

Agenda Item	6.1
Report No	PLN-066-22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 17 September 2022
Report Title: 21/04031/FUL: Springfield Properties PLC
Land 120M North Of Glenburn, Station Road, Dornoch
Report By: Area Planning Manager North

Purpose/Executive Summary

Description: Erection of 112 residential units
Ward: 4 – East Sutherland and Edderton
Development category: Major

Reason referred to Committee: More than 5 objections & Major Development

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks detailed consent for the erection of 112 new residential units and associated infrastructure, to be split across two phases which make up the third and fourth phases of development of the Springfield Properties housing site known as Dornoch North. The site is divided by the Dornoch Burn resulting with each phase being distinctive from the other in order to address flood risk constraints, with 40 units to be delivered as part of Phase 3 and a further 72 in Phase 4 as fully detailed below:

	Phase 3	Phase 4
2-bedroom semi-detached houses	6 (affordable units)	6 (affordable units)
3-bedroom detached houses	6	11
3 bedroom semi-detached houses	8 6 affordable units	14 2 affordable units
3-bedroom bungalows	2	0
4-bedroom detached houses	12	17
4 bedroom semi-detached houses		2 affordable units
2-bedroom flats	0	16 4 affordable
Total per phase	40	72

When coupled with housing provided as part of Phases 1 and 2, the site will provide a total of 194 units with the phases representing its completion. The overall consented number on the original masterplan was not tied down by the description of development however around 200 homes were envisaged at the time.

- 1.2 In addition to the above housing, the site will provide an internal access road which is to be a continuation of and linkage into existing Phase 2 roads. The new road will extend through Phase 3 and into Phase 4 where it provides a loop road arrangement. Surface water drainage is to be managed by way of a large SUDS (Sustainable Urban Drainage Systems) basin located on the eastern boundary of Phase 4. A series of footpath links are to be provided internally within the site and to connect into the existing path network in Dornoch. With regard the latter, a path will be provided within the south-east of the site connecting into North Street and onto Gilchrist Square – this linkage will provide pedestrian access from the site to the town

centre. A further path will be provided within the south of the site connecting into Cnoc-An-Lobht in order to facilitate a safe route to the primary school and Academy both of which are co-located on Evelix Road. This link will also be of a sufficient width to facilitate emergency service vehicle access in the event the main access into the site is flooded with collapsible bollards to discourage vehicular access.

- 1.3 While the external appearance of each house type varies, the same material palette will be utilised across the development; this comprises smooth render external walls with areas of feature timber cladding, while roofs will be covered with dark grey concrete tiles. Landscaping is proposed around the boundary of the site with each house to also be provided with beech hedging along the front curtilage. Parking provision is to be located through a mix of side and front curtilage spaces, with visitor parking scattered throughout the site or within curtilage.
- 1.4 No pre-application advice was sought by the applicant in advance of the submission of this planning application however discussion on preceding applications has outlined a number of requirements that would require to be addressed with this submission notably footpath linkages. Pre-application community consultation was undertaken by the developer as required by legislation with the results presented as part of the submitted Pre-Application Consultation Report.
- 1.5 The application is supported by the following documents:
 - Design and Access Statement
 - Drainage Assessment
 - Flood Risk Assessment (and updated FRA)
 - Masterplan Document
 - Pre-Application Consultation Report
 - Transport Statement
 - Arboricultural Impact Assessment
- 1.6 The proposed site layout and mix of house types has remained the same during the course of the application however variations to the roads and parking layout have been submitted during the course of the application to address consultee comments alongside further information. The proposed footpath linkages have also been amended and are now shown for their full extent rather than up to the boundary of Springfield's site following resolution of land ownership issues.

2. SITE DESCRIPTION

- 2.1 The site, which lies immediately north of Dornoch, extends to 8.6 hectares and comprises rough agricultural land some of which has been readied for development as part of groundworks undertaken for preceding phases. It is irregular in shape and made up of undulating grassland dissected by the Dornoch Burn which runs north to south. Phase 1 of the site lies further north with Phase 2 currently under construction lying to the immediate north. Phase 1 comprises of 33 homes with Phase 2 delivering a further 49 units. A play area and series of path linkages have already been delivered within these phases.
- 2.2 The site is bounded to the north and northwest by farmland with the south and south southwestern boundaries adjoining existing development within Dornoch (Cnoc-An-

Lobht and Rowan Avenue respectively. Some small-scale industrial units at Station Square lie southeast of the site. The Embo Road runs the east of the site, from which access to the current phases is taken. There is a significant slope inwards from the Dornoch Burn and down towards the Embo Road; with gradients across the site varying from a relatively gradual slope of 1:40 to a slope of 1:8 at the steepest points with these areas presenting open views towards the Dornoch Firth.

- 2.3 There are no natural, built or cultural heritage designations covering the site however it is bounded by the Dornoch Conservation Area to the south. The Dornoch Firth National Scenic Area is located within the coastal fringes of the town.
- 2.4 The central portion of the site is identified as being at risk of flooding owing to the Dornoch Burn and its associated flood plain (1 in 200 year) meaning this risk is medium-high.

3. PLANNING HISTORY

3.1	N/A	22/00767/FUL: Installation of haul road and temporary compound	Pending Consideration
3.2	13.08.2021	21/02641/FUL: Early implementation of detailed landscaping proposals within the approved site boundary, incorporating the re-use of soils	Application Permitted
3.3	19.08.2021	21/02349/PAN: Residential development and associated infrastructure	Case Closed
3.4	12.04.2012	10/01185/PIP: Masterplan for Dornoch North	Application Permitted

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 10.09.2021

Representation deadline: 24.09.2021

Timeous representations: 4 from 4 households (3 objections, 1 general comment)

Late representations: 7 from 7 households (6 objections, 1 general comment)

4.2 Material considerations raised are summarised as follows:

- a) A cycle path should be provided linking Allan Gardens (Phase 1 of the site) via the Burghfield Hotel (Cnoc An Lobht) to the schools to avoid children walking and cycling through the town;
- b) The density of the site is larger than that of the approved masterplan – houses are shoehorned in due to the flood plain and not sympathetic to the surroundings particularly two storey flats where the site adjoins Rowan Avenue;
- c) Reduction in privacy at Rowan Avenue
- d) Noise and disturbance concerns
- e) The proposal differs to that that was discussed during pre-application stage

- f) The design is not in keeping with the scale, character or appearance of the surrounding area;
- g) Strain on infrastructure – health, schools and sewage works
- h) Access concerns around the Embo Road
- i) Lack of screening
- j) Increased traffic through the town and associated air pollution which impacts on the stand stone buildings on Castle Street
- k) Concerns regarding lack of consultation
- l) The residents of North Street and Gilchrist Square do not agree with the proposals to provide a footpath link in this location (referred to in some areas as currently being a ‘Drovers Way’ as:
 - It will change the ‘ambience’ and charm of the area;
 - Pedestrians will look into the windows of homes on North Street;
 - Increased littering / vandalism
 - It should be preserved as a unique feature, not surfaced
 - Road and pedestrian safety concerns
 - Concerns around loss of security to homes
 - Concerns a path will impact on the planting undertaken by residents of North Street
 - A path to Station Square should be provided instead

4.3 Non-material considerations raised are summarised below:

- Objections were made on the 2010 application for multiple reasons but overridden
- The building of Phase 1 has resulted in an increase in petty vandalism
- An alternate path link could be provided connecting to Station Square

4.3 All letters of representation are available for inspection via the Council’s eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Dornoch Community Council** have provided a general consultation response on the application noting the following material considerations:

- Assurance sought that planting will be a condition of any consent, and this will be monitored to ensure compliance
- The opinions of Rowan Avenue/Crescent should be sought if a path link here is to be pursued
- A direct link to the school for pedestrians and cyclists should be provided
- The use of an access into the site from Embo Road requires further consideration due to less than excellent visibility and topography – the CC to be involved with any construction, traffic, access management plans before they are agreed with the developer
- The CC wish to see a 20mph zone extended to include the site entrance/exit with traffic calming islands
- The CC query whether the developer should provide money towards the Dornoch Medical Centre

- It is unclear having examined the plans whether the density has increased as has been suggested by objectors; if so the CC believe any adverse comments in relation to such changes should be taken seriously
- There are ongoing issues with unadopted roads in the current phases of development particularly regarding waste collection – the CC would like to understand how the council or developer will mitigate this
- The CC note that it would be happy to be involved in discussion regarding how the developer contributions will be distributed.

A further response was received in August 2022 which notes the CC in principle support the proposed footpath link to North Street however that residents concerns should be considered in this regard.

5.2 **Development Plans** do not object to the application. It has highlighted the need to secure the following developer contributions to mitigate the impact of the development:

Summary of Developer Contributions

<i>Infrastructure Service Type</i>	<i>/</i>	<i>Contribution (per 2 bedroom flat)</i>	<i>Rate (per house)</i>	<i>Contribution</i>	<i>Rate</i>
Schools - Primary	2 classroom extension	£1,157		£2,041	
Affordable Housing		25% provision			
Community Facilities		£1,019			
Multi-purpose sports and community centre and renovation of former Police Station to create a Dornoch Hub					
Total Per house		£3,060			
Total per 2-bedroom Flat		£2,176			
Totals by type		£43,520/	£281,520		
Development Total		£325,040			

All costs (excluding land costs) are subject to indexation and reflect Q2 2018

Affordable Housing

Policy 31: Affordable Housing of the HwLDP and our Developer Contributions Supplementary Guidance states that all developments of 4 or more dwellings will be required to contribute 25% equivalent of affordable housing in areas of need. The Supplementary Guidance identifies that in this area, affordable housing requirements will be assessed on a case by case basis informed by local housing needs. Contributions could take the form of on site provision or a financial or other contribution towards off-site provision. In this instance a 25% requirement would

entail 28 units, however from the application it would appear that there are 26 affordable units proposed. Please contact the Housing Development Team who may be able to advise further as to whether the 26 units proposed are appropriate and sufficient.

Education

This response is based on the 2020/21 School Roll Forecasts (SRF). Contributions are sought where it is anticipated that the school capacity threshold will be at or above 90% capacity for at least 5 years of the 15 year forecast.

Primary

The application falls within the catchment for Dornoch Primary School, which has a capacity for 188 pupils. The 2020/21 SRF indicates that the school has a current roll of 157 pupils and is sitting at 84% capacity. Over the 15 years of the forecast period, it is forecast to be sitting at just below 90%, peaking at 89% from 2030/31 onwards. However the additional 112 units from this proposal have not been factored into the school roll forecasts. Based on the current Pupil Product Ratio for primary schools generated by new developments (0.3 pupils per house and 0.17 per 2 bedroom flat), when the School Roll Forecast is re-run, on completion of these units there will be an additional 30 primary school pupils. This consequently puts capacity at 92% in 2029/30 and rising over the following 6 years to a peak at 108% in 2035/36. Education contributions are required where a school is forecast to operate at or over 90% capacity for 5 of the 15 years forecast. Applying the methodology in the adopted Developer Contributions Supplementary Guidance, 2 classroom extension rates are required.

Secondary

The site lies within the catchment area for Dornoch Academy. On completion of this proposal it is unlikely that additional capacity will be required (the school roll is forecast to remain well below capacity) and contributions are not required.

Transport and Active Travel

Whilst these apply to all types of development, this site falls out with any identified contribution zone or Development Brief area. Advice on any contributions should be sought from Transport Planning.

Open Space

Open space provision is required in line with the Council's Open Space in Residential Development Supplementary Guidance. This requires 40sqm of open space per person for developments of 4 or more units. On-site provision is preferred however developments of 4 or more homes are required to contribute towards the provision of new/improved off-site open space and/or play areas where on-site provision is not possible.

Community Facilities

As per the CaSPlan Delivery Programme (March 2021) all housing developments within the Dornoch Academy catchment are required to contribute towards the development of a multi-purpose sports and community centre. Contributions of £1,019 per home are sought (this reflects Q2 2018 published indices and eventual costs would be subject to indexation).

Public Art

The Council's preference is for public art to be an integral part of the overall design of a development. The preferred approach is to integrate public art into the design of fixtures and fittings in the public realm to promote neighbourhood identity and a distinctive sense of place.

Payments and Indexing

Where a planning obligation is entered into, developers may have the option to phase payments over the lifetime of a development. It is the Council's standard that twice yearly payments are made on the 1 April and 1 October each year based on the number of homes completed in the six months preceding these dates. Invoices are issued by the Council to request payment shortly after these dates.

Developer contributions are subject to indexation and will be re-calculated to reflect the current BCIS All-in Tender Price Index at the time of payment with the costs set out within this response reflecting Q2 2018.

- 5.3 THC Archaeology: No objections subject to a condition requiring a programme of work for the survey, evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation to be submitted and agreed ahead of work commencing.
- 5.4 THC Flood Risk Management Team initially objected to the application however this has now been resolved subject to conditions regarding land raising, finished floor levels and details of footpath levels. Updated drainage calculations also require to be sought by condition.
- 5.5 THC Transport Planning initially objected to the application owing to a lack of information. This objection has now been resolved subject to conditions relating to:
- The detailed layout of proposed footpath linkages and their phasing
 - Storage arrangements for bikes
 - Safeguarding of visibility splays
- 5.6 THC Access Officer has no objection. The Cnoc-An-Lobht route to this development provides a service vehicular access for the North Highland College and an SSEN Substation. Whilst a public adopted road is not required beyond the main college access the likely shared use of the adoptable footway should be noted by the roads authority. The direct active travel link to Dornoch via North Street will be the most convenient and used route over the Station Square/Station Road option. I support the Transport Planning view that there should be an adopted link via North Street from the development. The Station Square route remains unaffected by these proposal and can still be used by those who currently use it.

It is not sustainable to retain the existing grassed over surface on the North Street link/extension. Any unmade surface, like grass, will not be maintainable when use by the public erodes through to the thin soil layer beneath. A sealed surface path to at least 2m wide is required which will match the new path coming from the development site. Furthermore this link was approved in principle in 2012 and has been highlighted, via the Masterplan, in every subsequent full planning application

- 5.7 Scottish Water has no objection and confirms capacity exists for the development in its water and waste water treatment works.
- 5.8 SEPA initially objected to the development due to a lack of information however this has now been withdrawn subject to a condition regarding land raising.

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
31 - Developer Contributions
32 - Affordable Housing
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

6.2 Caithness and Sutherland Local Development Plan 2019

The site lies within the Dornoch Settlement Development Area and is part of the wider Mixed Use Allocation DN04 with an indicative capacity of 200 units. Policy 2 (Delivering Development) also notes that development of the locations and uses specified in the settlements section of the Plan will be supported subject to provision of the necessary infrastructure, services and facilities. It further notes that larger sites must be appropriately masterplanned.

6.5 Highland Council Supplementary Planning Policy Guidance

Construction Environmental Management Process for Large Scale Projects (August 2010)
Developer Contributions (November 2018)
Flood Risk and Drainage Impact Assessment (Jan 2013)
Green Networks (Jan 2013)
Managing Waste in New Developments (March 2013)
Open Space in New Residential Developments (Jan 2013)

Physical Constraints (March 2013)
Public Art Strategy (March 2013)
Sustainable Design Guide (Jan 2013)
Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy

National Planning Framework 3 (June 2014) and draft NPF 4 (November 2021)

Designing Streets (2010)

Creating Places (2013)

Planning 1/2011 – Planning and Noise (Mar 2011)

PAN 61 – Sustainable Drainage Systems (Jul 2001)

PAN 68 – Design Statements (Aug 2003)

PAN 75 – Planning for Transport (Aug 2005)

PAN 77 – Designing for Safer Places (Mar 2006)

PAN 83 – Master Planning (Sept 2008)

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) layout (including landscaping and open space) and design;
- c) amenity impacts including construction
- d) roads, access and parking including active travel
- e) flood risk and drainage
- f) Impact on infrastructure and services and proposed mitigation (developer contributions)
- g) any other material considerations

Development plan/other planning policy

- 8.4 The site lies within an allocated site in the adopted Caithness and Sutherland Local Development Plan, designating a mix of uses including housing with an indicative capacity of 200 units. Planning permission in principle for the development of the wider site covered by the allocation was granted in April 2012. The policy context and planning history both establish the principle of development however notwithstanding this, the development requires to be assessed against the extent to which it addresses the developer requirements contained within CASPlan and all other applicable material considerations which are reflected in the general policies of the Highland-wide LDP.
- 8.5 The site is within the Dornoch Settlement Development Area (SDA) defined by the adopted Caithness and Sutherland Local Development Plan, therefore the principal general policies against which the application requires to be assessed are Highland-wide Local Development Plan Policies 34 for Settlement Development Areas, 28 for Sustainable Design, and 29 for Design Quality and Placemaking.
- 8.6 These Policies set out the Council's support for development within SDAs that promote and enhance the social, economic, and environmental wellbeing of the people of Highland. As such, the design for sustainability criteria of Policy 28 for the assessment of all applications are key determining issues. Of particular relevance to this application are criteria relating to sensitive siting and high-quality design in keeping with local character while conforming with existing and approved adjacent land uses; impacts on community and residential amenity; impacts on community and residential amenity; compatibility with public service provision; accessibility; maximise energy efficiency; and, reduce waste. These considerations are reinforced through Policy 29, which emphasises good design by requiring developments to be judged according to their contribution to the visual and architectural quality of the place they are located, as well as to Council place-making objectives by being an integral part of the settlement while housing developments within SDAs should focus on pedestrian movements.
- 8.7 In addition to the above, HwLDP Policy 56 for Travel requires proposals that are likely to generate increased travel activity at the location should include sufficient information in order that the impact of this, both on- and off- site, may be assessed. Key considerations include, availability of public transport modes, opportunities for walking and cycling, safety and convenience of potential users, access, and parking.
- 8.8 Finally, Policies 64 (Flood Risk), 65 (Waste Water Treatment), and 66 (Surface Water Drainage) seek to ensure that sites are not at risk of flooding or causing flooding elsewhere by avoiding areas of known flood risk in the first instance and including appropriate mitigation where required. Developments must meet standards to minimise the risks of flooding and pollution by being properly drained either through connection to the public sewer and / or being drained through appropriate SUDS arrangements. The above matters are considered below:

Layout and Design

- 8.9 The proposed development represents the final phases of development of Springfield's development site at Dornoch North which, when coupled with Phases

1 (complete) and 2 (nearing completion) will bring the total number of units provided to 194 which broadly ties in with the indicative capacity of 200 noted in CASPlan. The approved 2012 Planning Permission in Principle established a masterplan for the future build out of the site which also envisaged 200 units with the developer requirements of CASPlan specifying that development should proceed in accordance with said PIP/masterplan however with the caveat that no development should be located within areas at risk of flooding. Since the approval of the masterplan, and the subsequent acquisition of the site by the applicant, more detailed and robust flood risk analysis has been undertaken to reflect updated policy requirements. This work has determined that an increased area should be maintained either side of the Dornoch Burn which traverses the site from north to south. This has in turn reduced the overall amount of developable land within the allocation resulting in the density of development being increased compared to that envisaged when the masterplan was approved i.e. the number of houses per acre; this is highlighted as a concern in some representations received. Whilst the total number of units being delivered will not breach the capacity denoted in CASPlan it is nevertheless appropriate to consider this increased density as part of the overall assessment of layout.

- 8.10 In this regard, Scottish Planning Policy, which prescribes a national approach to the assessment of applications and was produced subsequent to the approval of the masterplan, seeks to maximise housing development on allocated sites where possible, noting that it is possible to achieve higher density living environments without overcrowding or loss of amenity through good design. As such the principle of increasing the density of the site – largely to ensure flood risk constraints are addressed – can be considered as acceptable should the development ensure no adverse amenity impact to existing development. Consideration of this issue is detailed later in this report.
- 8.11 As has been acknowledged with preceding applications across the wider site it is evident that, since of acquisition of the site by the developer, there has been a shift from the guiding principles of the masterplan approach of courtyard style development to a more suburban style development reflective of the applicant being a volume housebuilder. The masterplan was however indicative, somewhat aspirational and as noted above, envisaged a greater extent of developable land. Whilst development of the site thus far has not fully met its aspirations, its general parameters have been met with the general layout and road arrangements to date conforming with that detailed in 2010. This continues to be the case with Phase 3 with variation from the masterplan proposed for Phase 4 as areas of proposed housing have required to move westwards to achieve the required separation distance from the Dornoch Burn resulting in a new road layout within this phase. In light of the updated flood risk modelling, this deviation from the masterplan can be considered acceptable in this regard.
- 8.12 The layout as a whole has been designed with the principles of Designing Streets in mind resulting in every house possessing an active street frontage in order to address natural surveillance and to create a welcoming streetscape. The roads layout presented is logical, creating a coherent development when coupled with Phase 2 to the north, and minimising overlooking internally within the site as much as practicable. Within Phase 3, the proposed houses located towards the western

boundary will be accessed from an existing road installed as part of Phase 2 with the remainder of the Phase accessed from a new road which will form a continuation of another Phase 2 road to the north. This new road will lead into Phase 4, traversing the burn through the site, where a looped road will then be created to round off and conclude the development. The layout also allows scope for a spur to be added onto this proposed loop to create a potential future road linking the site to the Poles Road further west of the site which is the main road into Dornoch from the A9 north. This linkage is currently aspirational and whilst extremely desirable, involves land outwith Springfield's ownership therefore cannot be delivered currently under the confines of this application. The futureproofing of this link is however prudent and welcomed.

- 8.13 As noted in the development description, the area required to be kept free from development either side of the Dornoch Burn will result in Phases 3 and 4 appearing quite distinct from one another owing to the separation distance. It has however created opportunity for large areas of amenity space to be created within the site. When considered in addition to other areas of existing and proposed open space/landscaping/planting around the boundary of the site the development will possess a relatively open feel which helps, in part, to address the increased density of homes within the developable areas.
- 8.14 The site levels across the site vary considerably and are challenging in particular for Phase 3; this has resulted in the need for a number of houses to have retaining walls within rear garden areas. The stability of these retaining walls will be scrutinised as part of the Building Warrant process for which a structural engineer's report will be a requirement. It is considered that the level difference across the site could have potentially been addressed through a more imaginatively designed development such as through use of split-level housing however given such housing is not within the portfolio of the developer it is considered that this issue has been addressed as much as practicable albeit the inclusion of retaining walls within garden areas does impose a greater maintenance burden on residents.
- 8.15 The roads, access and layout proposals are assessed elsewhere in this report in detail however in visual terms securing visitor parking arrangements has proved problematic. Some visitor parking is to be provided on street through delineated spaces, with areas where banks of visitor spaces can also be included. In order to achieve the full allocation of visitor parking required by the Council's Roads Guidelines for New Developments however there is a need for some houses to have 3 parking spaces within their respective front curtilages. Such an approach is discouraged through national planning guidance owing to its visual impact on the streetscape as it contributes to a perception of car dominance and in this instance the impacts will be particularly discernible at plots 510-517, 530-540, 567-572 and 594-599. Other options in these locations were explored with the developer in these areas of the site including further on-street parking however these ultimately raised concern with Transport Planning. In this regard a balance must be struck in order to address road safety concerns and the increased in curtilage parking within some areas of the site can therefore be accepted. It will however require to be mitigated in visual terms through landscaping which has been successfully achieved elsewhere throughout other large scale housing sites. This is secured by condition.
- 8.16 The mix of house types throughout the entire layout will aid in creating a varied streetscape, adding interest to the development. In terms of detailed house designs,

the proposed house types have all been built and established as part of Phases 1 and 2 of the development. The flatted development is all limited to two storey blocks the majority of house types giving an appearance more akin to a block of semi-detached houses. The cottage flats located to the eastern boundary form larger blocks however will 'edge' the development and back onto open space. The proposed materials, which are the same as those already established in the development, will ensure a crisp modern palette with areas of timber effect feature cladding aiding in breaking up mass on the larger house types.

- 8.17 Overall, it is considered that the development largely maintains the broad ethos of the established masterplan, addresses the requirements of national design guidance and is in line with the approach of SPP to maximise development within allocated sites subject to ensuring no adverse amenity impact – this matter is considered below.

Amenity impacts

- 8.18 The site essentially forms a northern expansion of Dornoch and as such it is adjoined by existing residential development at its southwestern boundary (Rowan Avenue). This street comprises detached bungalows within reasonably large plots; 4 of which adjoin the site boundary. Concerns have been expressed through public representations about the increased density of development on the part of the site that adjoins this existing cul-de-sac (Phase 4). The proposed houses here would be orientated with their principal elevations facing the new streets within the site rather than towards Rowan Avenue; would be separated by 15m separation at the narrowest point with the site itself being set 4m lower than Rowan Avenue. These two factors when combined will address any adverse amenity impact which will be further mitigated through the additional of planting and landscaping within this portion of the site.
- 8.19 A number of concerns have been relayed at a late stage in the application by residents of North Street which lies south of the site; these concerns relate to the proposed foot and cycle link connecting the site to this existing street. While the link has been noted by residents as being a 'new proposal' it was a component of the original masterplan approved in 2012 and has been shown on the submitted drawings as part of this application. It is also a requirement of the developer requirements detailed in CASPlan in order to ensure active travel links are secured. The proposed link in question would enable pedestrian and cycle travel into Dornoch's town centre. It has however raised road safety concerns with residents (considered in section 8.27 & 8.28) but also concerns about overlooking (from walkers) and vandalism.
- 8.20 There is currently already an informal grassed link in this area allowing pedestrian access to Station Square as well as leading into the site itself. The addition of a substantial housing development and the formalisation of this link will likely attract a reasonable amount of footfall through North Street and into the town centre. The addition of pedestrian and cycle traffic through this area which by its very nature is transitional, is not considered to constitute 'overlooking' in planning terms nor can vandalism be controlled through the planning regime. While the concerns of residents are recognised, it is not considered that additional footfall through an area has potential to significantly alter its character. Furthermore the Council has declared

a climate emergency which, in addition to the link having already been established as part of the masterplan, strengthens the importance of its delivery in order to provide a surfaced and maintained active travel link that will help to reduce reliance on the private car. Without the provision of this link, the development would ultimately not comply with the approved masterplan and/or national planning policy and therefore would be unlikely to be supported by the Planning Authority. An informal link from the site to Station Square (the suggested alternative) will continue to remain in place however cannot be adopted by the Council owing to differing land ownerships and practical issues as it also involves a footbridge. The link to North Street instead can be fully adopted, lit and maintained in perpetuity to provide a direct path into the centre of the town.

- 8.21 In terms of construction impact, developers must comply with reasonable operational practices with regard to construction noise so as not to cause nuisance. Section 60 of the Control of Pollution Act 1974 sets restrictions in terms of hours of operation, plant and equipment used and noise levels, amongst other factors, which is enforceable via Environmental Health, whereby working hours would usually be restricted to be 07.00 – 19.00 Monday to Friday, 08.00 – 13.00 on Saturday with no Sunday or Bank Holiday working. Developers and contractors are expected to employ the best practicable means to reduce the impact of noise from construction activities at all times.

Roads, access and parking including active travel

- 8.22 The site currently has a single point of vehicular access, located on the Embo Road (C1026); this was subject to the Roads Consent Process and was constructed in a previous phase, already serving Phase 1 and 2. This road will be extended into the site with internal roads provided through a hierarchical approach including a main road within both phases; this will facilitate the possible future provision of a bus route through the entire site which is welcomed. A number of small stretches of private accesses would be provided off the main routes; these will be subject to factoring arrangements.
- 8.23 The roads layout and technical details have taken some time to fully resolve however Transport Planning are now satisfied with the information and drawings presented albeit further detailing will remain to be resolved at the Roads Construction Consent stage. Visibility splays to be provided throughout the site are considered commensurate with likely road speeds and are safeguarded by condition. This also entails the removal of permitted development rights on a specific plot where splays fall across private land. The front curtilage in this instance requires to remain development free in order that splays are maintained.
- 8.24 Electric vehicle charging points will be provided for each house with communal facilities for flatted units, with bike storage facilities to also be provided for each block of flats. A detailed specification will be secured through condition to ensure the storage units meet best practice.
- 8.25 A separate but related planning application has been submitted for the construction of a new haul road into the site from the Poles Road west of the site; this is currently under consideration however the principle of such a road is welcomed and supported in order to reduce the amount of construction traffic travelling through Dornoch

enabling a more direct connection to the site from the A9. A long term permanent link to the Poles Road was an aspirational requirement noted in the approved masterplan however it involves land outwith the developer's ownership and whilst this has been secured for an interim haul road, the applicant is unable to commit to its long term retention at this stage. As noted earlier however, the layout does provide opportunity for a link to be provided in the future which is welcomed.

- 8.26 The proposed development will provide two active travel links for walking and cycling; one connecting into North Street as discussed earlier (which will link onto Gilchrist Square and the town centre beyond) and a second linking to Cnoc-An-Lobht which will facilitate the Safe Route to School (primary and secondary). Both links will be fully surfaced, lit and adopted as part of the Council's path network to be maintained thereafter. The securing of both routes has involved resolution of land ownership issues however both can now be fully delivered as part of the wider development and maintained by the Council thereafter. A condition is added to ensure the full detailing of both links is fully agreed prior to any work commencing.
- 8.27 In considering the road safety concerns noted by residents with regard the link to North Street, Transport Planning note that pedestrians and vehicles at present share use of Gilchrist Square and North Street with no separate footways. The historic buildings and narrow width mean that vehicle speeds are low and that it is obvious to drivers that they need to make appropriate allowance for pedestrians and cyclists. Dornoch has several historic streets of this nature which balance access and attractiveness in a similar way to the policy document 'Designing Streets'. There is no history of collisions recorded for these streets. Vehicles that need to park on the streets to load or carry out works already cause some issues for active travel but there are opportunities to pass and alternative routes. The proposals will not increase the number of vehicles using these roads and drivers are already required to allow for cyclists and pedestrians. Therefore, Transport Planning do not consider that there will be a significant increase in road safety risk. This issue has been raised with the Council's Road Safety Team who agree with this conclusion.
- 8.28 The existing route where it immediately joins North Street is very attractive thanks to the efforts of the residents. The increase in those walking, wheeling, and cycling along the route from the large housing development would mean that the grass path will deteriorate and become a maintenance problem, this is confirmed by the Access Officer who has experience of informal paths. Transport Planning consider it is necessary for the path to be adopted by the Council as a formal route so that it is maintained in good condition without burden on the residents. Therefore, it needs to meet the guidelines set out in 'Roads and Transport Guidelines for New Developments', have a minimum width of 2m and be appropriately lit and surfaced. These works are secured by condition and involve land within the ownership of either Springfield or the Council. It is noted that 2m is below the standard path width of 3m and this is reflective of residents' concerns about a change in the character of the appearance of North Street i.e. a preference to avoid a large tarmacked path.
- 8.29 The route to Conoc-An-Lobht involves the upgrading of an existing access which currently serves the Burghfield Hotel as a service entrance, owned and operating by the University of the Highlands and Islands. This access has very recently already been widened and surfaced by UHI and will be further brought up to an adoptable standard by the developer to include lighting. In addition to walking and cycling, this

route will also be of a sufficient width for emergency vehicles (4m) however would only be required in scenarios where the main access to the site from the Poles Road was blocked, unavailable or flooded which is prudent for a site which will reach 194 units with only one access point. Collapsible bollards are to be included which will prevent vehicular traffic other than emergency vehicles. A condition is added to ensure the footpath links are delivered in accordance with the site level information detailed on the submitted drawings and it should be noted here that if the gradients noted are not achievable, revisions to the layout may be required.

Flood risk and Drainage

- 8.30 The site is dissected by the Dornoch Burn with its indicated 1 in 200 year storm event flood plain lying wholly within the site suggesting that the site may be at medium to high fluvial/pluvial flood risk. For the previous application (Phase 2) the FRM Team accepted the information demonstrated as part of the applicant's flood risk assessment and requested a condition to demonstrate that no ground raising of land lying below 7.5m AOD; these designed flood levels have remained as 7.5m AOD as part of this current submission as previously accepted. Given this position, the lack of new information suggesting any new flood risk source, the FRM accepts these proposed levels. A condition is requested for site levels to be confirmed for the new internal footpath within the site which will cross the burn. Whilst these are detailed on the submitted drawings a condition is added for the avoidance of doubt that there should be no level raising within the floodplain (defined as 7.5mAOD) and to secure finished floor levels. SEPA have also recognised the need to prevent land raising and development within the defined flood plain.
- 8.31 The Masterplan Drainage Assessment has been updated and is considered acceptable in principle however updated calculations which show an allowance for climate change are requested by condition by the FRM Team.
- 8.32 Foul drainage will connect to the public sewer which Scottish Water has confirmed as being acceptable in principle. A concern is noted in representations about the capacity of the waste water treatment works however this is not reflective of Scottish Water's response; any upgrading or improvement works which are required to the Treatment Works should be agreed directly between the developer and Scottish Water.

Impact on infrastructure services and proposed mitigation (developer contributions)

- 8.33 HwLDP Policy 31 Developer Contributions and HwLDP Policy 32 Affordable Housing and the Developer Contributions Supplementary Guidance (DCSG) allows the Council to seek from the applicant a fair and reasonable contributions towards the additional costs or requirements for improved public services, facilities or infrastructure to enable development. In this instance the development requires to be assessed against the Council's adopted Developer Contributions Supplementary Guidance in terms of its impact on education provision, community facility provision, roads and other infrastructure impact.
- 8.34 The application falls within the catchment for Dornoch Primary School, which has a capacity for 188 pupils. The 2020/21 SRF indicates that the school has a current roll

of 157 pupils and is sitting at 84% capacity. Over the 15 years of the forecast period, it is forecast to be sitting at just below 90%, peaking at 89% from 2030/31 onwards. However the additional 112 units from this proposal have not been factored into the school roll forecasts. Based on the current Pupil Product Ratio for primary schools generated by new developments (0.3 pupils per house and 0.17 per 2 bedroom flat), when the School Roll Forecast is re-run, on completion of these units there will be an additional 30 primary school pupils. This consequently puts capacity at 92% in 2029/30 and rising over the following 6 years to a peak at 108% in 2035/36. Education contributions are required where a school is forecast to operate at or over 90% capacity for 5 of the 15 years forecast. Applying the methodology in the adopted Developer Contributions Supplementary Guidance, 2 classroom extension rates are required.

- 8.35 The site lies within the catchment area for Dornoch Academy. On completion of this proposal, it is unlikely that additional capacity will be required (the school roll is forecast to remain well below capacity) and contributions are not required.
- 8.36 As per the CaSPlan Delivery Programme (March 2021) all housing developments within the Dornoch Academy catchment are required to contribute towards the development of a multi-purpose sports and community centre. Contributions of £1,019 per home are sought (this reflects Q2 2018 published indices and eventual costs would be subject to indexation).
- 8.37 The DCSG also requires that at least 25% of all homes proposed must be affordable, rounded to the nearest whole number. In this instance this is to be fulfilled through on-site provision with both phases totalling 26 units. A Section 75 legal agreement is proposed, ensuring that these affordable homes are provided, and delivered as early as possible.
- 8.38 The Community Council have noted concerns about the health centre and its capacity. This has traditionally been an issue outwith the remit of the planning system however the very recently produced The Planning (Scotland) Act 2019 at Section 40A does contain provision for consideration to be given, before planning permission for a national development or a major development is granted, to the likely health effects of the proposed development. This part of the Act has however not yet been enacted and it would not be reasonable to hold up determination of this application until those aspects of the Act are implemented. Therefore, in the meantime, the delivery of sufficient capacity in health facilities remains with the NHS rather than the Council therefore developer contributions towards health care cannot currently be sought as part of the planning process.
- 8.39 The proposed development is in excess of 100 homes meaning that the DCSG's threshold for new / improved glass recycling point provision would be reached. The Council's Waste Services department has however previously confirmed that no such provision is required due to the proposed change in Scottish Government legislation to introduce a glass bottle deposit return scheme.
- 8.40 It is important to note that contributions which are secured through the application process are in relation to offsetting the impact of specific developments, must have a clearly defined purpose and must be ringfenced to deliver said purpose. As such

whilst it is appreciated why the CC would seek a role in 'allocating' contributions, there is no mechanism whereby this could be provided.

Other material considerations

8.41 There are no other material considerations.

Non-material considerations

8.42 As detailed above the issue of vandalism arising from a footpath link is not a material planning consideration.

Matters to be secured by Legal Agreement / Upfront Payment

8.43 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:

- a) Developer Contributions towards a 2 classroom extension to Dornoch Primary at a rate of £2,041 per house or £1,157 per flat (to be index linked)
- b) Developer Contributions towards the provision of community facilities at a rate of £1019 per unit (to be index linked); specifically the provision of a sports centre for the Dornoch catchment area
- c) Provision of an affordable housing scheme to ensure the delivery of on-site affordable housing comprising a total of 26 units

8.44 The applicant has four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the legal agreement or other appropriate mechanism to secure mitigation for the impacts of the development agreed by the Planning Service, to deliver to the Council a signed legal agreement. Should an agreement or other appropriate mechanism to secure the mitigation agreed by the Planning Service not be delivered within four months, the application may be refused under delegated powers for the following reason:

The proposed application has failed to conclude a legal agreement required to secure reasonable and proportionate contributions to secure mitigation for the impacts of the proposed development. As such the application is contrary to the provisions of Policy 31 (Developer Contributions) and Policy 32 (Affordable Housing) of the Highland-wide Local Development Plan and related Developer Contributions Supplementary Guidance.

9. CONCLUSION

9.1 The proposed development seeks to deliver the final phases of housing within an allocated site and will provide a level of housing commensurate with its indicative capacity. Its layout, siting and design broadly address the requirements of local and national planning policy and guidance. Whilst it would see some variation from the approved masterplan agreed at PIP stage, this will ensure the development is protected from flood risk whilst still ensuring the parameters of Designing Streets are addressed following an increase in density. The proposed development is therefore considered to comply with the adopted Caithness and Sutherland Local Development Plan and the general policies of the Highland-wide Local Development

Plan. All consultees have now removed any objection to the development subject to conditions where appropriate.

- 9.2 The application comprises a major development which has attracted a low level of objection with less than 5 timeous representations received and no concerns raised by the Community Council. A number of late representations have expressed alarm at a footpath link to connect into the existing North Street. Such a link does not raise significant road safety concern and is fundamental to the success of the development in terms of its ability to reduce reliance on the private car, a matter of ever increasing importance in light of the global climate crisis.
- 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: mitigation has been secured to ensure that the proposed development enhances connectivity via means of active travel. Further mitigation has been secured to ensure the delivery of electric vehicle charging points.
- 10.5 Risk: Not applicable
- 10.6 Gaelic: New street signage will include Gaelic language.

11. RECOMMENDATION

Action required before decision issued Y

Notification to Scottish Ministers Y

Conclusion of Section 75 Obligation Y

Revocation of previous permission N

Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons:

1. The proposed development shall be undertaken strictly in accordance with the application form, drawings and supporting information.

Reason: For the avoidance of doubt and to ensure the development proceeds in accordance with the submitted plans.

2. No development shall commence until finalised details of all foot and cycle paths connecting the site to North Street and Con-An-Lobht have been submitted to and

approved in writing by the Planning Authority. Such details, which shall be based on drawings ref: DOR(PH3+4)-ENG-005 REV D and Dor (ph3+4) Eng 025 rev A shall include all dimensions, site levels, details of junctions with the carriageway including visibility splays, measures to reduce cycle speed (North Street link), measures to discourage vehicular access (Cnoc-An-Lobht link), to minimise impact on trees and to provide phasing details. The development thereafter progress in accordance with the approved details and timescales with both links provided and made available for use prior to the completion of Phase 3 for the North Street link and prior to the completion of Phase 4.

Reason: To facilitate all modes of transport and emergency access.

3. No development shall commence until revised details of cycle parking have been submitted to and approved in writing by the Planning Authority. The approved cycle parking shall thereafter be installed prior to first occupation of any flatted unit in each phase.

Reason: To facilitate all modes of transport.

4. No development shall commence until details of proposed footpath levels for the proposed path crossing the Dornoch Burn have been submitted to and approved in writing by the Planning Authority. Such details shall demonstrate no increase in the level of any land within the flood plain.

Reason: To ensure that there is no reduction in the flood plain of the Dornoch Burn

5. No development shall commence until a Traffic Management Plan (TMP) has been submitted to, and approved by, the Planning Authority in consultation with the relevant Roads Authority(s). The TMP, which shall be implemented as approved, must include:

- i. A description of all measures to be implemented by the developer in order to manage traffic during the construction phase (incl. routing strategies), with any additional or temporary signage and traffic control;

- ii. The identification and delivery of all upgrades to the public road network to ensure that it is to a standard capable of accommodating construction-related traffic (including the formation or improvement of any junctions leading from the site to the public road) to the satisfaction of the Roads Authority;

- iii. Measures for keeping the Community Council apprised of the construction phase.

The Construction Traffic Management Plan shall thereafter be implemented as approved and shall remain in place for the duration of the construction phase.

Reason: To mitigate the impact of the construction phase on the public road network.

6. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site green spaces and/or woodland and/or sports facilities and/or play areas and/or other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Council

or Scottish Water), have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

Reason: To ensure that all communal spaces, facilities and landscaping areas are properly managed and maintained.

7. No development shall commence until details of proposed public art in compliance with the adopted Developer Contributions Supplementary Guidance to be located within or at the entrance to the site have been submitted to and approved in writing by the Planning Authority. The approved public art shall thereafter be installed prior to the first occupation of any of the houses hereby approved.

Reason: To contribute to the visual amenity of the development and ensure compliance with the Developer Contributions SG.

8. Prior to the first occupation of the development hereby approved, the car parking and access arrangements, including visitor parking, detailed on approved plan ref. DO04_PL_06 REV H shall be completed in full and made available for use. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

Reason: In order to ensure that the level of off-street parking is adequate.

9. Prior to the first occupation of the development hereby approved, the electric vehicle charging points shown on approved ref: shall be installed and made available for use.

Reason: To facilitate the change to electric vehicles.

10. There shall be no land raising within the 1 in 200 year floodplain of the Dornoch Burn (groundworks or structures). The flood plain shall be defined as 7.5m AOD in accordance with the 1 in 200 year plain as shown on derived in Table 3.3 (Scenario D) of the Embo Road, Dornoch Flood Risk Assessment Update, June 2022 (Project No. 675718).

Reason: To ensure that there is no reduction in the flood plain of the Dornoch Burn

11. The minimum Finished Floor Level (FFL) shall be 600mm above the 0.5% AEP+CC level at the nearest cross-section location as cited in fig 4.1 of the 2019 Flood Risk Assessment.

Reason: To ensure that the flood risk to the proposed properties and any built infrastructure is minimised

12. Visibility splays within the development hereby approved shall be provided in accordance with drawing ref: DOR(PH3+4)-ENG-005 REV D. Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason: In the interests of road safety

13. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended,

revoked or re-enacted; with or without modification), no development shall take place within the front curtilage of Plot 510 without planning permission being granted on application to the Planning Authority (including walls and fences)

Reason: In the interests of road safety

14. All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise stated in the approved scheme. Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that the approved landscaping works are properly undertaken on site.

