

Agenda Item	7.2
Report No	PLS/007/20

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 28 January 2020
Report Title: 19/04213/PIP: The Highland Council
Land 370M SE Of Balloch Farm, Cherry Park, Balloch, Inverness
Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Erection of 298 dwellings and associated works

Ward: 17 – Culloden and Ardersier

Development category: Major Development

Reason referred to Committee: Major Development, Objection from Community Council and more than 8 timeous objections.

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** planning permission as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The application is for Planning Permission in Principle for up to 298 residential units, access roads, paths, drainage, landscaping and open space. The development will be accessed via a new access onto Barn Church Road.
- 1.2 The applicant has undertaken public consultation which included a public exhibition on 04 April 2019 and 20 June 2019. Further the display boards were left in the venue to allow other users to view the consultation material.
- 1.3 The applicant utilised the Council's Pre-Application Advice Service for Major Developments in December 2018. The advice summary was:

The site is not allocated for housing however, the proposal offers the opportunity to deliver a substantial quantity housing, including affordable housing, and provides an opportunity to deliver a high quality development. It must however be delivered with a holistic approach to the allocated (community land) and unallocated land. Support for the proposal is dependent on the whole scheme demonstrating that it facilitates the delivery of the adjacent allocated site.

- 1.4 The application is supported by the following supporting information:

- Pre-Application Consultation Report
- Design Statement, including Masterplan;
- Access Management Plan;
- Drainage Strategy;
- Transport Assessment;
- Flood Statement;
- Landscape Specification;
- Woodland Management Plan;
- Geotechnical Interpretive Report;
- Sustainable Design Statement;
- Culvert Survey;
- Tree Survey;
- Protected Species Walkover Survey.

- 1.5 Variations: A number of variations have been made to the application to address matters raised by consultees, the case officer and representations:
- Reduction in unit numbers to 298 residential units (reduced from 312);
 - Modifications to indicative walking and cycling routes;
 - Changes to the indicative location of houses to address matters related to drainage, flood risk and impact on trees;
 - Provision of further information in relation to flood risk, drainage and access.

2. SITE DESCRIPTION

- 2.1 The site comprises an area of predominantly agricultural ground to the south of Barn Church Road between the Culloden and Balloch areas of Inverness. The Inverness to Perth Railway forms the southern boundary of the site.

- 2.2 The development site undulates with a slope generally from south to north. Wooded areas bound the site to the east and west beyond which are residential developments.
- 2.3 There are no natural or cultural heritage designations covering the site. However, the site of the former St Mary's Chapel is located to the south west of the developed area. There are further sites of archaeological interest recorded in the Highland Historic Environment Record within the vicinity of the site.
- 2.4 There is an area of flood risk running through the site adjacent to the watercourse to the east of the proposed developed area of the site.
- 2.5 There are largely open views from the site across the Moray Firth toward the Black Isle. The site is not covered by any national, regional or local landscape designations. The site lies within the Urban Landscape Character Type as identified by Scottish Natural Heritage.

3. PLANNING HISTORY

3.1	07.05.2019	19/01255/PAN – Proposed Development of circa 300 units	Residential	Closed		
3.2	02.05.2019	19/01482/SCRE – Proposed Development of circa 300 units	Residential	EIA	Not Required	
3.3	13.08.2019	Development of Housing			Closed	

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 04.10.2019 and 20.12.2019

Representation deadline: 03.01.2020

Timeous representations: 59

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- a) Proposal is contrary to the development plan as the land is not allocated for development and strategy for city expansion;
- b) Proposed development would lead to coalescence of Culloden and Balloch
- c) Additional housing is not required beyond that allocated in the plan;
- d) Impact on green network;
- e) Impact on infrastructure (health, education, roads and leisure);
- f) Impact on landscape character;
- g) Lack of co-ordinated woodland management;
- h) Impact on trees;
- i) Impact on open space;
- j) Impact of flood risk and drainage;
- k) Impact on traffic and transport (including active travel and public transport);

- l) Impact on wildlife;
- m) Lack of provision for eco-houses.

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.

5. CONSULTATIONS

5.1 **Balloch Community Council** object to the application. While recognising the need for housing the Community Council do not consider that there is sufficient evidence to consider that this site should be brought forward before allocated sites. It further considers that the density of development should be reduced to reflect that in Balloch; extra land should be available for expansion of woodland and creating meadows; and flood risk.

It requests that: surveys of ecology and archaeology are under taken prior to commencement of development; a design code is secured to limit the height of buildings, include the latest energy efficiency measures, secure biodiversity friendly gardens, inclusion of wildlife features in the building design, ensure sufficient separation between communities with no build development adjacent to Barn Church Road.

It welcomes the transfer of woodland and meadows to the community but seeks clarity on the mechanism for transfer of the land. Further it supports the development of allotments within the site.

The Community Council comment the community consultation undertaken and appreciated the opportunity to be included in shaping the development.

5.2 **Access Officer** does not object to the application. There is a request for a revised Access Management Plan secured by condition and that this:

- Shows where access rights will and will not apply on completion and where and how public access during the construction phase[s] will be accommodated i.e. along the emergency access to the core paths, the core paths themselves, the farm track used to get to and from school, access through the woods when the core paths are being enhanced etc;
- Illustrate the location and specifications of drainage features associated with bitmac and aggregate paths on and around the site
- Shows the location, specifications and standards for an additional bridge and path to and through the "Meadow" along with a schedule for when they will be provided.

A developer contribution of £61,000 to deliver enhancement of paths in areas of woodland outwith the applicants control is requested.

5.3 **Contaminated Land Team** do not object to the application. Its records indicate that localised parts of the site had a historic farming use which may have resulted in contamination. A condition is recommended to secure a scheme of investigation and, if required, a scheme of mitigation.

5.4 **Development Plans Team** do not object to the application. It highlights that the development is within the Inverness Settlement Development Area but the majority of the site is neither allocated for development nor safeguarded from development.

It considers that the applicant should submit a justification for development of this site rather than an allocated site. It considers that further consideration should be given to the indicative layout of the development, in particular by making streets and greenspaces more overlooked. It highlights that part of the site, adjacent to Barn Church Road, is allocated for community uses.

It sets out that developer contributions should be sought toward: increased primary capacity; increased secondary school capacity; community facilities (Inverness Campus Sports Facility); provision of a district park; delivery of coastal and landward trails; delivery of a recycling point.

5.5 **Environmental Health** do not object to the application. It advises that a construction noise assessment and a dust suppression plan will likely be required.

5.6 **Flood Risk Management Team** do not object to the application following the submission of further information and modification to the indicative layout. It notes that based on the topography of the site and catchment area analysis any water emanating from a potential blockage in the culverted section Culloden Burn East watercourse would be directed away from housing areas. It agrees that the emergency access provides the secondary access if required and that the SuDS basin layout has ensured there will be no detrimental impact on existing flood risk in the area. The Team are satisfied with the proposal to limit discharge into the Fiddlers Burn to the north east of the site at greenfield run off rates as this is betterment to the existing situation. It welcomes that the indicative plots have been removed from within the 6m watercourse buffer.

It seeks conditions to secure: a 6m buffer between any development and the bank of the watercourse; and final details of the surface water drainage system as well as details for the management and maintenance of the system.

5.7 **Forestry Officer** does not object to the application following the submission of further information and modifications to the indicative layout. It is considered that further design work is required in advance of any future application to ensure trees are protected and appropriate setbacks are secured.

Conditions are sought to secure: a minimum 15m setback between houses and existing trees and removal of permitted development rights for all properties adjacent to the setback area; no removal of trees without prior written approval of the Planning Authority; provision of a Tree Protection Plan and Arboricultural Method Statement with any future matters specified in conditions application; a Landscape Plan and maintenance programme; details of the factoring arrangement for communal landscaped areas (inclusive of retained woodland); and submission and implementation of a woodland management plan for the woodland adjacent to the site but is proposed to be passed to the community.

5.8 **Historic Environment Team (Archaeology)** does not object to the application. It notes that the site will have significant archaeological impacts and further investigation of the site and mitigate the impact of the development is required. A condition is sought to secure a programme of work for the evaluation, preservation and recording of any archaeological and historic features.

5.9 **Transport Planning Team** does not object to the application following submission of further information. It identifies, based on the submitted information, that the proposed development will have an impact on the Tower Road / Culloden Road junction. As a result, developer contributions will be required to facilitate the delivery of the scheme which the Council is progressing to increase capacity in the junction via signalisation and reducing speeds on Culloden Road. It recommended that the applicant provide footpaths alongside the vehicular access into the site as shown on the indicative layout. It considers that the design requires refinement through any future matter specified in conditions application.

Conditions are sought to secure: provision of travel packs for new residents within the development; provision of footpaths on to allow travel to the east and west along the access into the site; provision of the emergency access to Torris Road; proposals for implementing a 20mph zone within the site; junction and forward visibility information; details of specific street forms and provision of footpaths and cycle ways; details of the bus stop and waiting designs; details of resident and visitor car parking provision; details of the form and location of cycle parking provision; provision of a waste management strategy; and detailed design of the surface water drainage system.

5.10 **Network Rail** do not object to the application. It requests conditions to secure: provision of a trespass proof fence along the boundary with the railway; and submission of a noise impact assessment. Further it requests an informative to ensure the railway is not compromised by the drainage or landscaping schemes or construction works in proximity of the railway.

