd

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## Representation Responses Sunnyhill

**The representations by several members of the community are repeated and therefore they have been collated and responded to.**

### 1. Light pollution- lights from properties, lights from vehicles & external lights

As part of the full planning application, once the design has been completed, we would affect the following principles, where suitable.

Location and positioning of the existing properties within the area that may be affected by the creation of additional homes, will be carefully considered when the full design phase of the project is underway. This will include in depth consultation with the existing homeowners that may be affected by potential light pollution. The additional measures will include:

- **Shielding and Directional Lighting:** Use fixtures with proper shielding to direct light downward and prevent it from spreading horizontally or upward. This reduces light spillage and glare.
- **Timers and Sensors:** Install timers or motion sensors for outdoor lighting. This ensures that lights are only active when needed, minimizing unnecessary illumination during late hours.
- **Low-Intensity Lighting:** Opt for low-intensity lighting where possible. Use warm white LEDs with lower lumens to provide adequate visibility without excessive brightness.
- **Location and Placement:** Strategically position lighting fixtures away from sensitive areas (such as bedrooms or wildlife habitats). Avoid placing lights near windows or facing neighbouring properties.
- **Use of Timed Dimmers:** Implement dimmers that gradually reduce light intensity during nighttime hours. This gradual transition is less disruptive to human circadian rhythms and reduces overall light pollution.
- **We value the input of the community and are committed to ongoing dialogue.** We will establish a community liaison group to address any concerns promptly and transparently
- **Suitable fencing** will be discussed with the planning department to assist diffusing of lights on the access road to the proposed housing.

**2. The property oversees and looks onto the house directly opposite and newly established small self-catering affecting privacy and will have financial implications on the amount of people wishing to stay there. Photographs provided by the person submitting the Representation.**

- The detailed design for the development has not yet been submitted, however when the design is being completed, all residents will be given an opportunity, through a community liaison group to be formed, to address any concerns promptly and transparently.
- The properties where both photograph 1 (Rear of Sunnyhill HPP properties) and photograph 2 (property opposite close to entrance to development) have been taken, will in fact not be close to the proposed housing, it is planned to keep equidistance between the existing properties to the east and west, as can be practicably designed.
- The second photograph shows the existing access road to the common grazing to the rear of Sunnyhill, the proposed housing will minimise any impact on privacy as it will be some 25 metres to the West of this road where they are likely to be situated. It is noted that there are no windows on this property to the elevation facing the proposed housing which is demonstrated on the second photograph provided within the Representation.
- This Representation states ‘ The property oversees and looks onto the house directly opposite and newly established small self-catering affecting privacy. It is noted that both the house and the newly erected self-catering have no windows on the elevation facing the proposed housing.
- Notwithstanding, HDL understand that the current resident’s privacy is of paramount importance and this along with in depth consultation with the existing homeowners will form the final design, which will have the upmost consideration of privacy.
- Location and positioning of the existing properties within the area that may be affected by the creation of additional homes, will be carefully considered when the full design phase of the project is underway including taking into account the angles, following the established building lines of main elevations of the existing properties where possible and maximising the distance, to be a minimum of 25 meters away from the existing properties. Fencing to be erected and planting of shrubs / trees will be added where deemed necessary to maximise privacy. This will include in depth consultation with planning department and the existing homeowners that may be affected by new housing, with the following being of paramount consideration: to ensure the properties are not overlooked; to ensure that there is minimal impact of light and noise pollution, and that road and pedestrian safety is duly considered with mitigations put in place

3. Cnoc na Greine Road will have additional vehicles, there is currently no cycle lane, anticipated increase in vans, suitable parking required, damage to road surface, access and egress poor visibility entering a road where speeding (breaking the speed limit) occurs. To include Increase of traffic & potential vibration during the construction phase