15. All surface water drainage provision within the application site shall be implemented in accordance with the approved plans and, as it relates to, or is relied upon by, an individual phase, shall be completed prior to the first occupation of any of the development within that phase.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

REASON FOR DECISION

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

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

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

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as

Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

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

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

Flood Risk

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

Scottish Water

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

Local Roads Authority Consent

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

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

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

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

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud & Debris on Road

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

Construction Hours and Noise-Generating Activities

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

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

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

Protected Species – Halting of Work

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

Signature:

Designation: Team Leader – Strategic Projects Team

Author: Gillian Pearson

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

Relevant Plans: Plan 1 - Location Plan D3-LP-01

Plan 2 - Site Layout Plan DO03_PL_01 REV F

Plan 3 - House Type Locations DO03_PL_02 REV F

Plan 4 - Materials - DO03_PL_06 REV F
Plan 5 - EV Charging DO03_PL_08 REV F
Plan 6 - Cycle store DO03_PL_09 REV E
Plan 7 - Parking DO04_PL_06 REV H
Plan 8 - Tree Constraints Plan 001
Plan 9 - Tree Protection Plan 002
Plan 10 - Landscaping Plans (1-4)
Plan 11 - Cupar 1073SD(--)-901 REV J
Plan 12 - CULLEN 1090BW(STOCK)901
Plan 13 - LAUDER 1104DT(AS)901 REV B
Plan 14 - ROSLIN 1202DT(AS)901 REV D
Plan 15 - ARDEN 1224DT(AS)901 REV F
Plan 16 - NAIRN 1237DT(STOCK)901
Plan 17 - BALERNO 1287DT(AS)901 REV C
Plan 18 - CRAIL 1432DT(STOCK)901
Plan 19 - KINTORE 1653DT(STOCK)901
Plan 20 - CULBIN 1932CT(AS)901 REV E
Plan 21 - Floor/Elevation 652-757(STOCK)901
Plan 22 - DALLACHY 932TE(AS)901
Plan 23 - ARDMORE 950SD(AS)901 REV D
Plan 24 - DD - DOR-2018 DD-901
Plan 25 - BB - DOR-2018BB-901
Plan 26 - CS - DOR-2018CSCS-901
Plan 27 - AA - DOR-2019AA-901 REV A
Plan 28 - Road Adoption Plan Dor(ph3+4)- Eng-006-E Roads Adoption Plan
Plan 29 - Dor(ph3+4)- Eng-007 - D - Pedestrian Link Path Details

Agreement for Delivery Needed	Y – prior to commencement of development (affordable housing to be provided within before the end of each respective phase)	N/A	N/A	N/A	N/A	N/A	Before end of respective phases	N/A	N/A
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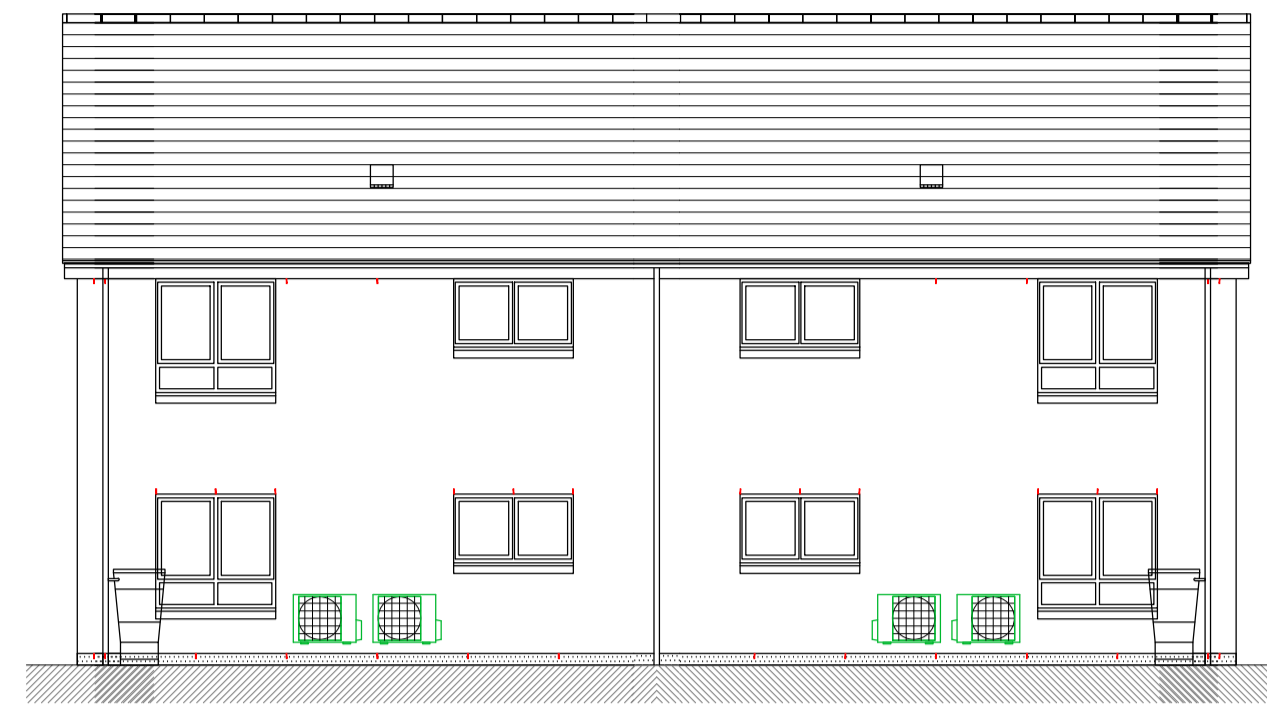
*1 Adjust total to take account of flat exemptions

*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

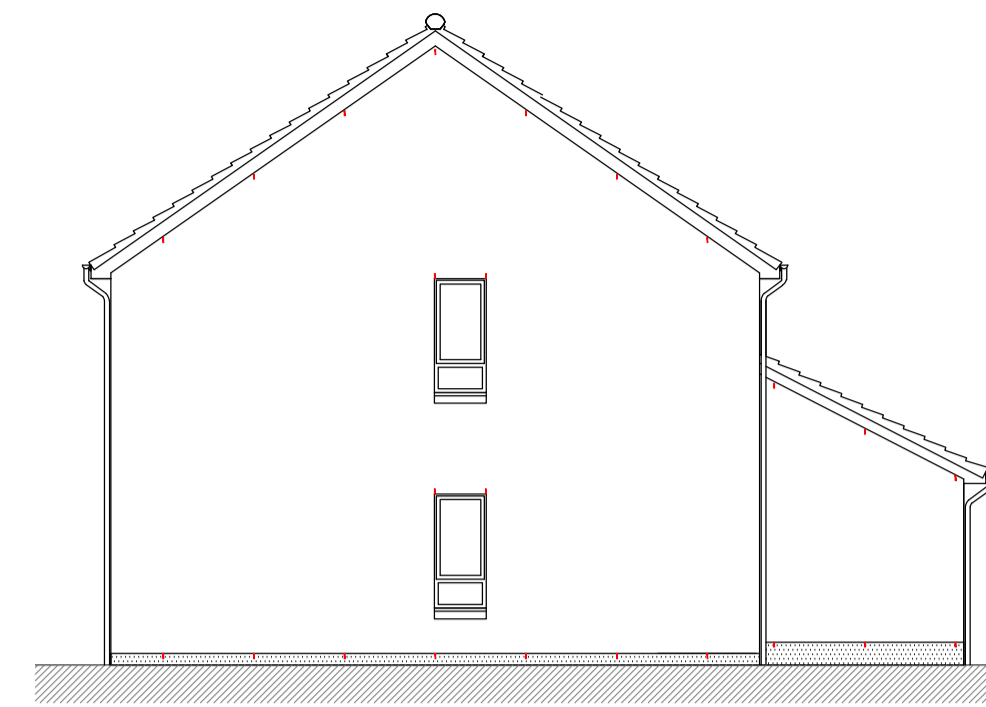
*4 Accounting dates - 1 April & 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

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

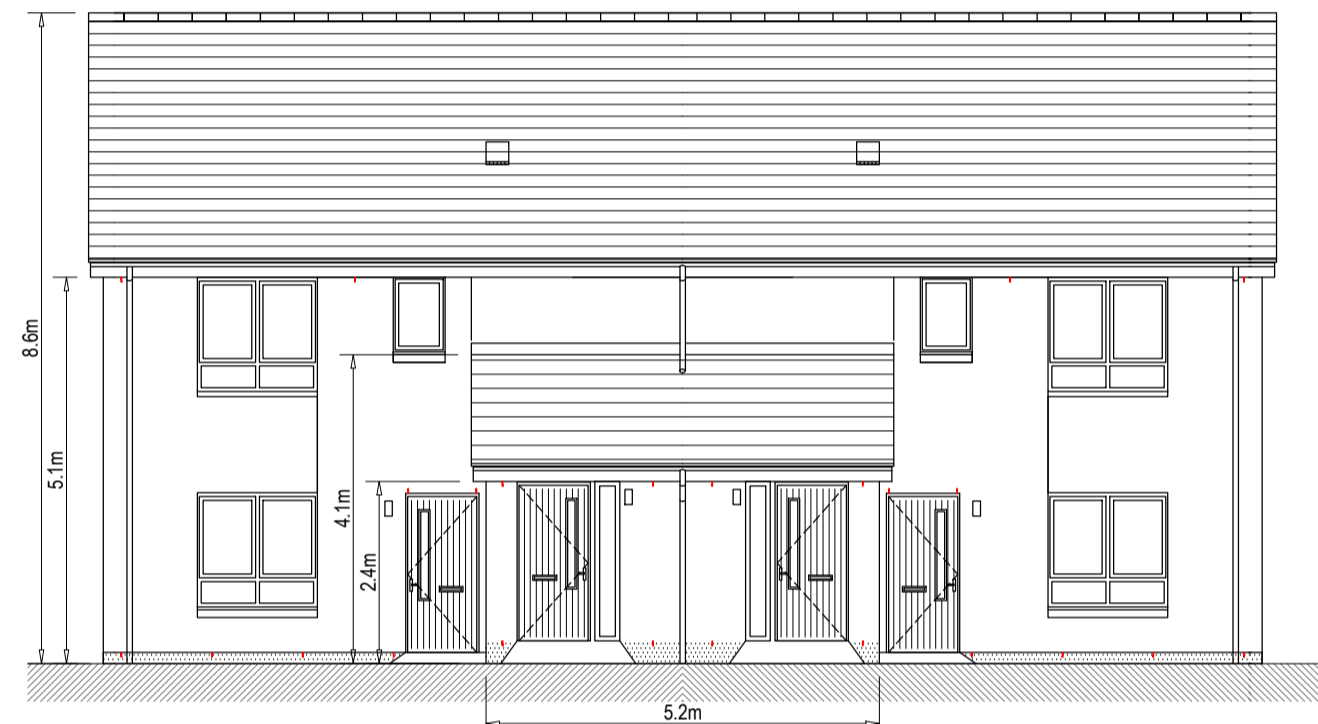


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REAR ELEVATION

TYPE A (AS END)

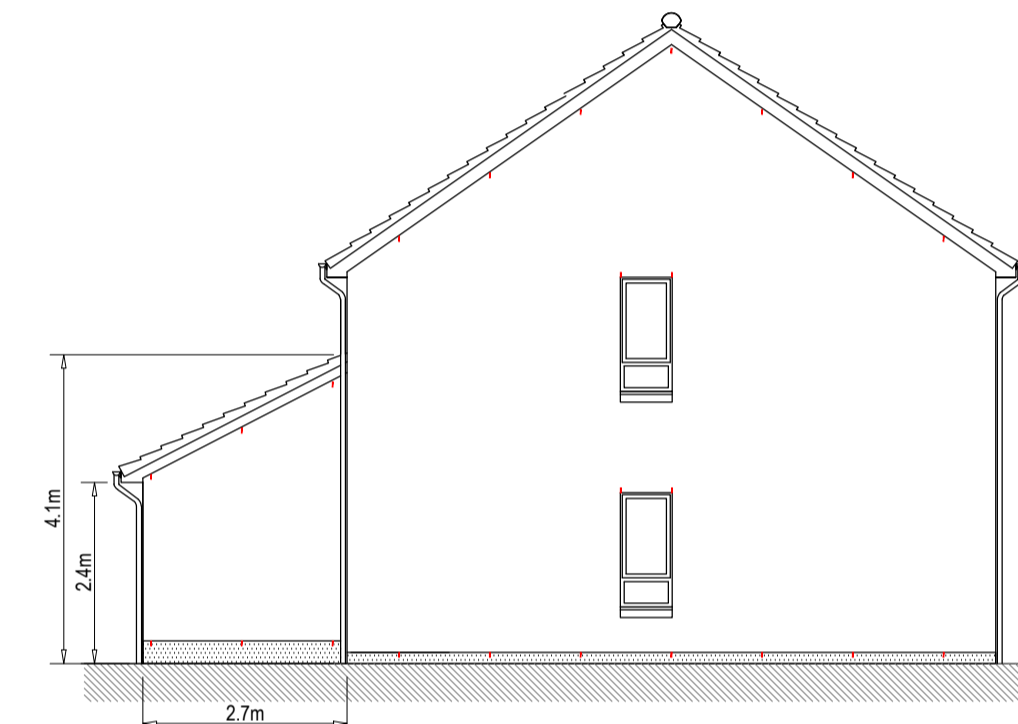


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SIDE ELEVATION

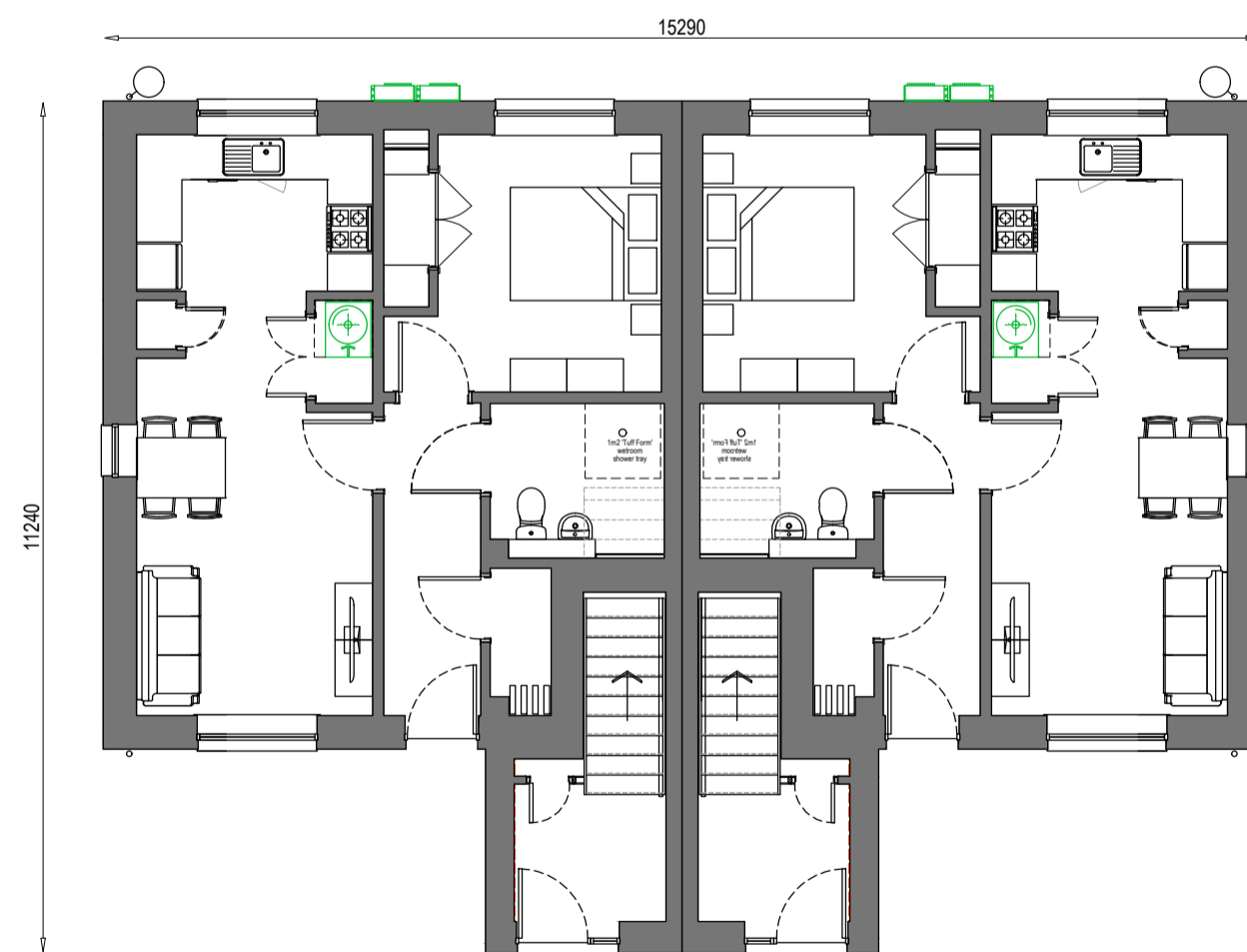


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FRONT ELEVATION

TYPE A (OPP END)

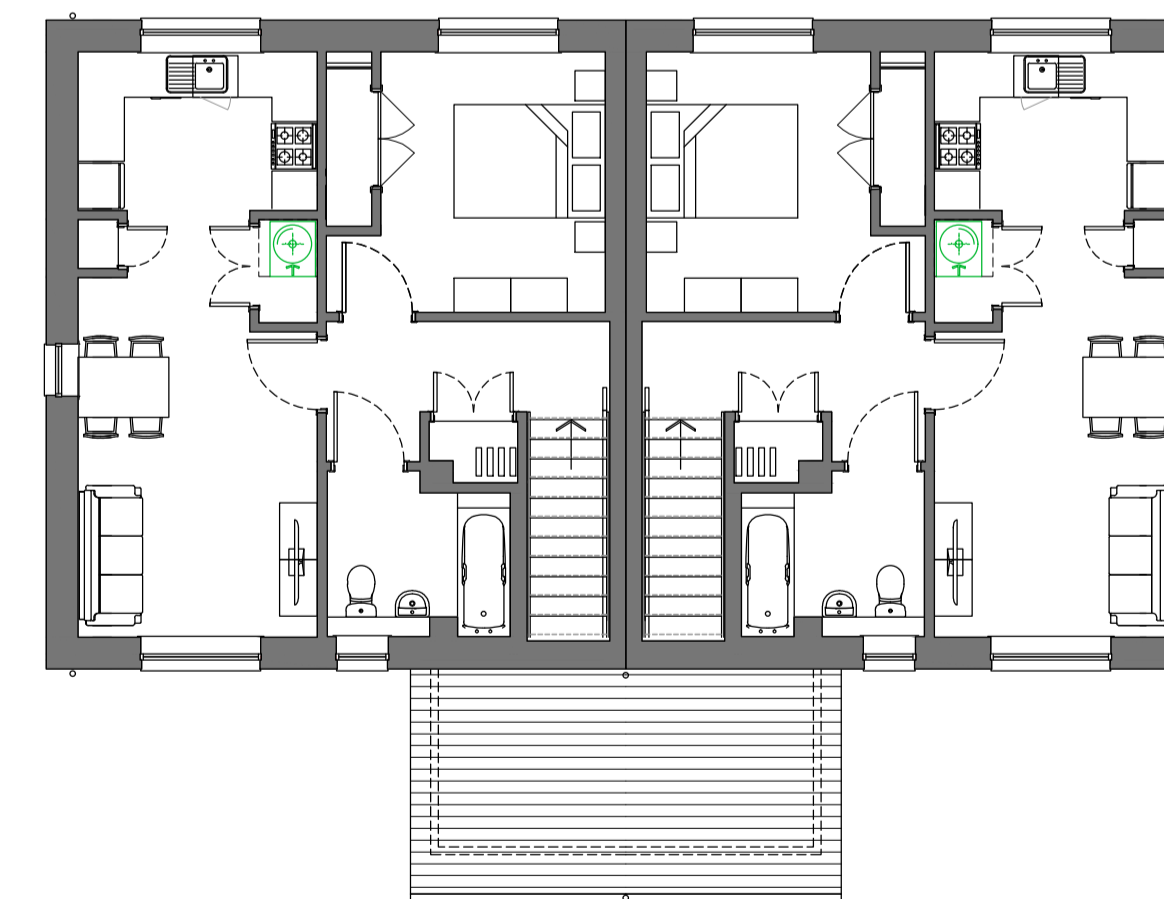


TYPE A (OPP END)
SIDE ELEVATION



TYPE A (AS END)
GROUND FLOOR PLAN

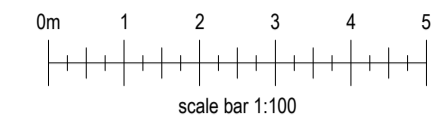
TYPE A (OPP END)



TYPE A (AS END)
FIRST FLOOR PLAN

TYPE A (OPP END)

Important notes for clients / contractors
No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to this office. Contractors to check all dimensions on site prior to commencement of work. The copyright of this drawing and design remain the sole property of Springfield Properties Plc and must not under any circumstance be reproduced in any way without express written consent.



Note:
For exact materials refer to external material finishes contained within the design & access statement.

Rev.	Date	Remarks	By	Ch.
Revisions				



Springfield Properties Plc

Elgin Office
Alexander Fleming House,
8 Southfield Drive,
Elgin, Moray,
IV30 6GR

Tel: 01343 552 550
Fax: 01343 551 776
Email: info@springfield.co.uk

Larbert Office
Springfield House,
3 Central Park Avenue,
Larbert,
FK5 4RX

Tel: 01324 555 536
Fax: 01324 574 890
Email: larbert@springfield.co.uk

2019 Types AA (Dornoch)

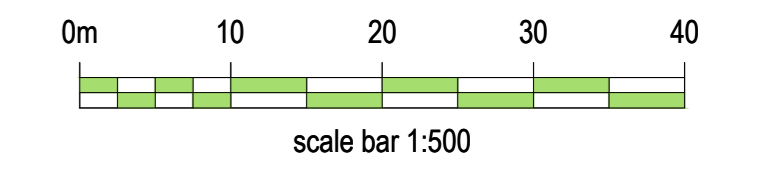
Project
Affordable House Type Range
Semi Combinations

Drawing
AA - Planning Package

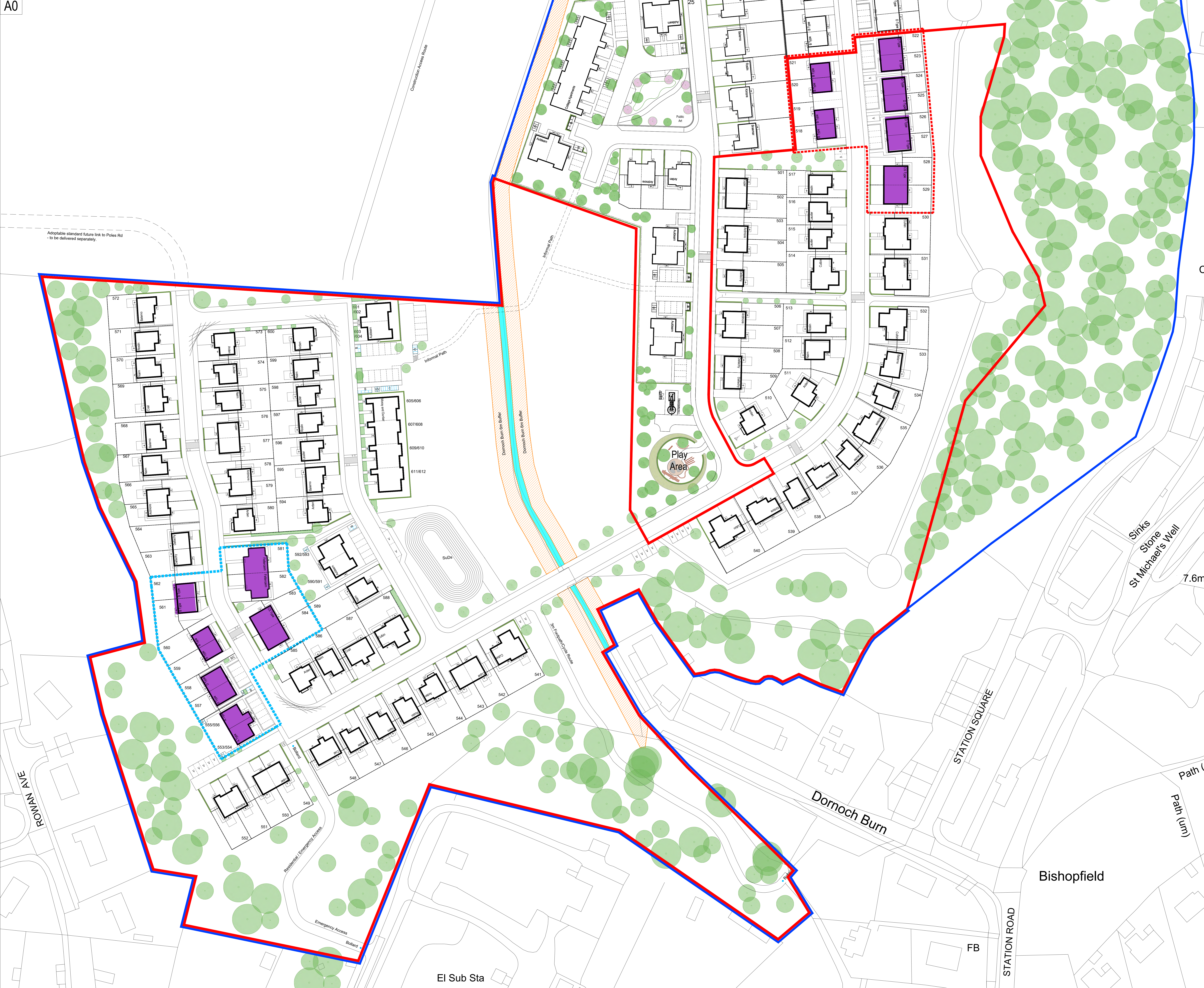
Scale	Date	Drawn by	Checked by
1:100	Aug 21	KP	SM

Drawing no.	Rev
DOR_2019 AA_901	A

Important notes for clients / contractors
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- Legend
- Legal Boundary
 - Application Boundary
 - - - Phase 3 & 4 Affordable Boundary
 - Affordable House Type



Rev	Date	Remarks	By	Ch.
F	16.08.22	Layout updated per transportation comments	SM	BW
E	19.07.22	Layout updated per transportation comments	SM	BW
D	30.05.22	Layout updated per transportation comments	SM	BW
C	09.02.22	Affordable house types updated	SM	BW
B	01.02.22	Layout updated per transportation comments	SM	BW
A	08.12.21	Layout updated per transportation comments	SM	BW

Revisions



Springfield Properties
Plc

<p>Elgin Office Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR</p> <p>Tel: 01343 552 550 Fax: 01343 551 776 Email: info@springfield.co.uk</p>	<p>Larbert Office Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX</p> <p>Tel: 01324 555 536 Fax: 01324 574 890 Email: larbert@springfield.co.uk</p>
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Affordable HT Locations

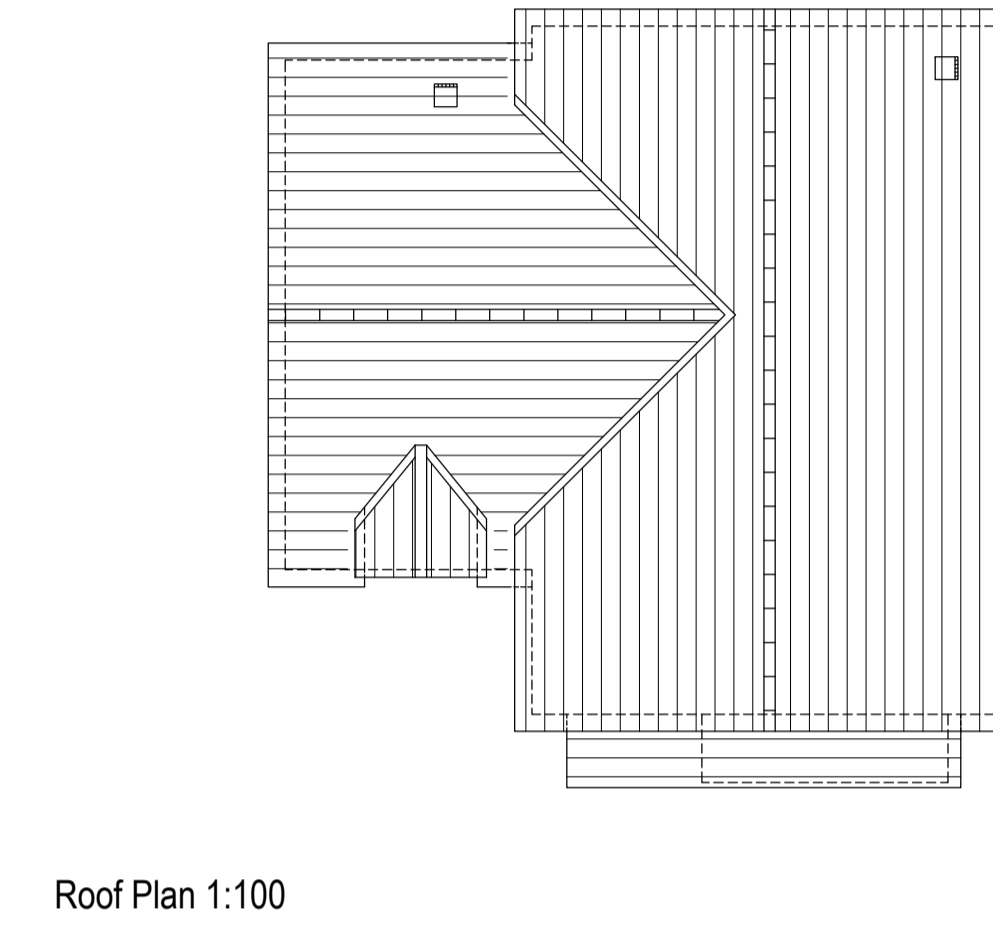
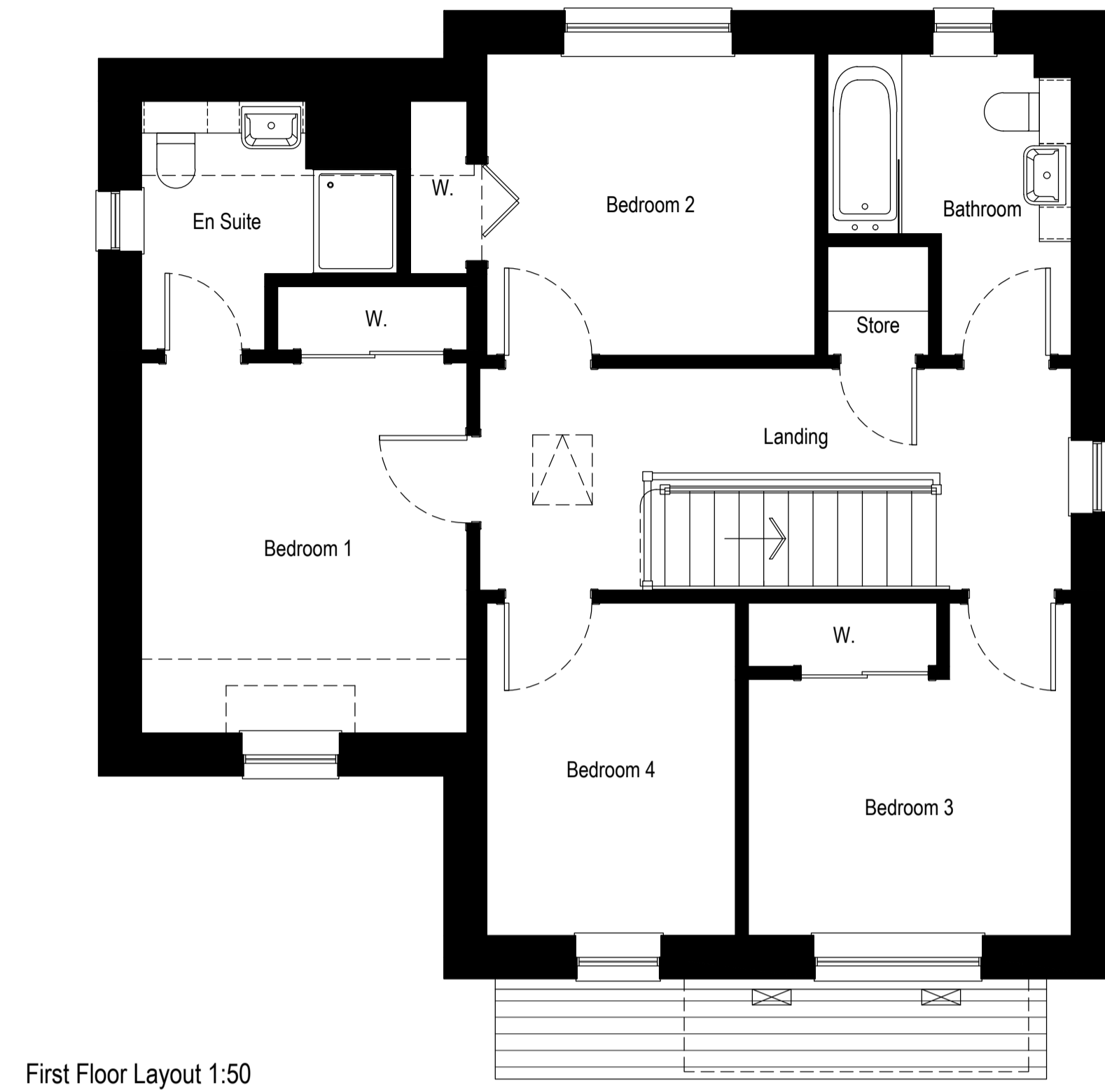
Project
D003
Dornoch
Phase 3 & 4

Drawing
Affordable House Type Locations

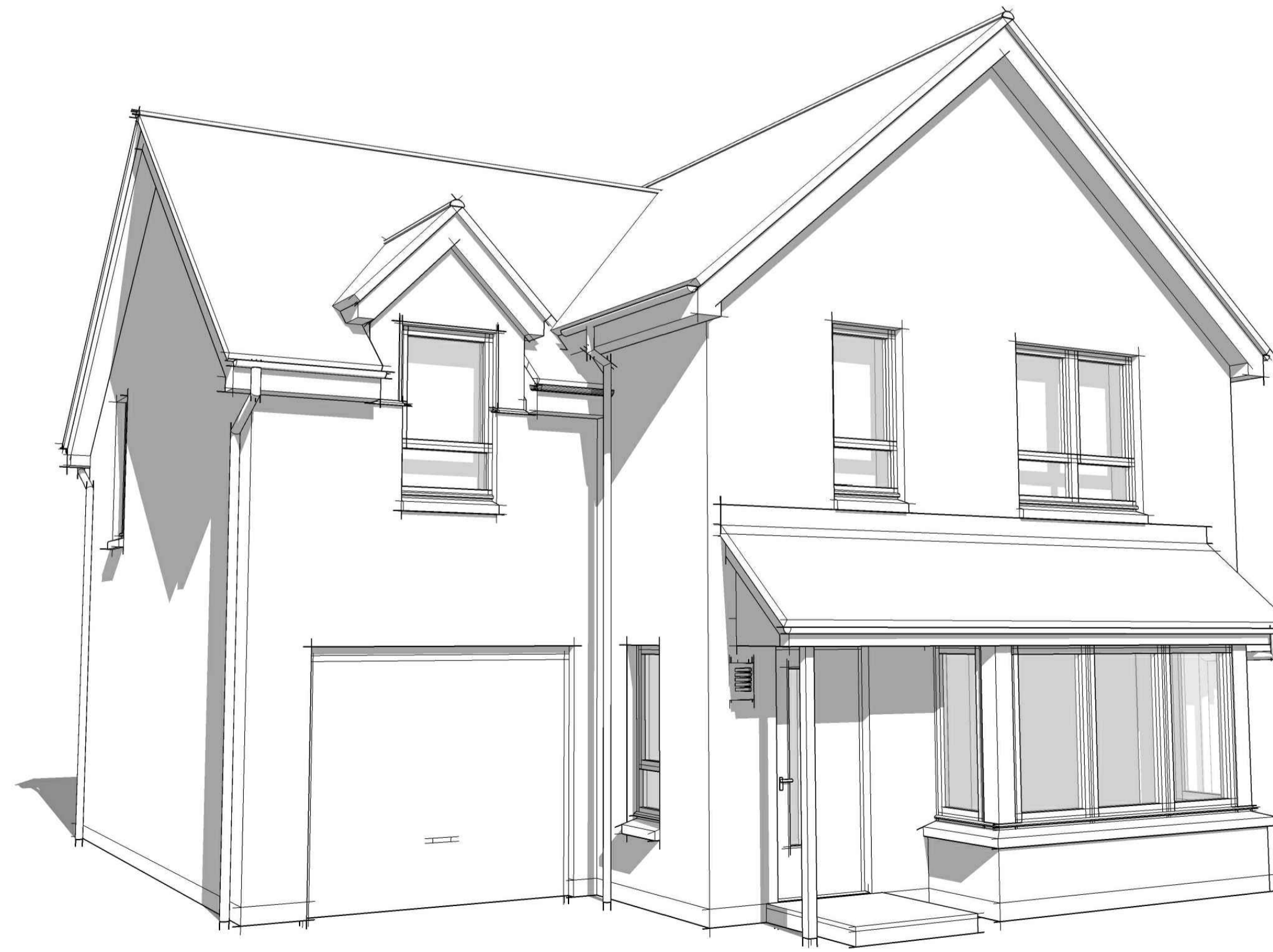
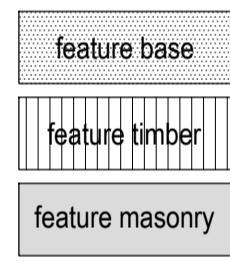
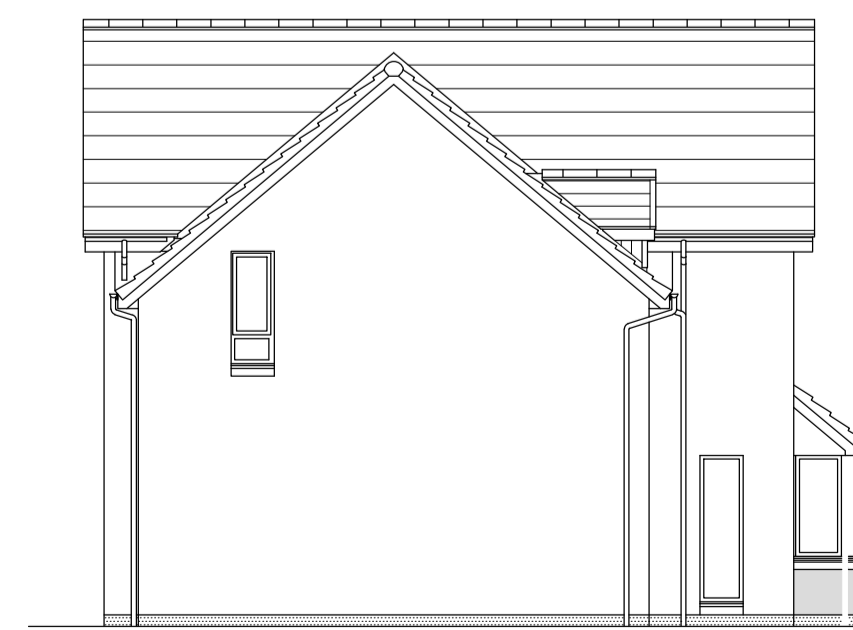
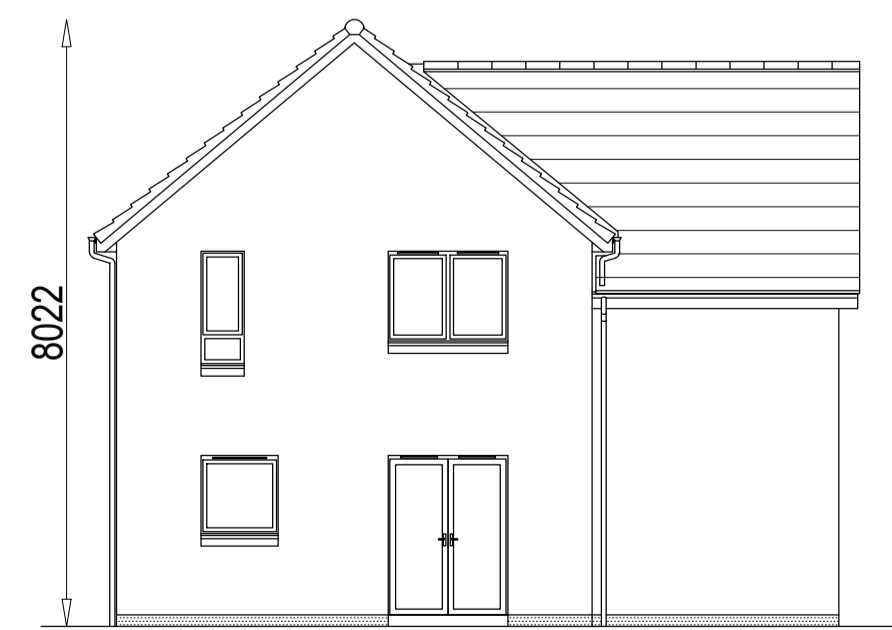
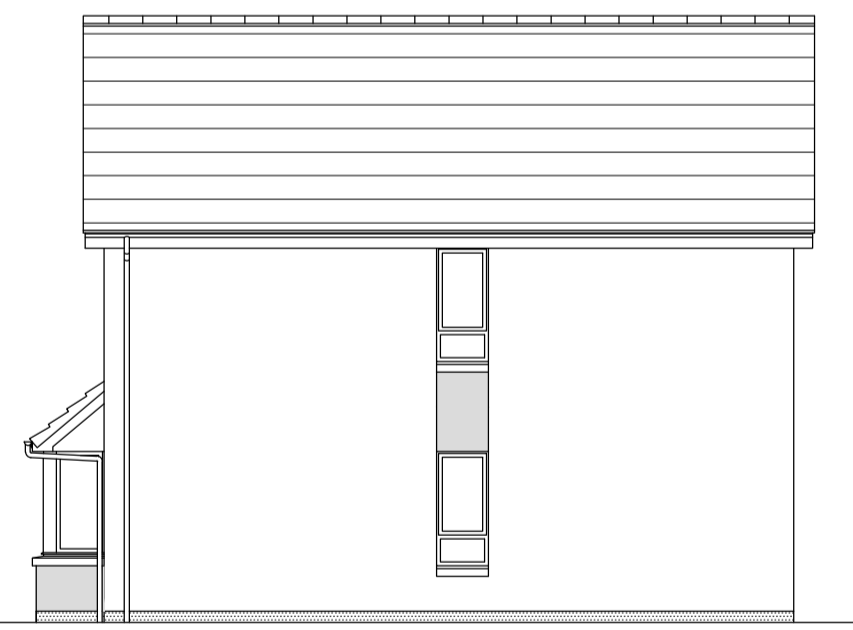
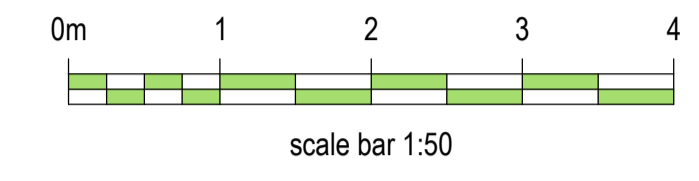
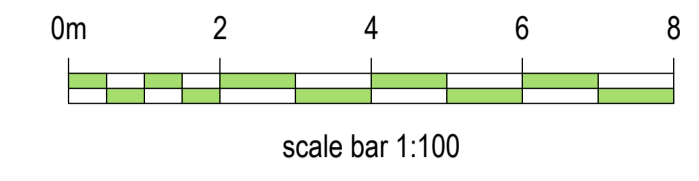
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Drawing no. D003_PL_10	Rev F
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A1



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Rev.	Date	Remarks	By	Ch.
F	16.04.18	Bay window corner post details revised.	GR	CV
E	26.03.18	Bay window feature material changed to timber.	GR	CV
D	08.02.18	D6 partition moved to clear room of stair.	CK	GR
C	17.07.17	3D illustration revised.	JB	GR
B	07.11.16	Scale bar amended.	GR	-
A	04.05.16	House type range added	JB	GR

Revisions

Springfield
Springfield Properties Plc

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Arden (as)

