

Agenda Item	<b>6.10</b>
Report No	<b>PLS-38-22</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 28 April 2022

**Report Title:** 21/05305/MS: Robertson Homes Limited  
Land 40m SW of Gateside, 1A Leachkin Road, Inverness

**Report By:** Area Planning Manager – South

### Purpose/Executive Summary

**Description:** Submission of Matters Specified in Condition 2 (Siting and Design), 3 (Design Statement), 6 (Flood Risk), 10 (Surface Water Drainage), 14 (Access Roads and Drainage), and 17 (Contaminated Land) of Planning Permission in Principle 12/01832/S42 - Erection of 30 Residential Units and associated infrastructure.

**Ward:** 13 – Inverness West

**Development category:** Local

**Reason referred to Committee:** Approval of Matters Specified in Conditions on Major Development (over 30 housing units)

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

### Recommendation

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

## 1. PROPOSED DEVELOPMENT

- 1.1 This submission is for the approval of matters specified in conditions attached to planning permission 12/01832/S42 granted on 8 June 2018 in respect of Site 7 of the Westercraigs development to allow the erection of 30 residential units and associated infrastructure. The overall housing mix is set out below:
- 9 No. three bedroom houses;
  - 21 No. two bedroom flats.
- 1.2 This submission is for the approval of the following conditions:
- 2 (Siting and Design);
  - 3 (Design Statement);
  - 6 (Flood Risk Assessment);
  - 10 (Surface Water Drainage);
  - 14 (Access and Drainage);
  - 17 (Contaminated Land).
- 1.3 A separate application has been submitted in relation to the erection of 47 residential units and associated infrastructure adjacent to this site (21/05309/FUL). This is subject to a separate report.
- 1.4 The overall masterplanned development at Westercraigs, approved under Outline Planning Permission 03/00676/OUTIN and later updated by planning permission in principle 12/01832/S42, comprises 550 residential units split over 7 sequential phases (Phase 1 was not part of the Masterplan). The phasing and delivery of the site is set out below:

Phase	Unit Nos	Status	Running Total
2	107	Constructed and occupied	107
3	118	Constructed and occupied (listed building)	225
4	181	Constructed and occupied	406
5	51	Partially constructed and occupied	454
6	60	Partially constructed and occupied	517
7	30	No construction (application subject to this application)	547
8	47	No construction (application pending consideration)	594

- 1.5 While this application would not lead to an increase on the total number of homes permitted on the site, the proposal on site 8 would. The increase in residential units will be considered through that planning application. Applications have recently been submitted to convert the former chapel on the wider site into a community facility and a submission has been made seeking planning permission in principle for a retail unit. Both of these were requirements of the original Masterplan for the site.
- 1.6 Pre Application Consultation: 21/01099/PREMAJ major pre-application response to the proposed development of 66 residential properties provided in a mix of 3 storey flats (4 blocks) and 2 storey terraced houses across site 7 and 8 of the Westercraigs Masterplan area. The major pre-application response pack noted the proposal offered the opportunity to deliver a substantial quantity of housing, and provided an opportunity to deliver a high quality development that expands on the existing phases of the Westercraigs mixed use development. However, it should be delivered through a holistic approach reflecting the existing development and land adjacent to the site which performs an important function as a green corridor for existing residents and those using the Great Glen Way. In addition, support for the development would be dependent on satisfactory resolution of a number issues and observations raised by consultees.
- 1.7 Supporting Information: Design and Access Statement, Drainage Impact Assessment, Ground Investigation Report, Transport Statement, Swept Path Analysis, Tree Constraints Plan, Tree Protection Plan, Arboricultural Impact Assessment, Outdoor Access Plan.
- 1.8 Variations: Since validation the following variations have been made:
- Modifications to the design, materials and layout of the proposal;
  - Amended access to the site moved from the Matters Specified in Conditions application to the associated detailed application;
  - Amended play park location moved from the Matters Specified in Conditions application to the associated detailed application;
  - Retention of further trees;
  - Further access/roads details regarding the visibility, traffic calming measures, widened service strip and rear footpaths, all abilities parking provision, residential and visitor cycle parking facilities, electric car provision and waste management details;
  - Modifications to the path construction and finish with further details submitted regarding the timetable, phasing, maintenance, drainage and associated signposting;
  - Submission of further information related to roads, drainage, flood risk, access and trees.

## **2. SITE DESCRIPTION**

- 2.1 The undeveloped grassland site lies within the estate of the former Craig Dunain Hospital, an area identified for development under the Westercraigs Masterplan

and within successive Development Plans.

2.2 Within Site 7 the ground rises up to the north with a step change in level exists to the west. The site is accessed from Leachkin Road, continuing on to Foresters Way; the main distributor road within the Westercraigs development. Land adjacent to the site performs an important function as a green corridor for existing residents and those using the Great Glen Way located beyond the site. There is a line of mature mixed broadleaves perpendicular to Leachkin Road towards the south eastern portion of the site. A number of trees are present within the site and to accommodate development total of two trees on the site will be removed with replacement planting within the site and a compensatory planting scheme proposed for elsewhere within the Westercraigs Masterplan area.

### 3. PLANNING HISTORY

3.1	13.05.2005	03/00676/OUTIN - Residential development and associated infrastructure based upon submitted Master Plan (as amended)	Outline Planning Permission Granted
3.2	04.05.2006	05/00645/REMIN - Erection of dwelling houses and associated roads, drainage, landscape etc. in accordance with 03/00676/OUTIN	Reserved Matters Approved
3.3	09.06.2008	05/00879/REMIN - Part demolition and refurbishment of former hospital building to form 118 residential apartments	Reserved Matters Approved
3.4	09.06.2008	05/00891/LBCIN - Listed building consent for part demolition and refurbishment of former hospital building to form 118 residential apartments	Listed Building Consent Granted
3.5	04.06.2008	07/01172/LBCIN - Refurbish hospital Phase 1 - Form 32 apartments	Listed Building Consent Granted
3.6	06.05.2008	07/01169/FULIN - Refurbish hospital Phase 1 to form 32 apartments	Planning Permission Granted
3.7	24.09.2008	08/00557/OUTIN - Proposed Nursing Home	Outline Planning Permission Granted
3.8	22.07.2009	08/00657/FULIN - Application to vary condition 14 of consent 03/00676/OUTIN	Planning Permission Granted

3.9	23.12.2008	08/00670/FULIN - Phase 2, Refurbish former hospital - 54 apartments	Planning Permission Granted
3.10	22.01.2009	08/00671/LBCIN - Phase 2, refurbish former hospital - 54 apartments	Listed Building Consent Granted
3.11	21.07.2009	09/00433/FULIN - Erect five houses	Planning Permission Granted
3.12	19.01.2010	09/00823/FULIN - Alterations	Planning Permission Granted
3.13	06.05.2010	10/00043/LBCIN - Removal of some existing roof elements	Listed Building Consent Granted
3.14	05.06.2018	12/01832/S42 - Application for non-compliance with Conditions 1, 6 and 14 of planning permission 03/00676/OUTIN	Planning Permission in Principle Granted
3.15	28.06.2013	13/01297/FUL - Construction of 94 semi-detached, terraced & flatted dwellings with all associated roads, parking, drainage infrastructure and bin/cycle stores etc	Panning Permission Granted
3.16	25.05.2016	15/03384/MSC - Erection of 51 houses and associated works	Matters Specified Approved
3.17	05.05.2016	15/03910/MSC - Change of use and renovation of former hospital to form 56 residential units	Matters Specified Approved
3.18	05.05.2016	15/03911/LBC - Renovation works required to accommodate the reuse the building including alterations and demolition.	Listed Building Consent Granted
3.19	06.10.2017	17/03471/S75D - Discharge of Section 75 Agreement recorded 04 May 2005 under Title Numbers INV20647, INV29488 and part INV34336 in respect of obligations on planning	Section 75 Discharge Granted
3.20	01.12.2017	17/04292/LBC - Amendments to 15/03911/LBC to take down sections of existing stone walls (that were to be rendered) and re-build in blockwork and render to Units 21, 22, 25 and 26	Listed Building Consent Granted

3.21	31.01.2018	17/05793/LBC - Removal of stairs in units 21 and 26, take down section of central wall to allow vehicle access and re-build on completion	Listed Building Consent Granted
3.22	19.04.2018	17/05518/FUL - Amendment to Site 5 layout to change house type on plots 1, 2, 5, 6, 8, 17 & 25 and changes to house designs on plots 4, 7, 10-14, 16, 18-20 and 27-32	Planning Permission Granted
3.23	20.04.2018	18/00397/FUL - Amendment of units 21 and 26 from 2 Townhouses to 6 Flats	Planning Permission Granted
3.24	20.04.2018	18/00399/LBC - Amendment of units 21 and 26 from 2 Townhouses to 6 Flats	Listed Building Consent Granted
3.25	18.03.2019	19/00316/LBC - Amended design (15/03911/LBC)	Listed Building Consent Granted
3.26	08.05.2019	19/01312/LBC - Removal of side gables within roof to units 22 and 25, modification to roof form and provision of external water taps to townhouse units	Listed Building Consent Granted
3.27	25.07.2019	19/01166/RCC - Site 6 house development at Westercraigs	Road Construction Consent Granted
3.28	10.12.2019	19/00524/MSC - Approval of Matters Specified in Conditions 2, 3, 6, 7, 10, 11, and 12 of Planning Permission 12/01832/S42 for the erection of 60 houses with associated roads, parking, drainage & infrastructure within Site 6 of the Westercraigs development	Matters Specified Approved
3.29	20.10.2020	20/03446/LBC - Change of external material panels from zinc to render (amended design to 15/03911/LBC)	Listed Building Consent Granted
3.30	28.03.2022	20/03555/MSC - Application for the approval of Matters Specified in Conditions 2c (access), 2e (play areas), 2f( landscaping) 2k (management and maintenance) and 9 (Open Space Strategy) of Planning Permission in Principle 12/01832/S42 to deliver Adventure Play Area, Footpath Link from Site 4 to Great Glen Way and Footpath Link from Site 5 to Kilvean	Matters Specified Approved

Cemetery.

3.31	02.06.2021	21/02443/SCRE - Erection of residential development comprising three storey flats and two storey terraced houses and associated infrastructure	EIA not required
3.32		21/05065/RCC - Site 7 Westercraigs Housing Development	Pending consideration
3.33		21/05309/FUL - Erection of 47 residential units and associated infrastructure	Pending consideration
3.34		22/01554/FUL - Change of use from Church to mixed use Community Facility with associated internal alterations, single storey extension, access and parking.	Pending consideration
3.35		22/01546/PIP – Erection and operation of retail shop, with associated access and parking	Pending consideration

#### 4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 14.01.2022

Representation deadline: 29.01.2022

Timeous representations: 3 representations from 3 households

Late representations: None

4.2 Material considerations raised are summarised as follows:

- Impact on amenity;
- Impact on the Great Glen Way;
- Lack of associated business/retail units and services as part of the wider development;
- Impact of further housing on existing schools and other services;
- Lack of traffic calming measures;
- Impact on trees;
- Impact on sunlight/daylight.

Non-material considerations raised in representations are summarised below:

- Impact on house prices.

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

## 5. CONSULTATIONS

- 5.1 **Access Officer** does not object to the application following confirmation of the geometry and specification of paths, provision of path drainage, details of signposting, timetable and phasing of paths along with a commitment to maintenance of the paths. Concern was raised that the culverts under the paths were of a size that may be used by children. The applicant has subsequently reduced the size of the culverts.
- 5.2 **Contaminated Land Team** do not object to the application. It notes a contaminated land investigation has been undertaken previously at the site as part Screening application (21/02443/SCRE). Given the historic use as part of a former hospital the site has potential for land contamination. Whilst a site investigation has been carried out at the site a Remediation Strategy to deal with the land contamination issues identified is awaited followed by the Verification Reporting.
- 5.3 **Development Plans Team** do not object to the application. It notes that for this application no developer contributions are required beyond those identified in the legal agreement associated with the 2012 planning permission in principle for the site.
- 5.4 **Transport Planning Team** do not object to the application following modifications to the road layout/specification, footpath layout/specification, waste management and cycle storage provision and subject to conditions controlling the appropriate waste management and cycle storage provision, traffic calming measures, repositioned bus stop with real time information display, financial contribution towards the continued operation of evening bus services, review of walking and cycling routes to school with appropriate mitigation measures delivered by the developer and a Construction Traffic Management Plan covering the construction phase of the development. The vast majority of these conditions are attached to the associated detailed application (21/05309/FUL) which extends the Westercraigs development beyond the original 550 units agreed as part of the Masterplan.
- 5.5 The Transport Statement submitted in support of the application considers the traffic impact of the additional units being promoted that are in excess of the 550 units in the consented Westercraigs Masterplan. Transport Planning note the traffic generated by the additional units will increase the traffic volume associated with the original Westercraigs Masterplan by an approximation of 8.5%. However, the Transport Statement has not considered the impact these additional vehicle movements will have on Leachkin Road in the vicinity of the junction with Kirkwall Braes. The Leachkin Road narrowing is designed as a priority give-way with traffic approaching from the west giving way to traffic approaching from the east. The purpose of the road narrowing is to create a safer crossing opportunity for children walking to school. Kirkwall Braes is to the west of the Leachkin Road give-way priority. Transport Planning note that drivers wishing to turn east on to Leachkin Road from Kirkwall Braes are experiencing bottlenecks, due to queues at the priority give-way, which means that motorists and cyclists are unable to turn out of Kirkwalls Braes creating significant delays. The additional traffic from this development will worsen the current situation, therefore, Transport Planning



recommend a review of the Leachkin Road traffic calming layout be undertaken by the Applicant. The review should identify and deliver a solution that will alleviate the traffic delays experienced by road users without impacting on Safer Routes to School provision. Specific detail of any traffic calming measures must be discussed with the Transport Planning and may require separate consent from them, prior to work commencing.

- 5.6 Whilst the Transport Statement shows the likely walking and cycling routes to local schools it does not consider the adequacy of those routes to support pupils from this development. Transport Planning recommend a review of the walking and cycling routes to school is undertaken by the developer identifying any shortfalls in provision and deliver improvements that will enhance walking and cycling routes to school. This is controlled by condition.
- 5.7 A Traffic Regulation Order for a 20mph speed limit will be required and be delivered by the developer at their cost.
- 5.8 **Flood Risk Management Team** do not object to the application following the submission of further information including detailed cross sections showing existing and proposed ground levels, confirmation of control of attenuation, confirmation of the existing SUDS basin spill point and routing of any flooding which may occur from this source, and clarification of exceedance flows as the initial supporting information appeared to show the Great Glen Way used to store exceedance water and as a natural pooling point for other surface water. The applicant has subsequently provided details showing Finished Floor Levels 250mm above the highest road level which is accepted. The submitted information shows that the existing surface water drainage network has capacity to manage the additional flows from this phase of the development.
- 5.9 The updated Drainage Impact Assessment (submitted on 12.04.2022) notes the arrangements for the collection, treatment and discharge of the surface water run-off from the site and are accepted by the Flood Risk Management Team. Flooding in Site 7 of less than 26m<sup>3</sup>, shown by the calculations during the 1 in 200 year plus a 30% allowance for climate change (CC) storm event, would be routed to the park area which is accepted by the Flood Risk Management Team. Flooding in Site 8 of less than 3.5m<sup>3</sup>, shown by the calculations during the 1 in 200 year plus 30% CC, would travel to the extended wetlands detention basin area via the adjacent road which is accepted by the Flood Risk Management Team.
- 5.10 **Forestry Officer** does not object to the proposal following the amended access and layout retaining further trees within the site. Concerns were initially raised on the basis that the removal of trees did not promote significant protection to existing trees on the site and noted that whilst there is provision for additional landscaping within the site and off-site as compensation any new planting should be secondary to the retention and safeguarding of existing trees. Following the relocation of the access to retain the four mature broadleaf trees, the objection was removed subject to the Tree Protection Plan and Arboricultural Impact Assessment/Method Statement (Rev A) being implemented and attached to the associated detailed application (21/05309/FUL).

- 5.11 **Historic Environment Team** do not object to the application.
- 5.12 **Scottish Water** do not object to the application. The proposed development will be fed from Inverness Water Treatment Works and connected to Allanfean Waste Water Treatment Works. Whilst there is sufficient capacity for the waste water connection it is unable to confirm capacity for water connection.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

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

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 34 - Settlement Development Areas
- 51 - Trees and Development
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 74 - Green Networks
- 75 - Open Space
- 77 - Public Access
- 78 - Long Distance Routes

### **6.2 Inner Moray Firth Local Development Plan (2015)**

Policy 2 – Delivering Development  
Allocation IN20 – Westercraigs (370 Homes, Business, Retail)

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

Construction Environmental Management Process for Large Scale Projects (August 2010)  
Flood Risk and Drainage Impact Assessment (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)  
Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

## **7. OTHER MATERIAL POLICY CONSIDERATIONS**

### **7.1 Inner Moray Firth 2 Proposed Local Development Plan**

INW05 – Housing and Retail (indicative capacity of 66 units)

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

Scottish Planning Policy (June 2014)

National Planning Framework 3 (June 2014)

Designing Streets (June 2010)

Creating Places (June 2013)

## **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 principle of the development has been established through the original planning permission in principle granted on the site (03/00676/OUTIN) and subsequent permission granted for non-compliance with conditions (12/01832/S42). This submission seeks to approve matters specified in conditions of the planning permission in principle issued in 2012. In order to address the determining issues therefore, Committee must consider the extent to which the proposal continues to comply with Development Plan policy, the provisions of the conditions attached to the planning permission in principle and take into consideration any other material considerations.

### **Development plan/other planning policy**

- 8.4 Development Plan policy has changed since the time of determination of the original planning permission in principle application. The Highland Structure Plan (2001) is no longer in force and the Inverness Local Plan (2006) in relation to this site and the policy provisions have been superseded by the contents of the Highland-wide Local Development Plan (2012). The Inner Moray Firth Local Development Plan (2015) has also been adopted.
- 8.5 However, adopted Development Plan policy has not changed since the determination of the application for non-compliance with conditions

(12/01832/S42) and hence the 2018 grant of Planning Permission in Principle. The Proposed Inner Moray Firth Local Development Plan 2 was published on 25 March 2022. This allocates the area subject to this application, and an area to the south west of the application site, for a development comprising up to 66 residential units. It supports the development of the land in accordance with the previous planning permissions on the site. As it is the settled view of the Planning Authority, the Proposed Plan can be given weight in the decision making process.

8.6 The remainder of this report will consider the submissions made in relation to the relevant conditions attached to the planning permission in principle in so far as they relate to Site 7 and assess the compatibility with the Development Plan.

### **Condition 2 (Siting and Design)**

8.7 Condition 2 of the Matters Specified in Conditions attached to planning permission 12/01832/S42 required each site within the wider Westercraigs development take full account of Scottish Government's Designing Places, Designing Streets and PAN 67 Housing Quality. Full details regarding the following have been provided as part of this application:

- Siting, design and external appearance;
- Sustainable design considerations;
- Access to the site;
- Layout of the site including roads, footways and parking areas;
- Play area;
- Landscaping;
- Existing trees, shrubs and hedgerows to be retained;
- Existing and proposed site levels;
- Surface water infrastructure;
- Domestic and commercial waste;
- Management and maintenance arrangements.

8.8 The originally submitted scheme has been improved through a number of design and material enhancements along with an amended access and internal layout which better safeguards and enhances tree cover within the site.

8.9 The properties proposed, in terms of their elevational treatment, are in keeping with the other houses and flat blocks which have been developed by the applicant on the wider site. Site 7 is made up of a mix of 3 storey flats (L shaped Block 1 and rectangular Block 2 adjacent to Foresters Way/Leachkin Road and 2 storey terraced houses making up Terrace 1 to 5. This Matters Specified in Conditions application relates to the 21 apartments within Block 1 and 9 terraced dwellings at Terrace 1 and 2. The palette of materials comprises white dry dash render, Anestone stone and grey concrete rooftiles.

8.10 In terms of the design of the flatted blocks as originally submitted, it was

considered the massing of the flat blocks required to be broken up further with an improved material mix. This was of particular concern on the side elevations where they fronted Foresters Way/Leachkin Road but it was also of concern on the front and rear elevations. These previously appeared stark and have been enhanced with the use of a change in the composition of materials across the elevations, changes to the layout of the windows and modifications to the balconies which had been proposed.

- 8.11 Following discussion with the applicant various beneficial changes were agreed. These included Buff stone to match materials used in Site 6 and Site 11 at Westercraigs. The perimeter of the ground floors of buildings will now be finished in stone down to ground level and the stonework will also be used to highlight bay window projections. Pre-cast string courses have been added at the head of the ground floor stonework where balconies are not a feature. Juliet balconies have been removed from the ground and 1<sup>st</sup> floors and only remaining on the 2<sup>nd</sup> floor to remove visual clutter from the buildings. South facing balconies have been extended the full width between the stonework projections and recessed between the bay window projections so they no longer project beyond the build line and require significant supporting steelwork which would have had a very industrial appearance. These amendments have led to a neat and uncluttered finish to all elevations.
- 8.12 Through a series of consultations with the relevant consultees, including the Transport Planning Team and Forestry Officer a revised site layout was negotiated. In order to address the concerns related to the site access and the removal of trees, particularly the row of 4 mature trees adjacent to the SUDS basin, the applicant followed advice from the Forestry Officer and moved the site access further north west. This allowed the reconfiguration of the internal site layout to retain these trees and 2 further trees adjacent to the Gateside. In doing so the proposal will retain more mature trees along with the reconfigured playpark and footpaths throughout the site whilst the location of the residential units remain unchanged
- 8.13 A key feature of the revised layout as now presented is the provision of an open space that will incorporate natural play features. The retention of the 4 mature trees adjacent to the SUDS basin along with further planting will provide a green gateway into the development and the provision of a well designed play area which is currently lacking in this area of the wider development. The site layout proposed provides clear routes for pedestrians, cyclists and car users through the development.
- 8.14 The general layout of the development is one which takes advantage of the sites location and orientation. The site layout follows the principles of the masterplan for Westercraigs and continues to deliver a strong frontage onto Forester's Way/Leachkin Road while utilising blocks of development based around a clear street hierarchy within the development parcel. Properties have frontages facing onto all streets and landscaped areas. Overall, the layout is considered acceptable.
- 8.15 This application seeks to approve matters specified in conditions related to the delivery of a play area within the development. It was originally proposed to be

located in the north eastern portion of Site 7 adjacent to Gateside beyond the site boundary. This raised concerns given the close proximity to the public road and access junction into the site. The amended location is in the southern portion of the site, set back from the public road amongst the retained mature trees. A variety of play equipment is proposed including climbing frames, zip lines, and slide. The play area promoted provides opportunities for imaginative play on stepping stone logs, climbing frames, balance beams and other natural features. This is in accordance with the open space strategy for the site.

- 8.16 Representations have raised concern with regard to the size of the play park provided. The amended play park location is considered to be of an appropriate scale and adds interest to the footpath routes from Foresters Way/Leachkin Road and the centre of the site. This would cater for a range of ages and abilities. The mature trees along with further planting and suitable landscaping will ensure that the playpark fits within the wider landscape setting of the site. The design and location of the play area generally reflects those in Site 4, Site 5 and Site 6 in the wider surrounding area which appear to be well used by those in the local area. When considered in combination with the recently approved adventure play park which will be located to the north west of the site, it is considered that an appropriate level of play facilities to serve the existing and future residents based upon the standards set out in the Open Space in New Residential Development Supplementary Guidance.
- 8.17 The paths proposed through this application will become an important recreational resource to facilitate access to the Great Glen Way and also for active travel. As a result, officers have negotiated with the applicant to secure improvements to the path design, geometry and width to ensure they are attractive to use. Active travel connectivity has been considered in relation to street design and active travel corridor with a permeable layout has largely been achieved.
- 8.18 The finish of the paths has also been subject to discussion and it has been agreed with the applicant that the paths can be finished with retained turves and landscaping instead of heel kerbing. Whilst heel kerbing was used in other phases of development, the Access Officer considered it appears artificial and out of place for this phase of the Westercraigs development. Subject to a rigorous maintenance regime for the path, to ensure they remain accessible to all, the finish and construction of the paths is accepted. Maintenance of the paths will be subject to a factoring agreement.
- 8.19 The path link between the site and Foresters Way/Leachkin Road is welcomed as it ensures that a direct route is provided between the development and play park area. This will also connect to the Great Glen Way providing a connection toward Inverness City Centre.
- 8.20 Following the improvement secured by officers, the path links are welcomed and will ensure that the community at Westercraigs is better connected to the recreational routes that can also be utilised for active travel.

### **Condition 3 (Design Statement)**

- 8.21 Condition 3 of the Matters Specified in Conditions attached to planning permission

12/01832/S42 required each site within the wider Westercraigs development to provide a Design Statement outlining the design principles and concept taking full account of Scottish Government's PAN 68 Design Statement, PAN 67 Quality Housing and Designing Streets.

