

Agenda Item	6.4
Report No	PLS 007/18

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 30 January 2018

**Report Title:** 17/03395/FUL: Kirkwood Homes Ltd  
Viewhill, Inverness

**Report By:** Area Planning Manager – South/Major Developments

### **Purpose/Executive Summary**

**Description:** Amendment to road layout and drainage infrastructure

**Ward:** 19 – Inverness South

**Development category:** Local

**Reason referred to Committee:** At the discretion of the Area Planning Manager (South)

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

### **Recommendation**

Members are asked to agree the recommendation to **GRANT** as set out in section 11 of the report.

## **1. PROPOSED DEVELOPMENT**

- 1.1 The proposal is for an amendment to the minor (U2633) road and associated drainage provision to serve a development of 16 houses at Viewhill, Inverness. The road currently provides vehicular access to 12 houses and (prior to their demolition) to a complex of agricultural buildings. The proposal also includes improvements to visibility and pedestrian access at the junction with Culloden Road.
- 1.2 Consent was granted in March 2014 for amendments to the access road as part of the original consent for the demolition of the redundant farm buildings and replacement with 16 houses. This proposal seeks approval for an altered layout to the access road and associated drainage.
- 1.3 The proposal is for the existing single track road to be upgraded to a 5.5m wide asphalt road, narrowing to 3.5m in several places, with the retention of much of the existing grass verge. Drainage will be provided in the form of a new filter trench running the length of the access road, with full details to be agreed prior to development commencing. No street lighting is proposed.
- 1.3 Pre Application Consultation: None
- 1.4 Supporting Information: Drainage Assessment, Planning Statement, Design and Access Statement
- 1.5 Variations: Amendments to the drainage proposals.

## **2. SITE DESCRIPTION**

- 2.1 The site is situated in a semi rural setting to the south of Culloden wood. The single track road currently serves 12 houses and leads to a proposed housing site for 16 houses (currently pending consideration under planning application reference 17/03396/FUL). Until recently the road also led to a large complex of redundant and partially derelict agricultural buildings with associated hard standing. These have now been removed and the remaining building site is fenced off with heras fencing. The vast majority of the application site sits just outside the boundary of the Inventory of Historic Battlefields, which runs east to west just to the north of the housing site. A small portion of the application site at the south western end is included within the Inventory area. The road itself is just outside the Culloden Muir Conservation Area boundary, which runs along the SE side of the road. Much of the associated drainage works will, however, be situated within the Conservation Area. The road is bounded by existing housing to the northwest, and open fields to the southeast. It is accessed via the Culloden Moor – Balloch public road.

## **3. PLANNING HISTORY**

- |     |              |   |                       |
|-----|--------------|---|-----------------------|
| 3.1 | 11/04653/FUL | Demolition of agricultural building; formation of 16 house plots; upgrade access road     | Granted (DPEA appeal) |
| 3.2 | 17/03396/FUL | Discharge of Planning Conditions attached to planning consent Ref 11/04653/FUL, including | Pending               |

those relating to house design, infrastructure consideration and landscaping, Proposed Development of 16 houses

#### 4. PUBLIC PARTICIPATION

##### 4.1 Advertised: Unknown Neighbour

Date Advertised: 04.08.17

Representation deadline: 18.08.17

Timeous representations: 6 (from 6 households)

Late representations: 35 (from 35 households)

##### 4.2 Material considerations raised are summarised as follows:

- a) Light pollution – do not want to see street lighting along the access road
- b) Queries about land ownership of grass borders adjacent to houses, needs further discussion relating to construction techniques/compensation etc.
- c) Object to original drainage proposal – would prefer to see a drainage ditch along the length of the road (*application subsequently amended to reflect this*).
- d) Haul road to be used at all times during construction and management / signage to be put in place
- e) Should be considered as a war grave
- f) Potential for buried archaeological information
- g) Site of international significance
- h) Should be considered under the new Conservation Area boundary
- i) Should be a national development.

##### 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam).

#### 5. CONSULTATIONS

5.1 **Transport Planning:** Do not object. Broadly supportive of the layout of the access road. Raised some minor issues which have been resolved through the submission of further information. Will be consulted on final drainage proposals.

5.2 **Access Officer:** No objection/comment. Defers to Transport Planning Team

5.3 **Flood Risk Management:** Objected on grounds of the management of surface water with a number of concerns relating to the proposed drainage solution. The applicant made a number of amendments to the drainage proposals and while final details of the design of the surface water drainage system are still to be agreed, the Flood Risk Management Team believe that a suitable system is feasible and are therefore willing for the details to be finalised though a planning condition. The drainage solution for the access road is linked to that for the housing development (17/03396/FUL) therefore a further condition is required to ensure that the applications are linked and the approval of details and work is carried out timeously

and in the correct order.

- 5.4 **HET Archaeology:** Do not object. Notes that mitigation in the form of test-pitting and photographic recording has been completed to date for the area proposed for housing (as per 11/04653/FUL) and further monitoring was completed on the haul road running SE from the site. The proposed road corridor, although predominantly lying just outwith the inventoried battlefield site, still has the potential to contain information relating to the battle and its aftermath. An archaeological programme of evaluation, preservation and recording of any archaeological features and a specification for such works has been recommended and will be secured by a planning condition.
- 5.5 **Historic Environment Scotland:** Do not object. Considers that the amended proposal should not have a significant impact on the battlefield, but there is a possibility of disturbing surviving archaeological remains related to the battle. Recommends that appropriate archaeological mitigation is carried out. The proposed development would result in alterations to an existing access road and minor alterations to the topography around it to facilitate surface drainage. These would be adjacent to existing residential development at Viewhill on the edge of undeveloped agricultural land and at the edge of the designated battlefield. It would represent a minimal increase in the footprint of development outside the existing settlement pattern. It would not substantively alter the character of this part of the battlefield, therefore the degree of change that the proposal would represent would be relatively slight. Having assessed the potential impacts of the proposed development it appears that they would not have significant impacts on the battlefield. This is because of the nature of the proposed development, the existing character of the affected area and the relationship of this area to the battlefield. The proposal would not contribute to cumulative impacts as it would not substantively increase the existing settlement pattern. It is recommended that advice is sought from the Council's Historic Environment Team to ensure that any potential impact on archaeological remains is suitably mitigated. Overall the proposed development would be unlikely to impact significantly on the battlefield's sense of place and an ability to appreciate and understand events of the battle.
- 5.6 **Scottish Water:** Does not object. There is currently sufficient capacity in the Inverness Water Treatment Works and in the Allanfeearn PFI Waste Water Treatment Works but availability cannot be reserved and will be reviewed upon formal application.
- 5.7 **National Trust:** Do not object. The Trust regrets that Highland Council's previous refusal of planning permission was over-ruled as it will affect part of the Battlefield designated under the Inventory of Historic Battlefields. However given this starting point the Trust would like to see the impact of the development minimised as far as possible through effective landscaping and screening of the development from the remainder of the battlefield (in particular along the southern edge); landscape visualisations showing how the proposed designs will appear from the battlefield; prevention of any further extension of the housing development or any further encroachment through new developments being enabled; and appropriate archaeological surveying to be carried out.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 Highland Wide Local Development Plan 2012**

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 35 - Housing in the Countryside (Hinterland Areas)
- 42 - Previously Used Land
- 57 - Natural, Built & Cultural Heritage
- 64 - Flood Risk
- 66 - Surface Water Drainage

### **6.2 Inner Moray Firth Local Plan 2015**

No site specific policies

## **7. OTHER MATERIAL CONSIDERATIONS**

### **7.1 Highland Council Supplementary Planning Policy Guidance**

- Access to Single Houses and Small Housing Developments (May 2011)
- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Managing Waste in New Developments (March 2013)

### **7.2 Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (SPP)

## **8. PLANNING APPRAISAL**

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

### Determining Issues

- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

### Planning Considerations

- 8.3 The key considerations in this case are:

- a) planning history and status;
- b) compliance with the development plan and other planning policy;
- c) road layout and design;
- d) drainage and flooding;

- e) amenity;
- f) proximity to Battlefield; and
- g) any other material considerations.

