

Agenda Item	6.6
Report No	PLS 036/19

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 30 April 2019

Report Title: 18/04550/MS: The Highland Council

Land 345M East Of Churchfield Cottage, Barn Church Road,
Culloden, Inverness

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of 150 unit residential development and associated infrastructure - approval of matters specified in conditions 2(b), 2(c), 2(d), 2(e), 2(f), 2(g), 2(h), 2(i), 2(k), 2(l), 2(m), 2(n), 2(o), 2(q), 2(r), 2(s), 2(t), 13, 28, 30, 31, 35, and 46 of Planning Permission 16/02161/S42

Ward: 17 – Culloden and Ardersier

Development category: Major

Reason referred to Committee: Approval of Matters Specified in Conditions on Major Development

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 **Approve** matters specified in conditions as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 This submission seeks approval for a number of the matters specified in conditions attached to planning permission 16/02161/S42 granted on 29 July 2016 in respect of the Stratton Farm development to allow the delivery of Phase 1b of the residential development comprising 150 homes.
- 1.2 The overall masterplanned development at Stratton Farm comprises 2500 homes, retail, office, health centre, church, community facilities, restaurant/café, primary school, park and ride, hotel and commercial / business uses split over 4 sequential phases.
- 1.3 This submission forms the first development in Phase 1b of the Stratton development. It has been guided by the original masterplan and the recently approved Area Development Brief (18/03875/MS) for Phases 1b, 1f and 1h previously approved. The development comprises a total of 150 residential units with a combination of flatted blocks, cottage flats, detached houses, semi-detached houses and accessible bungalows.
- 1.4 This submission seeks approval of the following conditions:
- 2 (b) – siting and design
 - 2 (c) – sustainable design considerations
 - 2 (d) – means of access to the site and connections to adjacent development land
 - 2 (e) – layout of the site
 - 2 (f) – road layout
 - 2 (g) – car parking
 - 2 (h) – cycle parking
 - 2(i) – details of open space
 - 2(k) – landscaping
 - 2(l) – management and maintenance
 - 2(m) – boundary treatment
 - 2(n) – goods vehicles
 - 2 (o) – surface water drainage
 - 2 (p) – water and waste water connections
 - 2(r) – tree retention
 - 2(s) – site levels
 - 2(t) – finished floor levels
 - 13 – surface water drainage
 - 28 – roads to boundary
 - 30 – car parking
 - 31 – cycle parking
 - 35 – open space
 - 46 – development height
- 1.5 The applicant sought pre-application advice through the Pre-Application Advice Service for Major Developments.
- 1.6 This submission has been supported by the following information:
- Design and Access Statement;
 - Drainage Impact Assessment;
 - Transport Statement.

- 1.7 During the processing of the matters specified in conditions a number of variations have been made to address issues raised by consultees and the Case Officer including:
- Modifications to locations of bin collection points;
 - Modifications to cycle parking provision, including increased provision and changes to location of stores;
 - Modifications to footpath location and widths;
 - Modifications to boundary treatments;
 - Modifications to house type design in relation to fenestration and material usage.

2. SITE DESCRIPTION

- 2.1 The site lies to the north of Smithton and to the east of Barn Church Road on an area of predominantly flat land. The site is bounded to the north by the A96 and to the east by a wooded area adjacent to Stratton Lodge. To the south is an area identified for development within the Stratton masterplan and to the east the site is bounded by a line of mature trees which are covered by a TPO.
- 2.2 The development site is in an L-shape and wraps around an area safeguarded for a future primary school. The catchment area for the primary school has not yet been defined.
- 2.3 Access to the site will be via an east-west distributor road which connects to the recently dualled Barn Church Road via a lights controlled junction. Active travel linkages into the site will be via shared use paths adjacent to access road and a dedicated active travel link which connects through from Barn Church Road. This active travel link forms part of the wider link which will, in time, connect through to Inverness Campus.
- 2.4 To the north west of the site development of phase 1a of the Stratton Farm development is under construction. Phases 1e, f and g are located to the south of the proposed development. Phase 2 and 3 comprising predominantly residential development is located to the north.

3. PLANNING HISTORY

- | | | | |
|-----|----------------|--|-----------------------|
| 3.1 | 12 August 2011 | 09/00141/OUTIN - New town comprising town centre, housing and commercial development | Permission
Granted |
| 3.2 | 12 May 2015 | 15/00297/S75M - Modification of Section 75 Agreement associated with planning permission 09/00141/OUTIN | Grant
Modification |
| 3.3 | 14 May 2015 | 13/01049/S42 - Application to vary conditions 4, 36 and 42 of Planning Permission ref 09/00141/OUTIN; amendments to AMP, Park and Ride and amendment to timing of provision. | Permission
Granted |

3.4	29 July 2016	16/02161/S42 - Develop land without compliance with conditions 1,2,3,9 and 25 and conditions 27 to 54 inclusive (regulating phasing, and regulating timing of provision of infrastructure) of 09/00141/OUTIN as amended by 13/01049/S42	Permission Granted
3.5	11 November 2016	16/04179/MSC - Area Development Brief for Phase 1	Permission Granted
3.6	17 January 2017	16/05294/S75D - Discharge of Planning Obligation registered on 21 July 2011 against Land Registry Title INV6445 as modified by Notice of Determination on 12 May 2015 related to Planning Permissions 09/00141/OUTIN and 13/01049/S42	Grant Discharge
3.7	10 May 2017	16/05669/MSC - Infrastructure related to Phase 1 of development	Permission Granted
3.8	7 August 2017	16/05533/MSC - Approval of matters specified in conditions 2(b), 2(c), 2(d), 2(e), 2(f), 2(g), 2(h), 2(i), 2(j), 2(k), 2(l), 2(m), 2(o), 2(p), 2(q), 2(r), 2(s), 2(t), 2(u), 3, 9, 11, 12, 13, 30, 31, 35, 41, 42, 44 of planning permission 16/02161/S42 for a 400 dwelling residential development	Permission Granted
3.9	7 March 2018	18/00190/FUL - Erection of temporary sales cabin, visitor parking for new residential development	Permission Granted
3.10	7 March 2018	18/00191/ADV - Erection of flag sign, hoarding sign, fascia sign, chevron sign, swing board and free standing signs.	Permission Granted
3.11	23 August 2018	18/03403/FUL - Temporary siting of two sales cabins and formation of visitor parking area	Permission Granted
3.12	28 November 2018	18/03875/MSC - Application for the approval of matters specified in conditions 2(a), of planning permission 16/02161/S42 in relation to Phase 1B, 1F, 1H and 2A.	Permission Granted
3.13	14 January 2019	18/05111/MSC - Approval of matters specified in conditions 2(b), 2(c), 2(e), 2(f), 2(h), 2(k), 2(l), 2(m), 2(p), 2(q), 2(s), 2(t), 2(u), 11, 31, 35, of planning permission 16/02161/S42 for a redesign of flatted blocks 1-5	Permission Granted
3.14	6 February 2019	18/03649/MSC - Approval of Matters Specified in Conditions 2b,2c,2d,2e,2f,2g,2i,2k,2l,2m,2o,2p,2q,2r,2s,2t,	Permission Granted

2u,3, 9, 11,12,13, 17, 27iii,
30,35,36,37,38,39,40,41,42, 44, 49 of Planning
Permission 16/02161/S42 for Erection of 94
Dwellings

- | | | | |
|------|---------------|---|--------------------------|
| 3.15 | 21 March 2019 | 18/03810/MSC - Application for Matters Specified in Condition application to satisfy conditions 2(b), 2(c), 2(d), 2(e), 2(f), 2(g), 2(h), 2(i), 2(j), 2(k), 2(l), 2(m), 2(o), 2(p), 2(q), 2(r), 2(s), 2(t), 2(u), 3, 9, 11, 12, 13, 30, 31, 35, 41, 42, 44 of planning permission 16/02161/S42 for the erection of 198 houses | Permission
Granted |
| 3.16 | | 18/05949/MSC - Development of a new public park - approval of matters specified in conditions 2(i), 2(j), 2(k), 2(l), 2(m) ,2(o) ,2(r), 2(s), 35, 36, 42, 43, 44, and 45 of planning permission 16/02161/S42 | Pending
Consideration |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour
Date Advertised: 12 October 2018
Representation deadline: 26 October 2018
- Timeous representations: 0
- Late representations: 0

5. CONSULTATIONS

- 5.1 **Smithton and Culloden Community Council** did not respond to the consultation.
- 5.2 **THC Development Plans Team** do not object to the application. It supports the development to meet the needs in this area of the city. It requested additional information on landscaping and active travel connections. These were provided and are discussed elsewhere in this report.
- 5.3 **THC Flood Risk Management** do not object to the application. It notes that flood risk from the Smithton Burn is low for this phase of development. It is content with the drainage arrangements for surface water and notes that the infrastructure proposed will accommodate the development set out in this application and also for any future development to the south west.
- 5.4 **THC Transport Planning** do not object to the application following points of clarification being addressed and modifications to the layout to ensure that the roads connecting to the south west were capable of acting as through routes to future development; and to address the active travel

routes through the site. Further modifications were also made in relation to waste management to accommodate comments made by Transport Planning. It has recommended that the access links from the spine road to the north are not built until the time the layout of those phases of development is finalised. This matter will be addressed through the Road Construction Consent (RCC) process to limit the risk of a redesigned road layout being sought in the future and minimise disruption on the public road network.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