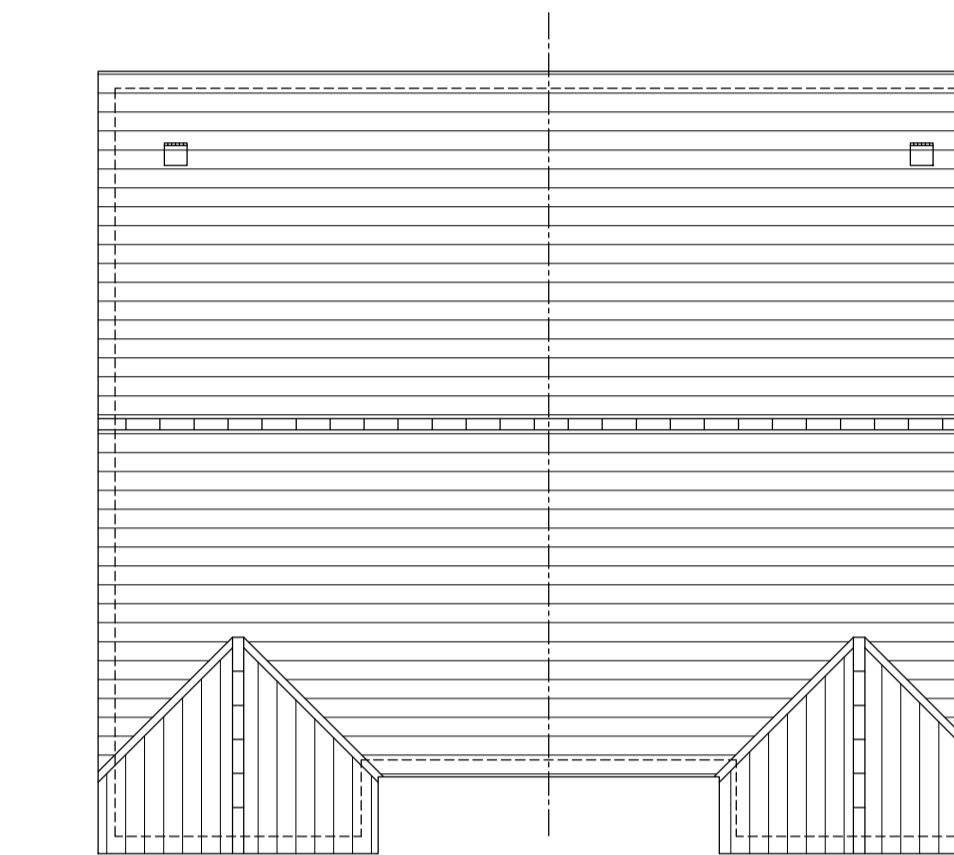
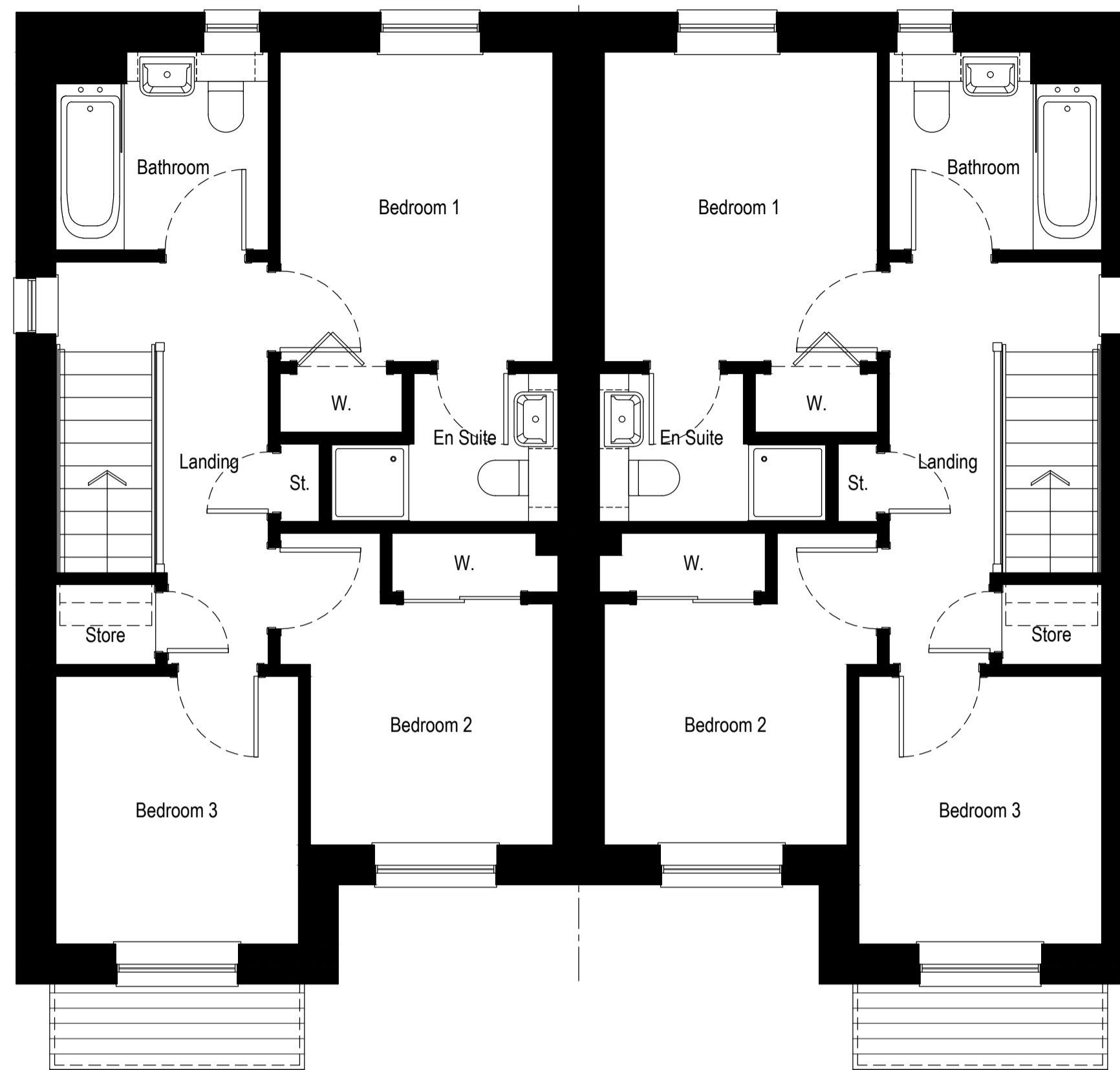
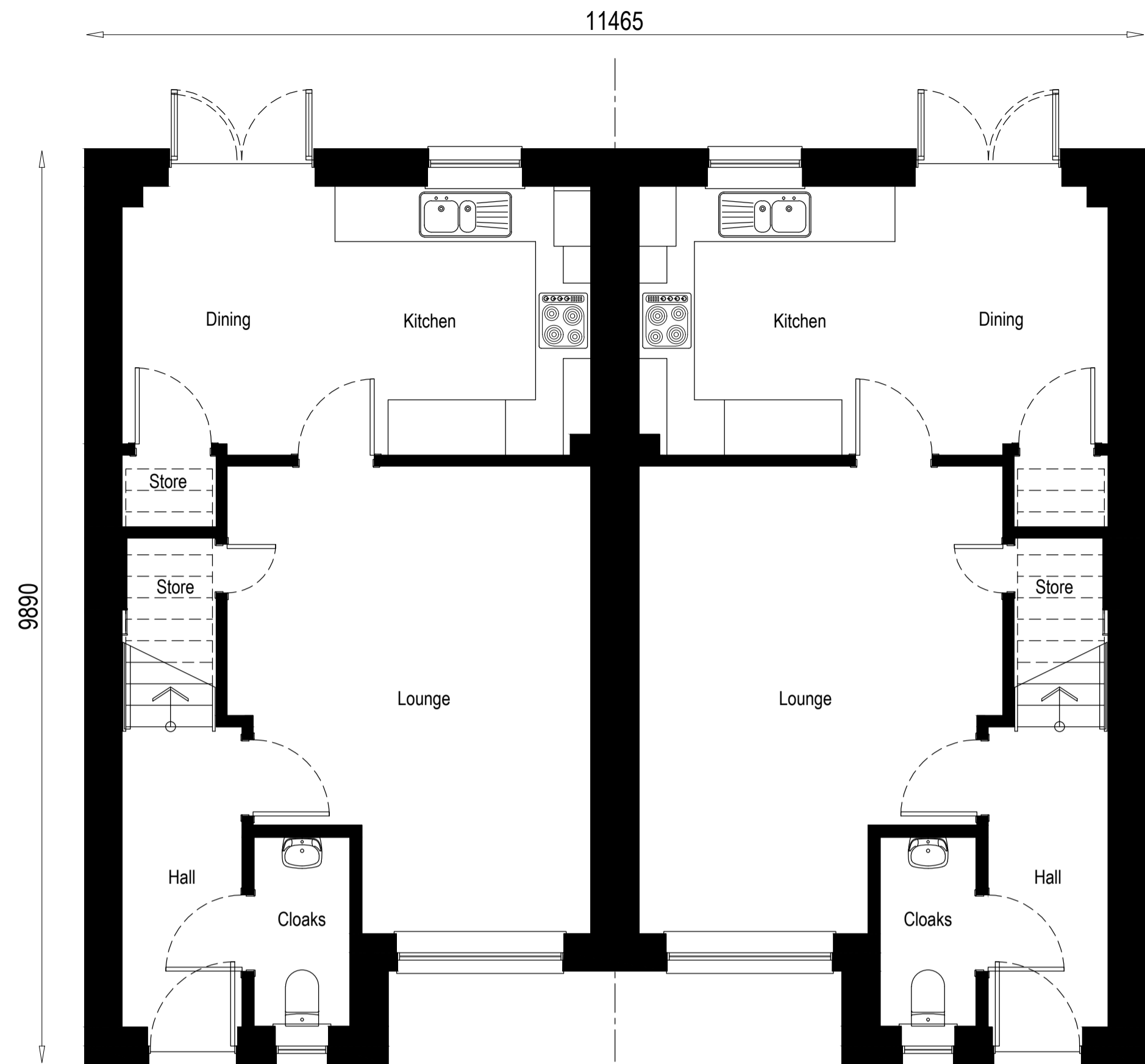
Project
Alba House Type Range

Drawing
Planning Submission Plans & Elevations

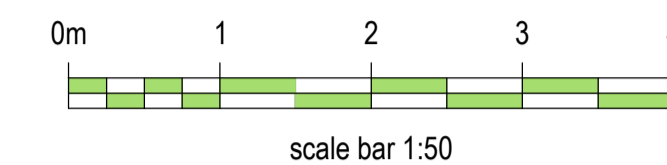
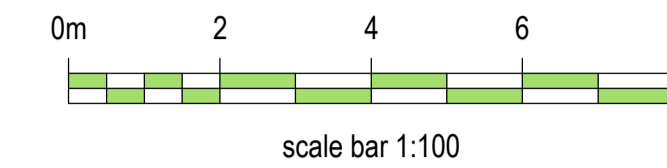
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Drawing no. 1224d(AS)901 Rev F

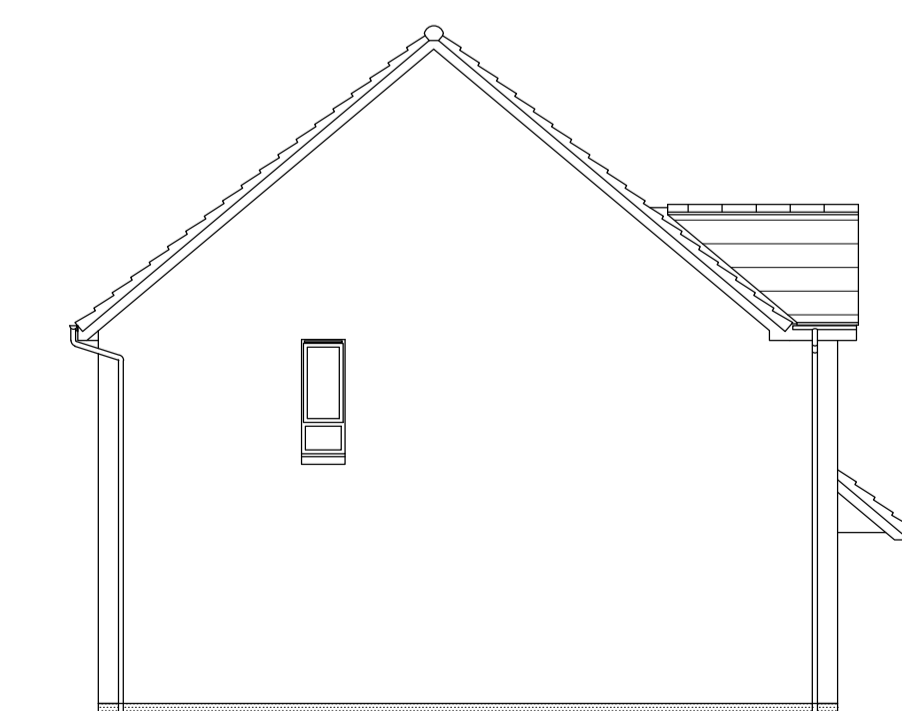
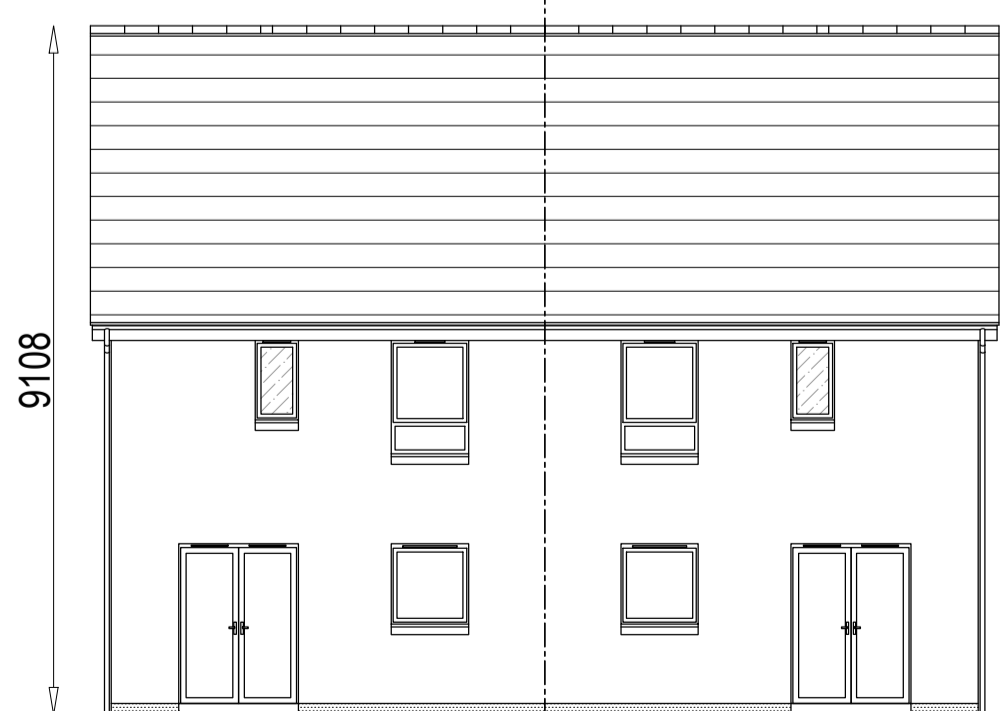
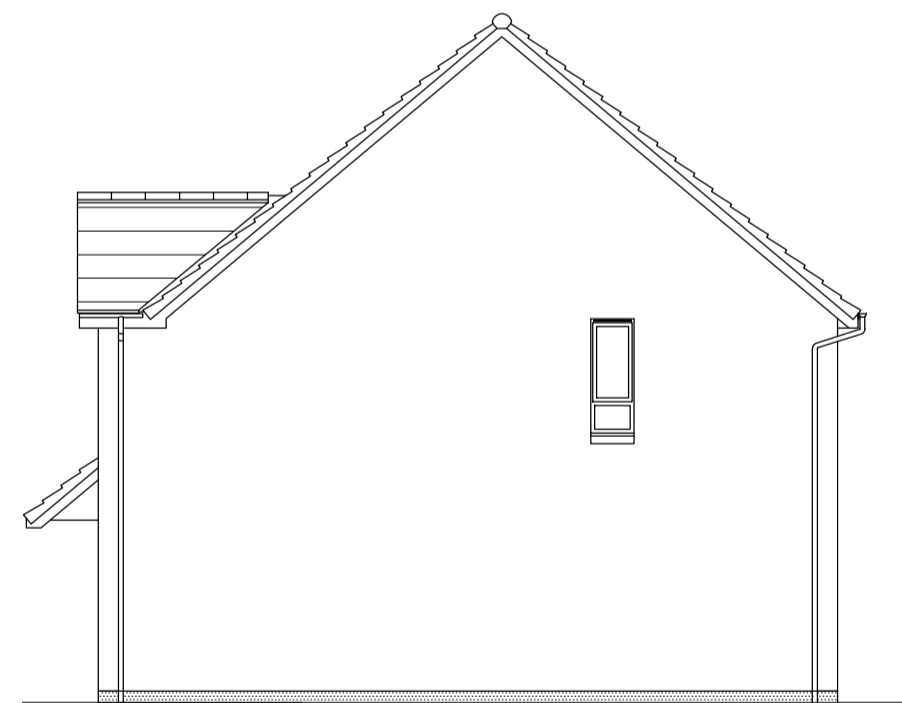
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- feature base
- feature timber
- feature masonry



Rev.	Date	Remarks	By	Ch.
D	04.07.17	3d illustration revised	JB	GR
C	09.11.16	Canopy indicated on plans and side elevations	GR	-
B	07.11.16	Scale bar revised	JB	GR
A	04.05.16	House type range added	JB	GR

Revisions



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Ardmore

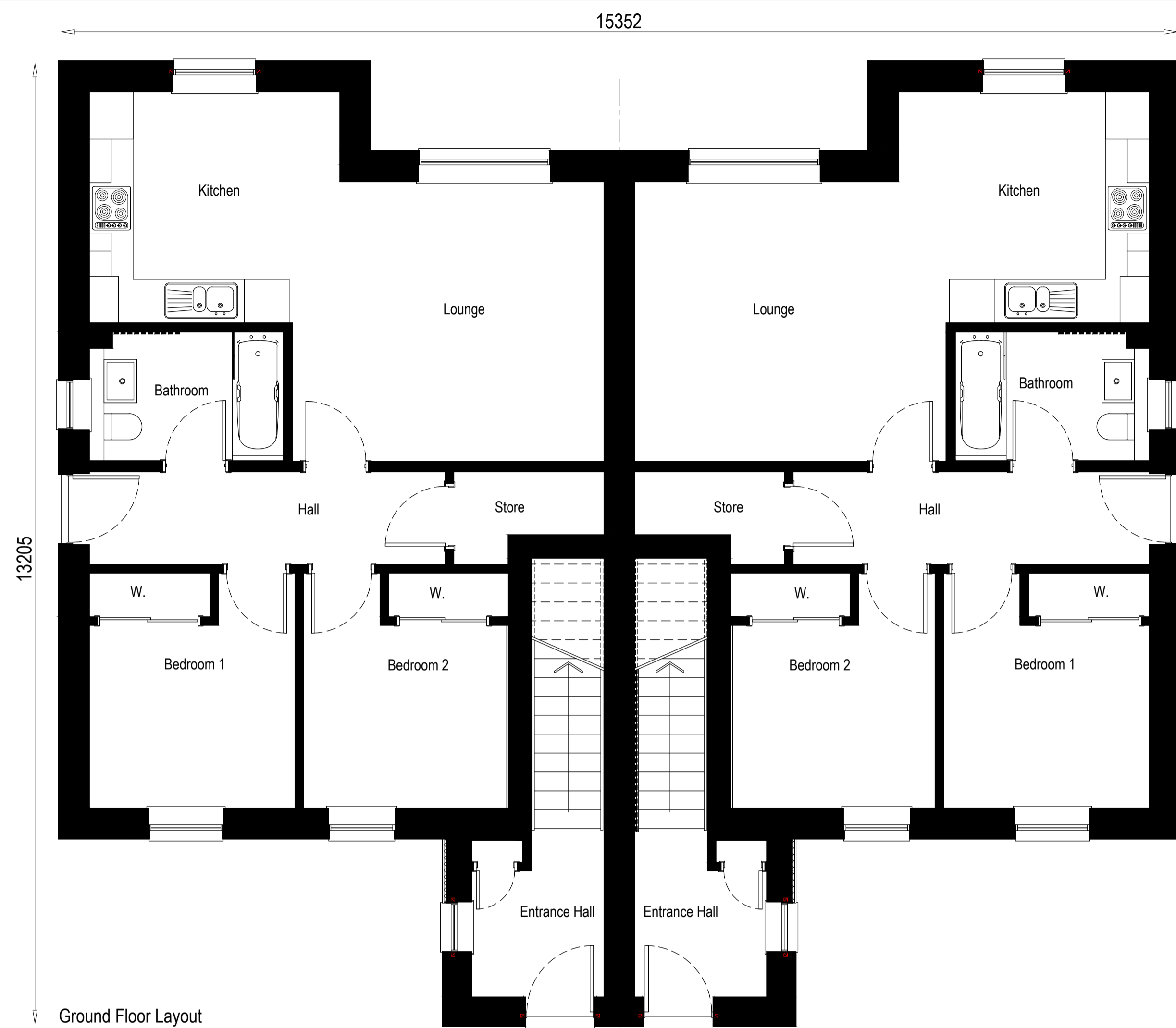
Project
Alba House Type Range

Drawing
Planning Submission Plans & Elevations

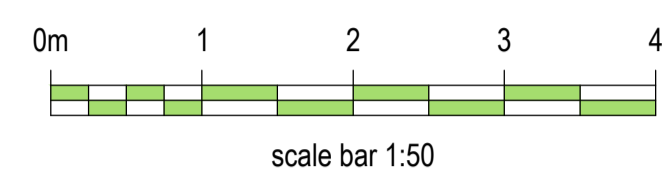
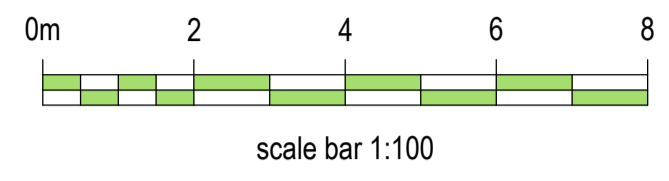
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Drawing no.	Rev
950sd(AS)901	D

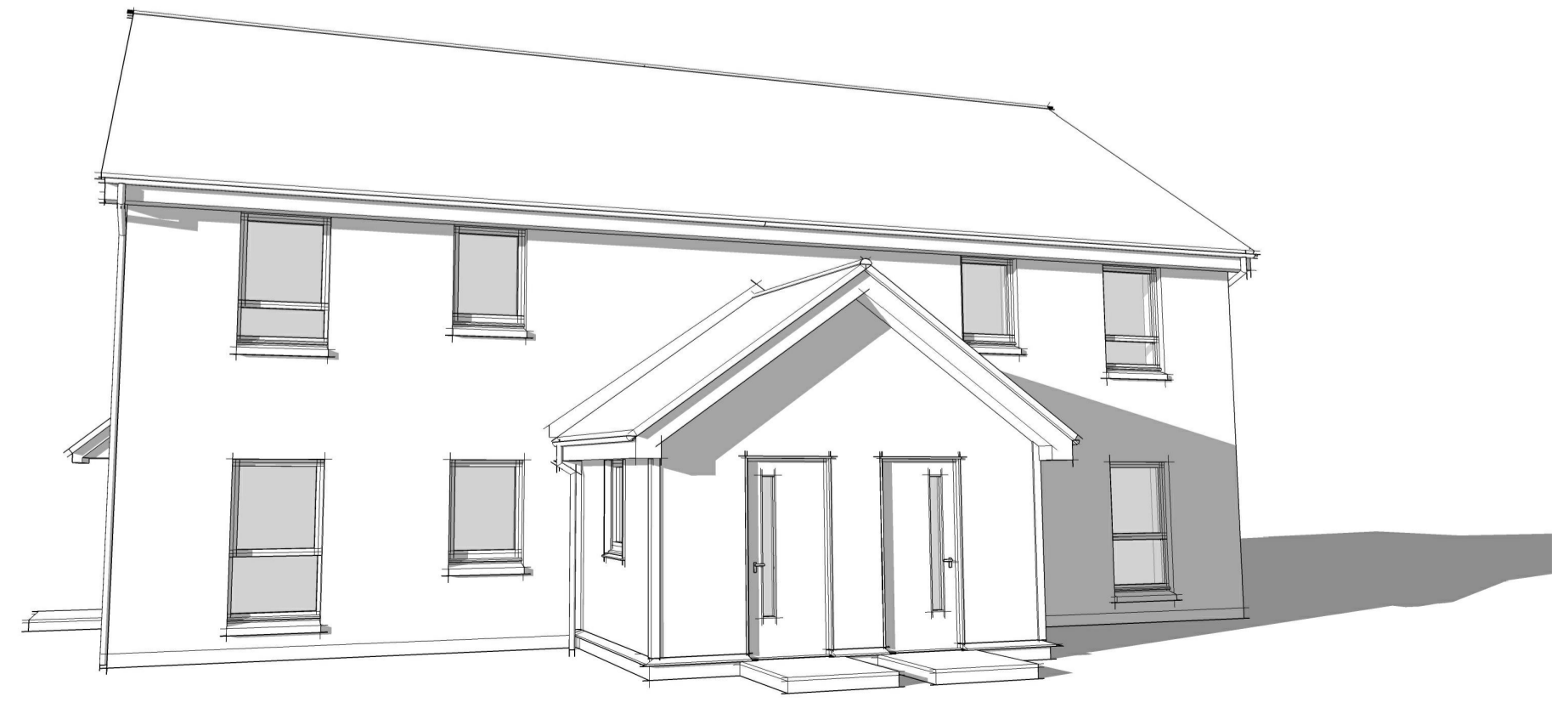
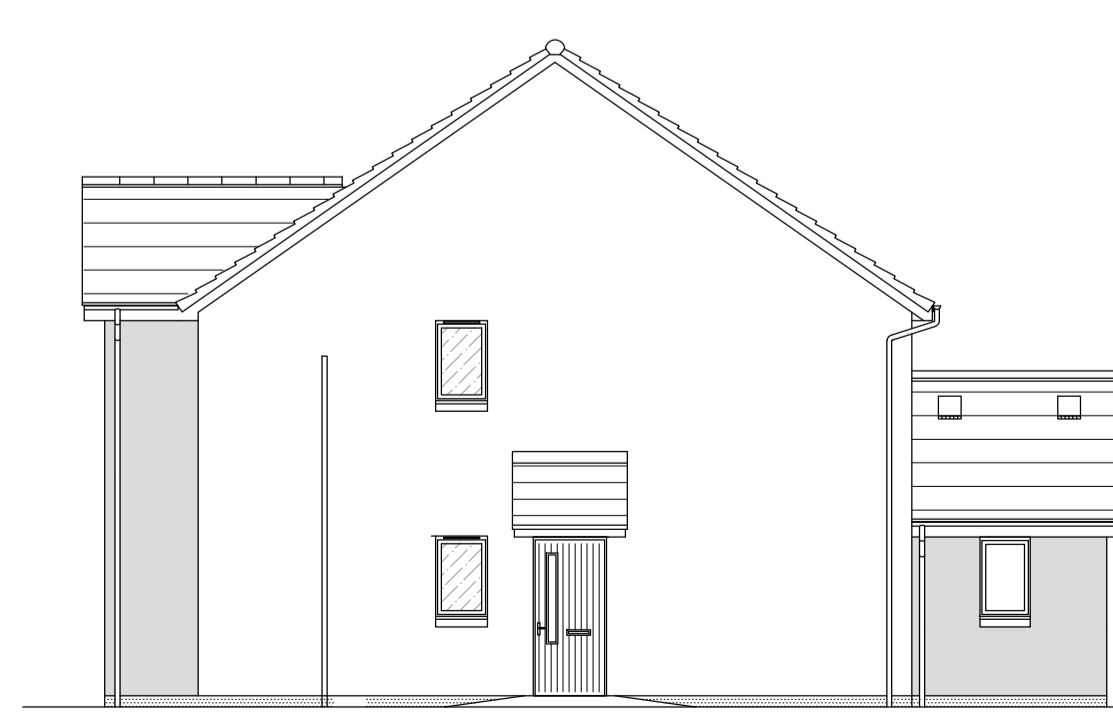
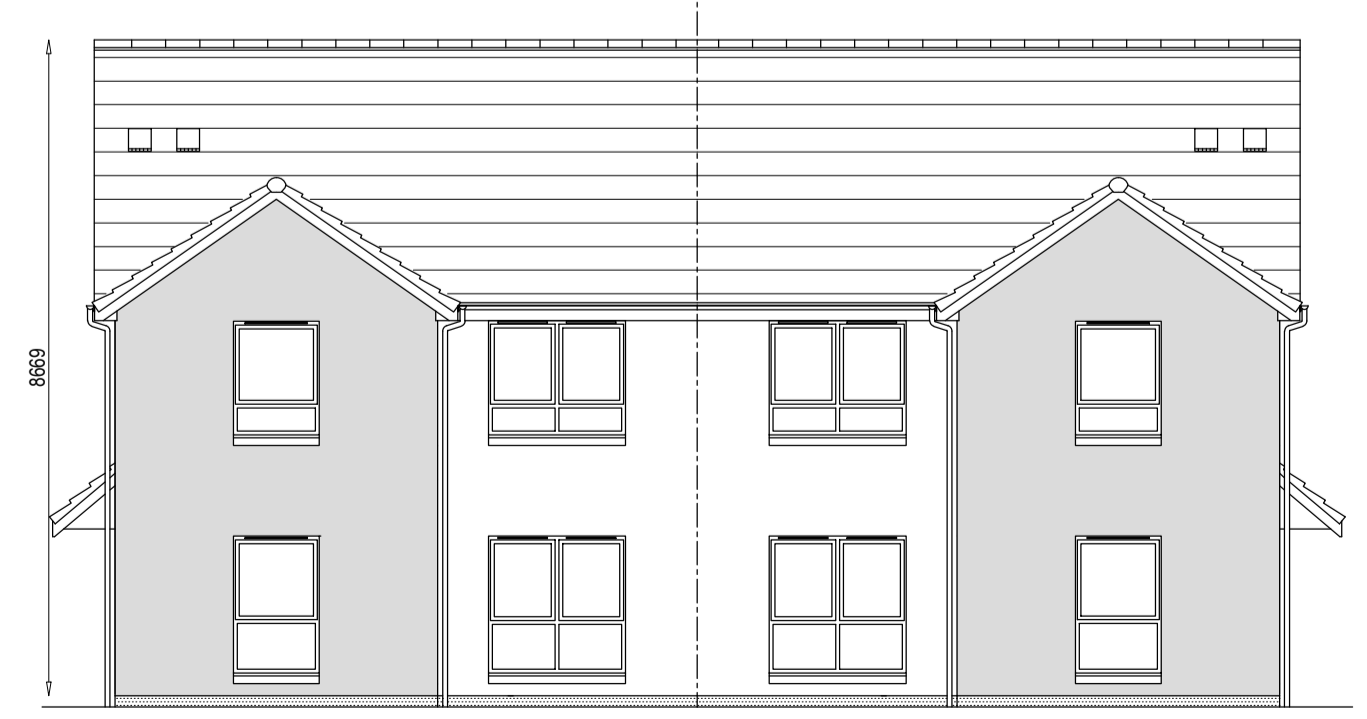
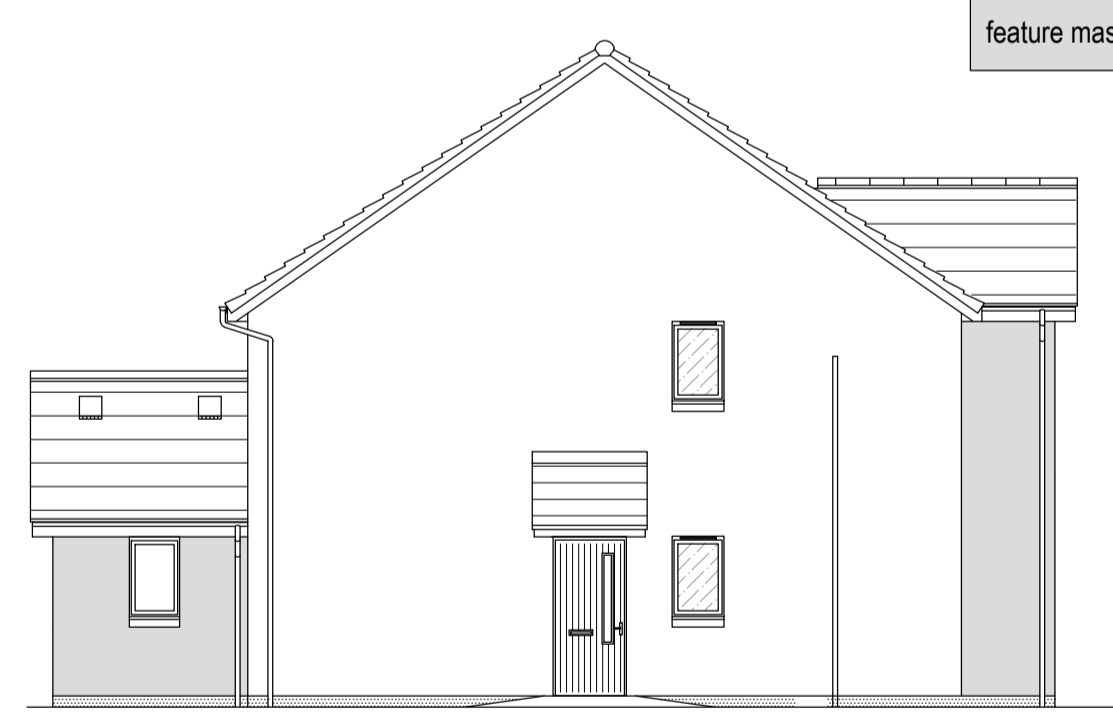
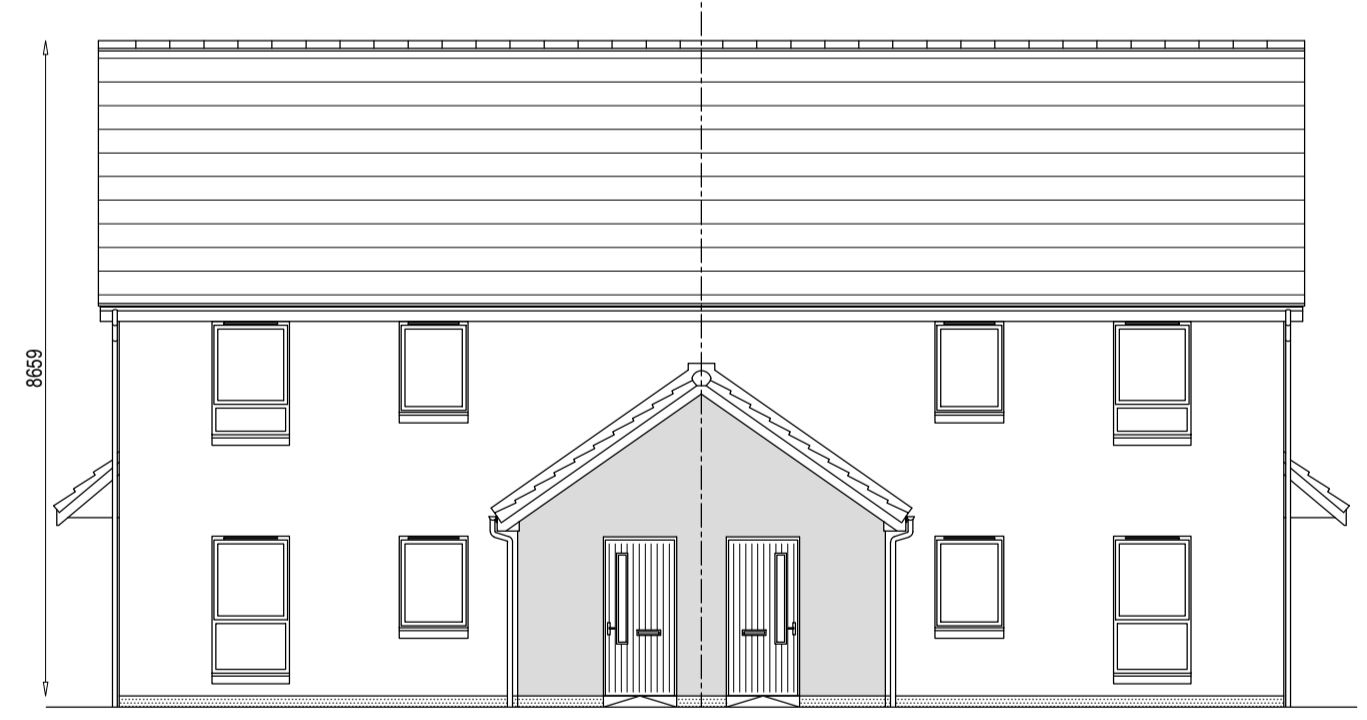
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- feature base
- feature cladding
- feature masonry



Rev.	Date	Remarks	By	Ch.
Revisions				

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 Fax: 01324 574 890
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Auldearn

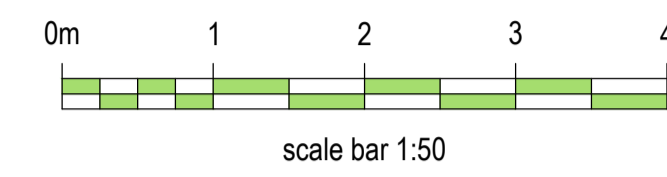
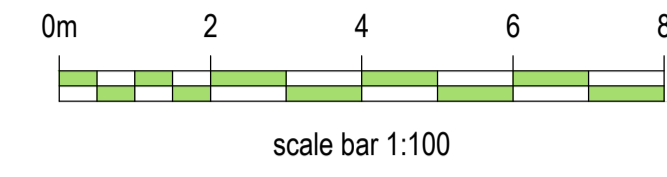
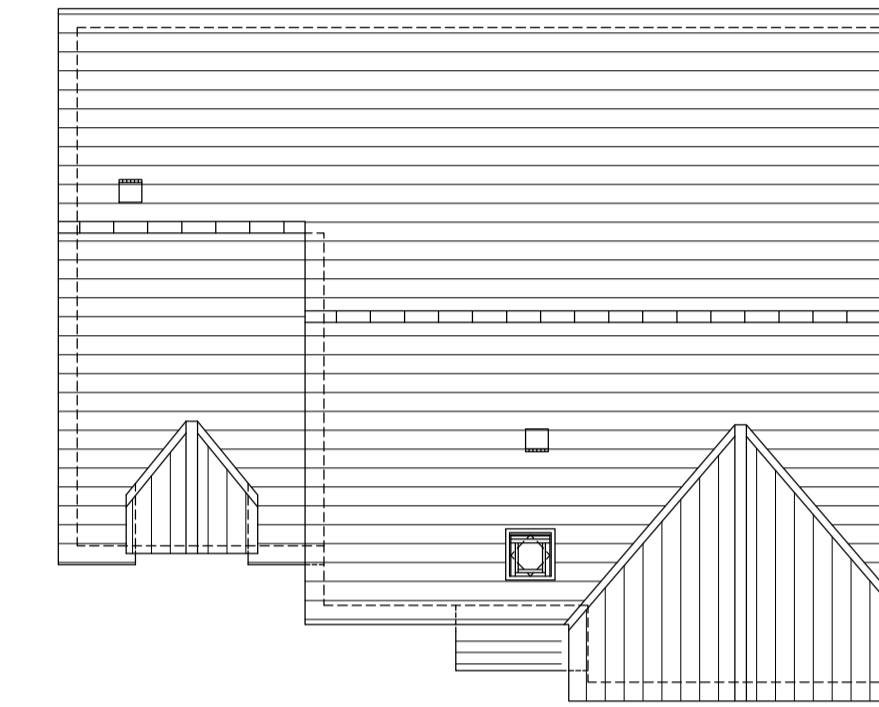
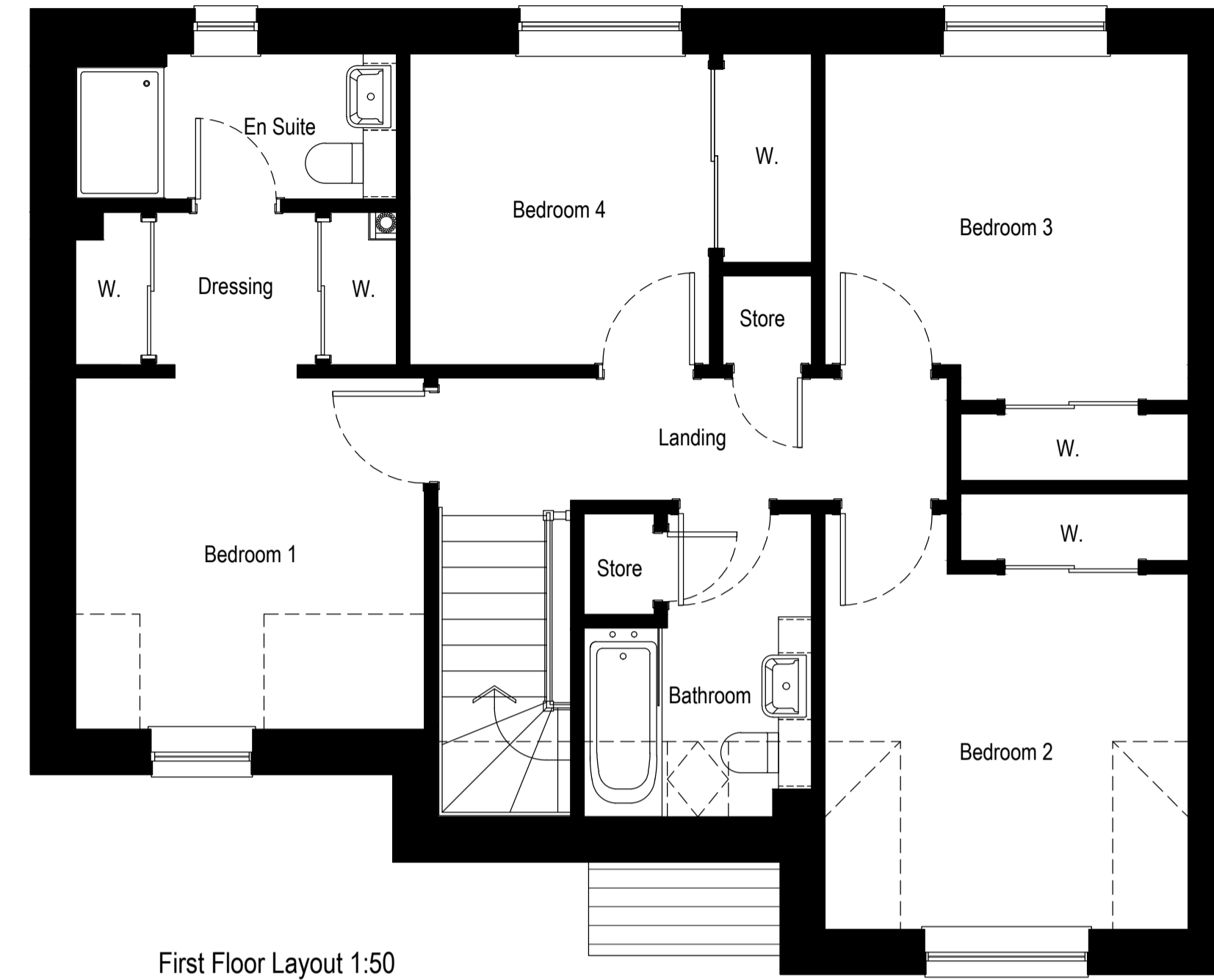
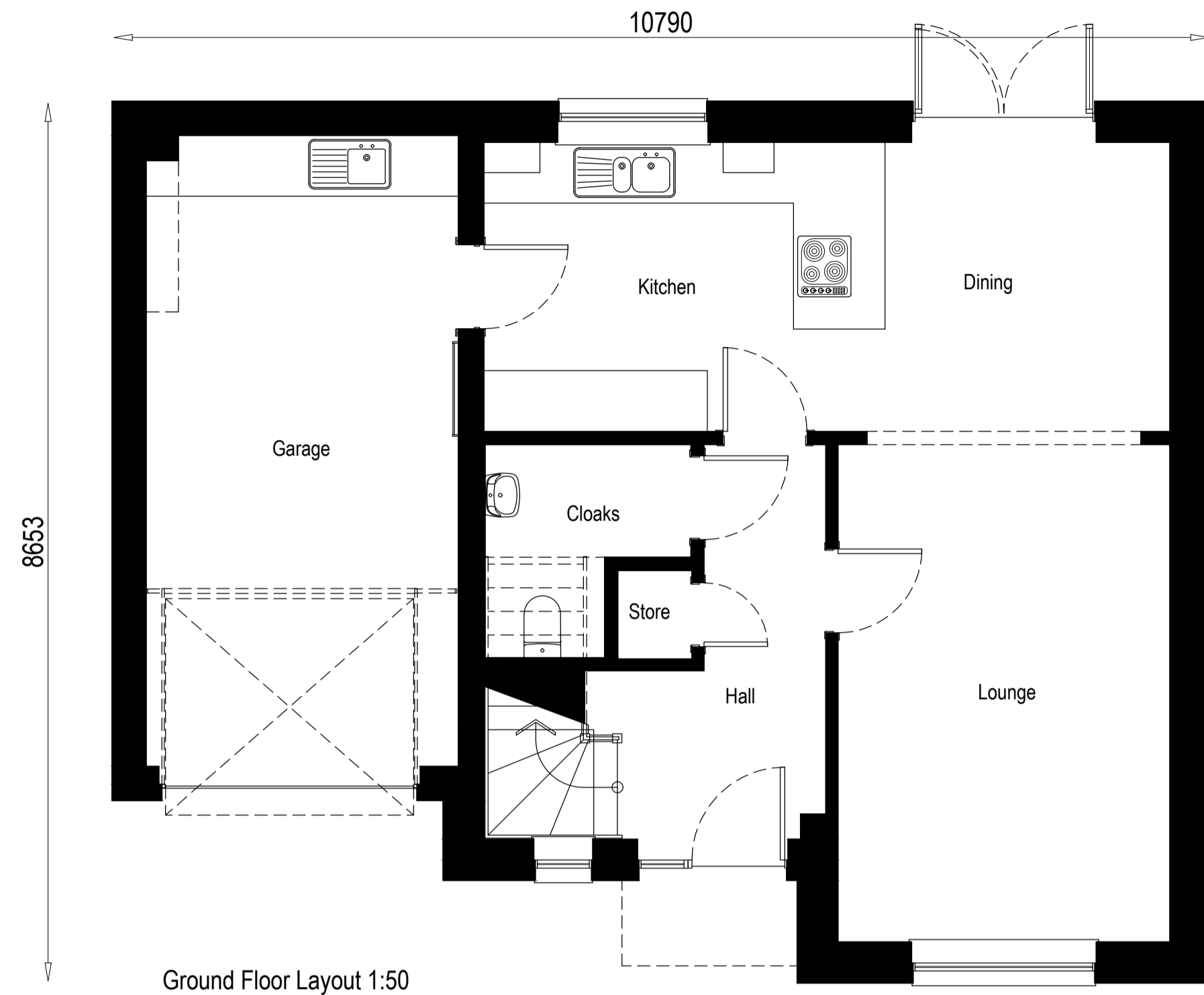
Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