#### Planning History / Status

- 8.4 Planning application 11/04653/FUL for permission for the “demolition of agricultural buildings, formation of 16 no house plots, upgrade of access and associated works” was refused on 19 August 2013 by the Highland Council’s South Planning Applications Committee. The decision was subsequently the subject of an appeal which was allowed by the DPEA and the application was granted on 31<sup>st</sup> March 2014 subject to planning conditions and following the completion of a Section 75 legal agreement to ensure the provision of affordable housing and a contribution towards footpath/cycleway improvements for active travel between the development site and the city centre.
- 8.5 Site commencement was implemented through the demolition of the farm buildings following the discharge of all relevant suspensive conditions. The planning consent for 16 houses and access road is therefore extant in perpetuity. This proposal seeks to amend the layout and drainage infrastructure associated with the road.

#### Development plan/other planning policy

- 8.6 The original application was granted upon appeal to the DPEA under the redevelopment of brownfield land exception to the Housing in the Countryside policy. In his decision the Reporter found that the proposal would result in a number of benefits, of most importance the removal of a large complex of redundant and partially derelict non-traditional agricultural buildings which if left would progressively become more rundown and unsafe. He considered that their removal would result in a major environmental benefit, and he was satisfied that the environmental benefits of removing the unsightly derelict sheds at the appeal site, and reducing their visual impact on the landscape setting of the battlefield, would greatly outweigh any environmental disbenefits resulting from additional residential traffic on the access road. He concluded that the proposal would accord with policy 35 of the HwLDP and other relevant provisions of the local development plan. The principle of the development has therefore been agreed under current Council policies, and indeed, the development has been implemented and remains extant in perpetuity.

#### Road layout and design

- 8.7 The existing access road serves the 12 houses and consists of a single track tarred road with grass verges along both sides. It is in poor condition in places, with its condition markedly deteriorating towards the SW of the application site, closest to the development site. The road layout granted under 11/04643/FUL allowed for the road to be upgraded to a double carriageway with roadside drainage provision, alongside improvements to the visibility and footpath provision at the junction with the Culloden Moor-Balloch road.
- 8.8 The current, revised, proposal is for the upgrade of the existing single track road to

an asphalt road of 5.5m, narrowing at several points to 3.5m, with sections of bitmac footway along the NE length of the road adjacent to the entrances to the individual houses. The remainder is left as grass verge. A grass verge also runs the length of the SE of the road. All verges, footways and road are to be constructed to adoptable standard. The proposed design results in an informal finish which will be in keeping with the rural character of the area, and allows for the retention of much of the existing grass verge which appears to be the preference of the existing residents. The varying width of the road provides built in traffic calming to the benefit of all residents. The proposal includes improvements to the visibility splays at the road end and creation of a new footpath from the entrance of the site along the SE edge of Culloden Road which links into an informal footpath which runs along the southern edge of Culloden Road.

### Drainage and flood risk

- 8.9 A number of representations express concern about a history of low level flooding in the area. The Flood Risk Management (FRM) Team originally objected to the drainage proposals for the site subject to further information and calculations being provided. Further to updated information being submitted the FRM team are satisfied that a suitable system is feasible and have agreed that the detailed design of the drainage system can be finalised through a suspensive planning condition. The final drainage system is likely to be very similar to the most recently submitted drawings which show the existing roadside ditch to be infilled and replaced with a new filter strip/filter trench to drain the road. This is the preference of the existing householders who wanted to see the retention of a roadside drain running the length of the road. The widened access road, and internal roads within the development site will discharge to this roadside filter strip, however the rate and volume of the surface water runoff should not exceed the pre-development rate. This will be achieved through the provision of attenuation upstream, within the housing site, which should reduce the existing level of discharge currently coming from the brownfield site and associated hardstanding. A new cut off ditch will be provided between the access road and adjacent field, along with a short section of bund along Culloden Road to intercept any overland flows from this area reaching the access road and adjacent houses. The surface water from the individual plots will connect to a new surface water sewer. The Highland Council will adopt the roadside drain as part of the road adoption process. Scottish Water will adopt all new foul and surface water sewers within the development. The proposed surface water arrangements for the widened access road are inextricably linked to the drainage arrangements for the housing development, therefore it is important that both applications are viewed together and planning conditions will ensure that the approval of details and timing of development occurs timeously and in the correct order.

### Amenity

- 8.10 A number of representations from neighbouring properties raise concerns that the proposal may introduce street lighting along the access road, reducing the rural character of the area and causing light pollution. Street lighting has not been proposed as part of the development however for the avoidance of doubt and for the reassurance of existing householders a planning condition will be attached to the consent to ensure there shall be no street lighting along the length of the

access road as a consequence of this development.

- 8.12 In his appeal decision, the Reporter understood the concerns existing residents had expressed about loss of residential amenity due to additional residential traffic using the Viewhill access road, and notes that some houses sit relatively close to the road. However, he further states that although unlikely, any re-use of the appeal site for farming activities or agricultural storage might well have some effect on residential amenity, as would deterioration of the buildings, especially for those living closest to the site. The access roadway would be upgraded to adoptable standards, with traffic calming and pedestrian/cycle safety measures, while achieving a rural character with soft edges and without conventional street lighting. He therefore concludes that the new residential traffic would not cause an undue loss of amenity to existing residents.

#### Proximity to Culloden Battlefield / Conservation Area

- 8.13 The majority of the application site sits just outwith the area designated within the Inventory of Historic Battlefields, with just a small portion of the SW corner within the designated area. The road itself is also just outside the Culloden Muir Conservation Area boundary, but with drainage works within the Conservation Area. However, both the Council's archaeologist and Historic Environment Scotland have stressed that there is still potential for buried materials relating to the battle and its aftermath to remain. It is therefore of utmost importance that the site is subject to appropriate archaeological evaluation, preservation and recording and a planning condition as recommended by the Council's archaeologist, and in line with Historic Environment Scotland's recommendation, will be added to the consent to ensure that this is carried out timeously.
- 8.14 While predominantly outwith the battlefield area and Conservation Area, any development in this location would still have to potential to affect the setting of the battlefield/conservation area. In their consultation response Historic Environmental Scotland emphasised the importance of the battlefield site, but concluded that the proposal "would represent a minimal increase in the footprint of development outside the existing settlement pattern" and "would not substantively alter the character of this part of the battlefield". They recommend that the Council's Historic Environment Team provide recommendations to ensure that any impact on archaeological remains is suitably mitigated for, but conclude that "overall the proposed development would be unlikely to impact significantly on the battlefield's sense of place and an ability to appreciate and understand events of the battle".