- A number of concerns were raised in relation to walking to Tarbert, the speed limit and no cycle lane. Comments below:
- This could be raised as a general concern and not particularly related to the project as pedestrians currently walk on the road in this area, including seasonal visitors to the area, which has increased due to the Urgha Air Camp site Facility.
- Access to the Cnoc na Greine Road is within a 30mph zone, having reduced from a national speed limit approximately 200 metres away. Within the representations there appears to be a concern of vehicles not abiding to the speed limit, which is a separate issue, which is not within the control of this planning application. The national speed limit passes the Urgha recycling unit where there are slow moving vehicles accessing and egressing e.g skip vehicles, snow ploughs / gritters, camper vans, a recently opened camper van site and residential properties. In view of this, it would be beneficial for the speed limits in this area to be reviewed and lowered. This however would be the roads department that would require to review this. Guidance from the roads department would be followed with regards to all decisions regarding the roads.
- The installation of a pavement would benefit the local community, seasonal visitors and not specifically linked to the building of this accommodation / housing.
- Pavements from Cnoc na Greine Road, along the access will be included as part of the development.
- The access visibility would be improved which will give clear visibility by constructing a bell mouth, giving clear sightlines. In addition, clear road markings and clear visible road signage, would provide a safe way to enter and leave the new housing and the design will comply with local road department guidance.
- In several of the representations, there appears to be references to vans, in one representation it refers to 14 vans. We are unsure why this would be, its is an assumption. Whilst many people own vans, it would not traditionally be a method of transport for key workers for example, teachers, care workers, hospitality workers and local retail workers. Vans are generally accepted as construction workers or heavy industry and this is not the intended model of the worker accommodation.
- A number of concerns have been made in relation to parking. The Outer Hebrides Design Guide will be followed for parking requirements, which is a requirement for all properties constructed within the Outer Hebrides. The design will ensure that there is sufficient parking for all vehicles that result from the new properties with an



envisaged minimum of 21 spaces, but the exact number to be determined by the planning department consultations prior to submitting the full planning application.

- During the construction phase site traffic will be strictly controlled. The appointed Principal Contractor will be required to develop and submit a Construction Traffic Management Plan which will outline how they will manage and mitigate traffic impacts. This will include: restrictions on times of site traffic accessing and egressing, forbidding movement during peak times including school arrival and leaving times, and any other considered times that the community deem to be a safety risk; temporary parking for contractors to be formed on the sites, as part of the site set up site vehicles will not be permitted to park on the road, to ensure unrestricted movement of the ambulance, which is often parked at the ambulance drivers home, (there is of course a possibility that the homeowner could change occupation or move) close to Sunnyhill. Regular health and safety audits will be carried out during the construction phase by both HDL and the appointed contractor, site traffic monitoring will form part of the audits. The results of the traffic monitoring will be reported back to and discussed with the community liaison groups where concerns are raised. Health, safety and the environment is of paramount importance to HDL, and on-site procedures and controls will be both developed and enforced.
- HDL have a policy that wherever it is possible, local contractors are used for their projects. Local contractors are familiar with the roads and have the knowledge that roads are often used for pedestrians due to the lack of pavements.
- Any potential vibration from construction activities will be controlled and monitored. If deemed to be required, a pre-construction survey will document the condition of surrounding structures, and all existing cracks noted to determine whether any new cracks appear during construction. Vibration levels can be monitored during construction with a seismograph to determine if the vibration levels exceeded the building damage threshold.
- We value the input of the community and are committed to ongoing dialogue. We will establish a community liaison group to address any concerns promptly and transparently.

#### 4. Road Surface Damage

- Road surfaces are compromised due to several factors, including moisture and groundwater permeating the paved surface. This water penetrates the asphalt, seeping into the underlying rock, gravel, and soil, where it can freeze and cause further damage.
- Traffic and water further contribute to the formation of cracks in the road.
- However, these roads are currently utilised for the existing community and the numerous visitors throughout the year. Degradation of roads caused by 14 cars would have a minimal effect. However, to prevent further depopulation of the

islands, it is crucial to increase housing and fill existing vacancies with new community members, which inevitably will affect many factors within the community including financial benefits to the local economy.