5.11 **Scottish Environment Protection Agency** do not object to the application following submission of further information. It is content that the indicative layout would mean that the proposed properties are set above the culvert invert level and that they would have a reasonable freeboard. It notes that based on the topography of the site and catchment area analysis any water emanating from a potential blockage in the culverted section Culloden Burn East watercourse would be directed away from housing areas. It is content that a 6m buffer at the top of the bank of the watercourse is now to be provided based upon the indicative layout.

5.12 **Transport Scotland** does not propose to advise against the grant of planning permission.

5.13 **Historic Environment Scotland** do not object to the application. It notes that the site is surrounded by woodland on three sides and therefore the proposal would be largely screened from the core area of the battlefield. It further notes that the site lies to the side of the Culloden House and the area of conflict up on Culloden Moor but any development would be in peripheral views. It considers that the proposal would make little contribution to the battlefield landscape or its character and it is unlikely that it would have an impact on the character of the battlefield or on key views across the battlefield or between the core of the battlefield and Culloden House. It also considers that the proposed development would not have an impact on the way the battlefield landscape can be understood and appreciated. It requests that if any archaeological remains associated with the battle are identified then any impacts should be avoided.

- 5.14 **Highlands and Islands Airports Limited** do not object to the application. It notes that the development could impact the safeguarding criteria at Inverness Airport. It sets out to avoid impacts that: lighting should not be directed skyward; trees which provide a food source such as fruits, nuts and berries are not located within the development; standing water during the construction period is avoided; notification of use of cranes within the site is notified to Inverness Airport.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

- 01 – Completing the Unconstrained City Expansion Areas
- 09 – A96 Corridor Phasing and Infrastructure
- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 42 - Previously Used Land
- 51 - Trees and Development
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 72 - Pollution
- 73 - Air Quality
- 74 - Green Networks
- 75 - Open Space
- 77 - Public Access

6.2 Inner Moray Firth Local Development Plan (2015)

Inverness Settlement Development Area

Allocation IN87 – Community Use

6.5 Highland Council Supplementary Planning Policy Guidance

Construction Environmental Management Process for Large Scale Projects
(August 2010)

Developer Contributions (November 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Managing Waste in New Developments (March 2013)
Open Space in New Residential Developments (Jan 2013)
Physical Constraints (March 2013)
Public Art Strategy (March 2013)
Standards for Archaeological Work (March 2012)
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 (2014)
National Planning Framework 3 (2014)
Designing Streets (2010)
Creating Places (2013)
PAN 42 Archaeology
PAN 61 Planning for Sustainable Urban Drainage Systems (SUDS)
PAN 68 Design Standards
PAN 74 Affordable Housing
PAN 77 Designing Safer Places
PAN 79 Water and Drainage

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) Compliance with the development plan and other planning policy;
- b) Design and layout (including landscaping and open space);
- c) Roads, access and parking;
- d) Impact on the water environment (including SuDS);

- e) Impact on the natural environment (including landscape, protected species and trees);
- f) Impact on built and cultural heritage;
- g) Amenity impacts;
- h) Impact on Infrastructure (Education and Health);
- i) Any other material considerations (contamination, community land transfer).

Development plan/other planning policy

- 8.4 Development Plan Policy is set out in the Highland-wide Local Development Plan (HwLDP), the Inner Moray Firth Local Development Plan (IMFLDP), and statutorily adopted supplementary guidance.
- 8.5 The site is located within the Inverness Settlement Development Area as defined within the Inner Moray Firth Local Development Plan (2015). The northern part of the application site is allocated for community uses. The remainder of the application site is in an area which is neither allocated for, nor safeguarded from, development. Policy 34 – Settlement Development Areas (SDAs) of the HwLDP states that the Council will support proposals within SDAs if they meet the requirements of Policy 28 – Sustainable Design and all other relevant policies of the Development Plan. Proposals will also be judged in terms of their compatibility with surrounding land uses and impacts on any natural, built and cultural heritage features.
- 8.6 While the site is currently undeveloped, it is considered that development of housing and community open space would be compatible with the surrounding land use of housing. However, concerns have been raised by members of the public in relation to coalescence of the areas of Culloden and Balloch. In the masterplan for the development the applicant has sought to mitigate these concerns by providing a set back from both Culloden and Balloch through the retention of woodland and meadow land. Further the applicant has identified new areas of planting within the masterplan site to create a larger buffer between each of the settlements; this is in response to concerns raised by Balloch Community Council.
- 8.7 The advice provided to the applicant at the pre-application stage set out that the proposal should deliver a development that was not an extension of either Culloden nor Balloch but should have its own unique identity. Whilst matters of design are considered further elsewhere in the report, the use of the existing and proposed landscaping has helped to provide this opportunity and it is not considered that the proposal would have an adverse impact on the settlement pattern.
- 8.8 The landscape character is defined as “Urban” on Scotland’s Landscape Character Type map produced by Scottish Natural Heritage. It is however acknowledged that the current use of the land is more akin to rolling farmland in appearance. When viewing the City of Inverness from the southern shores of the Black Isle and from elevated positions on the Kessock Bridge the site is viewed within a wider urban context and forms a small gap in the wider cityscape. It is considered that through

the use of landscaping, retention of green buffers to the east and west of the site, and appropriate siting and design the impact on landscape character can be mitigated.

- 8.9 The indicative masterplan has given consideration to the natural, built and cultural heritage features within its design. Further to responses from members of the public and consultees the applicant has made changes to the proposal to limit the impact of the development of these features. Further mitigation in relation to matters such as setback from existing trees and archaeological investigation can be secured by condition. These matters are considered in further detail later in sections 8.42-8.45 of this report.
- 8.10 Policy 34 of the HwLDP sets criteria for compliance with the policy for proposals on unallocated land within a Settlement Development Area. Proposals which are considered “significantly detrimental” in terms of compatibility with surrounding land uses and impacts on any natural, built and cultural heritage features would not be supported. It is not considered that the development of housing on this site would be significantly detrimental in terms of the aforementioned criteria.
- 8.11 Consultation responses from Balloch Community Council and representations from members of the public set out concern that this proposal is being brought forward in advance of other sites which are allocated within the Local Development Plan. In response the applicant has set out that this site:
- is an effective development site which will facilitate the delivery of a minimum of 75 affordable homes;
 - will enable land to be secured for extensions to Culloden Academy and Balloch Primary School;
 - will provide land to the community in the form of accessible woodland and meadowland;
 - there is good accessibility to the site with limited road capacity issues; and
 - there are limited on-site constraints.

Further the applicant has set out that other sites in East Inverness:

- are constrained due to the need to deliver additional educational capacity;
 - land is not accessible due to the need to deliver the A96 dualling and the A9/A96 East Link; and
 - landownership constraints.
- 8.12 It is acknowledged that some sites in East Inverness are constrained at this time and there is an acute need to deliver affordable housing to meet needs and demands within the City of Inverness. The additional benefits of the scheme, while outwith the boundary of the application site, is the delivery of land to enhance the educational estate and provide land for community uses. In addition, the application can be seen to facilitate the delivery of the allocated site (IN87) for community use and has the potential to deliver either a high quality open space and/or allotments. These matters will require to be taken into account in the planning balance.
- 8.13 Windfall sites play an important role in meeting housing need and demand in Highland. They have benefits in providing housing land when other sites are constrained and help to meet particular housing needs. It is acknowledged that

when windfall sites are brought forward additional pressure can be put on infrastructure. However, that is not to say such pressures can not be identified and mitigated through the planning process. The applicant has brought forward a series of measures in the application, and on adjacent land, to help mitigate the impacts of the development. Further mitigation in the form of developer contributions will be required to address any impacts which arise.

- 8.14 The Inner Moray Firth Local Development Plan is under review with the Main issues report due to be published in Spring 2020. While the site is neither allocated for, nor safeguarded from, development in the current Local Development Plan, given the general policies in the HwLDP and the location of development there is a sufficiently clear policy framework against which to assess the proposed development. It is not considered that the proposal is premature to the review of the LDP.
- 8.15 The Development Plan contains a number of further policy tests that must be taken into account in determining this application; in particular matters related to layout, design, place-making and infrastructure provision. If there are no significant impacts arising from these matters then the application could be supported.

Design and Layout

- 8.16 The application is for planning permission in principle. In assessing applications of this nature the Planning Authority need to be satisfied that enough space has been identified for the uses proposed for the site and that the uses are in appropriate locations.
- 8.17 The masterplan identifies how the housing and community open space / woodland could interact with each other through a hierarchy of streets, the use of arrival points, treatments of elevations, placing of prominent buildings and designing vistas into and out of the site. The masterplan has been established through an iterative design process where site constraints, existing and proposed landscaping, green networks, active travel and recreational connections, water environment (including flood risk and drainage), cultural heritage features, service provision, and vehicular connections have been brought together. The masterplanning process which has been undertaken is to be commended.
- 8.18 The masterplan process has led to an indicative masterplan that has a looped layout for vehicular movement with a number of active travel connections provided to the north, east and west of the site. As part of the masterplan, there would be up to 298 residential units on the site. This would be a combination of flats and houses to address the housing need and demand within Inverness. This level of development would lead to a low-medium density of residential development across the site.
- 8.19 Representations from members of the public and the response from Balloch Community Council consider that the density of the proposed development is too high and not comparative to the neighbouring areas. The applicant has identified that the density of development in Balloch ranges from 8.6 to 14.8 dwelling per hectare. In Culloden it ranges from 12 to 22.4 dwellings per hectare. The development site varies in density but overall is 12.9ha. Given the topography of the site and the land safeguarded for landscaping both within and adjacent to the site, this is not considered to be overly dense in comparison to adjacent areas.