#### Other material considerations

- 8.15 There are no other material considerations.

#### Non-material considerations

- 8.16 The issue of land ownership is not a material planning consideration and cannot be taken into account in the determination of this application. Some representations have raised questions of land ownership of the grass verges adjacent to the existing houses. While these are adopted by the Council we do not hold any information on who owns the solum, and any issues around ownership or



compensation are civil matters between the applicant and the residents. It is understood that discussions relating to this have already taken place and are ongoing.

#### Matters to be secured by Section 75 Agreement

- 8.17 None. A Section 75 legal agreement has already been concluded which relates to the development and includes provision for a financial contribution towards cycle and pedestrian improvements between the site and the City Centre as well as affordable housing provision within the housing site itself.

### **9. CONCLUSION**

- 9.1 The current proposal represents a less intrusive road layout than that which was previously granted under planning consent 11/04653/FUL and will retain an informal layout which is appropriate within the rural setting, with in built traffic calming and retention of much of the existing grass verge. The amenity of existing residents can be protected by the avoidance of formal street lighting. The proposal includes improvements to the visibility and pedestrian links at the road end which will be to the benefit of all current and future residents.
- 9.2 A number of concerns were raised relating to the proximity of the road to the area designated within the Inventory of Historic Battlefields and Culloden Muir Conservation Area. While largely sited just outwith the designated area, there is still the potential for buried materials relating to the battle to remain, however this can be mitigated for through appropriate archaeological surveying and evaluation.
- 9.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

### **10. IMPLICATIONS**

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

### **11. RECOMMENDATION**

**Action required before decision issued** N

Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

**Subject to the above**, it is recommended that planning permission be **GRANTED**, subject to the following:

### **Conditions and Reasons**

1. No development or work (including site clearance) shall commence until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, all in accordance with the attached specification, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

**Reason:** In order to protect the archaeological and historic interest of the site.

2. No development or work shall commence until full details of the design of the surface water drainage system, including discharge rates into local waterbodies and on-site storage requirements have been submitted to and approved in writing by the planning authority in consultation with the Flood Risk Management team. The drainage system shall be implemented in accordance with the approved details prior to the first occupation of the houses approved under planning reference 17/03396/FUL.

**Reason:** In order to ensure that the development can be adequately drained.

3. No development or work shall commence until full details of the design of the flood storage area and roadside cutoff ditch, including maintenance responsibilities, have been submitted to and approved in writing by the planning authority in consultation with the Flood Risk Management team. The work shall thereafter be implemented in accordance with the approved details prior to the first occupation of the houses approved under planning reference 17/03396/FUL.

**Reason:** In order to ensure that the development can be adequately drained.

4. No construction of the access road shall take place until the drainage provisions relating to planning application reference 17/03396/FUL have been approved in writing by the Planning Authority, in consultation with the Flood Risk Management Team.

**Reason:** In order to ensure the drainage solutions for the 2 related developments are compatible.

5. No development or work shall commence until full details of all temporary surface water drainage measures designed to prevent flooding and contamination of existing watercourses during construction shall be submitted to and agreed in writing by the Planning Authority and thereafter so implemented.

**Reason:** In order to ensure the proper provision of SUDS facilities.

6. For the avoidance of doubt there shall be no new street lighting along the length of the access road as a consequence of this development.

**Reason:** For the avoidance of doubt and in the interests of residential amenity.

## **REASON FOR DECISION**

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

## **TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION**

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

## **FOOTNOTE TO APPLICANT**

### **Initiation and Completion Notices**

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning

Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

### **Accordance with Approved Plans & Conditions**

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

### **Flood Risk**

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

### **Scottish Water**

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

### **Septic Tanks & Soakaways**

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

### **Local Roads Authority Consent**

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

[http://www.highland.gov.uk/info/20005/roads\\_and\\_pavements/101/permits\\_for\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

### **Mud & Debris on Road**

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

**Construction Hours and Noise-Generating Activities:** You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact [env.health@highland.gov.uk](mailto:env.health@highland.gov.uk) for more information.

### **Protected Species – Halting of Work**

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: [www.snh.gov.uk/protecting-scotlands-nature/protected-species](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species)

Signature: Nicola Drummond

Designation: Area Planning Manager – South/Major Developments

Author: Christine Macleod

Background Papers: Documents referred to in report and in case file.

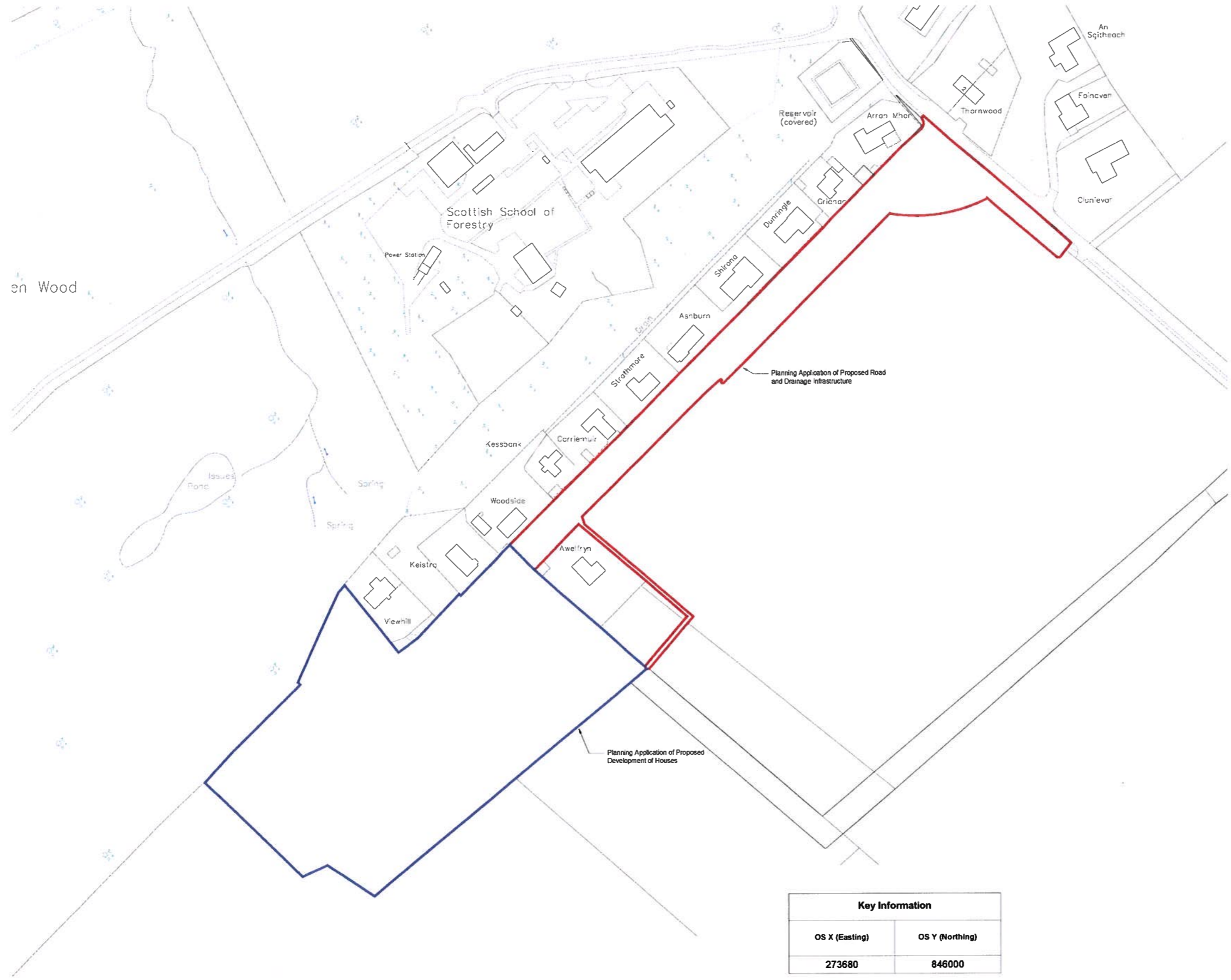
Relevant Plans: Plan 1 - Location Plan (1374-P-000-XX-101)  
Plan 2 - Site Layout Plan (1374-P-000-XX-103)  
Plan 3 - Road Layout - sheet 1 of 2 (119000-1001 rev H)  
Plan 4 - Road Layout - sheet 2 of 2 (119000-1002 rev K)  
Plan 5 - Conceptual Drainage Layout - *indicative* (119000-2001 rev F)  
Plan 6 - Surface Water Drainage - *indicative* (119000-2100 rev C)  
Plan 7 - Drainage - *indicative*(119000-2150 rev B)