9 – A96 Corridor – Phasing and Infrastructure
12 – Stratton
28 - Sustainable Design
29 - Design Quality & Place-making
34 - Settlement Development Areas
51 - Trees and Development
52 - Principle of Development in Woodland
56 - Travel
57 - Natural, Built & Cultural Heritage
58 - Protected Species
59 – Other important Species
60 – Other Importance Habitats
61 – Landscape
63 – Water Environment
64 - Flood Risk
66 - Surface Water Drainage
74 – Green Networks
75 – Open Space
77 – Public Access

6.2 Inner Moray Firth Local Development Plan (2015)

Policy 2: Delivering Development
Allocation IN84 – Stratton (Mixed Use)

6.3 Highland Council Supplementary Planning Policy Guidance

Inverness East Development Brief (Jun 2018)
Construction Environmental Management Process for Large Scale Projects (August 2010)
Flood Risk & Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Open Space in New Residential Developments (Jan 2013)
Public Art Strategy (March 2013)
Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (The Scottish Government, June 2014)

National Planning Framework 3 (Scottish Government, 2014)

Creating Places (Scottish Government, 2013)

Designing Streets (Scottish Government, 2010)

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 submission requires to be assessed against all policies of the Development Plan relevant to the submission, all national and local policy guidance and all other material considerations relevant to the submission.

Planning Considerations

8.3 The principle of the development has been established through the previous permission. This submission seeks to approve matters specified in conditions of the planning permission in principle. In order to address the determining issues therefore, Committee must consider the extent to which the proposal continue to comply with development plan policy, the provisions of the conditions attached to the planning permission in principle and take into consideration any other material considerations.

Development plan/other planning policy

8.4 Development Plan policy has changed since the time of determination of the original planning permission in principle application. The Highland Structure Plan (2001) is no longer in force and the Inverness Local Plan (2006) in relation to this site and the policy provisions have been superseded by the contents of the Highland-wide Local Development Plan (2012). The Inner Moray Firth Local Development Plan (2015) has also been adopted.

8.5 However, Development Plan policy has not changed since the determination of the application for non-compliance with conditions (ref: 16/02161/S42). The East Inverness Development Brief has however been adopted. The Development Brief recognised the planning permission at Stratton and the principles of the masterplan. Therefore subject to detail set out later in this report the submission for the approval of matters specified in conditions accords with the provisions of the Development Plan.

8.6 The remainder of this report will consider the submissions made in relation to the relevant conditions attached to the planning permission in principle and assess its compatibility with the Development Plan.

Layout, Siting and Design (Conditions 2(b), 2(c), 2(e), 2(m), 2(s), 46)

8.7 The site layout follows the principles of the masterplan for Stratton and the approved Area Development Brief (18/03875/MS) for this phase. It utilises a series of perimeter blocks based around a clear street hierarchy with frontages of properties facing onto all streets and landscaped areas.

8.8 The higher density development is closer to Barn Church Road and the density drops as one moves eastward away from Barn Church Road. It is considered that due to the grid based layout, active travel linkages and creation of spaces and places within the development the key principles of Designing Streets have been met.

8.9 Therefore, the defining matters in relation to layout and design were points of detail. In particular, the relationship between the buildings and the streets and the design of the individual houses and blocks of flats. The layout has been amended through negotiation with the applicant at the pre-application stage and through the application to improve the relationship between the buildings and the street. This has been done by ensuring buildings are brought closer to the road, locating parking to the side of properties instead of the front and securing appropriate boundary treatments, both in terms of type and design.

8.10 Where buildings are adjacent to primary streets and open spaces there are active frontages onto these streets and spaces.

8.11 The three storey flatted elements to the development, adjacent to the new park to be formed adjacent to Barn Church Road (18/05949/MS), are in the position indicated in the area development brief. The design of the flats provides a modern take on traditional architecture, with an approach that complements the houses in the remainder of the proposed development. The height of the flats is well within the height limits set out in the planning permission in principle. The mass and design of the flatted blocks accords with the criteria in the Area Development Brief and provides a strong edge to the development.

8.12 The house types are a mix of single and two storey buildings some of which are to be designed and built for specific housing needs. The majority of the houses along the primary street are two storey, helping to provide a sense of enclosure and definition to the street. The range of house types in the application is considered acceptable and delivers the character areas, in part defined by the street hierarchy, which are promoted through the Area Development Brief.

8.13 The material palette across the application site reflects that set out in the Area Development Brief and comprises of render, cement board and contrasting blue black brick. The roofs will all be finished in a dark grey

concrete tile. The mix of materials will provide a modern, crisp finish.

- 8.14 The general layout of the development is one which takes advantage of the sites location, natural features and orientation. This combined with designing in active travel connections has sufficiently demonstrated that sustainable design has been taken into consideration. In addition the applicant submitted a sustainability statement setting out how the houses will incorporate sustainable technologies.

Access, Parking and Servicing (Conditions 2(d), 2(f), 2(g), 2(h), 28, 30, and 31)

- 8.15 The site will be accessed from Barn Church Road using a road to be built running from the new junction that has been provided as part of the dualling of Barn Church Road (approved under reference 16/05669/MSC). The road will be the main access to the development and will connect through to the eastern boundary of the site. This will provide a distributor road function with provision for buses and enhanced active travel connections. This road will also provide access for a future primary school. Both of these roads are to be delivered up to the site boundary as per condition 28 of the planning permission in principle.

- 8.16 The access road has 4no. junctions to the north. These have been designed to accommodate access to phases 2 and 3 of the masterplanned development. Transport Planning recommend that unless the internal road layout and nature of the future development sites is already finalised the access road junctions should not constructed at this time. When processing the Road Construction Consent for this development Transport Planning has set out that it will recommend that the only junctions built off the access road are the ones that will serve the development approved under this permission. The reason being that it limits the risk of a redesigned road layout being sought in the future and minimise disruption on the public road network. The junctions are however in the locations promoted by the approved Area Development Brief for this phase and in broad accordance with the junction strategy within the Stratton Masterplan.

- 8.17 This is the first traffic generating development to be brought forward following adoption of the East Inverness Development Brief. The Development Brief aspires to deliver improved east west pedestrian and cycle connections. Through negotiation with the developer a number of modifications have been made to the southern primary street and internal road layout to facilitate this connection, including:

- Provision of a dedicated active travel link from Barn Church Road, through the park to the development.
- Delivery of a 3.5m wide active travel link on the primary street with a verge between the road and the path.
- Provision of active travel priority junctions (Copenhagen style crossings) at junctions between the primary street and secondary streets to the south of the scheme with detailed arrangements (i.e.

road markings, surface treatments, kerb design etc) being secured via the Road Construction Consent process.

- 8.18 Overall, the promoted active travel route that links this development with the wider community is to the east and runs in a south to north direction. The route varies from shared use footway to on road and back to shared use footway. The shared use path width varies from 3.5 metre to 4.5 metres. The width and location of the path is supported.
- 8.19 Transport Planning requested that modifications were made to the two roads leading south from within the development to a future phase of development. This included a request for the provision of footpaths adjacent to the roads. Through a change in plot layout, the applicant has been able to accommodate this request which will mean that both of the roads will be able to provide safe access to the future phase(s) of development for motorised and non-motorised users.
- 8.20 Car parking is in accordance with THC Standards. The larger areas of car parking have been broken up by the use of landscaping and parking has generally been provided to the side, rather than, front of properties. This will lead to a reduced dominance of cars within the development.
- 8.21 The strategy for waste management is acceptable and it has been demonstrated that a standard Council waste collection vehicle can manoeuvre through the site to all bin collection points. This has required modification to the location of bin collection points within the development. The proposed locations balance operational need with delivery of a sense of place to ensure that bin stores and collection points are not dominant features within the street
- 8.22 A combination of bike storage within ground floor flats and communal bike stores, in the form of stand alone buildings, is being provided. The overall cycle provision is slightly below THC Standards; however, Transport Planning has accepted the arrangements.
- Open Space; Landscaping and Management and Maintenance (Conditions 2(i), 2(k), 2(l) 2(r) and 35)
- 8.23 There is a strong green framework through the site as a whole and connectivity to the strategic open spaces within the development. The open spaces and landscaping within the development follow the concepts set out in the Area Development Brief, including that of the green wedges. The open spaces are well located, proportioned and designed, according with the vision for open space set out in the Open Space in New Residential Developments Supplementary Guidance. The open spaces are also multi functional providing amenity and play opportunities for a range of users. Public art will be built into the spaces.
- 8.24 Timing of the delivery of these spaces is critical to the creation of a sense of place within the development at the point of occupation of the homes. Therefore a condition requiring the completion of open spaces in

accordance with the approved details prior to occupation of particular plots will be placed on any approval.