- 8.22 The largest 3 storey flat Blocks 1 and Block 2 are located adjacent to the public road with the 2-storey terraced housing set back within the site. The terraced housing will have individual garden plots with the flats sharing communal space. The play park, extended footpath area surrounded by retained trees and additional planting is adjacent to the Block 1.
- 8.23 Given the location and multi aspect outlook close attention to design, materials and fenestration was required for the site to function effectively. The existing public road which is to be upgraded and extended into the site largely dictated the layout. The sloping, multi levelled site presents a challenge in how to reinforce, reflect and link with surrounding residential development.
- 8.24 Following further discussion and amendments during the consideration of the proposal the design, materials and layout noted within the Design Statement respect the local vernacular at Westercraigs with clean uncluttered finishes. A mixture of finishes and detailing is used to good effect on gable ends and principal elevations/doors. The mix of finishes, materials and use of uncluttered clean horizontal and vertical lines throughout Block 1 and Block 2 flats helps to break up the massing of the larger units. The elevations of Block 1 facing the public road are now more of a focal point with strong frontages and a multi aspect lookout achieved which creates an effective sense of place and enclosure from Foresters Way/Leachkin Road.

#### **Condition 6 (Flood Risk Assessment)**

- 8.25 Condition 6 of the Matters Specified in Conditions attached to planning permission 12/01832/S42 required each site within the wider Westercraigs development provide a comprehensive Flood Risk Assessment prior to development.
- 8.26 Parts of the site are subject to surface water and pluvial and fluvial flood risk given the sloping nature of the site. As such, a comprehensive Flood Risk Assessment (FRA) has been undertaken and mitigation proposed. The proposal intends to discharge surface water from the site transport links and other hard landscaped civic areas via the existing SUDS basin to the south east of the site. This pond is considered to be of adequate size to accommodate existing and post development flows demonstrated by the supporting information provided. The location of the basin does achieve a good degree of natural surveillance and in general its location and principle of communal SUDS pond is welcomed, on the proviso that the long-term maintenance and servicing of these systems is and agreed at the outset.
- 8.27 Due to the ongoing iterative design process for the Westercraigs site, there has been a need to gain a clear understanding of the drainage solution on the site as it relates to current standards. The Council's Flood Team reviewed the drainage strategy and capacity of the existing infrastructure. Following the submission of modelling work for the development overall, and the development proposed within

this application, the applicant has demonstrated to the satisfaction of the Flood Team that there is sufficient capacity within the existing drainage infrastructure to accommodate the proposed development. The Flood Team has also reviewed the overland flood routing for the site. In doing so it is satisfied that the flood routing does not pose a significant risk of flooding to properties.

#### **Condition 10 (Surface Water Drainage)**

- 8.28 Condition 10 of the Matters Specified in Conditions attached to planning permission 12/01832/S42 required each site within the wider Westercraigs development to provide full details of surface water drainage provision within the application site and accord with Sustainable Urban Drainage Systems (SUDS) designed to the standards outlined in Sewers for Scotland.
- 8.29 The proposal intends to discharge surface water from the site transport links and other hard landscaped civic areas via the existing SUDS basin to the south east of the site. This pond is considered to be of adequate size to accommodate existing and post development flows demonstrated by the supporting information provided. The location of the basin does achieve a good degree of natural surveillance and in general its location and principle of communal SUDS pond is welcomed, on the proviso that the long-term maintenance and servicing of these systems is and agreed at the outset.

#### **Condition 14 (Access and Drainage)**

- 8.30 Condition 10 of the Matters Specified in Conditions attached to planning permission 12/01832/S42 required each site within the wider Westercraigs development to provide full details of the construction of access roads and excavation for drainage works with the working method statement having regards for the protection of existing trees and root system.
- 8.31 Following the initial concerns raised in relation to the access to the site, provision of parking within the site, and ability to service the site, the applicant has worked with the Transport Planning Team to ensure that the site accords with the standards set out in the Roads and Transportation Guidelines for New Developments. The proposal has undergone a number of improvements following this dialogue which include modifications to the road layout/specification, footpath layout/specification, waste management and cycle storage provision. These enhancements can be controlled by condition along with additional mitigation measures which include traffic calming measures, repositioned bus stop with real time information display, financial contribution towards the continued operation of evening bus services, review of walking and cycling routes to school with appropriate mitigation measures delivered by the developer and a Construction Traffic Management Plan covering the construction phase of the development. The vast majority of these conditions are attached to the associated detailed application (21/05309/FUL) which extends the Westercraigs development beyond the original 550 units agreed as part of the Masterplan.
- 8.32 Car parking is in accordance with Council standards. The larger areas of car parking have been broken up by the use of landscaping and parking has generally been provided within the enclosed central portion of the site, this will lead to a



reduced dominance of cars within the development.

- 8.33 Terrace 1 and 2 in the western portion of the site have benefited from a reconfiguration of parking spaces with the terraces pulled in further to the site. 3 parking spaces were originally proposed by the entrance which appeared slightly disconnected with the rest of the site and have been incorporated elsewhere following the amended access route within the site. Tree planting adjacent to parking spaces has been set further back within the site to maintain driver visibility of pedestrians.
- 8.34 The strategy for waste management is acceptable and it has been demonstrated that a standard Council waste collection vehicle can manoeuvre through the site to all bin collection points. This has required modification to the location of bin collection points within the development. The proposed locations balance operational need with delivery of a sense of place to ensure that bin stores and collection points are not dominant features within the street. The final detail of the bin stores will however require to be secured by condition to ensure that they meet the operational needs of the Council.
- 8.35 Service strips within the development are predominantly located within the footpath or grass verges within the development. This is supported.
- 8.36 The applicant is proposing to use Council approved street lighting design. This will ensure that LED Street Lights are used. Due to the type and design of streetlighting skyglow will be minimised.

**Condition 17i., ii., iii. (Contaminated Land)**

- 8.37 Condition 17 of the Matters Specified in Conditions attached to planning permission 12/01832/S42 required each site within the wider Westercraigs development to provide an assessment of the potential for ground contamination. Whilst the desk study, site investigation and site specific assessment have been carried out in compliance with parts i., ii., and iii of Condition 17 a Remediation Strategy to deal with the land contamination issues identified is awaited along with the Verification Reporting required for part iv. of Condition 17. The condition therefore will not be approved and will be satisfied in due course once investigation, remediation and verification reporting has been completed.

**Other material considerations**

- 8.38 Representations have raised concerns over capacity of Charleston Academy to accommodate the houses being built at Westercraigs. The School Roll Forecasts (SRFs) produced by the Council take into consideration committed development, including Westercraigs. Charleston Academy is forecast to go over capacity in 2022/2023. At the time of the original permission the schools were not projected to go over capacity and therefore no developer contributions can be sought through this Matters Specified in Conditions application to the provision of increased capacity in both the primary and secondary school estate.
- 8.39 Representations have raised concern regarding the lack of associated business or retail facilities. The applicant has confirmed that there will be a retail unit in the

form of a local shop that will provide for the residents of the Westercraigs development. As highlighted earlier in the report, an application for planning permission in principle for a retail unit has been submitted (22/01546/PIP). While the developer is bringing forward the proposal, it will not operate the retail facility. Members should be aware that this will be a commercial opportunity; the success of which will be outwith of the Council's control.

- 8.40 To facilitate a move toward a low carbon economy it is considered appropriate to facilitate the transition towards 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.
- 8.41 A community liaison group was established by the developer at the request of officers and local members in 2019. This has not been meeting through the coronavirus pandemic, however we have been in communication with the applicant about re-establishing the group.
- 8.42 The issue of potential detrimental impact on surrounding property values adjacent to the development is not a material planning consideration.
- 8.43 There are no other material considerations.

#### **Non-material considerations**

- 8.44 The issue of potential detrimental impact on surrounding property values adjacent to the development is not a material planning consideration.

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

- 8.45 The proposed development is required to meet the provisions of the Legal Agreement attached to the Planning Permission in Principle (12/01832/S42). This secured the following:
- a) Affordable Housing;
  - b) Contribution toward the provision of Inverness West Link;
  - c) Contribution toward Sports Facility provision;
  - d) Transfer of land to a Community Woodland;
  - e) Feasibility work on a Community Shop;
  - f) Contribution toward the delivery of a Community Facility;
  - g) Phasing.

No modification is required to the legal agreement as a result of this application.

### **9. CONCLUSION**

- 9.1 The proposed design and layout of the scheme is acceptable and does not bring this part of the scheme into conflict with the original masterplan. There have been a number of on-site constraints which have been managed through the processing of the application and the applicant has been receptive to modifying the scheme to

deliver a better outcome, particularly with regards to the amended access, which will retain further trees throughout the site. The provision of the paths and play areas proposed by this application will provide welcome facilities within this development for existing and future residents and will provide links to the Great Glen Way.

9.2 Subject to the application of a condition to manage outstanding contamination issues, Conditions 2, 3, 6, 10, 14 and 17 of the matters specified in conditions attached to planning permission 12/01832/S42 have been satisfied and the development can be supported.

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

## 10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

## 11. RECOMMENDATION

### Action required before decision issued

Notification to Scottish Ministers      N

Conclusion of Section 75 Obligation      N

Revocation of previous permission      N

**Subject to the above actions,** it is recommended that matters specified in conditions be **APPROVED** subject to the following conditions to provide clarification.

1. No development shall commence until detailed designs for communal bin stores have been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the bin stores shall be delivered in accordance with the standards set out in Roads and transportation Guidelines for New Development.

**Reason:** To ensure satisfactory level of waste and recycling bins are provided in the interests of amenity.

2. No development shall commence until full details of the covered and secure communal bicycle storage/racking system have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the storage/racking system shall be installed in accordance with these approved details prior to the first occupation of the development hereby approved.

**Reason:** In order to facilitate the use of a variety of modes of transport.

3. The development shall not be occupied until details of the relevant person or party responsible for the maintenance of the play area, paths and on-site surface water drainage system have been provided to the Planning Authority. For the avoidance of doubt any part of the development not adopted by The Highland Council or another responsible authority shall remain the responsibility of the developer and maintained in line with the scheme to be approved under condition 3 of this planning permission.

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

4. Prior to first occupation of any residential unit within the development, a scheme for the maintenance in perpetuity of all on-site green spaces, play areas and paths within the development that are not the exclusive property, 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' and 'Roads and Transportation Guidelines for New Developments', 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 is maintained in accordance with the Council's standards.

5. No development shall commence on any of the residential properties until a scheme has been submitted detailing the provision of electric car charging points within the development serving the associated phase or sub-phase. This shall include the location and design of each charging point and a timescale for implementation. The approved scheme shall be implemented in line with the approved timescales.

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

## **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**

The development to which these matters specified in conditions relate must commence no later than TWO YEARS from the date on this decision notice.

## **FOOTNOTE TO APPLICANT**

### **Initiation and Completion Notices**

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

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

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

### **Flood Risk**

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

### **Scottish Water**

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

### **Local Roads Authority Consent**

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

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

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

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

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

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

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

### **Construction Hours and Noise-Generating Activities**

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

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

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

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

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

Signature: David Mudie

Designation: Area Planning Manager - South

Author: Roddy Dowell

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

Relevant Plans:

- Plan 1 – Masterplan Location Plan WC-MP-01
- Plan 2 – Site Layout Plan 1107-8-PSL-01 REV E
- Plan 3 – Site Layout Plan 1107-8-EXF-01 REV C
- Plan 4 - Elevation Plan 18-AL-B-12 (ET)
- Plan 5 - Elevation Plan 18-AL-B-12 (ET)
- Plan 6 - Elevation Plan 18-BR-B-12
- Plan 7 - Terrace 1 Elevation Plan WC7-BLK1-001
- Plan 8 – Terrace 2 Elevation Plan WC7-BLK2-001
- Plan 9 - Block 1 and 3 Elevations WC78-400-001 REV C
- Plan 10 - Block 2 Elevations WC78-400-003 REV B
- Plan 11 – Road Layout Plan 136476-1101 Rev E
- Plan 12 – Road Adoption Plan 136476-1102-D
- Plan 13 - Swept Path Plan 136476-1105-C
- Plan 14 – Visibility Splay Plan 136476-1110-D
- Plan 15 - Car Parking Appraisal Site Plan 1107-8-CAR-01 REV D
- Plan 16 – Drainage Layout Plan – Site 7 136476-2100 REV H
- Plan 17 – Exceedance Flows Plan 136476-2101 REV E
- Plan 18 – Cycle Store Site Plan 1107-8-CYC-01 REV D
- Plan 19 – Waste Strategy Site Plan 1107-8-BIN-01 REV D
- Plan 20 – Outdoor Access Plan 1107-8-OAP-01 REV E
- Plan 21 - Tree Protection Plan 000002 REV B
- Plan 22 – Tree Constraints Plan 000001
- Plan 23 – Landscaping Plan 334-08-01 REV C

Appendix 2

Type	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
	Contribution	Rate (per house)	Rate (per flat)	Total Amount* <sup>1</sup>	Index Linked <sup>1</sup>	Base Date* <sup>2</sup>	Payment Trigger* <sup>3</sup>	Accounting Dates* <sup>4</sup>	Clawback Period* <sup>5</sup>
<b>Schools<sup>2</sup></b>									
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
<b>Community Facilities</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
<b>Affordable Housing</b>									
On-site provision <sup>3</sup>	X units. Insert details of unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision <sup>4</sup>	X units. Insert details of location, unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum <sup>5</sup>	£0.00 per affordable unit not delivered on/off site. Insert expected timescale for payment - can be in installments	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	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	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A

<sup>1</sup> 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

<sup>2</sup> Indicate whether or not 1 bed houses/flats are exempt

<sup>3</sup> Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

<sup>4</sup> As above

<sup>5</sup> Indicate whether a penalty payment is due for late payment of commuted sum (and, if so, what it is based upon)



	submitted for approval								
<b>Transport</b>									
Active Travel	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Realm	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Parking	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Green Infrastructure</b>									
Open Space	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Water and Waste</b>									
Catchment Improvement Works	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
		£0.00	£0.00	£0.00					
<b>Public Art</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
<b>Other (Please Specify)</b>	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		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

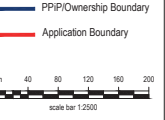
\*4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

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

## Other Legal 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

# WESTERCRAIGS MASTERPLAN



No.	Revision	Date	By



Robertson Homes, Castle Business Park, Gilling, YO3 4TZ  
Tel: 01752 612400 Fax: 01752 612401  
Email: info@robertson.co.uk  
www.robertsonhomes.co.uk

Project Title:  
**WESTERCRAIGS  
MASTERPLAN**

Drawing Title:  
**MASTERPLAN LOCATION 1**

Scale: 1:2500@A0	Date: DEC 21
Drawn: AS	Checked: SP

Drawing No. WC-MP-01	Rev:
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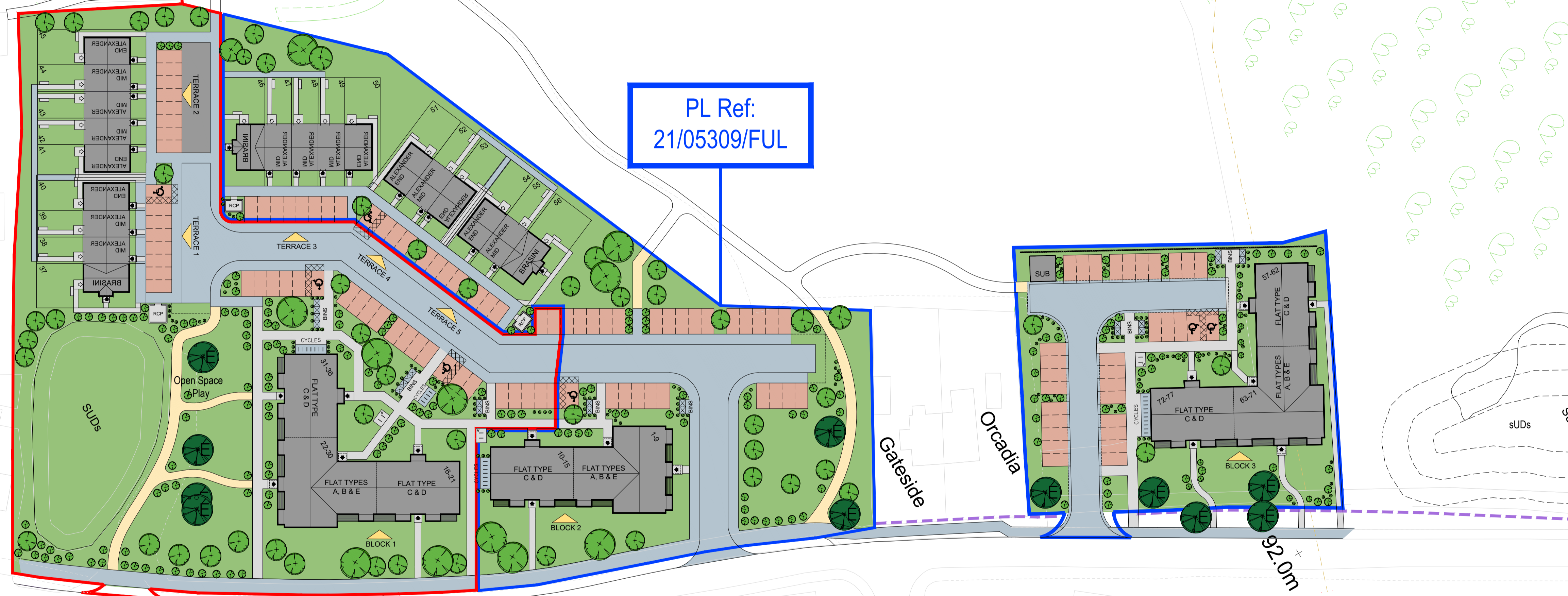
# SITE 7 & 8, WESTERCRAIGS



PL Ref:  
21/05305/MSC

PL Ref:  
21/05309/FUL

- Key:**
- Site boundary
  - Existing natural stone wall
  - Hedge (Laurel)
  - Existing 600mm Ø Culvert
  - New 600mm Ø Culvert
  - Surface water
  - Foul water
  - BT/Fibre
  - Undevelopable Area
  - Private Grass
  - Public Open Space
  - Primary Street
  - Road Novel
  - Node
  - Footpath



E	Various updates to suit R&TP comments.	Apr 22	AM
D	Various updates to suit R&TP comments.	Apr 22	AM
C	Various updates to suit R&TP comments.	Apr 22	AM
B	Layout revised to suit PL comments.	Mar 22	JM
A	Various updates to suit R&TP comments.	Mar 22	JM

No.	Revision	Date	By
-----	----------	------	----



Robertson House, Castle Business Park, Stirling FK9 4TZ  
Tel: 01786 431650 Fax: 01786 431650  
Email: info@robertson.co.uk  
www.robertsonhomes.co.uk

Project Title:  
**SITE 7 & 8  
WESTERCRAIGS  
INVERNESS**

Drawing Title:  
**PLANNING LAYOUT**

Scale at A1: 1:500	Date: JAN 2021
Drawn: LB	Checked: SP

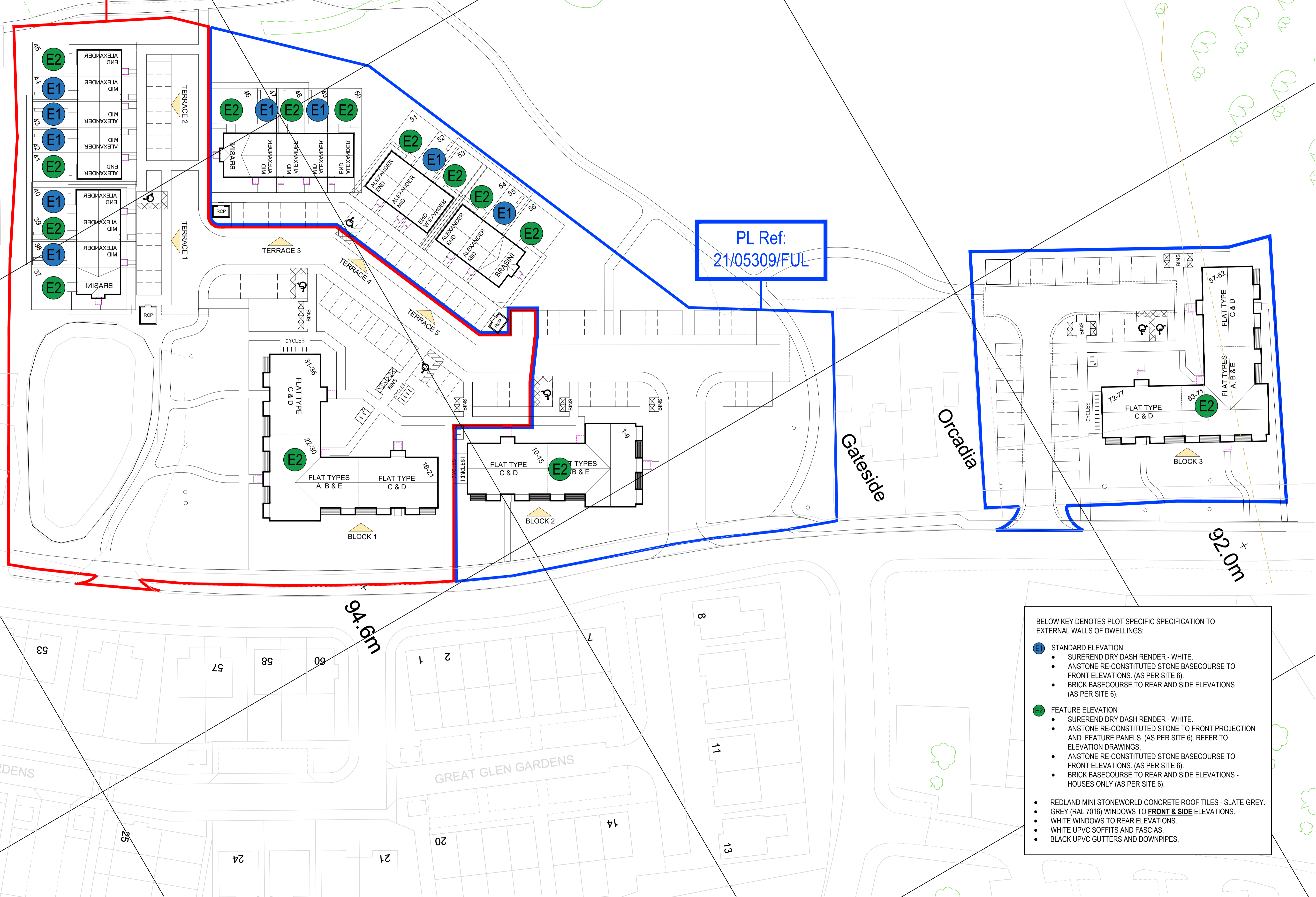
Drawing No. <b>1107-8 - PSL-01</b>	Rev. <b>E</b>
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# SITE 7 & 8, WESTERCRAIGS



PL Ref:  
21/05305/MSC

PL Ref:  
21/05309/FUL



- BELOW KEY DENOTES PLOT SPECIFIC SPECIFICATION TO EXTERNAL WALLS OF DWELLINGS:
- E1** STANDARD ELEVATION
    - SUREREND DRY DASH RENDER - WHITE.
    - ANSTONE RE-CONSTITUTED STONE BASECOURSE TO FRONT ELEVATIONS. (AS PER SITE 6).
    - BRICK BASECOURSE TO REAR AND SIDE ELEVATIONS (AS PER SITE 6).
  - E2** FEATURE ELEVATION
    - SUREREND DRY DASH RENDER - WHITE.
    - ANSTONE RE-CONSTITUTED STONE TO FRONT PROJECTION AND FEATURE PANELS. (AS PER SITE 6). REFER TO ELEVATION DRAWINGS.
    - ANSTONE RE-CONSTITUTED STONE BASECOURSE TO FRONT ELEVATIONS. (AS PER SITE 6).
    - BRICK BASECOURSE TO REAR AND SIDE ELEVATIONS - HOUSES ONLY (AS PER SITE 6).
  - REDLAND MINI STONeworld CONCRETE ROOF TILES - SLATE GREY.
  - GREY (RAL 7016) WINDOWS TO FRONT & SIDE ELEVATIONS.
  - WHITE WINDOWS TO REAR ELEVATIONS.
  - WHITE UPVC SOFFITS AND FASCIAS.
  - BLACK UPVC GUTTERS AND DOWNPIPES.