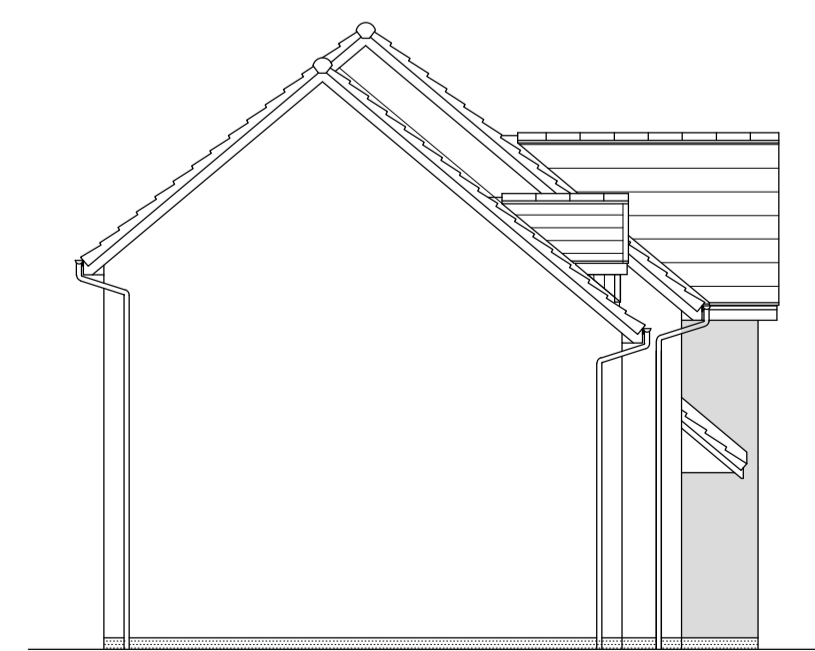
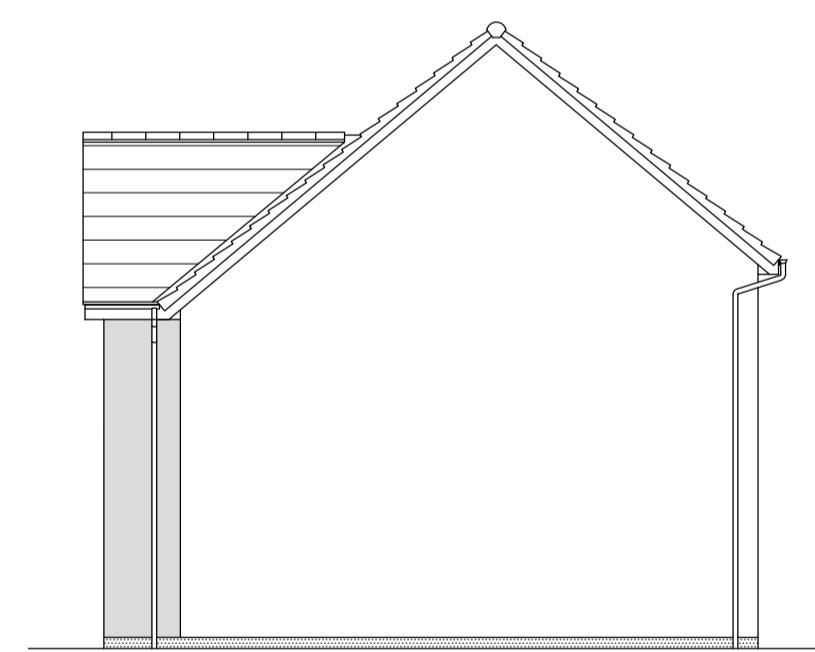
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Drawing no.	Rev
652/757(stock)901	-

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- feature base
- feature timber
- feature masonry



Rev.	Date	Remarks	By	Ch.
C	01.02.17	Utility units added in garage.	GR	CV
B	01.02.17	Utility units added in garage.	GR	CV
A	19.05.16	House type range added.	JB	GR

Revisions

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Balerno

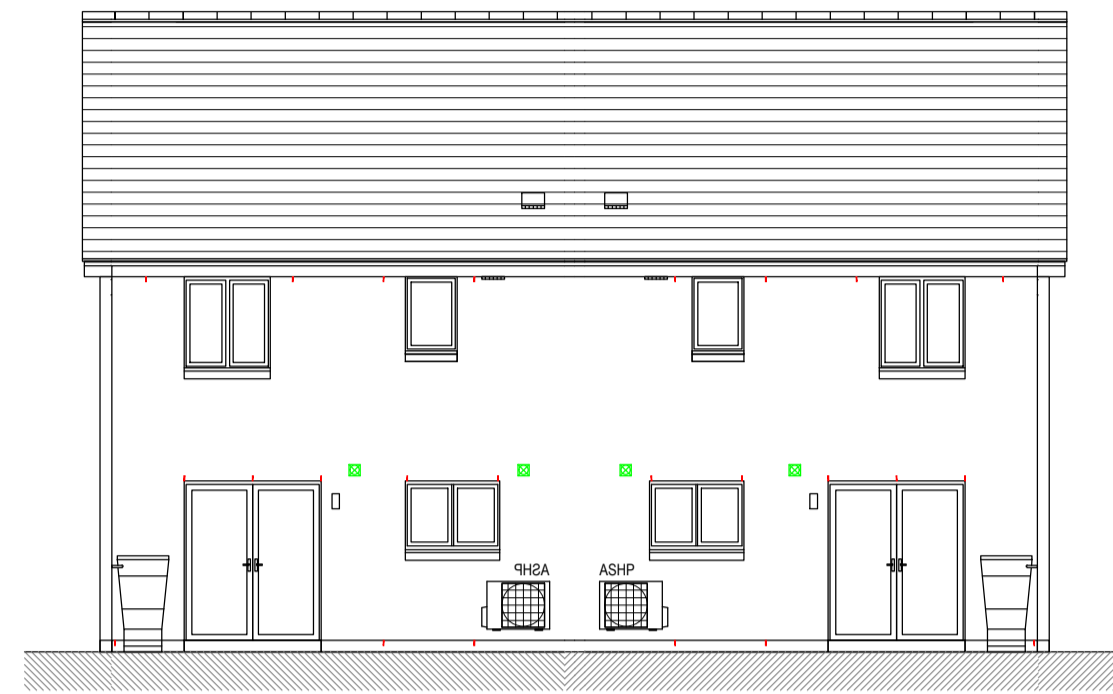
Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

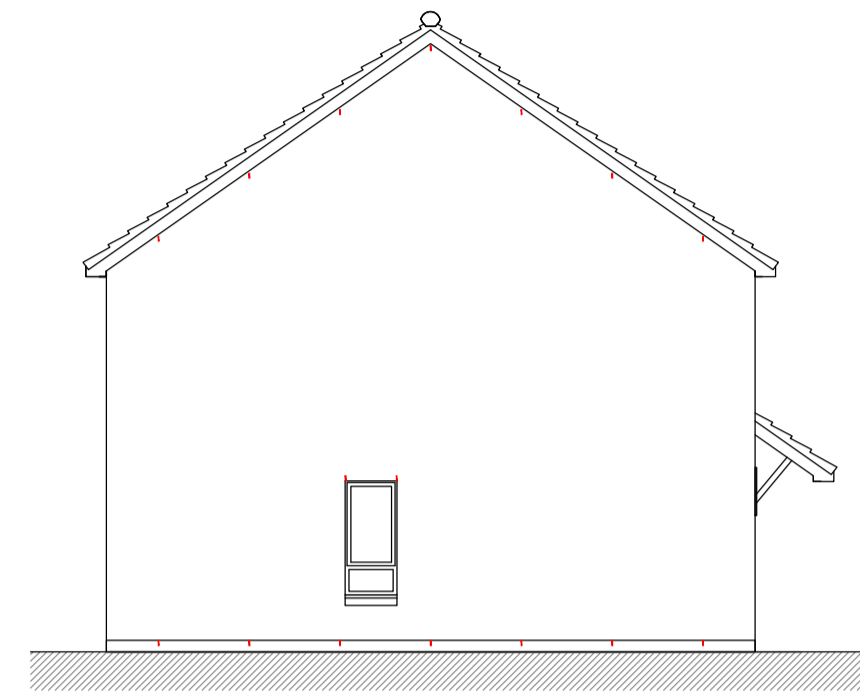
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Drawing no.	Rev
1287dt(as)901	C

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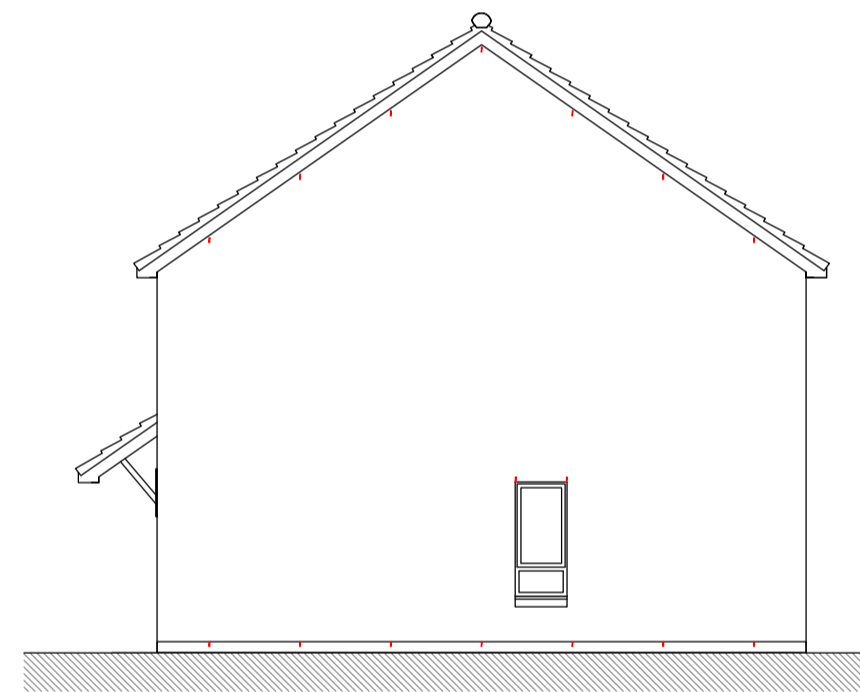
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 TYPE B (AS END)



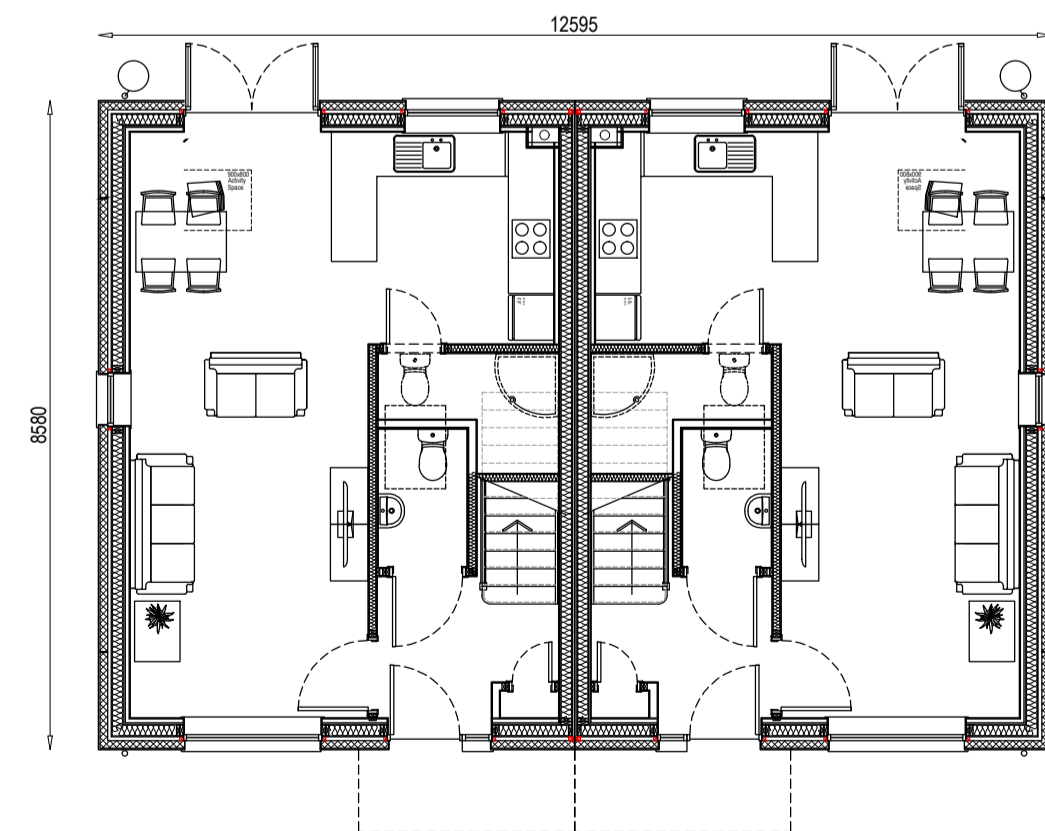
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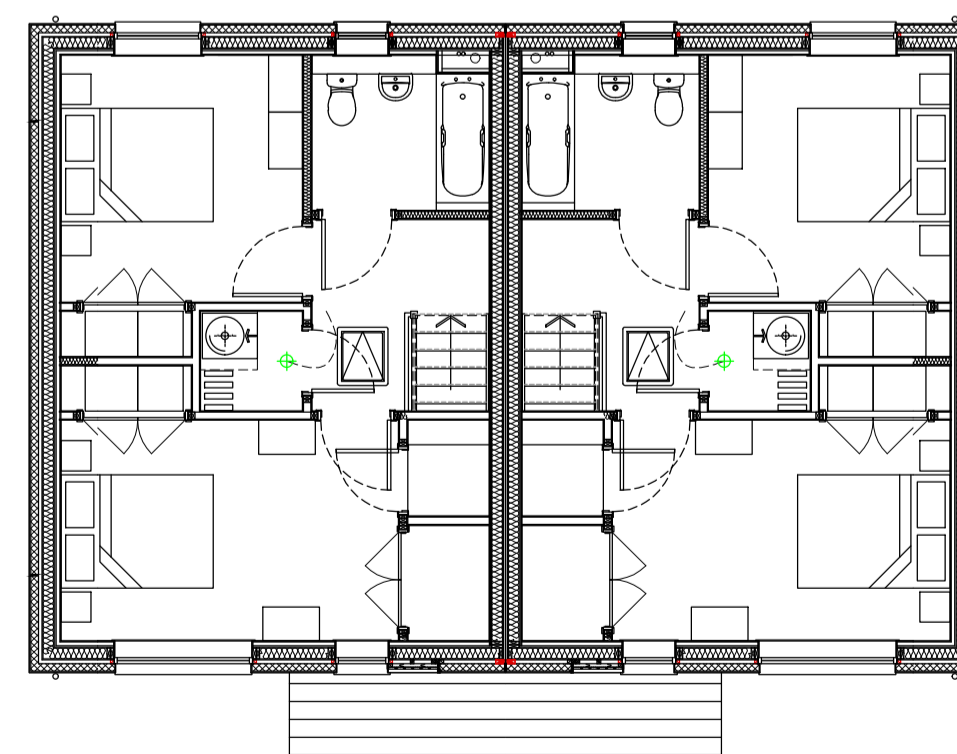
TYPE B (AS END) FRONT ELEVATION
 TYPE B (OPP END)



TYPE B (OPP END) SIDE ELEVATION



TYPE B (AS END) GROUND FLOOR PLAN
 TYPE B (OPP END)



TYPE B (AS END) FIRST FLOOR PLAN
 TYPE B (OPP END)

Rev.	Date	Remarks	By	Ch.

Revisions				
Rev.	Date	Remarks	By	Ch.

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2018 Types BB (Dornoch)

Project
 Affordable House Type Range
 Semi Combinations

Drawing
 BB - Planning Package
 No Cladding

Scale	Date	Drawn by	Checked by
1:100	Aug 21	KP	SM

Drawing no.	Rev
DOR_2018_BB_901	-



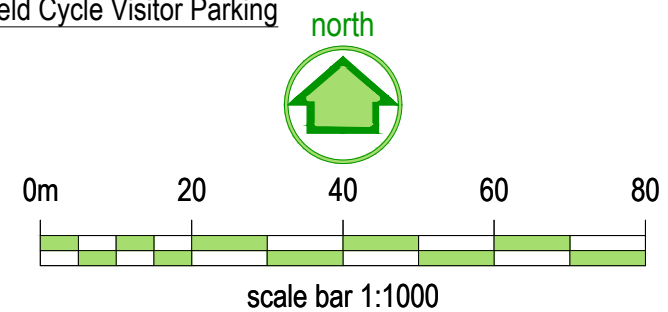
Site Layout



Cycle Store Dimensions (2 Bikes per 1 store)
 855mm Wide
 1900mm Long
 1205mm High



Sheffield Cycle Visitor Parking



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- Legend**
- Legal Boundary
 - Application Boundary
 - Phase 3 & 4 Affordable Boundary
 - 6m buffer to watercourse
 - 1.8m High Timber Screen Fence
 - Hedges
 - Proposed Trees
 - Cycle Stores
 - Visitor Cycle Stores

Rev.	Date	Remarks	By	Ch.
D	30.05.22	Layout updated per transportation comments	SM	BW
C	09.02.22	Affordable house types updated	SM	BW
B	01.02.22	Layout updated per transportation comments	SM	BW
A	08.12.21	Layout updated per transportation comments	SM	BW

Revisions

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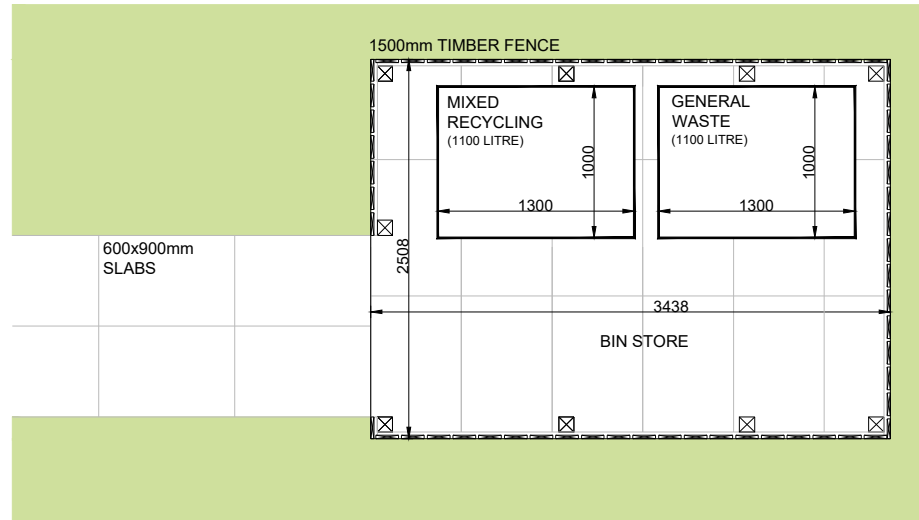
Cycle Store Locations

Project
 DO03
 Dornoch
 Phases 3 & 4

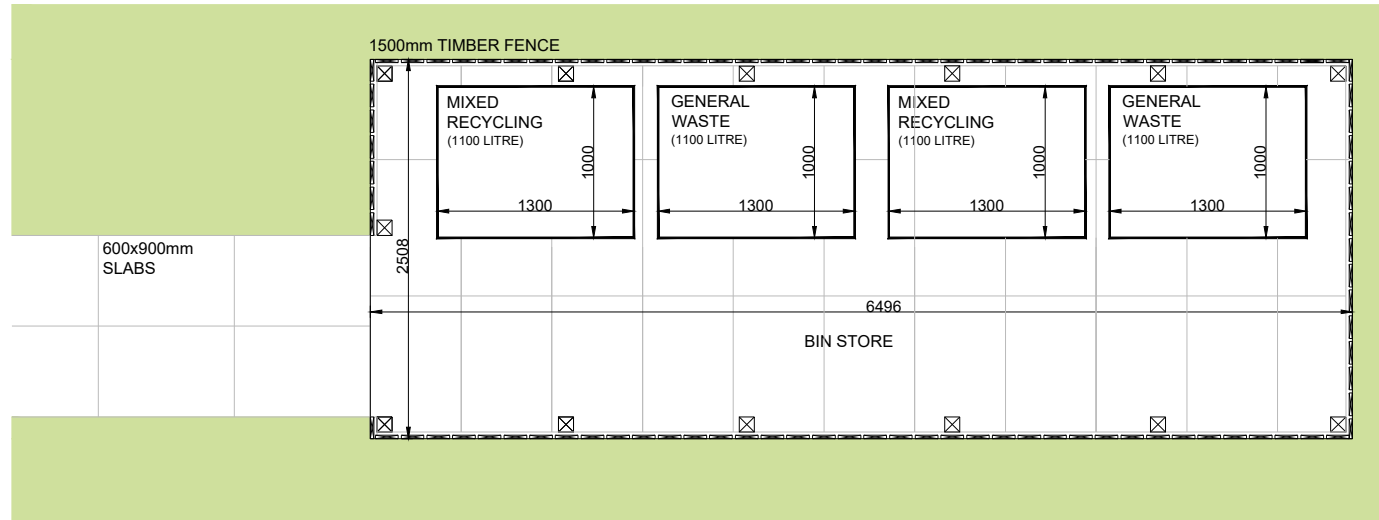
Drawing
 Cycle Store Locations
 Plots 62-65

Scale 1:1000	Date Aug 21	Drawn by SM	Checked by BW
Drawing no. DO03_PL_09	Rev		D

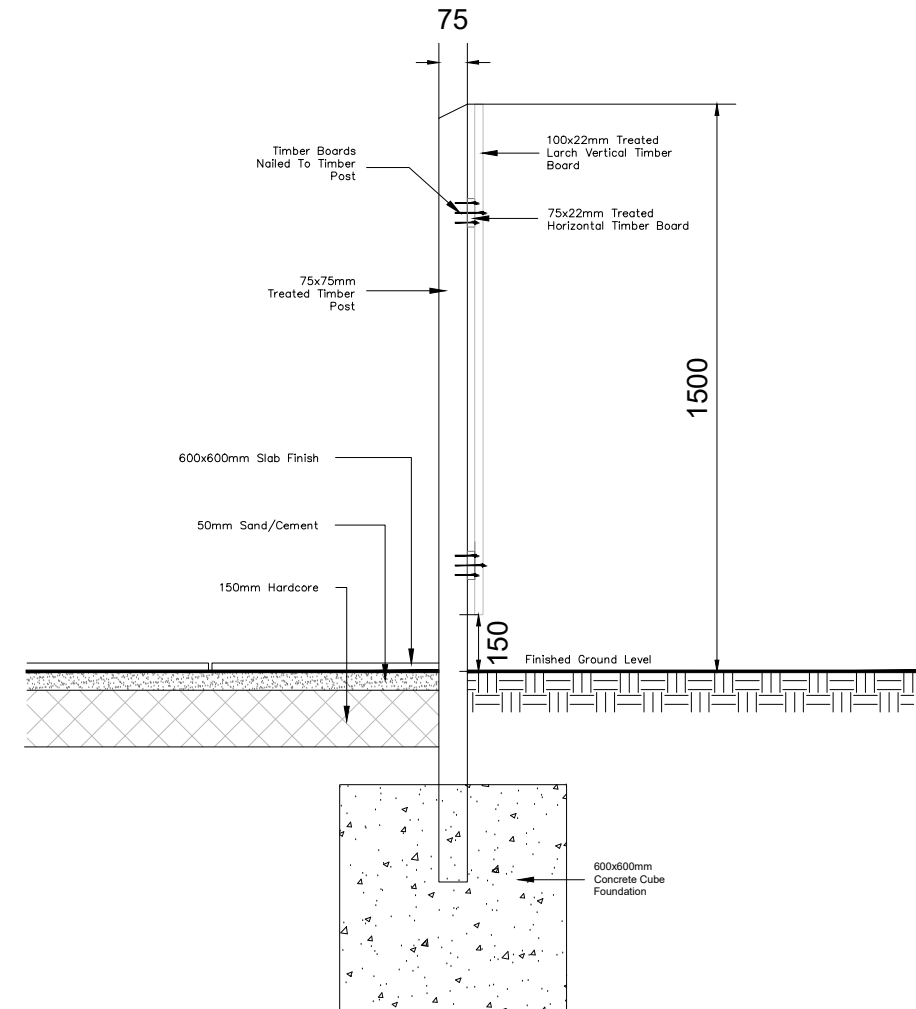
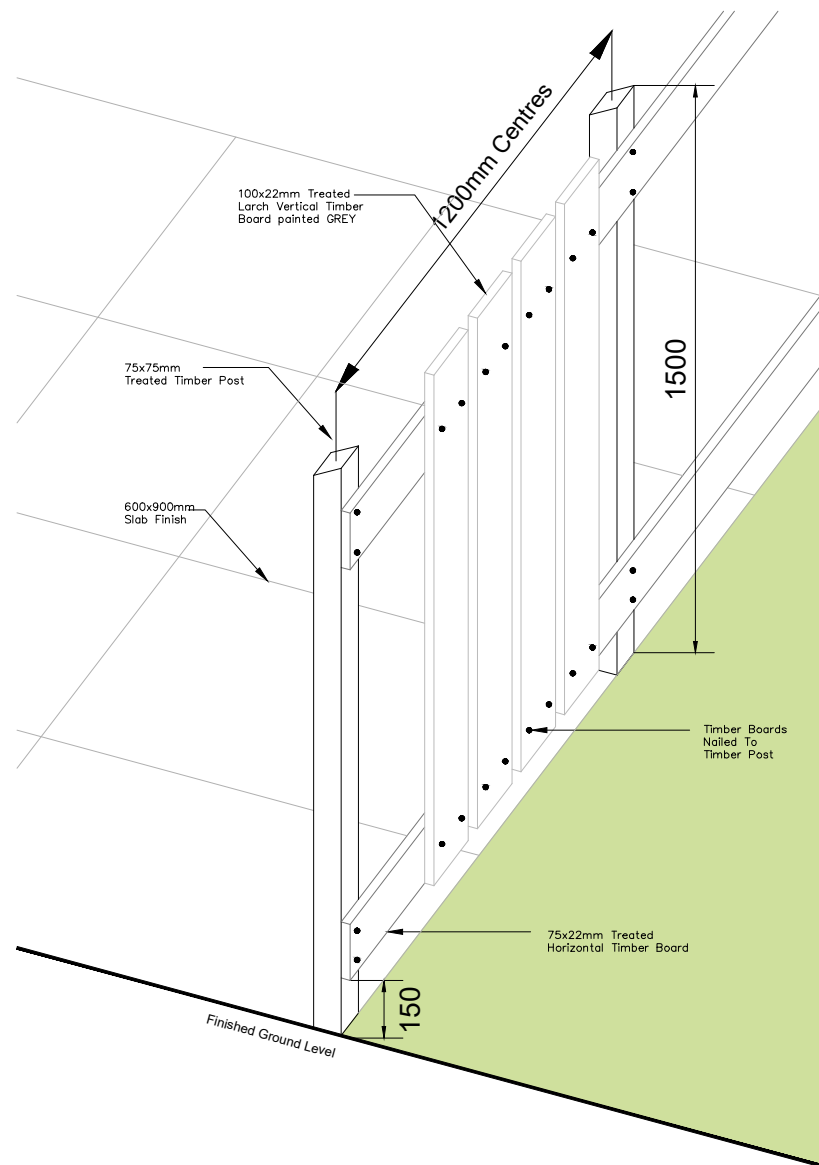
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BIN STORE LAYOUT PLOTS:
 553-556, 591-593, 601-604



BIN STORE LAYOUT PLOTS:
 605-612



Rev.	Date	Remarks	By	Ch.
Revisions				



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 Alexander Fleming House,
 8 Southfield Drive,
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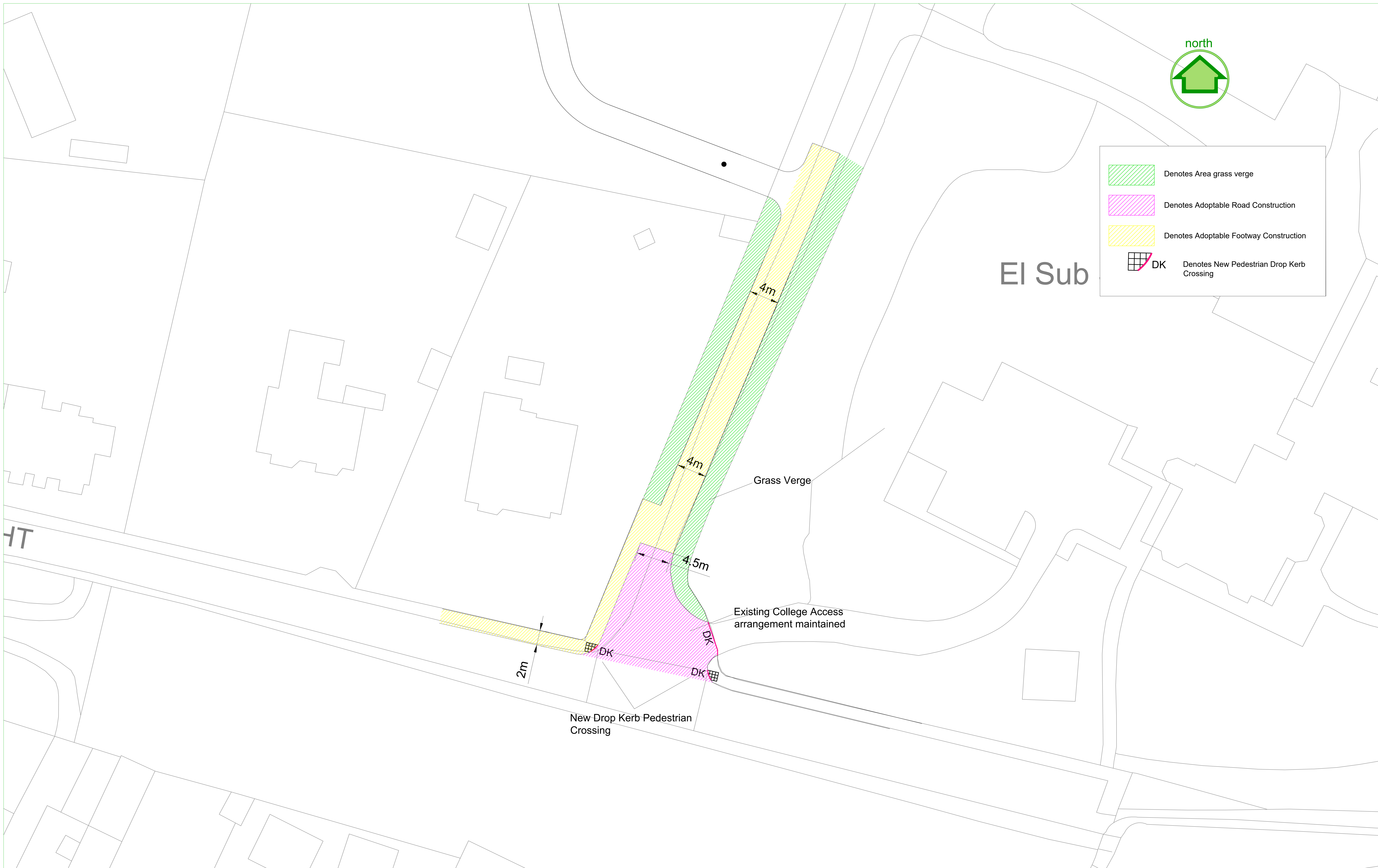
Larbert Office
 Springfield House,
 3 Central Park Avenue,
 Larbert,
 FK5 4RX
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 Fax: 01324 574 890
 Email: larbert@springfield.co.uk

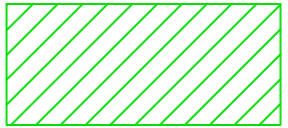

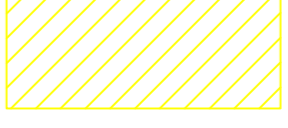
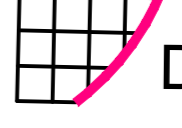
Project
DO04
 Drumnadrochit
 Externals

Drawing
Bin Store
 Details and Layout

Scale	Date	Drawn by	Checked by
1:50 / 1:20	30.07.2021	SM	BW

Drawing no.	Rev
DO04_BINSTORE	



 Denotes Area grass verge
 Denotes Adoptable Road Construction
 Denotes Adoptable Footway Construction
 DK Denotes New Pedestrian Drop Kerb Crossing



SPRINGFIELD PROPERTIES PLC
 SPRINGFIELD HOUSE
 3 CENTRAL PARK AVENUE
 LARBERT
 FK5 4RX
 TEL 01324 555536 FAX 01324 574890
 E-MAIL info@springfield.co.uk

HOUSE TYPE		LOCATION	
.		North Street, Dornoch	
DESCRIPTION			
Upgrade of Existing Footway to Cnoc An Lhot			
DRAWN		CLIENT	
MC		Springfield Properties	
CHECKED		SCALE	
MC		1:1000@A3	
DWG No		Dor(ph3+4)-Eng-025-A-Cnoc an Lhot Footpath	



3. 04/2018 UPDATED FOLLOWING SITE LAYOUT CHANGES
 4. 04/2020 UPDATED FOLLOWING TRANSPORT COMMENTS
 CONTOURS AT COLLECTOR ADDRESS

REVISIONS



SPRINGFIELD PROPERTIES PLC
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 E-MAIL info@springfield.co.uk

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PROJECT
 Dornoch

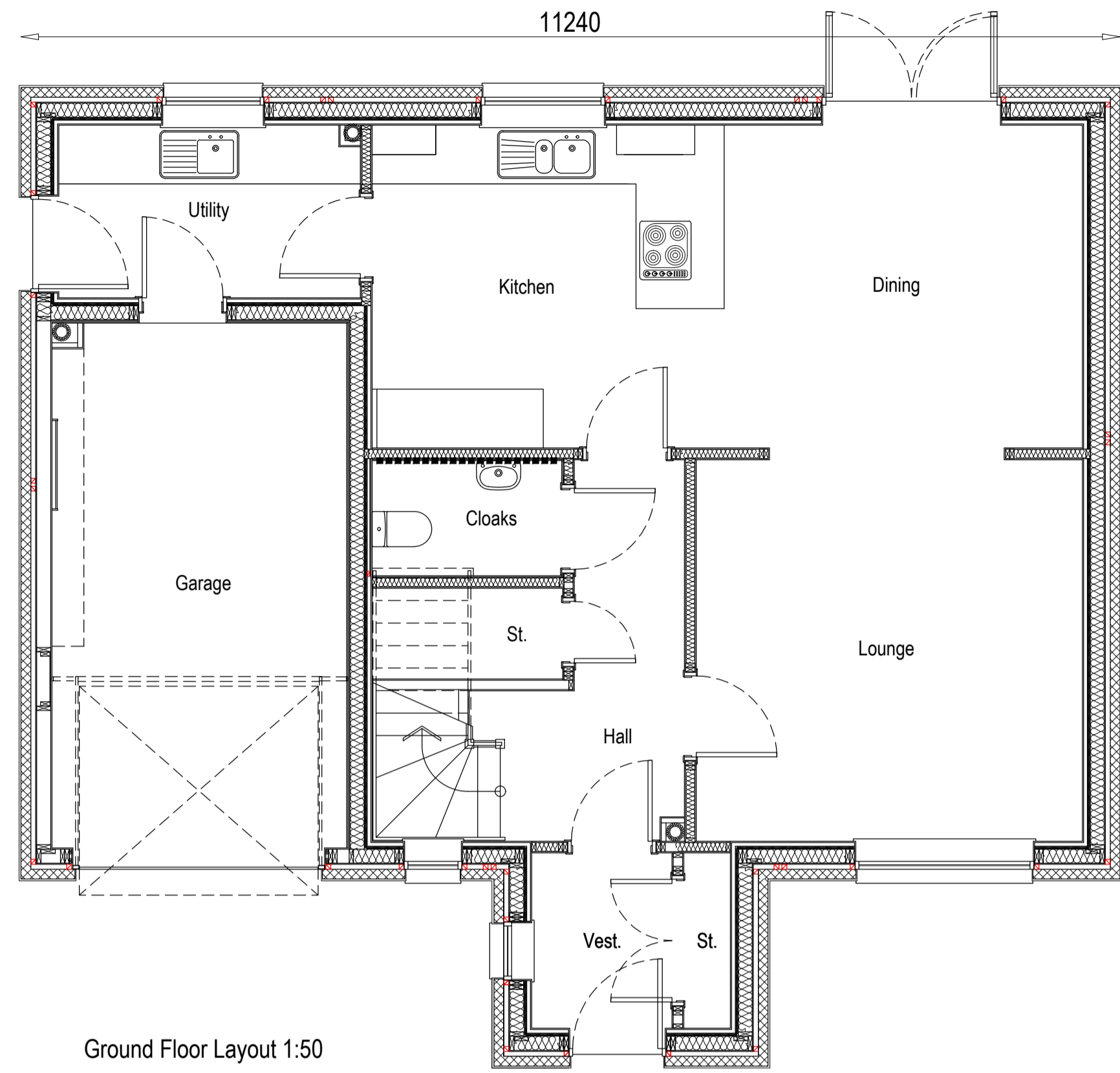
LOCATION
 Alton Gardens
 Dornoch

CLIENT
 Springfield Properties

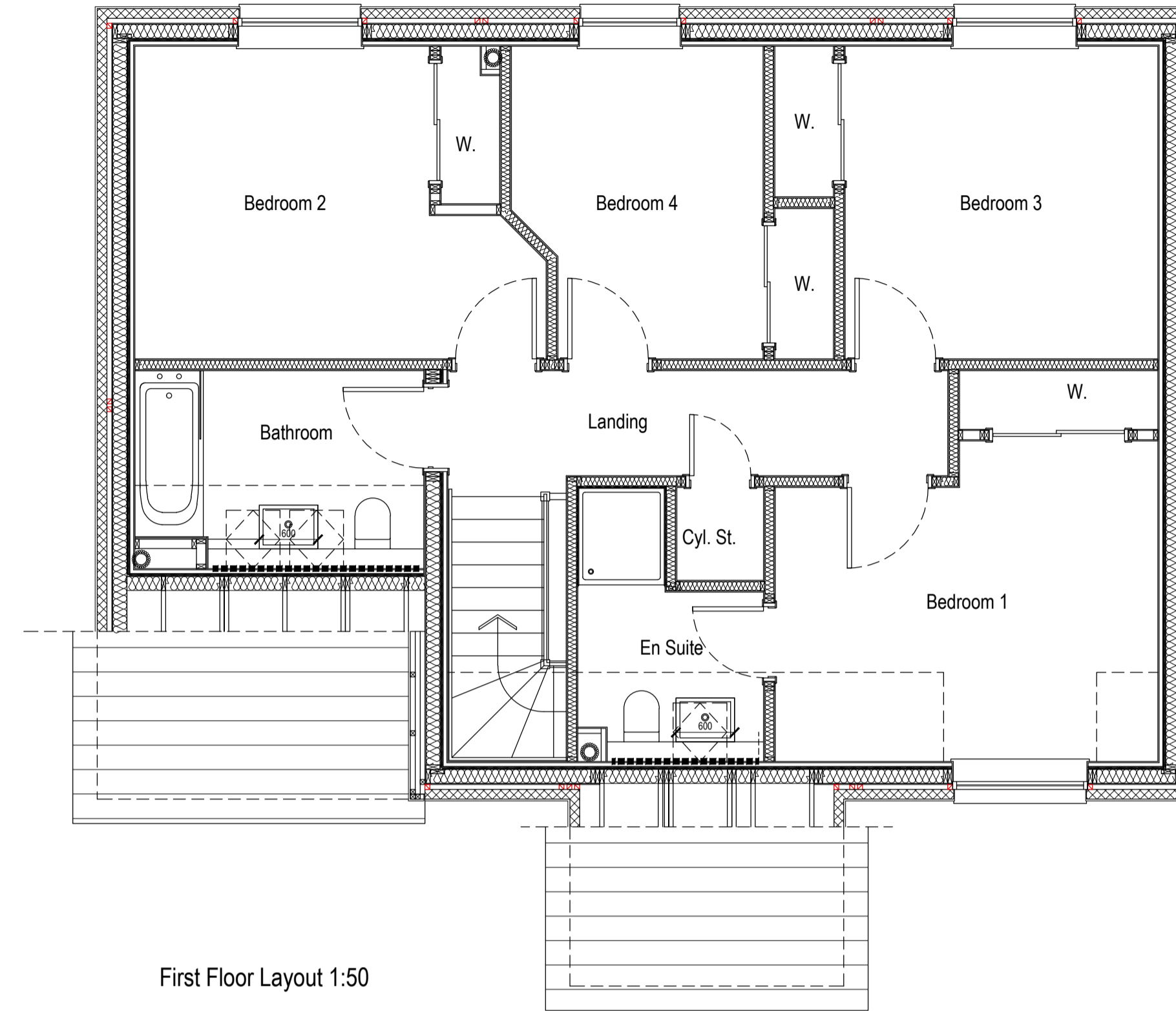
DESCRIPTION
 Finished Contours Levels

DRAWN MC	DATE -	SCALE NTS
DWG No Dor(ph314)-Eng-016-B		

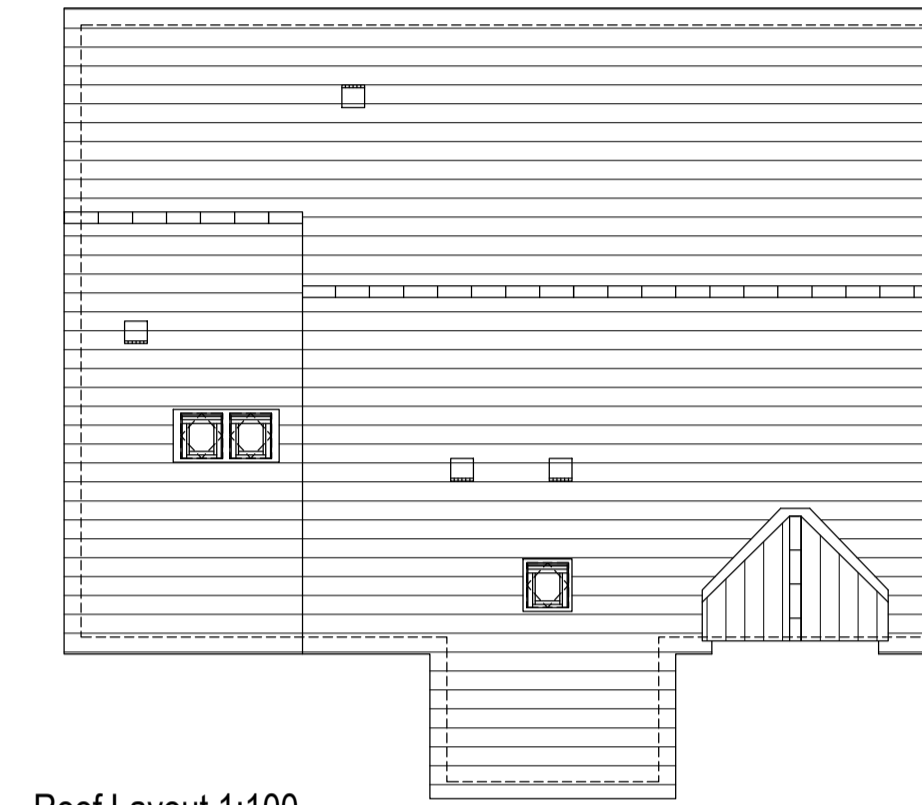
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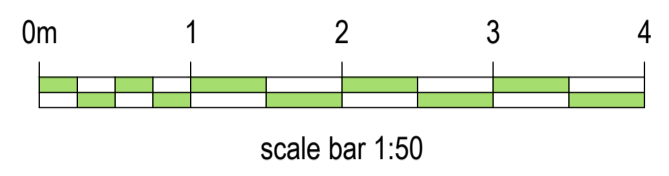
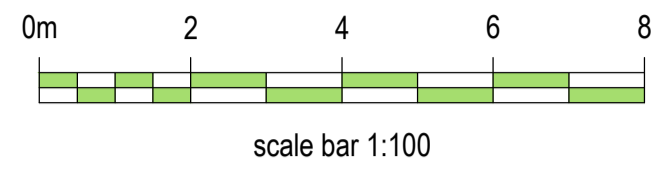
Ground Floor Layout 1:50