A1

0 10 20 30 40 50m  
Scale 1:1000

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NOTES



Key Information	
OS X (Easting)	OS Y (Northing)
273680	846000

REV	DESCRIPTION	DATE	BY



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T 01330 833895 F 01330 833525  
info@kirkwoodhomes.com www.kirkwoodhomes.co.uk

PROJECT  
Proposed Road & Drainage Infrastructure  
Viewhill, Inverness

CONTENT  
Location Plan

DATE	SCALE	DRAWN	CHECKED	STATUS
01 05 17	1 1000	LMS		Planning

PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.
1374	P	000	XX	101	-

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NOTES



LEGEND

- Soft landscaping**
- Proposed trees
  - Proposed hedge 900mm
  - Proposed hedge 1800mm
  - Public open space & Landscape areas (factored)
  - Private garden space (planted/turfed)
  - Proposed amenity shrub planting
  - UPOS Usable Public Open Space
  - POS Public Open Space
- Refer to landscaping drawings nos. TBC
- Hard landscaping**
- Hot rolled asphalt (standard road to be adopted)
  - Dense bitmac (footways, footpaths)
  - Hot rolled asphalt (shared surface to be adopted)
  - Block pavements - natural (shared/on-street parking, deflections)
  - Block pavements - charcoal (driveways/parking)
  - 2.0 / 3.0m wide remote footpath & cycleway (to be adopted)
- Boundary treatments**
- Type A: 0.9m post and wire fence
  - Type B: 1.8m high timber fence
  - Type C: 0.9m high masonry wall with 0.9m high fence over
  - Type D: 0.9m dyke
  - 1.8m high timber lagged and braced gate
  - Hedging to plot frontages as indicated (refer to separate landscape plan)
- Refer to Boundary Treatments Details on DWG Landscape drawings
- Other amenities**
- Rotary drive location
  - 0.6x1.8m bin stance (adjacent to driveway/path)
  - Refuse bin collection point (Semi-Detached and where Adoptable road areas end)
  - Drainage infrastructure area



REV	DESCRIPTION	DATE	BY

**KIRKWOOD HOMES**

KIRKWOOD BUSINESS PARK, SAUCHEN, INVERURIE, ABERDEENSHIRE AB51 7LE  
T 01330 833895 F 01330 833829  
info@kirkwoodhomes.com www.kirkwoodhomes.co.uk

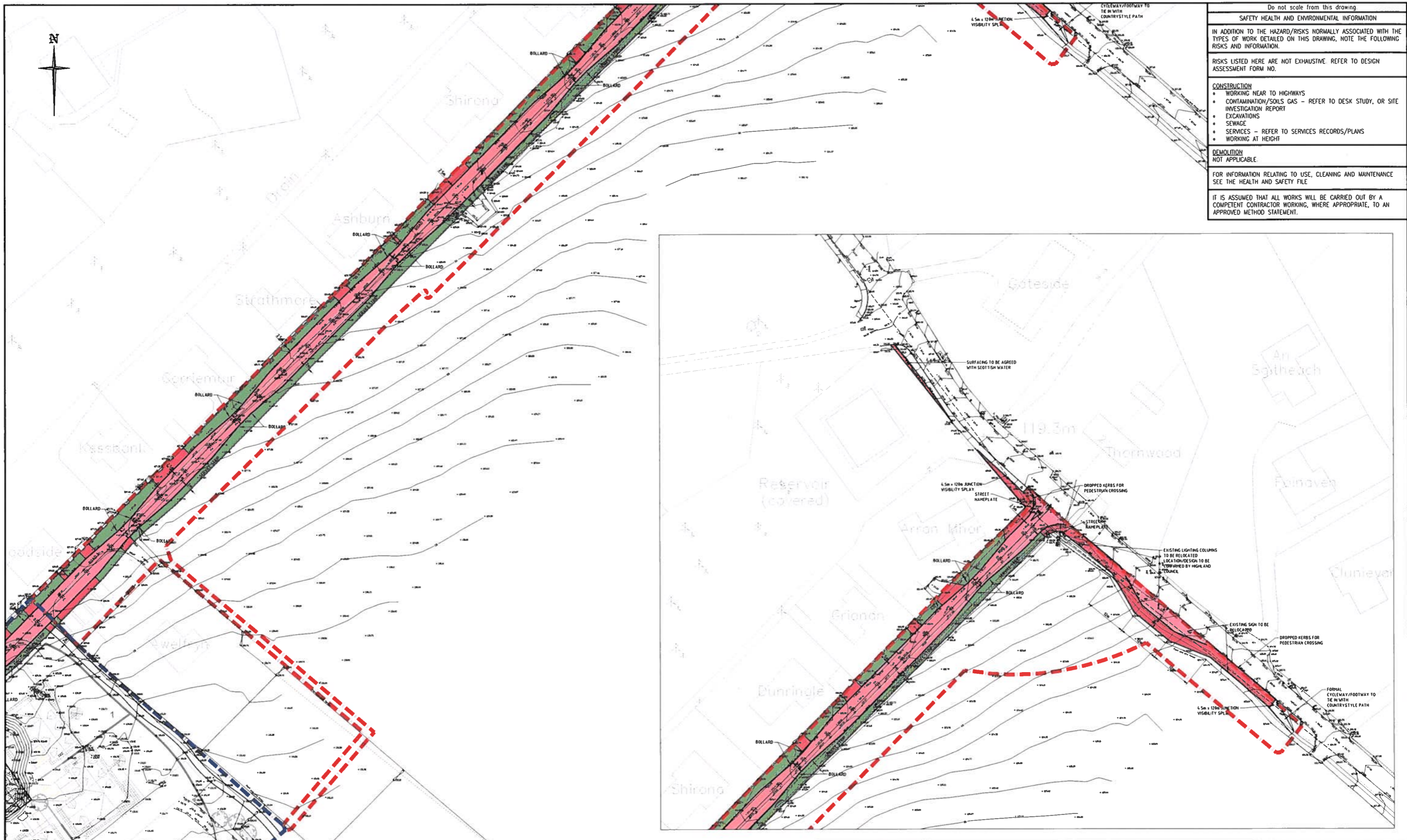
PROJECT  
Proposed Residential Development  
Viewhill, Inverness

DRAWN BY  
Site Layout  
Planning Application of Proposed Road & Drainage Infrastructure

DATE	SCALE	DRAWN	CHECKED	STATUS
06/10/16	1:1000	LMS		Planning

PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.
1374	P	000	XX	103	





Do not scale from this drawing

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

RISKS LISTED HERE ARE NOT EXHAUSTIVE REFER TO DESIGN ASSESSMENT FORM NO.