- 8.25 Whilst there is a good level of open space and landscaping, the landscaping strategy presented does depart from the one outlined in the original masterplan. This is due to the location of the proposed primary school changing and in turn meaning that one of the north–south landscaped vistas is being moved further eastward within the site. A landscaped vista is however still being provided and delivers the same function as envisaged in the original masterplan and is acceptable.
- 8.26 Details have been provided setting out that the landscaping and open spaces will be maintained by a factor. This is inline with the Council's preferred approach as set out in the Open Space in New Residential Developments Supplementary Guidance. It will be incumbent on the applicant to ensure that they comply with the requirements of the Property Factors (Scotland) Act 2011.
- 8.27 The properties within the development are set back from the trees at the eastern and western boundaries. This ensures that the trees will not be affected by the development but also ensures that the amenity of the properties within the development are not adversely affected by the trees.

Flooding and Drainage (Conditions 2(o), 2(p), 2(q), 2(t); 13)

- 8.28 Following consideration of the information provided and historic records the Council's Flood Risk Management Team has confirmed that the risk of flooding for this part of the Stratton development is low.
- 8.29 The drainage strategy for the site comprises the use of detention basins for surface water flow and that then connects into the surface water drainage system for the wider site which discharges into a watercourse adjacent to the site. The infrastructure being put in place for this development will also serve future development to the south and has been designed with the capacity for future proposed development. The Council's Flood Risk Management Team is content with the drainage arrangements for surface water.
- 8.30 The development will connect to the public water and waste water drainage system.

Other material considerations

- 8.31 The Control of Pollution Act provides powers which may be used in relation to construction noise if it is required. However the planning permission in principle contains a condition (condition 9 of Planning Permission 16/02161/S42) which requires to be complied with through the construction period. This ensures that noise audible at the boundary of the application site is limited.

- 8.32 A Scheme of Investigation has been submitted in relation to Archaeological interests. This has been confirmed as acceptable by the Historic Environment Team and investigations are currently being undertaken on site.
- 8.33 Street lighting is a detailed matter for Road Construction Consent, however the applicant has set out the type and approximate location of the street lighting in a statement. This is inline with the Council's approach to street lighting. This is adequate for the provisions of the condition to be met given the further consents required. The applicant is in discussion with the Council's Street Lighting Team over the final design.

Other relevant conditions not covered by the application (9, 11 and 17)

- 8.34 Condition 9 of the permission in principle has not been addressed through this application. It requires a noise control plan, management system and scheme of noise mitigation for the construction phase of the development which will require to be submitted by the applicant and approved by the Planning Authority prior to the commencement of development. This will be done through the submission to address construction management.
- 8.35 Condition 17 requires the submission of a Construction Environment Management Document two months prior to the commencement of development. This does not require to be submitted via a matters specified in conditions submission but will be required in line with the aforementioned timescale.
- 8.36 Condition 11 requires the submission of a Construction Traffic Management Plan (CTMP). Construction traffic will enter the site via Barn Church Road, utilising the new junction. The CTMP will require to be submitted to, and agreed by, the Planning Authority prior to commencement of development.

Matters to be secured by Section 75 Agreement

- 8.37 The proposed development is required to meet the provisions of the Legal Agreement attached to the Planning Permission in Principle (16/02161/S42).

9. CONCLUSION

- 9.1 The development has been subject to a significant level of pre-application discussion with the Planning Authority. Following submission of the application the applicant was receptive to the proposed modifications put forward by the Planning Authority to address on site constraints. As a result the proposal will likely deliver a high quality development, in accordance with the principles of the Stratton Masterplan.
- 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 No

Subject to the above, it is recommended that matters specified in conditions as set out in the description of development be **APPROVED** subject to the following:

Conditions and Reasons

1. No development shall commence until a detailed scheme for the completion of all open spaces and landscaping within the site has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full. For the avoidance of doubt the scheme shall detail timescales for implementation in accordance with the following:

- Plots 43-48 and Plots 59-64 as shown on approved drawing 16135IA-360-00-XX-DR-A-0013 Rev C, shall not be occupied until the open space, incorporating the amenity area and natural play space between the aforementioned properties has been delivered to the satisfaction of the Planning Authority in accordance with the approved scheme, as shown on approved drawings 1467-04 Rev A and 1467-05 Rev A.

Reason: To ensure that the open space within the site is delivered timeously and to ensure sufficient play and open space provision exists within the application site to serve future residents' needs.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PERMISSION

The development to which this planning permission in principle relates must commence no later than TWO YEARS from the date on this decision notice.

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.

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

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.

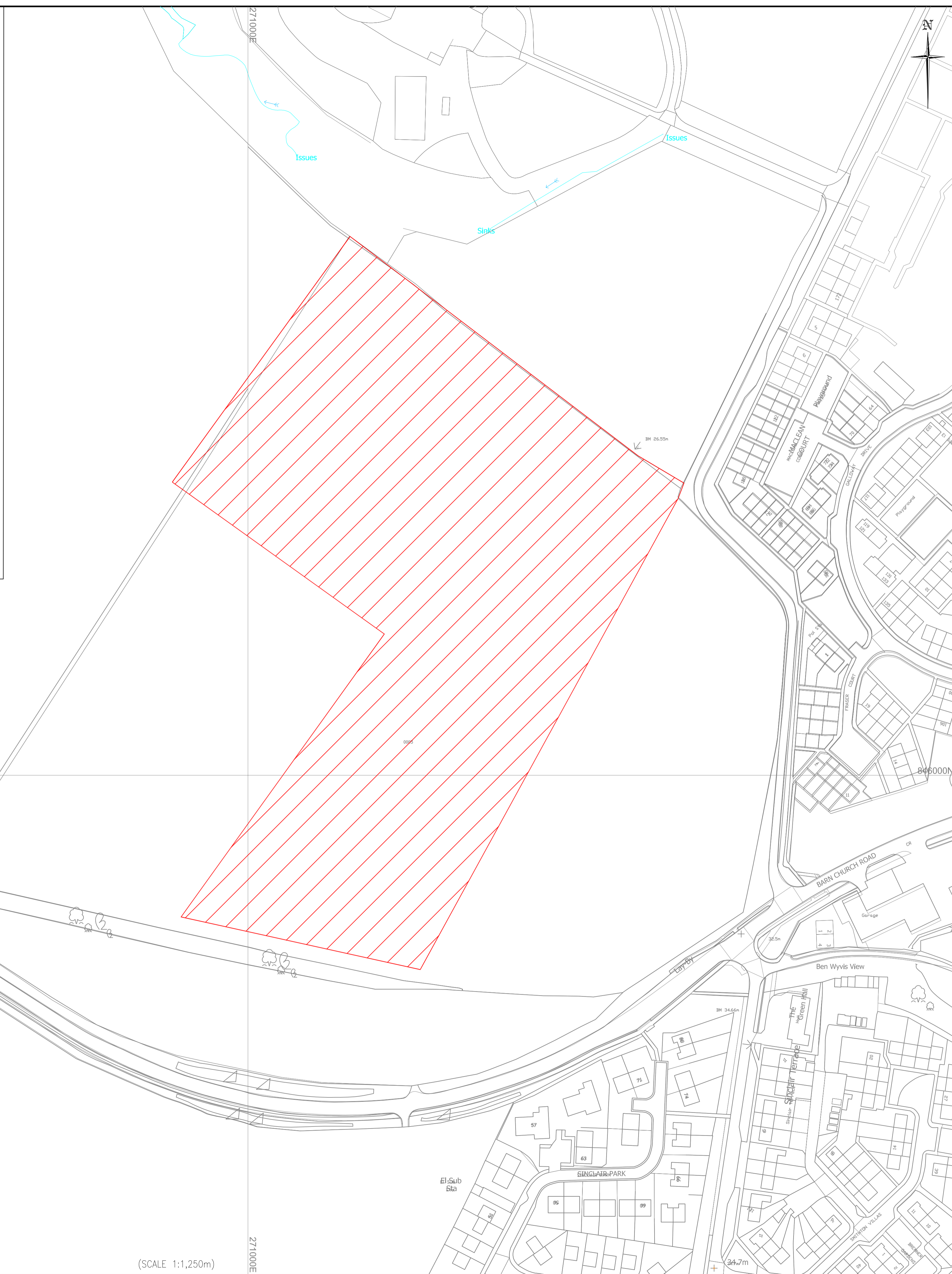
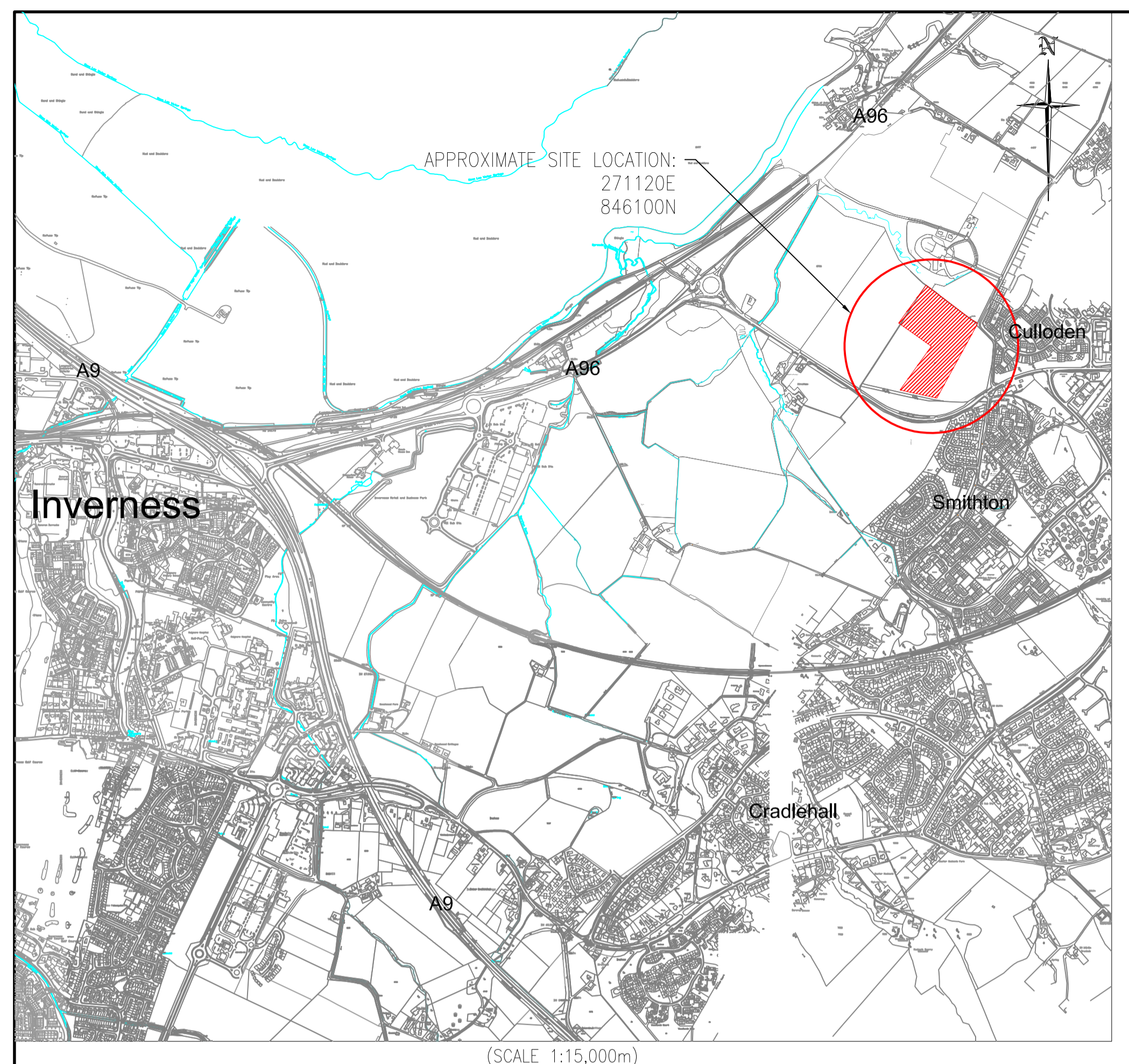
If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. 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 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