First Floor Layout 1:50



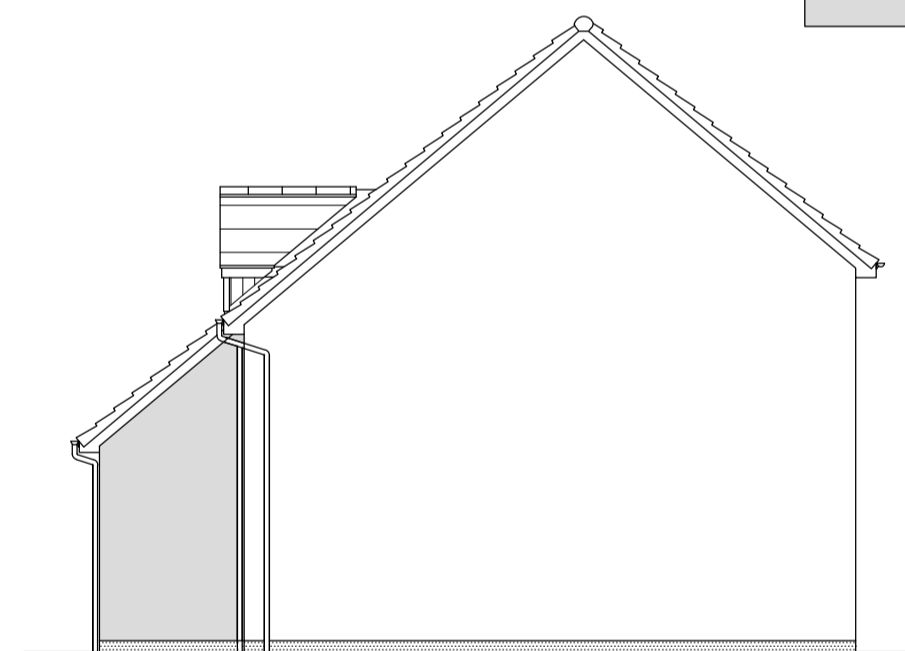
Roof Layout 1:100



- feature base
- feature cladding
- feature masonry



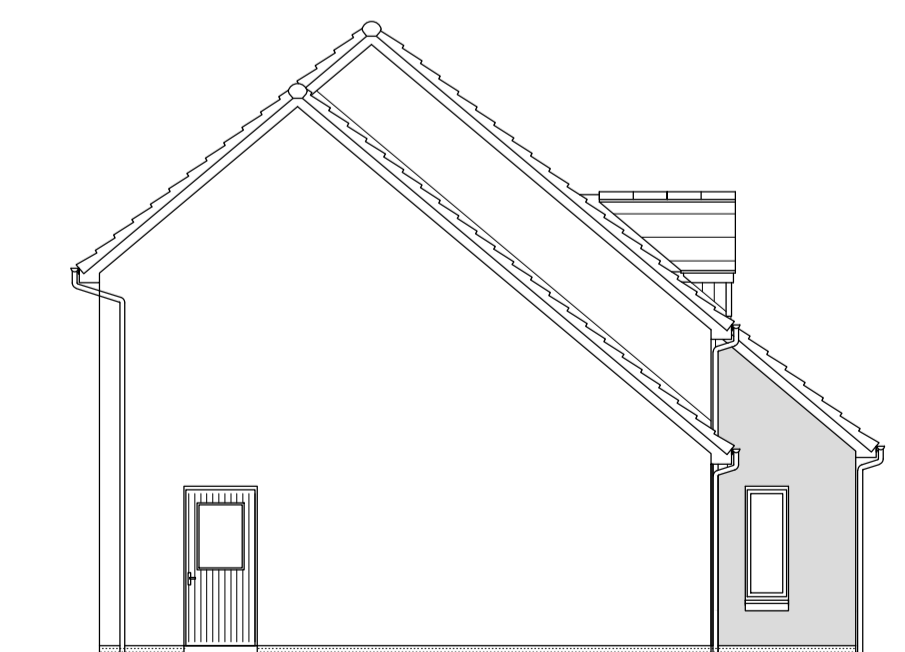
Front Elevation 1:100



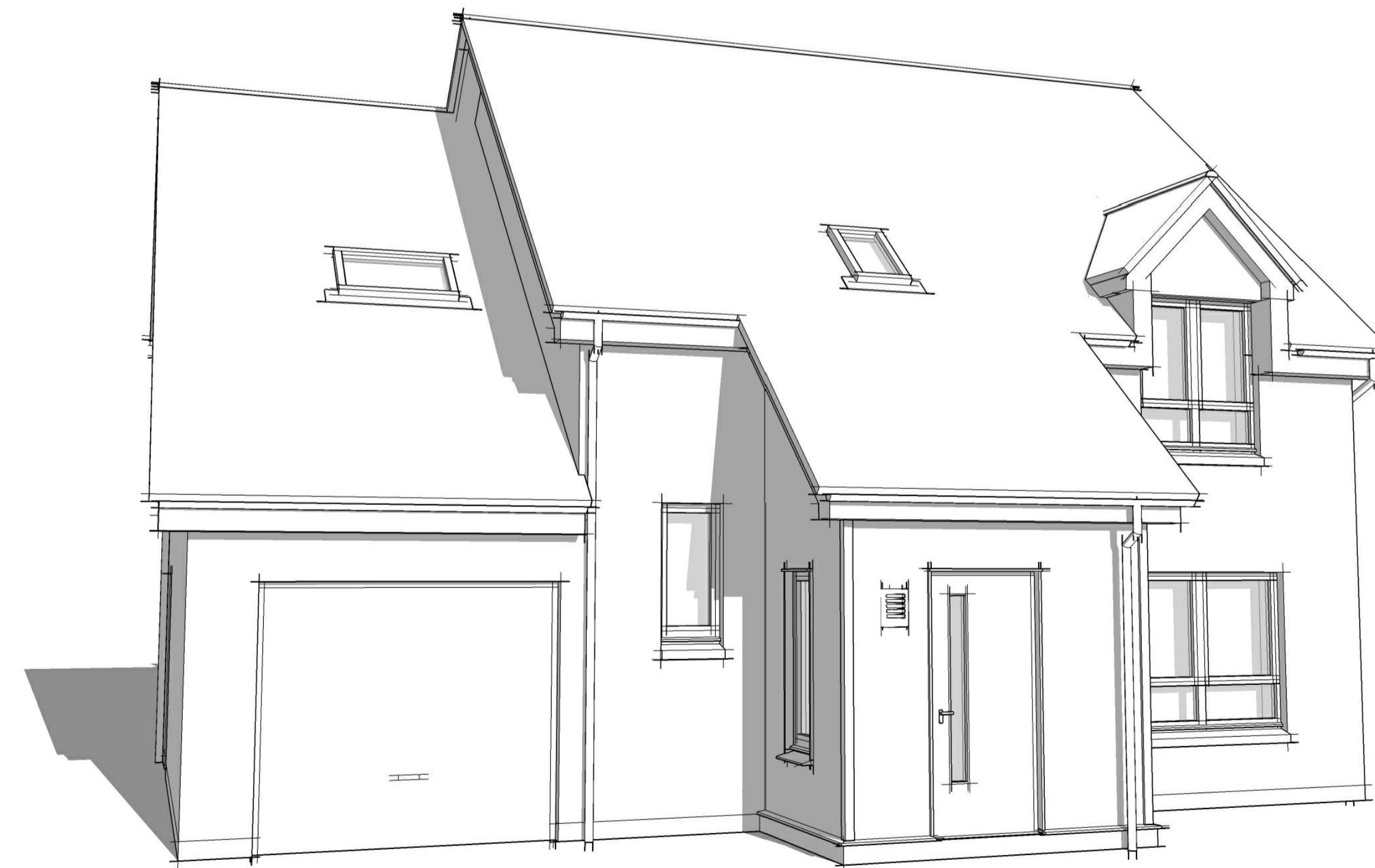
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Perspective Illustration NTS

Rev.	Date	Remarks	By	Ch.
Revisions				



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Crail (as)

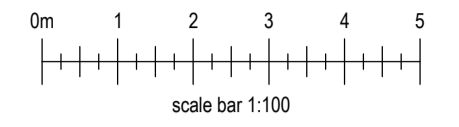
Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	Aug 21	SM	BW

Drawing no.	Rev
1432d(stock)901	-

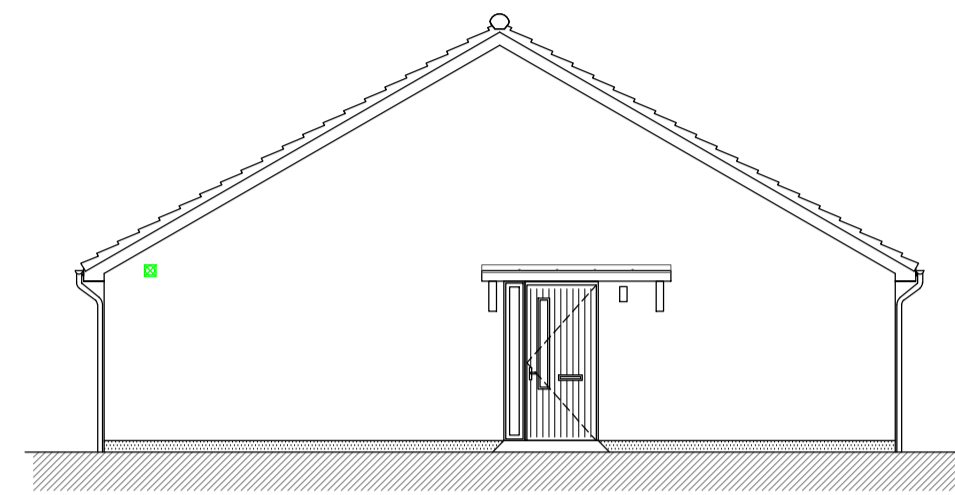
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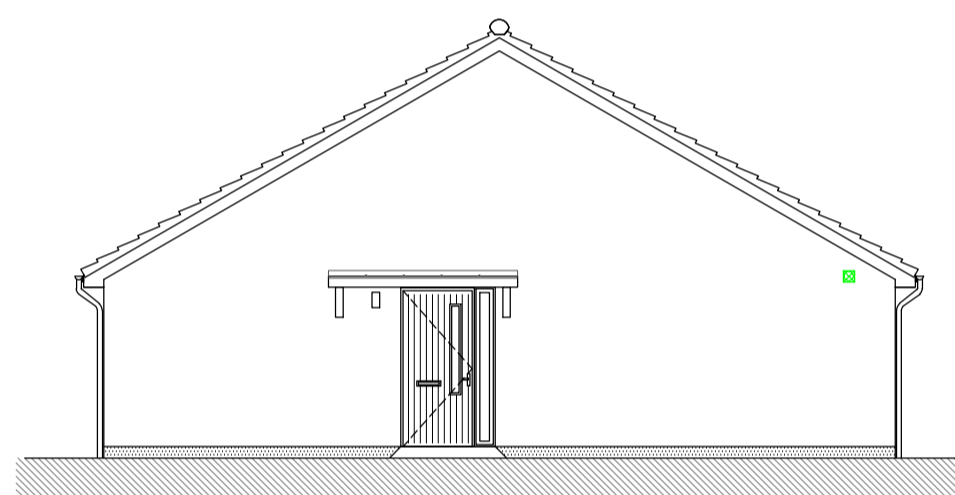
TYPE CS (OPP) FRONT ELEVATION
 TYPE CS (AS)



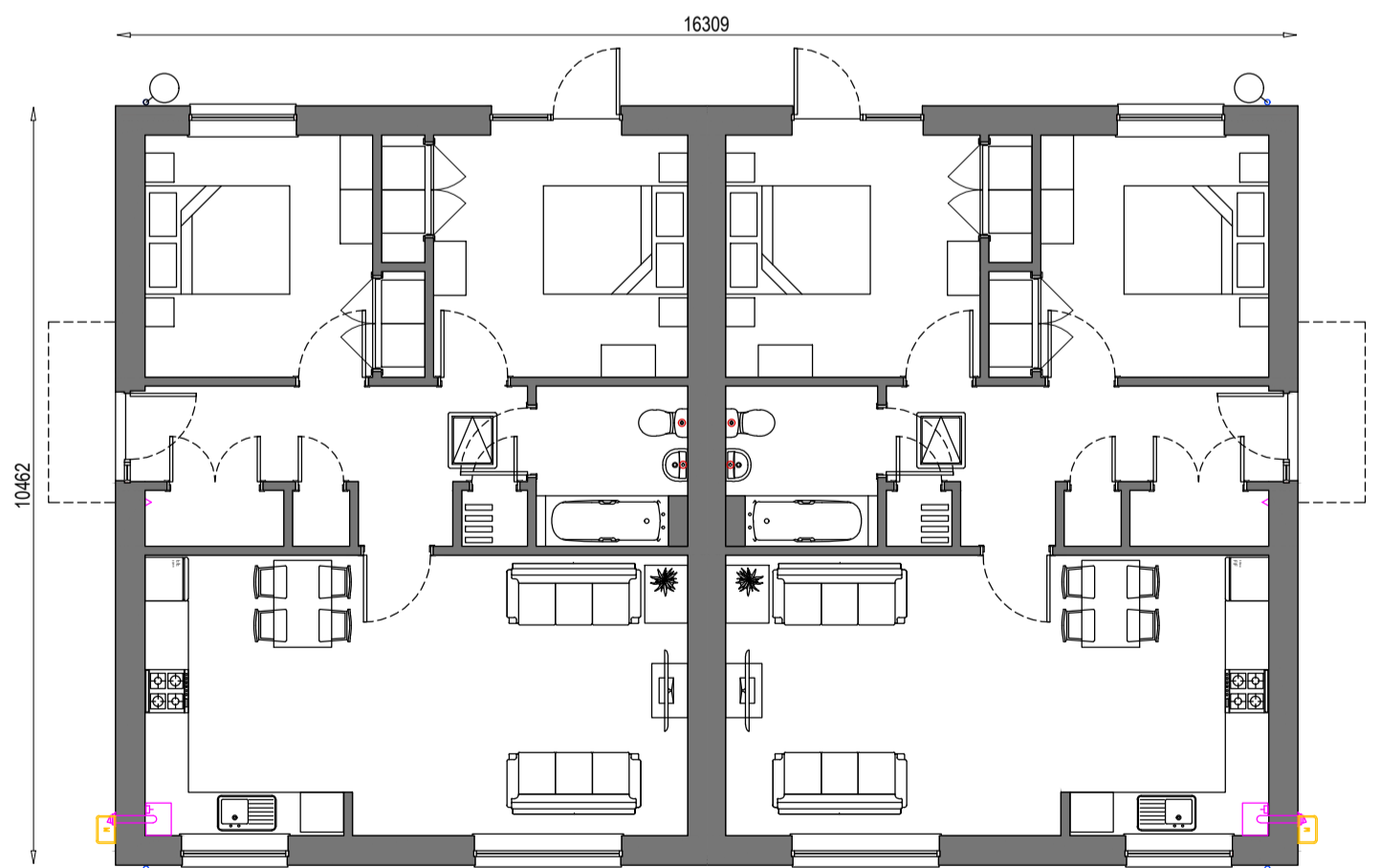
TYPE CS (AS) SIDE ELEVATION



TYPE CS (AS) REAR ELEVATION
 TYPE CS (OPP)



TYPE CS (OPP) SIDE ELEVATION



TYPE CS (OPP) GROUND FLOOR LAYOUT
 TYPE CS (AS)

Rev.	Date	Remarks	By	Ch.
Revisions				



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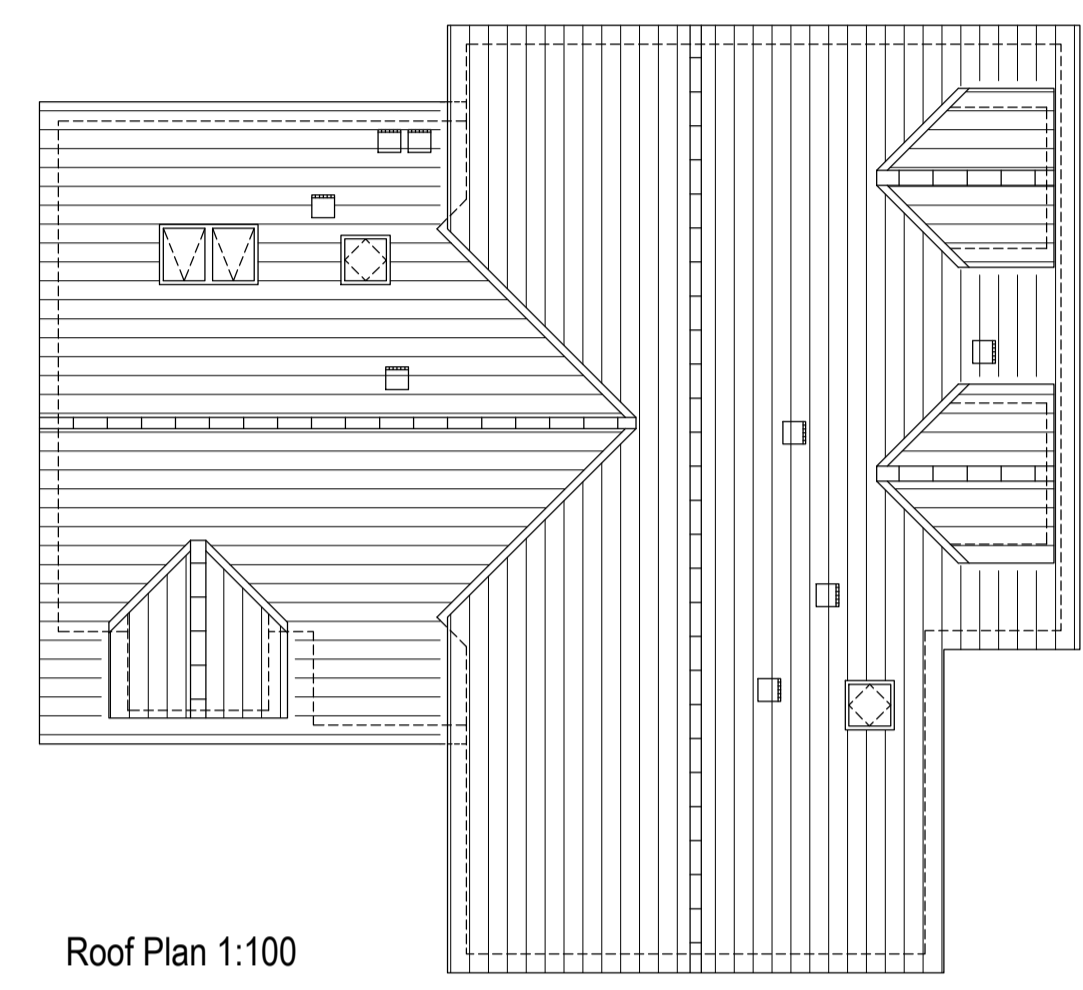
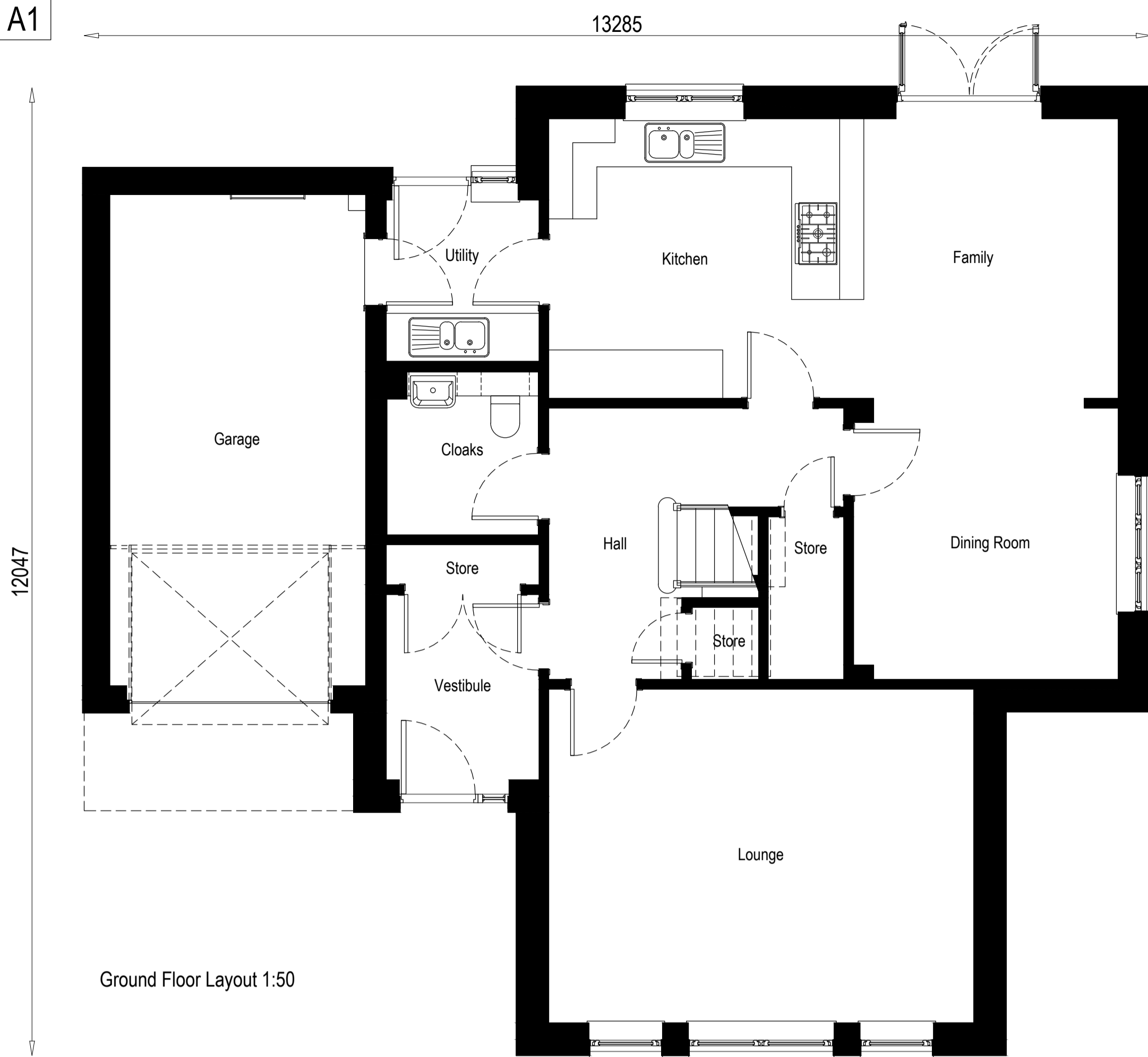
2018 Types CSCS (Dornoch)

Project
 Affordable House Type Range
 Semi Detached

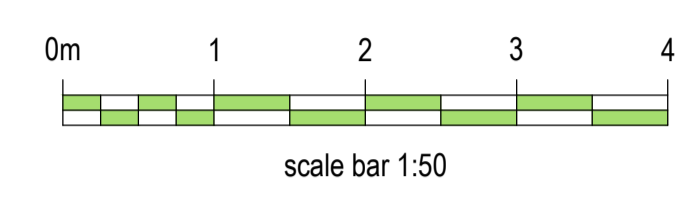
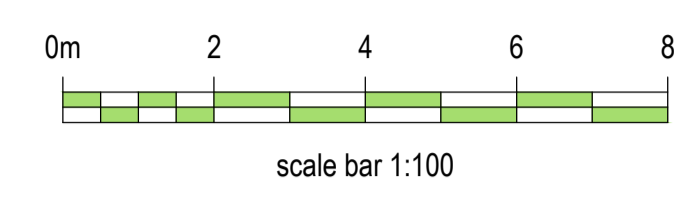
Drawing
 CSCS Planning Package (opp,as)

Scale	Date	Drawn by	Checked by
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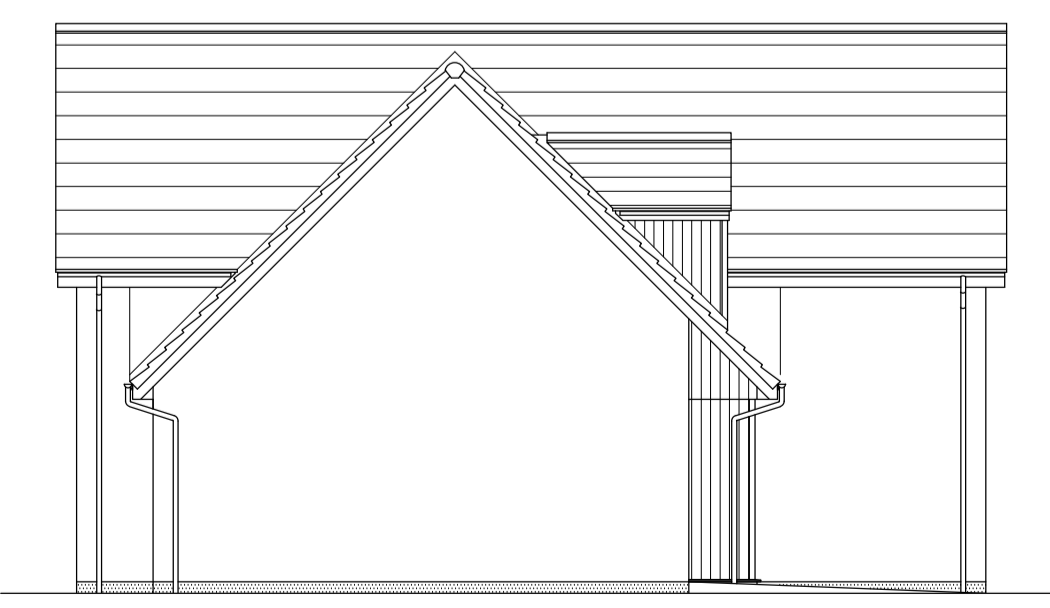
Drawing no.	Rev
DOR_2018 CSCS_901	



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- feature base
- feature timber
- feature masonry



Rev.	Date	Remarks	By	Ch.
E	25.07.17	3D illustration updated	JB	GR
D	09.05.16	House type range added		
C	29.02.16	Title box updated.	GR	
B	04.03.15	Kitchen window widened; Bedroom 3 window changed to dormer.		
A	03.02.15	House type renamed; Footprint increased per house type review.		

Revisions

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Culbin (as)

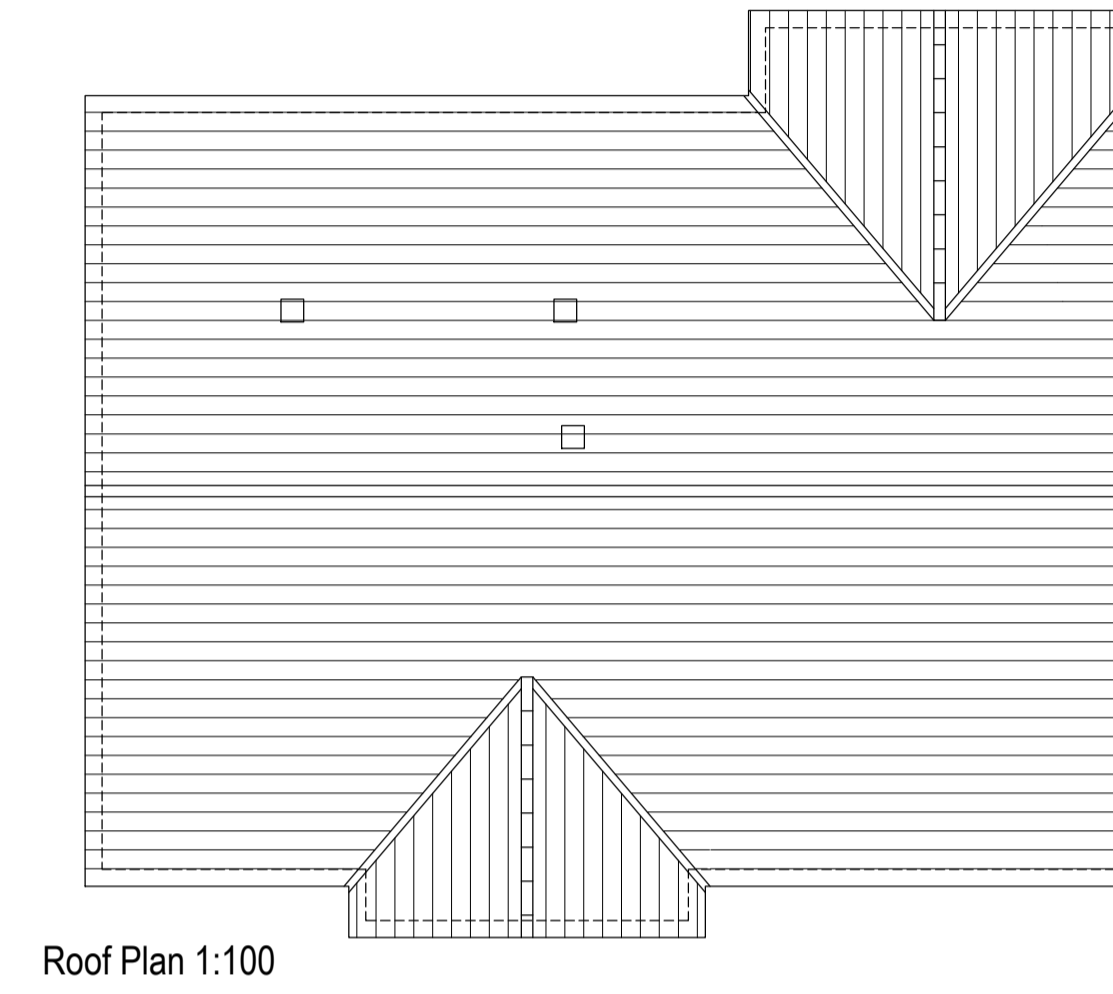
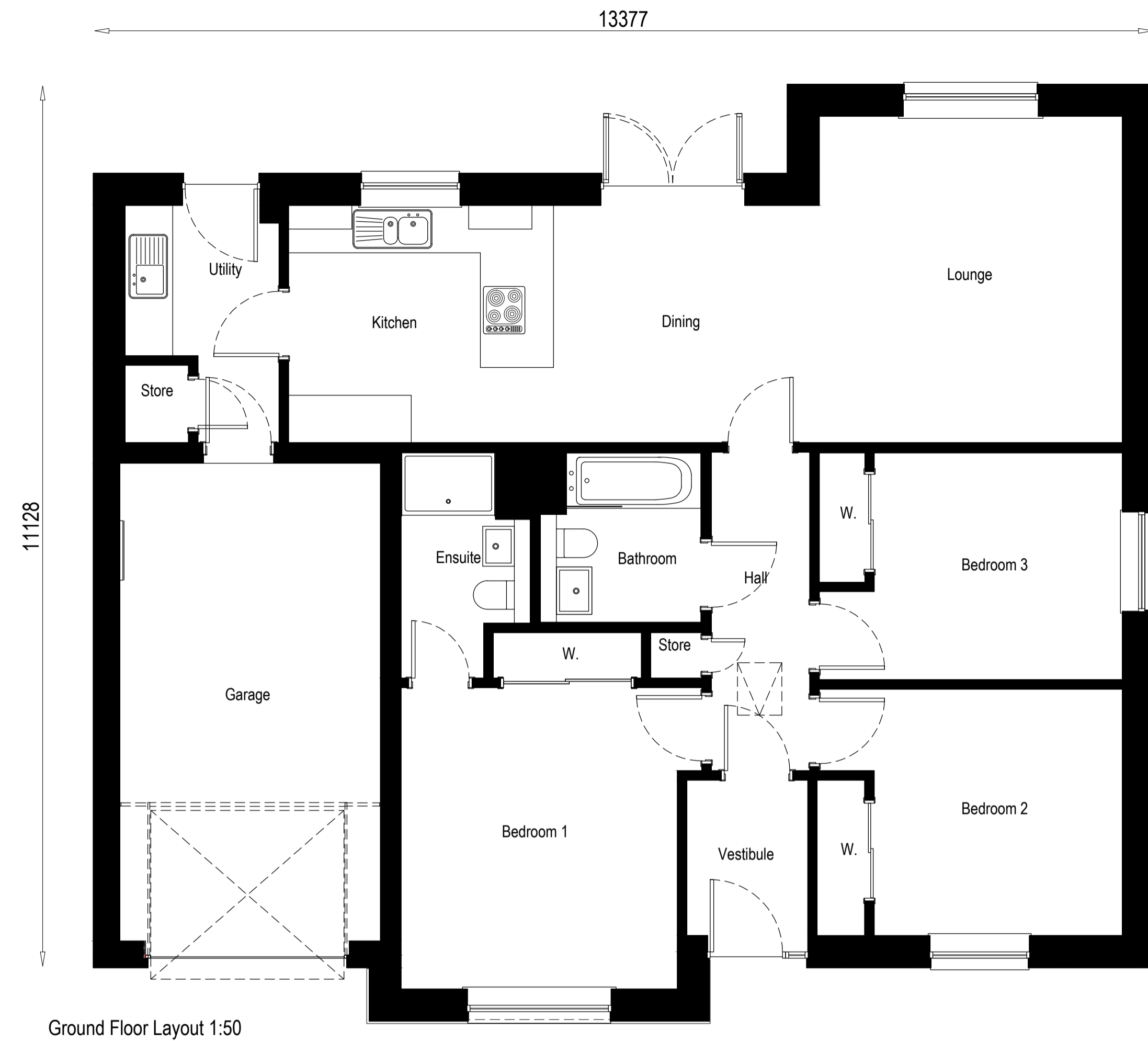
Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

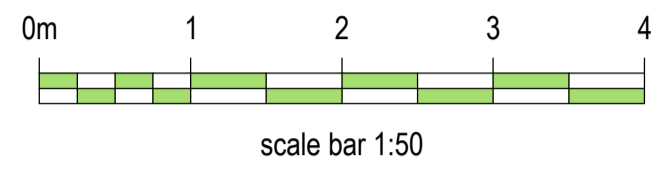
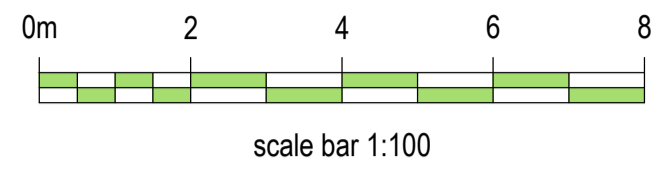
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Drawing no.	Rev
1932c(AS)901	E

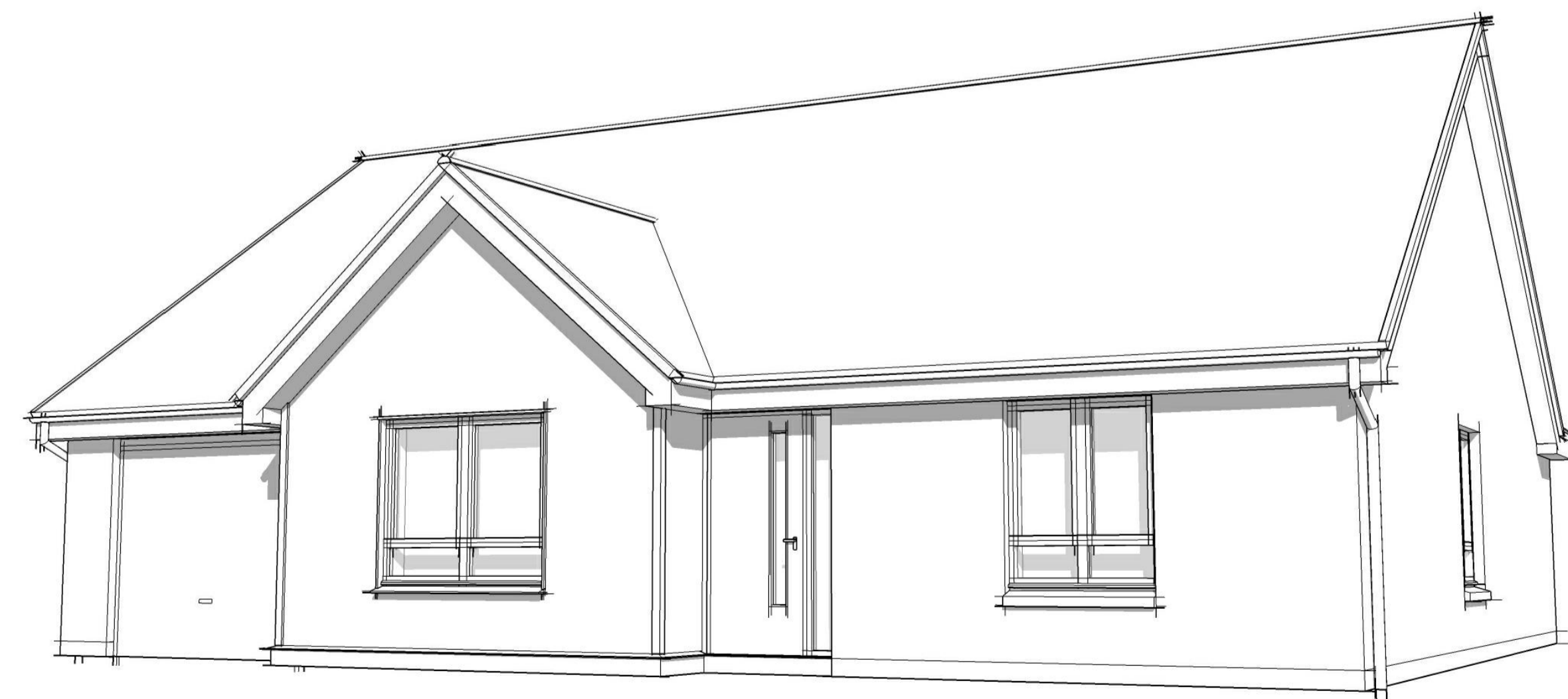
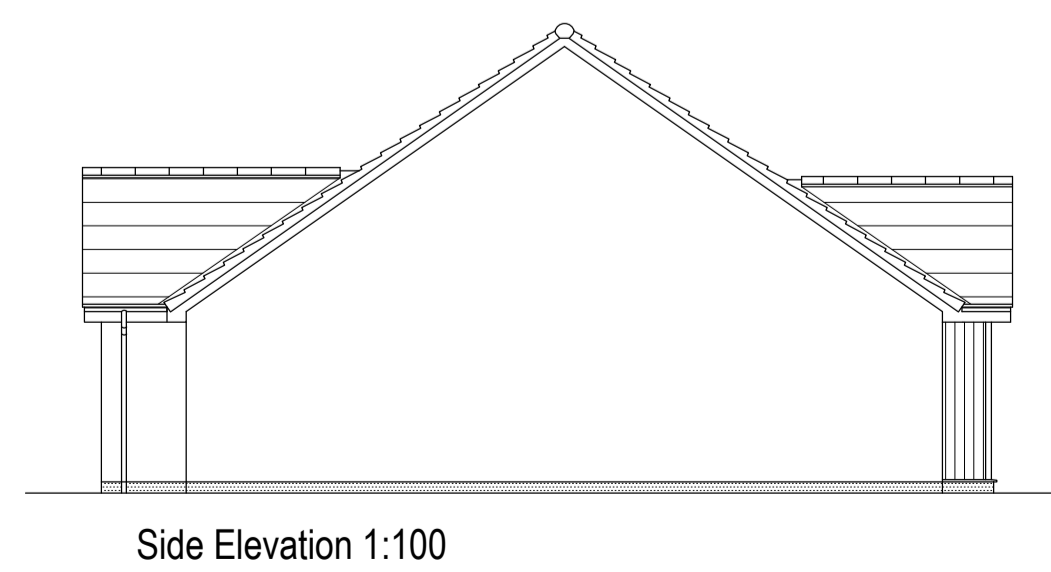
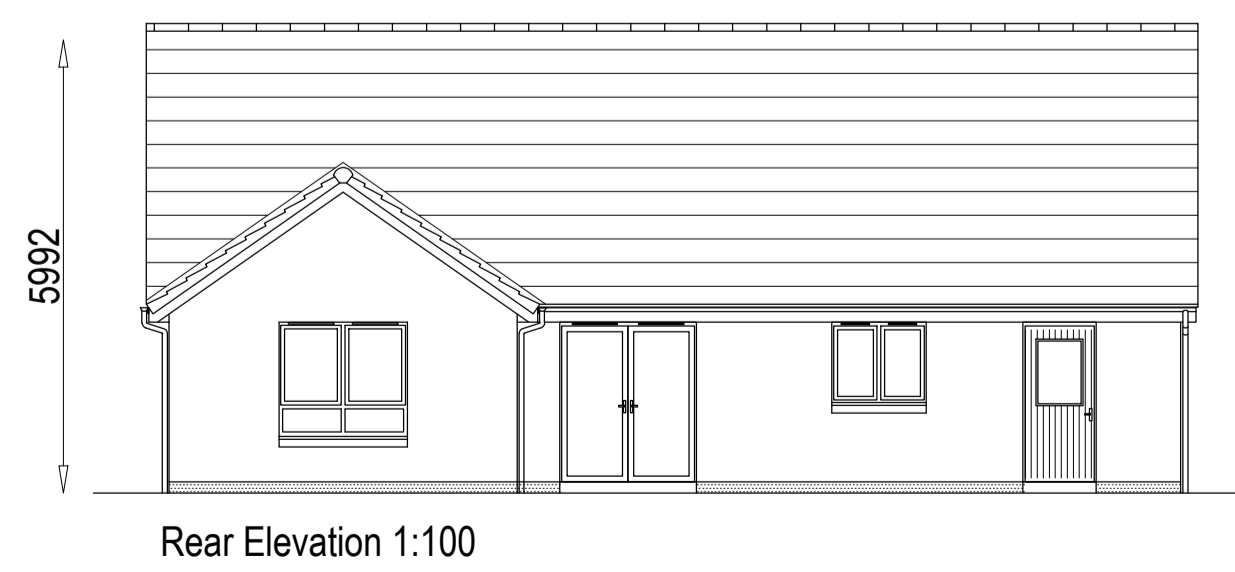
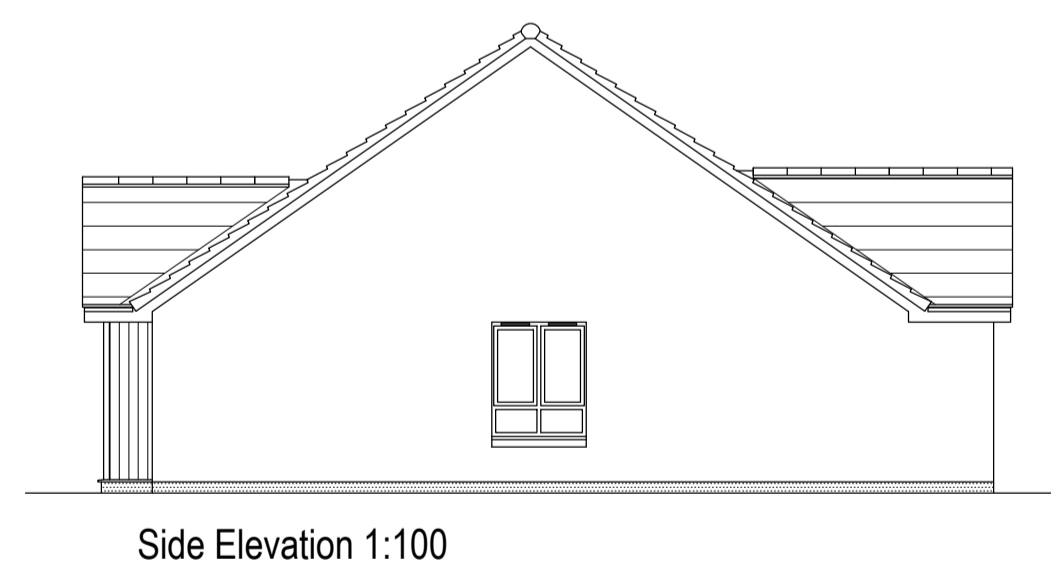
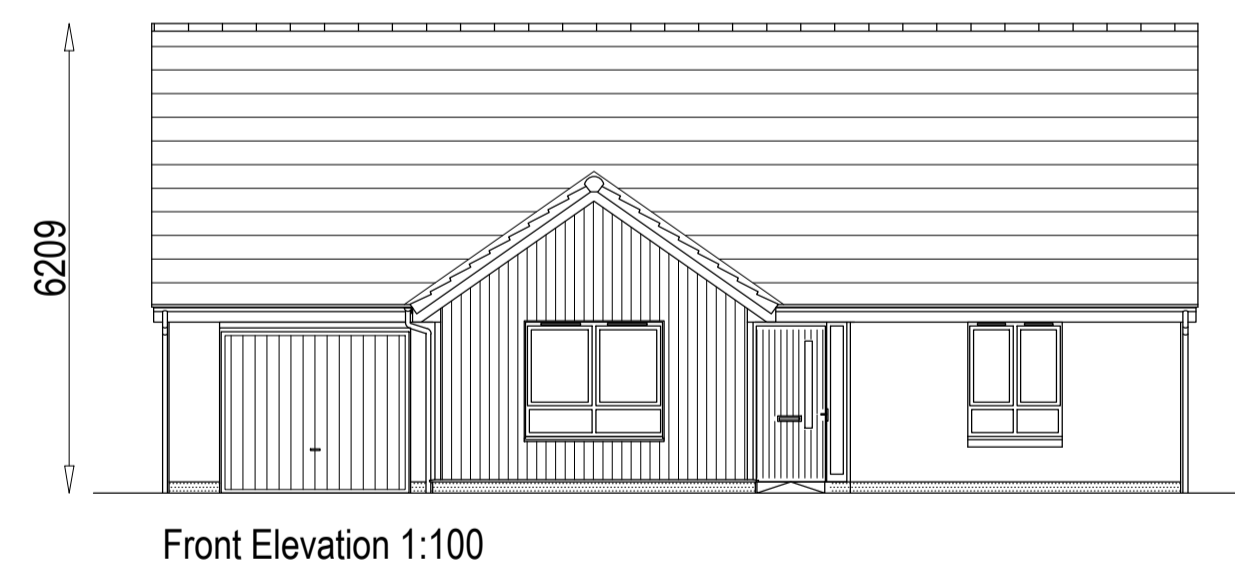
A1