- 8.20 The indicative layout is in accordance with Designing Streets principles but the details will need to be considered through future applications for matters specified in conditions. In bringing forward this and any other development on the site the applicant would be encouraged to continue to liaise with the community as requested by the Community Council.
- 8.21 The Design Statement which accompanies the application shows units of no more than two storeys in height. This is not dissimilar to those houses within adjacent developed areas. It is considered appropriate, to ensure the cityscape is not adversely affected, that a limit on the height of development within the site is secured by condition.
- 8.22 The proposed development would be delivered across five phases. Phase 1 of the development would include the delivery of the access to the site and the surface water drainage infrastructure for the site. It is also considered reasonable that in the first phase of the development the community land is facilitated. However, it is recognised that the applicant is seeking to allow the community to bring forward ideas for some elements of the space adjacent to Barn Church Road. The remaining phases of development will require to be built out sequentially with the delivery of hard and soft infrastructure at key points within the development. A phasing plan can be required via condition.
- 8.23 The landscape strategy for the site has sought to ensure the setting of any development is of an appropriate quality. The retention of trees around the site is complimented by the landscape and open space strategy. This also allows for the provision of a green network through and around the site. This will comprise a series of interconnected open spaces. The open spaces within the site will be required to accord with the provisions of the Open Space in New Residential Development Supplementary Guidance. The details of any landscaping and open space can be secured by condition.
- 8.24 The indicative masterplan demonstrates an appropriate layout is achievable that addresses good practice in terms of layout and design while addressing the site constraints. Conditions will be required to secure the matters such as material palette, use of shared spaces, utilisation of soft landscaping, encouraging use of active travel and appropriately designed open space.

Roads, access and parking

- 8.25 To access the site a new access will require to be created from Barn Church Road. It is proposed that Barn Church Road will be widened to accommodate a new ghost island junction. The proposed access will cross Cherry Park, which provides the access to Balloch Farm Cottages and Balloch of Culloden Farm. A new access to these properties will be provided via the proposed road access within the site. Cherry Park will be stopped up as a vehicular route on the north side of the proposed access road. It will still be available for active travel. The Transport Planning Team is content with the proposed access arrangements subject to the detailed design being submitted for approval through any future matters specified in conditions

application. This should include provision for active travel both into the site and across the proposed junction, as now shown on the indicative masterplan, on both sides of the access route.

8.26 The proposed development will lead to additional traffic on the local road network. The Transport Assessment (TA) submitted with the application recognises the queuing issues at the junctions of Barn Church Road with Tower Road and Keppoch Road. The applicant provided a further note on the findings of the TA to clarify the findings in relation to the B9006 Culloden Road and Tower Road junction which Transport Planning consider requires to be mitigated. This demonstrated that there would be 50 additional two-way trips in the am-peak and 58 additional two-way trips in the pm-peak at this junction. Given these impacts it is considered proportionate that these are mitigated through:

- the delivery of a speed limit change on the B9006 Culloden Road – reducing the speed from 40mph to 30mph; and
- signalisation of the B9006 Culloden Road / Tower Road junction.

A developer contribution to the delivery of these works at a total cost of £212,595.84 or £681.40 per dwelling, will be sought.

8.27 Transport Scotland has not raised concerns with regard to impacts on the trunk road network.

8.28 The indicative masterplan indicates an emergency access to the site. This is also being promoted as an active travel connection to and from Balloch. The provision of the route for both purposes is welcomed, the details of which will need to include provision of restrictions to prevent day to day vehicular traffic using the route and be submitted for the approval of the Planning Authority.

8.29 The Culloden and Balloch areas are well served by public transport. Utilising the proposed active travel connection to Torris Road would allow access to bus services. By working with the applicant, an updated roads hierarchy as part of the masterplan has been secured. This would allow for buses to enter the site to ensure all residents would be within walking distance of a bus stop and ensure the delivery of an efficient service. The details of the street layout and provision of bus stops with real-time information will be required by condition.

8.30 Representations have raised concerns regarding the impact the development would have on existing bus services. It is understood that the existing services could divert into the application site which may add some additional time onto the journey. However, due to the nature of the road network now proposed within the site, the additional time added to journeys will likely be limited. Colleagues in Transport Planning have not raised any concerns with the proposed routing.

8.31 While being separate from both Culloden and Balloch, the application site is proposed to be well connected to both via active travel and recreational routes. Through negotiation with the applicant, a number of additional routes have been secured to connect the site to the wider area facilities and recreational opportunities. This includes additional footpaths alongside the access into the site; connections through to Moray Park; and connections into the proposed meadowland area.

- 8.32 The applicant has proposed the enhancement of a number of paths on land within the adjacent woodland, which they have suggested could be passed to the community. If permitted, the development would lead to the loss of an open area in which access rights apply. However, access to the site as a whole would not be lost as a result of the development. At present due to its use as agricultural land for crops, it is not fully accessible all year round.
- 8.33 The provision of enhanced paths is welcomed subject to appropriate details. There is a core path running through the woods in an area outwith the applicant's control. The Access Officer has requested that this path is also enhanced and seeks a contribution of £61,000 or £195.51 per dwelling to its delivery. The application is also within the area where contributions are required toward the delivery of the Inverness-Nairn Coastal Trail. This application will be required to make a proportionate contribution to this of £171.63. per dwelling. An Access Management Plan can be secured by condition and will be required to detail the construction and location of all paths and provision of access rights within the site. This will also be required to consider the connections to areas outwith the site, including areas where responsible access rights apply across land outwith the applicant's control.
- 8.34 Any future application will be required to provide details of car and cycle parking in accordance with the Roads and Transportation Guidelines for New Developments. This will be secured by condition.
- 8.35 To facilitate a move toward a low carbon economy it is considered appropriate to facilitate the transition toward the phasing out of diesel and petrol cars. This would include the provision of electric car charging points. The details of the design and scale of this infrastructure can be secured by condition. Further a strategy for energy use and sustainability should be considered by the applicant and also secured by condition.

Impact on the water environment (including SuDS)

- 8.36 Parts of the site are at risk of pluvial flooding. The applicant's Flood Statement has demonstrated to the satisfaction of Scottish Environment Protection Agency and the Council's Flood Risk Management Team that the flood risk at the site can be managed. It is agreed that should the Culloden Burn East Culvert block any flood water would be directed away from the housing areas due to topography and the catchment area. It is possible that the access to the site will be affected by any blockage in the culvert of the burn. The emergency access provides alternative access and egress and is therefore acceptable.
- 8.37 The application identifies that the site has two catchment areas for the purpose of the Drainage Impact Assessment. The proposed drainage solution will include two surface water drainage basins. The Flood Risk Management Team is satisfied that sufficient attenuation is being provided within the site and the conservative approach to the drainage solution on the site is welcomed. A final design for the surface water drainage system, inclusive of maintenance and vesting arrangements will be required based on the design of each phase of development.

- 8.38 The drainage solution sets out a proposal to limit discharge into the tributary of the Fiddlers Burn on the north-east boundary of the site. The Flood Risk Management Team consider this to be a betterment to the existing situation and is therefore welcomed.
- 8.39 To limit risk of flooding and to allow access for maintenance no development will be permitted within 6m of the top of the bank of the watercourses within the site. This will be a design parameter for the site going forward and can be secured by condition.

Impact on the natural environment (including protected species and trees)

- 8.40 The applicant has undertaken a protected species walkover survey to identify the presence or otherwise of protected species within the site. This has identified that there is; potential for nesting birds within the site; potential for roosting barn owls on the site; Japanese knotweed is present within 20m of the site boundary; and otters may be using the watercourses for foraging and commuting. A series of mitigation is recommended, including additional survey work and limitation on and mitigations measures for particular works during breeding bird seasons (March to October) and active season for reptiles (March to October). The mitigation and additional surveys can be secured by condition.
- 8.41 In addition, a construction environmental management document approach will be required as will an ecological clerk of works for the development. These matters can be secured by condition.
- 8.42 Trees bound the site and there are a small number of trees within the application site. The applicant has submitted a series of reports and plans showing the proposed layout in combination with the tree constraints on the site. These will require refinement as the design of the development is progressed. However, it is important in order to protect the trees from the development and also in terms of amenity of future residents that there is sufficient setback of development from the retained trees. A design parameter for all future phases which ensures a 15m setback from all retained trees will be secured by condition in line with the advice from the Forestry Officer.
- 8.43 Within the applicant's control are a number of wooded areas. It is the applicant's intention that these form a community owned woodland. To support this aim, appropriate woodland management will be required. This will need to be co-ordinated with the owners of the areas of woodland outwith the control of the applicant to ensure a consistent approach. A Woodland Management Plan for a minimum period of 5 years will be required by condition.

Impact on built and cultural heritage

- 8.44 Within the wider application site is the location of the former St Mary's Chapel and St Mary's Well. No remains of these historic features are visible on the site. These are however outwith any developed area of the site as shown on the indicative masterplan. Conditions can be included to ensure that there are no works in vicinity

of the sites. Further it is considered reasonable that the site contains some interpretation of the history of the area in the form of interpretation panels, this could form part of the public art contribution for the site.

- 8.45 Culloden Battlefield is to the south east of the proposed development and sites to the site of Culloden House and the area of conflict on Culloden Moor. Historic Environment Scotland do not consider that the proposed development will have an adverse impact on key views across the battlefield or between the core of the battlefield and Culloden House. As a result, the proposed development will not have an impact on the way in which the battlefield landscape can be understood and appreciated.
- 8.46 Given the history of the area, there is likely to be significant archaeological remains within the site. A condition will be secured to ensure an appropriate programme of work for the investigation, recording and evaluation of historic features on the site.