Signature: David Mudie
Designation: Area Planning Manager – South
Author: Simon Hindson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan (121359-1000)
Plan 2 - Site Layout Plan (16135IA-360-00-XX-DR-A-0001 Rev Q)
Plan 3 - Landscaping Plan (1467-01 Rev A)
Plan 4 - Landscaping Plan (1467-02 Rev A)
Plan 5 - Street Elevations (16132IA-360-00-ZZ-SR-A-0002 Rev P2)
Plan 6 - Street Elevations (16132IA-360-00-ZZ-SR-A-0003 Rev P2)
Plan 7 - Street Elevations (16132IA-360-00-ZZ-SR-A-0004 Rev P2)
Plan 8 - Street Elevations (16132IA-360-00-ZZ-SR-A-0005 Rev P2)
Plan 9 - Street Elevations (16132IA-360-00-ZZ-SR-A-0006 Rev P2)



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

DEMOLITION

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.

KEY:


 HOUSING SITE LOCATION



Rev.	Date	Description	Drawn	Chkd	Appd.

FAIRHURST Client:

Elvie House
Beechwood Business Park
INVERNESS
IV2 3BW
Tel: 01463 724 544
Fax: 0844 381 4412



The Highland Council
Comhairle na Gàidhealtachd

Project Title:
STRATTON MASTERPLAN

Drawing Title:
SITE LOCATION PLAN

Scale at A1: 1:15,000 & 1:1250	Status: INFORMATION
Drawn: CM	Checked: DE
Date: 18/06/18	Approved: DE
Date: 17/09/2018	Date: 17/09/2018
Drawing No.:	Revision:

121359/1000 -

All levels and dimensions to be checked on site prior to construction / fabrication; report discrepancies immediately. Do not scale dimensions from this drawings. This drawing is copyright protected.

REVISION	DATE	DESCRIPTION	BY	CHKD
A	21.05.18	First Issue	SB	RK
B	19.07.18	Layout updated	SB	SS
C	26.07.18	Layout updated	SB	SS
D	15.08.18	Layout updated	SB	SS
E	24.08.18	Plot numbers added	CF	SS
F	27.08.18	Plot numbers revised	SS	RK
G	31.08.18	Two plots removed	CF	SS
H	05.09.18	Redundant drives removed	CF	SS
I	10.09.18	Walls and Fences updated	CF	SS
J	19.09.18	FFL to engineer	SB	SS
K	24.09.18	Planning Submission	SB	SS
L	18.10.18	Indicative phasing added	SB	SS
M	19.02.04	Roads modified per Transport PL	SS	RK
N	06.02.19	Layout updated	SS	RK
O	13.02.19	Layout updated	SS	RK
P	14.02.19	Planning Resubmission	SS	RK
Q	07.03.19	Cycle store added	SS	RK

Area of ownership outwith application boundary

Application boundary

House Type A/A1 (44no. total)
 2 bed Standard House
 Type A 29no. units
 Type A1 15no. units

House Type B/B1 (46no. total)
 3 bed Standard House
 Type B 29no. units
 Type B1 17no. units

House Type C
 4 Bed Standard House
 8no. units

House Type D
 2 Bed Wheelchair Bungalow
 4no. units

House Type E
 3 Bed Wheelchair Bungalow
 4no. units

Block Type X1 (1no.)
 3 Storeys
 6no. Flat Type A

Block Type X2 (1no.)
 3 Storeys
 6no. Flat Type A

Block Type Y1 (2no.)
 3 Storeys
 6no. Flat Type A
 6no. Flat Type B

Block Type Y3 (1no.)
 2 Storeys
 2no. Flat Type A
 2no. Flat Type B

Block Type Y4 (1no.)
 2 Storeys
 2no. Flat Type A
 2no. Flat Type B

Block Type Z (3no.)
 2 Storeys
 6no. Accessible 2 Bed
 6no. 2 Bed Standard

TOTAL UNITS :150

SCALE	DATE	DRAWN	CHECKED
1:1000	10.09.18	CF	SS

PROJECT
Stratton Masterplan

DRAWING
Site Plan

Threesixty Architecture
 16-18 BANK STREET
 INVERNESS
 IV1 1QY
 t 01463 729929
 www.360architecture.com

DRAWING No.
161351A-360-00-XX-DR-A-0001

Revision	Status
Q	PLANNING



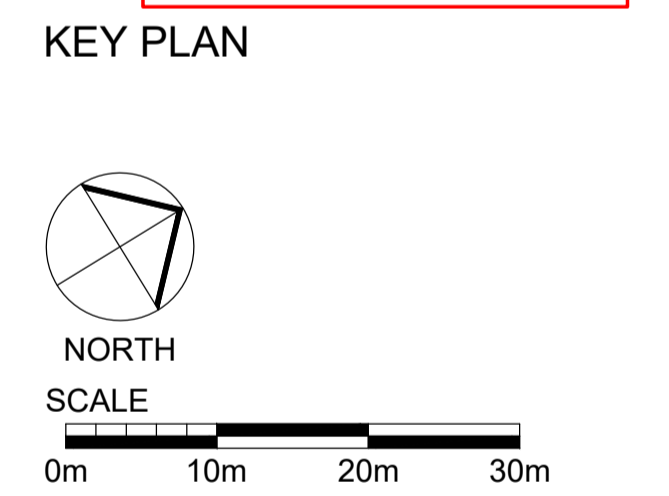
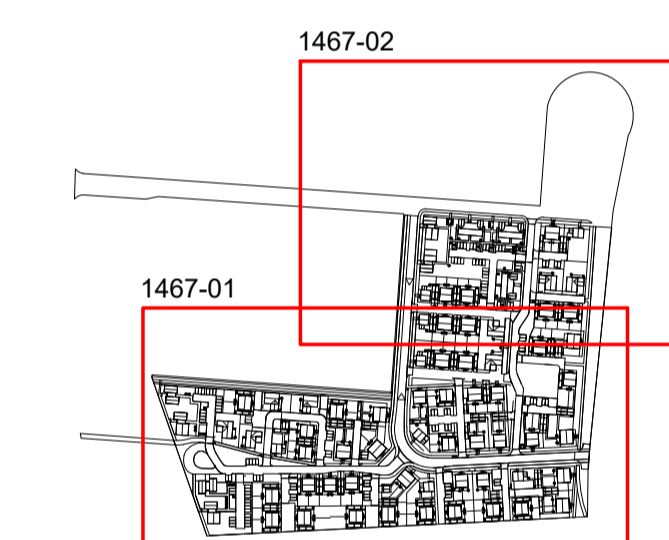
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 Scale 1:1000