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- feature base
- feature cladding
- feature masonry



Rev.	Date	Remarks	By	Ch.
Revisions				



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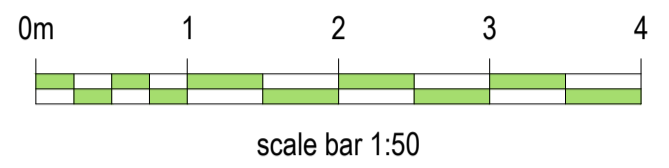
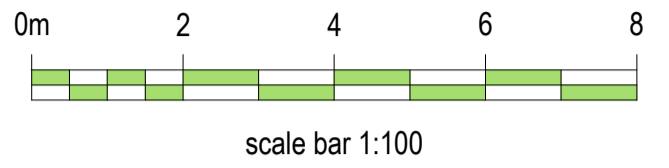
Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

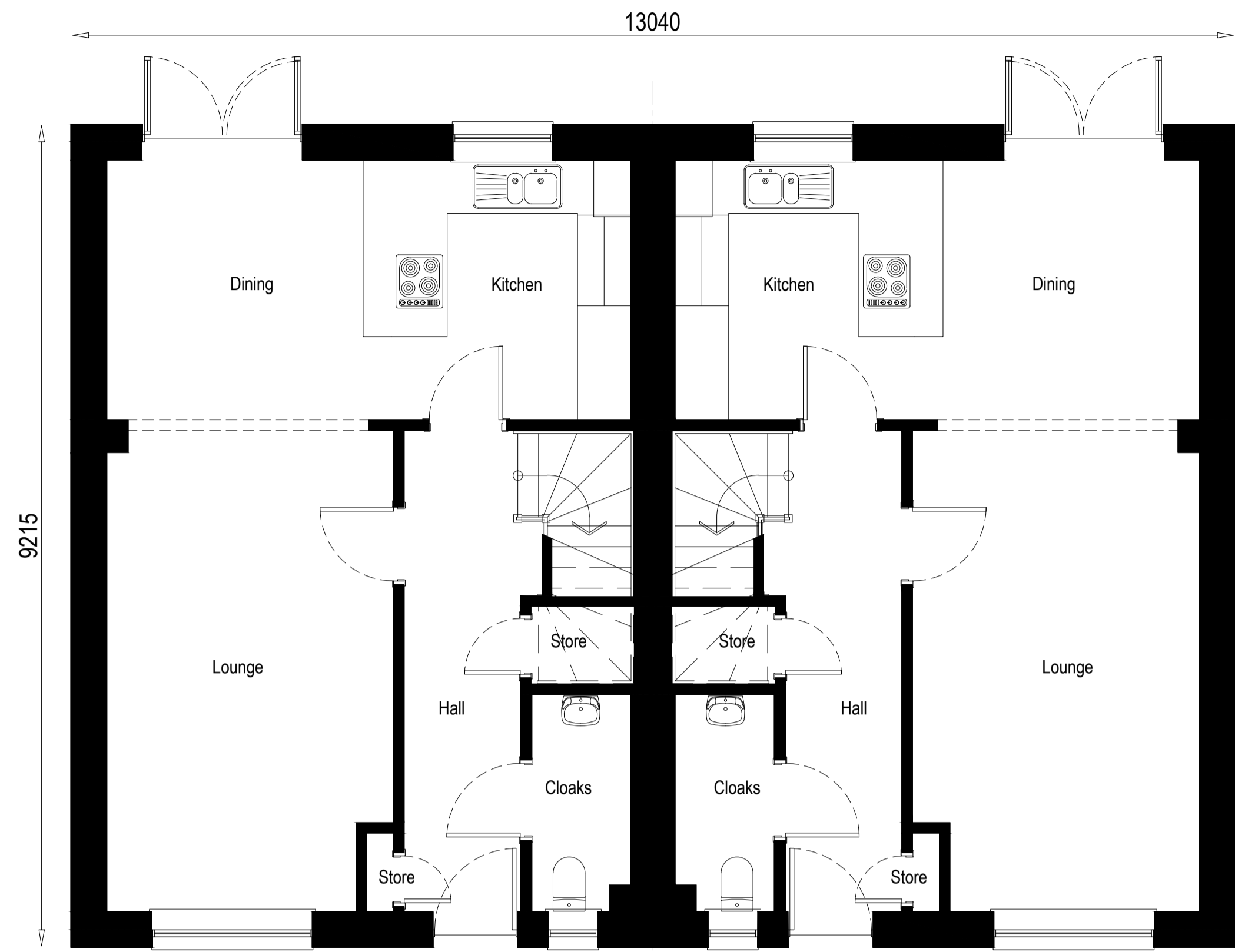
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Drawing no.	Rev
1090bw(stock)901	-

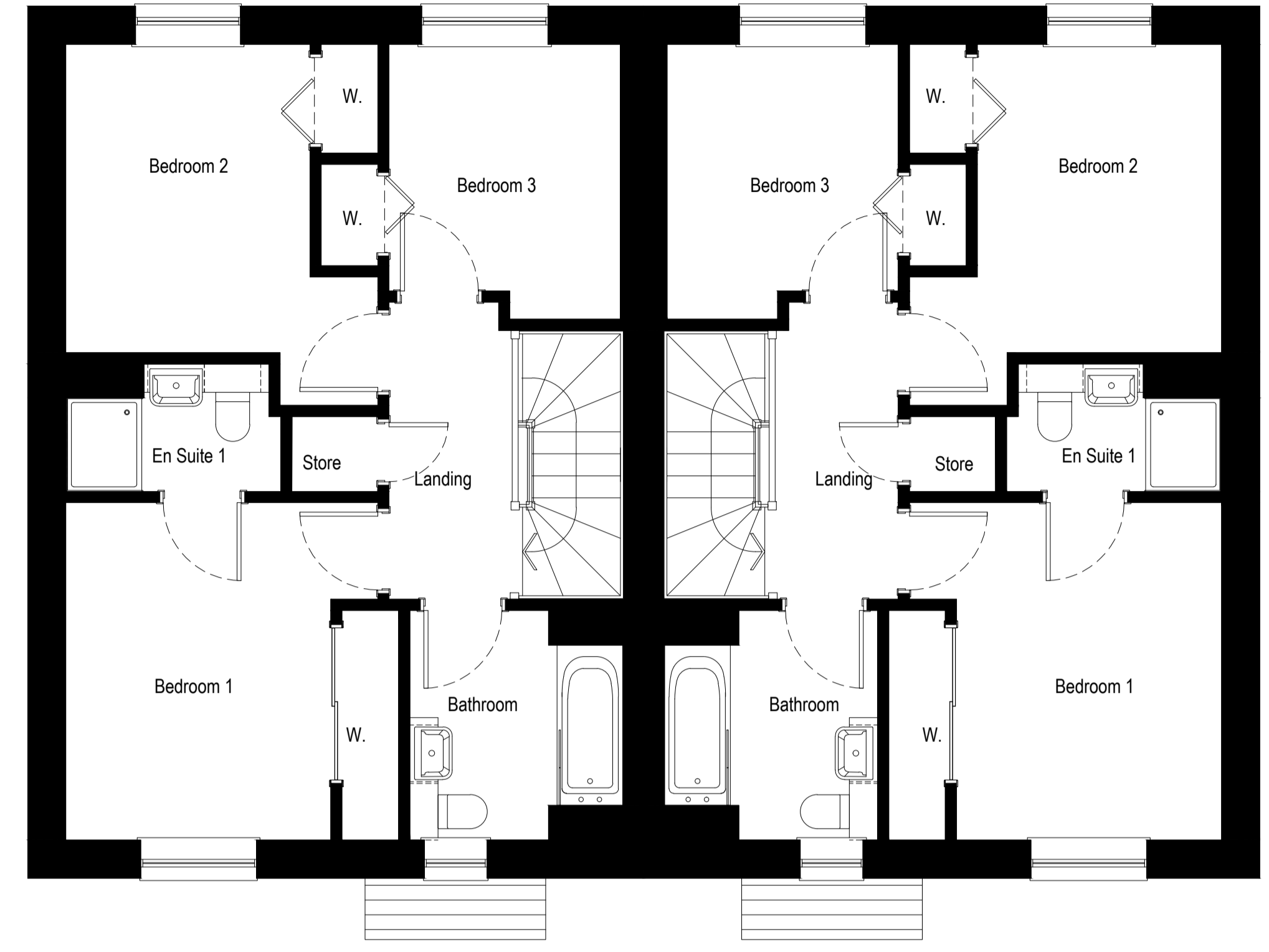
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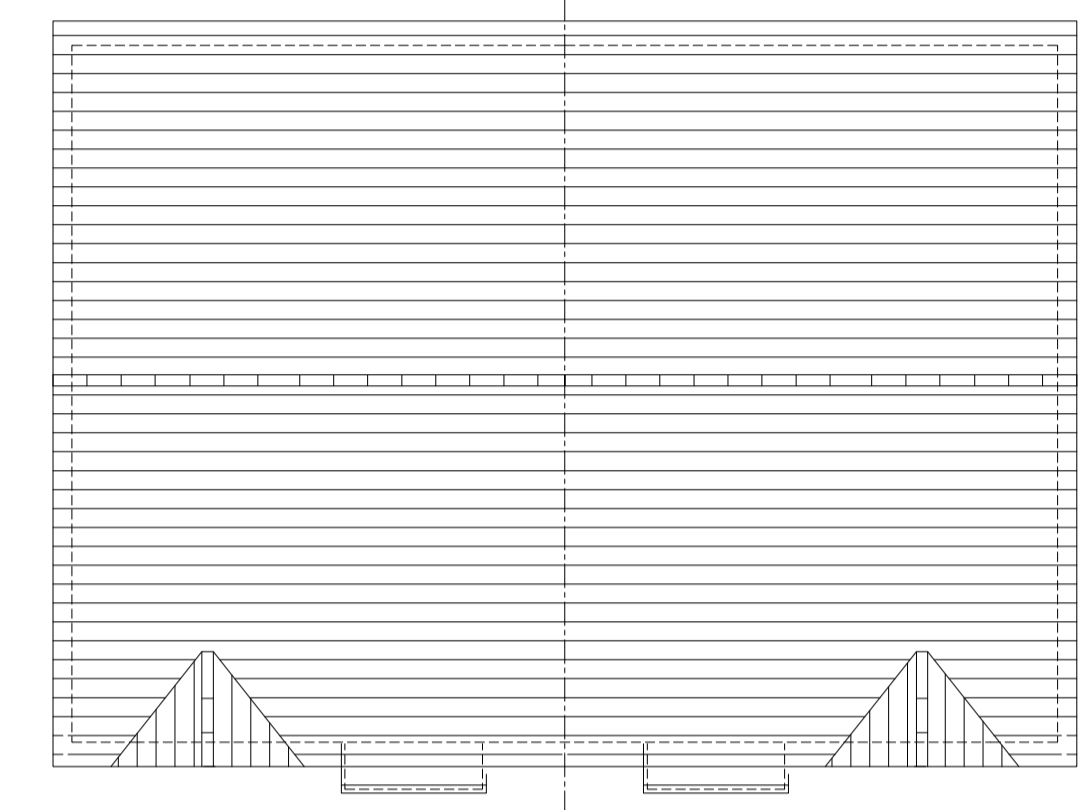
A1



Ground Floor Layout 1:50



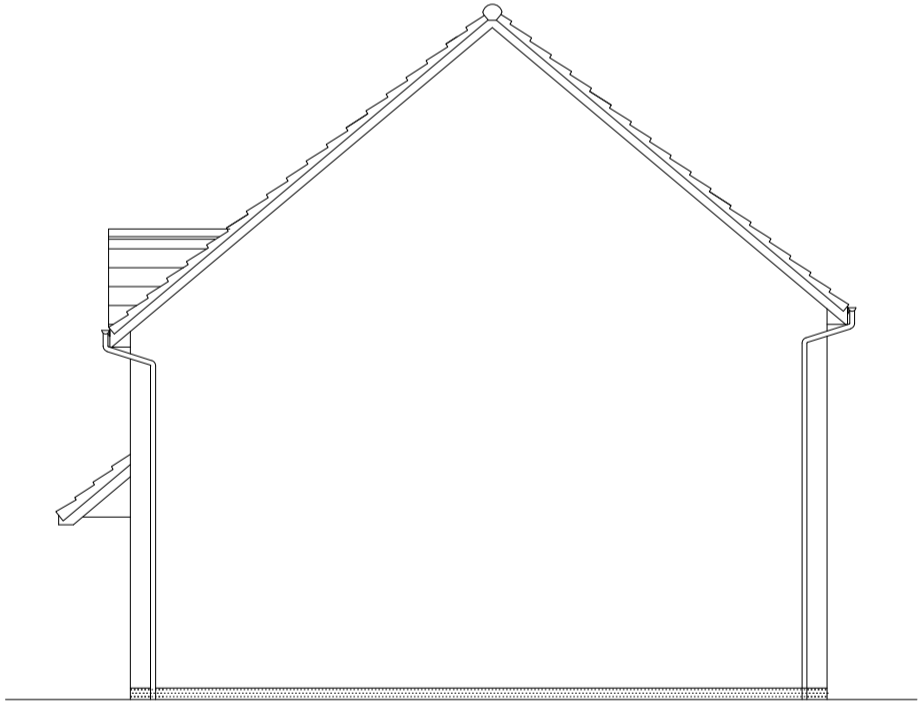
First Floor Layout 1:50



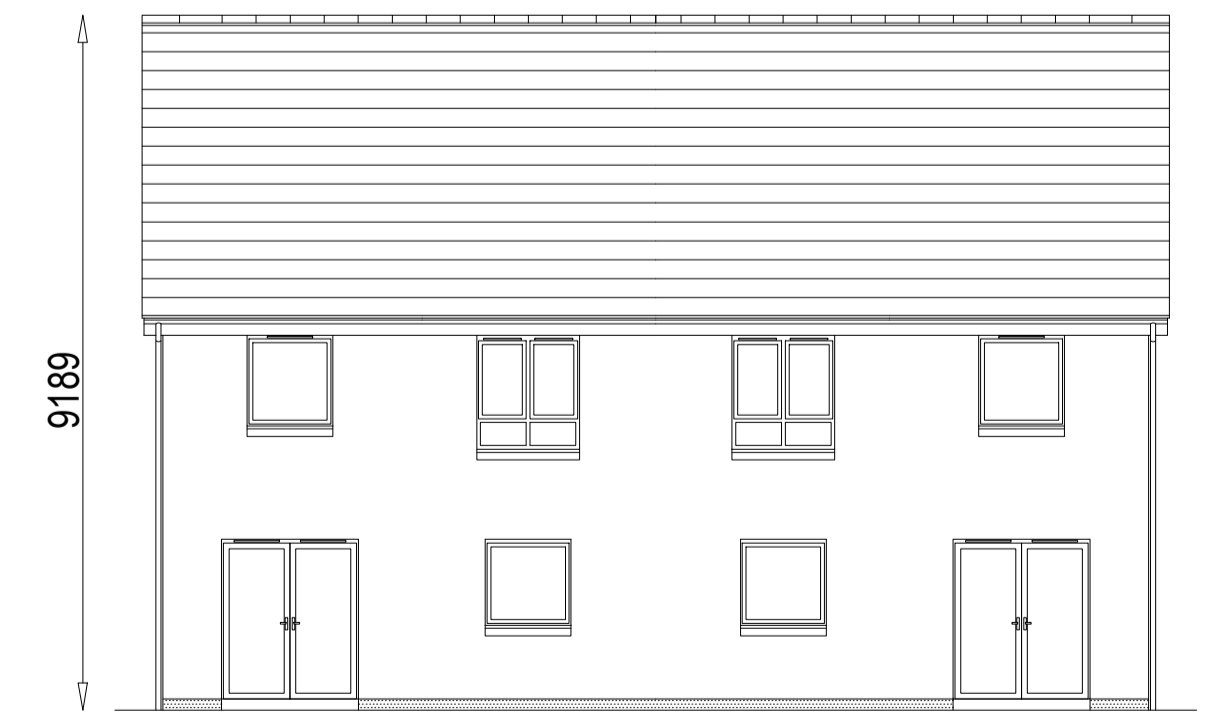
Roof Layout 1:100



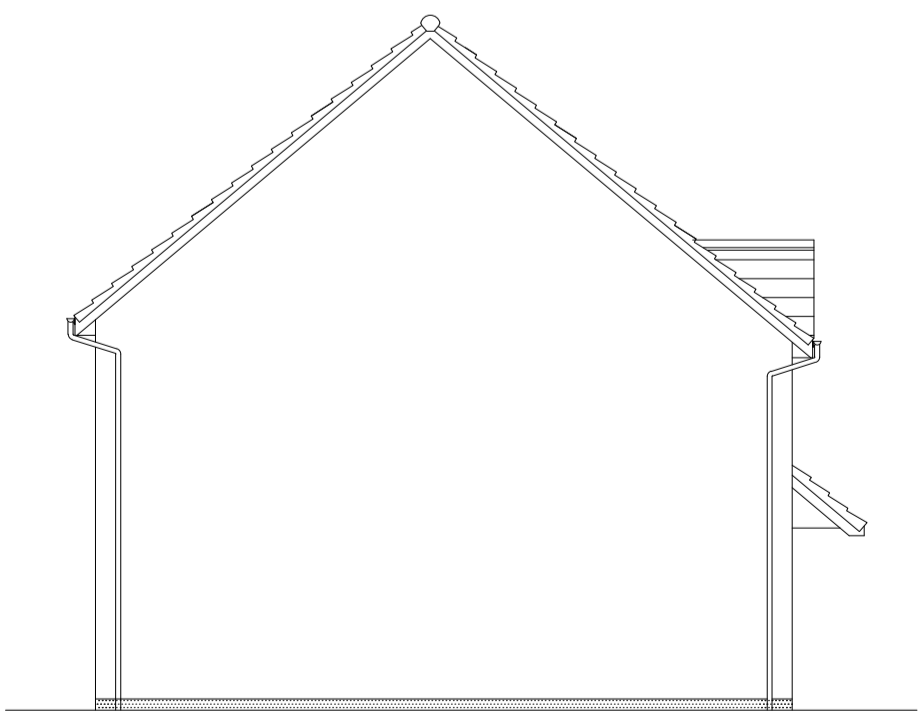
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

- feature base
- feature timber
- feature masonry



3d Illustration

J	29.06.16	House layout handed to match standard discipline.	GR	CV
H	09.11.16	Canopy indicated on first floor plan.	GR	-
G	07.11.16	Scale Bar Revised		
F	11.05.16	House type range added		
E	14.01.16	Kitchen/ Dining mirrored		
D	10.07.15	Updated re Sanitary blocks		
C	23.06.15	Updated re Sales review		
B	14.04.15	Updated re Construction review		
A	12.02.15	Updated re House type review		

Rev.	Date	Remarks	By	Ch.
Revisions				

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Cupar Semi

Project
 Alba House Type Range

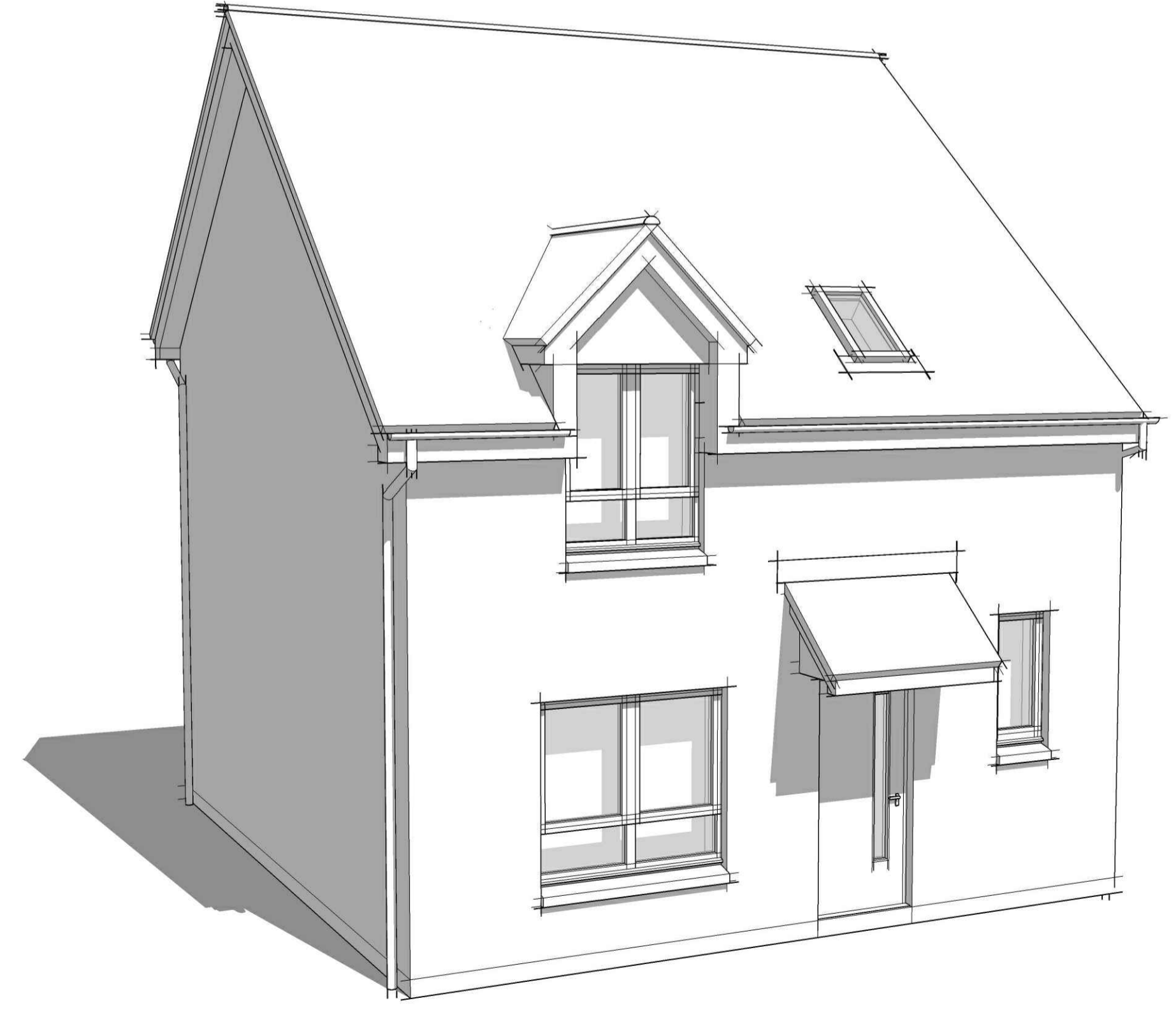
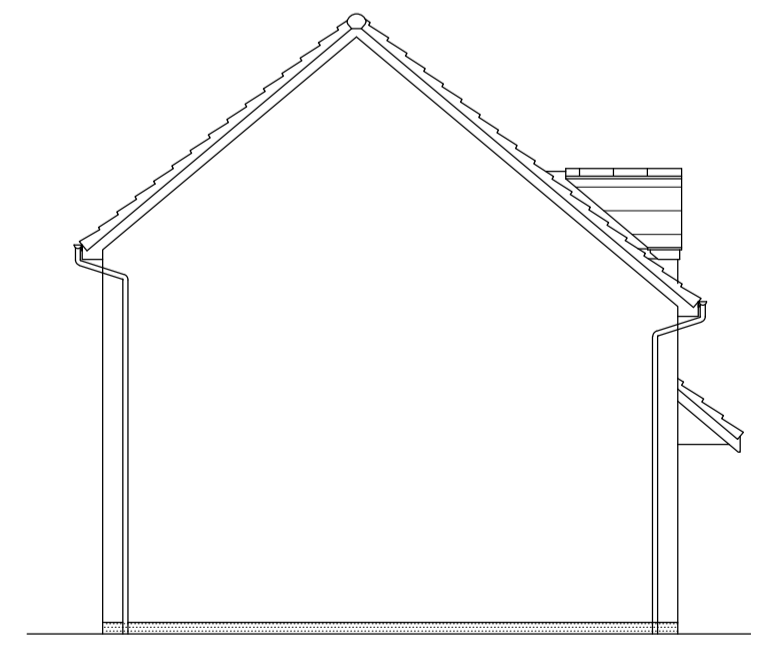
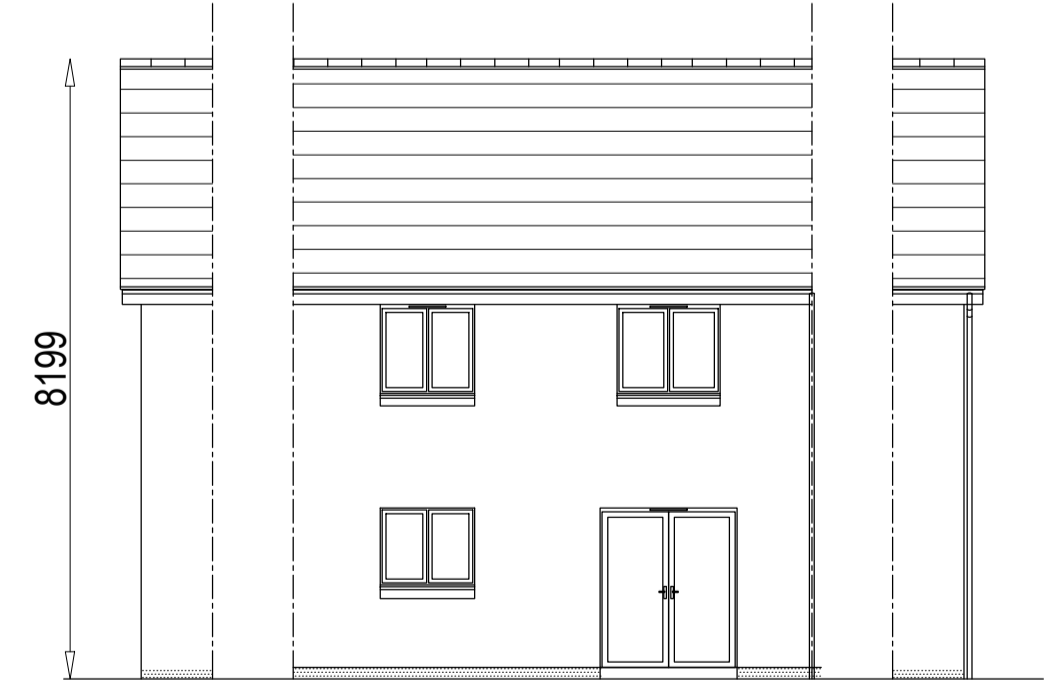
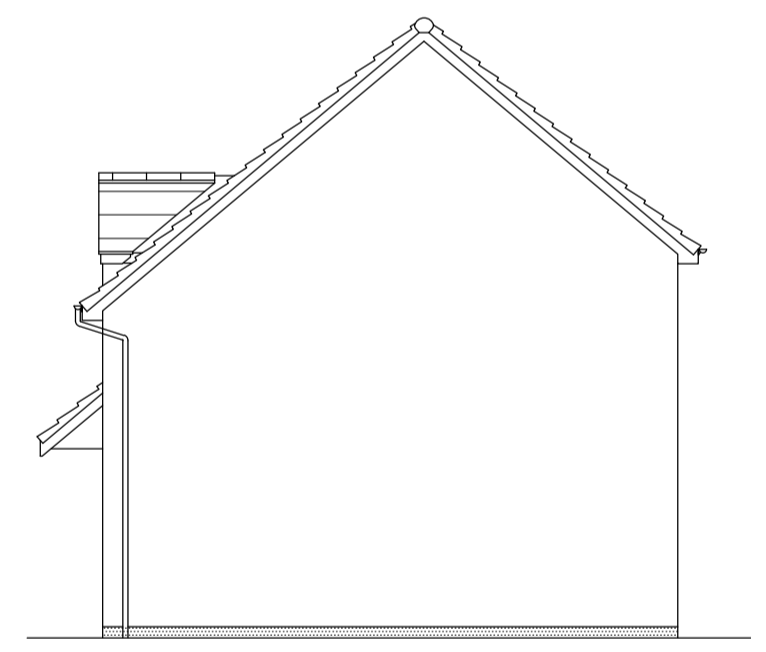
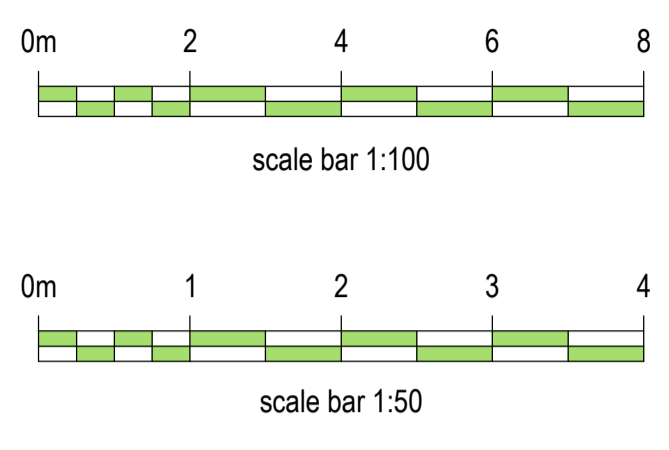
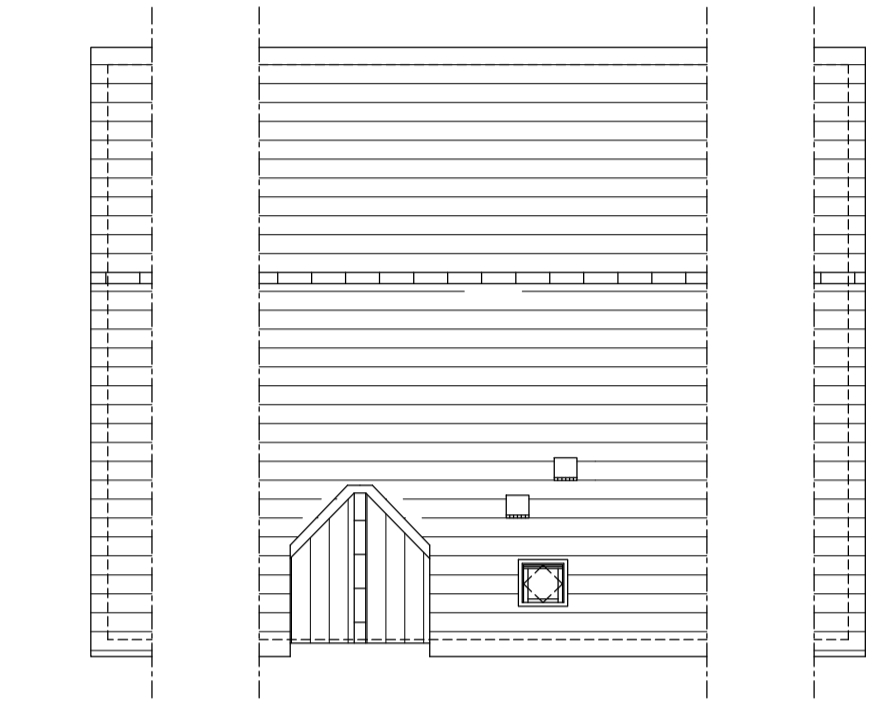
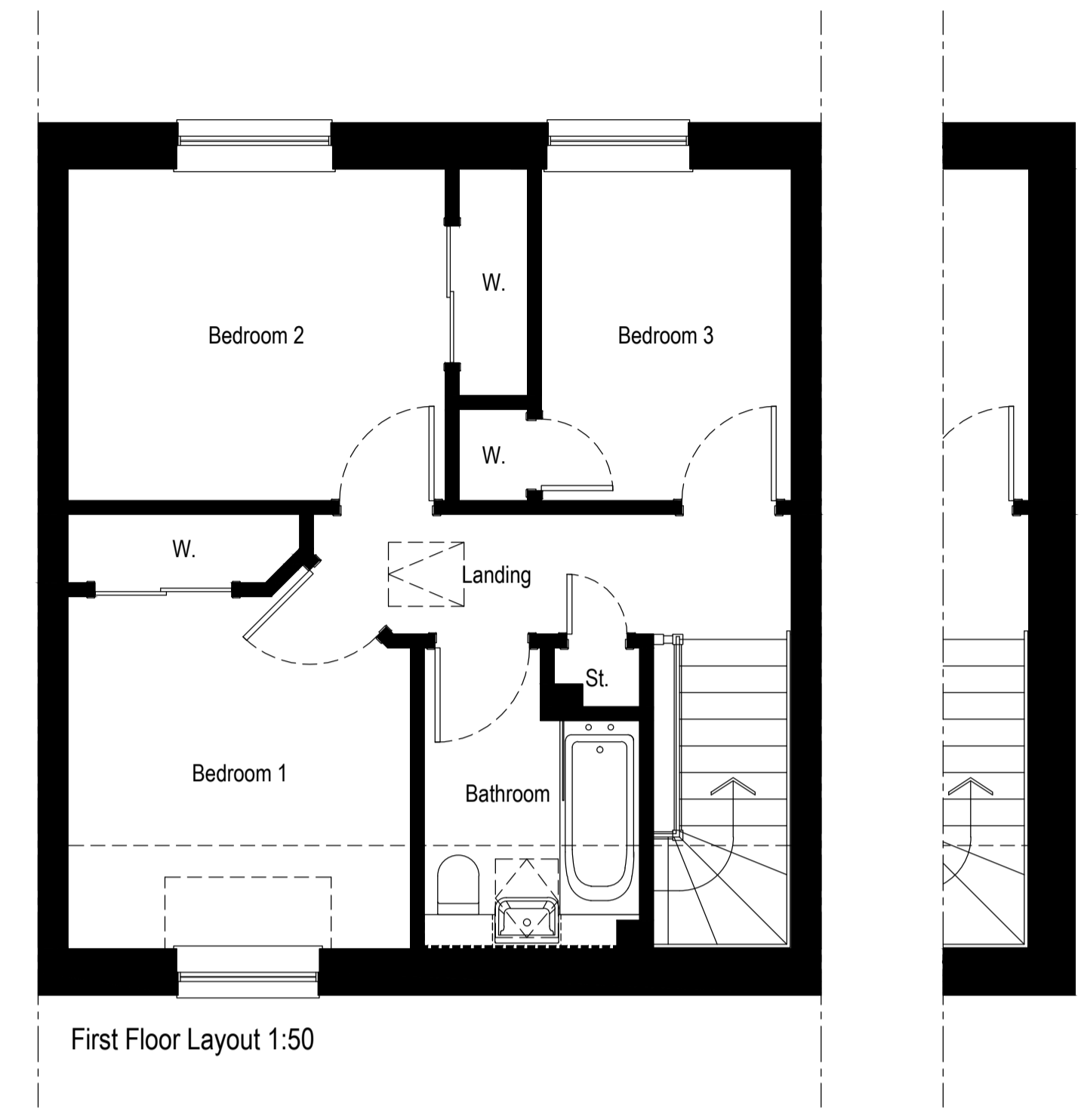
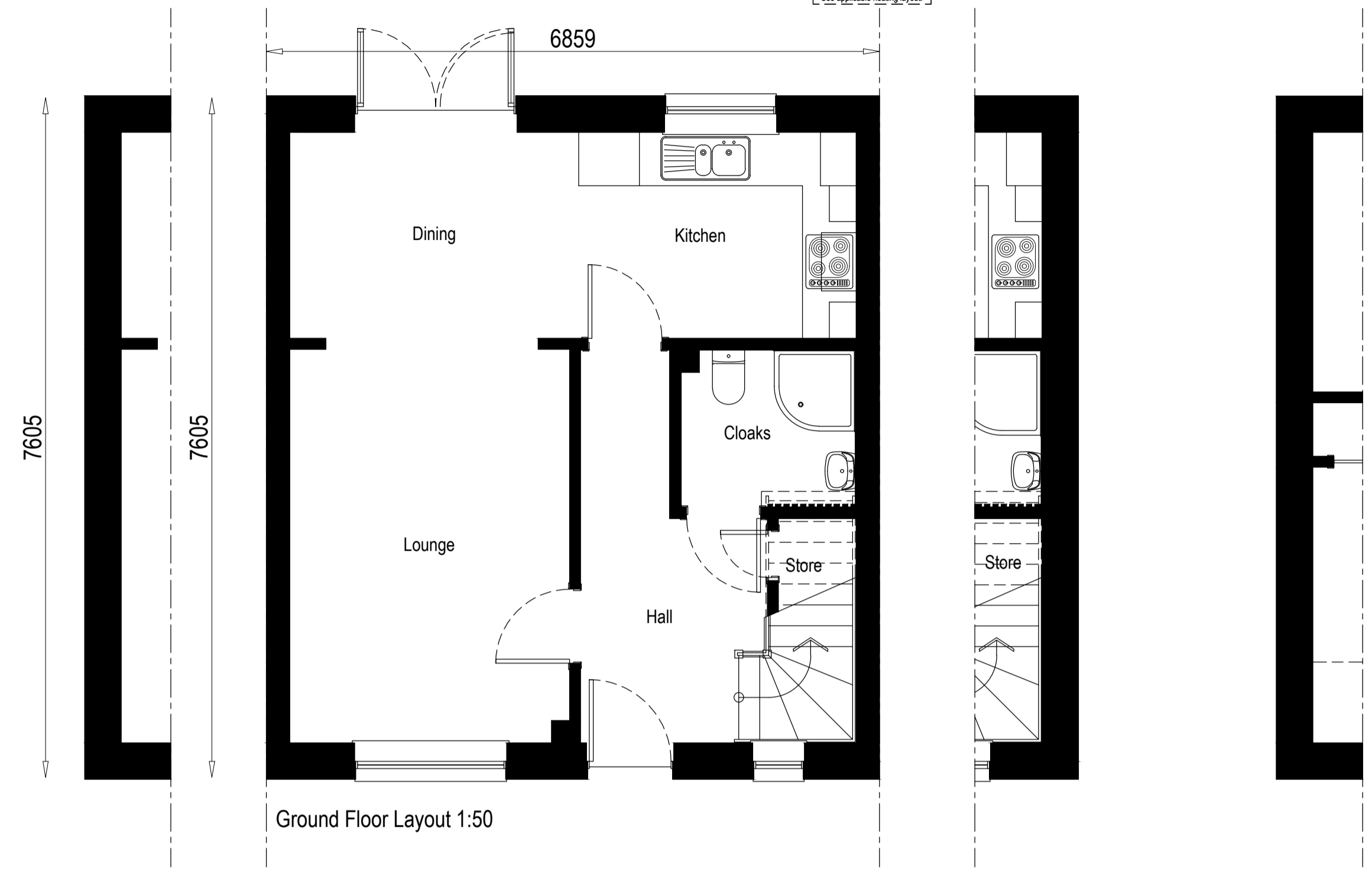
Drawing
 Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	Oct 2014	GR	ST

Drawing no.	Rev
1073sd(-)901	J

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A3



Elevations 1:100

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Revisions				

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Dallachy (as)

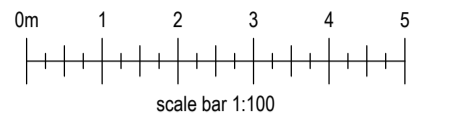
Project
Alba House type range

Drawing
Planning Submission Plans & Elevations

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Drawing no.	Rev
932te(AS)901	-

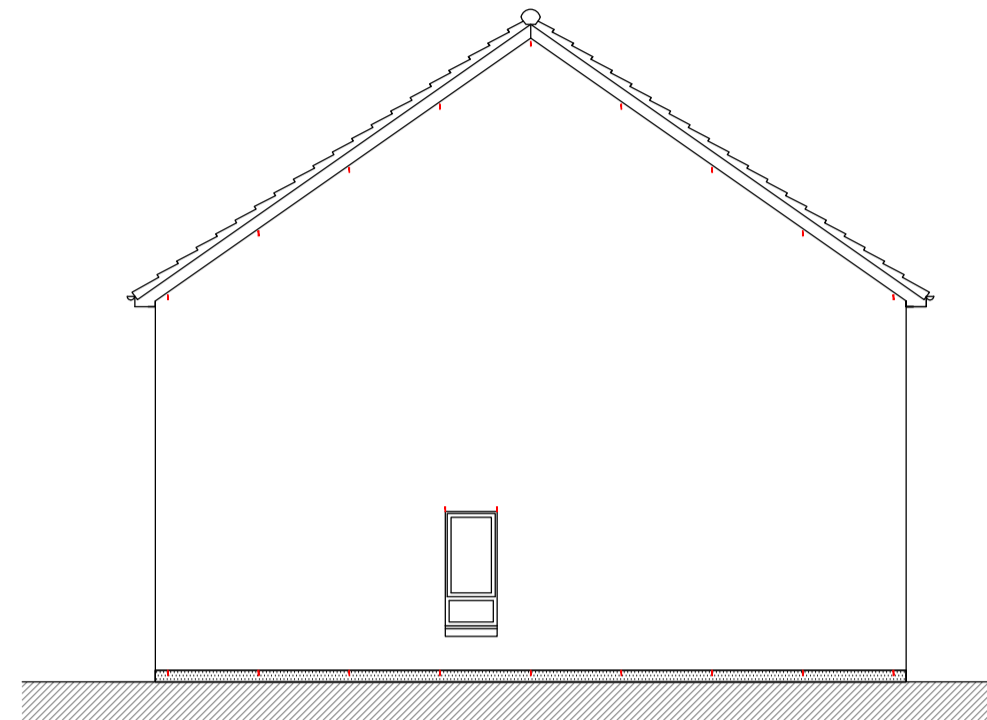
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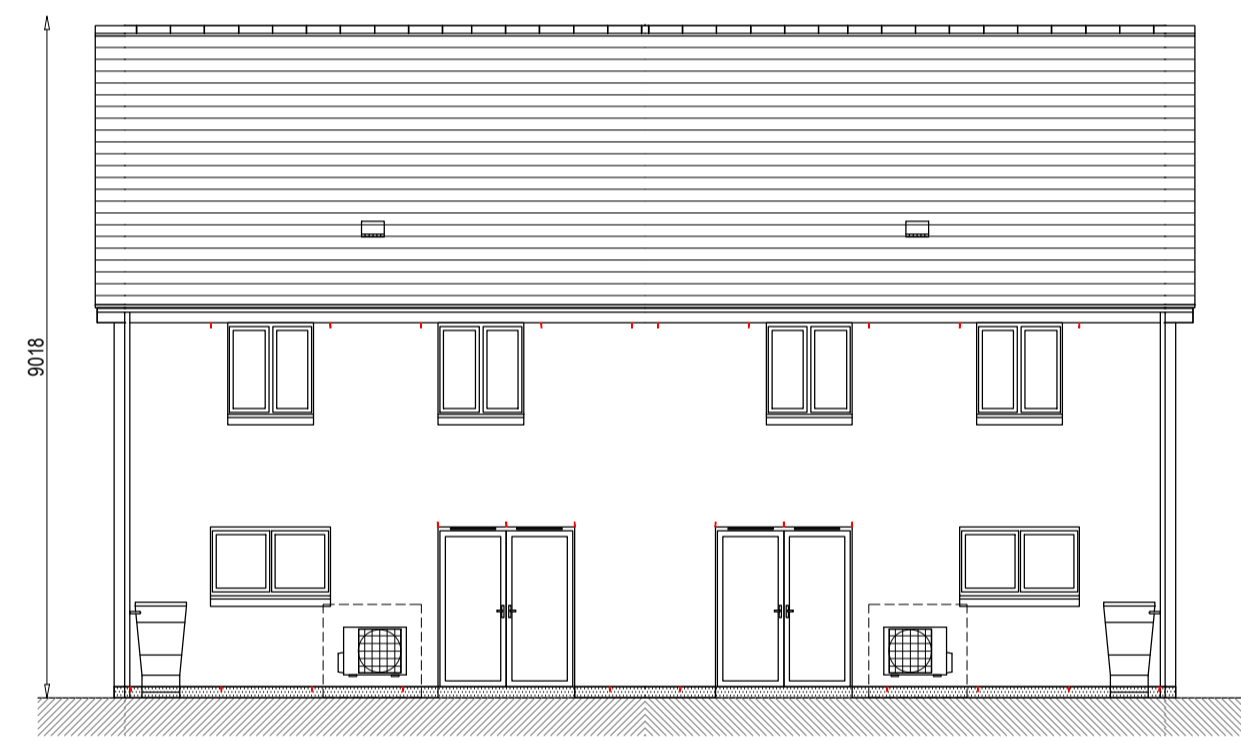
Note:
 For exact materials refer to external material finishes contained within the design & access statement.