No.	Revision	Date	By
C	Various updates to suit R&TP comments.	Apr 22	AM
B	Various updates to suit R&TP comments.	Apr 22	AM
A	Information revised to suit site layout	Mar 22	AM

**ROBERTSON HOMES**

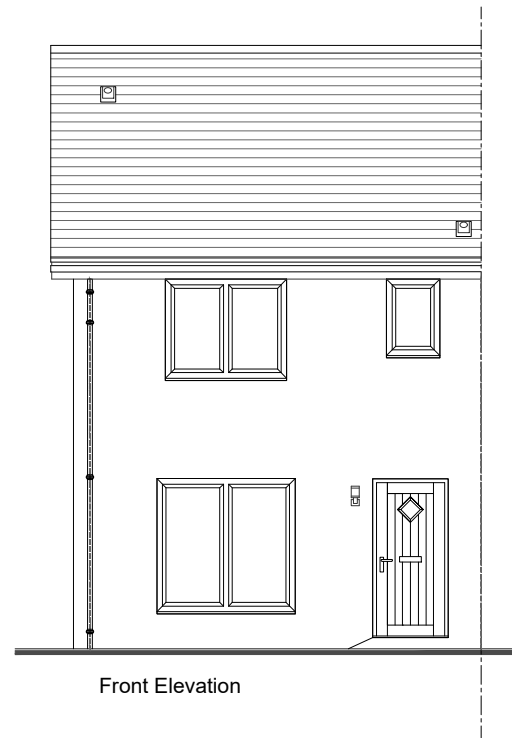
Robertson House, Castle Business Park, Stirling FK9 4TZ  
Tel: 01786 431650 Fax: 01786 431650  
Email: info@robertson.co.uk  
www.robertsonhomes.co.uk

Project Title:  
**SITE 7 & 8  
WESTERCRAIGS  
INVERNESS**

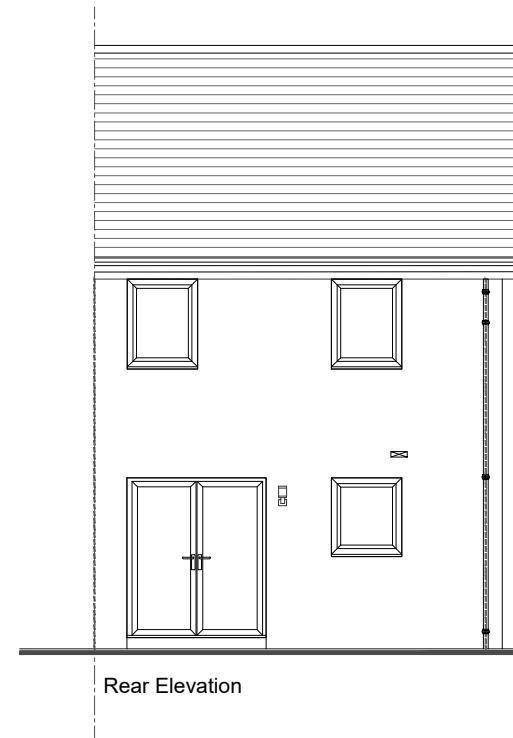
Drawing Title:  
**EXTERNAL FINISHES PLAN**

Scale: NTS@A1	Date: NOV 2021
Drawn: JM	Checked: AS

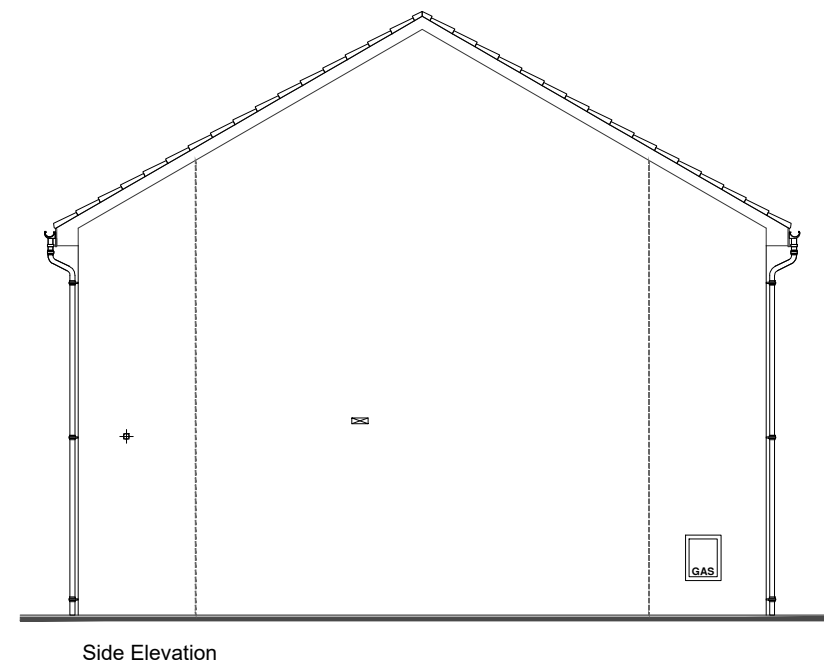
Drawing No. <b>1107-8 - EXF-01</b>	Rev. <b>C</b>
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Front Elevation



Rear Elevation



Side Elevation

**GENERAL NOTES:**

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No.	Revision	Date	By



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 Email: info@robertson.co.uk

www.robertsonhomes.co.uk

Drawing Title:

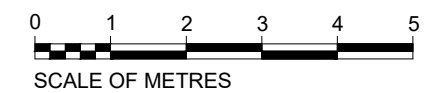
**Planning Elevations**  
 All Divisions

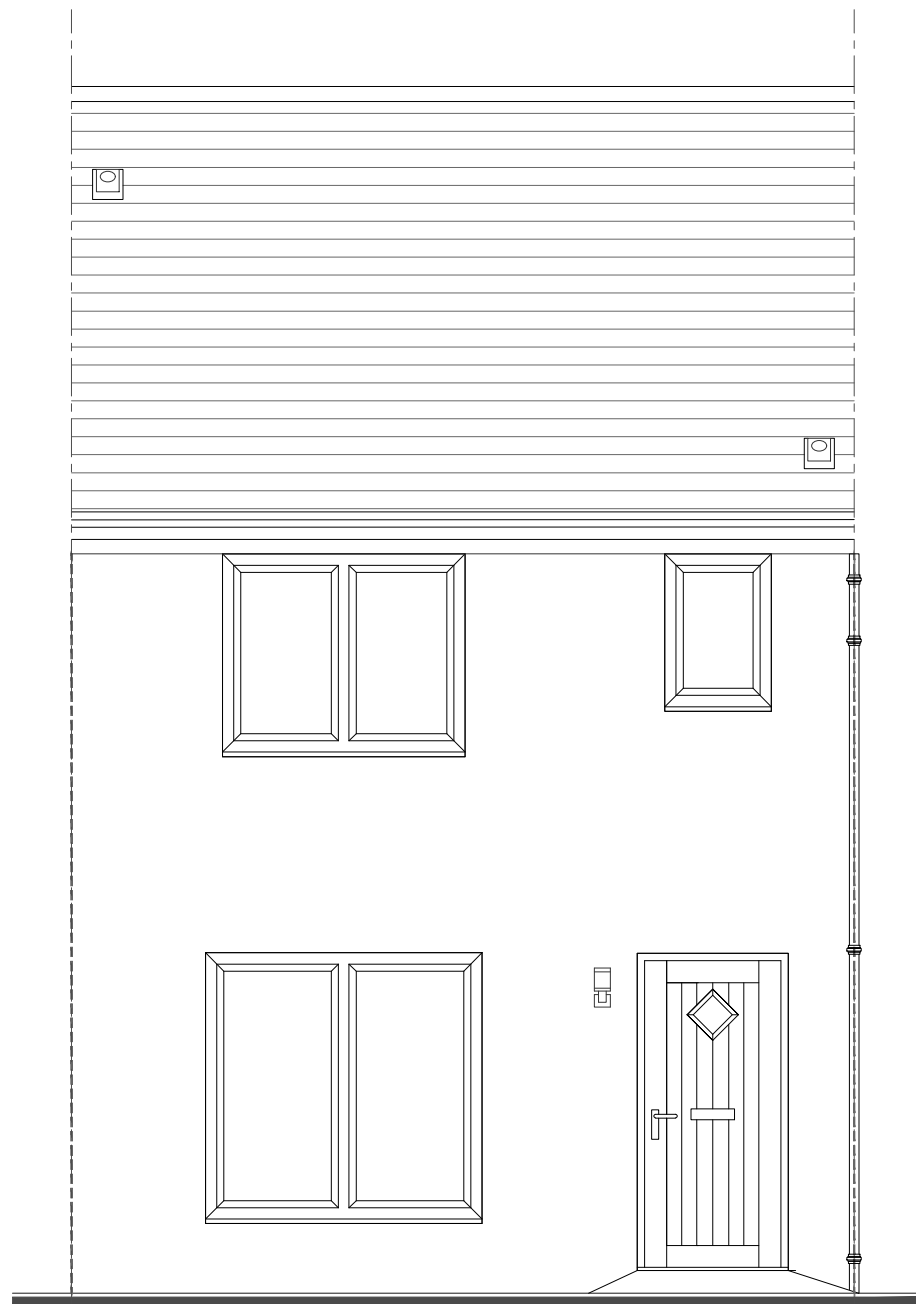
Scale: 1:100	Date: Sept 18	Drawn: GBR
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House Name:  
**ALEXANDER 18 (ET)**

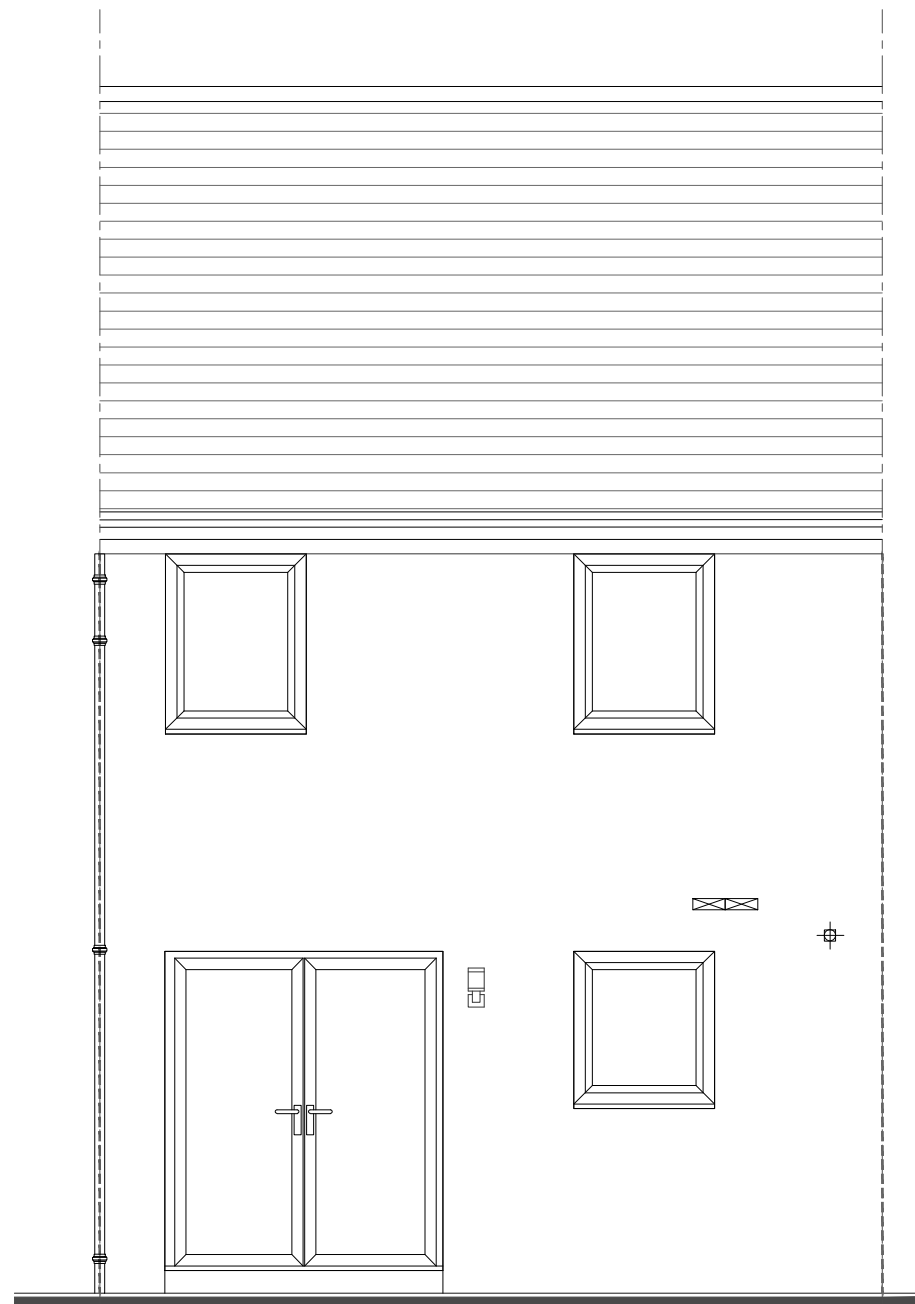
APPROVED ARTISTRY RANGE 18

Drawing No: <b>18-AL-B-12 (ET)</b>	Rev:
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Front Elevation



Rear Elevation

**GENERAL NOTES:**

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No.	Revision	Date	By



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 Email: info@robertson.co.uk

www.robertsonhomes.co.uk

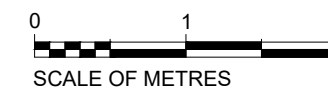
Drawing Title:  
**Planning Elevations**  
 All Divisions

Scale: 1:50	Date: Sept 18	Drawn: GBR
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House Name:  
**ALEXANDER 18 (MT)**

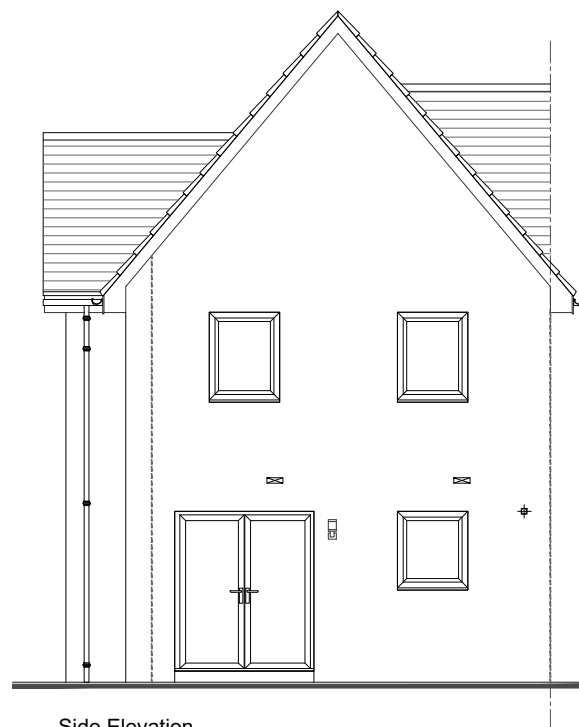
APPROVED ARTISTRY RANGE 18

Drawing No: 18-AL-B-12 (MT)	Rev: -
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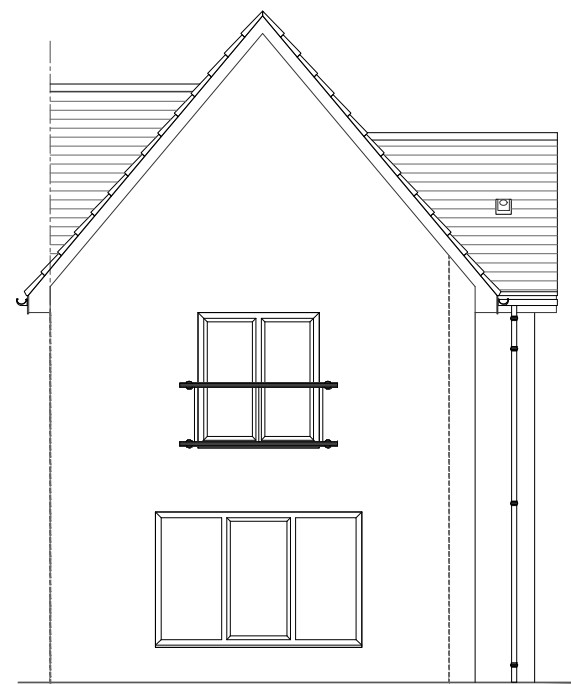




Front Elevation



Side Elevation



Side Elevation

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No.	Revision	Date	By
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 Tel: 01786 431600 Fax: 01786 431650  
 Email: info@robertson.co.uk

www.robertsonhomes.co.uk

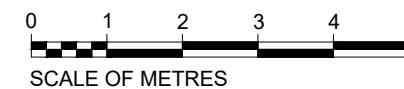
Drawing Title:  
**Planning Elevations**  
 All Divisions

Scale: 1:100	Date: Aug 18	Drawn: GBR
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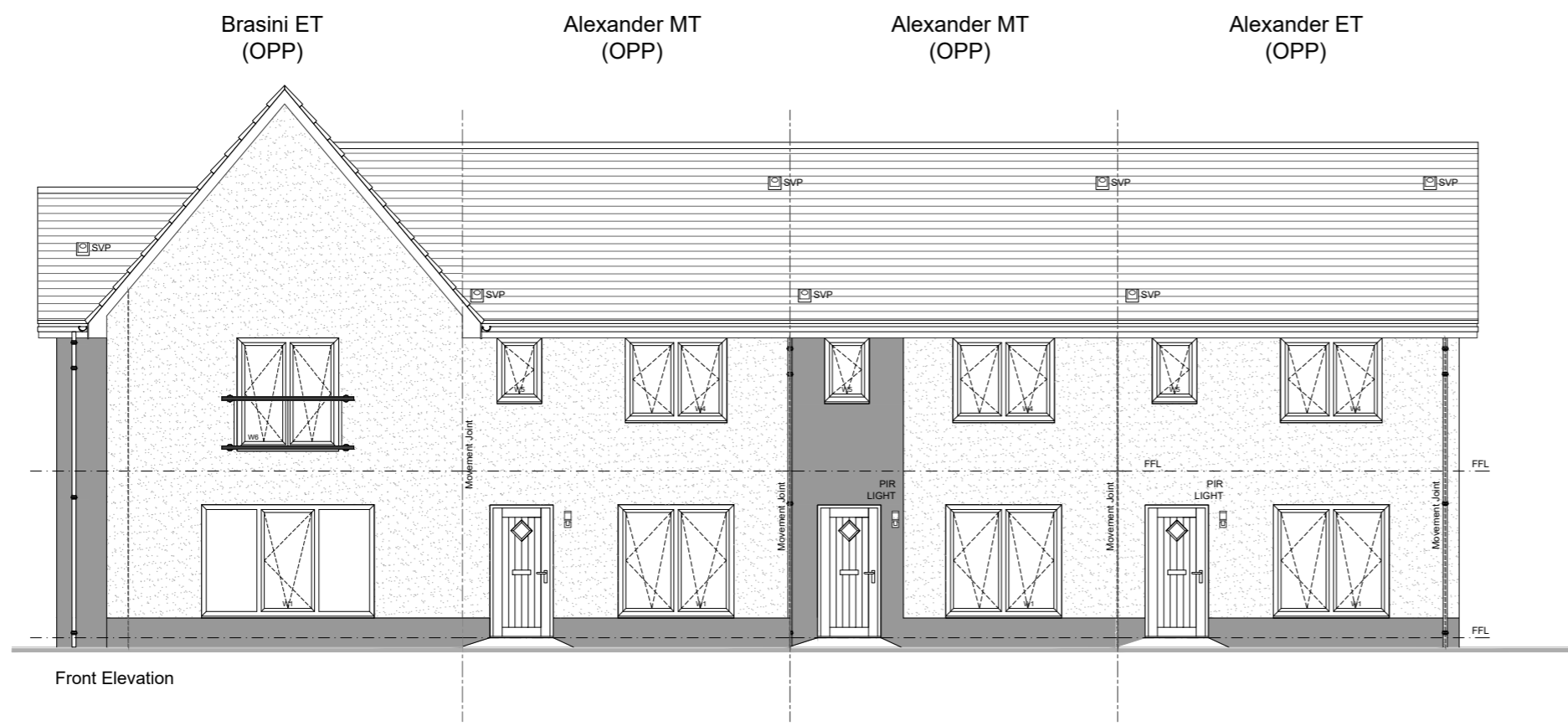
House Name:  
**BRASINI BASE 18**

APPROVED ARTISTRY RANGE 18

Drawing No: 18-BR-B-12	Rev: -
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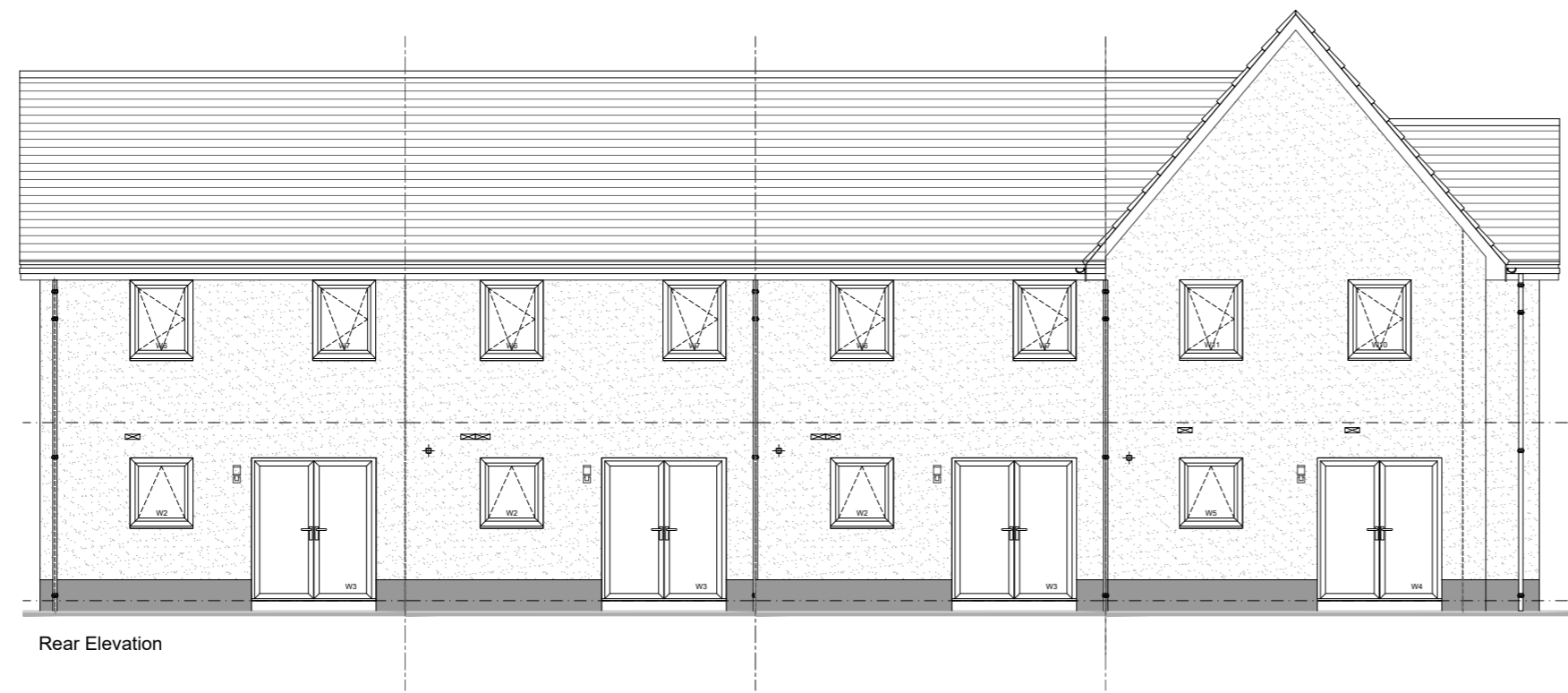