Amenity impacts

- 8.47 Due to the location of the development, the topography of the site and intervening landscaping the properties in the development will not lead to amenity impacts in terms of privacy or daylight to existing properties.
- 8.48 Representations have raised concerns with regard to the amenity impact of construction. Environmental Health has no concerns in this regard. It has however set out that a Construction Noise Management Plan and Dust Suppression plan may be required. These can be secured through a condition on construction environmental management. Further a construction traffic management plan will be required. This will be required to detail construction traffic routes, construction site operation times and provide a commitment to no deliveries or heavy goods movements immediately before or after school pick up and drop off times at Balloch Primary School and Culloden Academy.
- 8.49 Network Rail has requested a condition to secure a Noise Impact Assessment to assess the noise impact on the proposed residential properties as a result of the railway. This is considered appropriate but should be limited to the phases of the development closer to the railway line. Environmental Health has not raised any concerns in relation to this matter. In addition, to deter trespassing on the railway, Network Rail has requested a trespass proof fence along the boundary of the site with the railway. This can also be secured by condition.

Impact on Infrastructure (Education and Health)

- 8.50 The development is located within the Balloch Primary School and Culloden Academy School Catchment Areas.
- 8.51 The proposed development, based on a worst case scenario of all the properties being houses, will generate 93.6 primary school pupils and 40.6 secondary school pupils. These figures have been derived from the published Pupil Product Rations in the Developer Contributions Supplementary Guidance. The impact on the school estate has been considered in the context of the recently published 2019 School Roll Forecasts.

- 8.52 This shows that from 2024/25 Balloch Primary School will be over 90% capacity. It would then be more than 50 pupils over the 90% capacity threshold in 28/29 and continue to over capacity to the end of the forecasting period.
- 8.53 In the applicant's land deal they have secured the land around Balloch Primary School to allow expansion of the school. Therefore, for the first 5 years, to facilitate the delivery of the first phase of development (49 dwellings) which would be wholly affordable homes, the applicant will be required to contribute towards a two classroom extension. Thereafter, contributions will be sought toward a new primary school within the Culloden Academy catchment area to mitigate the impacts arising from the development.
- 8.54 Culloden Academy is already over capacity and the Council is progressing plans for an extension of the school to meet educational demands and capacity issues as a result of new development. The applicant's land deal has also secured land for an extension to Culloden Academy. In addition, the applicant will be required to make contributions toward the extension at major extension (new school) rates.
- 8.55 Contributions toward the running of any increased school capacity has been raised in representations. As this is an ongoing revenue cost it is not reasonable to secure that through developer contributions.
- 8.56 Members of the public have raised concerns about the capacity of leisure facilities in the area. The Action Programme which accompanies the Inner Moray Firth Local Development Plan identifies the need for a new sports facility at the east of the City based at Inverness Campus. This application will make a proportionate contribution toward this.
- 8.57 The Development Plans Team also sought contributions toward the delivery of a District Park at Ashton Farm. As an alternative to this contribution and to ensure a park facility is located within vicinity of the site, it is proposed that the area of land allocated for community use adjacent to Barn Church Road will be delivered as parkland. The design of this will require to be subject to consultation with the Community Council. Further it is considered that this goes some way to addressing concerns raised in representations over the loss of green space as usable open space will be provided which is accessible all year round.
- 8.58 Health infrastructure capacity has been raised as a significant concern in representations. The concerns are expressed primarily in relation to capacity of GP surgeries but also in relation to capacity at Raigmore Hospital. Section 40A of The Planning (Scotland) Act 2019 contains provision for consideration to be given, before planning permission for a national development or a major development is granted, to the likely health effects of the proposed development. This part of the Act has not yet been enacted and it would not be reasonable to hold up determination of this application until those aspects of the Act are implemented. Having said that, as part of the current review of the Local Development Plan, officers have been in dialogue with NHS Highland over its future estates strategy, which includes GP premises. The requirement and safeguarding of sites for health

purposes will likely be expressed through the Local Development Plan policies and site allocations in due course. In the meantime, the Council has secured a site for new healthcare provision at Stratton Farm. It is however the duty of NHS to provide and staff the facility.

Any other material considerations

- 8.59 Given the site has previous agricultural uses, there may be some contamination within the site. As a result, a scheme for investigation and, if required, mitigation, should be secured by condition.
- 8.60 The development will be required to meet current Building Standards in terms of sustainability and a condition will be attached to ensure the applicant considers the environmental impacts of the design (including energy use). The construction period would likely give rise to carbon emissions. To off-set these emissions it is considered that tree planting should be secured. The tree planting proposed within the site will therefore have two roles, carbon off-set and augmenting the existing woodland within the development. A scheme for the planting will be secured by condition.
- 8.61 Should the development be granted permission, a Community Liaison Group should be set up to ensure that the community council and other stakeholders are kept up to date and consulted before and during the construction period.

Non-material considerations

- 8.62 None.

Matters to be secured by Section 75 Agreement

- 8.63
- a) Contributions to the delivery of enhanced Primary Education capacity within the City of Inverness, in the first instance to a two classroom extension at Balloch Primary School to mitigate the impacts of the first phase of the development (units 1-49) (£2,041 per house or £1,157 per flat);
 - b) Contributions to the delivery of enhanced Primary Education capacity within the City of Inverness, in the first instance to the delivery of a new primary school within the Culloden Academy Catchment Area to mitigate the impacts of the phases 2-5 of the development (units 50-298) (£7,359 per house or £4,171 per flat);
 - c) Contributions to the delivery of enhanced Secondary Education capacity within the City of Inverness, in the first instance to the delivery of a major school extension at Culloden Academy to mitigate the impacts of the development (£3,482 per house or £1,875 per flat);
 - d) Contributions to the delivery of enhanced community facilities within the Culloden Academy Catchment Area; in the first instance toward the delivery of a sports facility at Inverness Campus (£164 per dwelling);
 - e) Contributions to the provision of the Inverness to Nairn Coastal Trail (£171.63 per dwelling);
 - f) Contributions to the provision of enhanced core path to the each of the site on land outwith the applicants control (£195.51 per dwelling);

- g) Contributions to the provision a reduced speed limit on the B9006 Culloden Road and signalisation of Barn Church Road / Tower Road junction (of enhanced footpath network within the site (£681.40 per dwelling);
- h) Contributions to the recycling point provision (£7 per dwelling);
- i) Minimum of 25% affordable housing to be delivered on-site at a scheme to be agreed prior to commencement of development; and
- j) Transfer of land to The Highland Council for the delivery of extensions to Balloch Primary School and Culloden Academy;
- k) Setting up of a constituted community body to allow for the asset transfer of the proposed community woodland and meadowland.

8.64 The applicant has four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the unilateral legal agreement, to deliver to the Council a signed legal agreement. Should an agreement not be delivered within four months, the application shall be refused under delegated powers.

9. CONCLUSION

9.1 While the site is not allocated for development, there are benefits to the City as a result of this proposal, including the opportunity to secure land for expansion of primary and secondary education provision and deliver a significant number of affordable homes to meet current need and demand. These benefits must be balanced against the concerns which have been raised in representations.

9.2 There are a number of representations, including from Balloch Community Council, which oppose the principle of the development due to loss of accessible areas and coalescence of Culloden and Balloch. It is however recognised that the applicant has brought forward modifications to the scheme and responded to community concerns through provision of community land and delivery of active travel and recreational routes. Further the applicant has agreed to mitigation to manage and off-set the impacts arising from the development.

9.3 Subject to a suite of conditions to manage the design and layout of the development, the indicative masterplan is acceptable and will facilitate the delivery of a high quality development which would not have a significantly detrimental impact on our communities.

9.4 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 Y

Conclusion of Section 75 Obligation Y

Subject to the above, it is recommended that planning permission be

GRANTED, subject to the prior conclusion of a unilateral obligation and the following:

Conditions and Reasons

1. Planning Permission in Principle is hereby granted for a residential development upon 24.01 hectares to be developed in accordance with the indicative Master Plan hereby approved in five sequential residential phases.

No development shall commence on each phase or sub phase until a phasing plan setting out the proposed number of units within each phase or subphase has been submitted to and approved in writing by the Planning Authority.

Thereafter the development shall be undertaken in accordance with the agreed Phasing Plan or in Sub-Phases as may be approved in writing by the Planning Authority.

A Sub-Phase means any part of any Phase of Development the subject of an Approval of Matters Specified in Conditions issued by the Council following an application in that behalf, or otherwise subject of any equivalent planning approval following an application in that behalf.

Reason: To ensure that the development proceeds in an appropriate manner and that the necessary elements of the development are provided at the appropriate stages.

2. No development shall commence within each Phase, or sub-Phase, until an application, or applications, as they relate to or are relied upon by that Phase or sub-Phase has been submitted to and approved by the Planning Authority in respect of the following matters, insofar as they relate to the details of the proposed development taking full account of the approved Master Plan, Creating Places, Designing Streets and other relevant national and local policy and guidance related to the matters set out below:-
 - a. submission of an 'Area Development Brief' for each Principal Phase of the development has been submitted to and approved by the planning authority in advance of the submission of any other application(s) for the approval of

matters specified in conditions for that particular phase. Each Area Development Brief shall be produced using the principles set out in the Chapleton Farm Master Plan and shall include the following:

- i. Conformity with principles and vision of the Chapleton Farm Masterplan;
- ii. Place-making and public realm;
- iii. Transportation, access, active travel and connectivity;
- iv. Drainage, sustainable drainage and the water environment;
- v. Landscaping and open space;
- vi. Public art strategy;
- vii. Character and design including material palette;
- viii. Phasing, implementation and integration

Thereafter each application within each phase or sub-phase shall accord with the terms of the relevant Area Development Brief and the phasing strategy to be approved under Condition 1 of this planning permission in principle.