N

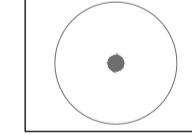
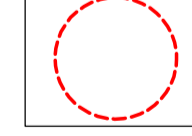
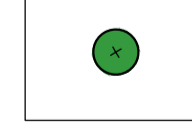
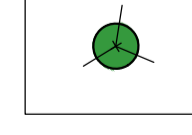


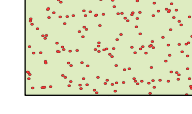

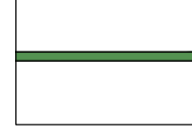


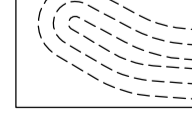
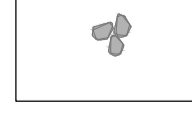
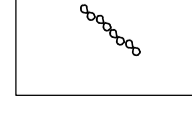
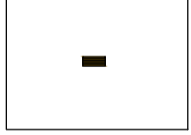
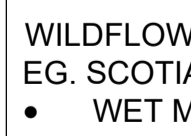
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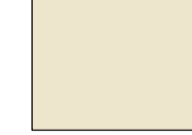


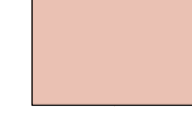


IMPORTANT
The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. Do not make assumptions - refer to the Landscape Architect. Do not scale from this drawing. If in doubt - ask!

REVISIONS
REV A - 28/02/19 - LRJ/PRM
DRAWING UPDATED TO REFLECT CHANGES ON THE LATEST SITE LAYOUT RECEIVED FROM ARCHITECT ON 15/02/19. ISSUED FOR PLANNING.



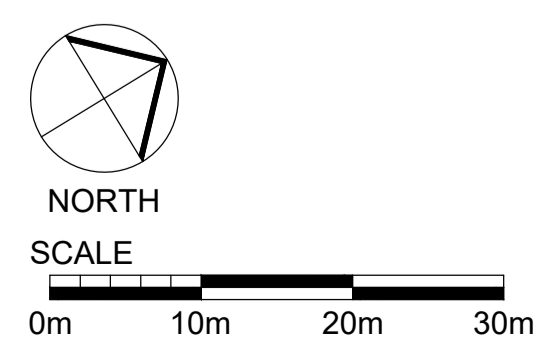
LEGEND

-  EXISTING TREES RETAINED
-  EXISTING TREES TO BE REMOVED
-  PROPOSED TREE PLANTING
-  PROPOSED MULTI STEM TREE
-  PROPOSED GRASS SEEDING MIN 150mm TOPSOIL
-  PROPOSED TURF MIN 150mm TOPSOIL
-  PROPOSED WILDFLOWER MEADOW GRASS MIN 150mm CLEAN SOIL LOW FERTILITY GRADE
-  PROPOSED SHRUB PLANTING MIN 450mm TOPSOIL
-  PROPOSED HEDGE WITH P&W SUPPORT FENCE MIN 450mm TOPSOIL
-  PROPOSED WOODLAND PLANTING. MIN 450mm TOPSOIL
-  PROPOSED BULB PLANTING
-  PROPOSED MOUNDING MAXX 1:3 GRADE
-  BOULDERS SIZE SIZE:1-2 TONNE SUITABLE FOR SEATING AND CLAMBERING. EG CED NATURAL PLAY BOULDERS OR EQUAL AND AGREED.
-  STEPPING STONES. EG. STONEMARKET 'TIMBERSTONE LOG STEPPING STONES' OR EQUAL AND AGREED. SIZE: 300-450mm DIA X40-75mm COLOUR: DRIFTWOOD.
-  BENCH SEATS
-  WILDFLOWER MEADOW GRASS EG. SCOTIA SEEDS
 - WET MEADOW MIX - SS1
 - MAVISBANK MIX - SS2
 - HIGHLAND GRASSLAND MIX - SS3

-  PC. CONCRETE BLOCK PAVING EG. TOBERMORE 'SHANNON DUO' IN LAID IN STRETCHER BOND (173 WIDE BANDS). SIZE 173/208X173X80mm. OR EQUAL AND AGREED. COLOUR BRACKEN
-  PC. CONCRETE BLOCK PAVING EG. TOBERMORE 'SHANNON DUO' IN LAID IN STRETCHER BOND (173 WIDE BANDS). SIZE 173/208X173X80mm. OR EQUAL AND AGREED. COLOUR HEATHER
-  PC. CONCRETE SLAB PAVING EG. TOBERMORE 'MAYFAIR'. SIZE 400X400X40 mm. OR EQUAL AND AGREED. COLOUR SANDSTONE
-  PC. CONCRETE BLOCK PAVING EG. TOBERMORE 'PEDESTA'. LAID IN HERRINGBONE PATTERN. SIZE 200X100X80mm. OR EQUAL AND AGREED. COLOUR CHARCOAL
-  TYPE 1 SUB BASE MATERIAL TO PATH AROUND RETENTION BASIN TO ENGINEER'S DETAIL
-  MOWING STRIP TO BUILDING/WALL EDGES 300mm WIDE GRAVEL TRIM WITH TIMBER EDGING. SIZE 20mm. EG. COTSWOLD GRAVEL. COLOUR BUFF

GENERAL NOTES

- REFER TO ARCHITECT'S/ENGINEER'S DRAWINGS FOR ALL WORKS TO ADOPTABLE ROAD/FOOTPATH
- ALL GROUND IMPROVEMENT & SUB BASE WORKS TO ENGINEER'S DETAILS AND SPECIFICATIONS.



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F: 0141-332-2058 - E: info@hirsts.co.uk - W: www.hirsts.co.uk

