

Agenda Item	6.1
Report No	PLN/016/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 15 March 2022
Report Title: 20/00539/FUL Broadland Properties Ltd
Rosehaugh South Avoch
Report By: Area Planning Manager – North

Purpose/Executive Summary

Description: Formation of 39 serviced house plots (amended from 41 serviced house plots), access, drainage and open space.

Ward: 09 - Black Isle

Development category: Local

Reason referred to Committee: Community Council objection and more than five individual representations

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** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the road, drainage, landscaping and plot layout for a development of 39 houses on housing allocated site Avoch- AV1 of the adopted Inner Moray Firth Local Development Plan. The application was originally submitted as a proposal for 41 plots and has been amended in order to secure a site layout that is compatible with the drainage requirements for site.
- 1.2 There is currently no infrastructure on the site.
- 1.3 The site has not been subject to any formal pre-application advice.
- 1.4 The application has been supported by the following information:
- Arboricultural Method Statement (amended 06.05.202, 21.11. 2020 and 30.08.2021)
 - Design and Access Statement (amended 01.09.2021 and 17.02.2022)
 - Drainage Report (amended 30.08.2021, 22.12.2021, 28.01.2022 and 17.02.2022)
 - Landscaping maintenance regime (amended 21.10.2020 and 17.02.2022)
 - Pre-Application Consultation Report
- 1.5 Variations:
- Amended site layout plan 06.05.2020, 30.08.2021, 22.12.2021 and 17.02.2022
- Amended Road layout 11.08.2020 and 17.02.2022

2. SITE DESCRIPTION

- 2.1 The site is located on the north-west edge of Avoch. It forms part of the Rosehaugh Estate owned by Broadland Properties Ltd. It is a long narrow field surrounded by substantial mature trees. The planning application site is larger as it includes the proposed access improvement to the east and the route of a proposed foul sewer connection to the south and south east, towards the primary school playing field.
- 2.2 The main development site is an enclosed field of just under 4 hectares occasionally used as open grazing land. The land slopes down from north to south with a more pronounced slope in the south east area and a less steep fall down to the south west corner. The levels vary from 25 to 12 metres Above Ordnance Datum (AOD) from north to south east. The difference in level from west to east is 17.5 to 24.5 metres.
- 2.3 The main development site is enclosed by post and wire fencing. The driveway to the north is a part of the Core Footpath RC07.02 which runs through Rosehaugh Estate and is a continuation of Rosehaugh East Drive. The proposed development includes works to widen a section of this to allow for vehicles access into the main section of the site. The works to widen the section of driveway lie adjacent to the properties Bethany and Hazeldean.
- 2.4 The Rosehaugh Burns lies 60m of thereby south of the main part of the development site and runs generally west to east. None of the area of the site that is to be development for housing lies within the flood risk area of the Burn. Within

the main site there are areas where pluvial flooding occurs and which the drainage strategy for surface water prepared by the applicant addresses. There are no listed buildings in the vicinity of the site. Rosehaugh Estate which lies to the west of the site contains a number of listed buildings and is also designated a designed landscape. The designation does not include any of the land that is the subject of the current application.

3. PLANNING HISTORY

- 3.1 18/02597/PAN- Proposal of Application Notice for Residential development of 41 houses, associated access and drainage works. Reported to NPAC 01.08.2018.
- 3.2 15.12.2017 17/05287/S75M- Modification of S75 planning obligation to planning permissions 08/00809/FULRC and 17/04774/S42 (Formation of twenty-two house plots and eight affordable house plots) Granted
- 3.3 16.01.20128 17/04574/S42 - Application under Section 42 to develop land without complying with Condition 8 of Planning Permission 08/00809/FULRC - Formation of twenty-two house plots and eight affordable house plots (Detail) Granted
- 3.4 03.10.2014 08/00809/FULRC- Formation of twenty two house plots and eight affordable house plots (Detail) Granted

4. PUBLIC PARTICIPATION

- 4.1 Advertised: unknown Neighbour
Date Advertised: 21.02.2020
Initial neighbour notification issued 13.02.2020
Further round of neighbour notification issued 01.09.2021
Representation deadline: 17.09.2021
- 4.2 Timeous representations: 12 from 11 individual addresses, including Avoch and Killen Community Council and Fortrose and Rosemarkie Community Council.

Late representations: None
- 4.3 Material considerations raised are summarised as follows:
- a) Road safety on School Brae
 - b) Capacity of primary school and other local facilities
 - c) Traffic calming proposals on Rosehaugh East will impact on road safety given the increase in volume of traffic
 - d) An alternative access route from the Avoch to Munlochy road was agreed more than 10 years ago.

- e) Road safety at the A9 Munlochry junction and the wider Black Isle road network
- f) Loss of trees

4.4 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 **Avoch and Killen Community Council** object to the application for the following reasons:

- Road safety on School Brae both during and after construction. Proposed traffic calming measures near the children's play park are not considered sufficient.
- Road safety at A9 Munlochry junction and the wider Black Isle road network.
- Developer contribution should be made towards existing playparks in the village at Mackay Terrace and Rose Street.
- Area where development is proposed is at risk of flooding and surface water is high.
- Capacity issues at Avoch Primary School.
- Engineering works to connect to public infrastructure will impact on the use of the school playing fields.
- Affordable housing contribution at Memorial Field should not be relevant with respect to the delivery of affordable housing as part of this development.

5.2 **Development Plans Team** do not object to the application. It has highlighted the following matters in its consultation response:

- Development shows a degree of conformity with the development plan and statutorily adopted guidance, although additional information is required to meet the developer requirements as set out in the IMFLDP, with respect to a design brief, foul drainage, flood risk, tree setback and off-site transport measures.
- Developer contributions area required towards the Black Isle leisure centre in accordance with the adopted supplementary guidance.
- The suggestions for public art are considered acceptable.
- Open space provision appears adequate, although it is noted that some areas may be affected by tree shading and be used for surface water drainage.
- Delivery of affordable housing to be agreed with Housing Manager.

5.3 **Housing Development Manager** does not object to the application. It has highlighted the following matters in its consultation response:

- The previous consent for housing development on the Rosehaugh South site required that delivery of land for 8 affordable homes. A section 75 legal agreement was entered into as part of the approval of the application 08/00809/FULRC, securing the requirement. Following a request by the applicant an agreement was reached which enabled the homes to be delivered as part of the development of land at Memorial Field (application 17/05598/FUL). This agreement enabled delivery of affordable housing earlier that would have been likely within the Rosehaugh South site.

- The current proposal, as contained with application 20/00539/FUL, will require a further 2 affordable homes to be provided as part of any approval. Through discussions the applicant has proposed that the 2 units be delivered off-site on land owned by the applicant within the village of Tore. It is considered that this off-site proposal meets the requirements of the Supplementary Guidance which sets out the policy requirements in relation to affordable housing. It is
- suggested that the detail of the mechanism for delivery of the proposed off-site delivery should be included within an appropriate legal agreement, should the Council be minded to approve the current application.

5.4 **Forestry Officer** does not object to the application following the submission of further information. It has highlighted the following matters in its consultation response:

- No objections subject to condition which requires a 20m separation distance between the adjacent trees and any house.
- Landscaping Plan (August 2021) considered acceptable. Condition required to ensure timescale for the completion and supervision of these works.

5.5 **Flood Risk Management Team** do not object to the application following the submission of further information. It has highlighted the following matters in its consultation response:

- Flood Risk - The Avoch Burn is located to the south of the site and SEPA's indicative flood maps show areas adjacent to the development boundary that are potentially at medium to high risk of flooding. Based on the cross sections provided it is apparent that all of the plots will be located on ground that is in excess of 3.5m above the Burn with all of the buildings being at least 4.5m above the burn. We therefore accept that the flood risk is low.
- Drainage – Based on the information contained within the Drainage Report and Drawings submitted 17.02.2022 the proposed drainage strategy is considered acceptable. Surface water discharge from the site will be limited to the pre-development greenfield runoff rate, based on a positively drained area of 1.21 Ha. Storms up to and including the 1 in 200 year plus climate change event will be managed within the site. The Council's Transport Planning Team have indicated that they are content with the proposed road drainage and the drainage infrastructure located within the carriageway. We are therefore in a position to withdraw our previous objection. A condition that the final surface water drainage arrangements are submitted is requested. The design shall be in accordance with Sewers for Scotland to allow the network to be vested by Scottish Water and The Highland Council under a Section 7 agreement and shall demonstrate that all storms up to and
- including the 1 in 200 year plus climate change event will be managed and attenuated within the site.

5.6 **Transport Planning Team** do not object to the application following the submission of further information. It has highlighted the following matters in its consultation response:

- Off-site traffic calming measures. Subject to appropriate consultation, as previously advised, the measures proposed, together with the planned introduction of a 20mph limit on the roads serving the site, are considered appropriate.
- No objection, in principle, to the surface water drainage measures now proposed, revised drainage layout ref 602316-DRG-0003 REV PB, and updated Drainage Strategy Report subject to the agreement of the FRM team, and the completed works being suitable for vesting by Scottish Water.
- No objection in principle to the proposed access, parking and drainage measures for 'Bethany' and the neighbouring property, 'Beechgrove, revised road details at 'Bethany' Rosehaugh East Drive ref. 602316-DRG-0010-P3.
- The methodology and consent of the submitted Transport Statement is generally satisfactory.
- Internal Road and Parking Layout- the following matters can be dealt with by way of condition;
 - i). Curtilage parking provision in accordance with Council guidelines, 6.3.2
 - ii). Visitor parking provision in accordance with Council guidelines, 6.3.4.
 - iii) Cycle parking/storage provision in accordance with Table 6.9' of Council guidelines.
 - iv) The need for landscaped verges and communal hard or soft Landscaped areas, including SUDs areas, to a high standard of amenity to be maintained under appropriate private long-term management and maintenance arrangements.
 - v) Provision for the storage and collection of waste materials in accordance with the requirements of the Council's supplementary planning guidance, Managing Waste in New Developments.
 - vi) Refuse collection points ideally be located outwith areas of carriageway or footway.
 - vii) New or enhanced street lighting to be provided within and, as necessary, outwith the development to the satisfaction of the Council's Area Lighting Engineer.

5.7 **Scottish Water** do not object to the application. It has highlighted the following matters in its consultation response:

- Water Capacity Assessment-There is currently sufficient capacity in Assynt Water Treatment Works to service the development. Further investigations may be required to be carried out once a formal application has been submitted.
- Wastewater Capacity Assessment- There is currently sufficient capacity for a foul only connection in the Avoch Waste Water Treatment works to service your development. Further investigations may be required to be carried out once a formal application has been submitted to us.
- Scottish Water records also appear to show abandoned water infrastructure within the site.

5.8 **Transport Scotland** does not advise against the development. It requests the following condition be attached to any permission the council may give.

- Condition: Prior to the occupation of the development an agreement under Section 48 of the Roads (Scotland) Act 1984 between the developer and the Trunk Roads Authority, Transport Scotland for an agreed proportionate contribution to the cost of the vehicle queue detectors and signage installed at the A9/B9161 Munloch junction shall be concluded and the contribution paid.

Reason: The vehicle queue detectors and signage have been installed at the A9/B9161 Munloch junction to secure the safety and free flow of through traffic and in recognition of the impact of additional traffic turning right from the A9, which will be exacerbated by this and other housing developments, identified in the Inner Moray Firth Local Development Plan, on the south side of the Black Isle.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality and Place-making
31 - Developer Contributions
32 - Affordable Housing
34 - Settlement Development Areas
51 - Trees and Development
56 - Travel
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
75 - Open Space

6.2 Inner Moray Firth Local Development Plan 2015

Site AV1 Rosehaugh East Drive

Requirements: Development in accordance with 08/00809/FULRC minded to grant Committee decision including: approved Design Brief; new gate in the fence along 'School Brae' to provide access to the existing play park; installation of a combined 'give-and-take' traffic calming and crossing measure on 'School Brae'; plan of public access across the application site; connection with the core path; Tree Protection Plan.