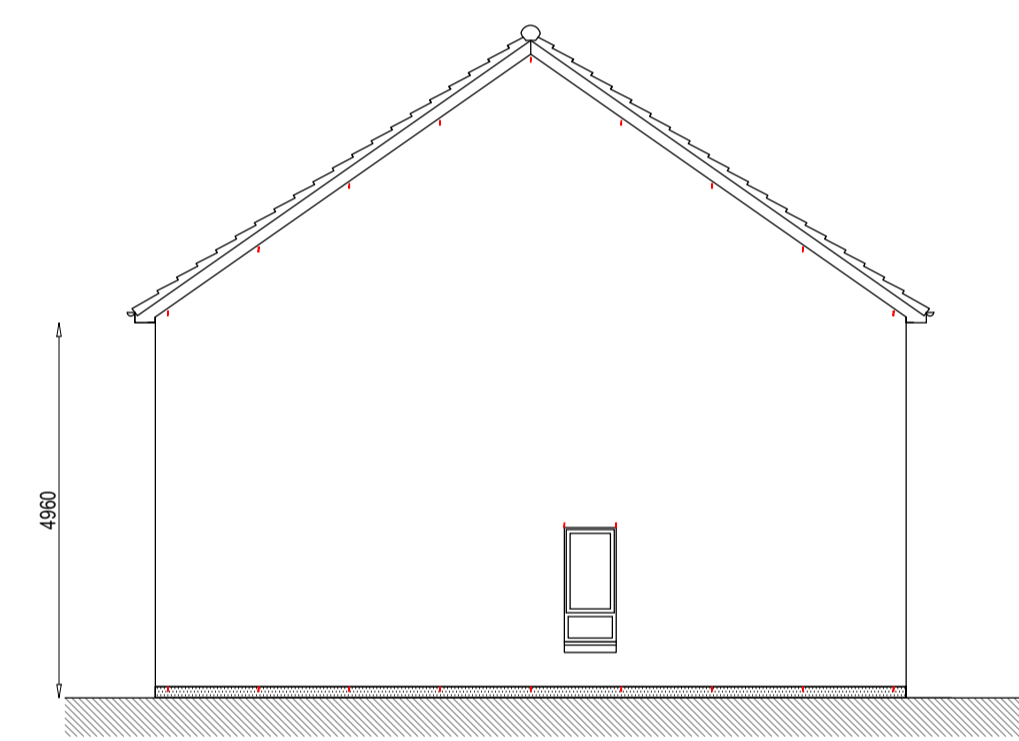
TYPE D (OPP) FRONT ELEVATION
 TYPE D (AS)



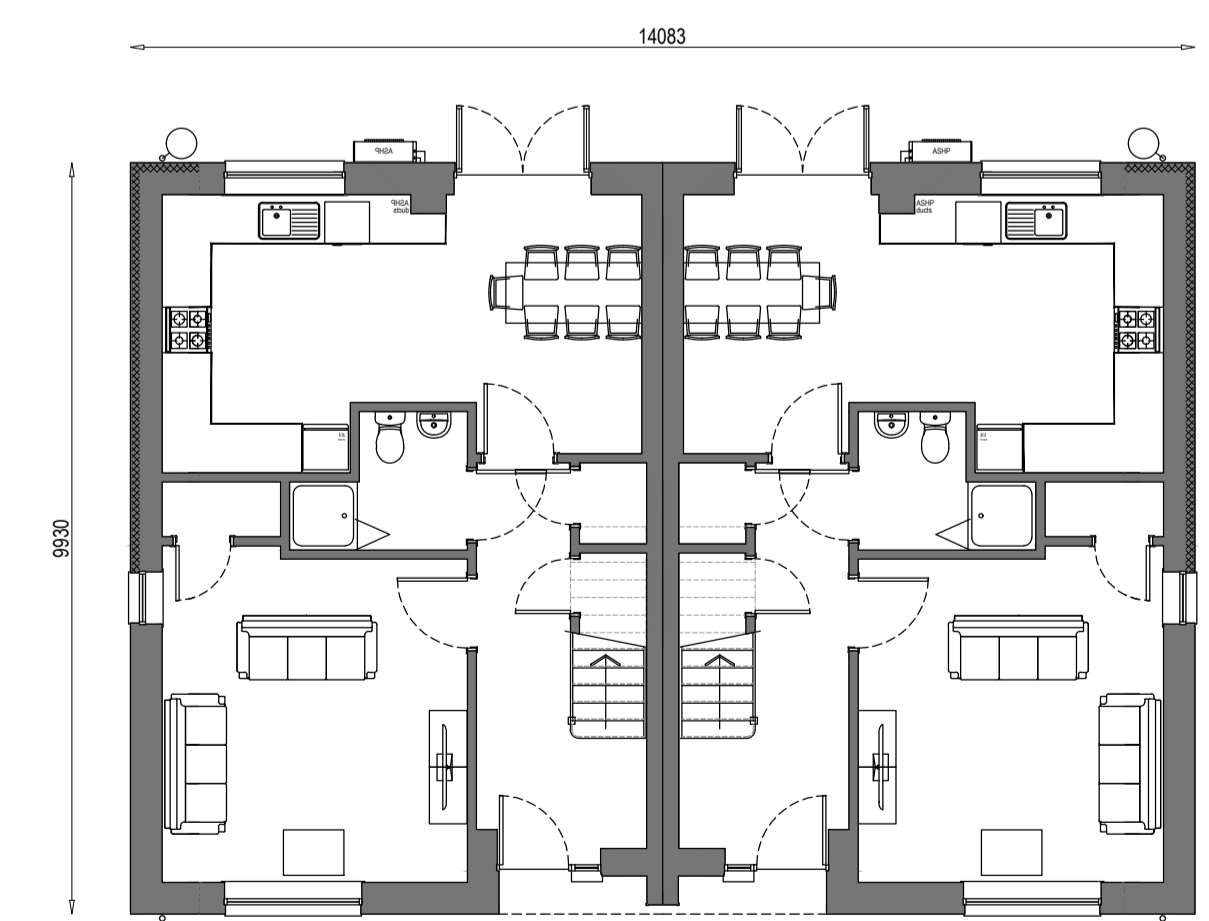
TYPE D (AS) SIDE ELEVATION



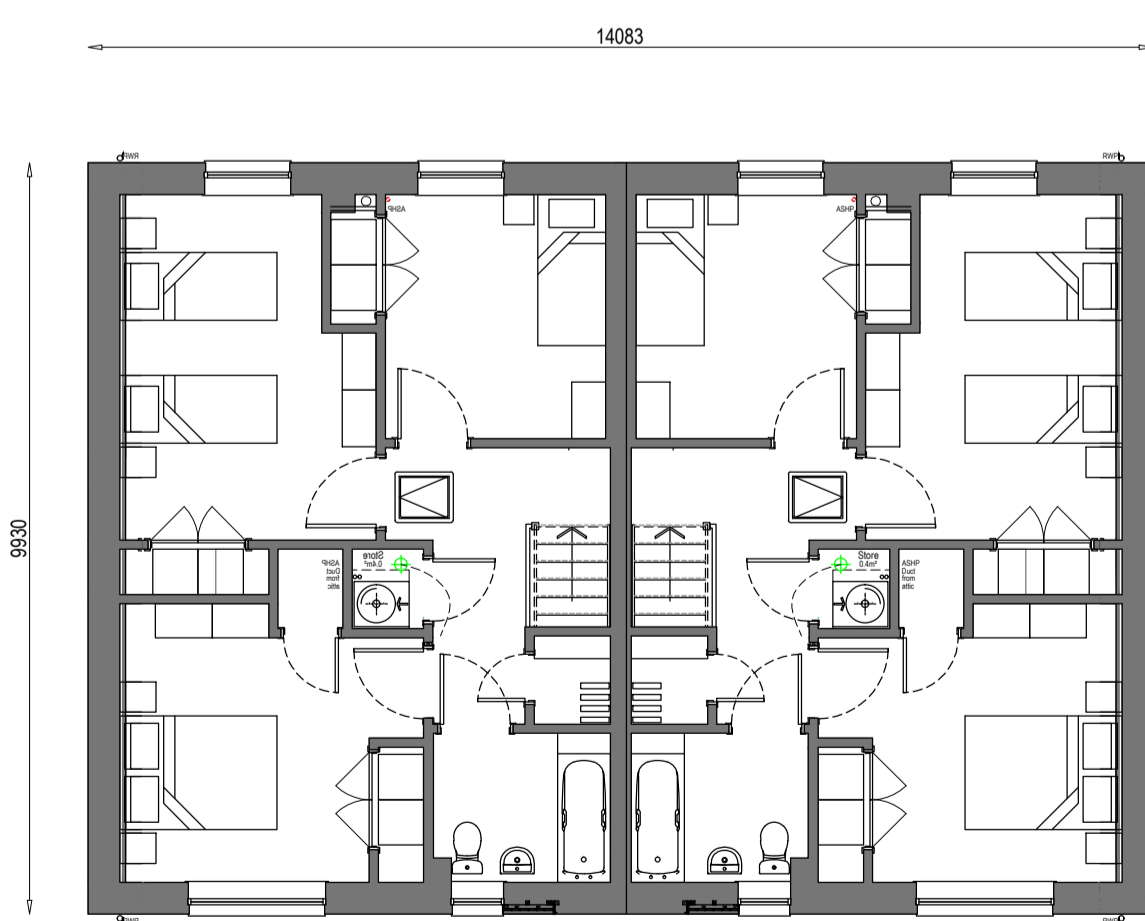
TYPE D (AS) REAR ELEVATION
 TYPE D (OPP)



TYPE D (OPP END) SIDE ELEVATION



TYPE D (OPP) GROUND FLOOR PLAN
 TYPE D (AS)



TYPE D (OPP) FIRST FLOOR PLAN
 TYPE D (AS)

Rev.	Date	Remarks	By	Ch.
Revisions				

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2018 Types DD (Dornoch)

Project
 Affordable House Type Range
 Semi Combinations

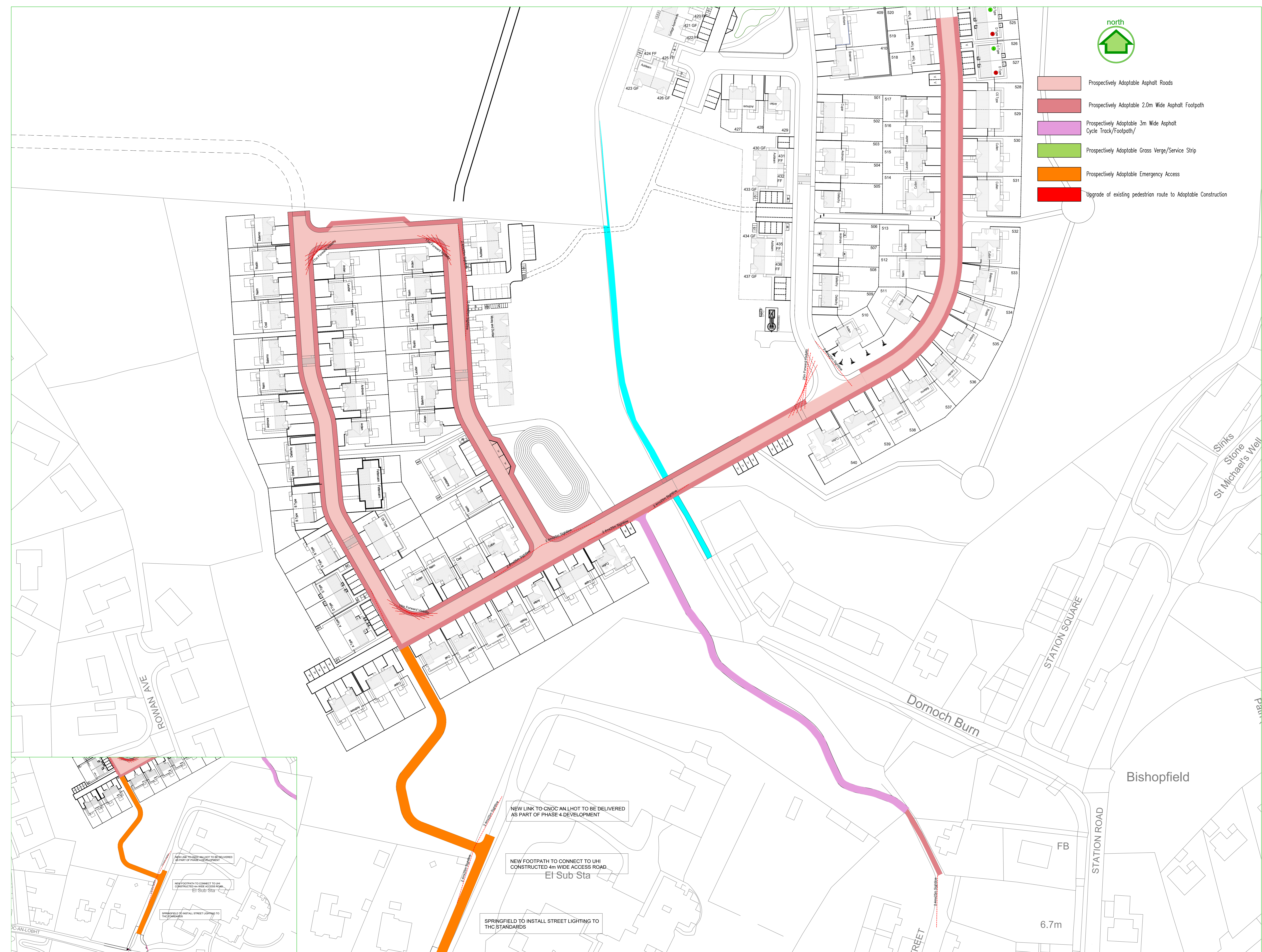
Drawing
 DD Planning Package

Scale	Date	Drawn by	Checked by
1:100	Aug 21	KP	SM

Drawing no.	Rev
DOR_2018_DD_901	



- Prospectively Adoptable Asphalt Roads
- Prospectively Adoptable 2.0m Wide Asphalt Footpath
- Prospectively Adoptable 3m Wide Asphalt Cycle Track/Footpath/
- Prospectively Adoptable Grass Verge/Service Strip
- Prospectively Adoptable Emergency Access
- Upgrade of existing pedestrian route to Adoptable Construction



NEW LINK TO CNOC AN LHOT TO BE DELIVERED AS PART OF PHASE 4 DEVELOPMENT

NEW FOOTPATH TO CONNECT TO UHI CONSTRUCTED 4m WIDE ACCESS ROAD El Sub Sta

SPRINGFIELD TO INSTALL STREET LIGHTING TO THC STANDARDS

NEW LINK TO CNOC AN LHOT TO BE DELIVERED AS PART OF PHASE 4 DEVELOPMENT

NEW FOOTPATH TO CONNECT TO UHI CONSTRUCTED 4m WIDE ACCESS ROAD El Sub Sta

SPRINGFIELD TO INSTALL STREET LIGHTING TO THC STANDARDS

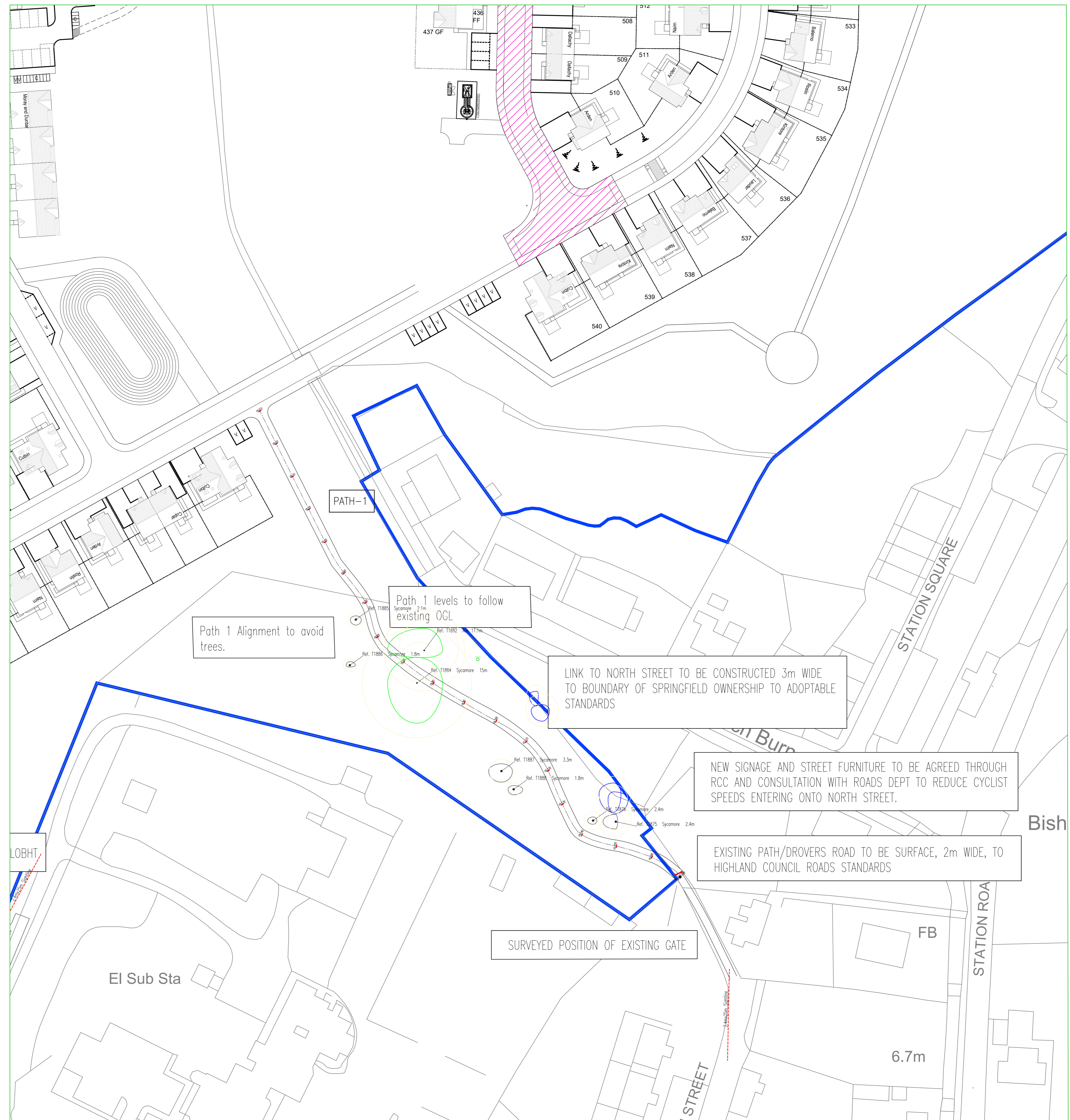
REVISIONS

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D	11/18/22	UPDATED FOLLOWING TRANSPORT COMMENTS	MC
C	10/18/22	UPDATED FOLLOWING TRANSPORT COMMENTS	MC
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A	10/12/22	UPDATED FOLLOWING TRANSPORT COMMENTS	MC

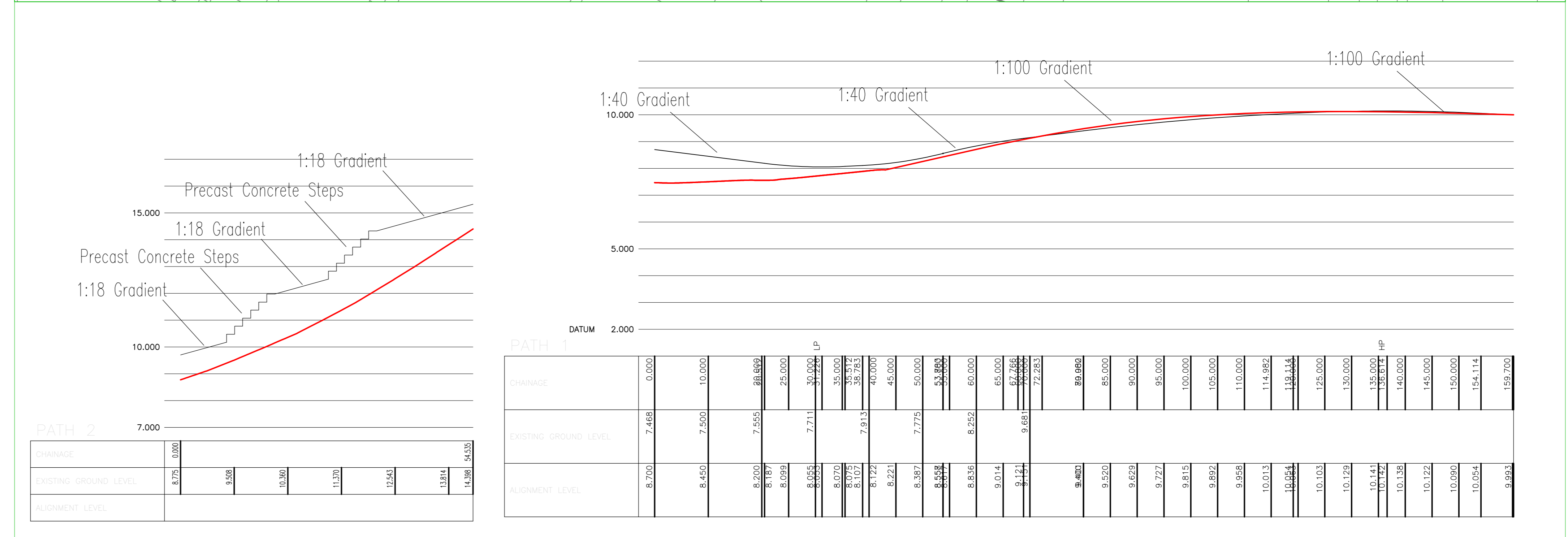
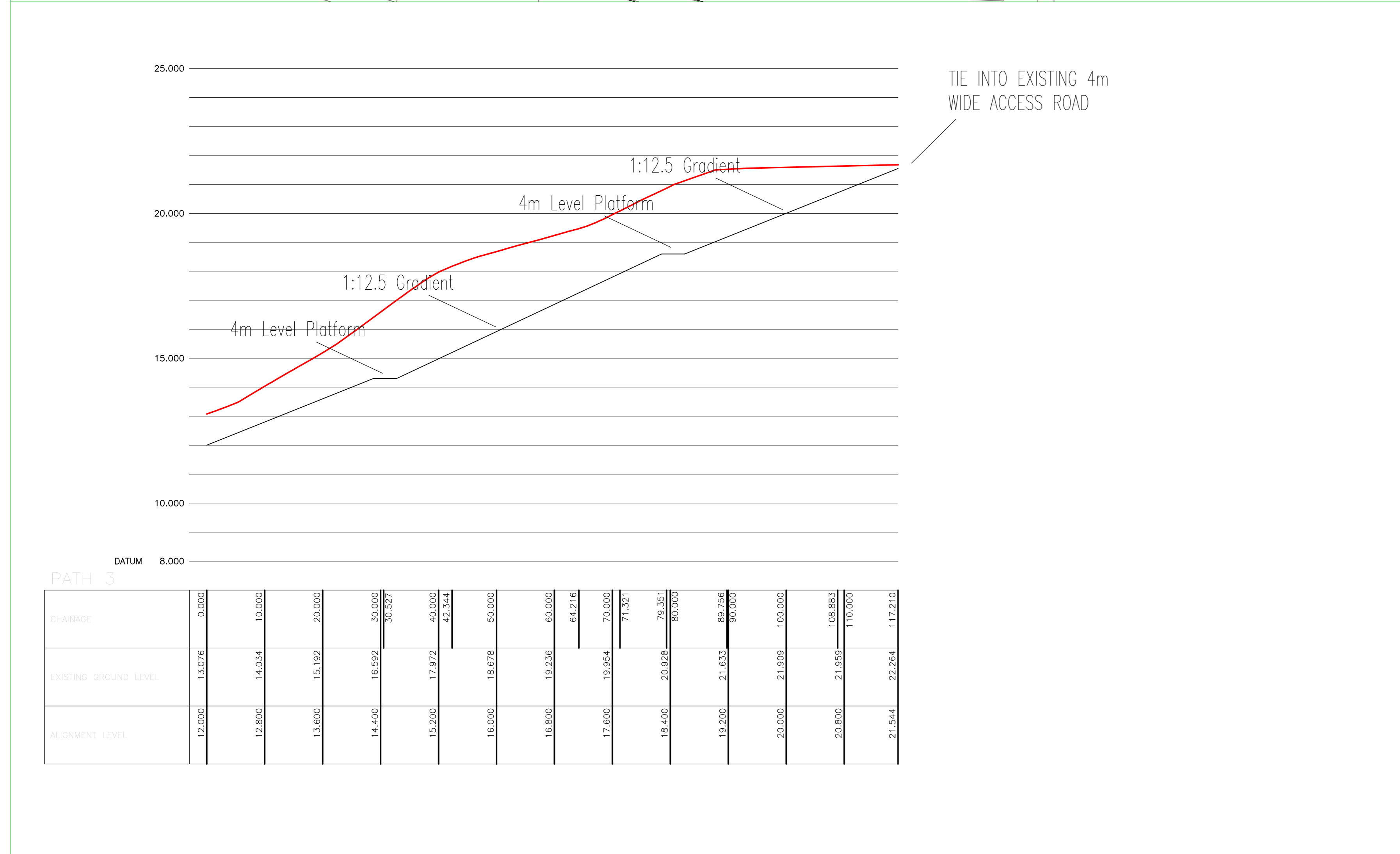
Springfield
 SPRINGFIELD PROPERTIES PLC
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 8 SOUTHFIELD DRIVE
 ELGIN
 IV30 6GR
 TEL 01343 552550 FAX 01343 551776
 E-MAIL info@springfield.co.uk

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PROJECT Dornoch		
LOCATION Allan Gardens Dornoch		
CLIENT Springfield Properties		
DESCRIPTION Road Adoption Plan		
DRAWN MC	DATE	SCALE 1:500@A0
DWS No Dor(ph3+4)-Eng-006-E		



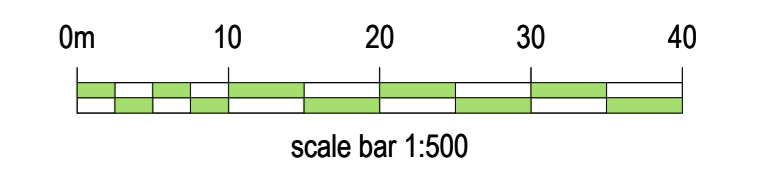
Denotes Springfield Land Ownership Boundary



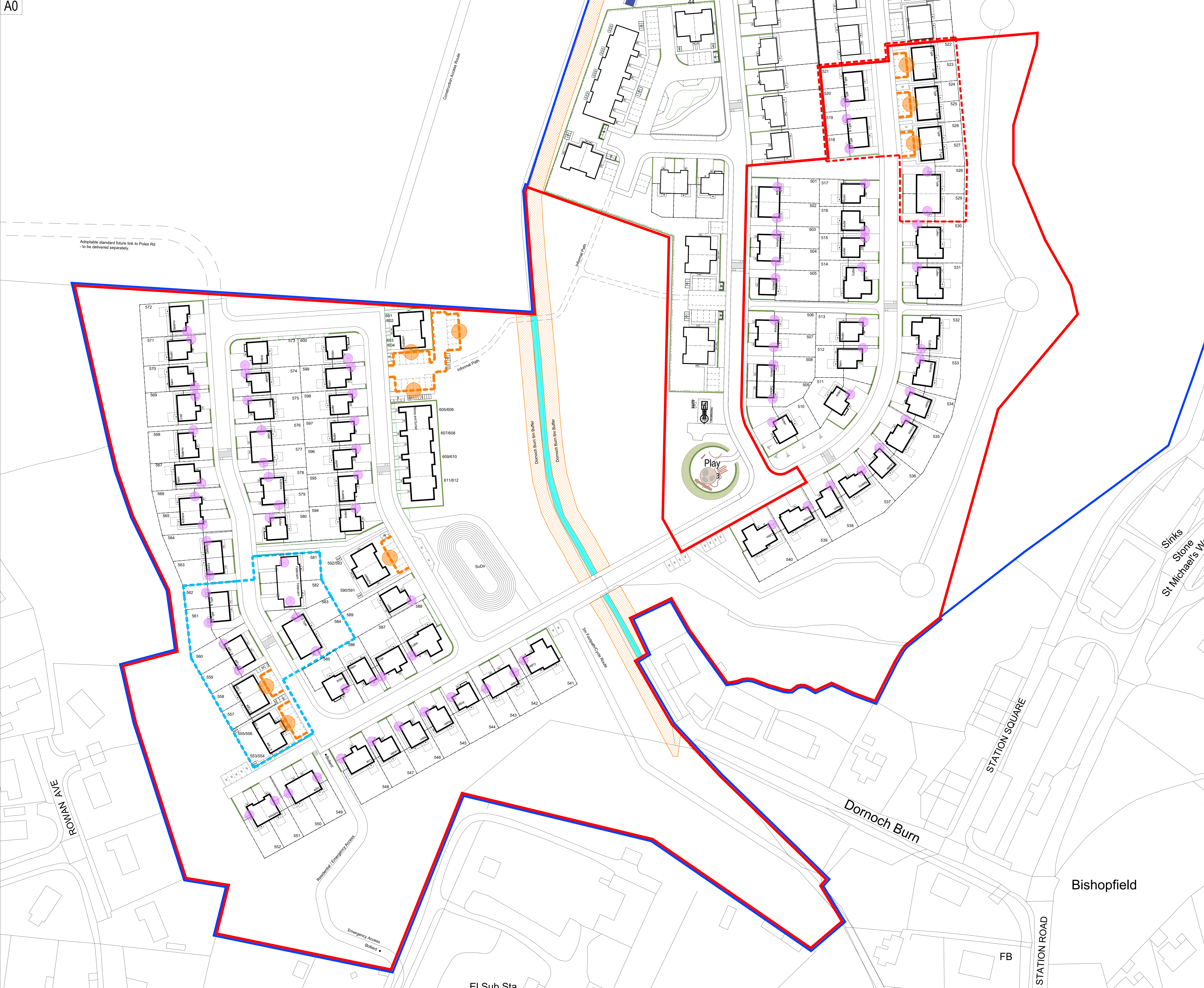
D: 01/08/22 UPDATED FOLLOWING PLANNING COMMENTS
 C: 31/08/22 UPDATED FOLLOWING PLANNING COMMENTS
 B: 16/02/22 UPDATED FOLLOWING PLANNING COMMENTS
 A: 06/08/22 UPDATED FOLLOWING PLANNING COMMENTS
 REVISIONS

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 E-MAIL info@springfield.co.uk
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 PROJECT: Dornoch
 LOCATION: Allan Gardens Dornoch
 CLIENT: Springfield Properties
 DESCRIPTION: Footpath Link Details
 DRAWN: MC DATE: . SCALE: As Shown
 DWG No: Dor(ph3+4)-Eng-007-D

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- Legend**
- Legal Boundary
 - Application Boundary
 - - - Phase 3 & 4 Affordable Boundary
 - 6m buffer to watercourse
 - - - 1.8m High Timber Screen Fence
 - Hedges - Beech Mix
- EV Charging**
- - - Potential route for E.V Charging Cable
 - Denotes potential post location for EV charging unit (post type details to be confirmed prior to installation)
 - Denotes potential wall mounted location for EV charging point



Rev	Date	Remarks	By	Ch.
D	30.05.22	Layout updated per transportation comments	SM	BW
C	09.02.22	Affordable house types updated	SM	BW
B	01.02.22	Layout updated per transportation comments	SM	BW
A	08.12.21	Layout updated per transportation comments	SM	BW

Revisions				
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Springfield Properties
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Springfield House,
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Larbert,
FK5 4RX

Tel: 01324 555 536
Fax: 01324 574 890
Email: larbert@springfield.co.uk

EV Charging

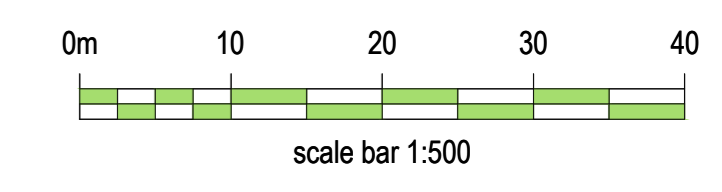
Project
DO03
Dornoch
Phase 3 & 4

Drawing
EV Charging

Scale	Date	Drawn by	Checked by
1:500	Aug 21	SM	BW

Drawing no.	Rev
DO03_PL_08	D

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Phase 3 Affordable/Hedges

B Type	2 Bed Semi	4
CS Type	2 Bed Semi	2
D Type	3 Bed Semi	6
Affordable Total		12

Phase 3 Private

Ardmore	3 Bed Semi	4
Naim	3 Bed Det	2
Lauder	3 Bed Det	3
Arden	4 Bed Det	2
Roslin	4 Bed Det	3
Balerno	4 Bed Det	2
Kintore	4 Bed Det	2
Cubbin	4 Bed Det	3
Cupar	3 Bed Semi	2
Delachy	3 Bed Semi/Det	3
Cullen	3 Bed Bungalow	2
Private Total		28
Phase 3 Total		40

Phase 4 Affordable

B Type	2 Bed Semi	4
CS Type	2 Bed Semi	2
Fetercaim	4 Bed Semi	2
D Type	3 Bed Semi	2
A Type	2 Bed Apartment	4
Affordable Total		14

Phase 4 Private

Ardmore	3 Bed Semi	6
Naim	3 Bed Det	7
Lauder	3 Bed Det	4
Arden	4 Bed Det	6
Roslin	4 Bed Det	3
Balerno	4 Bed Det	3
Cubbin	4 Bed Det	2
Delachy	3 Bed Semi/Det	2
Cupar	3 Bed Semi/Det	6
Auldearn	2 Bed Flat	8
Moray Flat	2 Bed Apartment	4
Dunbar Flat	2 Bed Apartment	4
Crail	4 Bed Det	3
Phase 4 Private Total		58
Phase 3 and 4 Combined Total		112

Rev	Date	Remarks	By	Ch.
F	16.08.22	Layout updated per transportation comments	SM	BW
E	19.07.22	Layout updated per transportation comments	SM	BW
D	30.05.22	Layout updated per transportation comments	SM	BW
C	04.02.22	Affordable house types updated	SM	BW
B	01.02.22	Layout updated per transportation comments	SM	BW
A	08.12.21	Layout updated per transportation comments	SM	BW

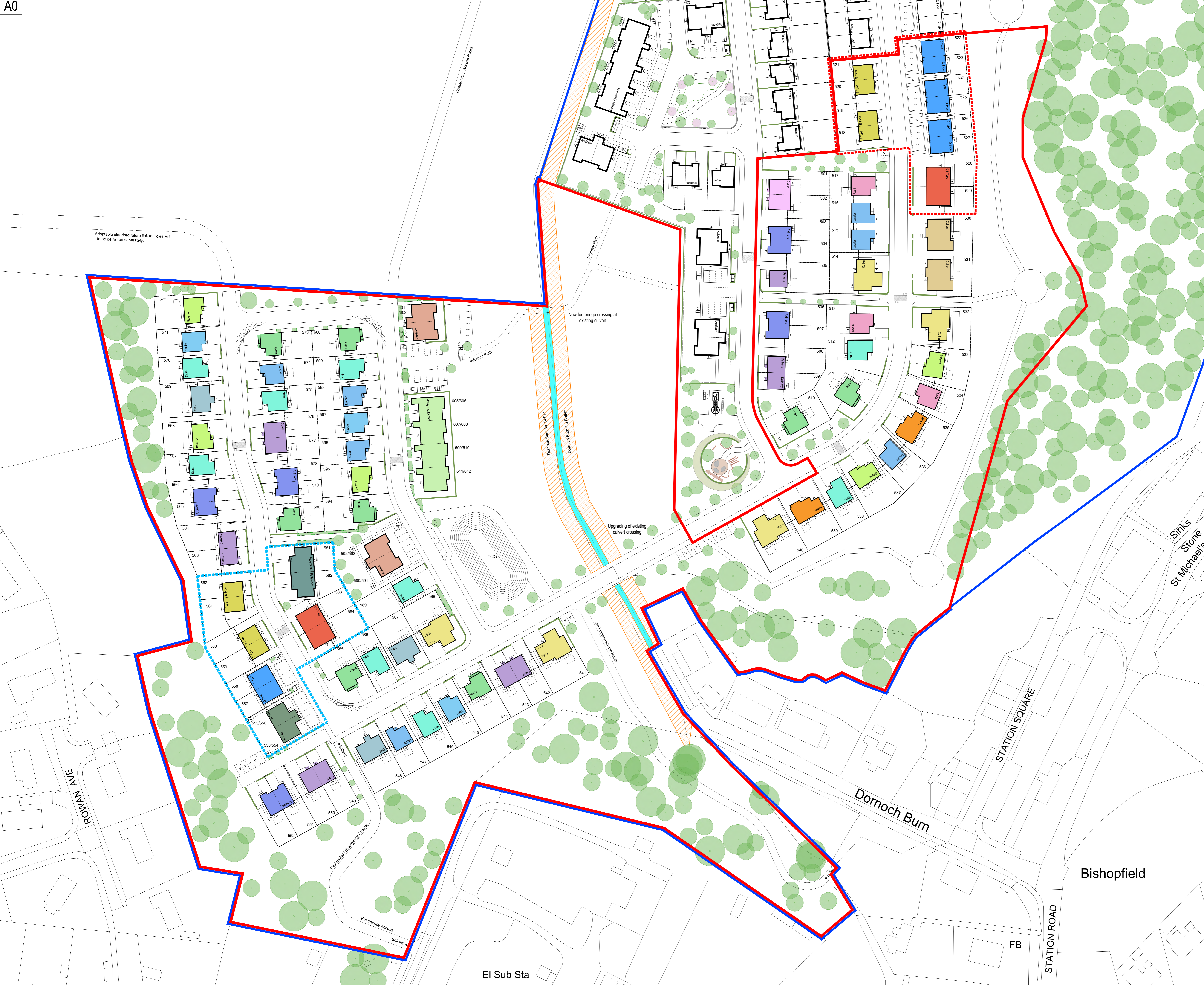


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House Type Allocation

Project			
DO03 Dornoch Phase 3 & 4			
Drawing			
House Type Allocation			
Scale	Date	Drawn by	Checked by
1:500	Aug 21	SM	BW
Drawing no.	Rev		F
DO03_PL_02			