Issue for **PLANNING**

Project
STRATTON HOUSING

Title
LANDSCAPE LAYOUT AND HARD LANDSCAPE FINISHES SHEET 1 OF 2

Client
THE HIGHLAND COUNCIL

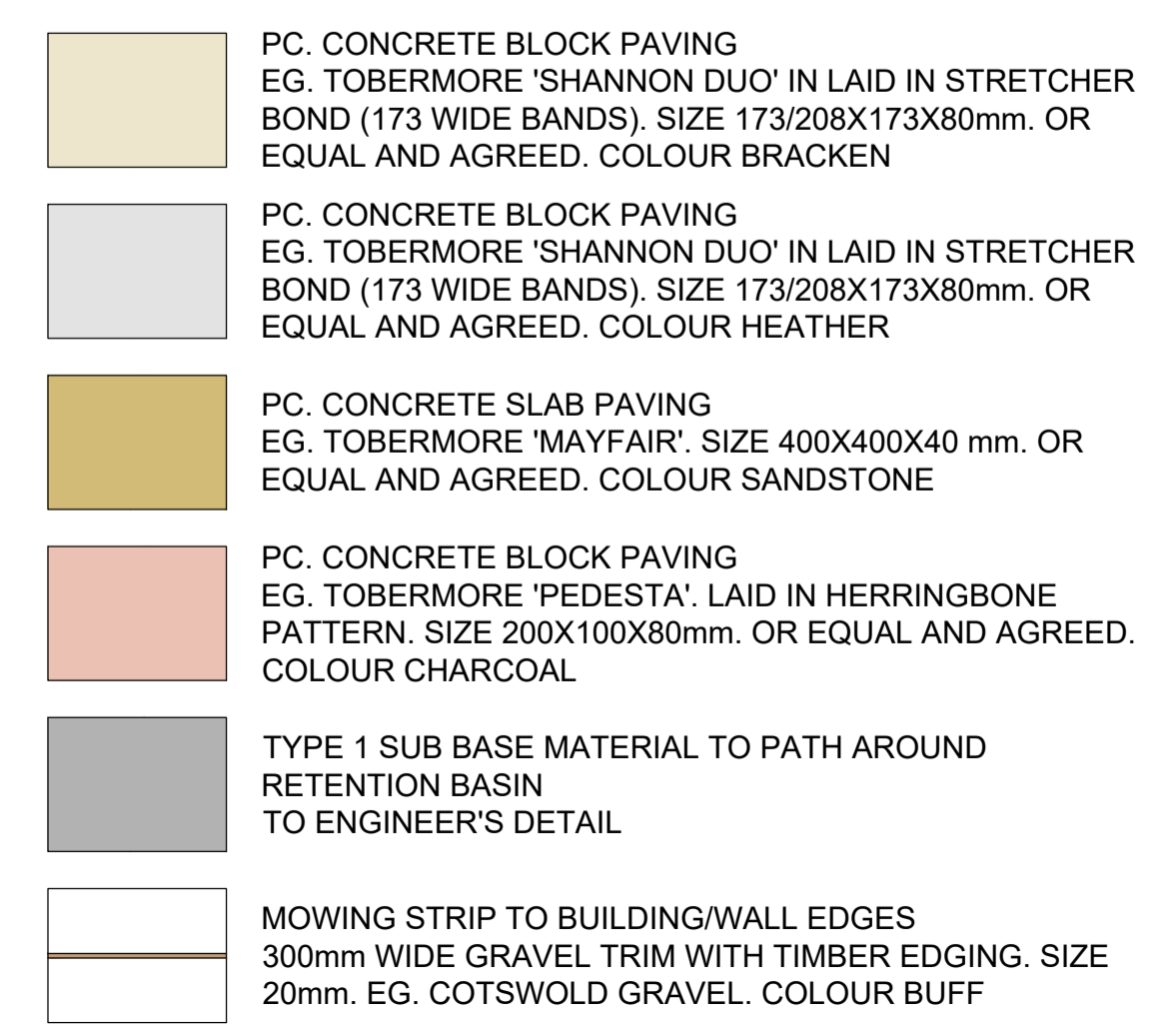
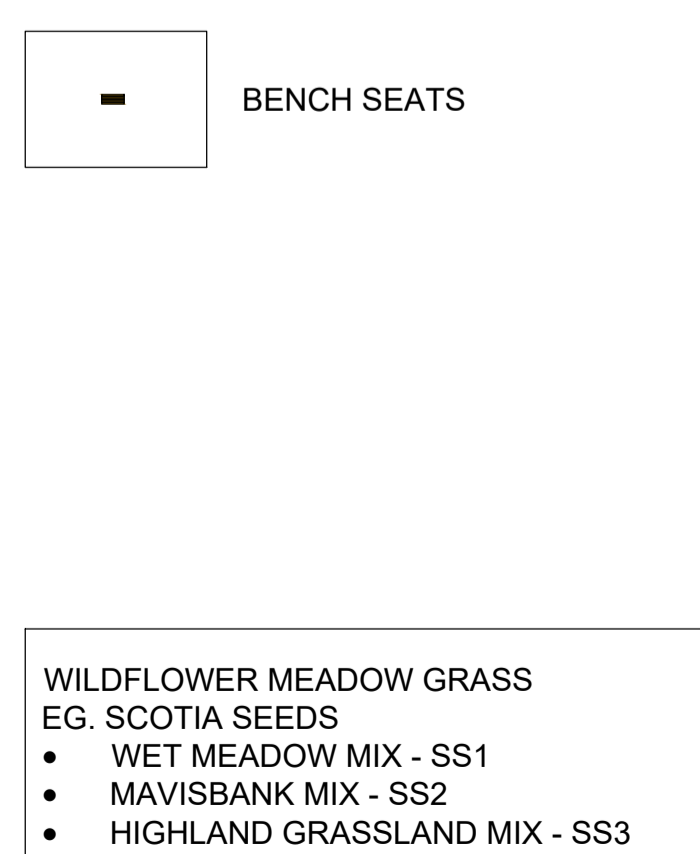
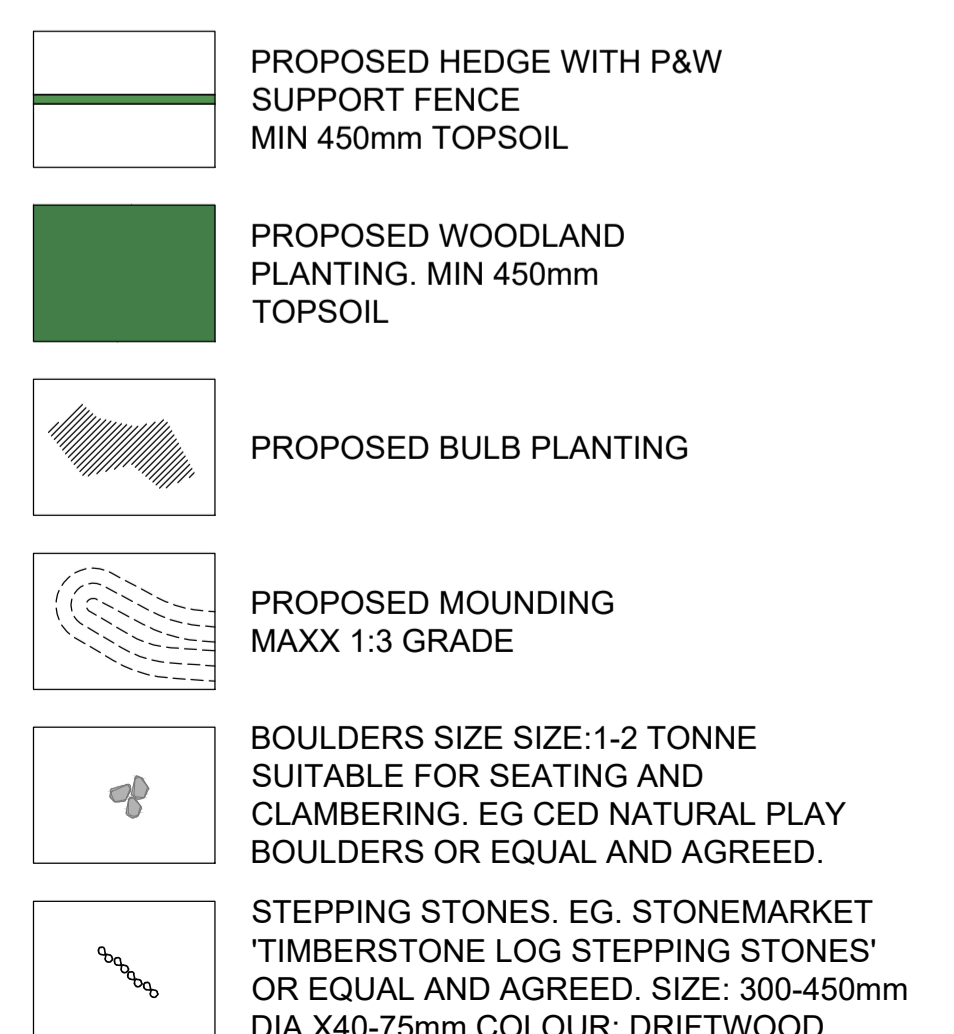
Drawn LRJ Checked PRM

Scale 1:500@A1 Date 14/09/18

Job No 1467 Drawing No 01 Revision A

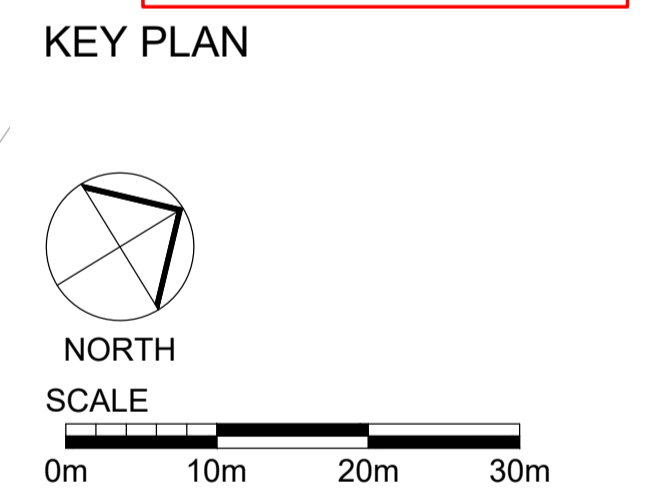
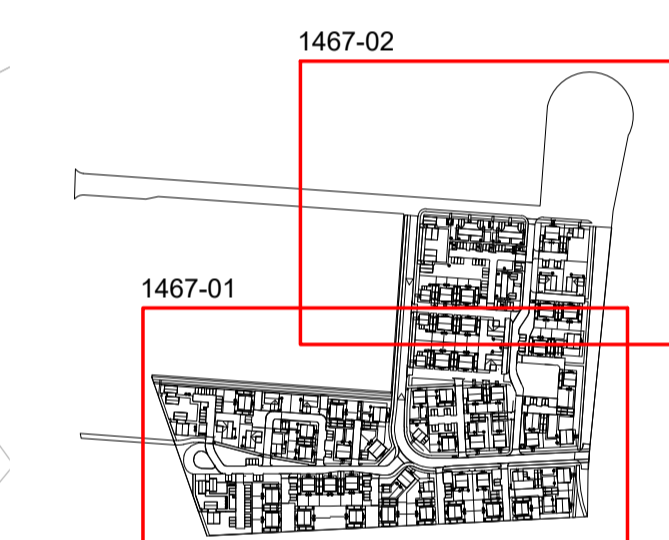
IMPORTANT
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REVISIONS
 REV A - 20/09/18 - CG/PRM
 OFF SITE DRAINAGE LAYOUT AMENDED AS PER DWG RECEIVED FROM ARCHITECT ON 19/09/19.
 REV B - 28/02/19 - LRJ/PRM
 DRAWING UPDATED TO REFLECT CHANGES ON THE LATEST SITE LAYOUT RECEIVED FROM ARCHITECT ON 15/02/19.
 ISSUED FOR PLANNING.