6.3 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (March 2018)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Open Space in New Residential Developments (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

Emerging Local Development Plan Policy and Non-Statutory Planning Guidance

- 7.1 The Highland-wide Local Development Plan is currently under review and is at Main Issues Report stage. It is anticipated the Proposed Plan will be published following publication of secondary legislation and National Planning Framework 4 (NPF4).
- 7.2 The Inner Moray Firth Local Development Plan is also currently under review with its Proposed Plan anticipated to be published for public consultation in March 2022. The emerging content of the Proposed Plan has however been ratified by the 16 November 2021 Black Isle Area Committee, as well as by the 2 December 2021 Economy and Infrastructure Committee. Until both replacement plans reach Proposed Plan stage, they are not material considerations in the determination of this application.

7.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (as amended December 2020)

National Planning Framework 3

Designing Streets

Creating Places

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) road and pedestrian safety
- c) foul and surface water drainage
- d) Impact on neighbouring residential amenity

Development plan/other planning policy

- 8.4 The IMFLDP allocates the site for housing under policy AV1. The principle of housing development on the site is therefore acceptable. The number of units proposed is greater than the capacity stated in the local plan text (see para 6.2 above). A total of

39 houses plots are proposed. The capacity indicated in the IMFLDP suggests a total of 30 units. The IMFLDP also refers to the development being brought forward in accordance with planning permission 08/00809/FULRC which granted consent for a total of 30 houses plots, including 8 affordable plots. Planning permission ref 17/04574/S42 remains extant until 31 March 2023 by virtue of the Coronavirus (Scotland) Act 2020 Act (as amended). The permission 17/04574/S42 relates to the same development approved under planning permission 08/00809/FULRC.

- 8.5 The principle of development on the site is established both through Development Plan allocation and planning history of the site. The development proposed represent an increase in nine plots from the capacity figure set out in the local plan and that approved under the current permission. The increase in the number of plots is acknowledged however as set out in the assessment below subject to consideration of matters of detail related to siting and design, road and pedestrian safety, infrastructure impacts and amenity impacts, as highlighted in this report, the proposed development can be seen to accord with the provisions of the Development Plan.

Site layout and Design

- 8.6 Policy 28 Sustainable design aims to ensure development is sustainable and lists criterion against which proposals shall be assessed. The parts of the policy of particular relevance to this proposal state that proposals should be assessed on the extent to which they compatible with “public service provision, are accessible by public transport, cycling and walking as well as car”, “demonstrate sensitive siting and high-quality design...” and impact on individual and community residential amenity”. Policy 29 Design Quality and Placemaking – requires new development to be designed to make a positive contribution to architectural and visual quality of place in which it is located. It is must be noted that the development for which planning permission is sought does not include details of the house designs. A further application(s) will be required before any units could be built on the site. In general, it is considered that the proposals can meet the requirements of policy 28 and 29 subject to managing design and layout via condition and considering it in detail via future applications.
- 8.7 The site layout proposes a central road with house plots on either side, with a loop at the western end of the site. This differs from the layout which forms part of the current planning permission under ref 17/04574/S42 which allows for 30 plots the majority of which are located on the southern side of the road. A change to the layout of the road has allowed the land to the north of the road way to be identified as housing plots without impacting the mature trees which lie on the northern boundary. This change to the road layout also demonstrates that 39 plots can be accommodated within the application site without there being any adverse effect on general amenity or visual amenity. The layout allows for a road frontage for each plot, other than the corner plots in the north and south west corner, which will be set back from the road and accessed by a shared driveway with the adjacent plots. Locations have been identified for the provision of play areas, within the loop at the western end of the site and on the southern side of the road at the entrance to the development. The layout utilises the flat, less steep ground to provide the road and housing which also ensures that any houses built in due course which will not impact on the mature trees which bound the site on three sides, nor shall they be susceptible

to flooding from the Rosehaugh Burn that lies just beyond the southern boundary of the site. It is considered that the site layout is acceptable. The application is supported by a design brief which sets out general design guidance for the houses. The parameters set out in the guidance indicated that a mix of one to two storey houses, detached and semi-detached units would be appropriate for the site and a simple palette of materials bases on the character of the houses that are predominate in the vicinity of the site. The guidelines are considered appropriate, subject to minor amendments to allow for the inclusion of infrastructure to allow the provision of electric vehicles charging points, for a housing development of this size and location and shall be secured by condition.

- 8.8 Policy 51 requires new development to promote the protection of existing hedges, trees and woodlands on and around development sites. It is also a site specific requirement as set out in the IMFLDP that the trees are protected. The application has been supported by an Agricultural Impact Assessment and Tree Protection Plan, as well as a landscaping plan. Through the processing of the application the site layout has been adjusted to ensure that the route through the woodland to the south for the foul and surface water drain connection takes the least damaging route and appropriate tree protection measures are proposed. It is noted that the existing Scottish Water asset extends to the boundary of the site and therefore there will be no disturbance across the school playing fields. In addition, the boundaries of a number of the plots have been adjusted to ensure that the future siting within the plots of a house can take place and will ensure that there is a minimum of a 20 metre separation distance between the adjacent trees and any house. It should be noted that further application(s) shall be required to undertake any development within the plots and therefore further scrutiny of the impact on individual trees will be undertaken as that time.
- 8.9 Policy 75 Open Space requires adequate and suitable public open space provision. The landscaping and site layout plan includes a number of open spaces within the red line with different functions. As well as the wooded area to the south of the house plots the layout plan also includes two play areas. The total amount of open space provision exceeds that set out in adopted guidance and is considered acceptable. It is noted that the requirement for a financial contribution towards the play area at Mackay Terrace in lieu of on site provision, which formed part of the development requirements for the site as set out in the Ross and Cromarty East Local Plan has not been brought forward into the developer requirements for the site as set out in the Inner Moray Firth Local Development Plan. However securing this previous financial contribution can be achieved as part of the developer contribution for community facilities if considered appropriate. This matter is dealt with in more detail at paragraph 8.17 below.

Road and Pedestrian Safety

- 8.10 The Transport Planning Team have highlighted the need for considerable off-site infrastructure works to deal with the increase in traffic that will be generated by the development. These works are directly related to the development proposed and are necessary to make the development acceptable in relation to the site allocation

requirements as set out in the IMFLDP. These infrastructure works can appropriately be delivered through the use of suspensive conditions. No additional public infrastructure is required to which a developer contribution would be required.

- 8.11 The application is supported by proposals for delivery of offsite road works which include those secured in the existing planning permission 17/04574/S42. The off-site works involve road enhancements to control traffic speeds and widen Rosehaugh East Drive in the vicinity of the site to create a footway. The improvements include road narrowings on Rosehaugh East Drive and adjacent to the playpark on school Brae. The narrowings will include priority control and shorter crossing distances for pedestrians and other non-motorised users. Proposals also include speed activated awareness signages at the junction of School Brae / McKenzie Place to assist with speed control. Comment has been made by the Community Council and other third parties that these proposals are insufficient. The Transport Planning Team in consultation with the Local Area Roads Service have reviewed the proposals which are contained within the Transport Statement and are satisfied that they are appropriate mitigation for a development of this scale. The off-site works will be the subject of further public consultation as separate consent will be required under the Roads Scotland Act.
- 8.12 A number of contributors, including Fortrose and Rosemarkie Community Council, as well as Avoch and Killen Community Council have raised concerns about the capacity of the wider road network to accommodate the additional traffic generated by the development. The assessments of trip generation have been based on current guidance used for all housing developments and the Transport Planning Team have raised no issue with regards to the capacity of the local road network to accommodate the additional traffic that would be associated with 39 houses. In line with current protocol Transport Scotland were consulted with respect to the A9/B9163 Junction. In response they confirmed that a financial contribution towards the vehicle queue detectors and signage at the junction should be sought from the developer. This matter will be dealt with by way of a condition. More recently they have confirmed that should requirements change as a result of the A9- North Kessock to Tore Study that is being undertaken by WSP on behalf of Transport Scotland such requirements will be taken into account in any future consultation responses.
- 8.13 Policy 57 Travel, requires development to take into account Core Paths and the development requirements for the site, as set out in the IMFLDP require public access to be provided across the site. The site layout will not impact on the Core Path which lies to the north it also provides for a series of pathways across the site that link up with the Core Path. The individual plots sizes are sufficient to ensure that in curtilage parking for each house and visitors to current guideline standards can be achieved.

Flood Risk and Drainage

- 8.14 Policy 64 requires development to avoid areas susceptible to flooding and promote flood management. The application has been supported by a drainage statement which details the existing ground conditions and the proposed foul and surface drainage arrangements. This information has been assessed by the Flood Risk Management (FRM) Team who have confirmed, following the request for additional

information, that they have no objection to the drainage solution proposed and request that a condition is attached to any permission granted that requires the final surface water drainage arrangements to be submitted for review and approval.

Neighbouring Amenity

- 8.15 The proposed site layout will not directly impact on the individual residential amenity of neighbouring properties. However, it is acknowledged that the development of the land itself will bring additional traffic and pedestrian movement to Rosehaugh East Drive which has a number of properties which front onto the road and which also serves as an access to properties in Fletcher Gardens. The increase in number of units beyond the extant planning permission is not considered to have a significantly greater impact on amenity than the currently consented proposals for the site.

Developer Contributions

Education

- 8.16 Policy 31 Developer contributions sets out that developer contributions may be sought when a development would result in a deficiency in public services. Contributions can be sought to address such deficiencies, for example toward increased education capacity, transport and infrastructure. Taking the projected school rolls at Avoch Primary developer contributions will be required towards either a major extension or new school. With respect to secondary education accommodation, Fortrose Academy has no capacity issues are present or forecasted and therefore no contribution towards secondary education accommodation will be sought.

Community Facilities

- 8.17 The adopted supplementary guidance for developer contributions requires a financial contribution of £1,019 to be collected for each housing unit, where more than three are proposed. The facility earmarked for this contribution in the supplementary guidance is the Black Isle leisure centre in Fortrose. The Community Council has suggested that in addition to the Black Isle leisure centre contributions or at least some of the contribution towards community facilities should be spent within the village of Avoch and suggest that this could go towards the maintenance and development of the existing playparks at Mackay Terrace and Rose Street. As set out above in paragraph 8.9 above the previous local plan included a developer requirement for a financial contribution, in lieu of on-site play areas, to be provided towards off site play areas within Avoch and included within the terms of the Section 75 Agreement which relates to the current planning permission 17/04574/S42 a sum of £28,000 requires to be paid to the Council prior to the commencement of development as a Play Area Contribution. It is recognised that there is a strong desire for local communities to contribute to the identification of infrastructure projects that might be eligible for developer contributions to mitigate the impacts of development. The Council's Developer Contributions Action Group are carefully considering the options for introducing this approach in a manner that aligns with Scottish Government regulations, no final decision has been taken however given

the terms of the existing legal agreement is it considered appropriate to secure the option of part of the community facilities financial contribution now required being available to be spent on the existing play areas in Avoch should this be considered appropriate and deliverable by all relevant council services.

Affordable Housing

- 8.18 Policy 32 Affordable Housing and the adopted supplementary guidance on developer contributions requires a contribution of 25% affordable housing for all developments of four or more houses. The number of units required in relation to a 39 house development is calculated as being ten. The Housing Manager has been involved in detailed discussions with the landowner over many years to secure the delivery of affordable housing in Avoch. As set out in the consultation response (see para 5.3) through negotiations with the applicant under the umbrella of planning permission 17/05598/FUL which related to the development of 34 houses at the Memorial Field Avoch it was agreed that the 8 units which were attributed to the current application site under the requirements of planning permission 08/00809/FULRC would be delivered on the Memorial Field. The justification for this approach by the Housing Manager was to facilitate and secure the delivery of affordable housing earlier than would have been likely at Rosehaugh South.
- 8.19 The agreement reached by the Housing Manager relate to 8 out of the 10 units that require to be delivered. The Housing Manager has confirmed that as the applicant has other landholdings within Ward 9 it is acceptable in principle for the two outstanding units required to be provided off site. As there is no firm agreement which identifies a site and a secure mechanism for the delivery of these two units, this matter will require to be the subject of a Section 75 Agreement. The Section 75 Agreement will also ensure that the community facilities contributions to be collected.
- 8.20 Comment has been made by the Community Council regarding the manner in which the affordable housing requirement has been negotiated questioning why units delivered on the Memorial Field have been accepted by the planning authority as contributing towards the delivery of the affordable housing requirements associated with this site. The housing development at the Memorial Field consists of a total of 44 units delivered in two phases for Cairn Housing Association. As such the whole development consists of affordable housing, as defined in the developer contributions guidelines. The development plan allocation for the Memorial Field did not stipulate that only affordable housing would be accepted on the site consequently had it been developed for owner occupied housing the number of affordable units would have been significantly less than what has been achieved. The need to provide affordable housing in Avoch has been recognised for many years and the development as now completed by Cairn Housing has been welcomed. As set out in paragraph 8.17 above the Housing Manager has justified reaching the agreement with the applicant with regards to 8 of the 10 units associated with Rosehaugh East allocated site to secure early delivery of affordable housing within Avoch.