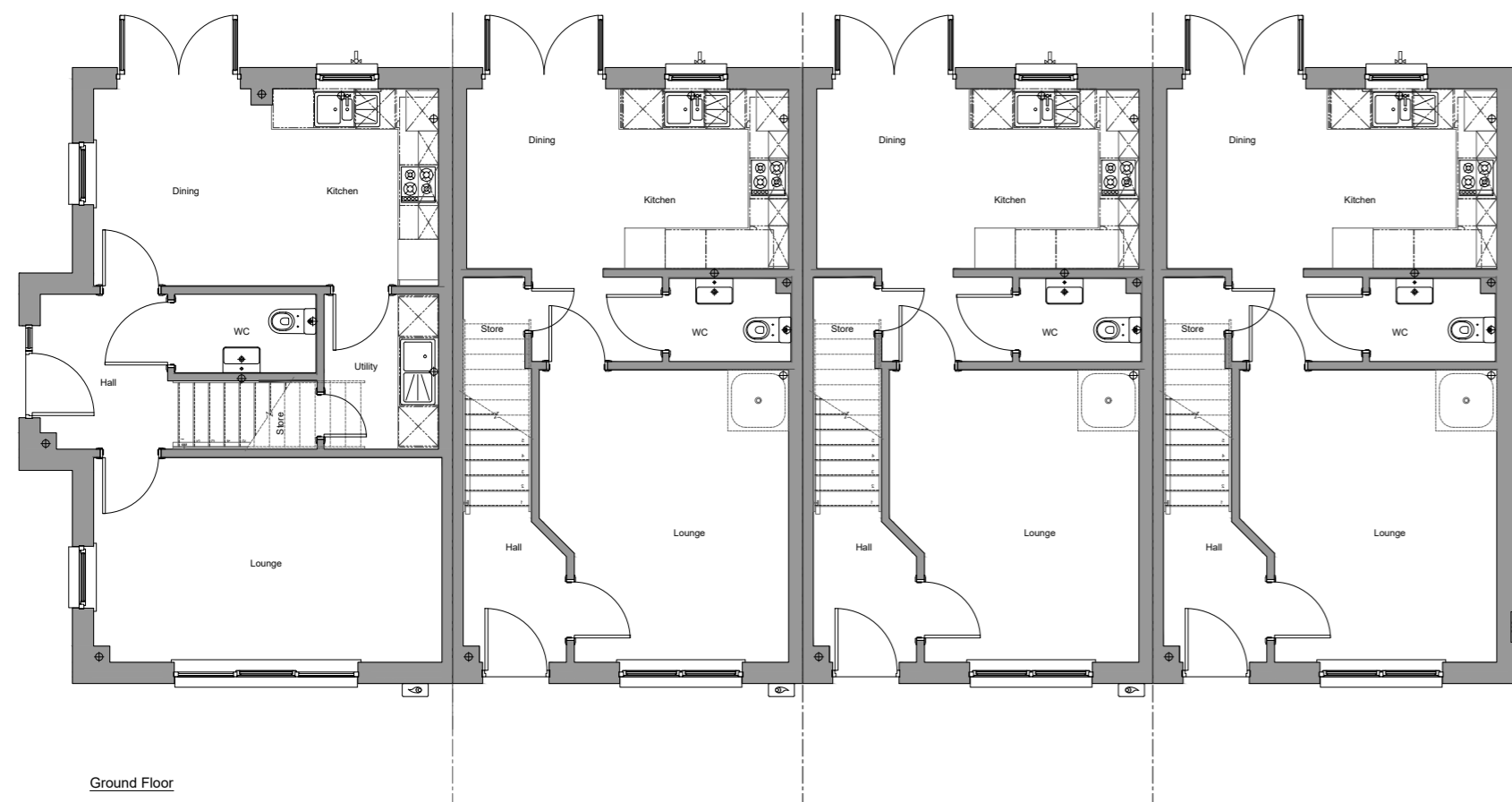
Front Elevation

Side Elevation

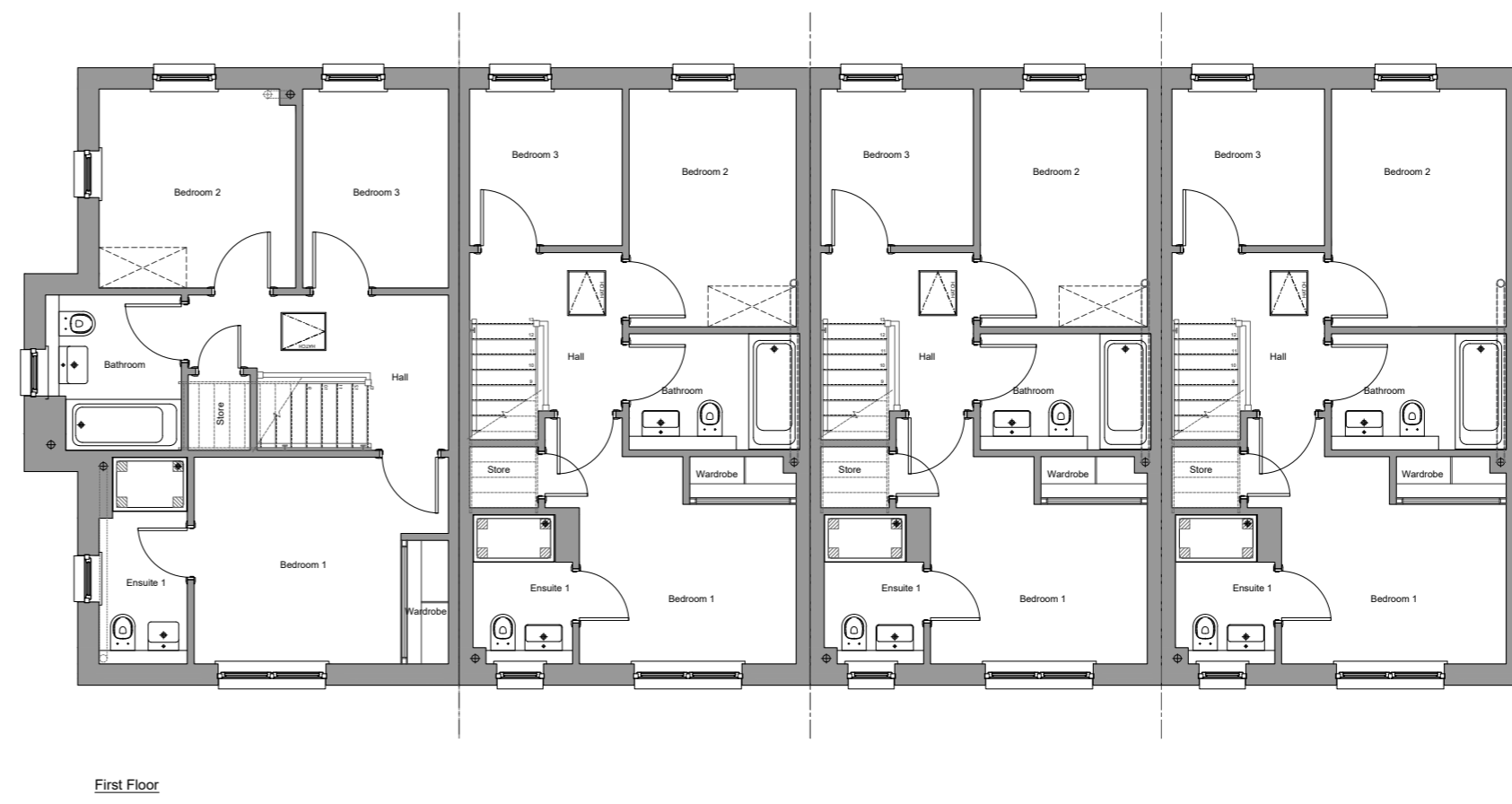


Rear Elevation

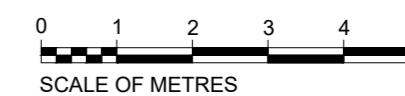
Side Elevation



Ground Floor



First Floor



No.	Revision	Date	By

**ROBERTSON**  
HOMES

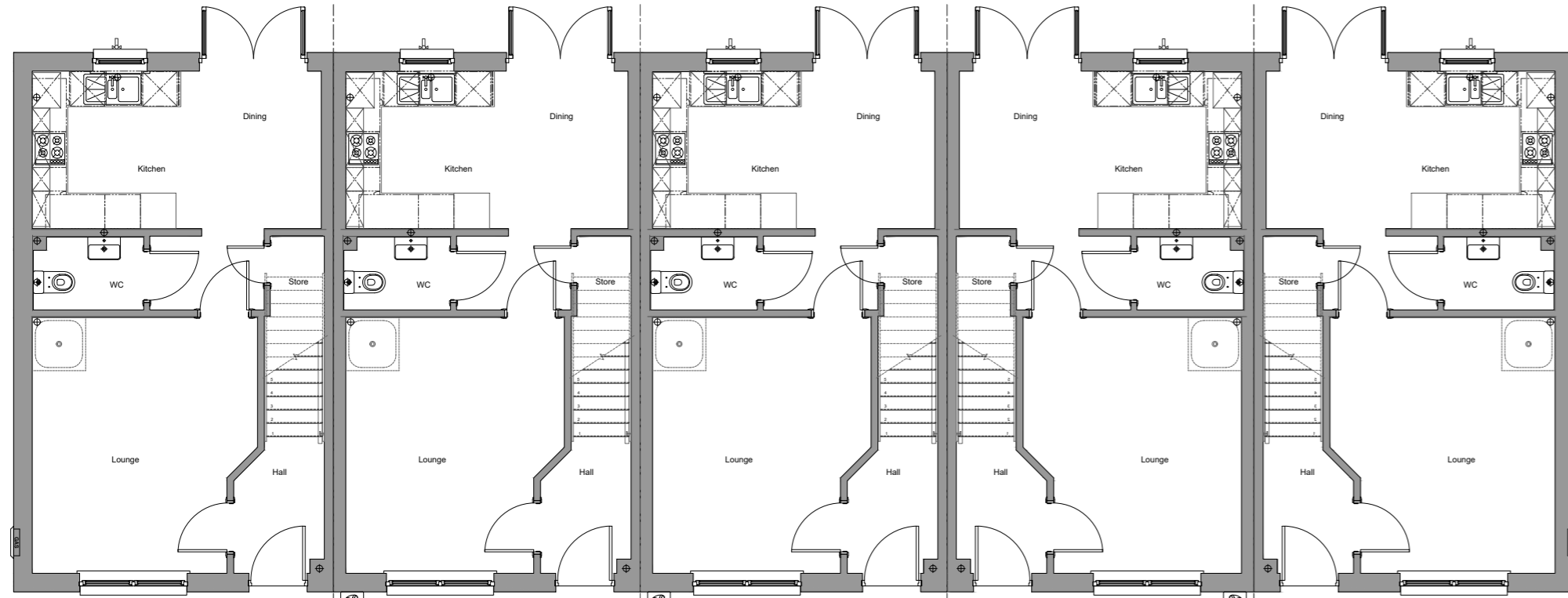
Robertson House, Castle Business Park, Stirling FK9 4TZ  
Tel: 01786 431600 Fax: 01786 431650  
Email: info@robertson.co.uk  
www.robertsonhomes.co.uk

Project Title:  
**SITE 7  
WESTERCRAIGS  
INVERNESS**

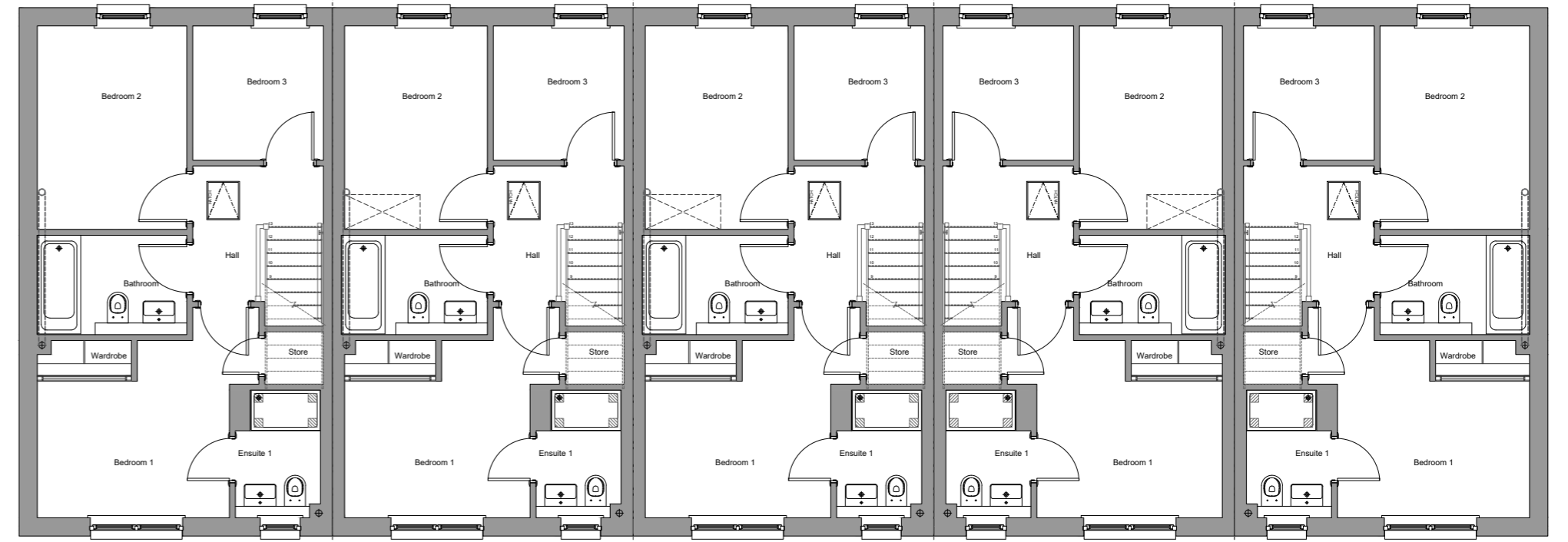
Drawing Title:  
**TERRACE 1 - PLOTS 37-40  
COMPOSITE FLOOR PLANS  
AND ELEVATIONS**

Scale: 1:100@A2	Date: JULY 21
Drawn: AS	Checked: AS

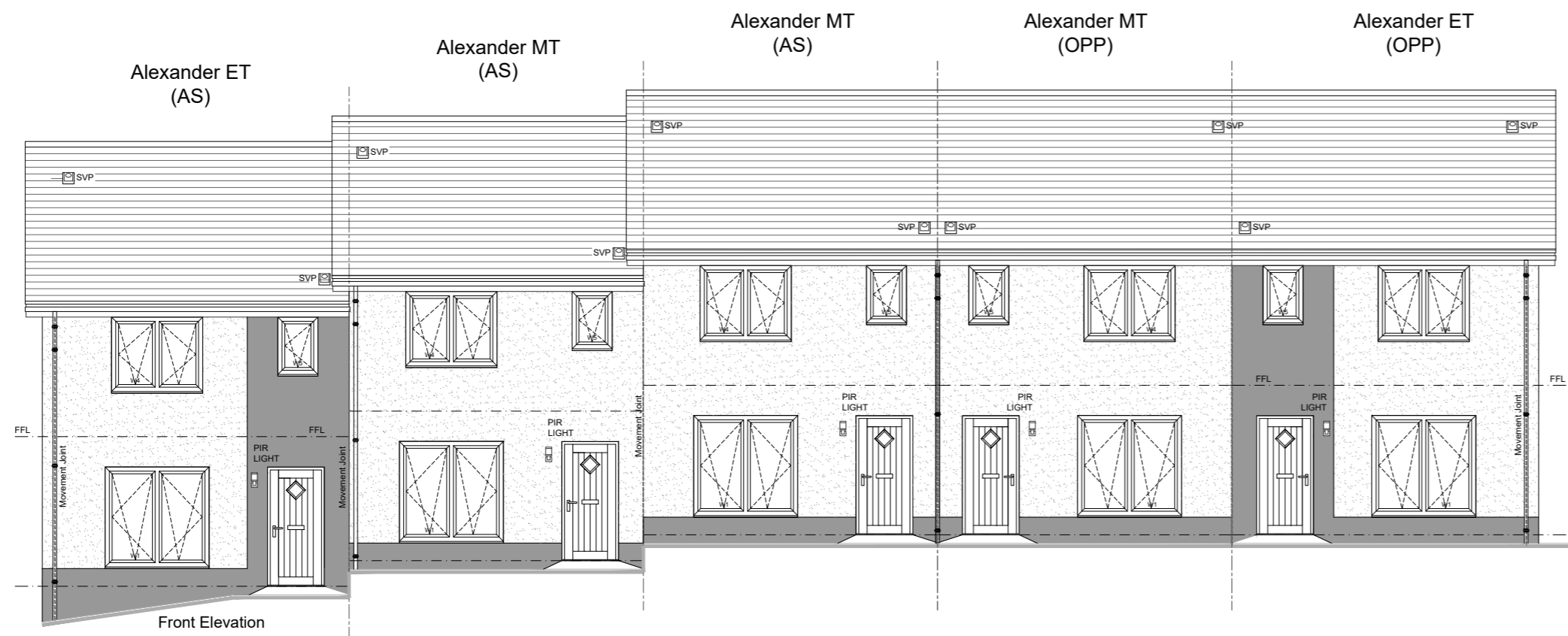
Drawing No. WC7-BLK1-001	Rev: ~
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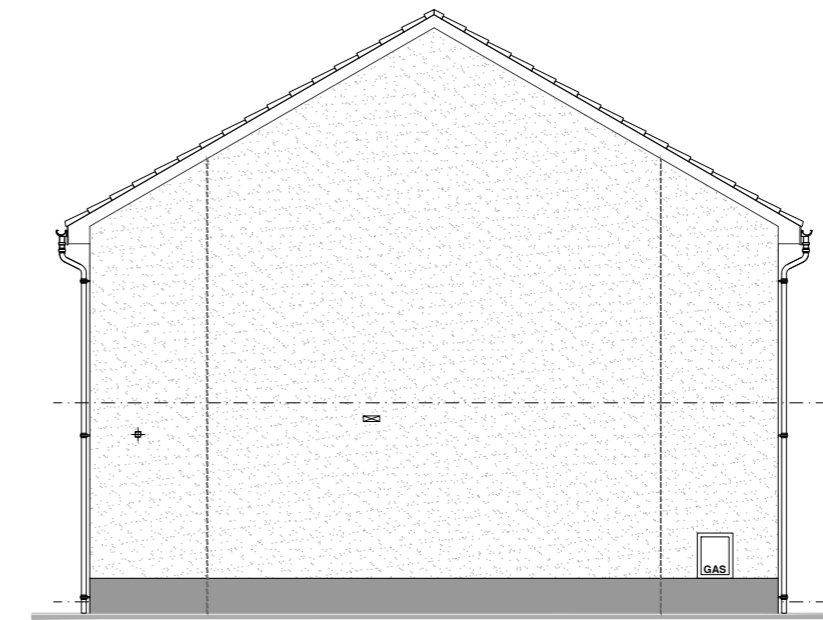
Ground Floor



First Floor



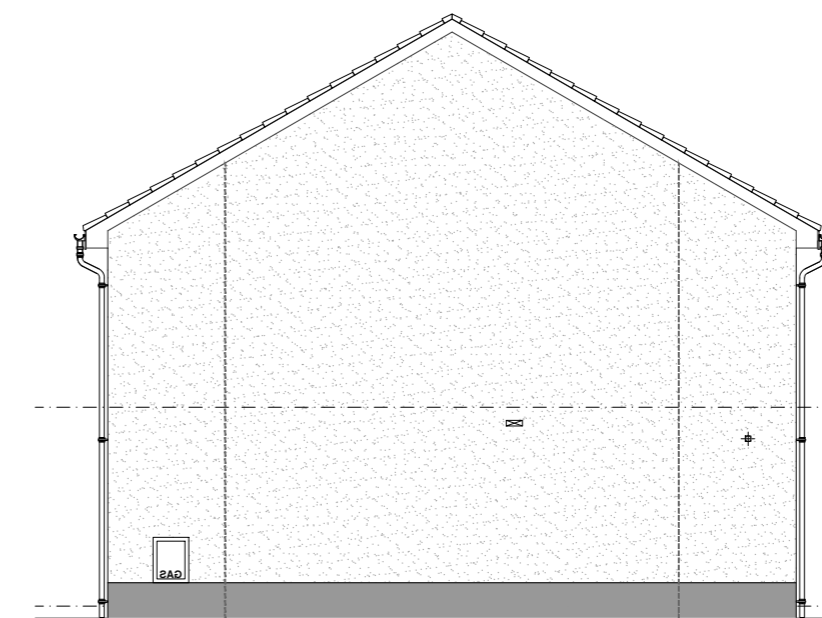
Front Elevation



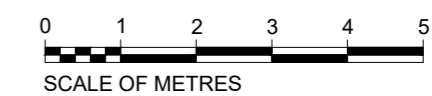
Side Elevation



Rear Elevation



Side Elevation



No.	Revision	Date	By

**ROBERTSON**  
HOMES

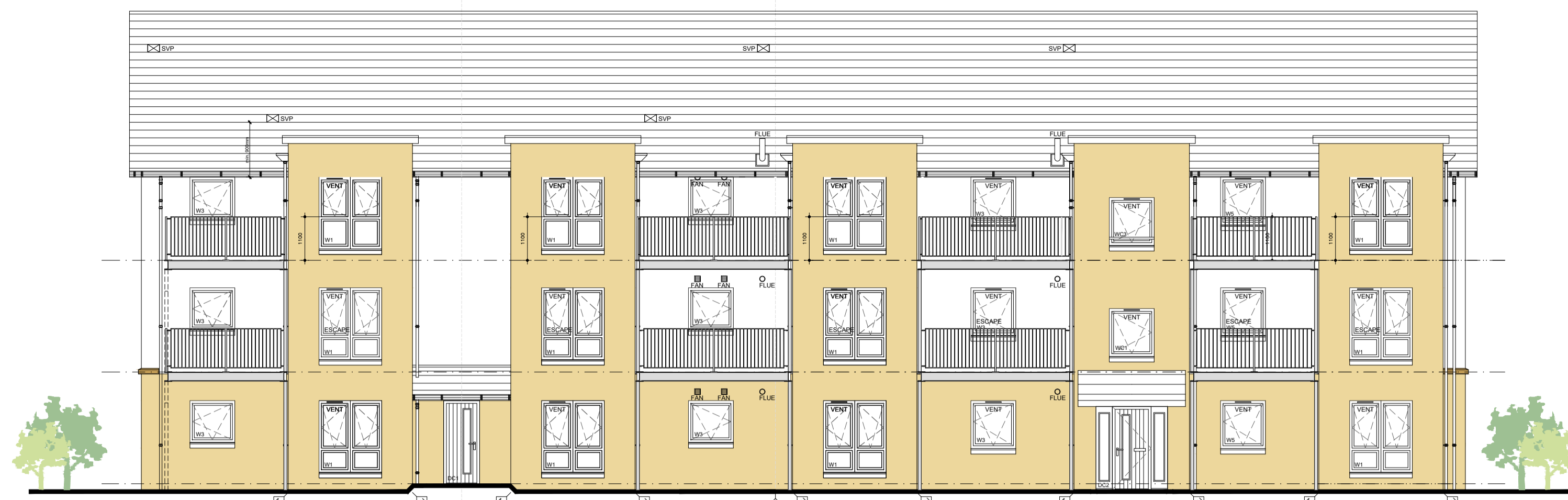
Robertson House, Castle Business Park, Stirling FK9 4TZ  
Tel: 01786 431600 Fax: 01786 431650  
Email: info@robertson.co.uk  
www.robertsonhomes.co.uk

Project Title:  
**SITE 7  
WESTERCRAIGS  
INVERNESS**

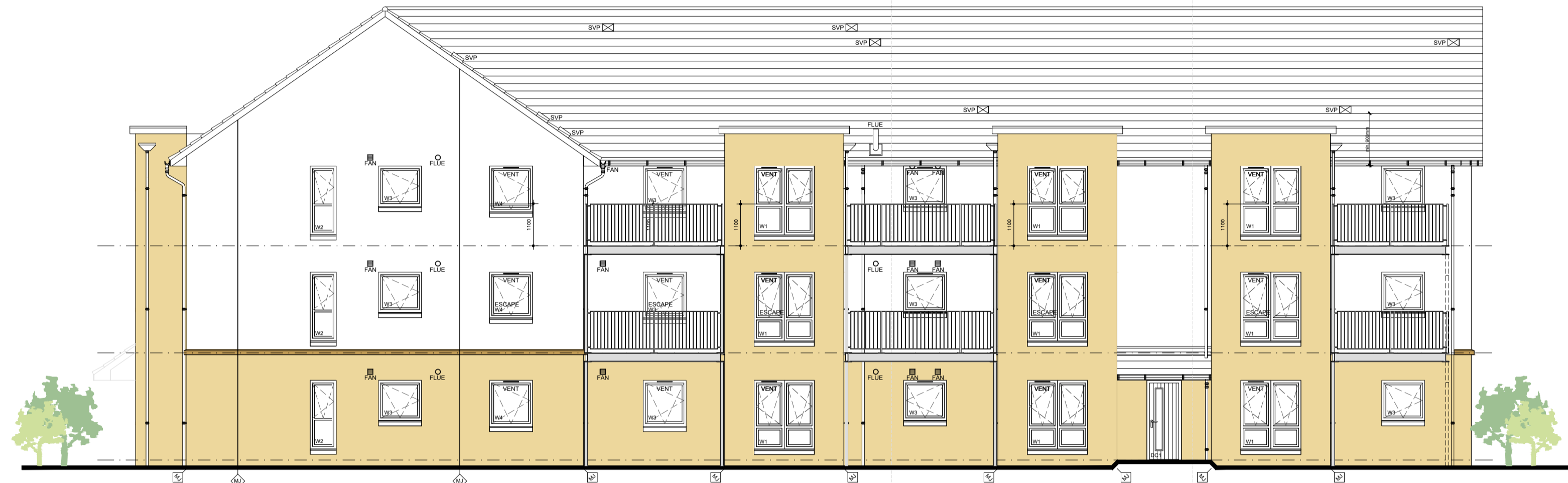
Drawing Title:  
**TERRACE 2 - PLOTS 41-45  
COMPOSITE FLOOR PLANS  
AND ELEVATIONS**