- b. the siting, design and external appearance of all buildings and other structures which shall be no more than 2 storeys in height;
- c. details of sustainable design considerations inclusive of energy strategy;
- d. the means of access to the site including connections to the Barn Church Road for all modes of transport;
- e. the layout of the site, in accordance with Designing streets principles;
- f. road layout including:
 - i. the road hierarchy;
 - ii. typical form of the routes forming the hierarchy;
 - iii. junction layouts and design with projected traffic figures supported by traffic modelling;
 - iv. junction and forward visibility requirements;
 - v. junction spacing both within the development and on the spine road;
 - vi. vehicle tracking at junctions and standard radii;
 - vii. details of any bus routes and bus stops inclusive of bus tracking;
 - viii. details of provision for cyclists and pedestrians (including linkages to the Barn Church Road) with junctions and crossing designed to facilitate active travel;
 - ix. provision for disabled users following consultation with the Inverness Access Panel;
 - x. details of safer routes to school;
 - xi. details of the location and type of service strips within the intended adoptable road boundary;
- g. the provision of car parking inclusive of disabled parking including in-curtilage parking, communal parking areas, parking courts and on-street parking with no driveways being located in positions where they may conflict with traffic movements at junctions;
- h. the provision of covered cycle parking including resident cycle parking in houses and communal covered cycle parking at flats and external secure, covered visitor cycle parking at flats;

- i. the details of and timetable for delivery of the provision of public open space, including, in accordance with the Open Space in New Residential Developments: Supplementary Guidance, (or any superseding guidance prevailing at the time of submission);
- j. details of public art provision in accordance with the Highland Council's Public Art Strategy Supplementary Guidance (or any superseding guidance prevailing at the time of submission);
- k. the details of, and timetable for, the hard and soft landscaping of the site;
- l. details of management and maintenance arrangements of the areas identified in (h), (i), (k) and (j) above;
- m. details of all boundary treatments within the development, as set out within the relevant approved Area Development Brief.
- n. the provision for service vehicles following occupation of the development;
- o. details of the provision of surface water drainage systems, including access for maintenance, across the phase or sub-phase, how it relates to the surface water drainage strategy for the site as a whole and management and maintenance arrangements of said infrastructure;
- p. details of the water and waste water connections, with connection to the public water and waste water networks;
- q. means of dealing with domestic waste in accordance with the Highland Council's 'Managing Waste in New Developments' Supplementary Guidance' including any details of the siting of a recycling facility (or any superseding guidance prevailing at the time of submission);
- r. details of existing trees, shrubs and hedgerows to be retained;
- s. details of existing and proposed site levels with fall arrows;
- t. details of finished floor levels;
- u. details of all street lighting and lighting of car parking areas ensuring that safety and security are addressed with no lighting directed skyward;

Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing within each phase or sub-phase.

3. Any details pursuant to Condition 2 above shall be informed by and include an access management plan (including details of footpaths and cycle ways and lighting (existing, during construction and upon completion and information on temporary or permanent diversion or closure)) shall be submitted for the written approval of the planning authority for each phase or sub-phase of the development. The plan shall show:-

- a. All existing paths, tracks and rights of way and any areas currently outwith or excluded from statutory access rights;
- b. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or curtilage in relation to proposed buildings or structures;
- c. All paths and tracks proposed to be constructed for use by walkers, riders, cyclists, all-abilities users etc and how these will integrate with existing or proposed networks. Details shall include but not be limited to;
 - i. Pedestrian access to any and all core paths;
 - ii. Construction details of all paths, inclusive of material finishes and drainage details;

- iii. Details of the construction type and delivery of a bridge to the “meadow” area as shown on the indicative masterplan to be delivered no later than occupation of the final unit within phase 2 of the development;
- d. Any diversion of paths, temporary or permanent proposed for the purposes of the development;
- e. Links to the Highland Council's core paths and green frameworks;

The Access Management Plan shall be implemented as approved and in accordance with the timetables outlined therein, unless otherwise approved in writing by the Planning Authority.

Reason: To ensure that the development is adequately connected with existing and proposed pedestrian and cycle routes and to accord with the Land Reform (Scotland) Act 2003.

4. No development shall commence on each phase or sub-phase, a scheme to deal with potential contamination within the phase will be submitted to, and approved in writing by, the Planning Authority. Each scheme shall include:

i) the nature, extent and type of contamination on site, identification of pollutant linkages and assessment of risk (i.e. Contaminated Land Risk Assessment and Remediation Plan). The scope and method of this assessment to be agreed in advance with the planning authority, and undertaken in accordance with PAN 33 (2000) and BS10175:2011+A1:2013 Investigation of Potentially Contaminated Sites – Code of Practice;

ii) the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works and proposed verification plan to ensure that the site is fit for the uses proposed;

iii) measures to deal with contamination during construction works;

iv) in the event that remedial action be required, a validation report that validates and verifies the completion of the approved decontamination measures;

v) in the event that monitoring is required, monitoring statements submitted at agreed intervals for such time period as is considered appropriate in writing by the Planning Authority. Thereafter, no development shall commence within any phase until written confirmation that the approved scheme has been implemented, completed and, if required, on-going monitoring is in place, has been issued by the Planning Authority.

Reason: In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

5. No development shall commence within each Phase, or sub-Phase, until a Construction Environmental Management Document has been submitted to and approved in writing by the Planning Authority. The Document shall include:

- a) An updated Schedule of Mitigation (SM) including all mitigation proposed in support of the planning application, other relevant agreed mitigation (e.g. as required by agencies) and set out in the relevant planning conditions
- b) Processes to control / action changes from the agreed Schedule of Mitigation
- c) The following specific Construction and Environmental Management Plans (CEMP):
 - (i) Habitat and Species Protection Plan
 - (ii) Pollution prevention plan
 - (iii) Dust management plan
 - (iv) Construction Noise, Vibration and Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise
 - (v) Site waste management plan;
 - (vi) Measures to protect private water supplies; including an emergency response plan;
 - (vii) Measures to protect the site of the Former St. Mary's Chapel and St. Mary's Well.
- d) Details of the appointment of an appropriately qualified Environmental Clerk of Works with roles and responsibilities.
- e) Methods of monitoring, auditing, reporting and communication of environmental management on site and with the client, Planning Authority and other relevant parties.
- f) Statement of responsibility to 'stop the job / activity' if in potential breach of a mitigation or legislation occurs.

The development shall proceed in accordance with the approved Construction Environmental Management Document.

Reason: To protect the environment and amenity from the construction and operation of the development.

- 6. No development shall commence within each Phase or sub-Phase until pre-commencement surveys to locate the presence or absence of protected species have been undertaken and copies submitted to both the Planning Authority. Should any of these species be found within or adjacent to an area likely to be affected by construction activities, appropriate mitigation measures shall be put in place by the developer prior to development commencing and be maintained for the duration of development, details of which shall first be submitted to, and approved in writing by, the Planning Authority.

Reason: To protect and enhance nature conservation from construction activities.

7. Any details pursuant to Condition 2 above shall include full details of surface water drainage provision within the relevant Phase or sub-Phase and how that relates to the surface water drainage approach for the site as a whole (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in the CIRIA Manual and Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time). This shall also detail updated greenfield run-off rates to reflect the details of the proposed development.

Thereafter, only the approved details shall be implemented and all surface water drainage provision for the relevant phase or sub-phase shall be completed prior to the occupation of the relevant phase or sub-phase.

Reason: In the interests of amenity, to protect and enhance the natural environment, protect the water environment and prevent pollution.

8. The development shall not be occupied until details of the relevant person or party responsible for the maintenance of the on-site surface water drainage system have been provided to the Planning Authority. For the avoidance of doubt any part of the surface water drainage system not vested by Scottish Water or another responsible authority shall remain the responsibility of the developer and maintained in line with the scheme to be approved.

Reason: To ensure that the surface water drainage system is maintained by an appropriate party and that the party responsible for maintenance can be easily identified should any issue arise.

9. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration or similar mechanical services, including fans, ducting and external openings shall be installed, maintained and operated such that any operating noise complies with Noise Rating Curve 20 and details and a noise assessment of each installation will require to be submitted for the written approval of the planning authority.

Reason: In the interests of amenity.

10. Any details pursuant to condition 2 above shall be informed by and include a Waste Management Strategy for each phase or sub-phase. This shall detail the approach to sustainable waste management in the operational of all aspects of development with identification of bin stores, bin collection points, and refuse vehicle collection routes in each phase or sub-phase.

Reason: In the interests of amenity, to manage waste and prevent pollution.

11. All roads intended to link with future phases of development or to other adjoining sites shall be taken to the edge of the application site with no impediments.

Reason: To ensure that future roads and routes can be provided without impediment.

12. No development shall commence each phase or sub- phase until a Construction Traffic Management Plan (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority. This shall ensure no Heavy Goods Vehicle traffic movements or deliveries to the site during school pick up or drop off times for Balloch Primary School and Culloden Academy. The approved Construction Traffic Management Plan shall be implemented prior to development commencing and remain in place until the development is complete.
Reason: In the interests of road safety, to limit the impacts on the local road network and to limit the amenity impacts of the construction phase of the development on local residents.