Non-material considerations

- 8.21 Third party comment has been made about the capacity of the GP surgery and other local services to accommodate the additional population. The matters of the primary school has been addressed in paragraphs 8.16 above. With respect to the medical services this beyond the scope of the planning authority and a matter for HNS Highland to address.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.22 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:
- a) Affordable housing provision (2 affordable residential units to be provided)
 - b) Enhancement to primary education infrastructure within the Fortrose Academy Catchment Area, in the first instance toward a major school extension at Avoch Primary School (£7,986 per residential unit)
 - c) Financial contribution towards community facilities within the Fortrose Academy catchment area, in the first instance toward enhancement of capacity and facilities at the Black Isle Leisure Centre (£1,019 per residential unit). Unless there is an agreed change to the current protocol and there is a clear community facility(s) within Avoch which would also be of wider public benefit.
- 8.23 There is an existing Section 75 Agreement in place which relates to the existing planning permission for this site. However, given that the developer contribution requirements, particularly in relation to education accommodation and community facilities are not part of the existing agreement it is considered that a further agreement which reflects the description of development now proposed and takes into account the off-site affordable housing that has been delivered and is now sought is required.
- 8.24 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 legal agreement or other appropriate mechanism to secure mitigation for the impacts of the development agreed by the Planning Service, to deliver to the Council a signed legal agreement. Should an agreement or other appropriate mechanism to secure the mitigation agreed by the Planning Service not be delivered within four months, the application may be refused under delegated powers for the following reason:
1. *The proposed application has failed to conclude a legal agreement required to secure reasonable and proportionate contributions to secure mitigation for the impacts of the proposed development. As such the application is contrary to the provisions of Policy 31 and Policy 31 of the Highland-wide Local Development Plan and Policy 2 (Delivering Development) of the Inner Moray Firth Local Development Plan.*

9. CONCLUSION

- 9.1 The application is for the development of an allocated site which benefits from an extant planning permission. The number of house plots proposed represents approximately a 30% increase than that anticipated in the IMFLDP however based

on the site layout plan submitted and that none of the consultees have raised objections the increase is not considered to result in the over development of the site. The development covered by proposals contained within this application does not allow for the erection of any houses and therefore further application(s) will be required before any houses can be built. A suite of conditions is recommended to ensure that as further application(s) are brought forward the development is of a consistent high quality which reflects the design brief and that further details are submitted with respect to the laying out and maintenance of the landscaping, open space and play areas and the surface water drainage scheme as well as the early delivery of the critical off site road works to improve pedestrian and road users safety.

- 9.2 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 actions, it is recommended to **GRANT** the application subject to the following conditions and reasons

1. No development or work (including site clearance) shall commence until the offsite road works, hereby approved have been installed.

Reason: To satisfy the requirements as set out in the Inner Moray Firth Local Development Plan for site AV1 Rosehaugh East Drive.

2. No development or work (including site clearance) shall commence until a new gate (kissing-style or similar) in the fence along 'School Brae' enabling pedestrians to access the existing play park has been completed, to the satisfaction of the Planning Authority.

Reason: To satisfy the requirements as set out in the Inner Moray Firth Local Development Plan for site AV1 Rosehaugh East Drive.

3. Public access to any Core Path within, or adjacent to, the application site shall at no time be obstructed or deterred by construction-related activities, unless otherwise approved in writing by the Council's Access Officer as a temporary measure required for health and safety or operational purposes. Under such circumstances, any temporary obstruction or deterrent shall cover only the smallest area practicable and for the shortest duration possible, with waymarked diversions provided as necessary

Reason: In order to safeguard public access both during and after the construction phase of the development.

4. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the Planning Authority. The CTMP, which shall be implemented as approved during all period of construction, shall include:

- An estimate of the number and type of vehicle movements that will be generated during the construction period.
- Details of arrangements for the delivery and storage of plant and materials.
- Proposed measures to mitigate the impact of construction traffic on the routes to the site following assessment of the affected roads.
- Measures to avoid conflict with school opening/closing times and any planned local events.
- Details of appropriate traffic management measures to be established and maintained for the duration of the construction period.
- Measures to ensure that all affected public roads are kept free of mud and debris arising from construction traffic.
- Details of a site compound, including welfare facilities.
- Details of car parking arrangements for staff and visitors

Reason: To maintain safety for road traffic and the traffic moving to and from the development, and to ensure that the transportation of abnormal loads will not have any detrimental effect on the road network.

5. No development shall commence until the principles for the siting and design of all on street above ground infrastructure (including electrical substations, junction boxes and broadband cabinets) within the development has been submitted to and approved in writing by the Planning Authority. Thereafter the delivery of above ground infrastructure shall be delivered in accordance with the approved principles.

Reason: In the interests of visual amenity and to ensure that these matters can be considered in detail to ensure the character and identity of the development is maintained.

6. No development shall commence until an updated design brief has been submitted for the consideration and written approval of the Planning Authority. Thereafter all future applications for the development of the site shall accord with the terms of the design brief, unless otherwise agreed with the Planning Authority.

The design brief shall include those matters included within the design brief as approved and the following additional matters

- Parameters for the siting of each house within the plot to ensure that the requirement for access and vehicle parking (including cycles) comply with current guideline standards and the need to provide electric car charging points for each individual property with a private driveway.
- Parameters for the siting of each house within the plot to ensure that there is a minimum separation of 20 metres between existing trees, identified for retention.

Reason: To ensure that the development of each plot is appropriate for its location, taking into account the approved site layout, current standards for access and parking, neighbouring properties and the adjacent woodland.

7. No development shall commence until a detail specification for the play equipment and construction details of the communal footpaths within the site, inclusive of material finishes, drainage details and lighting have been submitted for the consideration and written approval of the Planning Authority. Thereafter the development shall proceed in accordance with the agreed detail and shall be available for use prior to first residential occupation of the development, hereby approved.

Reason: To allow the Planning Authority to consider this matter(s) in detail and to allow it to be delivered timeously.

8. No development shall commence until the final surface water drainage arrangements have been submitted for the consideration and written approval of the Planning Authority. The arrangements must clearly demonstrate that all storms up to and including the 1 in 200 year plus climate change event will be managed and attenuated within the site. The design shall be in accordance with Sewers for Scotland to allow the network to be vested by Scottish Water and The Highland Council under a Section 7 agreement.

Reason: To allow the Planning Authority to consider this matter(s) in detail and to allow it to be delivered timeously

9. A suitably qualified arboricultural consultant must be employed at the applicant's expense to ensure that the approved Tree Protection Plan and Arboricultural Method Statement are implemented to the agreed standard. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval. No development shall commence until an

arboricultural consultant has been appointed and a work instruction issued enabling them to undertake the necessary supervision unhindered for the duration of the project.

Reason: To secure the successful implementation of the approved tree protection measures.

- 10 A suitably qualified landscape consultant must be employed at the applicant's expense to ensure that the approved Landscape Plan is implemented to the agreed standard. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval. No development shall commence until a work instruction has been issued to the landscape consultant to enable them to undertake the necessary supervision unhindered for the duration of the project.

Reason: To secure the successful implementation of the approved landscape works.

- 11 Prior to first residential occupation of the development hereby approved, the approved Landscape Plan must be implemented in full and maintained thereafter until successfully established to the satisfaction of the planning authority. Any trees which fail shall be replaced to the original specification in the next available planting season.

Reason: In the interests of amenity.

12. Prior to first residential occupation of the development hereby approved, the approved Landscape Plan shall be implemented in full and maintained thereafter until successfully established to the satisfaction of the planning authority. Details of a factoring agreement for all on-site green spaces and woodland, the play area, and any other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual plot (including those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

Reason: In order to secure the long term management of the open spaces, woodland, play area and other features or parts of the development that are not the exclusive property of any identifiable individual plot.

13. Until such time as all 39 house plots have been completed, any undeveloped plot shall be kept and maintained in good order with grass being cut and weeds being treated at least twice per annum, to the satisfaction of the Planning Authority.

Reason: In the interests of visual and residential amenity.

REASON FOR DECISION

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

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

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

INFORMATIVES

Initiation and Completion Notices

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

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

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

Flood Risk

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

Scottish Water

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

Local Roads Authority Consent

In addition to planning permission, you will 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 NatureScot 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 NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Designation: Area Planning Manager -North

Author: Erica McArthur

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

Relevant Plans:

Plan 1	- Location Plan – Highland Council	
Plan 2	- Location Plan	Ref PL001 REV B
Plan 3	- Site Layout Plan	Ref PL003 REV H
Plan 4	- Sections	Ref PL007 and PI008
Plan 4	- Drainage Layout	Ref DRG-0003 REV P10
Plan 5	- Landscaping Proposals	Ref BP 101.20 SL-02 REV C
Plan 6	- Off site works	Ref 602316-DRG-0011-P1
Plan 7	Road details at Rosehaugh East Drive	Ref DRG-0010 REV P3

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked ¹	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
Community Facilities	Community Facility – Black Isle Leisure Centre in the first instance with option for some to be spent on community facility within Avoch	£1,019	N/A	£39,741	BCIS	Q2 2018	Commencement of development on each individual plot	Single one off payment for each plot	20
Education Accommodation	Primary School – major extension/new school	£7,986	N/A	£311,454			Commencement of development on each individual plot	Single one off payment for each plot	20
Affordable Housing									
On-site provision ²	2 units.	N/A	N/A	N/A	N/A	N/A		N/A	N/A
Off-site provision ³	2 units.	N/A	N/A	N/A	N/A	N/A		N/A	N/A
Agreement for Delivery Needed	A scheme for the delivery of 2 units in accordance with the Developer Contributions Guidance must be provided within 12 months of the date of the planning permission or prior to the commencement of development, which every is earlier	N/A	N/A	N/A	N/A	N/A		N/A	N/A