- The Construction Traffic Management Plan developed and implemented by the Principal Contractor will include mitigations to minimise any damage to the road surfaces during the construction phase.
- The council undertake inspections of road surfacing and are committed to resurfacing roads required, in line with Roads (Scotland) Act 1984 legislation.

## **5. Noise and disturbance- 24 hours a day disturbance and shift workers, affect on sleep patterns**

As part of the full planning application, once the design has been completed, we would affect the following principles.

- Location and positioning of the existing properties within the area that may be affected by the creation of additional homes, will be carefully considered when the full design phase of the project is underway. This will include in depth consultation with the existing homeowners that may be affected by any potential noise pollution.
- Soundproofing measures, such as double-glazed windows and insulated walls, are part of the design to mitigate noise.
- It is unlikely that all residents of the new housing would arrive and leave at the same time. In the event of 14 extra residents this is possibly equal to 6 new standard residential properties, as each property in the proposed housing is likely to have just one resident.
- Our commitment includes regular monitoring and prompt resolution of any noise-related complaints. The properties are planned to be let as tied accommodation and therefore to maintain eligibility to live in the housing they must remain employed with the company that lets the properties. Initially it is planned to utilise Tighean Innse Gall (TIG) to manage the properties and to manage the leasing process including management of the selection criteria, set jointly by the North Harris Trust and Harris Development Ltd. Tenant behaviour and any visitors they may have, will be, as is expected of all members of the community.
- Clear guidelines will be provided to all employers /occupants regarding their responsibilities including expectations related to noise and anti-social behaviour and this will be detailed within the leases. As with any rented property, there will be caveats within the lease to detail both behavioural and care of the property with consequences of removal if it is not adhered to.
- It is worth noting, that a local resident to the site is an ambulance driver, whereby his ambulance is often parked at his home, and as such is liable to be called out 24/7.
- We value the input of the community and are committed to ongoing dialogue. We will establish a community liaison group to address any concerns promptly and transparently.

## 6. Refuse- concerns regarding the general increase, smells and vermin

As with any household, refuse is generated and disposed of in a responsible way and collected by the Council. We are unsure why the workers, who would be members of the community would be expected to behave in any other way. The bins would not be located on Cnoc ne Greine Road but near to the housing planned, therefore it would not add to the numbers reported at Sunnyhill. We do however acknowledge the communities concerns and the following points are raised to mitigate their concerns.

- The refuse will be collected by the CNeS as any other household who pay Council Tax.
- As part of the design process we will be investigating the most effective bin storage, which will consider the following: the number and type of properties that are in the 'finished design'; fire risk; prevention of over filling, including monitoring and allowance for modification if required; ease of recycling participation; ensuring of easy servicing; hygiene and easy cleaning.
- The bins will not be taken to Cnoc na Greine Road for collection purposes and therefore not adding to the numbers of the current residents collected from outside Sunnyhill HHP properties.
- Tenant behaviour will be, as is expected, by all members of the community. This would therefore be managed in the same way, as by any other household within the community, who did not maintain acceptable levels of hygiene that may cause environmental issues
- A Property Management Company will be appointed, and the management of the properties will include ensuring that the bins will be inspected and are cleaned when required.
- We will provide clear guidelines to all employers /occupants regarding their responsibilities including expectations related to cleanliness, waste disposal, and property care and this will be detailed within the leases. As with any rented property, there will be caveats within the lease to detail both behavioural and care of the property with consequences of removal if it is not adhered to.
- The type of bins to be provided will be sufficient, this will be monitored. As part of the design process we will be investigating the most effective bin storage, which will consider the following: the number and type of properties that are in the 'finished design'; fire risk; prevention of over filling, including monitoring and allowance for modification if required; ease of recycling participation; ensuring of easy servicing and cleaning to ensure high levels of hygiene.
- We value the input of the community and are committed to ongoing dialogue. We will establish a community liaison group to address any concerns promptly and transparently.