GENERAL NOTES

- REFER TO ARCHITECT'S/ENGINEER'S DRAWINGS FOR ALL WORKS TO ADOPTABLE ROAD/FOOTPATH
- ALL GROUND IMPROVEMENT & SUB BASE WORKS TO ENGINEER'S DETAILS AND SPECIFICATIONS.



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Issue for **PLANNING**

Project
STRATTON HOUSING

Title
LANDSCAPE LAYOUT AND HARD LANDSCAPE FINISHES SHEET 2 OF 2

Client
THE HIGHLAND COUNCIL

Drawn LRJ	Checked PRM
Scale 1:500@A1	Date 14/09/18

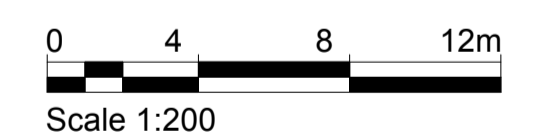
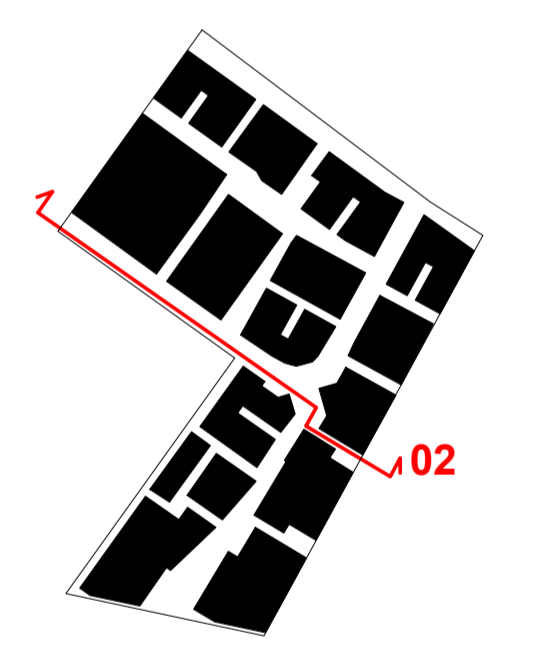
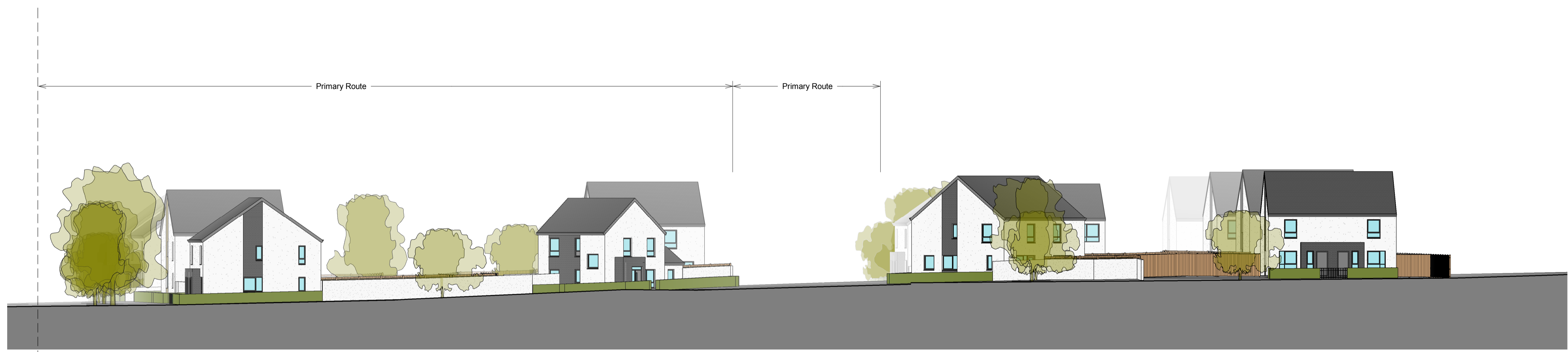
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Rev	Description	Date	Dr by	App by
P1	Planning Submission	26.09.18	SB	SS
P2	Elevations updated	12.02.19	CF	SS



1 02 Elevation along Primary Route looking NW - Detailed
1 : 200



SCALE	DATE	DRAWN	CHECKED
As indicated @A1	08/08/18	SB	SS

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PROJECT
Stratton Masterplan

DRAWING
Site Elevation 0002

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DRAWING No.
161351A-360-00-XX-DR-A-0002

REVISION	ISSUE STATUS
P2	PLANNING

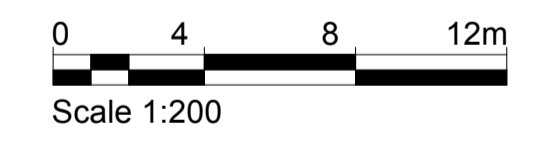
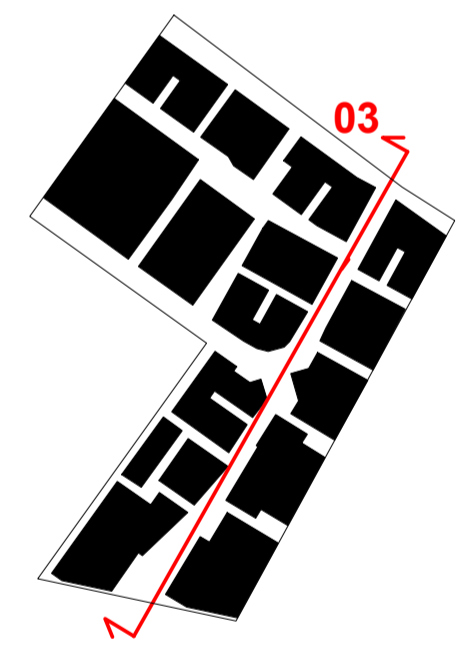
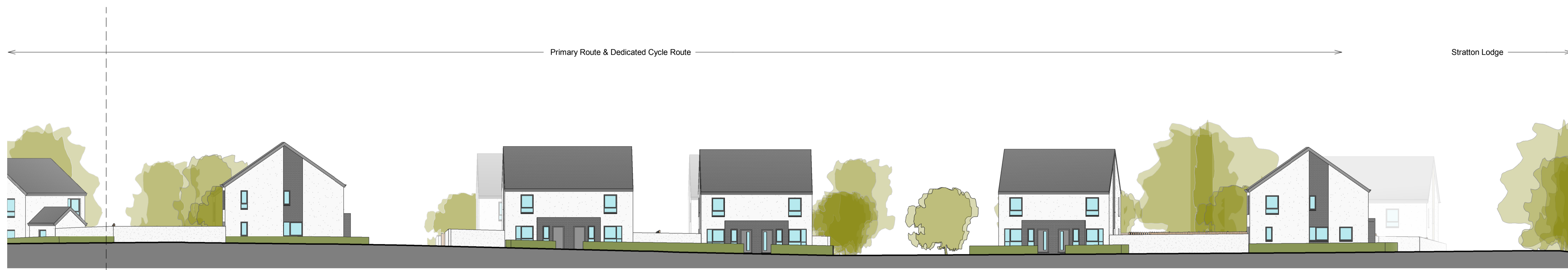
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All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

Rev	Description	Date	Dr by	App by
P1	Planning Submission	26.09.18	SB	SS
P2	Elevations updated	12.02.19	CF	SS



1 03 Elevation along Cycle Route looking W - Detailed
1 : 200



SCALE	DATE	DRAWN	CHECKED
As indicated @A1	08/08/18	SB	SS

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DRAWING
Site Elevation 0003

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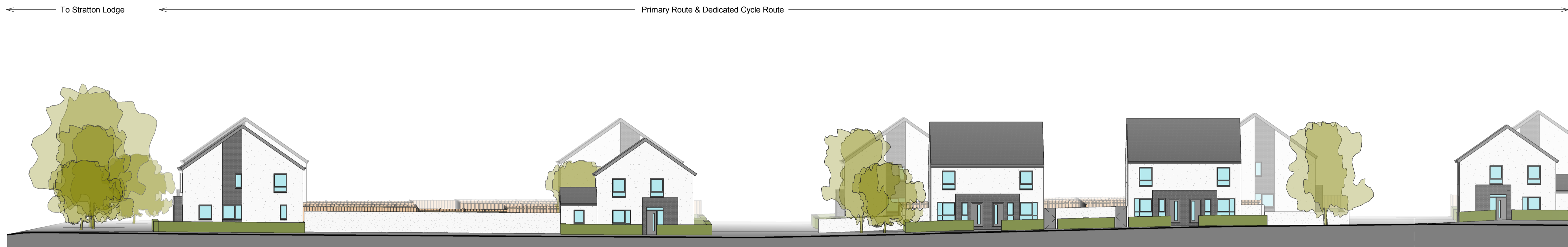
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P2	PLANNING