**CONSTRUCTION**

- WORKING NEAR TO HIGHWAYS
- CONTAMINATION/SOILS GAS - REFER TO DESK STUDY, OR SITE INVESTIGATION REPORT
- EXCAVATIONS
- SEWAGE
- SERVICES - REFER TO SERVICES RECORDS/PLANS
- WORKING AT HEIGHT

**DEMOLITION**  
NOT APPLICABLE.

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

Rev	Date	Description	Drawn	Checked	Approved
H	05/10/17	ROAD NUMBERING ADDED.	SA	ZLH	LAM
G	18/07/17	PLANNING BOUNDARIES UPDATED.	DA	SA	LAM
F	06/07/17	SERVICE STRIP PROPOSALS UPDATED.	DA	SA	LAM
E	29/06/17	RED LINE BOUNDARY AMENDED.	SA	ZLH	LAM
D	27/06/17	ROADS LAYOUT AMENDED FOLLOWING MEETING WITH HIGHLAND COUNCIL DATED 22/06/17.	SA	ZLH	LAM
C	19/06/17	PROPOSALS UPDATED IN LINE WITH CURRENT HOUSING LAYOUT.	DA	LAM	LAM
B	13/06/17	BUILD-OUTS ADDED, FOOTWAY ADDED TO SOUTH SIDE OF ACCESS ROAD.	SA	ZLH	LAM
A	12/05/17	DRAWING AMENDED TO SUIT LATEST SURVEY.	SA	ZLH	LAM

Notes:

**MATCH LEGEND**

- ASPHALT ROAD (ADOPTABLE)
- BITHANE FOOTWAY (ADOPTABLE)
- GRASSED VERGE (ADOPTABLE)
- DRIVEWAY - REVEALOR PAVED AREA COLOUR TO ARCHITECTS SPECIFICATION
- VISITOR PARKING

PLANNING APPLICATION OF PROPOSED DEVELOPMENT OF HOUSES.

PLANNING APPLICATION OF PROPOSED ROAD AND DRAINAGE INFRASTRUCTURE.


This is the plan / drawing / specification referred to in the application

Signed \_\_\_\_\_

Dated \_\_\_\_\_

For Fairhurst

Client:



**KIRKWOOD HOMES LTD**

Project Title:

**RESIDENTIAL DEVELOPMENT AT VIEWHILL CULLODEN INVERNESS-SHIRE**

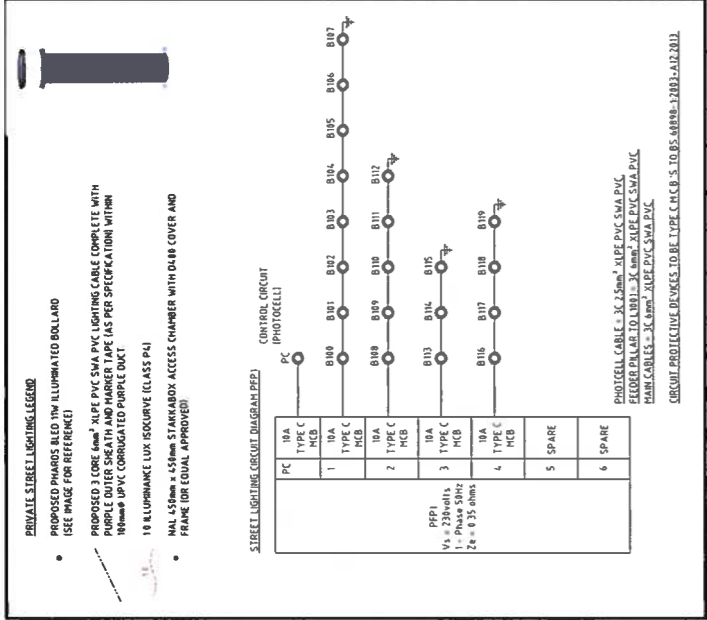
Drawing Title:

**ROADS LAYOUT SHEET 1 OF 2**

Scale at A1:		Status:	
1:500	For Approval	Checked	Approved
Drawn: SA	Checked: DA	Date: 21/04/17	Approved: LAM
Date: 21/04/17	Date: 21/04/17	Date: 21/04/17	
Drawing No:	119000/1001	Revision:	H

**FAIRHURST**

88 Queens Road, ABERDEEN, AB15 4TD  
Tel: 01224 321 322 Fax: 01224 323 201



Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION:

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

**CONSTRUCTION**

- WORKING NEAR HIGHWAYS
- CONTAMINATION/SOILS GAS - REFER TO DESK STUDY, OR SITE INVESTIGATION REPORT
- EXCAVATIONS
- SEWAGE
- SERVICES - REFER TO SERVICES RECORDS/PLANS
- WORKING AT HEIGHT

**DEMOLITION**

NOT APPLICABLE.

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE.

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- MATERIALS**
- ASPHALT ROAD (ADOPTABLE)
  - BITUMAC FOOTWAY (ADOPTABLE)
  - GRASSED VERGE (ADOPTABLE)
  - DRIVEWAY - SET BELOW PAVED AREA
  - COLOR TO ARCHITECT'S SPECIFICATION
- BOLLARD**
- PHAROS BLED THW ILLUMINATED
  - PHOTOCELL HOUSING POINT
  - CONCRETE PAVING SLABS
  - TREE
  - VISITOR PARKING SPACE

This is the plan / drawing / specification referred to in the application.