## 7. Site plan incorrect

The location and site plans data were obtained from Ordinance Survey by the provider.

## 8. Oversees, impact on privacy, affect property opposite including self-catering business- (this is also partially responded to in Point 2.)

As part of the full planning application, once the design has been completed, we would affect the following principles:

- Location and positioning of the existing properties within the area that may be affected by the creation of additional homes, will be carefully considered when the full design phase of the project is underway. They will be located and positioned in such a way that properties should not be overlooked. Nonetheless in-depth consultation with the existing homeowners that may be affected by any potential overlooking and lack of privacy due to the new homes will form part of the design process.
- We value the input of the community and are committed to ongoing dialogue. We will establish a community liaison group to address any concerns promptly and transparently.

## 9. Sewage concerns

- One of the key considerations for the location of the housing is suitable connections to services which are already available, although no current sewerage to the location, it has been selected as a location that would be relatively accessible to connect to the existing sewerage and potable water supply.
- As part of the full planning application, we will be working closely with SEPA to ensure that our development for additional housing aligns with their capacity plans and standards. This collaboration will help us implement necessary upgrades to the infrastructure if needed, ensuring that the community's needs are met without compromising service quality, which will include consideration and mitigation for additional surface water caused by the construction of housing into ditches, streams and rivers.
- We value the input of the community and are committed to ongoing dialogue. We will establish a community liaison group to address any concerns promptly and transparently.

## 10. Pollution from vehicles

- One of the important considerations for the location of the worker accommodation is easily accessible, limiting the requirement for workers to require vehicles to access their work locations and increase pollution.

- It is anticipated that the additional pollution caused by potentially 14 additional vehicles will have a minimum impact on levels of pollution. The government plans for the withdrawal of manufacturing of fossil fuel polluting vehicles, combined with the location which will encourage residents to walk to their workplaces will minimise the effect of pollution. Electric vehicle charge points will be provided at the housing to enable hybrid and electric vehicles to be used with ease. The employers will also actively encourage car sharing where it is not practical to walk to their employment with educational material provided.
- At full planning stage an independent environmental impact assessment will be conducted, and we will follow all recommended actions to mitigate air pollution. This may include planting trees and shrubs around the site, which will act as natural air filters
- All construction activities comply with local air quality standards during the build.
- Harris Development Limited is exploring a new project for car/journey sharing within the Harris Community to support Net Zero goals. This project is in its early stages, but the concept involves developing an app or social media group to help travellers find others on the same route. This is planned to be operational before the worker accommodation is completed
- We value the input of the community and are committed to ongoing dialogue. We will establish a community liaison group to address any concerns promptly and transparently.

#### **11. As a result of the proposed accommodation offering temporary multiple occupancy only, there will be limited accountability held by the occupants towards ongoing cleanliness and maintenance of the property.**

It is of our opinion, it is prejudiced to assume that any group of people fit into a 'typecast'.

The accommodation will be used by a diverse mix of workers, and it is intended to fully integrate employers and their employees. However, the following points are raised:

- A Property Management Company will be appointed and as part of their remit regular internal and external property inspections will be made.
- We will provide clear guidelines to all employers /occupants regarding their responsibilities including expectations related to cleanliness, waste disposal, and property care and this will be detailed within the terms of their leases. As with any rented property, there will be caveats within the lease to detail both behavioural and care of the property with consequences of penalties and if necessary, removal if the terms are not adhered to.
- It is planned that the housing will be tied. Which means that the consequence of losing their accommodation would also mean losing their job and vice versa. Whilst this is not an avenue that we would seek to enforce if a new member of the

community was to act in a manner that was undesirable this would remain an option.

- We will foster communication among occupants, emphasising the collective interest in maintaining a pleasant living environment for all members of the Tarbert community.
- We value the input of the community and are committed to ongoing dialogue. We will establish a community liaison group to address any concerns promptly and transparently.