*1 Adjust total to take account of flat exemptions

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

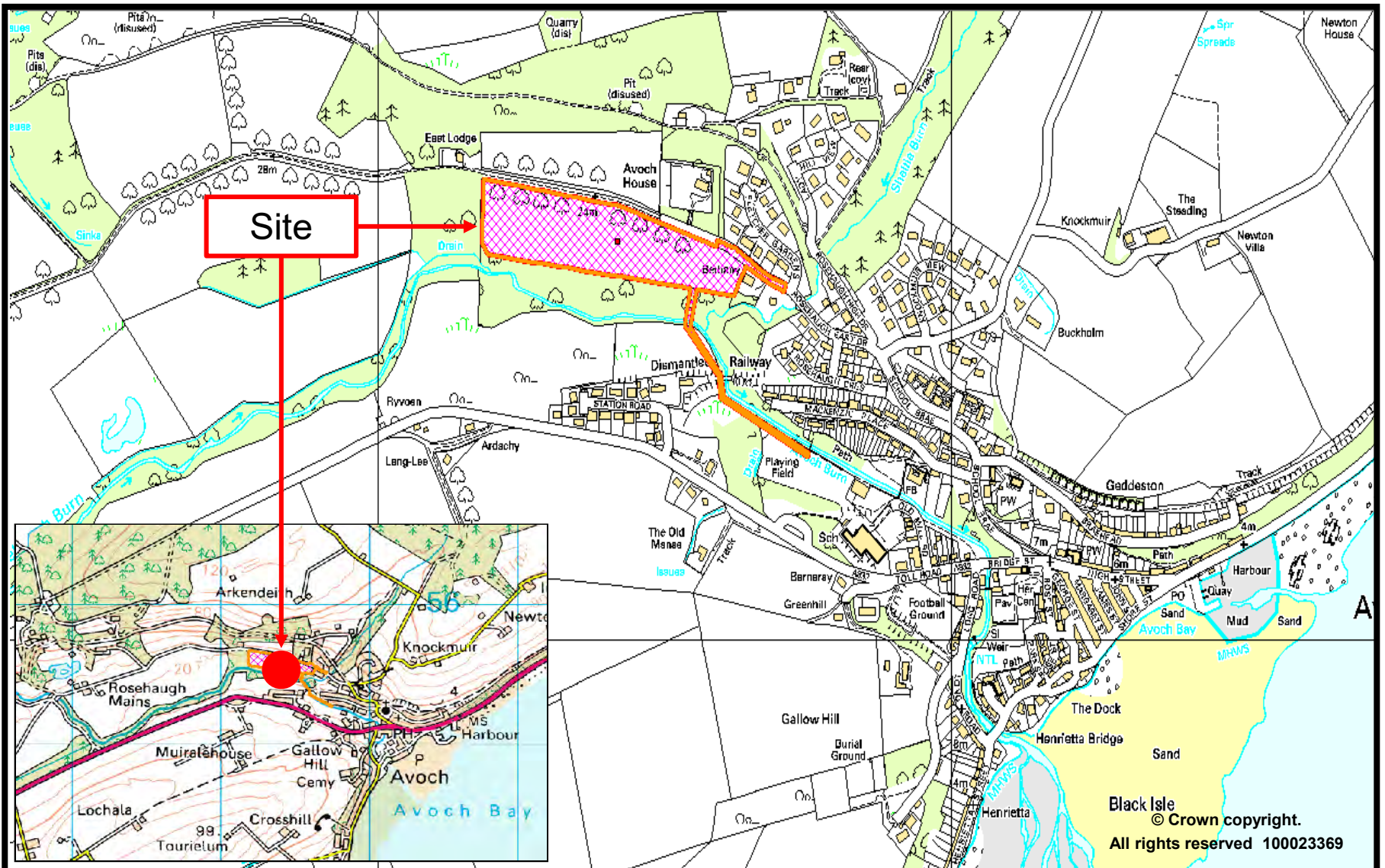
*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

¹ If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

² Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

³ As above

- *4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)
- *5 Clawback – 15 years for Major development; 20 years for Local development



Black Isle
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The Highland Council
 Comhairle na Gàidhealtachd

Planning and Development Service

Location Plan
 20/00539/FUL

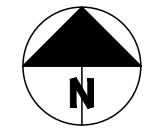
Formation of 39 serviced house plots (amended from 41 serviced house plots), access, drainage and open space.

March 2022



Scale:

DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd



PLANNING APPLICATION

REVISIONS			
Rev.	Description	Drawn	Date
A	Site Boundary and Area amended	DC	24.08.21
B	True Ownership Boundary shown	DC	01.09.21

Client
Broadland Properties Ltd

Project
Residential Development at Rosehaugh South Avoch

Drawing
Location Plan

Scale 1:2500@A3	Date Jan 2020	Drawn by DC
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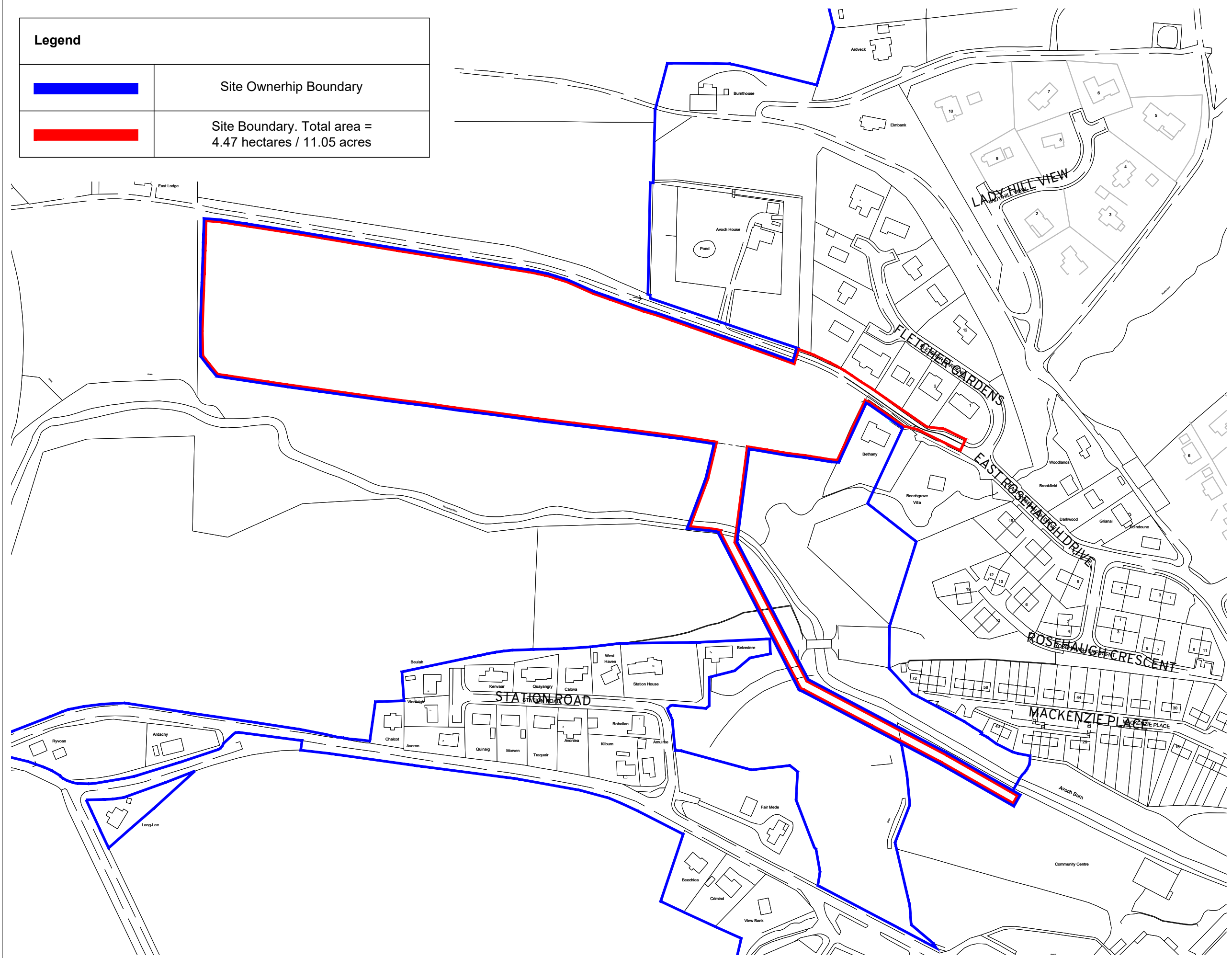
Project no 2612	Dwg no PL001	Rev B
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G.H. JOHNSTON

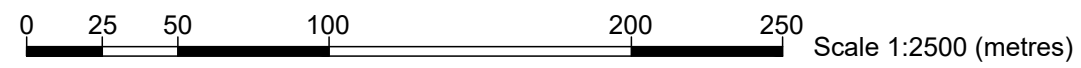
BUILDING CONSULTANTS LTD

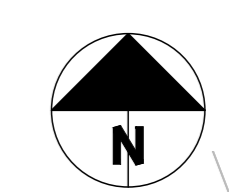
WILLOW HOUSE
 STONEYFIELD BUSINESS PARK TEL (01463) 237229
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk

Legend	
	Site Ownership Boundary
	Site Boundary. Total area = 4.47 hectares / 11.05 acres



ORDNANCE SURVEY





Legend	
	Site Boundary. Total area = 4.47 hectares / 11.05 acres
	Green Space. Total area = 1.240 hectares / 3.064 acres
	Play Area

PLOT AREAS	
PLOT NUMBER	AREA IN ACRES & HECTARES
1	0.109 acres / 0.044 hectare
2	0.130 acres / 0.053 hectare
3	0.128 acres / 0.052 hectare
4	0.124 acres / 0.050 hectare
5	0.115 acres / 0.047 hectare
6	0.107 acres / 0.043 hectare
7	0.104 acres / 0.042 hectare
8	0.103 acres / 0.042 hectare
9	0.102 acres / 0.041 hectare
10	0.089 acres / 0.036 hectare
11	0.092 acres / 0.037 hectare
12	0.104 acres / 0.042 hectare
13	0.088 acres / 0.036 hectare
14	0.114 acres / 0.046 hectare
15	0.106 acres / 0.043 hectare
16	0.114 acres / 0.046 hectare
17	0.121 acres / 0.049 hectare
18	0.117 acres / 0.047 hectare
19	0.192 acres / 0.078 hectare
20	0.182 acres / 0.073 hectare
21	0.170 acres / 0.069 hectare
22	0.197 acres / 0.080 hectare
23	0.203 acres / 0.107 hectare
24	0.202 acres / 0.082 hectare
25	0.219 acres / 0.089 hectare
26	0.240 acres / 0.097 hectare
27	0.150 acres / 0.061 hectare
28	0.112 acres / 0.045 hectare
29	0.109 acres / 0.044 hectare
30	0.151 acres / 0.061 hectare
31	0.193 acres / 0.078 hectare
32	0.165 acres / 0.067 hectare
33	0.123 acres / 0.050 hectare
34	0.110 acres / 0.045 hectare
35	0.108 acres / 0.044 hectare
36	0.105 acres / 0.042 hectare
37	0.104 acres / 0.042 hectare
38	0.114 acres / 0.046 hectare
39	0.112 acres / 0.045 hectare



PLANNING APPLICATION

REVISIONS			
Rev.	Description	Drawn	Date
A	Paths added to side of road	DC	13.03.20
B	Road service strips amended	DC	15.06.20
C	Plot Areas added	DC	04.11.20
D	Plot 21 Area & SUD ponds amended	DC	10.02.21
E	SUDs base's removed.	DC	10.08.21
F	Path adjusted, Site boundary & Area amended	DC	24.08.21
G	2 Plots removed and numbers updated	DC	21.12.21
H	Plot 19, 31, 32 and path adjusted to suit revised detention basin	DC	15.02.22

Client
Broadland Properties Ltd

Project
Proposed Plot Layout at Rosehaugh South Avoch

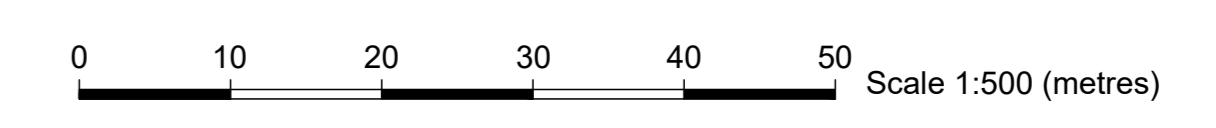
Drawing
Plot Layout

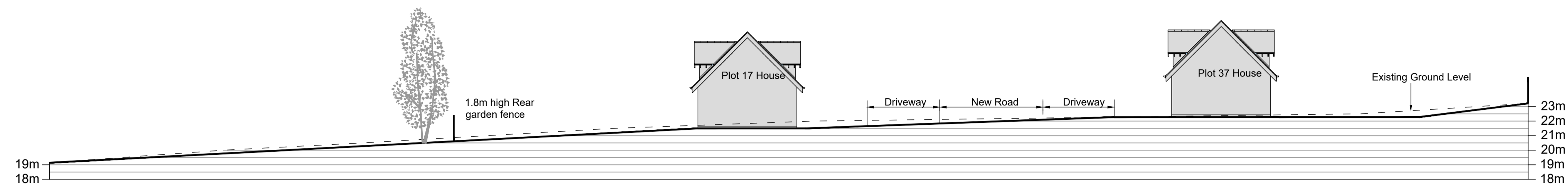
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Project no	Dwg no	Rev
2612	PL003	H