Signed: \_\_\_\_\_  
 Dated: \_\_\_\_\_  
 For Fairhurst: \_\_\_\_\_

K	15/12/17	ROAD 3 LAYOUT AND AREA OF ADOPTABLE ROADS AMENDED.	DC	ZLH	LAM
J	27/10/17	VISITOR PARKING SPACES SHOWN IN COURTYARD AREAS. LAY-BY OPPOSITE VIEWHILL REMOVED.	SA	DA	LAM
I	04/10/17	PRIVATE LIGHTING BOLLARDS, CIRCUIT DIAGRAM & LEGEND ADDED. ROADS LAYOUT AMENDED TO INCLUDE 3 VISITOR PARKING BAYS.	DC	SA	ZLH
H	18/07/17	PLANNING BOUNDARIES UPDATED.	DA	SA	LAM
G	06/07/17	SERVICE STRIP PROPOSALS UPDATED.	DA	SA	LAM
F	29/06/17	RED LINE BOUNDARY AMENDED.	SA	ZLH	LAM
E	27/06/17	ROADS LAYOUT AMENDED FOLLOWING MEETINGS WITH HIGHLAND COUNCIL DATED 22/06/17.	SA	ZLH	LAM
D	19/06/17	PROPOSALS UPDATED IN LINE WITH CURRENT HOUSING LAYOUT.	DA	LAM	LAM
Rev:	Date:	Description:	Drawn:	Checked:	Approved:

Project Title: **RESIDENTIAL DEVELOPMENT AT VIEWHILL CULLODEN INVERNESS-SHIRE**

Drawing Title: **ROADS LAYOUT SHEET 2 OF 2**

Scale of Plan: 1:500

Drawn: SA  
 Date: 21/04/17

Checked: DA  
 Date: 21/04/17

Approved: LAM  
 Date: 21/04/17

Drawing No.: **119000/1002**

Revision: **K**



**FAIRHURST**

88 Queens Road,  
 Inverness, Highland IV1 1AA  
 Tel: 01224 321322 Fax: 01224 323201

Scale of Plan: 1:500

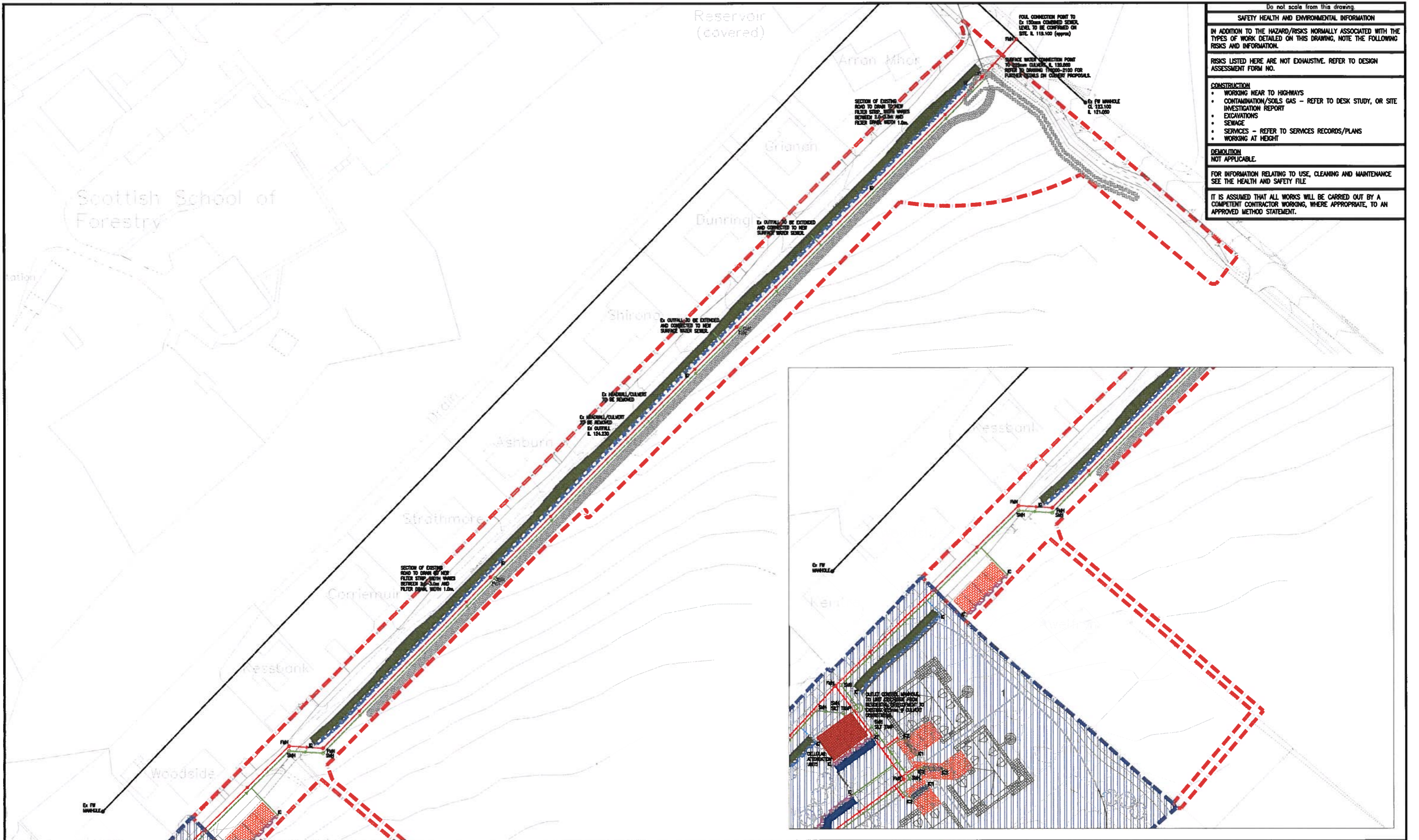
Drawn: SA  
 Date: 21/04/17

Checked: DA  
 Date: 21/04/17

Approved: LAM  
 Date: 21/04/17

Drawing No.: **119000/1002**

Revision: **K**



Do not scale from this drawing

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

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**CONSTRUCTION**

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- EXCAVATIONS
- SEWAGE
- SERVICES - REFER TO SERVICES RECORDS/PLANS
- WORKING AT HEIGHT

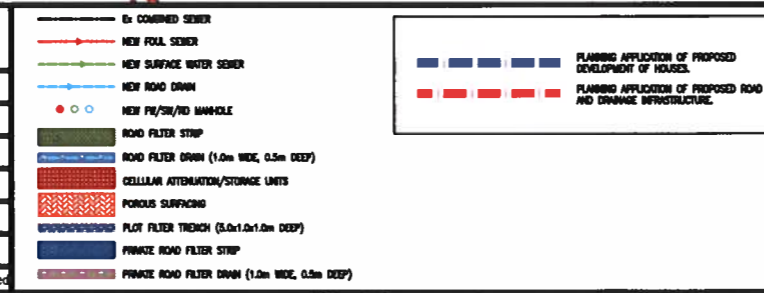
**DEMOLITION**

NOT APPLICABLE.

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

Rev.	Date	Description	Drawn	Checked	Approved
F	10/11/17	PROPOSALS UPDATED FOLLOWING COMMENTS RECEIVED THROUGH PLANNING.	DA	MC	LAM
E	18/07/17	PLANNING BOUNDARIES UPDATED.	DA	SA	LAM
D	04/07/17	DRAINAGE PROPOSALS UPDATED FOLLOWING EXCHANGES WITH THE HIGHLAND COUNCIL.	DA	MC	LAM
C	25/04/17	RED LINE BOUNDARY AMENDED.	SA	ZLH	LAM
B	18/04/17	PROPOSALS UPDATED IN LINE WITH CURRENT HOUSING LAYOUT.	DA	LAM	LAM
A	09/05/17	PROPOSALS UPDATED TO SUIT CURRENT HOUSING LAYOUT.	DA	MC	LAM