13. Any details pursuant to condition 2 above shall show car parking spaces provided and formed in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments prior to first occupation of the element of the development to which it relates, thereafter being maintained for this use in perpetuity.

Reason: To ensure adequate provision of car parking

14. Any details pursuant to condition 2 above shall show secure, covered cycle parking spaces provided and formed in accordance with The Highland Council's Roads and Transportation Guidelines for New Developments prior to first occupation of the element of the development to which it relates, thereafter being maintained for this use in perpetuity.

Reason: to ensure that the proposed cycle parking is safe and secure for use by the public.

15. Any details pursuant to condition 2 above shall include details, including full specifications, for the layout, design and construction of green spaces, outdoor sports and recreation facilities that comply with, or exceed, the Highland Council's adopted standards contained within 'Open Space in New residential Development' for that Phase shall be submitted to and agreed in writing by the planning authority. The agreed scheme shall be implemented thereafter to the satisfaction of the planning authority.

Reason: In the interests of amenity and to ensure that open space and recreational facilities are in accordance with Council standards.

16. Before the first occupation of each Phase, or sub-Phase, a scheme for the maintenance in perpetuity of all on-site green spaces and/or woodland and/or sports facilities, features or parts of the development that are not the exclusive property of any identifiable individual house owner such as communal parking areas, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Highland Council or Scottish Water for that Phase of sub-Phase, shall be submitted to and agreed in writing by the planning Authority. The agreed scheme, which shall accord with the Highland Council's adopted standards contained within 'Open Space in Residential Development', shall be implemented thereafter to the satisfaction of the planning authority.

Reason: In the interests of amenity and to ensure that communal infrastructure on the site are maintained in accordance with the Council's standards.

17. Any details pursuant to condition 2 above shall include and be informed by a programme of archaeological work for the preservation and recording of any archaeological features affected by the proposed development. This will include a timetable for investigation, all in accordance with the attached specification which shall require to be submitted for the written approval of the planning authority. All arrangements thereby approved shall be implemented by the applicant/developer at his expense in accordance with the approved timetable for investigation.

Reason: To ensure the protection and/or recording of the historical and archaeological interest that may be found on the site.

18. Any details pursuant to Condition 2 above shall be informed by:
- a. A 15m setback from all existing trees at the boundary of the site;
 - b. Arboricultural Assessment;
 - c. Tree Constraint and Protection Plan
 - d. Arboricultural Method Statement;
 - e. Tree and Woodland Management Plan for existing woodlands. Such details should be in accordance with BS5837:2012 - Trees in Relation to Design, Demolition and Construction (or any superseding document prevailing at the time).

Thereafter, development shall progress in line with the approved details unless otherwise agreed in writing by the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter.

19. Any details pursuant to Condition 2 for each phase or sub-phase shall include details of a scheme of hard and soft landscaping works related to that phase or sub-phase. Details of the scheme shall include:
- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii. A plan showing existing landscaping features and vegetation to be retained;

- iii. The location and design, including materials, of any proposed walls, fences, gates, seating and other landscaping features, within each open space including 1:20 scale plans showing the detail of the feature;
- iv. The location, type and design, including materials product name and specification, of any proposed play equipment and associated safety features (if required), including 1:20 scale plans, within each open space;
- v. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities, with no fruit bearing trees; and
- vi. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of that phase of development to which the scheme relates.

Any trees or plants which within a period of five years from the completion of the phase of development to which they relate, die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

20. Any details pursuant to Condition 2 for Phase 1, or any subphase of Phase 1, shall include a scheme of hard and soft landscaping works related to the land adjacent to Barn Church Road. Details of the scheme shall include:
- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii. A plan showing existing landscaping features and vegetation to be retained;
 - iii. The location and design, including materials, of any proposed walls, fences, gates, seating and other landscaping features, within each open space including 1:20 scale plans showing the detail of the feature;
 - iii. The location, type and design, including materials product name and specification, of any proposed play equipment and associated safety features (if required), including 1:20 scale plans, within each open space;

- v. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities with no fruit bearing trees; and
- vi. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme and completed prior to the occupation of the 49th residential unit within the development, unless otherwise agreed via the approved scheme.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

21. Any details pursuant to Condition 2 shall include a 6m buffer from the top of the bank of any watercourse where no development can take place.

Reason: To ensure access to the watercourses can be maintained for maintenance and in the interest of avoiding impact on the watercourse which has the potential to increase risk of flooding.

22. Any details pursuant to condition 2 shall include:

- a) a scheme for the location, design and installation of the access to the site from Barn Church Road. Thereafter, the scheme shall be implemented prior to any other development commencing on site;
- b) a scheme for the location, design and installation of the crossings designed to accommodate active travel where the existing footpath network is required to cross the proposed access to the site. Thereafter, the scheme shall be implemented prior to any other development commencing on site;
- c) a scheme for the location, design and installation of real time information bus stops within the site. Thereafter, the scheme shall be implemented no later than the occupation of the 49th residential unit within the development;
- d) a scheme for the design and implementation of safe routes to school to Balloch Primary School and Culloden Academy. The agreed scheme shall be implemented prior to occupation of any residential unit within the development;
- e) a scheme for the design and implementation of an emergency access from the development site to Torris Road, inclusive of all measures to stop everyday use of the route and timescales for delivery. The agreed scheme shall be implemented in line with the approved scheme.

Reason: To ensure that infrastructure is designed appropriately and meets the needs of non-motorised and motorised users.

23. No Phase or sub-phase shall be occupied until a detailed Residential Travel Pack for the relevant phase or sub-phase, which sets out options for residents for reducing dependency on the private car, has been submitted to, and approved in writing by, the Planning Authority.

The Residential Travel Pack shall be provided to each property within the relevant phase or sub-phase on first occupation of each property.

Reason: To facilitate the reduction in the use of private cars and increase use of sustainable and active travel.

24. Any details pursuant to Condition 2 shall include and be informed by a scheme detailing the provision electric vehicle charging points. The scheme shall include:
- i. identification of locations for communal electric vehicle charging points serving flatted developments in the associated phase or sub-phase and located in communal parking areas and these charging point locations are to be made available to The Highland Council or other public body for the installation of the charging point infrastructure;
 - ii. the provision of infrastructure, defined as the provision of cabling from the consumer unit within the property to an external point, to allow charging of electric vehicles within the curtilage of each house in each phase or sub phase, where the house has in-curtilage car parking provision;
 - iii. a timescale for implementation for infrastructure within each phase or sub phase; and
 - iv. outline detail of a communication pack to be provided to each household on first occupation explaining how they can access electric vehicle charging infrastructure.

The approved scheme(s) shall be implemented in line with the approved timescales.

Reason: To facilitate the move toward the reduction in reliance of petrol and diesel cars.

25. No development shall commence until a 1.8m high trespass proof fence has been erected between the boundary of the site and the Inverness to Perth Railway Line. Thereafter the approved details shall be implemented prior to first occupation of the development.

Reason: In the interests of safety and free flow of the rail network.

26. No development shall commence on phases of development adjacent to the Inverness-Perth Railway Line until a Noise Impact Assessment, assessing the impact of noise from the railway on potential future residents.

Any mitigation proposed in the Noise Impact Assessment shall be implemented prior to first occupation of the relevant phases of the development.

Reason: In the interests of amenity given the location of the proposed development.

27. No development shall commence until a scheme for the maintenance, in perpetuity, of all trees and/or woodland identified for retention and management on the land within the applicant's control but outwith the application site has been submitted to, and approved in writing by, the Planning Authority. The woodland management plan shall be reviewed every five years and shall use best endeavours in managing the woodland with areas of woodland outwith the control of the applicant.

Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

Reason: To ensure that retained trees and woodland are properly managed and maintained.

28. No trees within the application site, other than those which are specifically identified for removal on the approved plans, shall be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way, without the prior written permission of the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, during construction.

29. Any details pursuant to Condition 2 shall include a scheme for the inclusion of public art within the development. The scheme shall include:

- i. Detailed design of public Art provision including but not limited to provision of interpretation panels related to the history of the area,;
- ii. locations of any and all public art provision;
- iii. the management and maintenance of any and all public art provision; and
- iv. a timetable for implementation.

Thereafter, the approved scheme shall be implemented in accordance with the timescales contained in the approved scheme and maintained in perpetuity.

Reason: To ensure the delivery of a development with a unique identity which facilitates the creation of place.

30. No development shall commence until a community liaison group is established by the developer, in collaboration with The Highland Council and affected local Community Councils (including Balloch Community Council, Smithton Community Council and Culloden Community Council) unless otherwise agreed in writing by the Planning Authority. The group shall act as a vehicle for the community to be

kept informed of project progress and, in particular, should allow advanced dialogue on the provision of all transport-related mitigation measures and to keep under review the timing and type of development within future development phases. The liaison group, or element of any combined liaison group relating to this development, shall be maintained until the development has been completed and is occupied.

Reason: To assist project implementation, ensuring community dialogue and the delivery of appropriate mitigation measures throughout the construction period.

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 PRINCIPLE

The Highland Council hereby makes the following Direction under Section 59(5) and (7) of the Town and Country Planning (Scotland) Act 1997 (as amended).

An application or applications for the approval of matters specified in conditions attached to this planning permission in principle must be made no later than whichever is the latest of the following—

For Phase 1

- i. The expiry of THREE YEARS from the date on this decision notice;
- ii. The expiry of SIX MONTHS from the date on which an earlier application for the requisite approval was refused; or
- iii. The expiry of SIX MONTHS from the date on which an appeal against such refusal was dismissed.