G.H. JOHNSTON
 BUILDING CONSULTANTS LTD

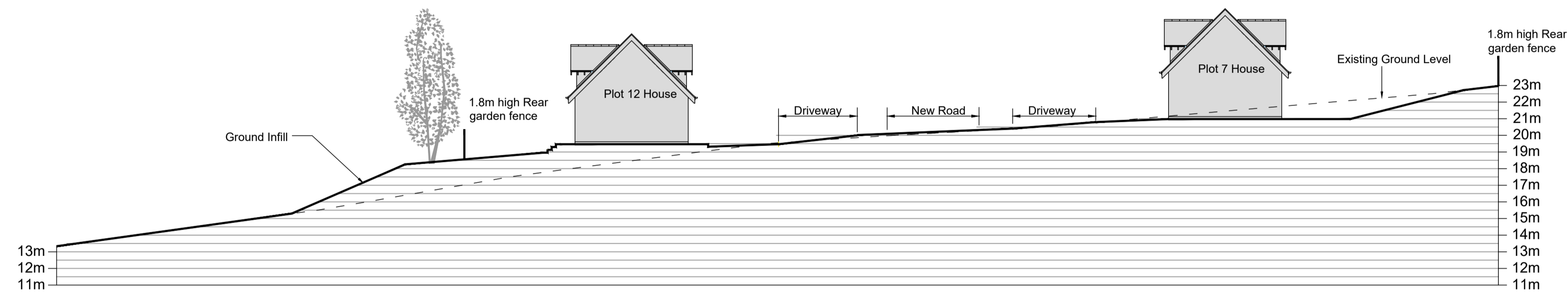
WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS, N2 7PA
 Email: technical@ghjohnston.co.uk

TEL: (01463) 237229

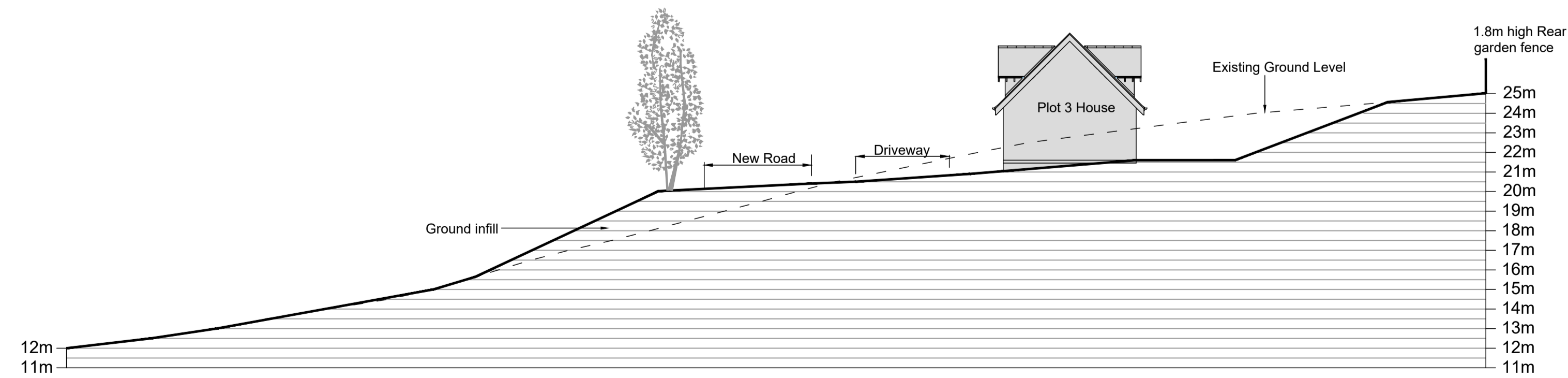




Site Section C - C



Site Section B - B



Site Section A - A

PLANNING APPLICATION

REVISIONS

Rev.	Description	Drawn	Date
-	-	-	-

Client
 Broadland Properties Ltd

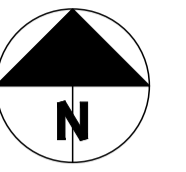
Project
 Proposed Plot Layout at
 Rosehaugh South
 Avoch

Drawing
 Indicative Site Sections

Scale	Date	Drawn by
noted @A1	Mar 2020	DC
Project no	Dwg no	Rev
2612	PL 007	

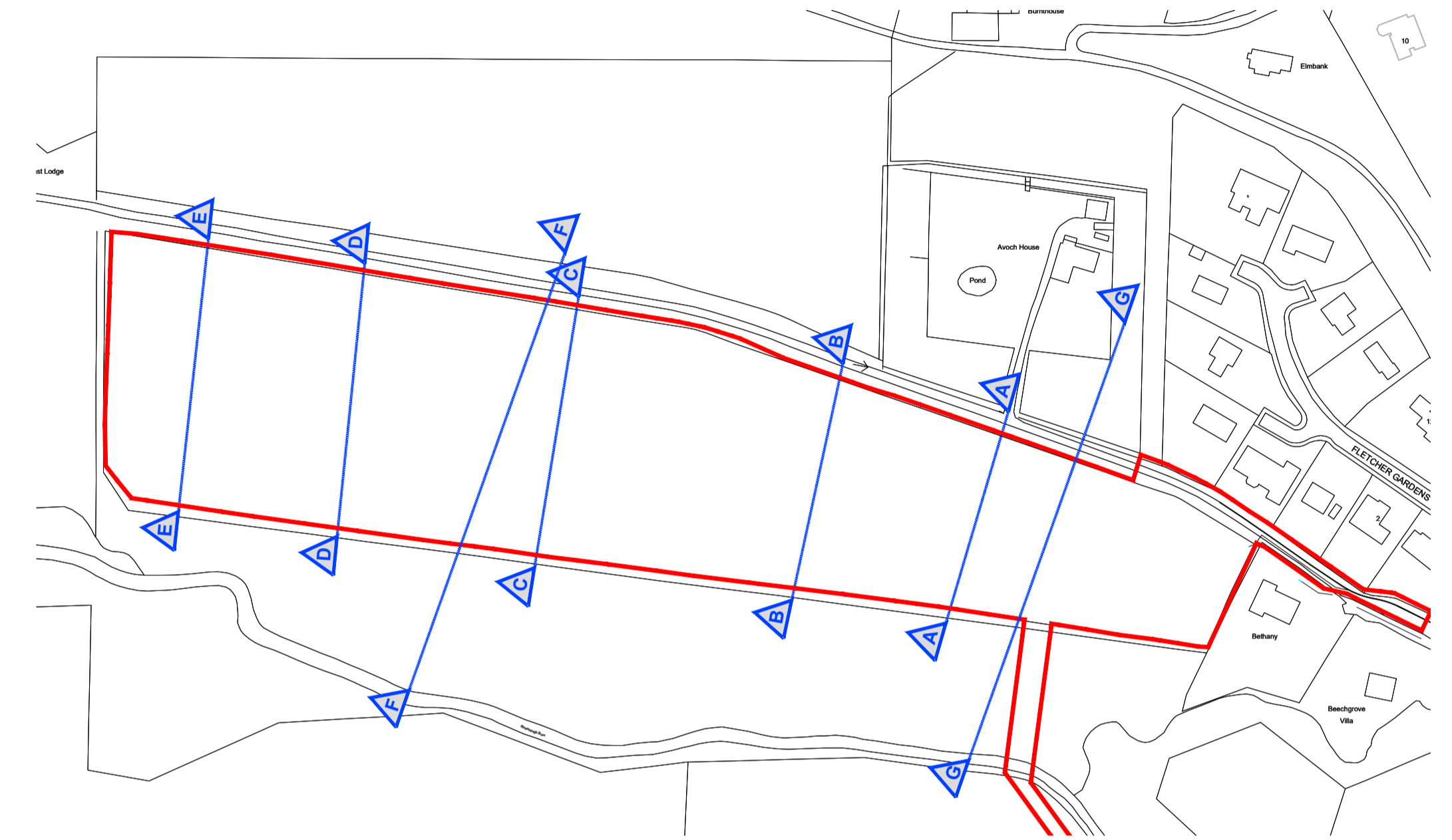
G.H.JOHNSTON
 BUILDING CONSULTANTS LTD
 WILLOW HOUSE
 STONEYFIELD BUSINESS PARK TEL (01463) 237229
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk





ORDNANCE SURVEY

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Site Plan
 Scale 1:2000

PLANNING APPLICATION

REVISIONS

Rev.	Description	Drawn	Date
-	-	-	-

Client
 Broadland Properties Ltd

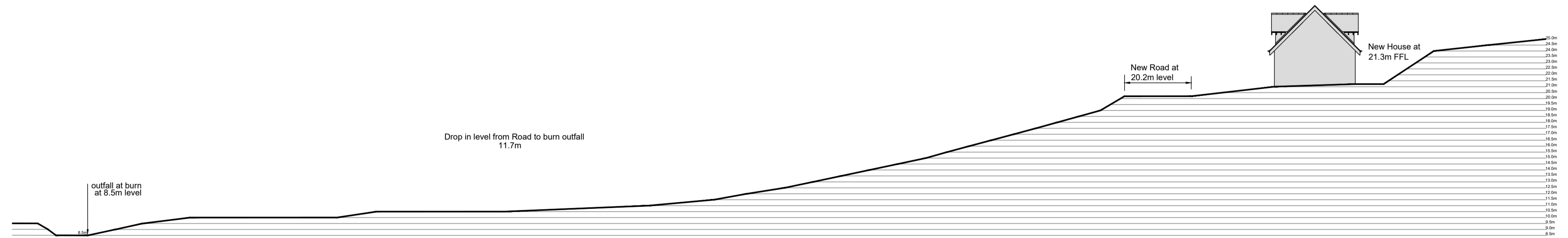
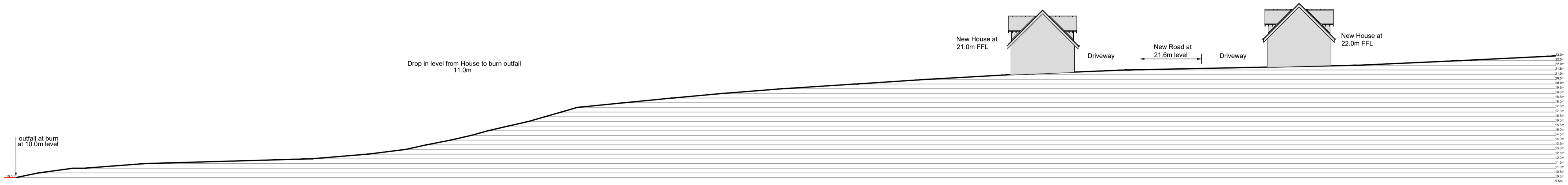
Project
 Proposed Plot Layout at
 Rosehaugh South
 Avoch