This is the plan / drawing / specification referred to in the application

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

For Fairhurst



Project Title: **RESIDENTIAL DEVELOPMENT AT VIEWHILL, CULLODEN, INVERNESS-SHIRE**

Scale of All: 1:500

Status: For Approval

Drawn: DA, Checked: MC, Approved: LAM

Date: 21/04/17, Date: 21/04/17, Date: 21/04/17

Drawing No.: 119000/2001

Revision: F

**FAIRHURST**

88 Queens Road, INVERNESS, AB15 4JG  
Tel: 01224 321 222 Fax: 01224 323 201

Scale of All: 1:500

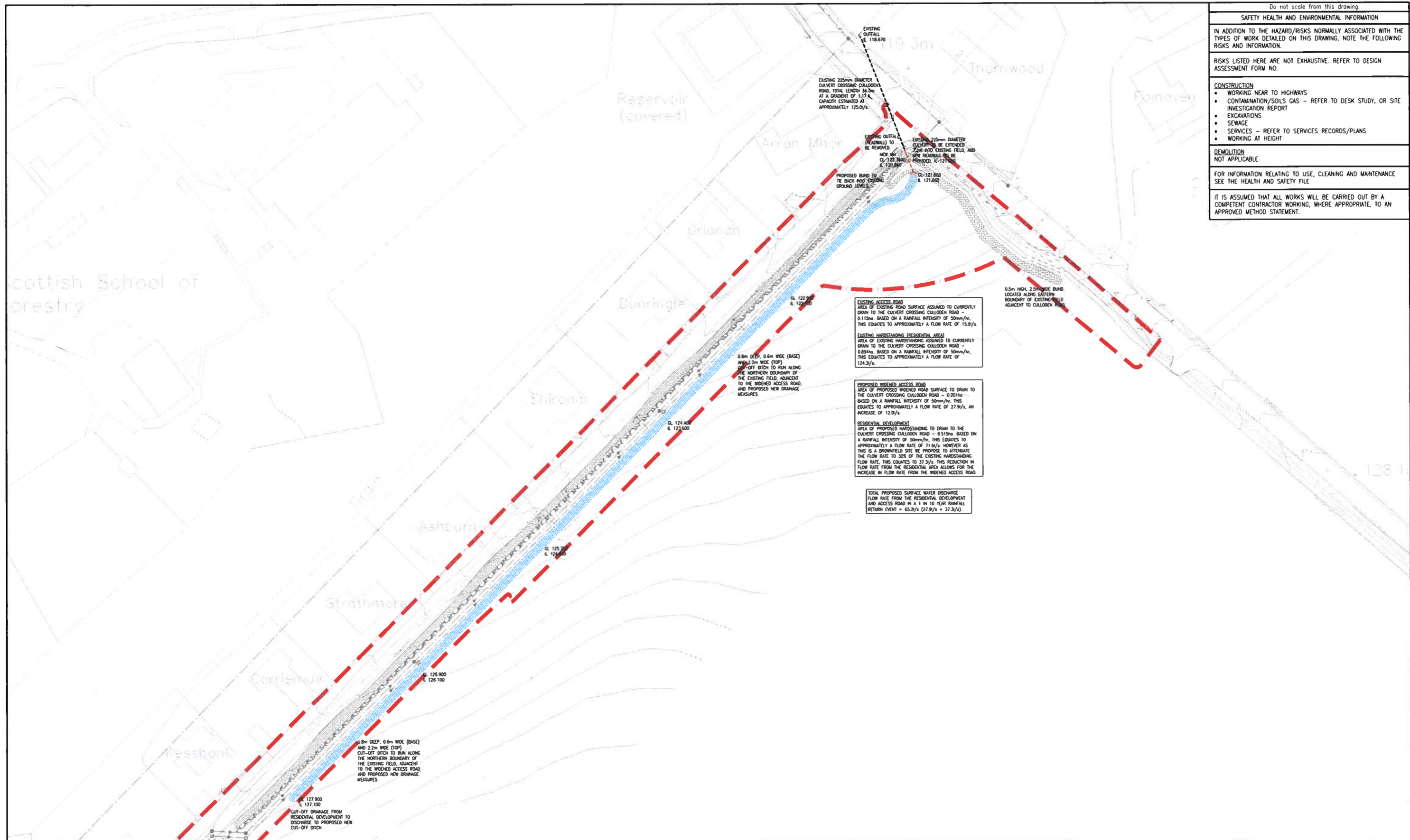
Status: For Approval

Drawn: DA, Checked: MC, Approved: LAM

Date: 21/04/17, Date: 21/04/17, Date: 21/04/17

Drawing No.: 119000/2001

Revision: F



Do not scale from this drawing

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

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**CONSTRUCTION**

- WORKING NEAR TO HIGHWAYS
- CONTAMINATION/SOILS GAS - REFER TO DESK STUDY, OR SITE INVESTIGATION REPORT
- EXCAVATIONS
- SEWAGE
- SERVICES - REFER TO SERVICES RECORDS/PLANS
- WORKING AT HEIGHT

**DEMOLITION**

NOT APPLICABLE.

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**EXISTING ACCESS ROAD**  
AREA OF EXISTING ROAD SURFACE ASSUMED TO CURRENTLY DRAIN TO THE CULVERT CROSSING CULLODEN ROAD - 0.115ha. BASED ON A RAINFALL INTENSITY OF 50mm/hr. THIS EQUATES TO APPROXIMATELY A FLOW RATE OF 15.9/s

**EXISTING HARDSTANDING (RESIDENTIAL AREA)**  
AREA OF EXISTING HARDSTANDING ASSUMED TO CURRENTLY DRAIN TO THE CULVERT CROSSING CULLODEN ROAD - 0.894ha. BASED ON A RAINFALL INTENSITY OF 50mm/hr. THIS EQUATES TO APPROXIMATELY A FLOW RATE OF 124.3/s

**PROPOSED WIDENED ACCESS ROAD**  
AREA OF PROPOSED WIDENED ROAD SURFACE TO DRAIN TO THE CULVERT CROSSING CULLODEN ROAD - 0.201ha. BASED ON A RAINFALL INTENSITY OF 50mm/hr. THIS EQUATES TO APPROXIMATELY A FLOW RATE OF 27.9/s, AN INCREASE OF 12.0/s

**RESIDENTIAL DEVELOPMENT**  
AREA OF PROPOSED HARDSTANDING TO DRAIN TO THE CULVERT CROSSING CULLODEN ROAD - 0.513ha. BASED ON A RAINFALL INTENSITY OF 50mm/hr. THIS EQUATES TO APPROXIMATELY A FLOW RATE OF 71.6/s. HOWEVER AS THIS IS A BROWNFIELD SITE WE PROPOSE TO ATTENUATE THE FLOW RATE TO 30% OF THE EXISTING HARDSTANDING FLOW RATE. THIS EQUATES TO 37.3/s. THIS REDUCTION IN FLOW RATE FROM THE RESIDENTIAL AREA ALLOWS FOR THE INCREASE IN FLOW RATE FROM THE WIDENED ACCESS ROAD.

**TOTAL PROPOSED SURFACE WATER DISCHARGE**  
FLOW RATE FROM THE RESIDENTIAL DEVELOPMENT AND ACCESS ROAD IN A 1 IN 10 YEAR RAINFALL RETURN EVENT = 65.2/s (27.9/s + 37.3/s)

0.8m DEEP, 0.6m WIDE (BASE) AND 2.2m WIDE (TOP) CUT-OFF DITCH TO RUN ALONG THE NORTHERN BOUNDARY OF THE EXISTING FIELD, ADJACENT TO THE WIDENED ACCESS ROAD, AND PROPOSED NEW DRAINAGE MEASURES.