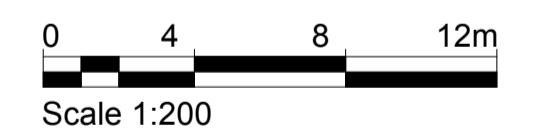
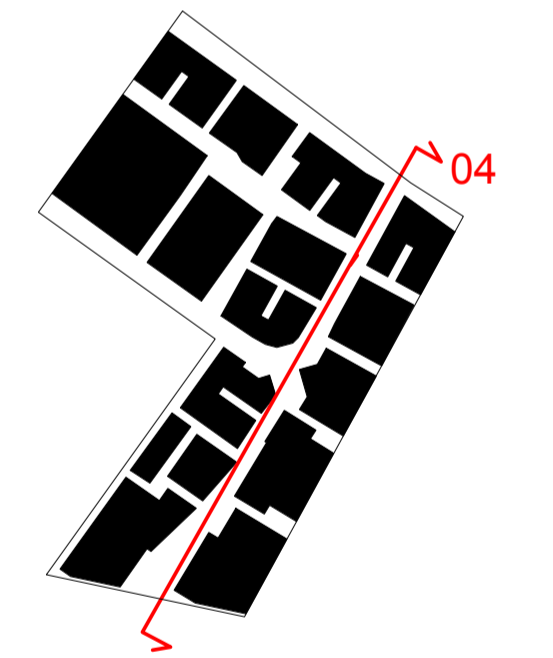
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All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

Rev	Description	Date	Dr by	App by
P1	Planning Submission	26.09.18	SB	SS
P2	Elevations updated	12.02.19	CF	SS



1 04 Elevation along Cycle Route looking E - Detailed
1 : 200



SCALE	DATE	DRAWN	CHECKED
As indicated @A1	08/08/18	SB	SS

CLIENT
Highland Council
PROJECT
Stratton Masterplan

DRAWING
Site Elevation 0004

Threesixty Architecture

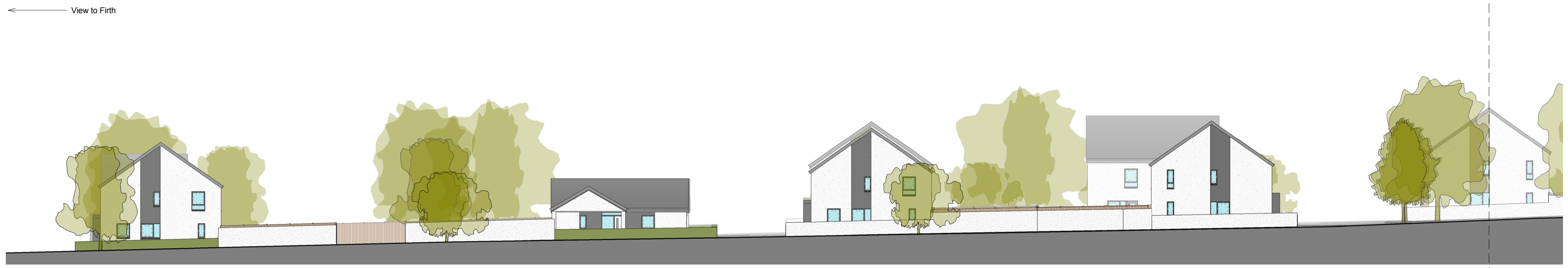
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DRAWING No.
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REVISION ISSUE STATUS
P2 PLANNING

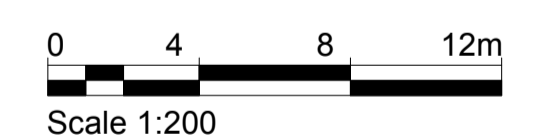
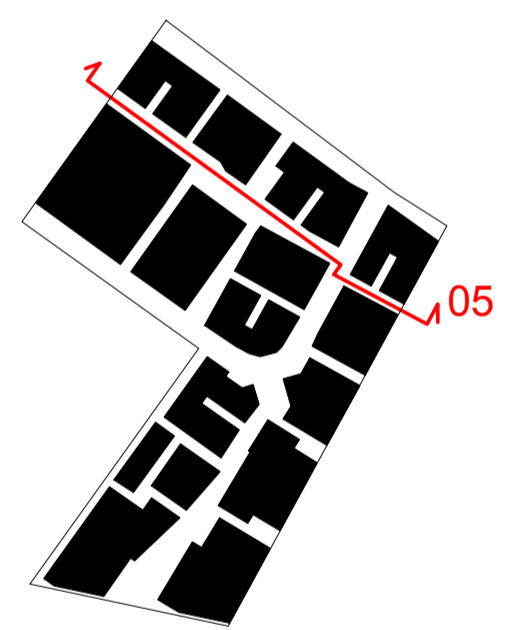
All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

Rev	Description	Date	Dr by	App by
P1	Planning Submission	26.09.18	SB	SS
P2	Elevations updated	12.02.19	CF	SS



05 Elevation along North Neighbourhood Street looking NW-

1 Detailed
1:200



SCALE	DATE	DRAWN	CHECKED
As indicated @A1	08/08/18	SB	SS

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PROJECT
Stratton Masterplan

DRAWING
Site Elevation 0005

Threesixty Architecture

MORAY HOUSE
16-18 BANK STREET
INVERNESS
IV1 1QY

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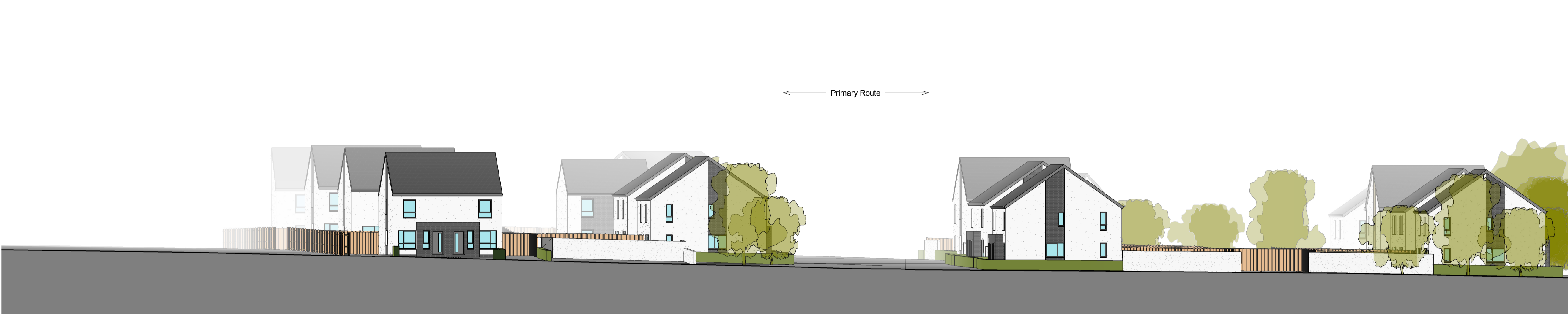
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REVISION	ISSUE STATUS
P2	PLANNING

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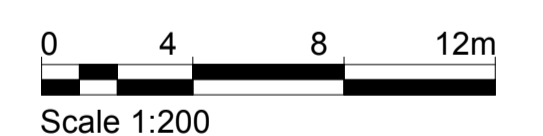
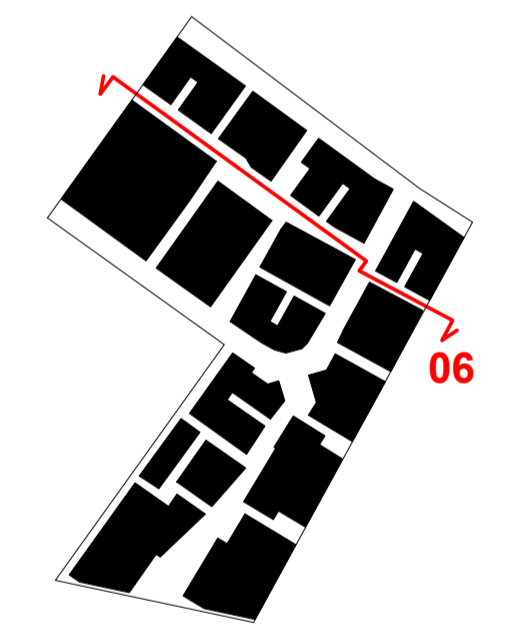
All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

Rev	Description	Date	Dr by	App by
P1	Planning Submission	26.09.18	SB	SS
P2	Elevations updated	12.02.19	CF	SS



06 Elevation along North Neighbourhood Street looking SE-

1 Detailed
1 : 200



SCALE	DATE	DRAWN	CHECKED
As indicated @A1	08/08/18	SB	SS

CLIENT
Highland Council

PROJECT
Stratton Masterplan

DRAWING
Site Elevation 0006

Threesixty Architecture

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DRAWING No.
161351A-360-00-XX-DR-A-0006

REVISION	ISSUE STATUS
P2	PLANNING

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