Drawing
 Site Sections F & G

Scale noted @A1	Date June 2020	Drawn by SR
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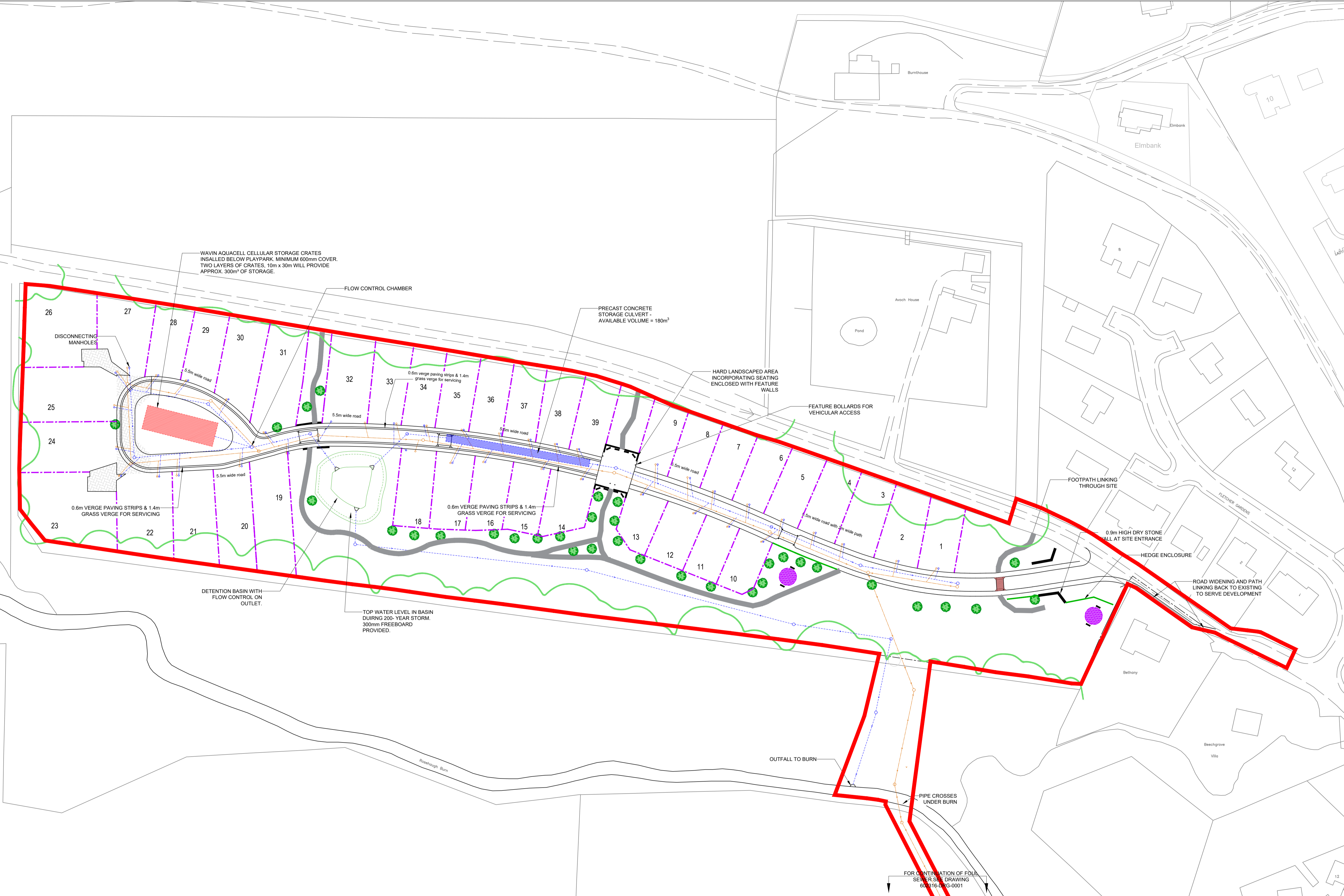
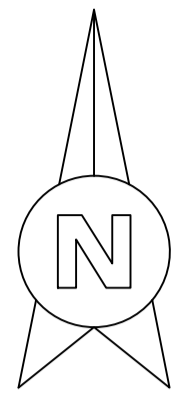
Project no 2612	Dwg no PL 008	Rev
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 WILLOW HOUSE
 STONEYFIELD BUSINESS PARK TEL (01463) 237229
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk



0 5 10 20 Scale 1:250 (metres)

0 20 50 100 200 Scale 1:2000 (metres)



WAVIN AQUACELL CELLULAR STORAGE CRATES
 INSTALLED BELOW PLAYPARK. MINIMUM 600mm COVER.
 TWO LAYERS OF CRATES, 10m x 30m WILL PROVIDE
 APPROX. 300m³ OF STORAGE.

FLOW CONTROL CHAMBER

PRECAST CONCRETE
 STORAGE CULVERT -
 AVAILABLE VOLUME = 180m³

HARD LANDSCAPED AREA
 INCORPORATING SEATING
 ENCLOSED WITH FEATURE
 WALLS

FEATURE BOLLARDS FOR
 VEHICULAR ACCESS

DISCONNECTING
 MANHOLES

0.6m VERGE PAVING STRIPS & 1.4m
 GRASS VERGE FOR SERVICING

0.6m verge paving strips & 1.4m
 grass verge for servicing

0.6m VERGE PAVING STRIPS & 1.4m
 GRASS VERGE FOR SERVICING

DETENTION BASIN WITH
 FLOW CONTROL ON
 OUTLET.

TOP WATER LEVEL IN BASIN
 DURING 200-YEAR STORM.
 300mm FREEBOARD
 PROVIDED.

0.9m HIGH DRY STONE
 WALL AT SITE ENTRANCE

HEDGE ENCLOSURE

ROAD WIDENING AND PATH
 LINKING BACK TO EXISTING
 TO SERVE DEVELOPMENT

OUTFALL TO BURN

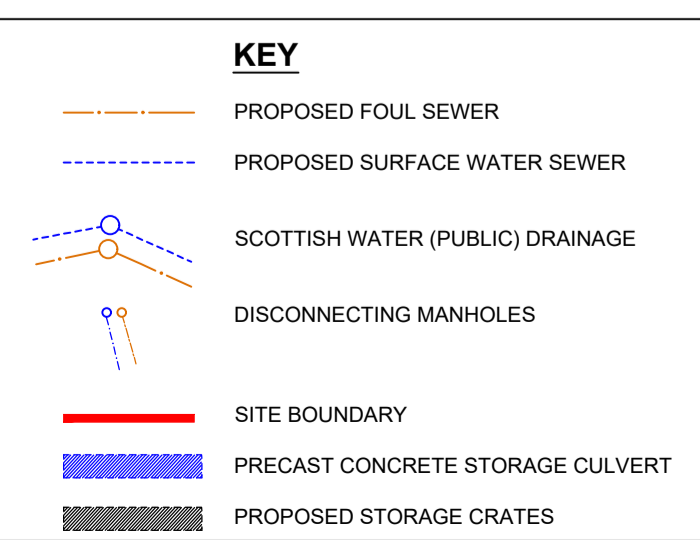
PIPE CROSSES
 UNDER BURN

FOR CONTINUATION OF FOULED
 SEWER SEE DRAWING
 602316-DRG-0001

- NOTES**
- ALL NEW FOUL DRAINAGE TO BE LAID AT MIN 1.80 AND BE 1500 PVC.
 - ALL WORK TO CONFORM TO THE RELEVANT BRITISH STANDARDS.
 - THE CONTRACTOR SHOULD ENSURE THE H & R DOCUMENT IS AVAILABLE ON SITE FOR USE BY ALL SITE PERSONNEL.

MANHOLE COVERS
 ALL COVERS TO COMPLY WITH BS EN 124 AND SELECTED TO SUIT THE LOCATION AS FOLLOWS:-

LOCATION	TYPE (BS EN 124)
GARDEN/FOOTPATH DRIVEWAYS	A15
ROADWAYS/COURTYARD	B125 D400



REV	DESCRIPTION	DRAWN	CHKD	APPRD	DATE
P9	FOR PLANNING - CRATES ADDED	JF	GJD	GJD	15/02/22
P8	FOR PLANNING - UPDATED NOTE FOR CULVERT ADDED	JF	GJD	GJD	28/01/22
P7	FOR PLANNING - BASIN ADDED	JF	GJD	GJD	21/12/21
P6	FOR PLANNING - CHANGED TO SWALE LAYOUT, BURIED STORAGE LOCATIONS AND FLOW CONTROLS	JF	GJD	GJD	21/07/21
P5	FOR PLANNING - BASINS REMOVED, SWALES AND BURIED STORAGE ADDED	JF	JF	JF	16/07/21
P4	DRAINAGE ROUTE UPDATED AND TREES ADDED FOLLOWING SURVEY	JF	GJD	GJD	02/10/20
P3	ROAD LAYOUT UPDATED	JF	GJD	GJD	04/08/20
P2	PROPOSED INVERT LEVELS ADDED	JF	GJD	GJD	09/06/20
P1	FOR PLANNING	JF	GJD	GJD	31/01/20
P10	FOR PLANNING - PLOTS 19, 31 AND 32 ALTERED	JF	GJD	GJD	15/02/22

Allen Gordon
 CONSULTING CIVIL AND STRUCTURAL ENGINEERS

SUITE 3, SALTIRE HOUSE
 WHITEFRIARS BUSINESS PARK
 PERTH PH2 9PA
 Tel 01738 638881

e-mail : perth@allengordon.co.uk

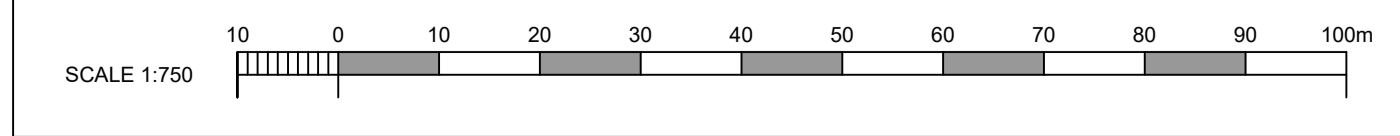
4 ARDROSS STREET
 INVERNESS IV3 5N4
 Tel 01463 236516/233471
 Fax 01463 711927

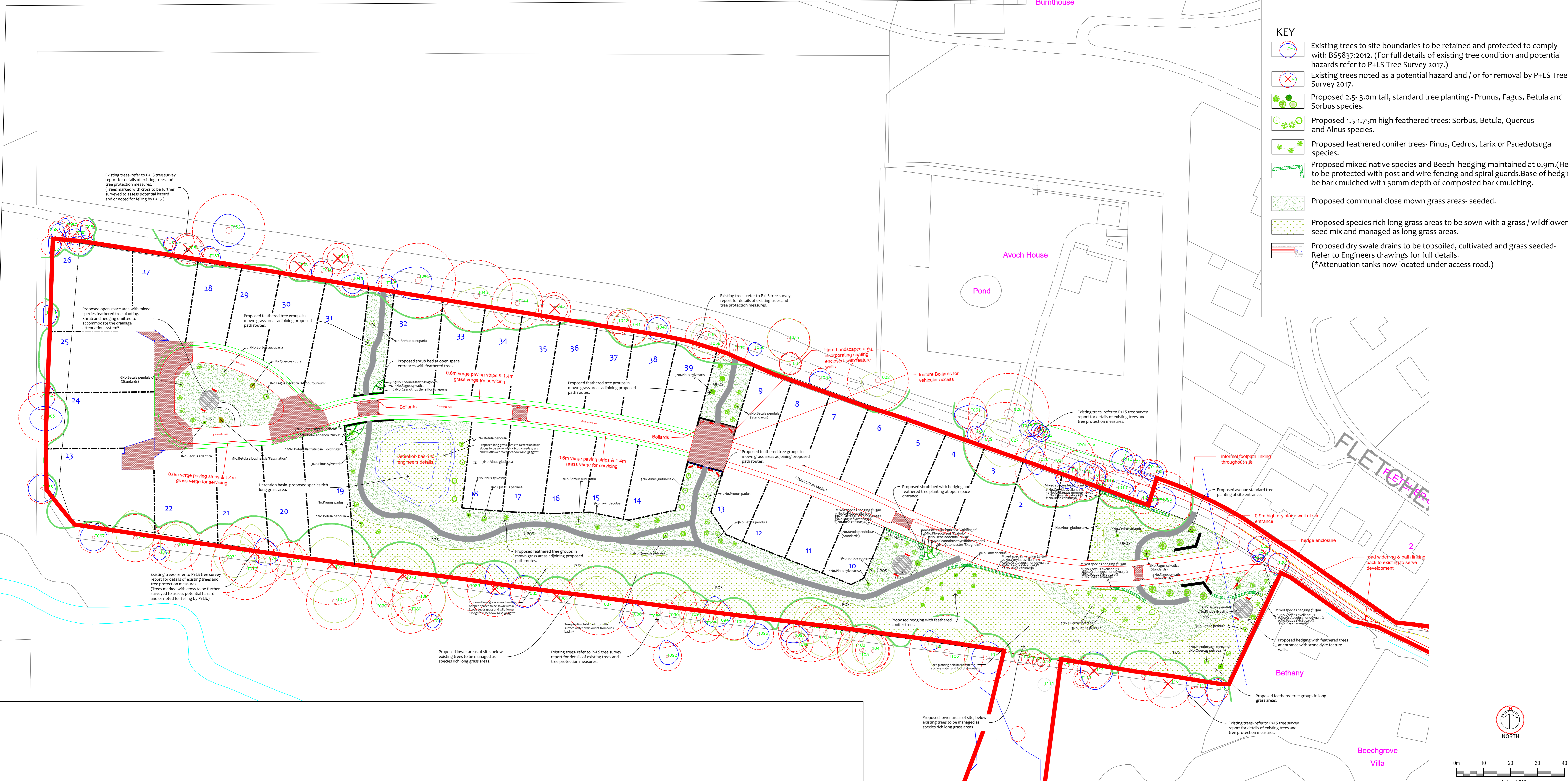
25 & 28 SPRINGFIELD HOUSE
 LAURELHILL BUSINESS PARK
 STIRLING FK9 8JZ
 Tel 01753 606576

e-mail : stirling@allengordon.co.uk

CLIENT	BROADLAND PROPERTIES LTD
PROJECT	ROSEHAUGH SOUTH, AVOCH
TITLE	DRAINAGE LAYOUT

SCALES	1:750	AT SHEET SIZE	A1
STATUS	FOR PLANNING		
DRAWN	JF	CHECKED	GJD
DATE	31/01/2020	DATE	31/01/2020
APPROVED	GJD	DATE	31/01/2020
DRAWING No.	602316-DRG-0003-P10		