For Phase 2-5

- i. The expiry of FOUR YEARS from the date on this decision notice;
- ii. The expiry of SIX MONTHS from the date on which an earlier application for the requisite approval was refused; or
- iii. The expiry of SIX MONTHS from the date on which an appeal against such refusal was dismissed.

from the date of the requisite approval of any matters specified in conditions applicable to that phase (or, in the case of approval of different matters on different dates, from the date of the requisite approval for the last such matter being obtained), whichever is the later, unless that phase of the development to which the permission relates is begun before that expiration.

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 and 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.

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 and 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

Designation: Area Planning Manager – South
Author: Simon Hindson – Team Leader, Strategic Projects
Background Papers: Documents referred to in report and in case file.

Relevant Plans:

Plan 1 – 18073IA-360-00-ZZ-DR-A-0001 REV P1 – Location Plan
Plan 2 - 18073IA-360-00-ZZ-DR-A-0004 REV P8 – Indicative Masterplan
Plan 3 - I-180492-1000 REV 5 – Roads Hierarchy
Plan 4 – 180 C LP 01 REV C Landscape Proposals

Appendix – Details for Section 75 Agreement or Up Front Payment

Developer Contributions

Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
Schools									
Primary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
Community Facilities	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC		15 or 20
Affordable Housing									
On-site provision	X units. Insert details of unit size and timescale for delivery if agreed				No			Apr/Oct	
Off-site provision	X units. Insert details of location, unit size and timescale for delivery if agreed				No			Apr/Oct	
Commuted Sum	£0.00 per affordable unit not delivered on/off site. Insert expected timescale for payment - can be in installments			£0.00	No			Apr/Oct	5 Years
Agreement for Delivery Needed	Y/N. If delivery for affordable housing has not yet been agreed, enter Y and specify the date/timescale that the scheme for delivery is to be submitted for approval						TOC/CC	Apr/Oct	
Transport									
Active Travel	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Public Realm	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Wayfinding	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Public Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20

Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
School Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Road Improvements	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Parking	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
EV Charging	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Traffic Signals	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Lighting	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Green Infrastructure									
Open Space	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Green Network	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Water and Waste									
Catchment Improvement Works	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Glass Banks	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
Public Art	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20

*1 Adjust total to take account of flat exemptions

*2 Base Date – Set out in Supplementary Guidance on Developer Contributions

*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

*4 Accounting dates - 1 April and 1 October each year of development

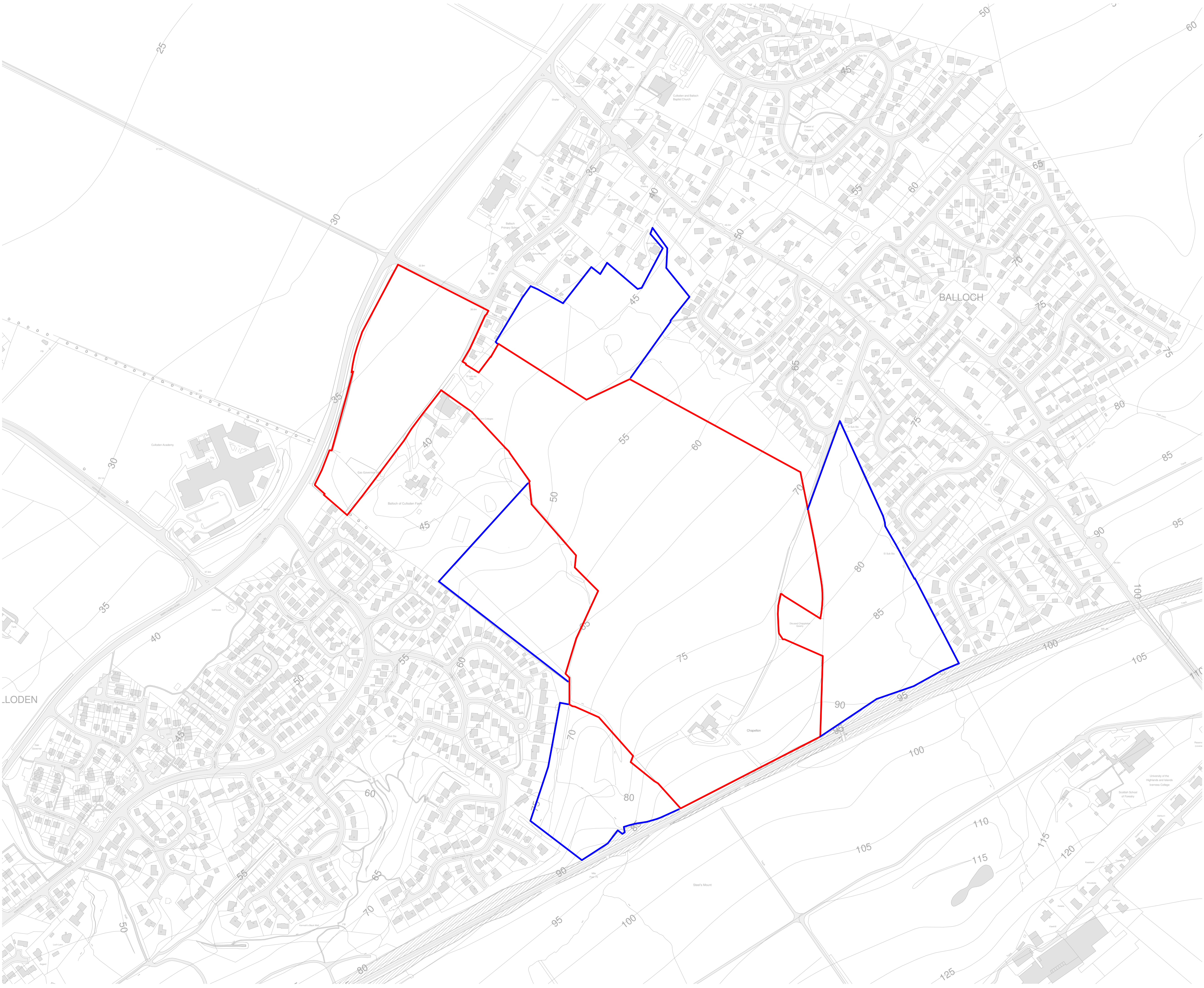
*5 Clawback – 15 years for Major development; 20 years for Local development

Other Section 75 Agreement requirements

Type	Details
Bond	1. Describe the purpose of the Bond
	2. Specify the amount to be secured
	3. Restriction on Bond provider
	4. Set the review date and mechanism for review
	5. Describe the call on circumstances
	6. Any other relevant details
Habitat Management Plan	1. Describe what the Plan is to cover
	2. Describe the area the Plan is to cover (and provide a plan)
	3. Set the timetable for submission of the Plan
	4. Set the timescale for implementation of the Plan
	5. Describe requirements to consult third parties
	6. Specify the financial contribution (if any)
	7. Specify the clawback period (if any)
	8. Any other relevant details
Road Survey	1. Specify the timescale for the initial survey
	2. Describe which roads are to be surveyed (provide a plan)
	3. Specify an interim survey date (if required)
	4. Specify the final survey requirements and timescale
	5. Any other relevant details
Land and Asset Transfer	1. Describe the area of land / asset to be transferred (provide a plan)
	2. Describe the use of the land / asset
	3. Specify the cost of transfer
	4. Any other relevant details

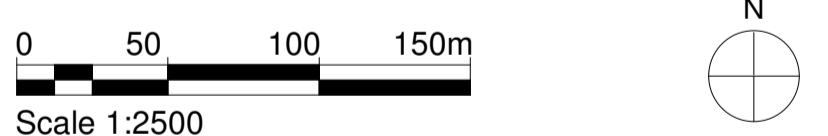
All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

Rev	Description	Date	Dr by	App by
P1	Boundary updated. Path network and roads updated.	20.06.19	CF	RK



LEGEND

- Application Boundary
- Area of Ownership outwith application boundary



SCALE	DATE	DRAWN	CHECKED
As indicated @A1	16.09.19	EC	RK

CLIENT
The Highland Council
PROJECT
Chapelton, Balloch

DRAWING
Location Plan

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

DRAWING No.
180731A-360-00-ZZ-DR-A-0001
 REVISION
P1 ISSUE STATUS
INFORMATION

C:\Users\emurillo\Documents\180731A-360-00-ZZ-DR-A-0001-Masterplan_emurillo\360A\FIDB.rvt

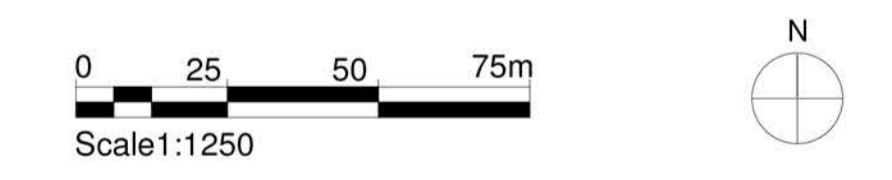
All levels and dimensions to be checked on site prior to construction/fabrication; report discrepancies immediately. Do not scale dimensions from this drawing. This drawing is copyright protected.