## **12. Quaint, lovely village turned into a development jungle- no-one wants. Harris has vast areas of unoccupied/unused land that could be utilised for this purpose instead of upsetting and intruding on locals and their daily way of life. Concerns for wildlife.**

- While we acknowledge the presence of other unoccupied land in the area, the proposed site has been selected due to its proximity to essential infrastructure and services, which are crucial for the project's success. The unoccupied land, although available, lacks the necessary connectivity and amenities required for this development.
- To minimise traffic and air pollution to build within the proximity of Tarbert is a preferred option. There is a desperate need for accommodation for people to take up vacant employment opportunities within the community and to provide local businesses the opportunity to grow.
- It is considered that Tarbert is not currently over developed or densely populated.
- This approach minimizes environmental impact and supports the local economy by leveraging existing resources.
- We are committed to working closely with residents to ensure their daily lives are not adversely affected and therefore we are committed to maintaining an open dialogue with the community throughout the planning process. We invite residents to participate in upcoming consultation sessions where we can discuss alternative solutions and address any concerns in detail as we progress to the structured design and full planning application stage.
- Prior to submitting the full planning application all stipulated environmental surveys will be conducted and where required wildlife surveys, peat management plans and bio-diversity offsets will be conducted and adhered to.

## **13. Sewage concerns and water pressure drops**

- One of the key considerations for housing location is ensuring suitable connections to existing services.

- As part of the full planning application, we will be working closely with SEPA to ensure that our development for additional housing aligns with their capacity plans and standards. This collaboration will help us implement necessary upgrades to the infrastructure if needed, ensuring that the community's needs are met without compromising service quality, which will include consideration and mitigation for additional surface water caused by the construction of housing into ditches, streams and rivers.
- We value the input of the community and are committed to ongoing dialogue. We will establish a community liaison group to address any concerns promptly and transparently.

#### 14. Combined Proposal is a Major Development

If all sites were combined this would not meet the criteria of a Major Development for housing which is stated as:

‘Construction of buildings, structures or erections for use as residential accommodation.

- (a) the development comprises 50 or more dwellings; or
- (b) the area of the site is or exceeds 2 hectares’

Therefore the number of dwellings proposed (if all planning had been applied for) would be 42 and the total area would not meet the 2 hectares to meet the threshold of a major development. This had been reviewed to ensure that it did not fall within the threshold prior to the consultation with the council. Currently planning in principle has been submitted for dwellings totalling 28.

#### 15. Challenges to the island

Challenges to the Island is referred to within no 10 Representation. It is well documented that one of the major challenges of the Outer Hebrides is depopulation, largely driven by a lack of housing.

#### 16. Consultation with the community

A community consultation drop-in session was held on Wednesday 15<sup>th</sup> March 2023 having been advertised in the local *De the Dol?* Community newsletter. This was attended by members of the community, local businesses as well as the clerk of the Tarbert Common Grazings Committee. Everyone who attended was shown a brief presentation of the project and left positive feedback both verbally as well as documenting their comments. Articles have also appeared in both the *De that Dol* and the *Stornoway Gazette* and on Social Media in when the funding was granted from the Scottish Land Fund for the purchase of land for this project in December 2023.



## Engagement with Residents:

We remain dedicated to balancing economic growth, changing the force of depopulation of Harris and its aging demographic, workforce needs with community well-being.

- a. We value the input of the community and are committed to ongoing dialogue. We will establish a community liaison group to address any concerns promptly and transparently.
- b. We invite community members to participate in ongoing discussions about the accommodation.
- c. Their feedback will help us fine-tune our approach and address concerns effectively.

We are committed to working closely with residents to ensure their daily lives are not adversely affected and therefore we are committed to maintaining an open dialogue with the community throughout the planning process. We invite residents to participate in upcoming consultation sessions where we can discuss alternative solutions and address any concerns in detail as we progress to the structured design and full planning application stage.