- KEY**
- Existing trees to site boundaries to be retained and protected to comply with BS5837:2012. (For full details of existing tree condition and potential hazards refer to P+LS Tree Survey 2017.)
 - Existing trees noted as a potential hazard and / or for removal by P+LS Tree Survey 2017.
 - Proposed 2.5- 3.0m tall, standard tree planting - Prunus, Fagus, Betula and Sorbus species.
 - Proposed 1.5-1.75m high feathered trees: Sorbus, Betula, Quercus and Alnus species.
 - Proposed feathered conifer trees- Pinus, Cedrus, Larix or Pseudotsuga species.
 - Proposed mixed native species and Beech hedging maintained at 0.9m.(Hedge to be protected with post and wire fencing and spiral guards.Base of hedging to be bark mulched with 50mm depth of composted bark mulching.
 - Proposed communal close mown grass areas- seeded.
 - Proposed species rich long grass areas to be sown with a grass / wildflower seed mix and managed as long grass areas.
 - Proposed dry swale drains to be topsoiled, cultivated and grass seeded- Refer to Engineers drawings for full details. (*Attenuation tanks now located under access road.)

K WOOD BROADLAND PROPERTIES LTD- PROPOSED HOUSING AT ROSEHAUGH SOUTH, AVOCH- PLANTING SCHEDULE REV C 17.02.2022

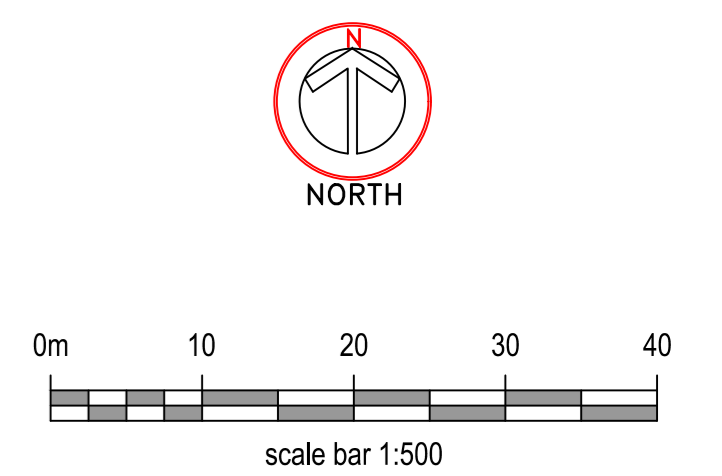
Species	Height	Girth	Pot Size	Specification	Density	Number
Betula pendula	150-175cm	bare-root	Feather 3 brks 2x	Counted 19No.		
Prunus padus	150-175cm	bare-root	Feather 3 brks 2x	Counted 3No.		
Alnus glutinosa	150-175cm	bare-root	Feather 3 brks 2x	Counted 9No.		
Sorbus aucuparia	150-175cm	bare-root	Feather 3 brks 2x	Counted 10No.		
Betula albosinensis 'Fascination'	175-200cm	30L	Feather 3 brks 2x	Counted 1No.		
Fagus sylvatica 'Atropurpureum'	175-200cm	bare-root	Feather 3 brks 2x	Counted 1No.		
Quercus rubra	150-300cm	8-10cm	Rootballed	Standard 3 brks 2x	Counted 1No.	
Betula pendula	150-300cm	8-10cm	Rootballed	Standard 3 brks 2x	Counted 15No.	
Fagus sylvatica	175-200cm	bare-root	Feather 3 brks 2x	Counted 1No.		
Quercus petraea	150-175cm	bare-root	Feather 3 brks 2x	Counted 12No.		
Prunus avium	150-300cm	8-10cm	Rootballed	Standard 3 brks 2x	Counted 1No.	
Fagus sylvatica	150-300cm	8-10cm	Rootballed	Standard 3 brks 2x	Counted 8No.	

Species	Height	Pot Size	Specification	Density	Number
Cotoneaster 'Skogholm'	40-60cm	3L	Bushy 4 brks 3/4m	Counted 40No.	
Ceanothus thyrsoiflorus repens	30-40cm	3L	Bushy 4 brks 3/4m	Counted 38No.	
Potentilla fruticosa 'Goldfinger'	30-40cm	3L	Bushy 4 brks 3/4m	Counted 45No.	
Hebe addenda 'Niska'	25-30cm	3L	Bushy 4 brks 3/4m	Counted 40No.	
Physocarpus 'Diabolo'	30-40cm	3L	Bushy 4 brks 3/4m	Counted 48No.	

Species	Height	Pot Size	Specification	Density	Number
Cedrus atlantica	60-80cm	Rootballed	Leader & laterals 2x	Counted 2No.	
Pinus sylvestris	100-125cm	Rootballed	Leader & laterals 2x	Counted 11No.	
Larix decidua	100-125cm	Rootballed	Leader & laterals 2x	Counted 11No.	
Pseudotsuga menziesii	140-50cm	300cc	Cell grown transplants	Counted 1No.	

Species	Height	Pot Size	Specification	Density	Percentage Contribution	Number
Corylus avellana	50-60cm	bare-root	1+1: Transplant 3 brks 15m	15%		80No.
Crataegus monogyna	60-80cm	bare-root	1+1: Transplant 3 brks 15m	35%		206No.
Fagus sylvatica	60-80cm	bare-root	1+1: Transplant 4 brks 15m	35%		206No.
Rosa canina	50-60cm	bare-root	1+1: Transplant 3 brks 15m	15%		80No.
Total						590No.

LANDSCAPE NOTES
 All areas to be soft landscaped to be litter picked and all site debris / stones etc to be removed from site. All subsoil to be thoroughly de-compacted to ensure that they are free draining.
 Samples of proposed topsoil to be approved by the Project's Landscape Architect and subsoil areas to be top-soiled will be inspected by LA prior to topsoil being spread.
 Hedging to be pit planted into prepared topsoiled trench, 450 x 450 x 300mm deep backfilled with premium quality topsoil mixed with a 35mm deep layer of Green Tech PAS 100 soil improver, worked into hedging trench during planting.
 Hedging transplants to be protected with a clear spiral guards (60cm x 38mm dia) with a single bamboo cane. Base of hedging to be bark mulched with a 50mm depth of composted bark mulching and kept weed free in association with the shrub planted areas.
 Standard trees to be pit planted into 900 x 900 x 600mm deep pits with base broken up for a further 150mm. Pits to be backfilled with premium quality topsoil mixed with 35mm deep layer of Green Tech PAS 100 soil improver, worked into tree pit backfill material. Feathered trees pit planted as above in 600 x 600 x 450mm deep pits.
 Tree Ties: Standard and feathered trees to be secured with 1no. 50mm machine rounded stake driven vertically (finished at 0.5 above ground level) into ground and secured with Holflex HR 40 Heavy duty rubber belting with HB2 rubber block (painted to stake, 50mm from top of stake) with galvanised clout nails.
 Standard and feathered trees to be supplied with 'Arbortech' strimmer guards, 1 per tree.
 Feathered tree planting in grassed areas: Following the completion of the proposed grass seeding areas treat 1m wide circles at varying centres with an approved herbicide and allow sufficient time to elapse.
 Supply and pit plant proposed conifers and feathered trees and secure Woven Weed Mats (100 x 100cm square mats) and peg down around trees. Cover edges of mat with topsoil. For conifers supply and install Tubes Mesh Tree Guards: conifers 60cm tall (170-200cm) secured to 25 x 25mm softwood stakes with 2no. ratchet ties.
 Any failures in planting in the first five years after planting will be replaced by the client with plants of an equal size / specification as to the planted species (in the next planting season).
 Refer to Maintenance schedule for details of the proposed maintenance regime for the site to be undertaken for the first five years.
 Close mown grass areas to be weed-killed, cultivated and sown with Blec 2 pass technique using RM Welsh T4 Low Maintenance mix sown at 50g/m2 (or equivalent).
 Proposed long grass areas to be weed-killed, cultivated and seeded with a Scotia seeds 'Hedgerow Meadow mix sown at 3g/m2.

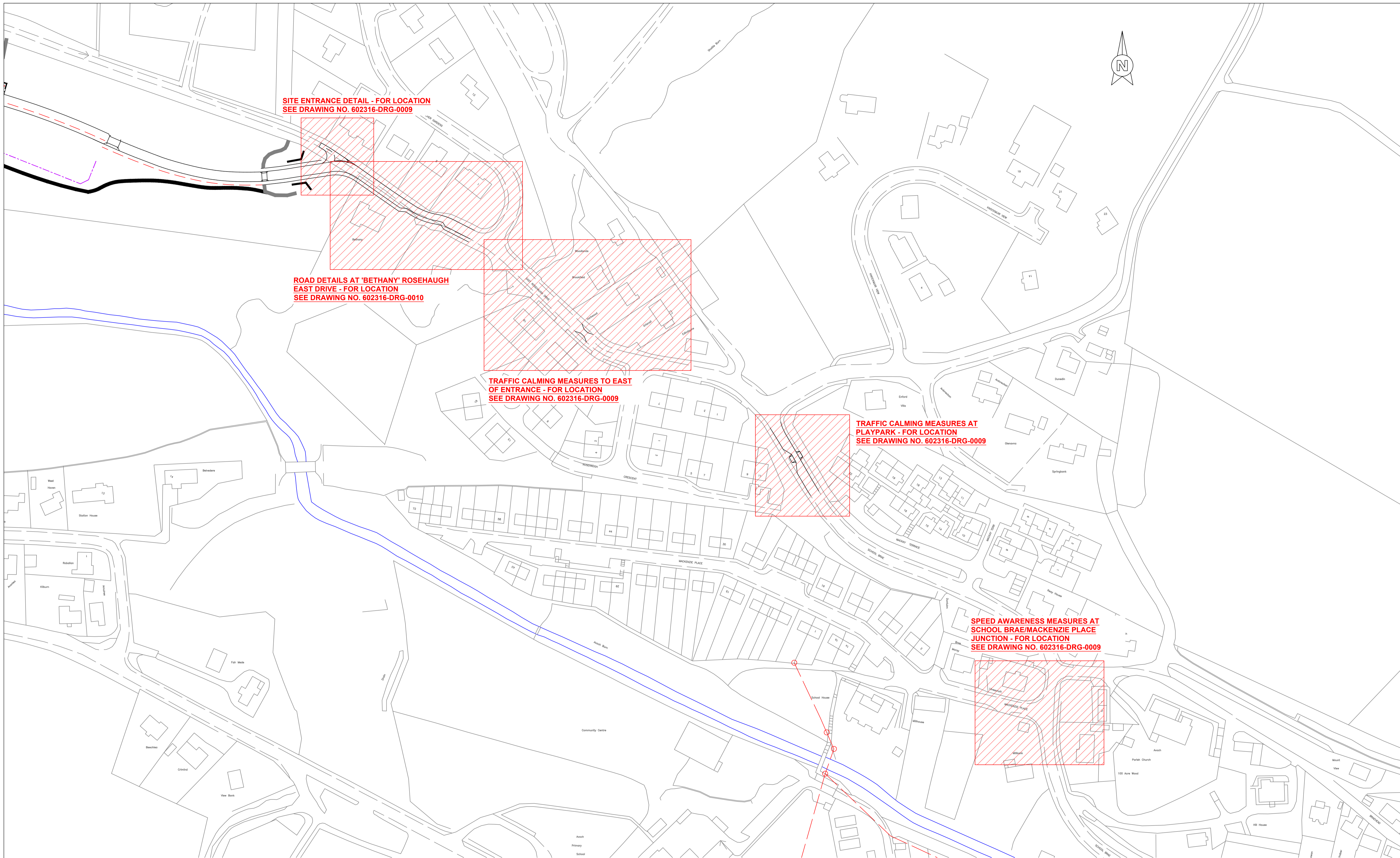


- REVISIONS**
- A: 16.08.21 Landscape proposals updated to revised GH Johnston site plan 2612 P1003E and the revised Drainage proposals. Tree, hedging and grassed areas revised including replacement of Suda bassis with attenuation tanks under the access road. Bark mulching to hedging bases added. KW
 - B: 26.08.21 Landscape proposals amended to suit GH 2612 P1003 Rev F. Path moved at Tree 1003 and surface water sewer line / boundaries revised. KW
 - C: 16.02.22 Landscape proposals updated to the revised GH Johnston Plot layout 2612 P1003H and to suit the revised drainage layout; Allen Gordon 2612 3196 - 00976. Planting at turning circle amended to accommodate the drainage attenuation system. Tree planting adjusted to suit the new surface and foul water outlets. Revised retention basin, open spaces and plot layouts / numbers. Planting schedule amended. KW