Rev	Description	Date	Dr by	App by
P1	Phasing removed. Roads and SUDS layout updated.	16.05.19	CF	SS
P2	School land indicated. Site layout updated.	28.05.19	CF	SS
P3	General Update. Redrawing and changing scale from 1:2000 to 1:1250.	03.09.10	EC	AM
P4	Drawing name update.	04.09.10	EC	AM
P5	Update for planning.	16.10.19	EC	AM
P6	Masterplan revised 298 Units.	06.11.19	EC	AM
P7	Layout adjusted to avoid trees	09.12.19	TD	AM
P8	Revision to community land	19.12.19	TD	AM

LEGEND

- Application Boundary
- Area of Ownership outwith application boundary
- Primary route surface
- Road surface 2 Shared surface
- Footpath Type 1A 3000 mm black top, illuminated
- Footpath Type 1B 2000 mm black top, not illuminated
- Footpath Type 2 2000 mm wide cellular contained gravel
- Desire line footpath
- Existing woodland
- Proposed woodland *
- Proposed grassland *
- Public amenity green space *
- Private garden
- Suds
- Stand-off from burn 6000 mm to each side
- 1800 mm high rendered blockwork walls.
- 1800 mm trespass proof fence to Network Rail boundary.
- 40000 mm buffer from rail boundary.
- 1800 mm vertical bordered timber fencing to gardens.
- 900 mm hedges.
- Gateway feature
- Bollards only accessible by emergency vehicles.

NOTE: * see landscape drawing 1080 C LP 01



SCALE	DATE	DRAWN	CHECKED
As indicated @A1	04.09.18	EC	AM

CLIENT
The Highland Council
PROJECT
Chapelton, Balloch

DRAWING
Masterplan

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

DRAWING No.
180731A-360-00-ZZ-DR-A-0004

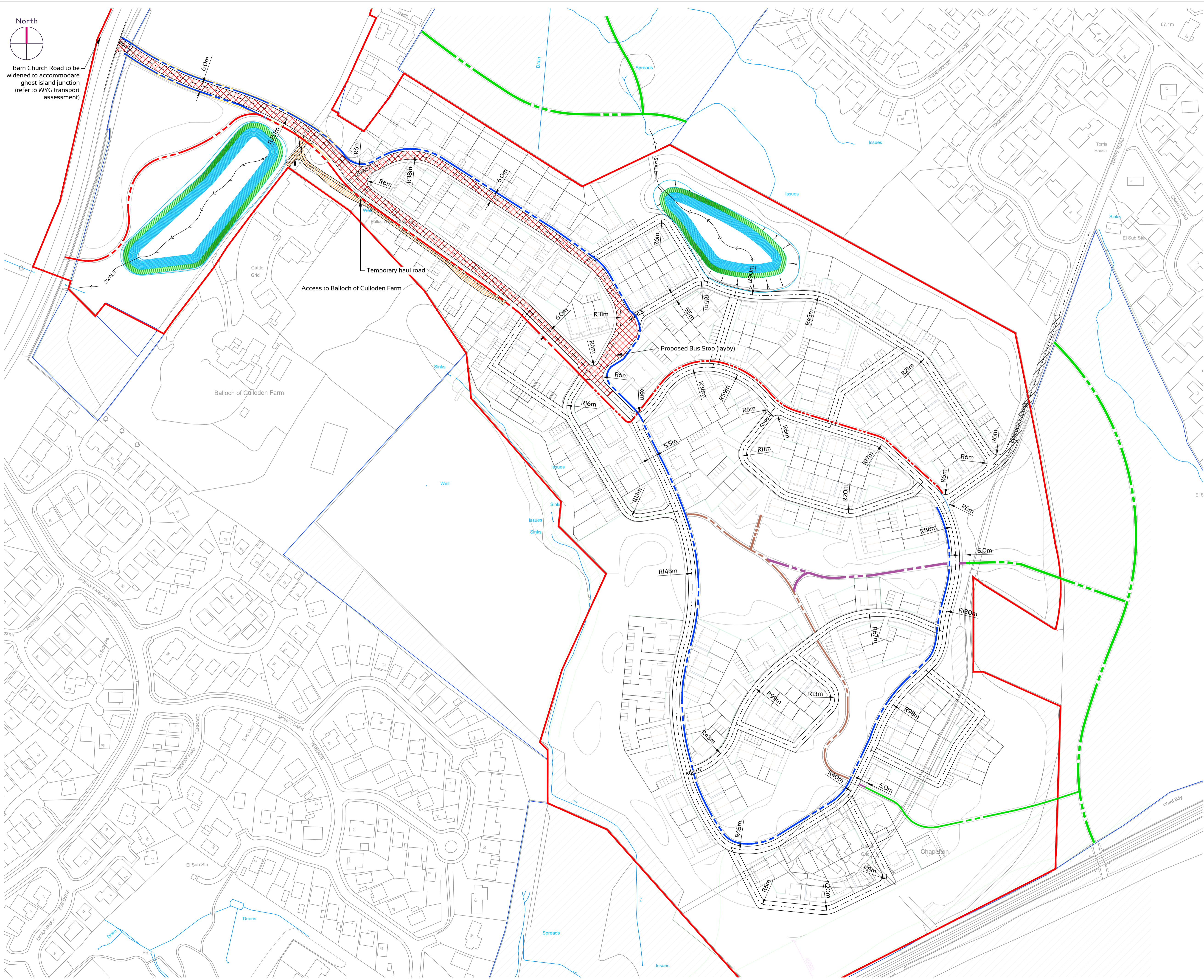
REVISION ISSUE STATUS
P8 PLANNING

Unit	Proposed FFL
1	46.000m
2	47.000m
3	48.000m
4	49.000m
5	49.000m
6	49.000m
7	53.000m
8	55.000m
9	56.500m
10	58.000m
11	59.500m





Barn Church Road to be widened to accommodate ghost island junction (refer to WYG transport assessment)



FIGURED DIMENSIONS ONLY TO BE USED

General:
Do not scale from this drawing.

Legend

- Type IA Road (6m carriageway)
- Type IB Road (5.5m carriageway)
- Shared Surface
- Temporary haul road with farm access
- Emergency access road and cycleway/footway
- 3m shared footway/cycleway
- 2m footway
- Remote footpath
- Remote black top surface footpath with lighting
- Remote black top surface footpath without lighting

Issue	Revision	Initial	Date
5	Updated to latest architect's layout		17/12/19 AAHGRD
4	Updated to latest architect's layout		21/11/19 AAHGRD
3	Footpath updated		16/09/19 GRDGRD
2	Planning in Principle issue		10/09/19 GRDGRD
1	Updated to latest architect's layout		13/08/19 AAHGRD

Cameron + Ross
 CIVIL + STRUCTURAL ENGINEERING
 Forbes House | 15 Victoria Street | Aberdeen | AB10 1XB
 Mulberry House | 39-41 Harbour Road | Inverness | IV1 1UF

Client:
The Highland Council

Project:
Chapelton, Balloch

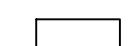
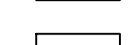
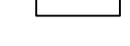



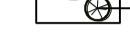





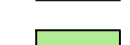
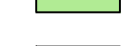

Drawing Title:
Roads Hierarchy

Status:
Planning in Principle

Scale: 1:1250 @ A1 Date: 03/06/2019
 By: AAH Checked: GRD Approved: GRD

Dwg. No. **I/180492 - 1000** Rev. **5**



-  PIP site boundary
-  Indicative proposed contours at 500mm to create grassy mounds for raised seating areas, natural and incorporated formal play, and overall landscape interest.
-  Circular stone wall seating area to represent the site of the former Chapel. Concrete block and sett paved surface with central public art feature TBC.
-  Timber trail activity play areas and natural play areas designed into mounded grassy hillocks.
-  Woodland Mix
Refer to planting schedule.
-  Trees
Deciduous
Coniferous
-  Native Shrub Mix
Refer to planting schedule.
-  Indicative beech hedgerows
Maintained at 900mm-1m high - refer to planting schedule - final locations and extent to be confirmed during detailed design.
-  Low Maintenance / Species Rich Grassland
Germinal WF4 Neutral Soils Grass Seed Mix or equivalent on low fertility soils (8 topsoil/substral mix) or overlain on existing, undisturbed grassland and in cleared back areas of tall ruderal habitats - managed with 2 cuts per year.
-  SUDs Pond Slopes and Basin
Germinal WF9 Wetland and Pond Areas Grass Seed Mix or equivalent to lower slopes and pond base. Germinal A19 All Purpose Grass Seed Mix for upper slopes or equivalent.
-  Amenity Grassland
Germinal A19 All Purpose Grass Seed Mix or equivalent.
-  Private and communal gardens
Turfed or seeded to suit detailed layout.
-  Existing woodland areas
To be surveyed and maintained as per SAS Woodland Management Plan with necessary tree safety works as required. Thinning, footpath maintenance to protect existing tree roots, and replacement/additional planting as necessary.
-  Trees to be removed
As recommended in Tree Survey and for design layout.
-  Existing trees to be retained
Refer to SAS BS5837:2012 Tree Survey - orange line represents RPA.

Note 1: Drawing to be read in association with SAS Tree Survey drawing, assessment and woodland management plan. Further detailed tree survey work to be undertaken prior to any detailed design.

Note 2: Seating to be incorporated at key locations along and within close proximity to recreational footpaths during detailed design stage.

Planting revised to match updated site layout and Client request	19.12.19	C
Planting revised to match updated site layout and Client request - additional detail included in notes regarding RPAs and existing woodland groups, trees 46 and 47 retained	20.11.19	B
Tree survey information updated, notes added to northern woodland boundary	02.09.19	A
Revision	Date	No.



Client: The Highland Council

Project: Chapelton

Drawing Title: PIP Landscape Proposals

Drawing No: 1080 C LP 01	Revision No: B
Status: PLANNING	Drawn By: KW
Scale @ A1: 1:1500	Checked By: RM
Date: 13.08.19	

1 Dochfour Business Centre
Dochgarroch
Inverness IV3 8GY tel
01463 861 460