Scale: 1:100@A2	Date: JULY 21
Drawn: AS	Checked: AS

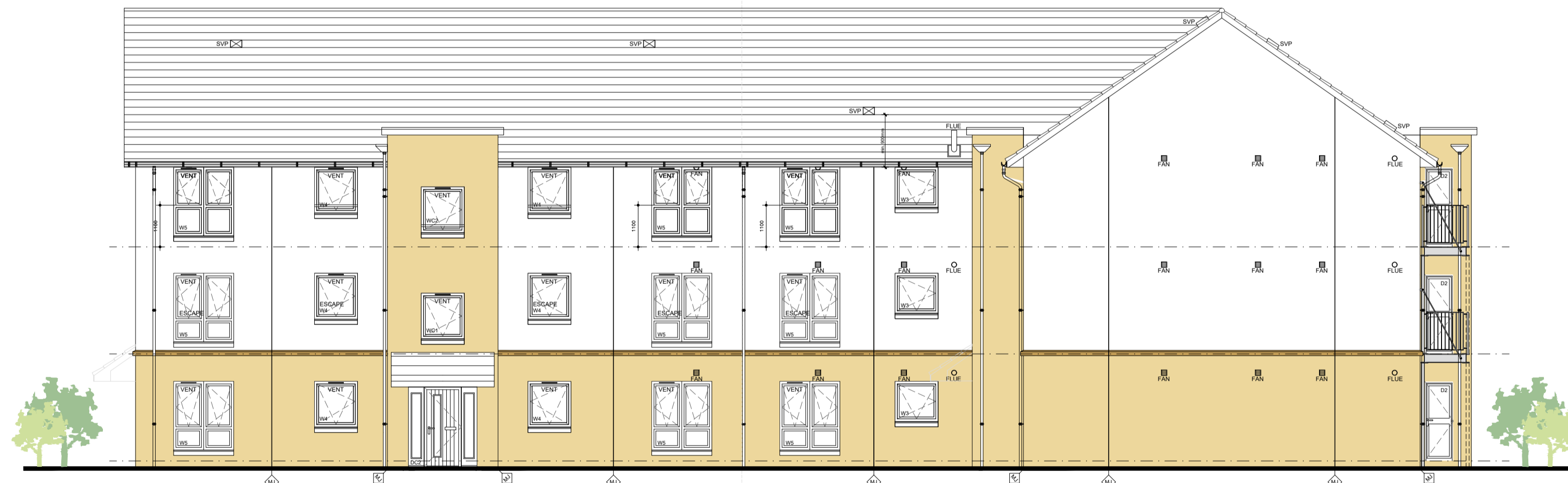
Drawing No. <b>WC7-BLK2-001</b>	Rev: ~
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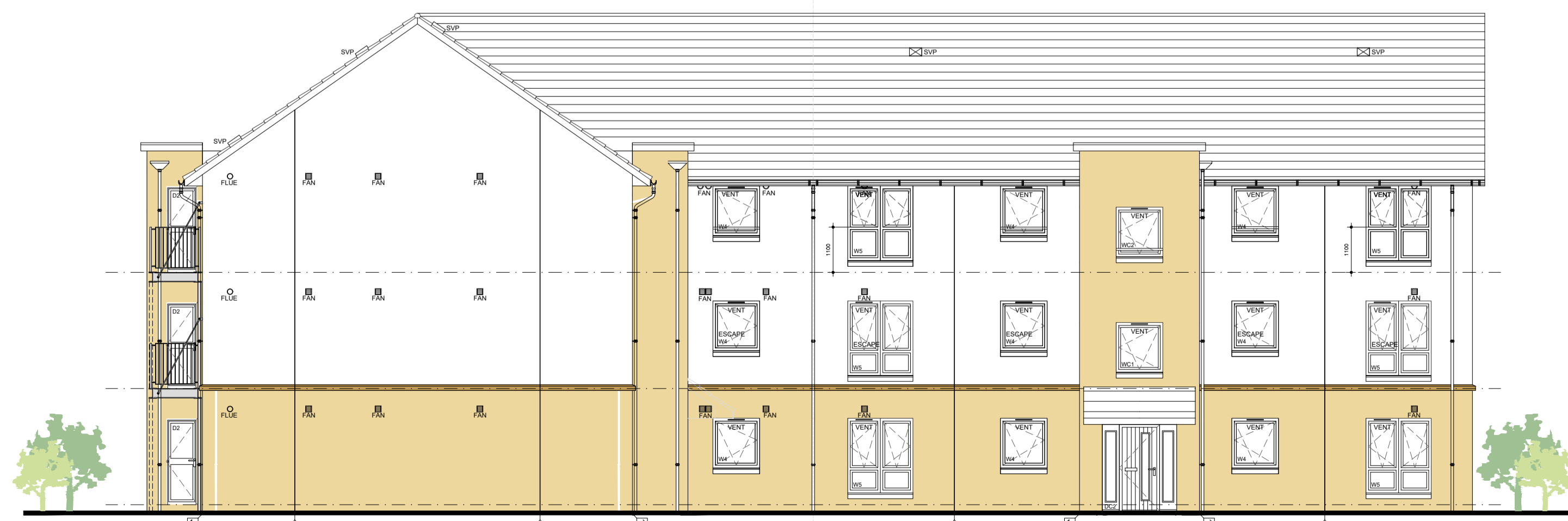
Elevation 1



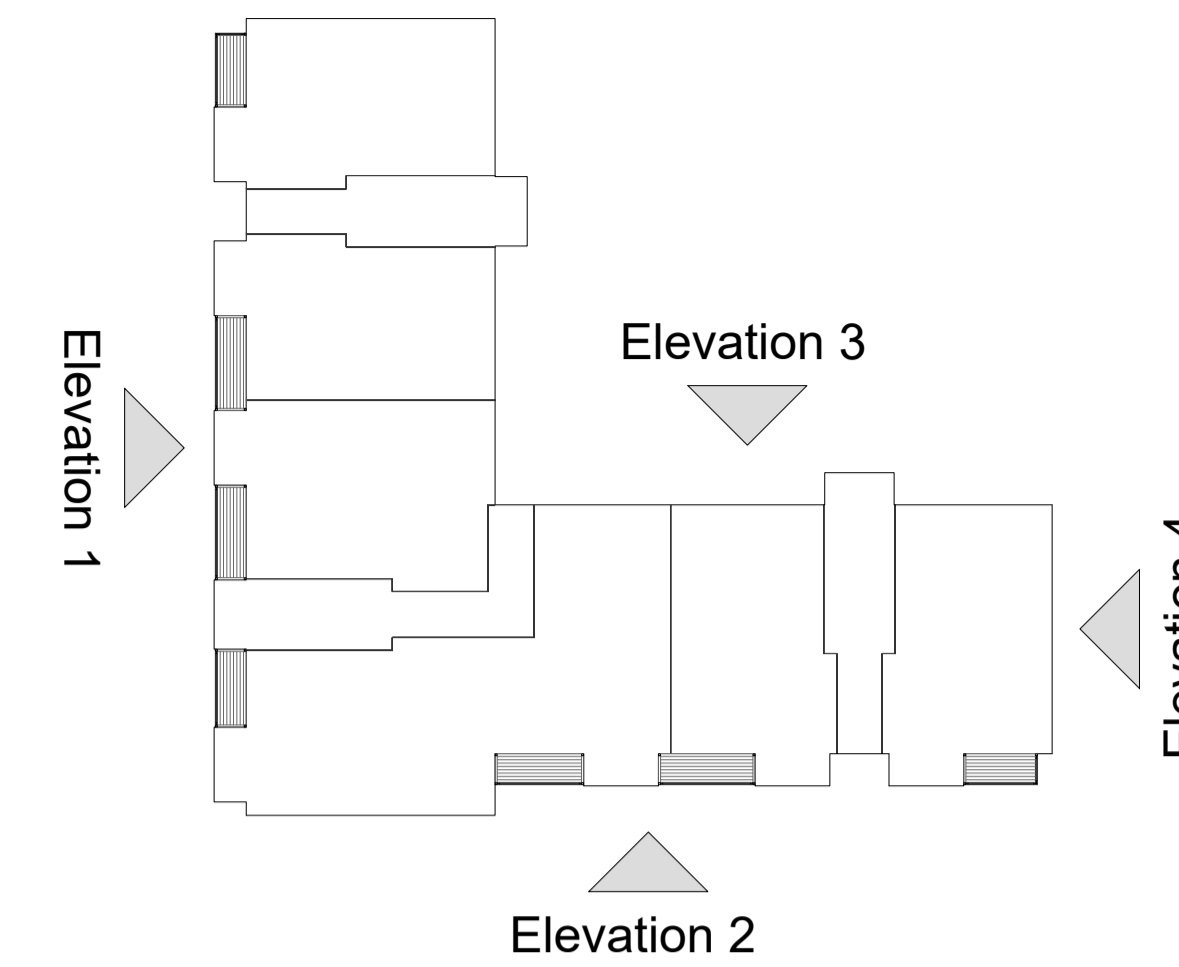
Elevation 2



Elevation 3



Elevation 4



**GENERAL NOTES:**

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B	Juliet balconies removed. Projecting balconies extended full width at recesses. Precast string course added at 1st Floor.	Mar 22	JM
A	Extract fan termination points reduced.	Nov 21	JM

No.	Revision	Date	By
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 Tel: 01786 431600 Fax: 01786 431650  
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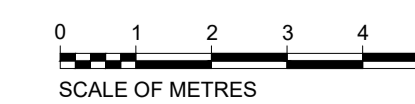
Drawing Title:  
**ELEVATIONS - BLOCK 1&3**

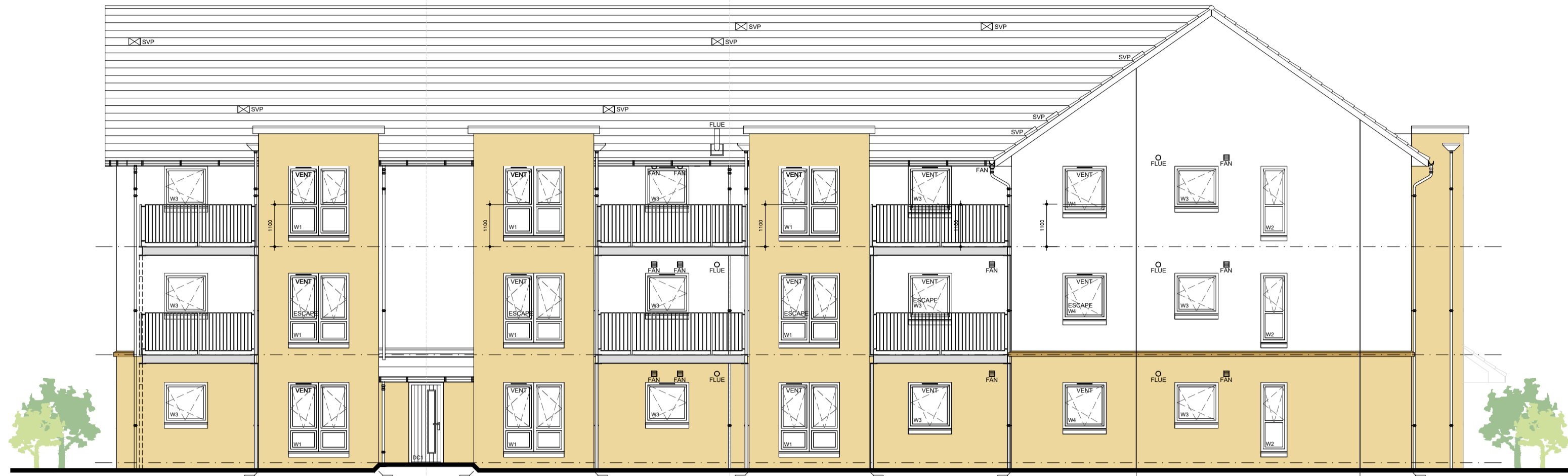
Scale: 1:100@A1	Date: Jul 21	Drawn: GBR
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House Name:  
**WESTERCRAIGS FLATS**

**TYPES A, B, C, D & E**

Drawing No: <b>WC78/400/001</b>	Rev: <b>B</b>
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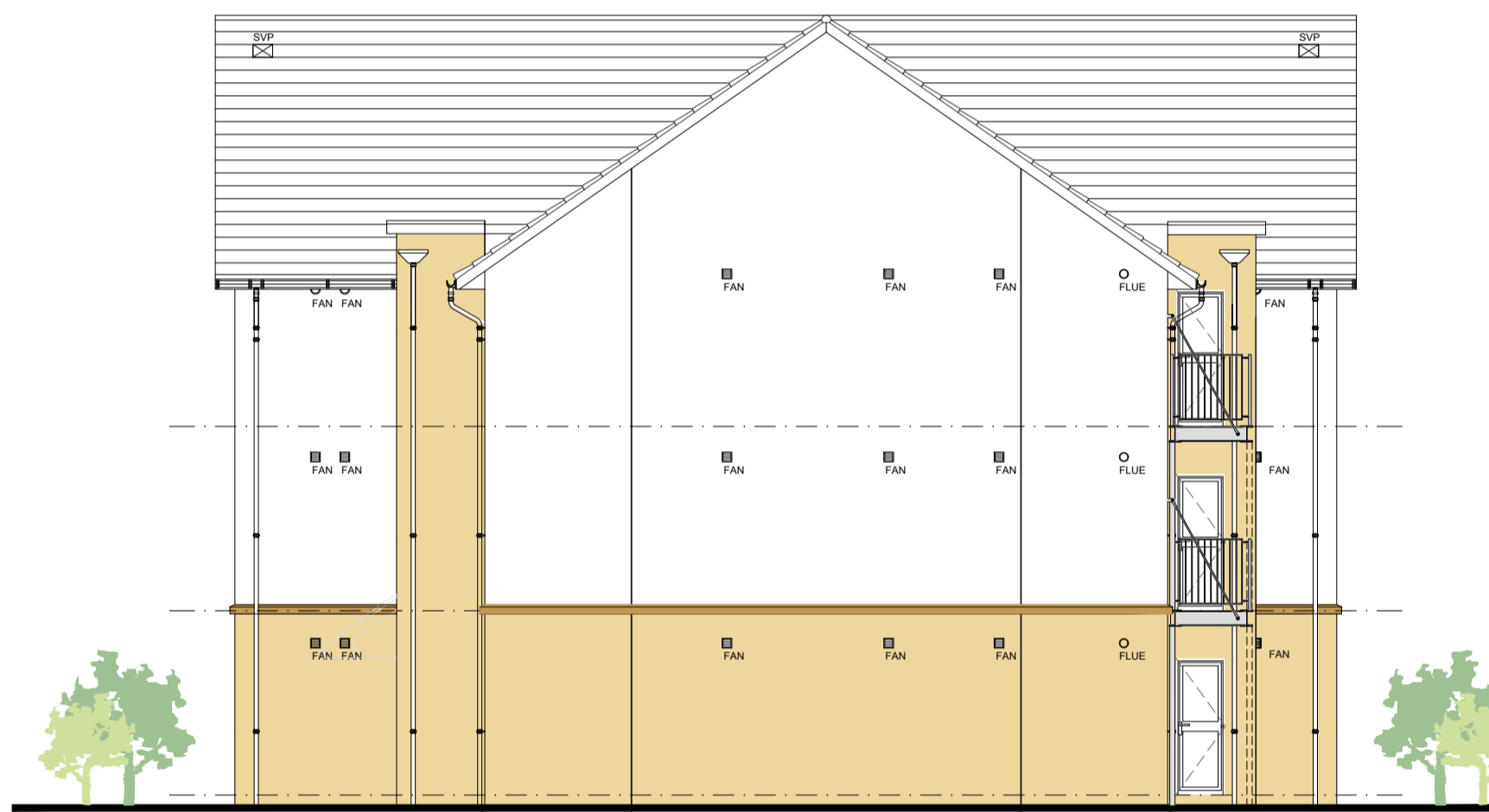




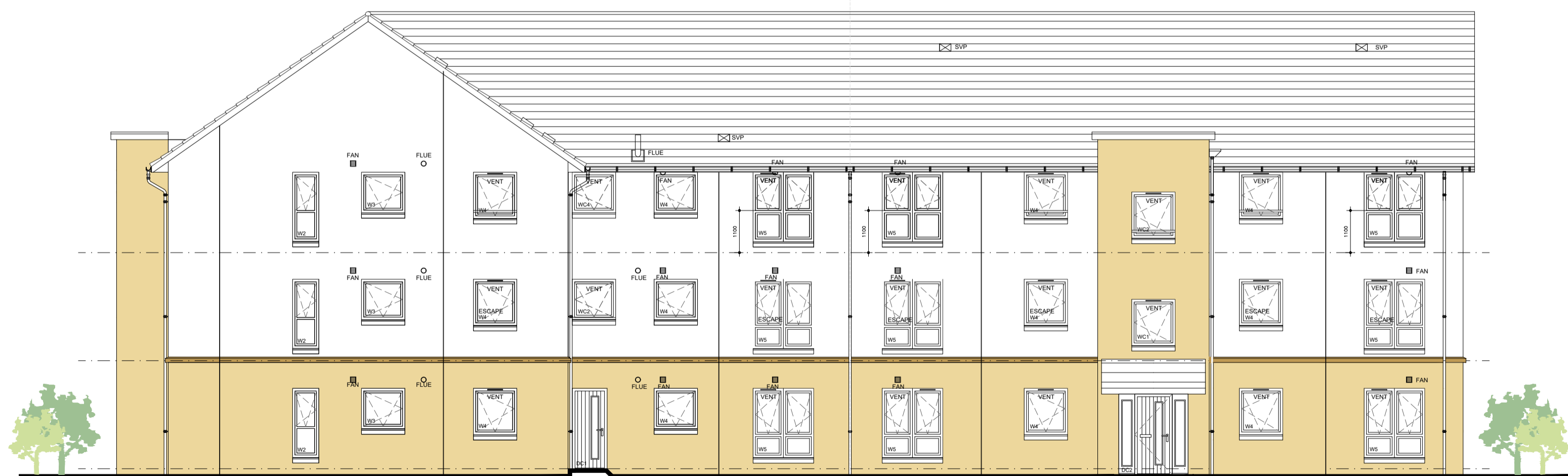
Elevation 1 - to Foresters Way



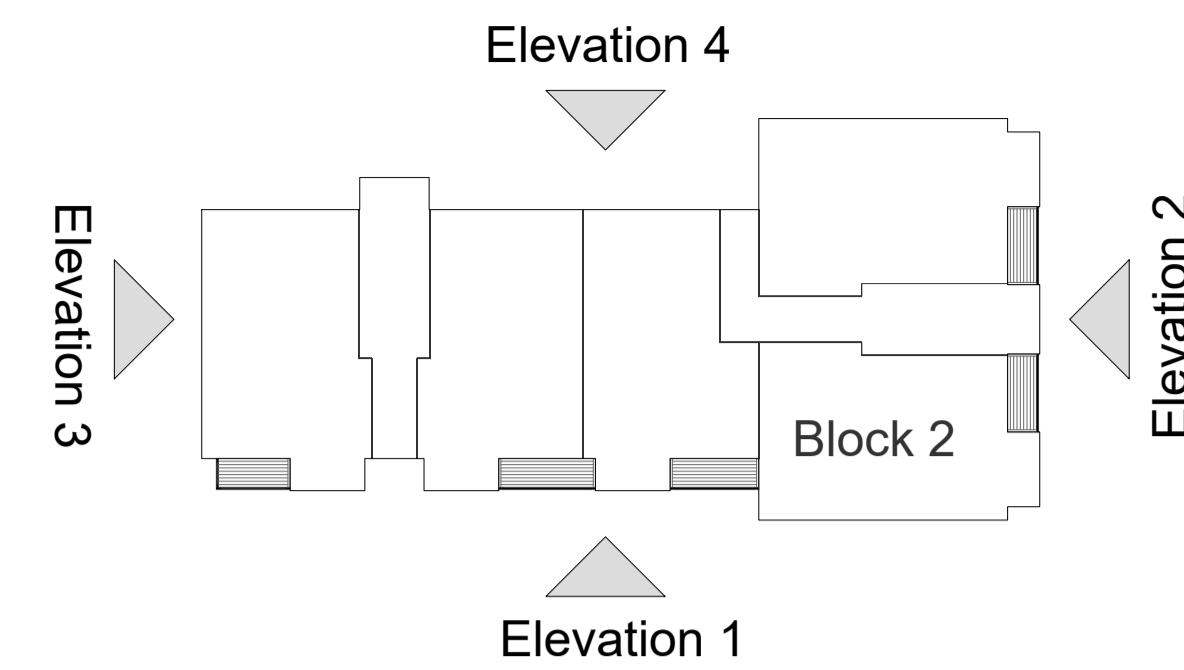
Elevation 2 - to Open Space / Playpark



Elevation 3 - Facing Block 1



Elevation 4 - to Rear Parking Court



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No.	Revision	Date	By
B	Juliet balconies removed. Projecting balconies extended full width at recesses. Precast string course added at 1st Floor.	Mar 22	JM
A	Extract fan termination points reduced.	Nov 21	JM



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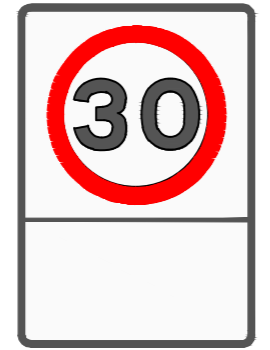
Drawing Title:  
**ELEVATIONS - BLOCK 2**

Scale: 1:100@A1 Date: Jul 21 Drawn: GBR

House Name:  
**WESTERCRAIGS FLATS**

**TYPES A, B, C & D**

Drawing No: WC78/400/003	Rev: B
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Scheme Reference: RS1			Scheme Reference: RS2		
Sign Reference	674		Sign Reference	675 A	
Height	780mm		Height	870mm	
Width	600mm		Width	600mm	
Area *	0.468sq.m		Area *	0.529sq.m	
Material	Class RA2		Material	Class Ref 2 RA2	
Mount Height	2300		Mount Height	2300mm	
* Area reduced for rounded corners.			* Area reduced for rounded corners.		