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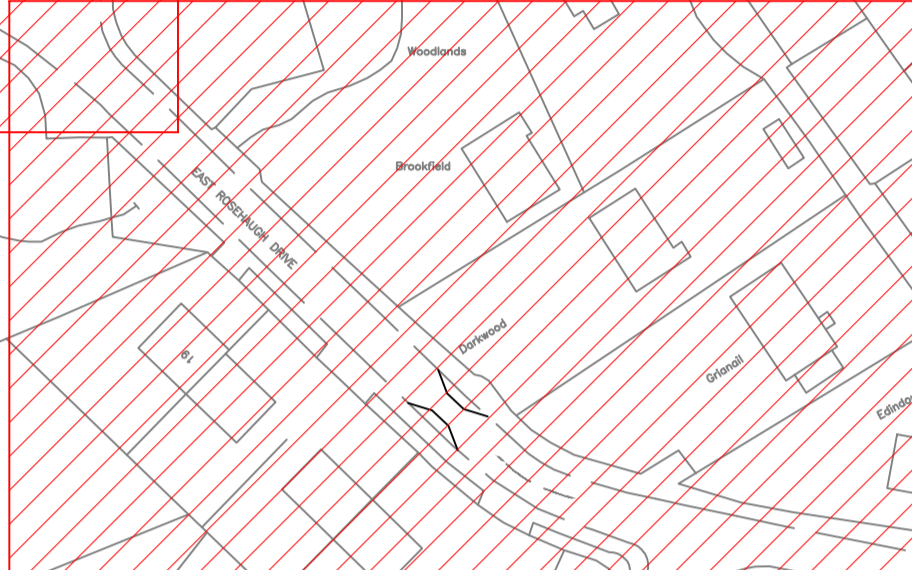
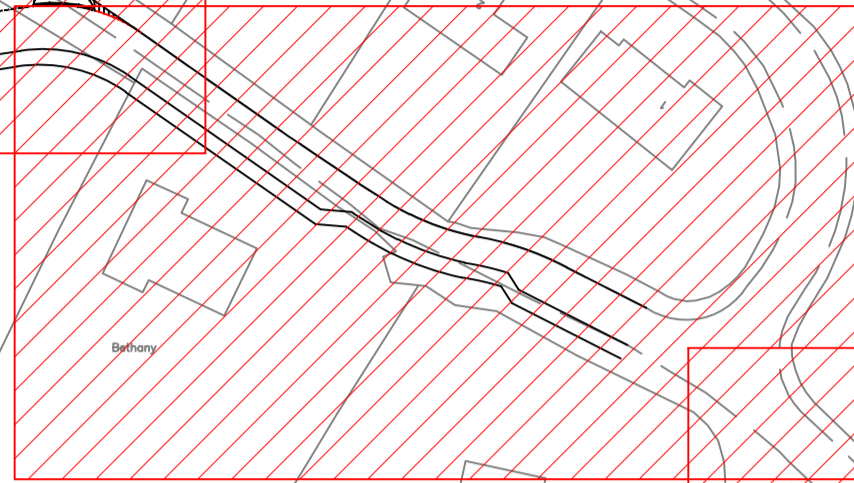
Project Title: PROPOSED PLOT LAYOUT AT ROSEHAUGH SOUTH, AVOCH, W/ 88A.
 CLIENT: BROADLAND PROPERTIES LTD
 DRAWING TITLE: LANDSCAPE PROPOSALS- PLANTING PLAN.
 PLANING
 Scale 1:500@A0 Date 07.10.20
 Drawn: k.wood Approved:
 Drawing No. EP 10130 SL02 Rev. C



**SITE ENTRANCE DETAIL - FOR LOCATION
SEE DRAWING NO. 602316-DRG-0009**



**ROAD DETAILS AT 'BETHANY' ROSEHAUGH
EAST DRIVE - FOR LOCATION
SEE DRAWING NO. 602316-DRG-0010**

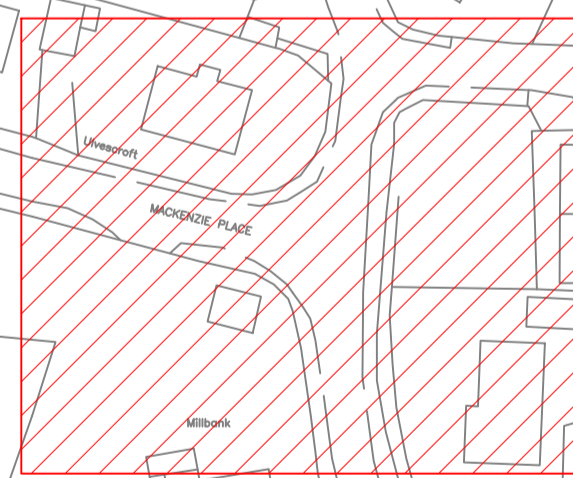


**TRAFFIC CALMING MEASURES TO EAST
OF ENTRANCE - FOR LOCATION
SEE DRAWING NO. 602316-DRG-0009**

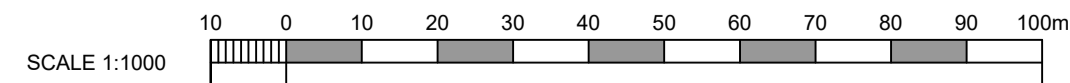


**TRAFFIC CALMING MEASURES AT
PLAYPARK - FOR LOCATION
SEE DRAWING NO. 602316-DRG-0009**

**SPEED AWARENESS MEASURES AT
SCHOOL BRAE/MACKENZIE PLACE
JUNCTION - FOR LOCATION
SEE DRAWING NO. 602316-DRG-0009**



NOTES



REV	DESCRIPTION	DRAWN	CHKD	APPRD	DATE
P1	FIRST ISSUE	DTR	JF	GJD	31.01.20

Allen Gordon
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

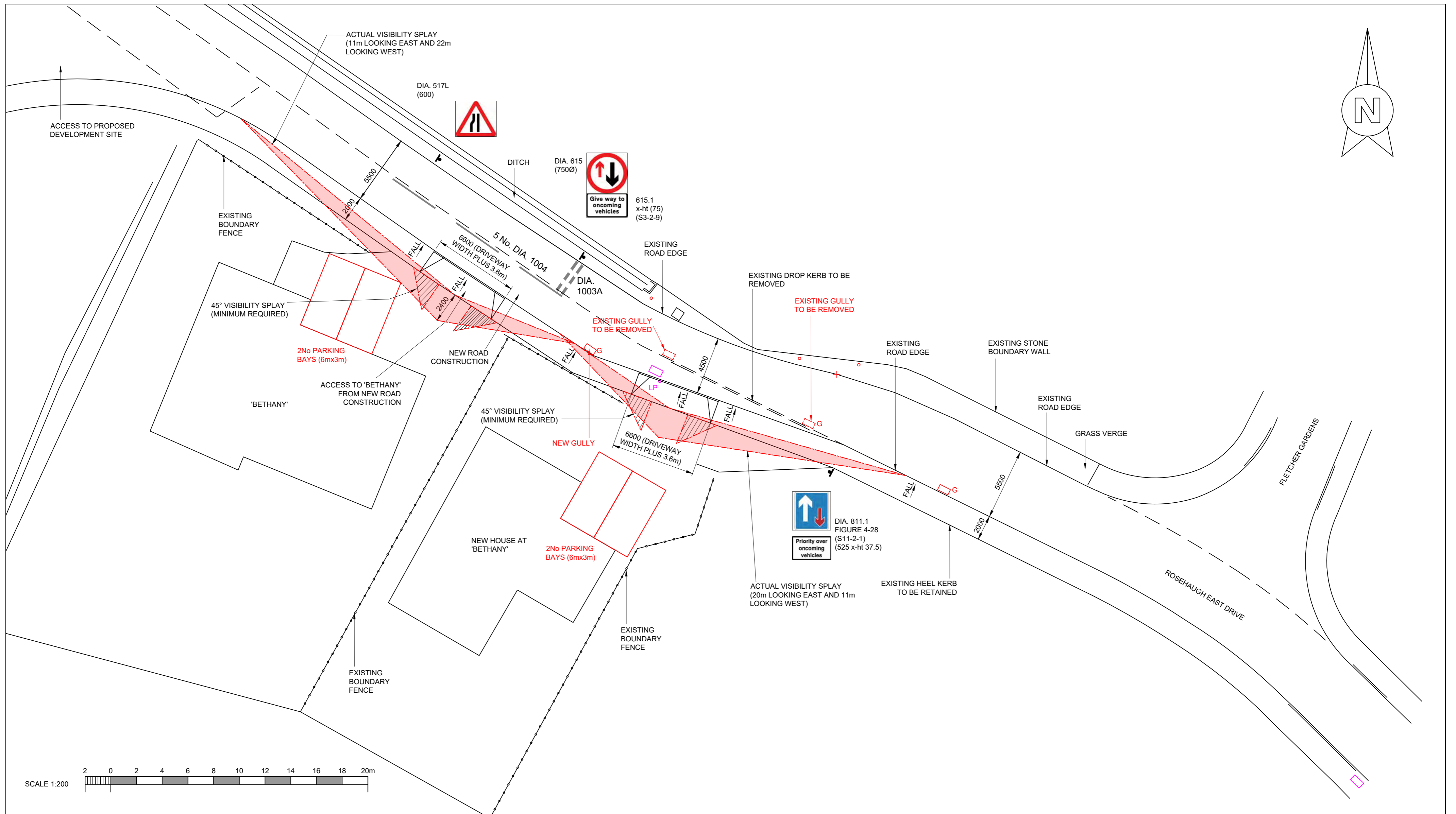
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LAURELHILL BUSINESS PARK
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CLIENT	BROADLAND PROPERTIES LTD	
PROJECT	ROSEHAUGH SOUTH, AVOCH	
TITLE	ROAD DETAILS LOCATION PLAN	

SCALES	1:1000	AT SHEET SIZE	A1
STATUS	FOR PLANNING		
DRAWN	DTR	CHECKED	GJD
DATE	31/01/2020	DATE	31/01/2020
APPROVED	GJD	DATE	31/01/2020
DRAWING No.	602316-DRG-0011-P1		



NOTES

REV	DESCRIPTION	DRAWN	CHK'D	APPR'D	DATE
P3	UPDATES FOLLOWING TRANSPORT PLANNING COMMENTS	JF	GJD	GJD	04.08.20
P2	UPDATES FOLLOWING PLANNING COMMENTS	JF	GJD	GJD	20.03.20
P1	FIRST ISSUE	GJD	GJD	GJD	31.01.20


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CLIENT	BROADLAND PROPERTIES LTD	
PROJECT	ROSEHAUGH SOUTH AVOCH	
TITLE	ROAD DETAILS AT 'BETHANY' ROSEHAUGH EAST DRIVE	

SCALES	1:200	AT SHEET SIZE	A2
STATUS	FOR PLANNING		
DRAWN	GJD	CHECKED	GJD
DATE	31/01/20	DATE	31/01/20
APPROVED	GJD	DATE	31/01/20
DRAWING No.	602316-DRG-0010-P3		