

Andy Gutherson

Thu 4
Sept,
12:08

to Neil, me

Dear Mr Coles,

Apologies for the delay in replying to you,

I would re-iterate my acknowledgement of the impact that this process is having on residents but as the Planning Authority we do need to ensure we follow due process otherwise we run the risk of legal challenge to the plan-making process which could further delay the process or result in outcomes that you may not see as being favourable.

The level and nature of representations made on the plan has unfortunately had an impact on our overall timescales and it is now expected that our next formal reports on the plan making process will be available in May 2026.

On the specifics of the SG17 and SG11 allocation you raise 3 specific questions:

1. Landowner consent – deliverability of an allocated site is a fundamental requirement to justify allocation. Detailed conversations are currently taking place with landowners over their level of commitment and once those are concluded that could have a significant bearing on the next steps in the process. I envisage that position will be clearer by the end of September.
2. As this information is brought to our attention the developer will be contacted to seek assurances about the deliverability of the site. Based on this response and the information that we have gathered a judgement will be made as to if the site should remain allocated or not.
3. If we establish that there is no likelihood of a site being delivered in the plan period, I cannot foresee any way in which such a site would therefore be allocated. This would not preclude a scheme promoter seeking to challenge that position and therefore the matter would not necessarily be fully resolved until the Public Inquiry and Inspectors report on the plan.

I hope this clarifies the current situation for you, the PC and residents.

Kind regards,

Andy Gutherson

Executive Director of Place

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