POST(S) & FOUNDATIONS		
Mounting Height	2300mm	
Number	1	
Size	76.1x3.2CHS	
Length	3830mm	
Centres	N/A	
Illumination	No	
Bases	Individual	
Base Width	1250mm	
Base Length	1250mm	
Base Depth	600mm	
Base Vol. o/a	0.94cu.m	
Earth Cover	150mm	

POST(S) & FOUNDATIONS		
Mounting Height	2300mm	
Number	1	
Size	76.1x3.2CHS	
Length	3920mm	
Centres	N/A	
Illumination	No	
Bases	Individual	
Base Width	1250mm	
Base Length	1250mm	
Base Depth	600mm	
Base Vol. o/a	0.94cu.m	
Earth Cover	150mm	

Proposed Lining Schedule				
Diagram	Length of Line	Length of Gap	Width of Line	Colour
1003	600	300	200	White
1004	4000	2000	100	White
1008	2000	4000	100	White
1009	600	300	100	White
1023	3750	N/A	N/A	White
1062	1500	N/A	750	White
1032	600	600	50	White

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

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

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

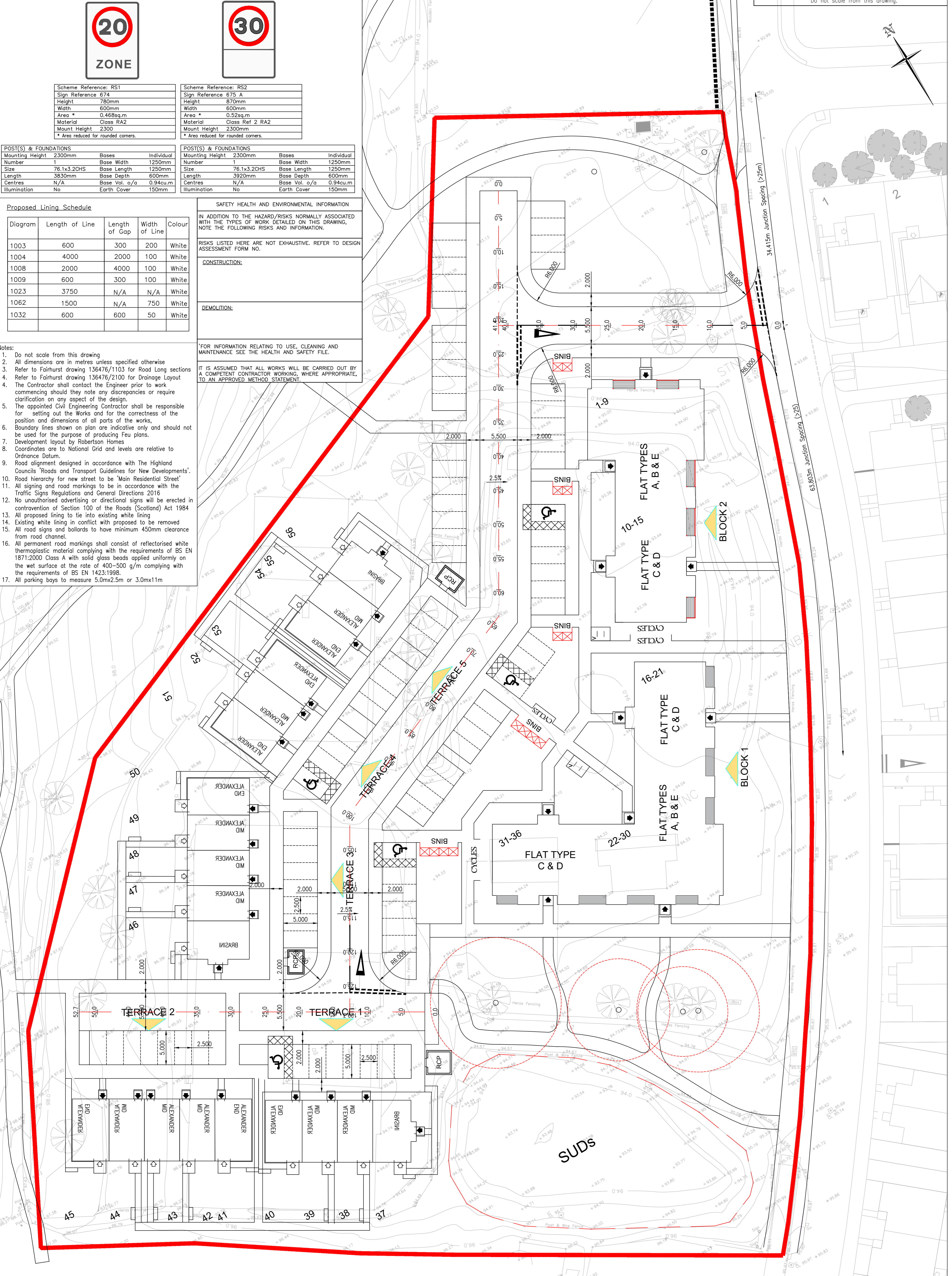
**CONSTRUCTION:**

**DEMOLITION:**

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

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

- Notes:
1. Do not scale from this drawing
  2. All dimensions are in metres unless specified otherwise
  3. Refer to Fairhurst drawing 136476/1103 for Road Long sections
  4. Refer to Fairhurst drawing 136476/2100 for Drainage Layout
  5. The Contractor shall contact the Engineer prior to work commencing should they note any discrepancies or require clarification on any aspect of the design.
  6. The appointed Civil Engineering Contractor shall be responsible for setting out the works and for the correctness of the position and dimensions of all parts of the works.
  7. Boundary lines shown on plan are indicative only and should not be used for the purpose of producing Feu plans.
  8. Development layout by Robertson Homes
  9. Coordinates are to National Grid and levels are relative to Ordnance Datum.
  10. Road alignment designed in accordance with The Highland Councils' Roads and Transport Guidelines for New Developments'.
  11. Road hierarchy for new street to be 'Main Residential Street'
  12. All signing and road markings to be in accordance with the Traffic Signs Regulations and General Directions 2016
  13. No unauthorised advertising or directional signs will be erected in contravention of Section 100 of the Roads (Scotland) Act 1984
  14. All proposed lining to tie into existing white lining
  15. Existing white lining in conflict with proposed to be removed
  16. All road signs and bollards to have minimum 450mm clearance from road channel.
  17. All permanent road markings shall consist of reflectorised white thermoplastic material complying with the requirements of BS EN 1871:2000 Class A with solid glass beads applied uniformly on the wet surface at the rate of 400-500 g/m complying with the requirements of BS EN 1423:1998.
  18. All parking bays to measure 5.0mx2.5m or 3.0mx11m



Rev.	Date	Description	Drawn	Checked	Approved
E	12/04/22	ARCHITECTS LAYOUT AMENDED	SWM	JP	ARM
D	29/03/22	ARCHITECTS LAYOUT REVISED	JP	DE	DE
C	23/09/21	MC03 TEXT ADDED TO LAYOUT & RELOCATED BUS SHELTER ADDED	RMS	JP	DE
B	10/09/21	DRAWING AMENDED TO TENDER	RMS	JP	DE
A	16/07/21	DRAWING UPDATED	RMS	JP	DE

Notes:

Key:

- Site Boundary
- Proposed Road Sign
- Proposed Street Name Plate
- Proposed Tactile Paving



Client: WESTERCRAIGS SITE 7&8

Project Title: ROAD LAYOUT

Scale at A1: 1:250

Drawn: JP

Date: 01/07/21

Drawing No.: 136476/1101

**FAIRHURST**

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

Scale at A1: 1:250

Status: For Approval

Drawn: JP

Date: 01/07/21

Checked: DE

Date: 01/07/2021

Approved: DE

Date: 01/07/2021

Revision: E

Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

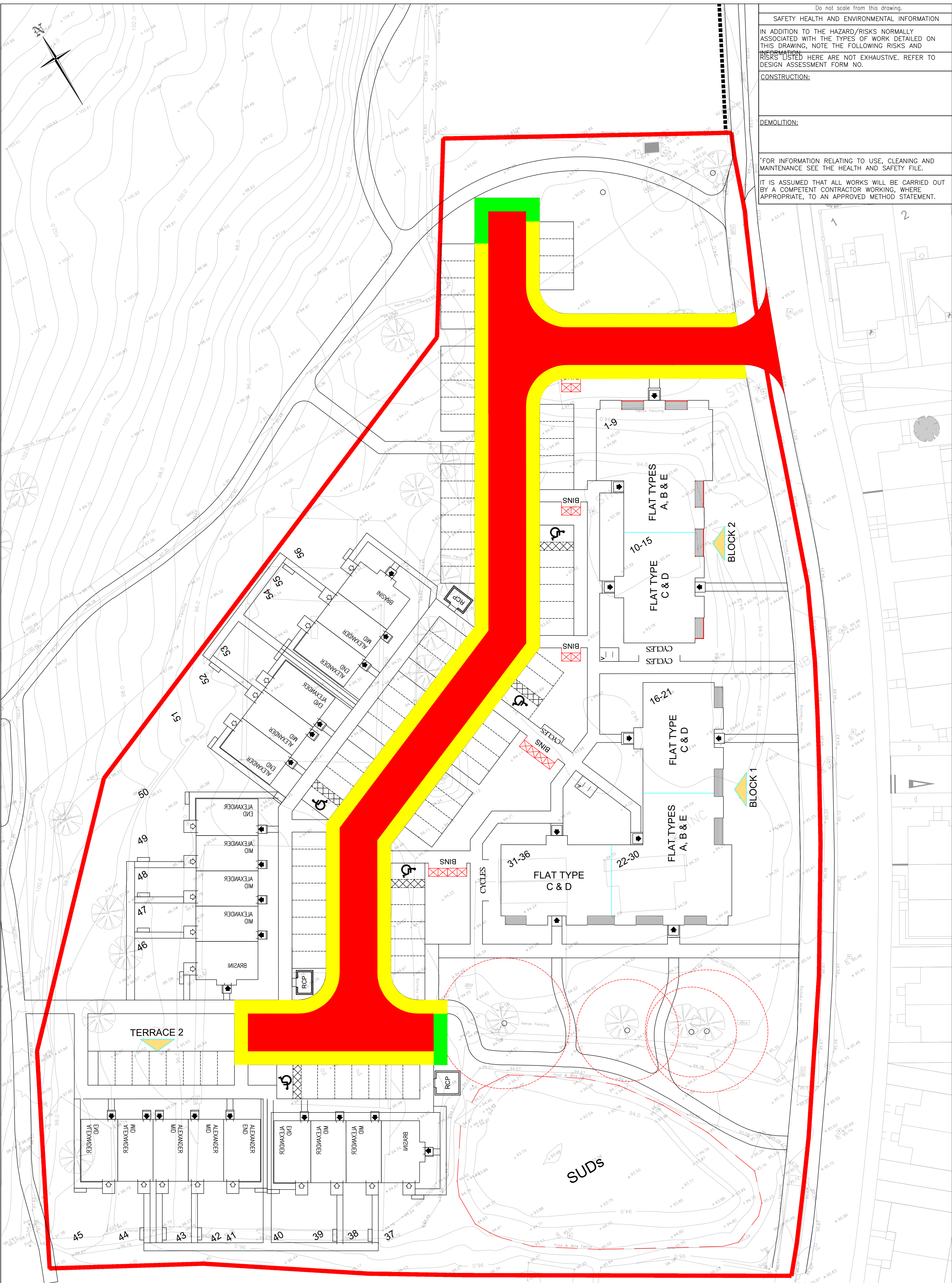
IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION:  
RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

**CONSTRUCTION:**

**DEMOLITION:**

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

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



Rev.	Date	Description	Drawn	Checked	Approved
D	12/04/22	ARCHITECTS LAYOUT AMENDED	SWM	JP	ARM
C	29/03/22	ARCHITECTS LAYOUT AMENDED	JP	DE	DE
B	16/02/22	SERVICE STRIP ADDED	JP	DE	DE
A	29/07/21	ARCHITECTS LAYOUT UPDATED, AREAS AMENDED TO SUIT	RMS	JP	DE

**Notes:**  
 1. All dimensions are in metres unless specified otherwise  
 2. Do not scale from this drawing

**Key:**  
■ Roads to be Adopted  
■ Footpaths to be Adopted  
■ Verge to be Adopted



Client: WESTERCRAIGS SITE 7&8  
 Project Title: WESTERCRAIGS SITE 7&8  
 Drawing Title: ADOPTION AREAS

**FAIRHURST**  
 Etive House,  
 Beechwood Business Park, INVERNESS, IV2 3BW  
 Tel: 01463 724 544 Fax: 0844 381 4412

Scale at A1: 1:250  
 Status: For Approval

Drawn: JP  
 Checked: DE  
 Date: 01/07/21

Approved: DE  
 Date: 01/07/21

Drawing No.: 136476/1102  
 Revision: D

Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION:  
RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

**CONSTRUCTION:**

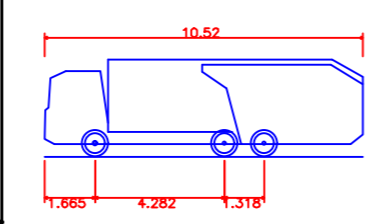
**DEMOLITION:**

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

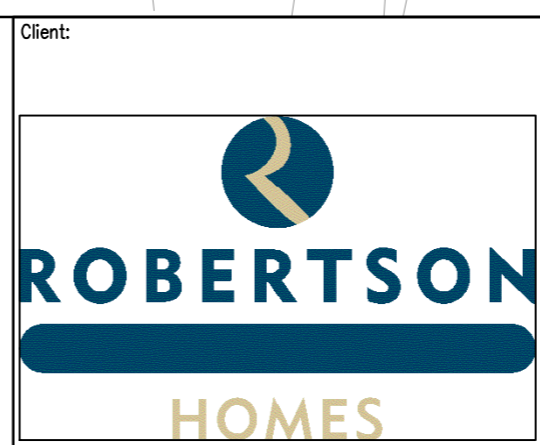
IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.



- Notes:
- All dimensions are in metres unless specified otherwise
  - Do not scale from this drawing



Phoenix 2-23W (with Elite 2 6x2ML chassis)  
 Overall Length 10.520m  
 Overall Width 2.300m  
 Overall Height 2.211m  
 Min. Body Ground Clearance 2.530m  
 Track Width 1.600m  
 Lock to lock time 10.250m  
 Kerb to Kerb Turning Radius



Client:  
WESTERCRAIGS  
SITE 7&8

Drawing Title:  
AUTO TACKS



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

Scale at A1: 1:250  
Status: For Approval

Drawn: JP  
Checked: DE  
Date: 01/07/21

Approved: DE  
Date: 01/07/21

Revision:  
136476/1105 C

Rev.	Date	Description	Drawn	Checked	Approved
B	29/03/22	ARCHITECTS LAYOUT AMENDED	JP	DE	DE
A	16/02/22	ARCHITECTS LAYOUT UPDATED, TRACKS AMENDED	JP	DE	DE

Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION:  
RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

**CONSTRUCTION:**

**DEMOLITION:**

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

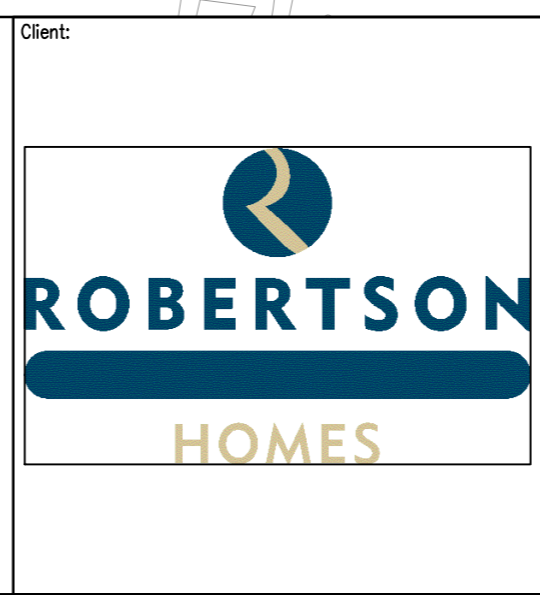
IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.



Rev.	Date	Description	Drawn	Checked	Approved
D	12/04/22	ARCHITECTS LAYOUT AMENDED	SWM	JP	ARM
C	29/03/22	ARCHITECTS LAYOUT UPDATED	JP	DE	DE
B	16/02/22	ARCHITECTS LAYOUT UPDATED. VISI SPLAYS AMENDED AS PER THC COMMENTS	JP	DE	DE
A	12/10/21	TREES REMOVED FROM WITHIN VIS-SPLAY	RMS	JP	DE

**Notes:**  
 1. All dimensions are in metres unless specified otherwise  
 2. Do not scale from this drawing

**Key:**  
 — Site Boundary



Client: WESTERCRAIGS SITE 7&8  
 Project Title: VISIBILITY SPLAYS  
 Drawing Title: VISIBILITY SPLAYS

**FAIRHURST**  
 Etive House,  
 Beechwood Business Park, INVERNESS, IV2 3BW  
 Tel: 01463 724 544 Fax: 0844 381 4412

Scale at A1: 1:250  
 Status: For Approval

Drawn: RMS  
 Checked: DE  
 Approved: DE

Date: 16/07/21  
 Date: 16/07/21  
 Date: 16/07/21

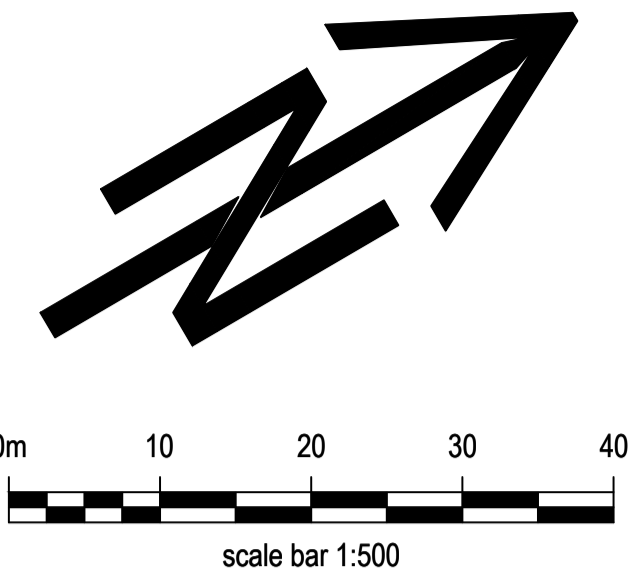
Drawing No.: 136476/1110  
 Revision: D



# SITE 7 & 8, WESTERCRAIGS

PL Ref:  
21/05305/MSC

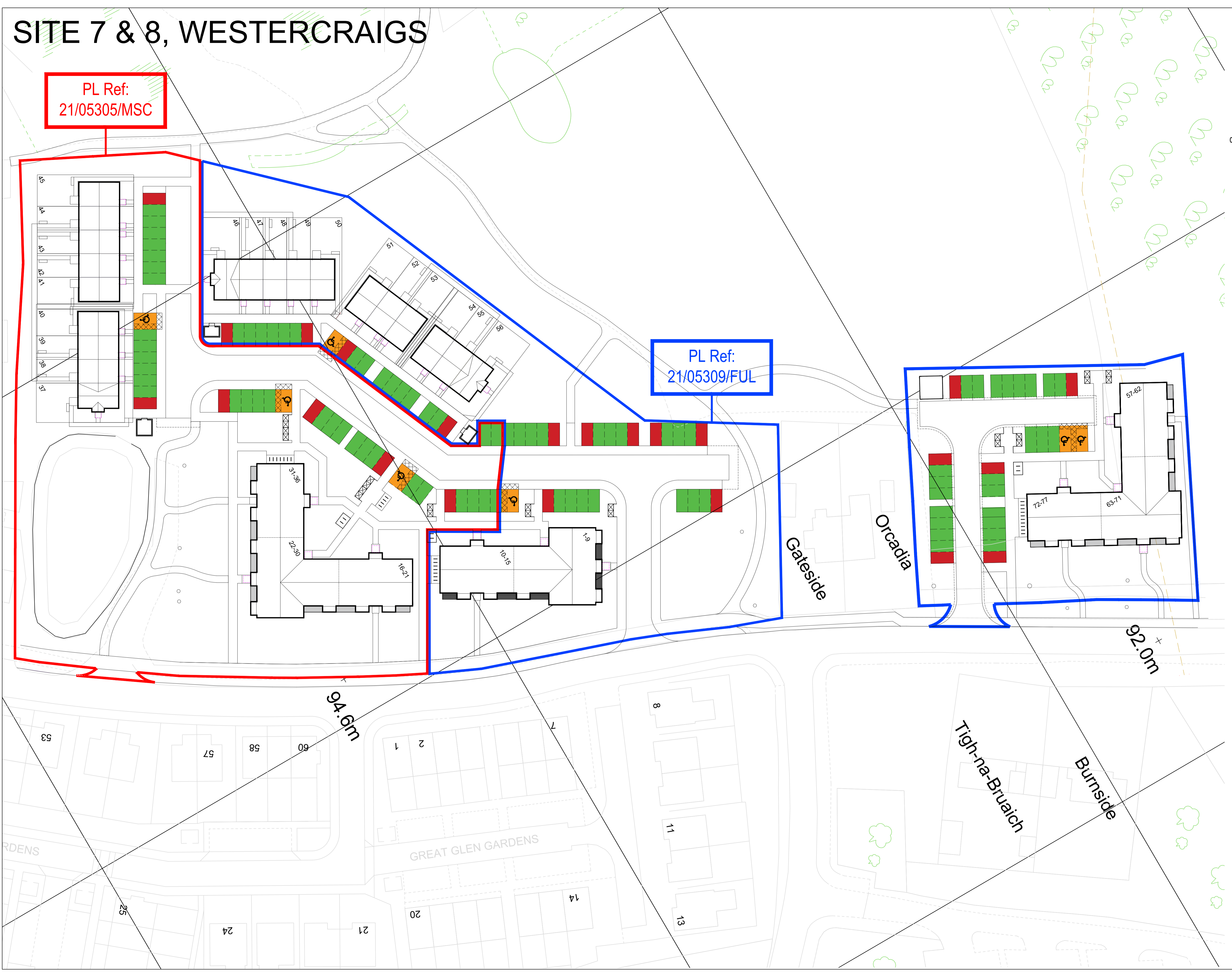
PL Ref:  
21/05309/FUL



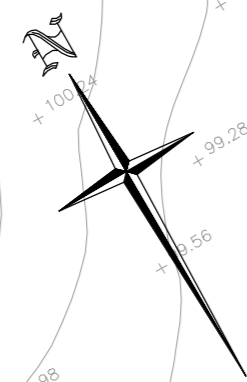
- Legend**
- Application boundary
  - Ownership boundary
  - Communal residents parking
  - Communal disabled parking
  - Communal visitor parking

**Site 7**  
 Required: 36 flats + 20 houses = 67.2 + 16.8 visitor = 84no  
 Provided: 84no  
 5% disabled (inclusive) = 4.2no  
 Provided: 5no

**Site 8**  
 Required: 21 flats = 25.2 + 6.3 visitor = 31.5no  
 Provided: 32no  
 5% disabled (inclusive) = 1.7no  
 Provided: 2no



- Key:**
- Proposed Surface Water System
  - Proposed Foul Water System
  - Proposed Surface Water Manhole
  - Proposed Foul Water Manhole
  - Proposed Porous Paving
  - Proposed Surface Disconnection Chambers
  - Proposed Foul Disconnection Chambers
  - Proposed Surface Inspection Chambers
  - Proposed Foul Inspection Chambers
  - Existing Culvert
  - Existing Catchpit
  - Existing SWS
  - Existing SW MH
  - Existing FWS
  - Existing FW MH



Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

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

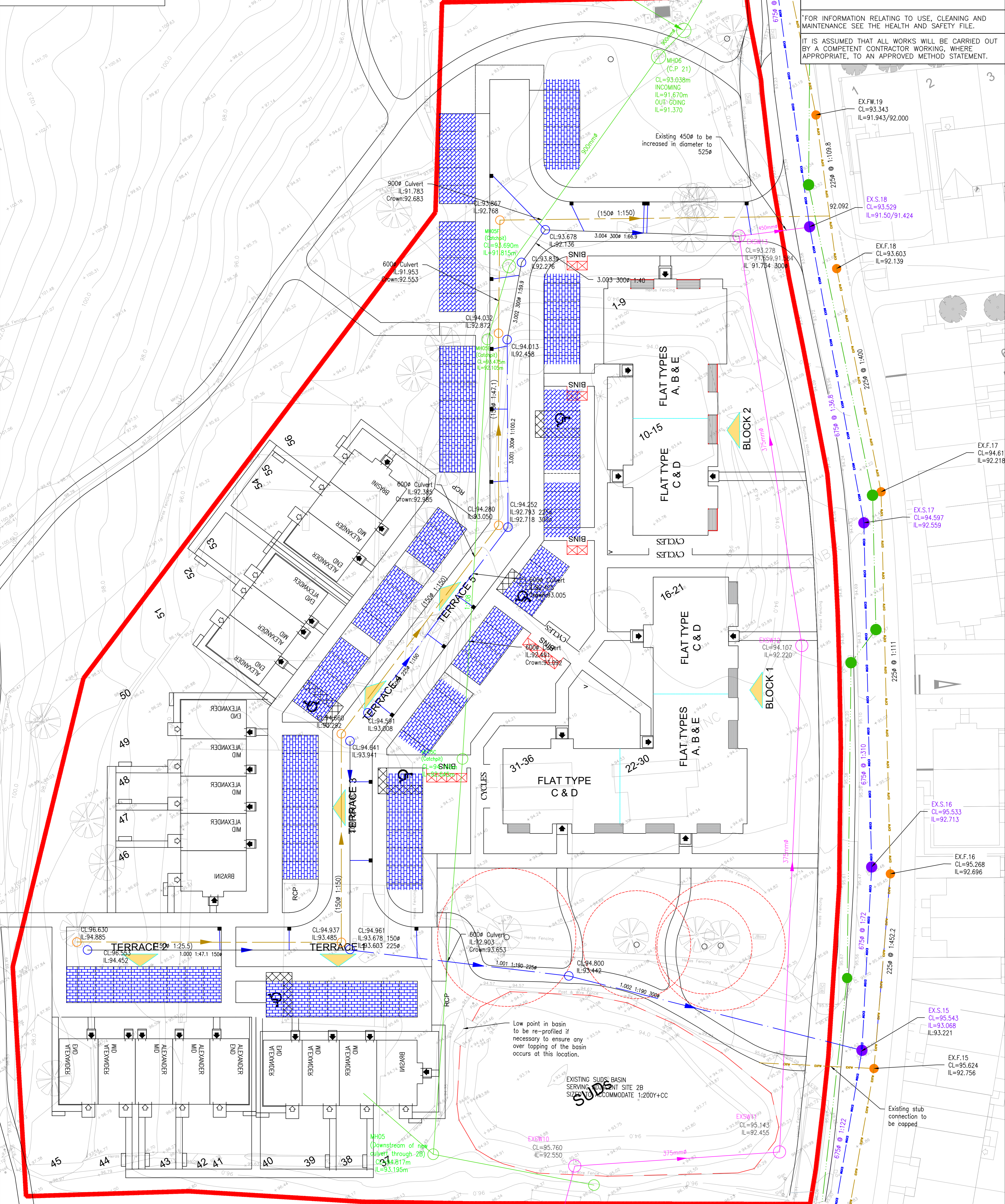
RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

**CONSTRUCTION:**

**DEMOLITION:**

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

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



Rev.	Date	Description	Drawn	Checked	Approved
H	12/04/22	ARCHITECTS LAYOUT AMENDED	SWM	JP	ARM
G	31/03/22	DRAINAGE AMENDED TO SUIT REVISED ARCHITECTS LAYOUT	JP	DE	DE
F	09/03/22	DISCONNECTING CHAMBERS MOVED TO HEEL KERB	JP	DE	DE
E	16/02/22	ARCHITECTS LAYOUT AMENDED, DRAINAGE COVER LEVELS AMENDED	JP	DE	DE
D	14/12/21	DRAINAGE LAYOUT UPDATED AS PER CLIENTS COMMENTS, CULVERT IL AND CROWN TEXT ERROR AMENDED	RMS	JP	DE
C	24/09/21	DRAINAGE LAYOUT UPDATED TO REFLECT AMENDED ROAD LEVELS AND AVOID CLASH WITH EXISTING CULVERT	RMS	JP	DE
B	12/09/21	DRAWING STATUS AMENDED TO TENDER	SWM	JP	DE
A	03/08/21	UPDATED FOR REVISED ARCHITECTS LAYOUT	RMS	JP	DE

**Notes:**

- All dimensions are in metres unless specified otherwise
- Do not scale from this drawing

Client:

Project Title:  
**WESTERCRAIGS  
 SITE 7&8**

Drawing Title:  
**DRAINAGE LAYOUT PLAN**

**FAIRHURST**

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

Scale at A1: 1:250  
 Status: For Approval

Drawn: RMS  
 Checked: JP  
 Date: 01/07/2021

Approved: DE  
 Date: 01/07/2021

Drawing No.: 136476/2100  
 Revision: H

Do not scale from this drawing.

