

## **Objecting To Broadford Temporary Workers Camp - 24/05143/FUL**

### **KEY ISSUE:**

Erection of 350 bed temporary workers accommodation, welfare and recreation buildings on Torrinn Road at the edge of Broadford.

**Proposal by Sodexo, working on behalf of SSEN for a camp to house workers to build the Broadford and Edinbane Substations which are an essential part of the proposed Skye Reinforcement Overhead Power Line. The power line does not yet have planning permission following the Highland Council's objection in November 2023. The Scottish Government has yet to grant the Public inquiry that is due following this objection.**

Despite not having permission to build the Skye Reinforcement OHL, SSEN and their contractors are pushing ahead with plans to build a 350 bed temporary workers camp on the edge of Broadford, a village with a population of just over 1000. The camp will be only 100m from nearest residential properties. The site was recently planted with broadleaf trees following financial support from the Forestry Grant Scheme. The site is adjacent to Broadford River and the Allt an t-Sithein - presenting both a flood risk to the camp and danger of pollution washing into these watercourses from the camp.

The advertised cut off date for objections/representations is 23rd January 2025 although we can object until the Planning Committee meeting where the application is considered.

**The planning application can be viewed here:**

<https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=summary&keyVal=SOA8F8IHHQA00>

### **HOW TO OBJECT**

Email [eplanning@highland.gov.uk](mailto:eplanning@highland.gov.uk) or write to The Highland Council Eplanning, Headquarters, Glenurquhart Road, Inverness. IV3 5NX.

Need to quote reference 24/05143/FUL and your name and address.

Start "I wish to object to the Broadford Temporary Workers Accommodation Camp (24/05143FUL), then give your reasons as briefly or in as much detail as you like.

### **Key Points (Suggest you concentrate on the issues of most concern to you)**

1. The proposal to build a 350 bed temporary workers camp on the edge of Broadford will result in a 25% increase in population and substantial demographic change to the village. This will place considerable strain on over stretched health and public services. The major retailer in the area (the Co-Op) already struggles to maintain fuel and food supplies during the tourist season.
2. The public water supply and public sewer network in Broadford area already face capacity constraints during the summer tourist season, which will be exacerbated by increasing the population of the village by 25%
3. The plans to treat sewage onsite will lead to treated effluent discharge into either Broadford River or the Allt an t-Sithein burn (which drains into the river) - only 50m upstream of the "Clay Pools" a popular swimming area in Broadford River. Any failure in treatment at the site may lead to contamination of the burn and river, presenting a health risk to bathers and threatening wild life. Also contaminated surface water from the site will be likely to drain into these watercourses

4. The site is subject to flooding risk, which would exacerbate the risk of contamination to the burn and river.
5. The nearest residential property is only 100m from the proposed site, with others nearby. These properties currently enjoy a rural location with uninterrupted views of the surrounding countryside to the south and west. The proposed camp will considerably impact these views and substantially reduce the rural characteristics of the area.
6. The site has been planted with broadleaf trees after the owner received a grant from Scottish Forestry. These trees will have to be removed if the development goes ahead.
7. Site surveys have shown that a considerable volume of peat will have to be excavated in order to build the camp. The applicant's proposals to store this peat on site and reinstate when the temporary camp is removed in five years time are inadequate and will result in loss of a valuable carbon store. The applicants are making no attempt to restore peat land on a 10:1 ratio as recommended by Nature Scot.
8. Nearby residents will suffer considerable noise and light pollution during construction and operation of the camp, together with potential odour nuisance from the onsite kitchen.
9. There will be increase in road traffic both during the construction period and once operational. The applicants estimate that 12,000m<sup>3</sup> of stone and soil will need to be removed from site by HGVs. Once operational the applicants anticipate there will be a need for 196 car parking spaces plus shuttle buses to take workers to and from the substation construction sites.
10. The proposed workers camp is to build the Skye Reinforcement OHL and therefore should have been included in the planning application for the OHL, rather than as a separate "salami sliced" development. Overall cumulative effects have not been addressed in the application for the OHL or the Workers Camp.
11. The application is also premature as no planning decision has been made about the OHL and the wind farms that it has been designed to serve.

Then copy in our Councillors and maybe the planning officer: email addresses:

[drew.millar.cllr@highland.gov.uk](mailto:drew.millar.cllr@highland.gov.uk) (Chair of North Area Planning Committee and Skye Councillor)  
[john.Finlayson.cllr@highland.gov.uk](mailto:john.Finlayson.cllr@highland.gov.uk)  
[calum.Munro.cllr@highland.gov.uk](mailto:calum.Munro.cllr@highland.gov.uk)  
[ruraidh.Stewart.cllr@highland.gov.uk](mailto:ruraidh.Stewart.cllr@highland.gov.uk)  
[dafydd.jones@highland.gov.uk](mailto:dafydd.jones@highland.gov.uk) (Planning officer - Area Manager North Highland)