This is the plan / drawing / specification referred to in the application

Signed \_\_\_\_\_

Dated \_\_\_\_\_

For Fairhurst



Project Title  
**RESIDENTIAL DEVELOPMENT AT VIEWHILL CULLODEN INVERNESS-SHIRE**

Drawing Title  
**PROPOSED CUT-OFF DITCH TO DEAL WITH SURFACE WATER RUN OFF FROM ADJACENT FIELD**

**FAIRHURST**

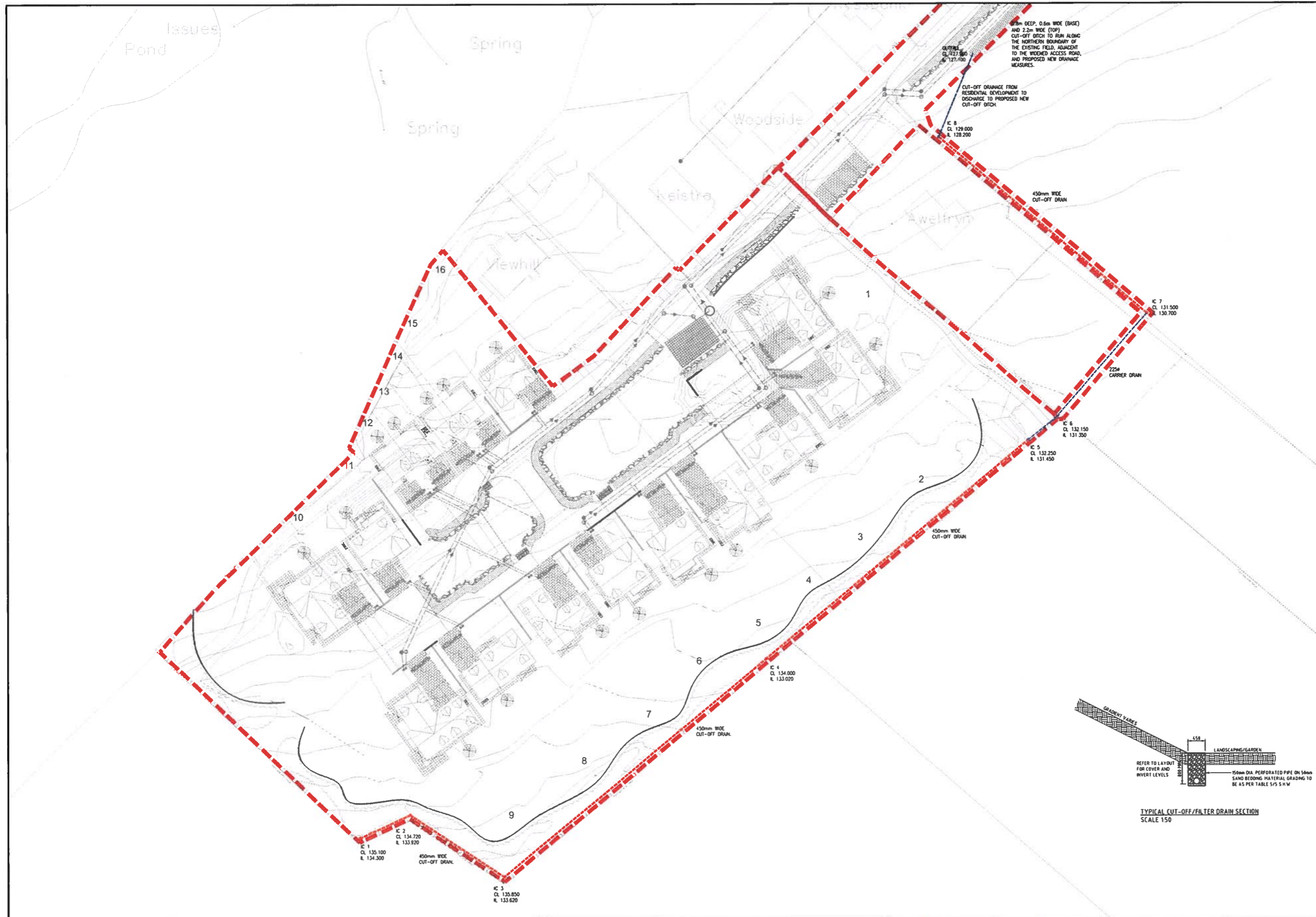
88 Queens Road  
ABERDEEN AB15 4YD  
Tel: 01224 331 322 Fax: 01224 323 201

Scale of A1: 1:500 Status: For Approval

Drawn: DA	Checked: LAM	Approved: LAM
Date: 19/06/17	Date: 19/06/17	Date: 19/06/17

Drawing No: 119000/2100 Revision: C

Rev.	Date	Description	Drawn	Checked	Approved
C	10/11/17	PROPOSALS UPDATED FOLLOWING COMMENTS RECEIVED THROUGH PLANNING. DRAWING TITLE UPDATED.	DA	MC	LAM
B	18/07/17	PLANNING BOUNDARIES UPDATED.	DA	SA	LAM
A	06/07/17	DEVELOPMENT DRAINAGE PROPOSALS UPDATED, FIELD DRAINAGE UPDATED TO SUIT.	DA	MC	LAM



Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

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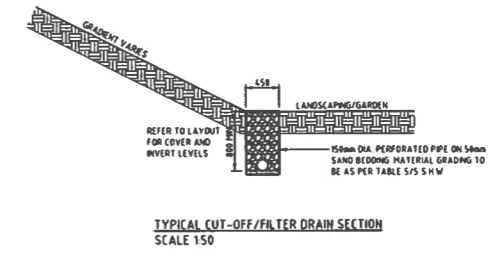
**CONSTRUCTION**

- WORKING NEAR TO HIGHWAYS
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- EXCAVATIONS
- SEWAGE
- SERVICES - REFER TO SERVICES RECORDS/PLANS
- WORKING AT HEIGHT

**DEMOLITION**  
NOT APPLICABLE.

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Rev.	Date	Description	Drawn	Checked	Approved
B	10/11/17	PROPOSALS UPDATED FOLLOWING COMMENTS RECEIVED THROUGH PLANNING.	DA	MC	LAM
A	18/07/17	PLANNING BOUNDARIES UPDATED.	DA	SA	LAM

This is the plan / drawing / specification referred to in the application.

Signed \_\_\_\_\_

Dated \_\_\_\_\_

For Fairhurst

--- PLANNING APPLICATION OF PROPOSED DEVELOPMENT OF HOUSES.

--- PLANNING APPLICATION OF PROPOSED ROAD AND DRAINAGE INFRASTRUCTURE.



Client: RESIDENTIAL DEVELOPMENT AT VIEWHILL CULLODEN INVERNESS-SHIRE

Project Title: CUT-OFF DRAINAGE PROPOSALS (PRIVATE)

<b>FAIRHURST</b>	
88 Queens Road, Aberdeen AB15 4HG Tel: 01224 321 222 Fax: 01224 323 201	
Scale at A1: 1:500	Status: For Information
Drawn: DA	Checked: LAM
Date: 06/07/17	Date: 06/07/17
Approved: LAM	Date: 06/07/17
Drawing No: 119000/2150	Revision: B