**SAFETY HEALTH AND ENVIRONMENTAL INFORMATION**

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION:  
 RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

**CONSTRUCTION:**

**DEMOLITION:**

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

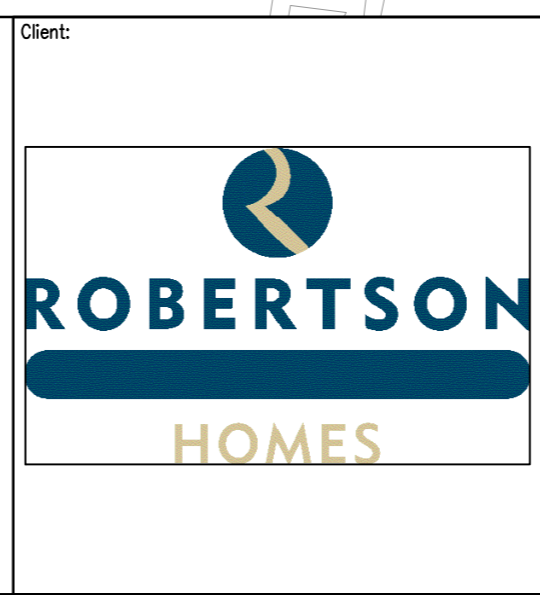
IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.



Rev.	Date	Description	Drawn	Checked	Approved
E	12/04/22	ARCHITECTS LAYOUT AMENDED	SWM	JP	ARM
D	31/03/22	UPDATED TO REFLECT NEW ARCHITACTS LAYOUT	JP	DE	DE
C	09/03/22	UPDATED IN LINE WITH THIC FLOOD TEAM COMMENTS	JP	DE	DE
B	07/03/22	ARCHITECTS LAYOUT UPDATED	JP	DE	DE
A	03/08/21	ARCHITECTS LAYOUT UPDATED	RMS	JP	DE

**Notes:**  
 1. All dimensions are in metres unless specified otherwise  
 2. Do not scale from this drawing

**Key:**  
 → - Flow Arrow



Client: WESTERCRAIGS SITE 7&8  
 Project Title: WESTERCRAIGS SITE 7&8  
 Drawing Title: EXCEEDANCE FLOWS

**FAIRHURST**  
 Eltve House,  
 Beechwood Business Park, INVERNESS, IV2 3BW  
 Tel: 01463 724 544 Fax: 0844 381 4412

Scale at A1: 1:250  
 Status: For Approval

Drawn: JP  
 Checked: JP  
 Date: 01/07/2021

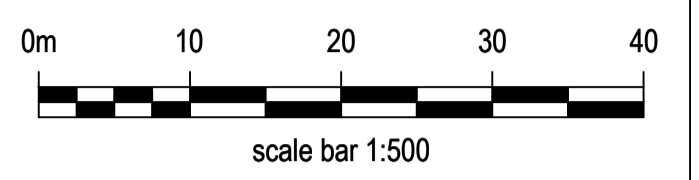
Approved: DE  
 Date: 01/07/2021

Drawing No.: 136476/2101  
 Revision: E

# SITE 7 & 8, WESTERCRAIGS

PL Ref:  
21/05305/MSC

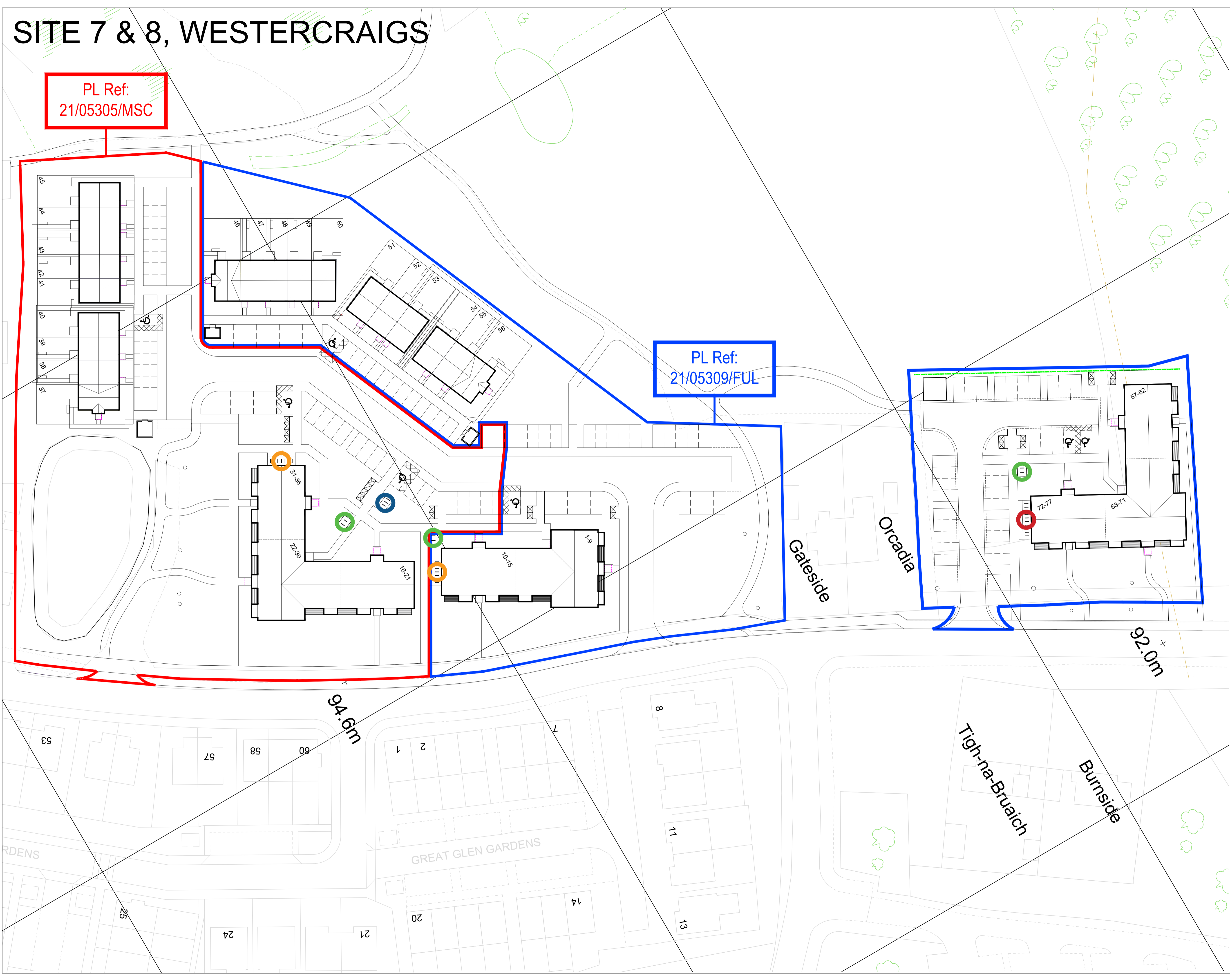
PL Ref:  
21/05309/FUL



### Legend

- Application boundary
- Ownership boundary
- Cycle storage space  
20no enclosed bicycle spaces (12no + 8no)  
Refer to dwg: 1107-8-STO-08 & 09  
Literature: MetroSTOR PCM-18.48 & 18.36  
Colour: timber effect
- Cycle storage space  
14no enclosed bicycle spaces  
Refer to dwg: 1107-8-STO-07  
Literature: MetroSTOR M27\_PCM-18.60  
Colour: timber effect
- Cycle storage space  
8no enclosed bicycle spaces  
Refer to dwg: 1107-8-STO-09  
Literature: MetroSTOR M27\_PCM-18.36  
Colour: timber effect
- Cycle visitor storage space  
4no bicycle spaces  
Refer to dwg: 1107-8-STO-10

- Units 1-15  
Required: 15 flats + 1.5 visitor = 16.5no  
Provided: 18no bicycle spaces
- Units 16-36  
Required: 21 flats + 2.0 visitor = 23no  
Provided: 28no bicycle spaces
- Units 57-77  
Required: 21 flats + 2.0 visitor = 23no  
Provided: 24no bicycle spaces
- Private rear gardens provided to plots 37-56



No.	Revision	Date	By
D	Various updates to suit R&TP comments.	Apr 22	AM
C	Various updates to suit R&TP comments.	Apr 22	AM
B	Information revised to suit site layout	Mar 22	AM
A	Information revised to suit site layout	Mar 22	AM

**ROBERTSON HOMES**

Robertson House, Castle Business Park, Stirling FK9 4TZ  
Tel: 01786 431650 Fax: 01786 431650  
Email: info@robertson.co.uk  
www.robertsonhomes.co.uk

Project Title:  
**SITE 7 & 8  
WESTERCRAIGS  
INVERNESS**

Drawing Title:  
**CYCLE STORAGE APPRAISAL  
SITE PLAN**

Scale at A1: NTS	Date: FEB 2022
Drawn: AM	Checked: JM

Drawing No: <b>1107-8 - CYC-01</b>	Rev: <b>D</b>
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# SITE 7 & 8, WESTERCRAIGS

PL Ref:  
21/05305/MSC

PL Ref:  
21/05309/FUL



### Legend

- Application boundary
- Ownership boundary
- - - Refuse collection distance
- - - Waste carry distance
- Bin store / refuse collect point 1-15 (15no)  
Required: 3 sets of 2x1100L bins (6no)  
Provided: 3 sets of 2x1100L bins (6no)  
Refer to dwg: 1107-8-STO-03  
Literature: MetroSTOR M06\_PBMT-2  
Colour: timber effect
- Bin store / refuse collect point 16-36 (21no)  
Required: 4 sets of 2x1100L bins (8no)  
Provided: 4 sets of 2x1100L bins (8no)  
Refer to dwg: 1107-8-STO-01  
Literature: MetroSTOR M06\_PBMT-4  
Colour: timber effect
- Refuse collection point 37-45 (9no)  
Required: Space for 9no 240L bins  
Provided: Space for 10no 240L bins  
Refer to dwg: 1107-8-STO-04
- Refuse collection point 46-50 (5no)  
Required: Space for 5no 240L bins  
Provided: Space for 6no 240L bins  
Refer to dwg: 1107-8-STO-05
- Refuse collection point 51-56 (6no)  
Required: Space for 6no 240L bins  
Provided: Space for 6no 240L bins  
Refer to dwg: 1107-8-STO-05
- Bin store 57-77 (21no)  
Required: 4 sets of 2x1100L bins (8no)  
Provided: 4 sets of 2x1100L bins (8no)  
Refer to dwg: 1107-8-STO-03  
Literature: MetroSTOR M06\_PBMT-2  
Colour: timber effect

The private rear garden areas to plots 37-56 include a paved area to store 3no 240 litre bins.



D	Various updates to suit R&TP comments.	Apr 22	AM
C	Various updates to suit R&TP comments.	Apr 22	AM
B	Information revised to suit site layout	Mar 22	AM
A	Information revised to suit site layout	Mar 22	AM

Robertson House, Castle Business Park, Stirling FK9 4TZ  
Tel: 01786 431650 Fax: 01786 431650  
Email: info@robertson.co.uk  
www.robertsonhomes.co.uk

Project Title:  
**SITE 7 & 8  
WESTERCRAIGS  
INVERNESS**

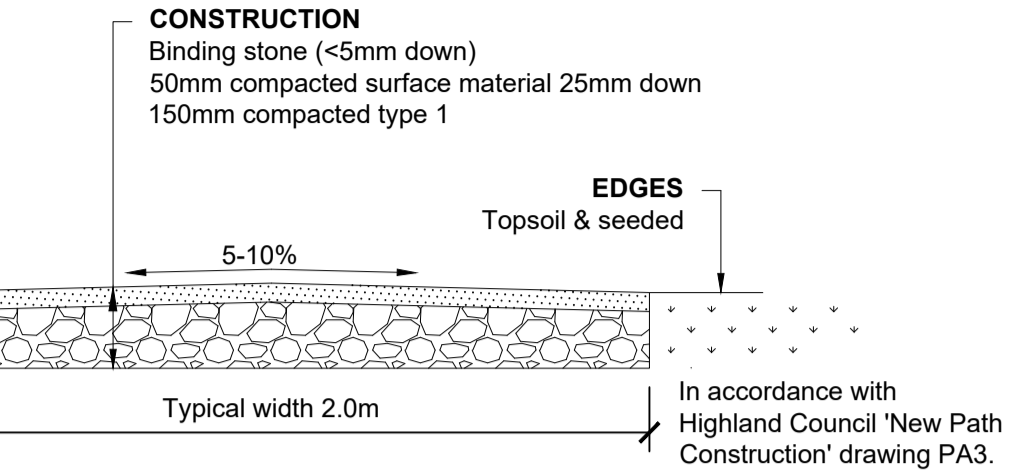
Drawing Title:  
**WASTE STRATEGY  
SITE PLAN**

Scale at A1: NTS	Date: FEB 2022
Drawn: AM	Checked: JM

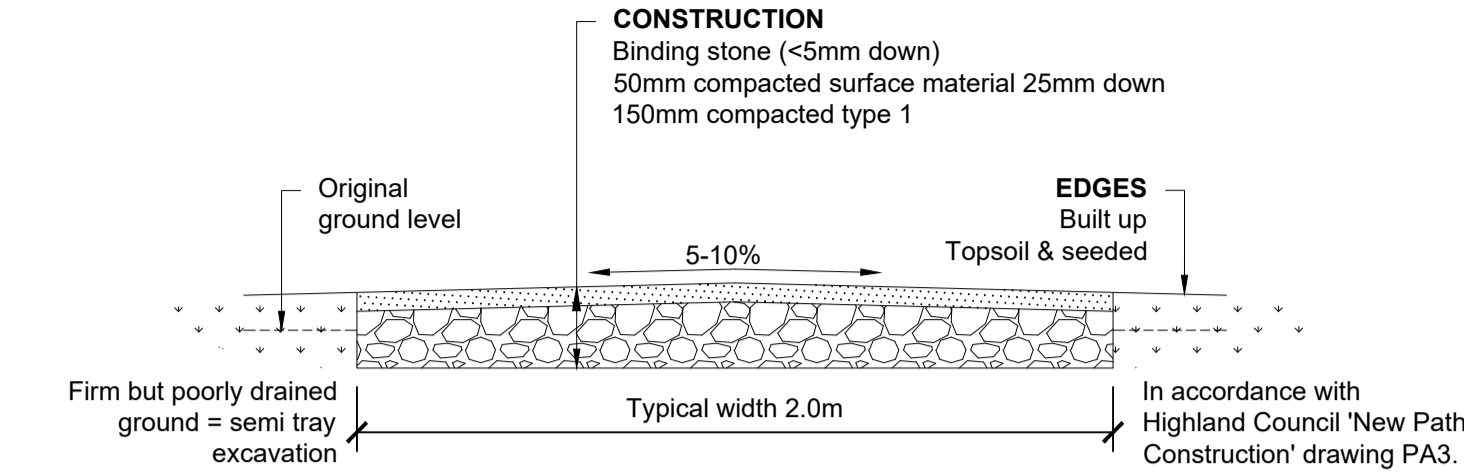
Drawing No. <b>1107-8 - BIN-01</b>	Rev. <b>D</b>
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# SITE 7 & 8, WESTERCRAIGS

PL Ref:  
21/05305/MSC

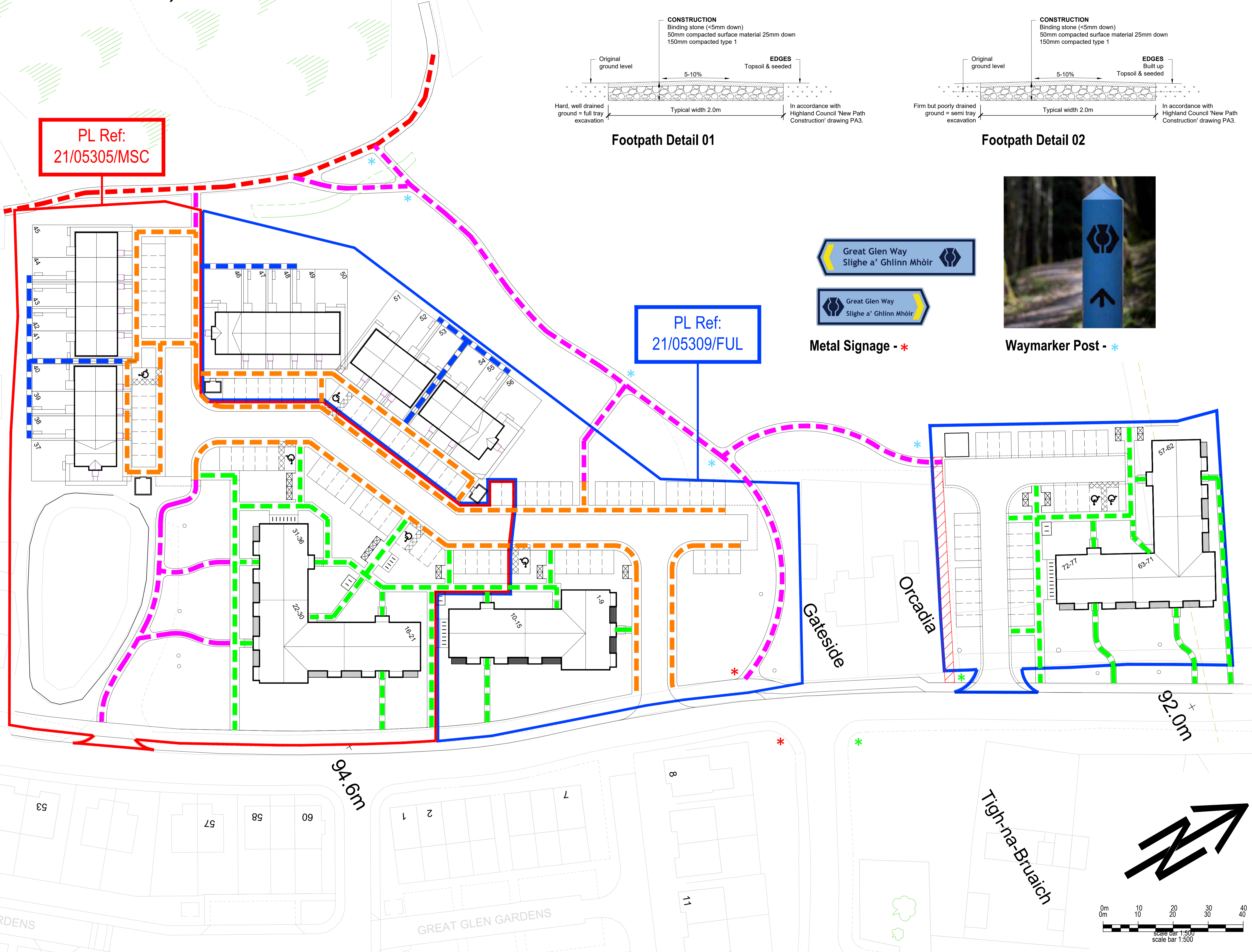


Footpath Detail 01



Footpath Detail 02

- Legend**
- Existing Great Glen Way (Gravel finish)
  - Internal Resident Footpath Network (Tarmac finish)
  - Footpath Network Serving Flats (Tarmac finish)
  - Footpath Serving Rear of Houses (Tarmac finish)
  - Recreational Footpath Network (Gravel finish - Footpath Detail 01/02)
  - Existing / temporary Great Glen Way footpath upgraded during construction works as per Footpath Detail 01/02 to ensure an acceptable standard is provided. Upgrade work to the existing route to commence prior to site start with public access maintained until the recreational footpath route is complete within Site 7.



Metal Signage - \*



Waymarker Post - \*

- \* Existing Way Finding Signage for Great Glen Way associated with the existing temporary route. Signage to be retained until the new Recreational footpath route is complete within Site 7 and the path can be safely diverted.
- \* Proposed directional metal plate way finding signage for Great Glen Way. Signs & Waymarkers to be designed and manufactured in accordance with Great Glen Interpretation Style Guide.
- \* Proposed directional timber Waymarker Posts for Great Glen Way. Signs & Waymarkers to be designed and manufactured in accordance with Great Glen Interpretation Style Guide.

Existing great glen way footpath finished in gravel to the west of the development.

New foot path connections from the development to the great glen way are proposed to the west of the development, subject to agreement with the highland council outwith the redline boundary of the site. Proposed footpaths are to be constructed as per Footpath Detail 01/02 (depending on ground condition).

All new paths within red line boundary to be adoptable standard finished in either tar or monoblock surface as applicable.

All individual paths to be installed as soon as practical and safe to do so, without inviting pedestrians into a construction site. As plots adjacent are occupied, paths to be installed.

No.	Revision	Date	By
E	Various updates to suit R&TP comments.	Apr 22	AM
D	Various updates to suit R&TP comments.	Apr 22	AM
C	Information revised to suit site layout	Mar 22	AM
B	Information revised to suit site layout	Mar 22	AM
A	Additional notes referring to signage added.	Feb 22	JM



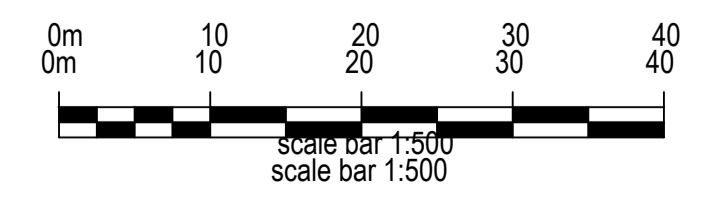
Robertson House, Castle Business Park, Stirling FK9 4TZ  
Tel: 01786 431600 Fax: 01786 431650  
Email: info@robertson.co.uk  
www.robertsonhomes.co.uk

Project Title:  
**SITE 7 & 8 WESTERCRAIGS INVERNESS**

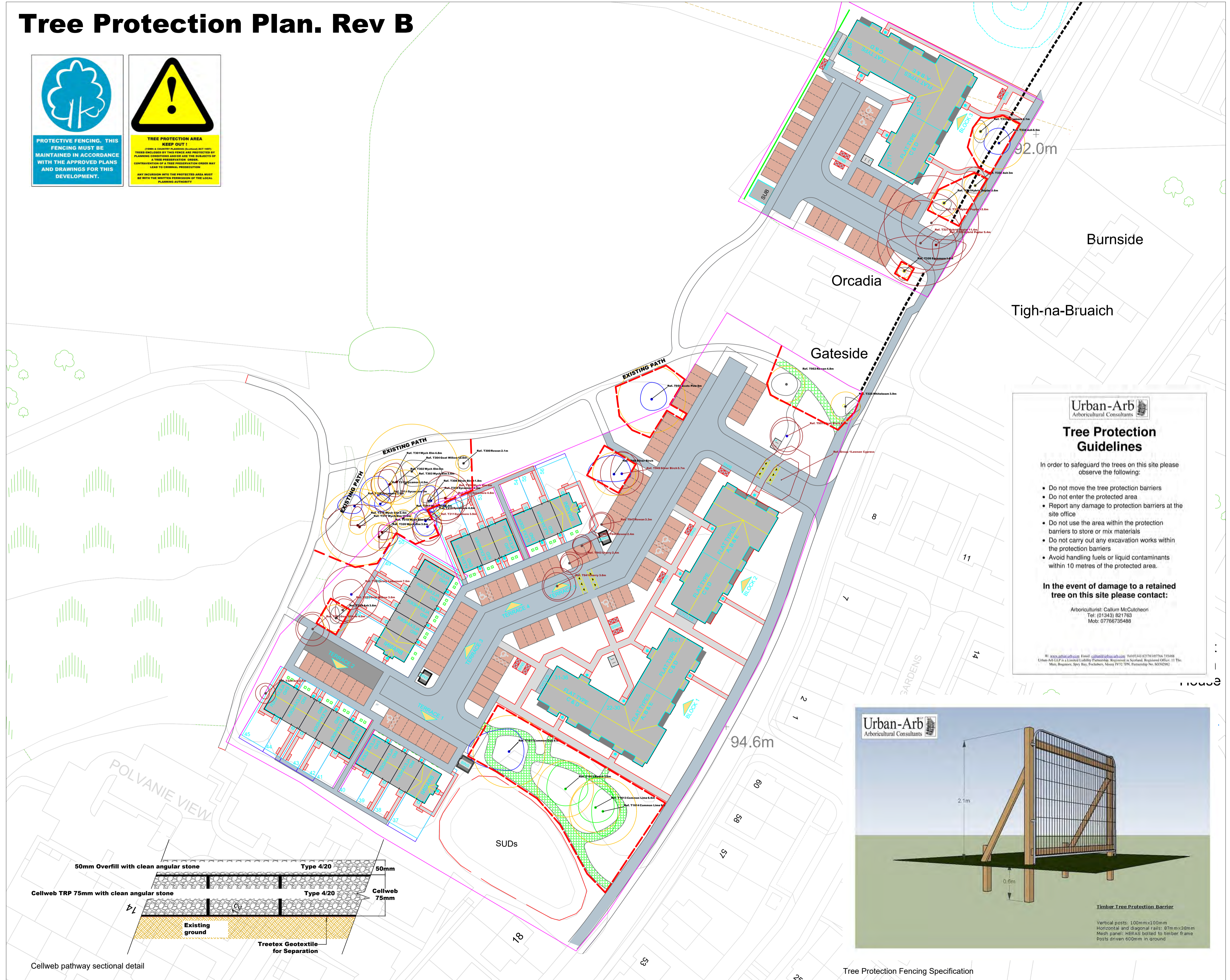
Drawing Title:  
**OUTDOOR ACCESS PLAN**

Scale at A1: NTS	Date: FEB 2022
Drawn: JM	Checked: JM

Drawing No: <b>1107-8 - OAP-01</b>	Rev: E
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# Tree Protection Plan. Rev B



**Urban-Arb**  
Arboricultural Consultants

### Tree Protection Guidelines

In order to safeguard the trees on this site please observe the following:

- Do not move the tree protection barriers
- Do not enter the protected area
- Report any damage to protection barriers at the site office
- Do not use the area within the protection barriers to store or mix materials
- Do not carry out any excavation works within the protection barriers
- Avoid handling fuels or liquid contaminants within 10 metres of the protected area.

**In the event of damage to a retained tree on this site please contact:**

Arboricultural: Callum McCutcheon  
 Tel: 01343 821763  
 Mob: 07766735488

W: www.urbanarb.com Email: callum@urbanarb.com Tel: 01343 821763/07766 735488  
 Urban-Arb LLP is a Limited Liability Partnership, Registered in Scotland, Registered Office: 11 The Muir, Bogmoor, Spey Bay, Fochabers, Moray IV32 7PN, Scotland, UK, SC202072

General Notes

**KEY**

- Tree Reference, Common Name and Root Protection Area radius
- Stem
- Tree Canopy
- Root Protection Area (RPA)

Colours are in accordance with BS5837:2012 quality grading:

- Red: Unsuitable for retention
- Grey: Low quality
- Blue: Moderate quality
- Green: High quality

**Root Protection Area (RPA):** The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority (BS5837:2012)

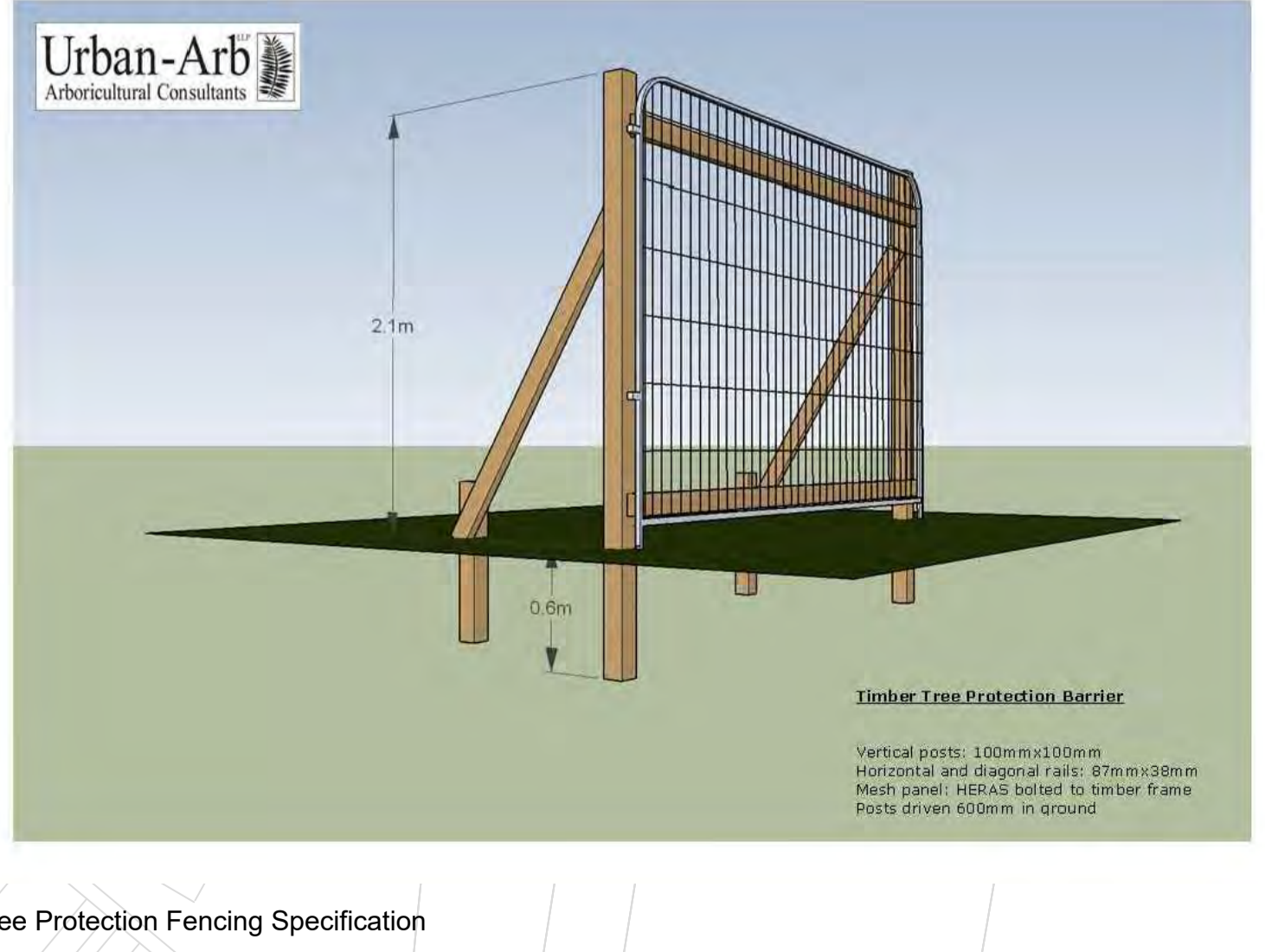
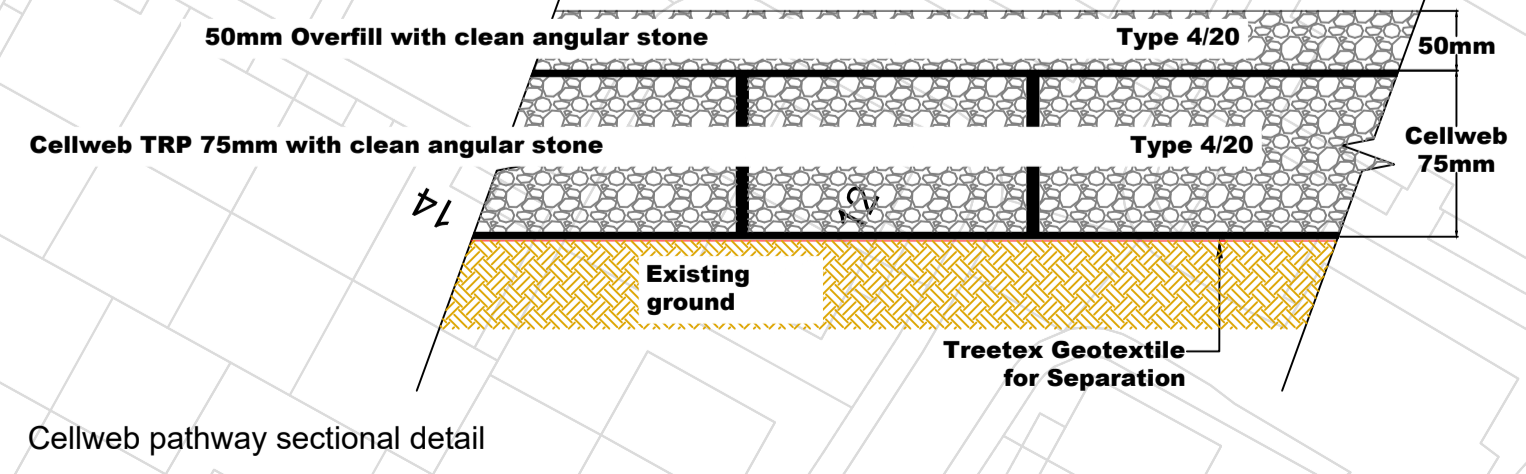
Site Boundary

**TREE TO BE REMOVED**

- Ref: T001 Silver Birch 2.7m

Tree Protection Fencing

75mm Cellweb ground protection panels.



Tree survey performed by Callum McCutcheon BSc (Hons) M.Arbor.A on 31.10.2019

**Urban-Arb**  
Arboricultural Consultants

No.	Revision/Issue	Date

Firm Name and Address

**Urban-Arb LLP**  
 Dolphin Cottage  
 11 The Muir  
 Bogmoor  
 Spey Bay  
 Fochabers  
 Moray IV32 7PN  
 www.urbanarb.com

Project Name and Address

**Sites 7 & 8**  
**Westercraigs**  
**Inverness**

Project	Sheet
<b>TREE PROTECTION PLAN</b>	
Date	
<b>25.03.2022</b>	<b>002</b>
Scale	
<b>1:500@A1</b>	

# Tree Constraints Plan. Rev A

## Tree Survey Schedule

Reference	Common Name	Species	Category	Height	Stem Diameter	Canopy	NE/SW	Crown Clearance	Height Class	Physiological Condition	Structural Condition	Est. Remaining Contribution	Notes	Recommendations
Ref 1300	Rowan	Sorbus aucuparia	U	4m	0.1m	1.1m	2 N 115 E 135 W	1.5m	2m	Good	Good	>20 Years	None	None
Ref 1301	Wych Elm	Ulmus glabra	U	9m	0.34m	0.22m	2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	Dutch elm disease	Remove tree
Ref 1302	Wych Elm	Ulmus glabra	U	9m	0.31m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	Dutch elm disease	Remove tree
Ref 1303	Wych Elm	Ulmus glabra	U	17m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	Dutch elm disease	Remove tree
Ref 1304	Goat Willow	Salix caprea	C	12m	0.5m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	A number of dead stems within crown	Monitor
Ref 1305	Sycamore	Ulmus glabra	U	18m	0.49m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	Earth piled against stem	Remove tree
Ref 1306	Sycamore	Acer pseudoplatanus	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	Earth piled against stem	Monitor
Ref 1307	Silver Birch	Betula pendula	B1	15m	0.19m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	Small crown, slender	None
Ref 1308	Sycamore	Acer pseudoplatanus	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1309	Sycamore	Acer pseudoplatanus	B1	18m	0.3m	0.3m	2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1310	Sycamore	Acer pseudoplatanus	B1	18m	0.3m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1311	Sycamore	Acer pseudoplatanus	B1	18m	0.3m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1312	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1313	Sycamore	Acer pseudoplatanus	B1	9m	0.2m	0.2m, 0.22m	2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1314	Sycamore	Acer pseudoplatanus	B1	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1315	Sycamore	Acer pseudoplatanus	B1	8m	0.3m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1316	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1317	Wych Elm	Ulmus glabra	U	18m	0.5m	0.7m	2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1318	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1319	Ash	Fraxinus excelsior	C1	8m	0.31m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1320	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1321	Soft Laburnum	Laburnum alpinum	B1	8m	0.3m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1322	Goat Willow	Salix caprea	C1	8m	0.24m	0.19m	2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1323	Goat Willow	Salix caprea	C1	8m	0.24m	0.19m, 0.2m, 0.17m	2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1324	Ash	Fraxinus excelsior	C1	8m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1325	Whitebeam	Sorbus aria	C1	2m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1326	Sycamore	Acer pseudoplatanus	B1	2m	0.2m	0.09m, 0.1m	2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1327	Hybrid Poplar	Populus x canadensis	C1	24m	0.36m	0.26m, 0.42m, 0.6m, 0.37m	2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	Bacterial canker infection. Included bark between stems.	Remove tree
Ref 1328	Hybrid Poplar	Populus x canadensis	C1	20m	0.2m	0.4m	2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	Bacterial canker infection. Small cavity in stem at 1m	Remove tree
Ref 1329	Hybrid Poplar	Populus x canadensis	C1	24m	0.5m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	Bacterial canker infection	Monitor or remove tree
Ref 1330	Hybrid Poplar	Populus x canadensis	C1	20m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	Bacterial canker infection	Monitor or remove tree
Ref 1331	Hybrid Poplar	Populus x canadensis	C1	8m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	Previous abrm damage	None
Ref 1332	Ash	Fraxinus excelsior	C1	8m	0.2m	0.12m	2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1333	Sycamore	Acer pseudoplatanus	B1	18m	0.3m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1334	Ash	Fraxinus excelsior	C1	10m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	Heavy ivy growth prevents full evaluation of tree	Remove tree
Ref 1335	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1336	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1337	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1338	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1339	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1340	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1341	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1342	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1343	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1344	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1345	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1346	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1347	Wych Elm	Ulmus glabra	U	9m	0.2m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1348	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1349	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1350	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1351	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1352	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1353	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1354	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1355	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1356	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1357	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1358	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1359	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1360	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1361	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1362	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1363	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1364	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1365	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1366	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1367	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1368	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1369	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1370	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1371	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1372	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1373	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1374	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1375	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1376	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1377	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1378	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1379	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1380	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1381	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1382	Silver Birch	Betula pendula	B1	18m	0.4m		2 N 115 E 135 W	1.5m	4m	Good	Fair	<10 Years	None	None
Ref 1383	Silver Birch													





**PLANTING SCHEDULE**

CARE SHOULD BE TAKEN TO ENSURE THAT ALL TREES ARE PLANTED A MINIMUM OF 1M AWAY FROM ALL FOOTPATHS AND SERVICE STRIPS.

These plants have been chosen taking into account the recommendations of the RHS Plant Selector. Where possible, plants which are particularly attractive to bees have been used.

**PROPOSED TREES**

Ag	Acer griseum (Paperbark Maple)	3no
Ag	Alnus glutinosa (Common Alder)	6no
Bp	Betula pendula (Silverbirch)	3no
Sc	Sorbus commixta	6no
SaSS	Sorbus aucuparia 'Sheerwater Seeding' (Rowan)	3no

All of the above trees to be Standard (10-12cm girth) Single short-staked and root balled. Where trees are planted into turf, an area 1m dia, at the base of the tree, should be mounded and kept clear of weeds and grass and other deleterious material.

AhB	Aesculus hippocastanum 'Baumani'	4no
ApCK	Acer platanoides 'Crimson King' (Purple Maple)	4no
Ar	Acer rubrum (Red Maple)	5no
BuJ	Betula utilis 'Jacquemontii' (White Birch)	5no
CbF	Carpinus betulus 'Frans Fontaine' (Fastigate Hornbeam)	9no
Sal	Sorbus aria 'Lutescens' (Whitebeam)	3no
Te	Tilia x eucliora (Lime aphid free)	6no

All of the above trees to be Extra Heavy Standard size (16 to 18cm girth) root balled and double short-staked.

**PROPOSED SHRUBS**

Ct	Choisya ternata 'Sundance'	30 to 40cm 3L	3/m <sup>2</sup>	30no
CtR	Ceanothus thyrsiflorus 'Repens'	30 to 40cm 3L	4/m <sup>2</sup>	21no
HEG	Hebe 'Emerald Green'	30 to 40cm 3L	4/m <sup>2</sup>	30no
Hm	Hydrangea macrophylla sp	40 to 60cm 3L	3/m <sup>2</sup>	84no

**PROPOSED HERBACEOUS PERENNIALS**

GJB	Geranium 'Johnstons Blue'	3L pot as spec.	75no
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**PROPOSED SPECIMEN SHRUBS**

Hp	Hydrangea paniculata	10L as spec.	2no
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**MIXED BEECH HEDGE (1199no TOTAL)**

Fagus sylvatica	60 to 80cm 1+2	600no
Fagus sylvatica 'Atropurpurea'	60 to 80cm 1+2	599no

Mixed Beech hedge is to be planted in two alternate rows at 300mm centres either side of a 900mm high post and wire fence, in alternating groups of 12 plants.

**ESCALLONIA HEDGE**

Escallonia 'CF Ball'	40 to 60cm 3L	317no
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Escallonia hedge is to be planted in one row, evenly spaced, at 300mm centres.

**PROPOSED AMENITY GRASS MIX**

British Seed Houses A19 (Lawns and Landscaping) available from: <http://www.bshamenity.com>

**PLANTING SPECIFICATION**

**GRASS MIX**

- The grassed area is to be carefully checked to ensure that the soil is appropriate and free from rubble, stones, weeds and other deleterious material. If not appropriate, it should be replaced with quality material or the Landscape Architect should be advised.
 

(Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material)
- Where topsoil is to be added the subsoil should be fully broken up to ensure adequate drainage and a layer not less than 150mm deep applied.
- The topsoil should be cultivated to a fine, even till with no undulations or bumps.
- All grass areas are to be turfed or seeded in accordance with guide-lines set out in BS 4428: Code of Practice for general landscape operations: 1989.
- Front gardens are to be turfed with approved, good quality turves (unless otherwise specified). The soil shall be of loam texture and free from stones over 15mm in any one direction. Open spaces are to be either turfed or seeded, as specified, with an approved proprietary mix applicable to the location.

**MEADOW GRASS**

- The areas for seeding are to be cleared of invasive weeds by hand, mechanical or chemical means. Herbicide pre-treatment with approved Glyphosate only.
- Areas to be free from rubble, stones and other deleterious material. Subsoil is to be broken up to ensure adequate drainage, with surface then prepared by raking or harrowing.
- NO APPLICATION OF TOPSOIL OR FERTILISER.
- Seed to be sown to supplier recommendations.
- Areas to be gently harrowed or rolled after sowing.

**SHRUBS**

- The whole planting bed is to be carefully set out and the soil checked to ensure that it meets the standards set out in BS 3882: 2015 Specification for Topsoil. If it does not it should be replaced with the appropriate quality material or the Landscape Architect must be advised.
 

(Note: It is the responsibility of the contractor to ensure that he is planting into the correct quality of material)
- If new topsoil is required the subsoil base should be fully broken up to ensure adequate drainage.
- The bed should be inspected after the subsoil base is broken up and before topsoil cultivation for any signs of flooding. If there are signs and these cannot be resolved the Landscape Architect should be advised.
 

(Note: It is the responsibility of the contractor to ensure that he is not planting into a waterlogged bed)
- Planting should not be undertaken below 2 degrees centigrade, or when the ground is snow covered or frozen.
- The topsoil should be cultivated throughout the bed to a depth of 300mm. It should be left with a central ridge 150mm above the edges of the bed.
- When the bed has been fully cultivated and formed, planting holes shall be dug 150mm wider than the root spread. Bare-root plants shall have the roots carefully teased out and pot-grown plants shall have the roots carefully loosened from the soil. 2 to 2.5litres, depending on the size of the plant, of Fison's Peat-Free Planting Compost, or similar approved, shall be worked into the backfill. The plants shall be planted so that the finished topsoil level is at the nursery level on the stem of the plant.
- The plants shall be well firmed in and, after planting, a slow acting fertiliser shall be carefully worked into the top 50mm of soil round each plant taking care to avoid contact with the stem.
- Immediately after planting the whole bed shall be well watered in.
- All work shall be carried out in accordance with best horticultural practice.

**TREES**

- Trees shall be planted at the appropriate season depending on root-grown or bare-root, and in line with BS 8545:2014 Trees: from nursery to independence in the landscape.
- Tree pits are to be dug not less than 1m cube and not smaller than 250mm larger than the overall root spread. Care is to be taken to ensure that all sides are permeable and have not been "polished", and that all pits are free draining with 50mm of washed round pea gravel to the base of the tree pits.
- A pressure-treated timber stake 75 x 75mm shall be used. It shall extend 500mm above the finished soil level, with a proprietary tie set 100mm below the top of the stake.
- One tie shall be used on standard and feathered trees up to 2m high. Two will be required for Heavy and Extra-Heavy Standard trees up to 18cm girth. Above this three will be required unless an underground guying system is specified.
- Backfill for the tree pits is to be 20% Peat-free Compost, Fison's or similar approved.
- The backfill is to be a raised mound at the top with the centre 150mm above the edges. Care is to be taken to ensure that the finished backfill level is at the nursery level on the tree and that level is at the centre of the mound 150mm above the edges of the pit when the tree has been well firmed in.
- On completion of the planting the tree shall be well watered in with not less than 10gallons of water. Thereafter it should be watered as required, following periods of any more than three consecutive hot, dry days, until the tree is fully established.

**HEDGES**

- Hedge planting should be as for the shrubs, set out above. However, the planting bed should be established by using the line of the hedge as the length. The width will be the planted line of the hedge plus 300mm either side. (ie a single line of hedge will be 600mm wide and a double, 500mm apart, will be 1100mm wide).
- After achieving the correct quality topsoil and, with the base broken up, if topsoil is imported, the soil shall be cultivated to ensure a ridge, into which the hedge is planted, set 150mm above the edge of the bed.
- Thereafter all of the above, fertiliser shall be applied and the hedge well watered in.
- After planting the hedge should be trimmed back to an even line, to encourage growth, with the amount of trimming dependent on species.

**MAINTENANCE**

The developer will ensure, within the missives, that purchasers are responsible for common areas. On completion of the site, a Factor will be appointed who will assist in the establishment of a Residents' Association. The Residents' Association will thereafter ensure that the Factor organises the following maintenance regime:

- Grass:
- Fine grass cut 16 times per year.
  - All cuttings to be raked and removed from the site.
- Meadow Grass:
- Areas of Meadow and Wetland Meadow are to be maintained as per suppliers' seed merchant recommendations and guidelines, or:
  - Early meadow cut in the first year ONLY if unwanted annual weeds appear and grow rapidly. Cut material should be removed. Cutting annual weeds may not be necessary if there is little growth, few weed plants or the appearance is acceptable. Annual weeds should disappear once the meadow is established.
  - Meadows should be cut and the cuttings removed once a year at the end of the growing season (normally September). This should be the only management required.

Shrubs:

The objective is to provide a full even cover and prevent overcrowding. To that end the site should be inspected once per year by a suitably qualified horticulturalist and the following regime followed:

- The shrub beds shall be kept clear of weeds, either mechanically or by using an approved herbicide.
- Shrubs shall be pruned up to twice per year, in Spring and Autumn depending on the species, to maintain their natural shape and habit. Any damaged, diseased or broken branches should be removed.
- In the first five years all dead and dying shrubs should be replaced by shrubs of similar size and species to those originally planted.
- From the second year beds should be inspected and thinned out where appropriate. Where suitable, these shrubs can be used to fill gaps in the planting area. Otherwise gaps should be in-filled with appropriate new plants as for 'e' above.
- After 10 years a systematic programme of replacement should be established.

Trees:

Trees have been chosen for their appropriateness to their individual location. Pruning, other than for health and safety reasons, should not be necessary. They should, however, be inspected by a suitably qualified arboriculturalist annually.

- An area 1m diameter at the base of the trees shall be kept clear of weed and grass either mechanically or by using an approved herbicide.
- Tree stakes and ties should be inspected 3 times per year (Autumn, Winter and Spring).
- All dead and diseased branches, or those broken due to malicious action or wind damage should be clearly removed and the scar cleaned up.
- All trees which have been removed or which are found to be dying, severely diseased or damaged will be replaced by trees of similar size and species to those originally planted. These should be replaced as soon as seasonal weather conditions allow.

Beech, Escallonia and Photinia hedges:

The objective is to produce a thick, healthy, impenetrable hedge. Pruning should be undertaken where necessary to achieve a neat and compact finish.

- All hedge is to be pruned back to an even hedge line to encourage thickening twice within the first growing season after planting and twice a year thereafter.

**Hardsurface:**

- Six visits per year to remove weeds from shrub beds and between pavours and within other hard standing areas. All weeds are to be removed from the site. Where herbicides are used extreme care should be taken to avoid damage to surrounding grass, avoiding spray drift.

KCVISION

As Per New Layout	AM Apr 22
As Per New Layout	AM Apr 22
As Per New Layout	RS Mar 22

Drawing: **LANDSCAPE PROPOSAL (Sheet 1 of 3)**

Job: **WESTERCRAIGS SITE 788**

Client: **ROBERTSON HOMES NORTH**

No: **334.08.01c**

Date: Jul 2021 Scale: 1:500 Drawn: JS Checked:

**DWA**  
Landscape Architects Ltd