Bishopfield

STATION SQUARE

Dornoch Burn

STATION ROAD

FB

El Sub Sta

Emergency Access

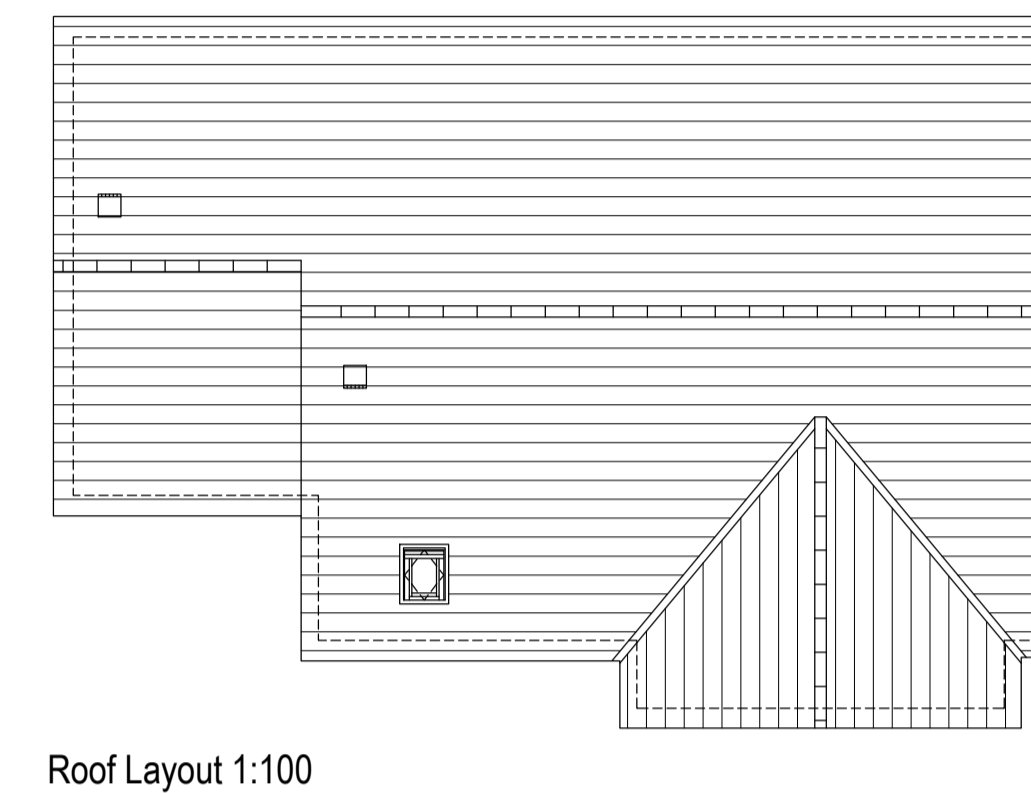
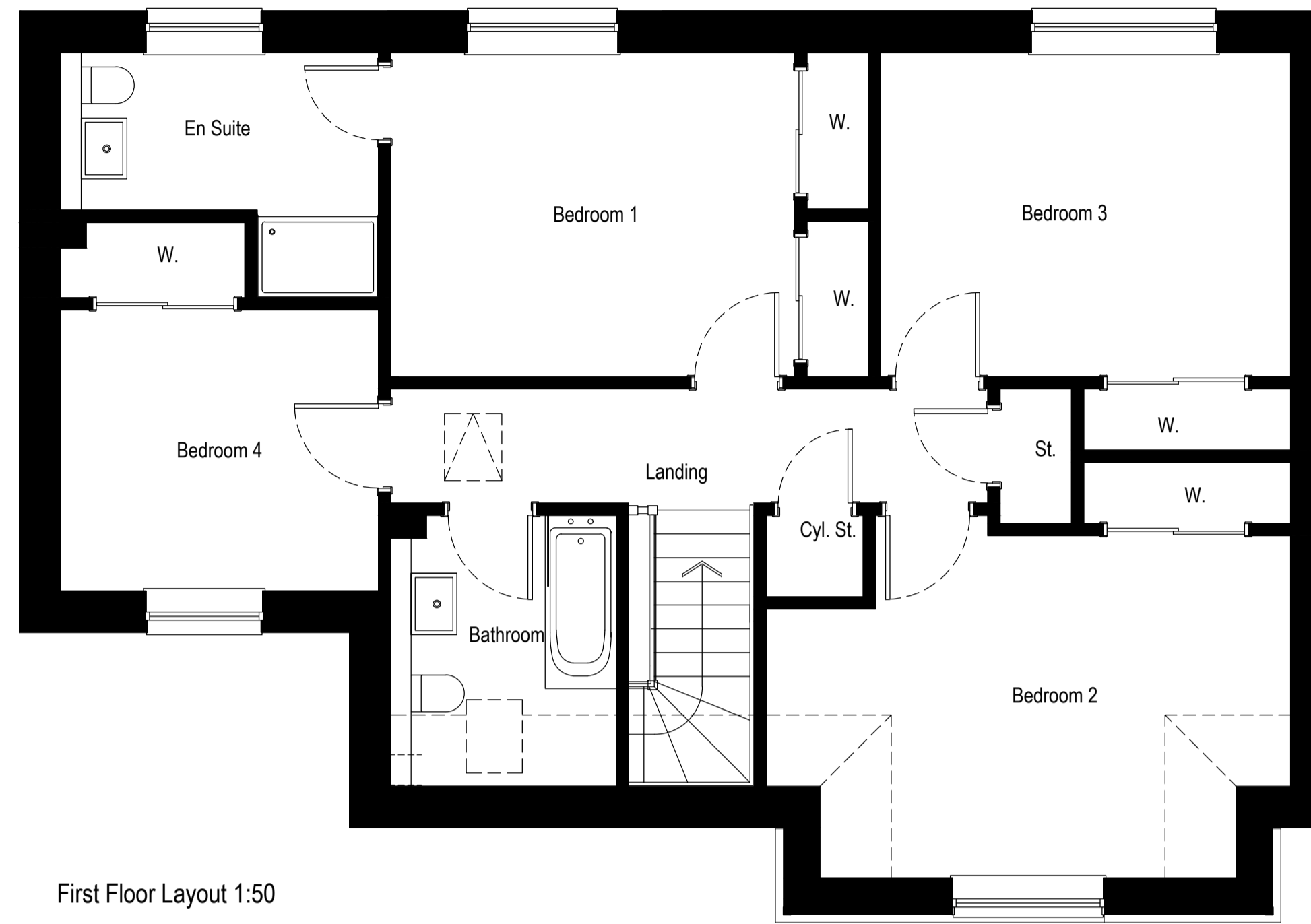
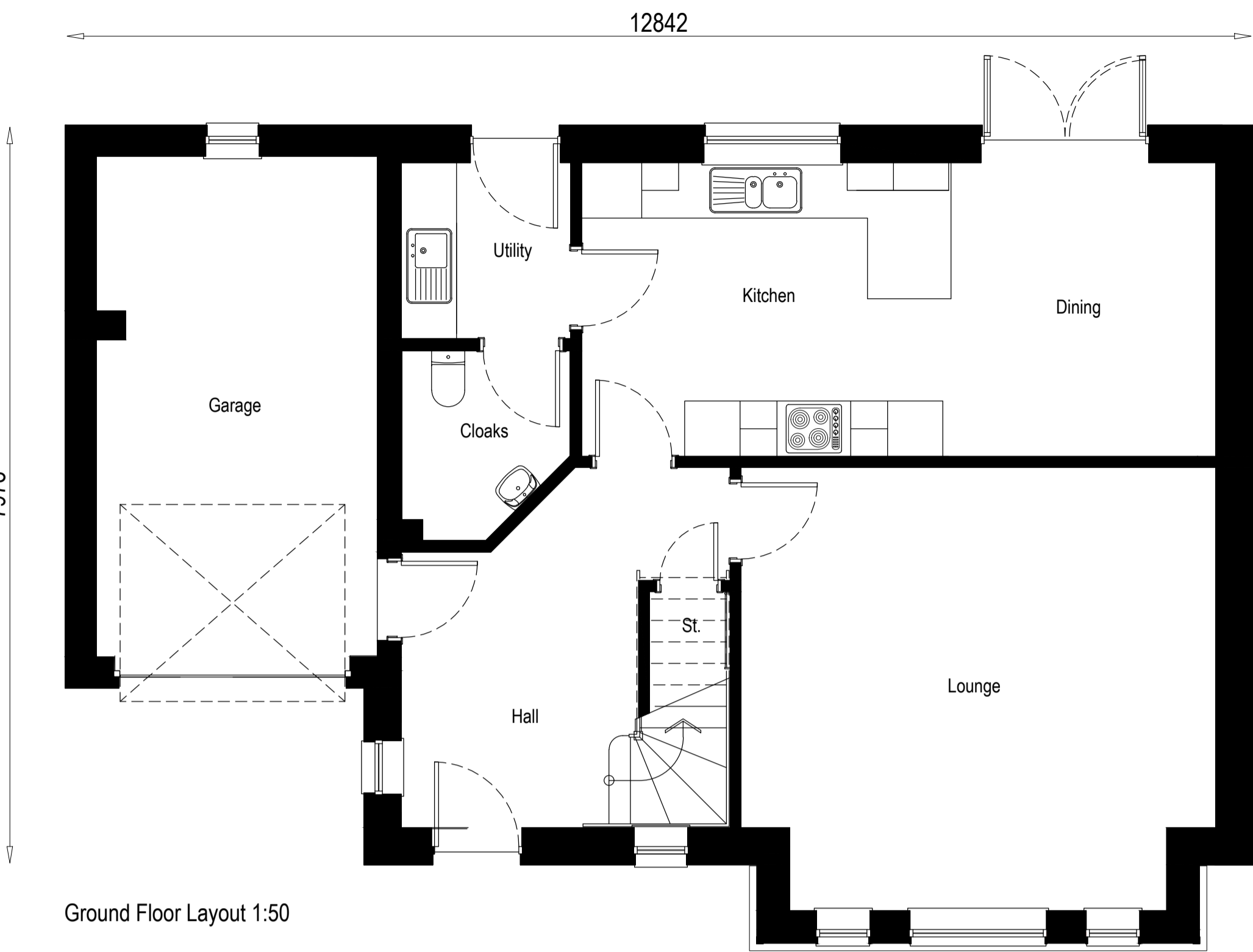
Residential Emergency Access

Upgrading of existing culvert crossing

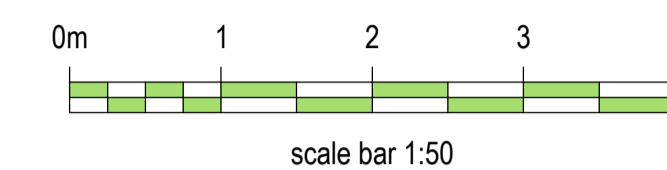
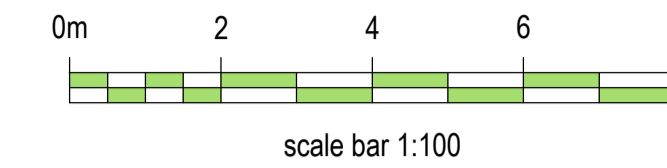
New footbridge crossing at existing culvert

Adoptable standard future link to Poles Rd - to be delivered separately.

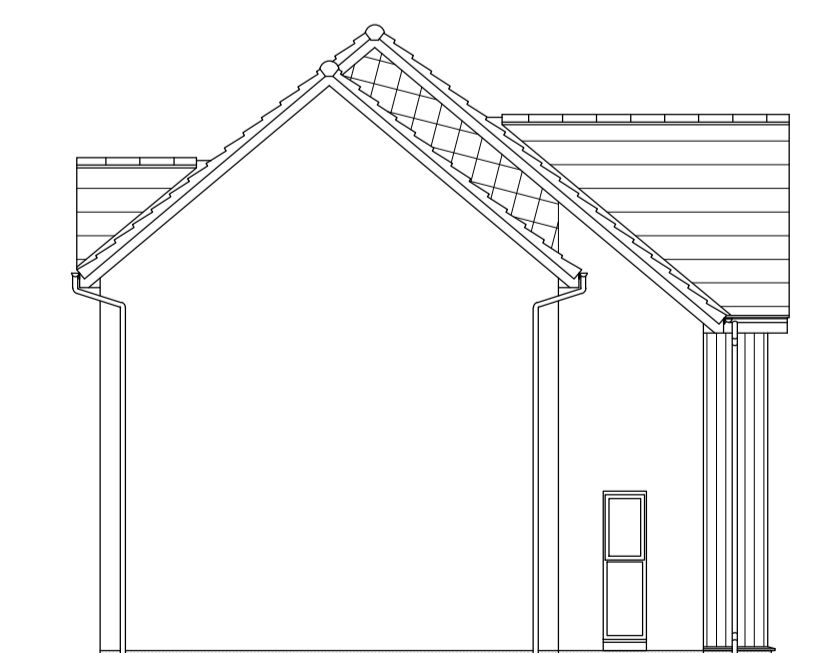
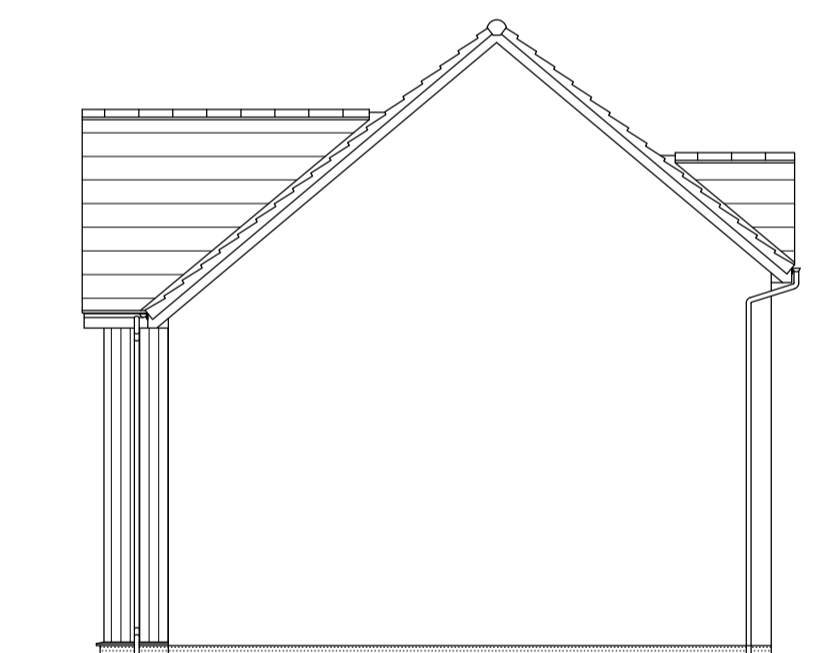
A1



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- feature base
- feature cladding
- feature masonry



Rev.	Date	Remarks	By	Ch.
Revisions				

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Kintore - (as)

Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	Aug 21	SM	BW

Drawing no.	Rev
1653d(stock)901	-

Landscape Plan



General Notes

Legend

- Proposed 'Standard' Tree
- Proposed 'Heavy Standard' Tree
- Phase 2 Boundary
- Phase 2 Affordable Boundary
- 6m buffer to watercourse
- 1.8m High Timber Screen Fence
- 900mm post and wire fence
- Hedges - Beech Mix
- 600mm High Feature Stone Wall
- Front Plot Garden Areas - Grass
- Rear Plot Garden Areas - Grass
- Amenity Areas - Grass Seeding
- Shrub Planting
- Bulb Planting
- Bin Store with planting around
- Public Art

Woodland Planting:

- 1.25x1.25m spacing
- 2mx2m spacing
- 5mx5m spacing

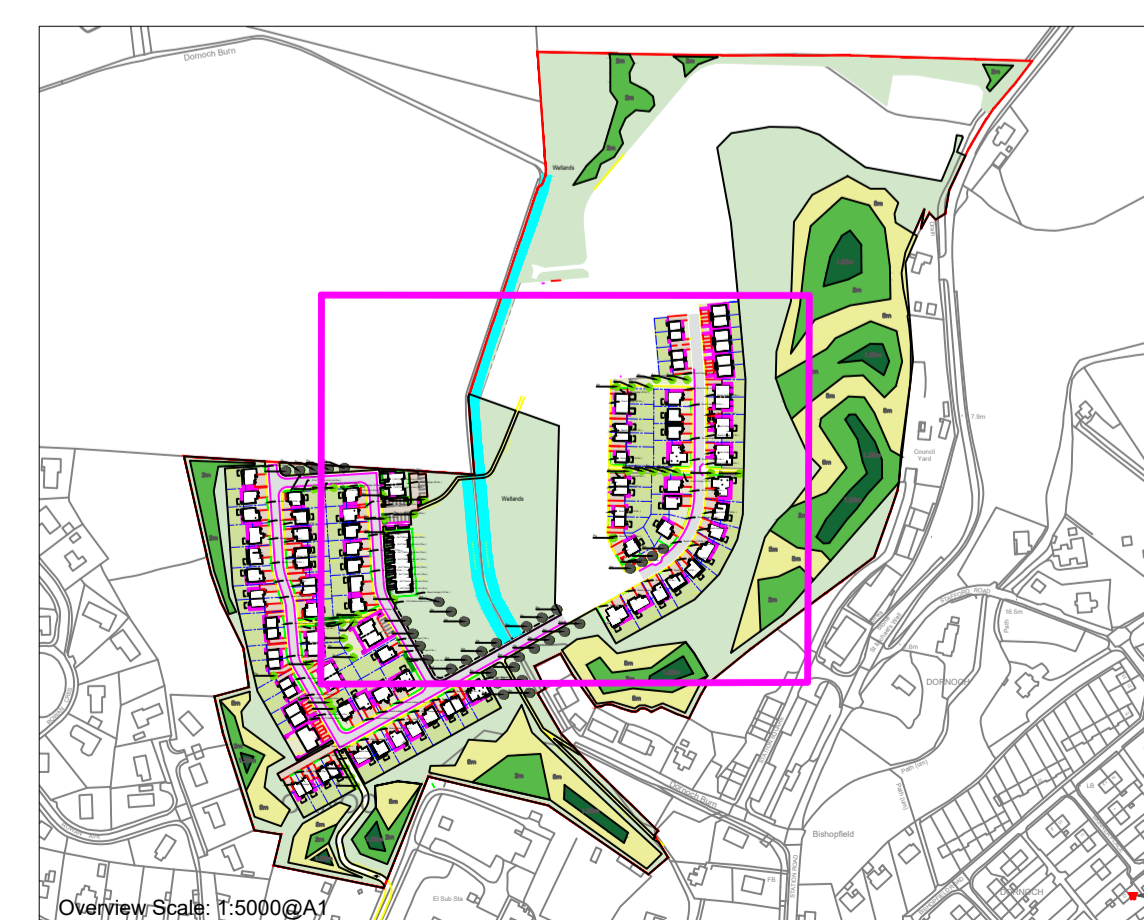
Urban-Arb
Arboricultural Consultants

No.	Revision/Issue	Date

Firm Name and Address
Urban-Arb LLP
Dolphin Cottage
11 The Muir
Bogmoor
Spey By
Fochabers
Moray IV32 7PN
www.urban-arb.com

Project Name and Address
Dornoch Phase 3 & 4

Project	Sheet
Landscape Scheme	1 of 4
Date	12.08.2021
Scale	1:500@A1



Landscape Plan



General Notes

Legend

- Proposed 'Standard' Tree
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Woodland Planting:

- 1.25x1.25m spacing
- 2mx2m spacing
- 5mx5m spacing

Urban-Arb^{LLP}
Arboricultural Consultants

No.	Revision/Issue	Date

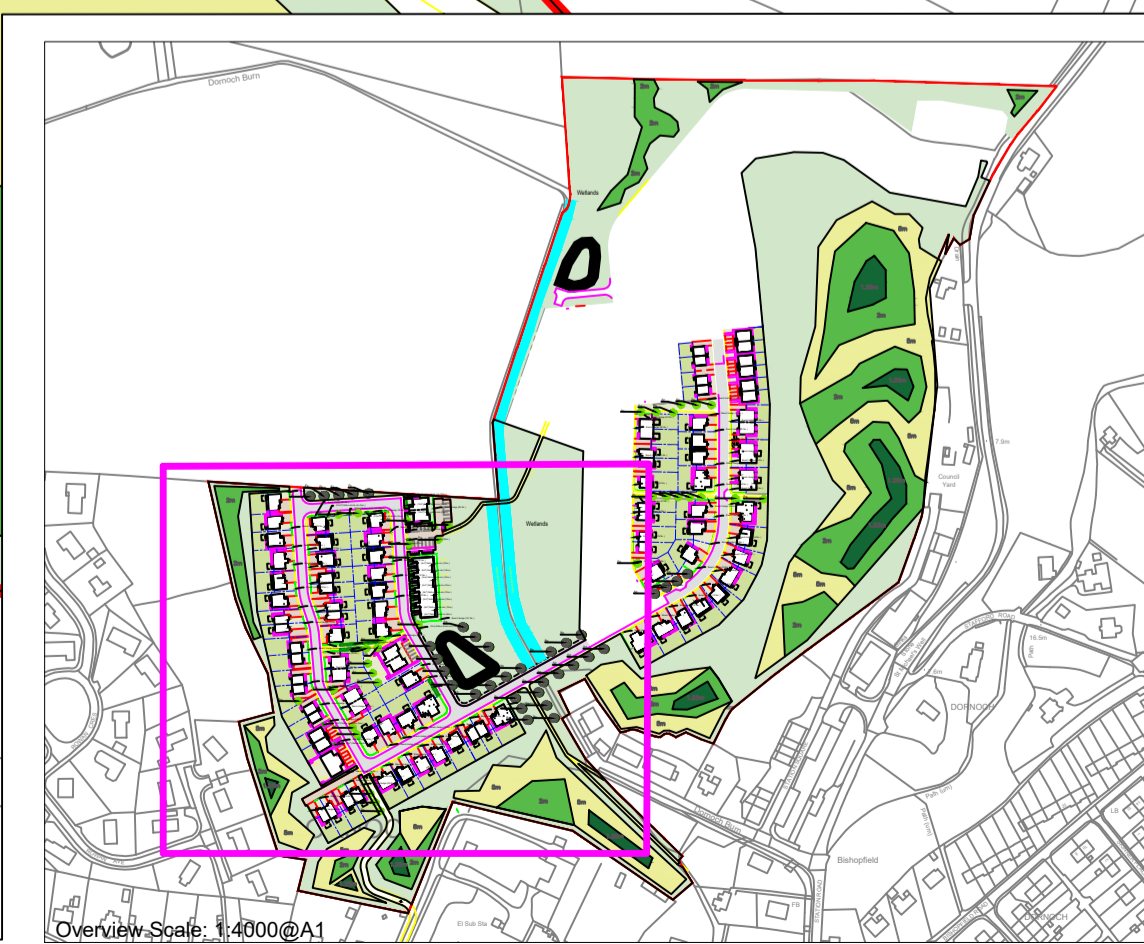
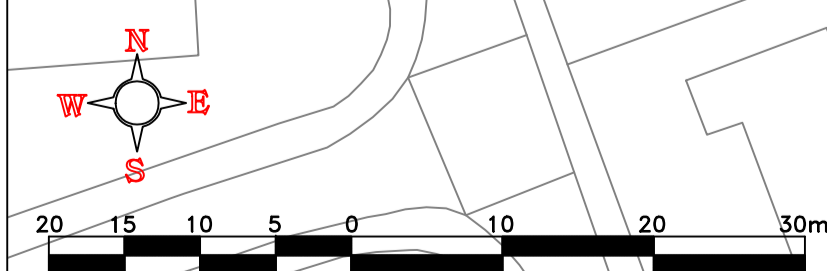
Firm Name and Address

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www.urban-arb.com

Project Name and Address

Dornoch Phase 3 & 4

Project	Sheet
Landscape Scheme	2 of 4
Date	12.08.2021
Scale	1:500@A1



Landscape Plan: Woodland Planting Layout



General Notes

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Woodland Planting:

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- 2mx2m spacing
- 5mx5m spacing

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Arboricultural Consultants

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www.urban-arb.com

Project Name and Address
Dornoch Phase 3 & 4

Project	Sheet
Woodland Planting Plan	3 of 4
Date	12.08.2021
Scale	1:1250@A1

PLANTING SCHEDULES:

Light Standard Trees (250-300cm Height, 150-175cm Clear Stem)

Abb	Species	Size	Type	Number
LS	Salix caprea	6.8m girth	88	8
LS	Prunus avium	6.8m girth	88	15
LS	Acer campestre	6.8m girth	88	11

Heavy Standard Trees (350cm minimum Height, 175-200cm Clear Stem)

Abb	Species	Size	Type	Number
HS	Salix caprea	11-14cm girth	88	15
HS	Acer platanoides	11-14cm girth	88	11
HS	Alnus incana	11-14cm girth	88	1

Native Shrub Beds: Total area: 147m², spacing 700mm, no. of Plants: 293

Species	Percentage of mix	Species height	Type	Number
Rosa rugosa	25%	100-100mm	BF of Pot grown	73
Rosa canina	25%	100-100mm	BF of Pot grown	73
Malus domestica	25%	100-100mm	BF of Pot grown	73

HEDGES

Species	Height	Spacing	Total length (m)	No of plants (approximate)
Ligustrum ovalifolium	80-90cm ht	500mm single row	845	1,690

WOODLAND TREE PLANTING
Total area: 30,960m², Spacing 1.25m/2m/5m (as per the Woodland Planting Plan), Total no of trees: 5,619

Species	Percentage of mix	Size	Type	Number
Salix caprea	10%	40-50cm WHIP	Cut grown	2,211
Salix purpurea	10%	40-50cm WHIP	Cut grown	1,798
Salix viminalis	10%	40-50cm WHIP	Cut grown	1,604
Salix aurita	10%	40-50cm WHIP	Cut grown	1,001
Salix alba	10%	40-50cm WHIP	Cut grown	1,001
Salix glauca	10%	40-50cm WHIP	Cut grown	1,001

In order to protect the new tree stock from deer after planting and prevent encroachment into the planting area by machinery etc during the construction phase of the development, the entire new woodland area should be surrounded by a 1.8m wire mesh and post deer fence.

AMENITY GRASS AREAS:

Aberystwyth (www.germinall.com) grass mix:
Area: Total area approximately 72,706m² Sewing density: 40g/m²
ABERFLEECHE Sheepscote 45%
ABERCHARM Slender Creeping Red Fescue 20%
ABERHILL Reversal Negras 20%
ABERROYAL Browntop Beet 10%
ABERACE White Clover 5%

FRONT/REAR LAWN AREAS:

Area: Total area approximately 18,000m²
General purpose grass turf or seed mix (Sown at 40g/m²).

PLANTING SPECIFICATION

General: All workmanship to relevant British Standards and Codes of Practice. All landscaping operations to BS4422. The Landscape Contractor must follow good husbandry practice and allow for keeping all new planting and grassed areas well watered during the defects liability period/maintenance period of the contract. All plants to be supplied in the condition and planted at the density specified in the planting schedules. All planting to be done under the authorisation of the supervising officer only and include:
SITE CLEARANCE: Remove rubbish, concrete, decayed vegetation, foreign material and stones that exceed 50mm prior to cultivation. Apply a non-residual herbicide to all planting areas.
CLIMATIC CONDITIONS: Carry out the works while soil and weather conditions are suitable for the relevant operations. All tree and shrub planting to be done between October and end of March.
TOPSOIL: Topsoil should comply with BS3882 and sourced from an approved supplier. All grassed areas to be topsoiled to a minimum depth of 150mm. All tree/shrub areas to be topsoiled to a minimum depth of 450mm (or same depth of the rootball- whichever ever is greater).
SOIL CONDITIONER/AMELIORANT: The following spread over planting beds and tree pits at 1m³ per 13m² prior to cultivation. 50% composted fine grade pine bark, 50% spent mushroom compost.
GENERAL FERTILISER: Supply and spread Zeneca 'Enmag' or equivalent over all planting beds and tree pits.
TREES/PLANTING GENERALLY: All All sizes in accordance with BS3938-1:1992
- All stock should conform to relevant standards and be sourced from a reputable nursery.
- Where possible, stock should be of local provenance.
- Trees should have:
- Good vitality with vigorous leading shoot.
- Healthy fibrous root system.
- Free from pests and diseases.
- Free from girdling roots/damage/deformity.
TREE SUPPORTS: All semi-mature trees to be triple staked. All smaller trees to be double staked. Stakes to be fixed to stems with flexible non-abrasive ties at a height of no higher than 1/3rd the height of the tree.
TREE PROTECTION: Strimmer guards to be fixed to all Light Standard & heavy Standard trees.
MULCHING: All shrub planting areas to be mulched with organic bark material to a depth of 50mm.
WATERING: After planting thoroughly water planted areas ensuring the full depth of topsoil achieves field capacity. Continue to water at a frequency and volume through the growing season to ensure the establishment on continued thriving of all planting.
MAINTENANCE: The completion period for all soft landscape areas shall be 24 months from practical completion. The contractor shall be responsible during this time for undertaking with due care, in accordance with BS4422 all operations required to ensure the establishment and maintenance of healthy vigorous grass/plants/shrubs/trees, including as necessary.

General attendance to all planted stock.
Watering as necessary to maintain a healthy stock.
Weeding of all planted areas on a monthly basis.
Replacement of any dead, dying or damaged trees.

A further 12 month maintenance period shall be applied to any replacement planting works. Implementation of the landscape works shall be in accordance with the development programme for the site. Soft landscape proposals will be implemented in the first planting season after commencement of the development to ensure that the species are given the best opportunity to establish.

VEGETATION MANAGEMENT PLAN

All planting to be carried out within 12 months following completion of construction activities.

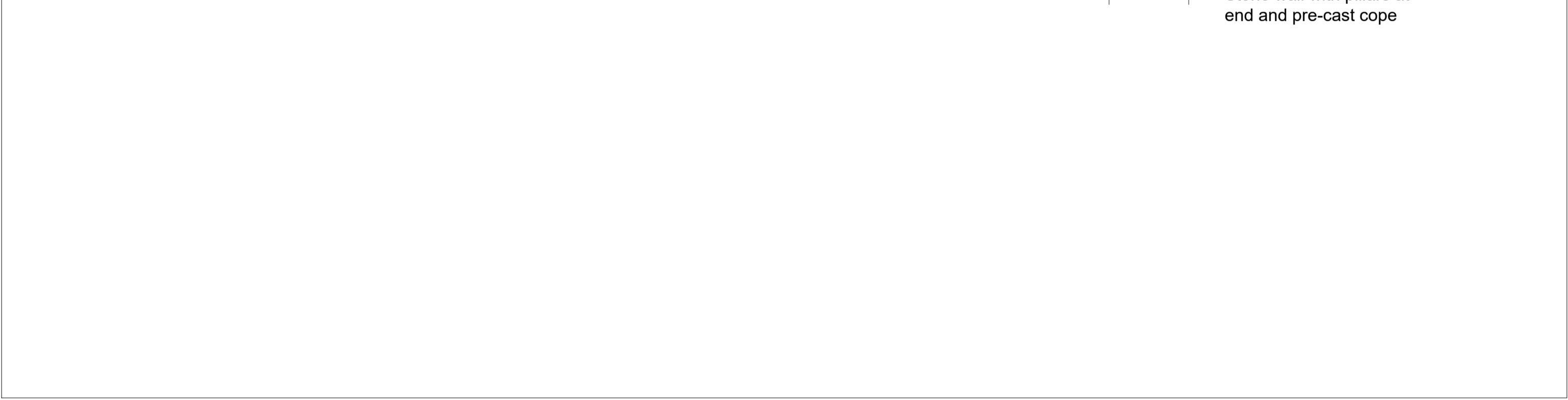
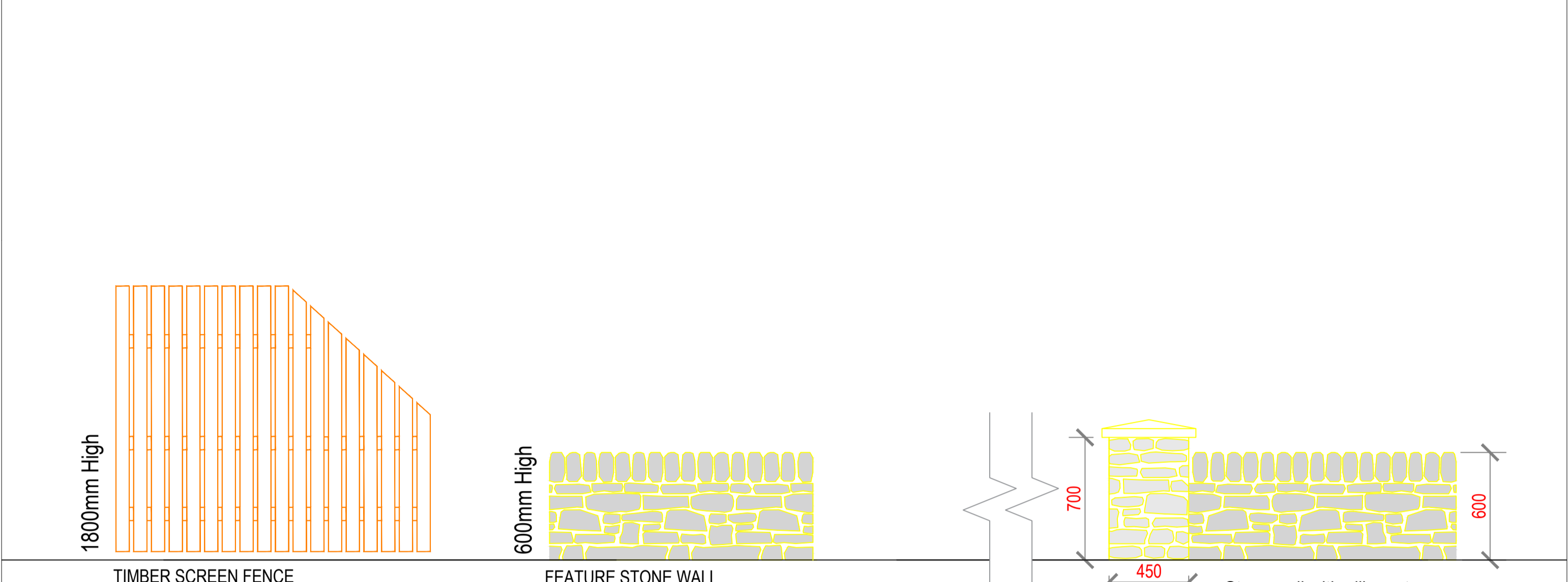
Tree & Shrub planting

Management Item	Construction & Establishment Period	Post Construction/ Permanent Maintenance Operations	Notes
Protection of established trees/woodland	Install and maintain Tree Protection Barriers as per Tree Protection Plan	Annual tree condition survey by Arboriculturist	Retain deadwood in areas away from targets.
Monitoring of established trees	Ongoing monitoring by the personnel for changes in tree condition	Annual tree condition survey by Arboriculturist	Retain deadwood in areas away from targets.
Tree Planting	October to March		
Shrub Planting	October to March		
Management of retained woodland		Periodic thinning depending on growth rate (once every 10 years)	Retain deadwood on site as habitat plus
Slow release fertiliser applied to shrub beds		Annual application as necessary (April/June)	
Weed control		Monthly (March/October)	Annual top up of organic mulch
Removal of litter		Monthly	As required
Check & replace copes		As required	Annually (Oct/ March)
Plant replacement		As required	Annually (Oct/ March)
Watering	During growing season. As necessary to ensure successful establishment and continued thriving	All required	
Checking/removal of tree supports	Check for damage to trees and condition of supports on monthly basis	Remove supports 3 years after planting unless trees found to be multiply damaged by roots	
Shrub pruning	Any damaged branches to be pruned at latest point	Annually (before April, June, Oct)	
Tree pruning	Any damaged branches to be pruned at latest point	Every 4th month (Apr, June, Oct)	
Grass cut within planting areas	Every 4th month (Apr, June, Oct)		

Grassed Areas:

Management Item	Construction & Establishment Period	Post Construction/ Permanent Maintenance Operations	Notes
Amenity grassed areas	Seed sown to October. Mowing height 15mm first cut, 25mm thereafter. fortnightly cuts between March and November (or as necessary depending on seasonal conditions)	Mowing height 20mm. Mowing cuts between March and November (or as necessary depending on seasonal conditions). Remove clippings.	
Wildflower meadows	Autumn sown (First year) March/April. Cut to 20mm or later than mid-April. August/September. Cut to 40mm after flowering. There: a late Spring sowing will result in late flowering. Remove clippings.	March/April. Cut to 20mm no later than mid-April. August/September. Cut to 40mm after flowering. Remove clippings.	
Re-establishment of failed wildflower/grass sward removal	Re-sow with original species mix. As necessary	Re-sow with original species mix. As necessary	

Boundary Fencing and Feature walls



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Urban-Arb LLP
Arboricultural Consultants

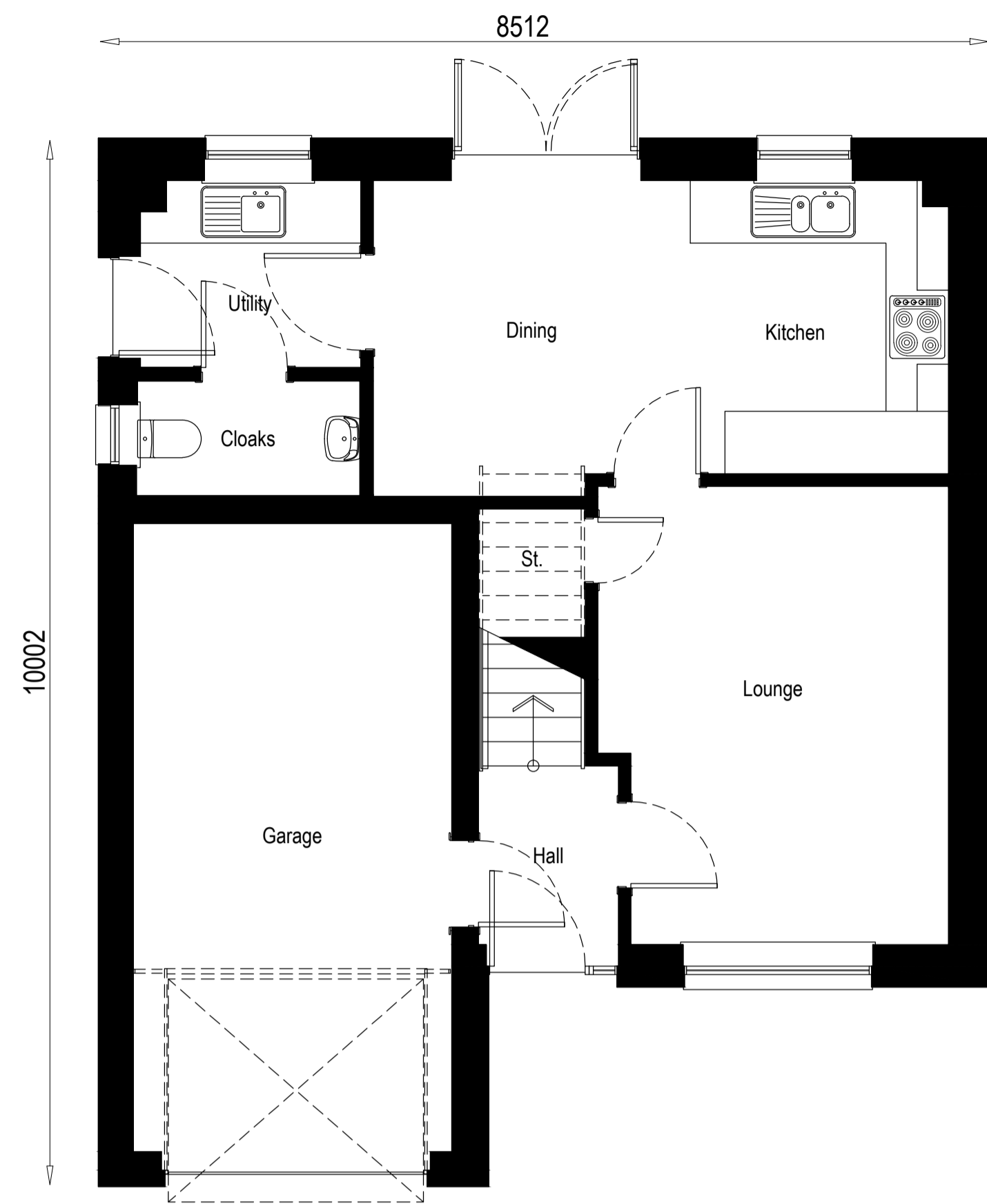
No.	Revision/Issue	Date
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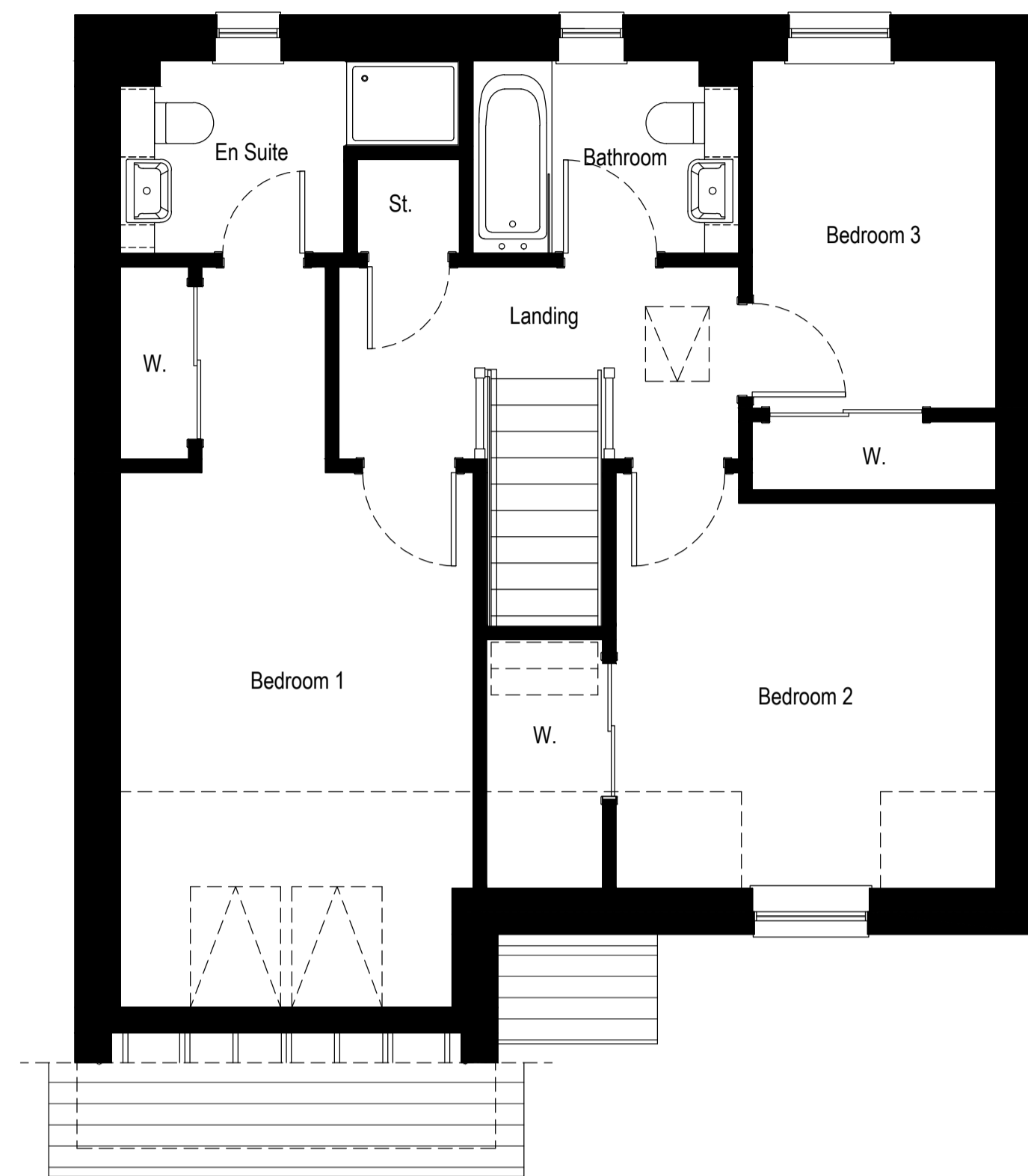
Project Name and Address
Dornoch Phase 3 & 4

Project	Landscape Scheme	Sheet
Date	12.08.2021	4 of 4
Scale	1:500@A1	

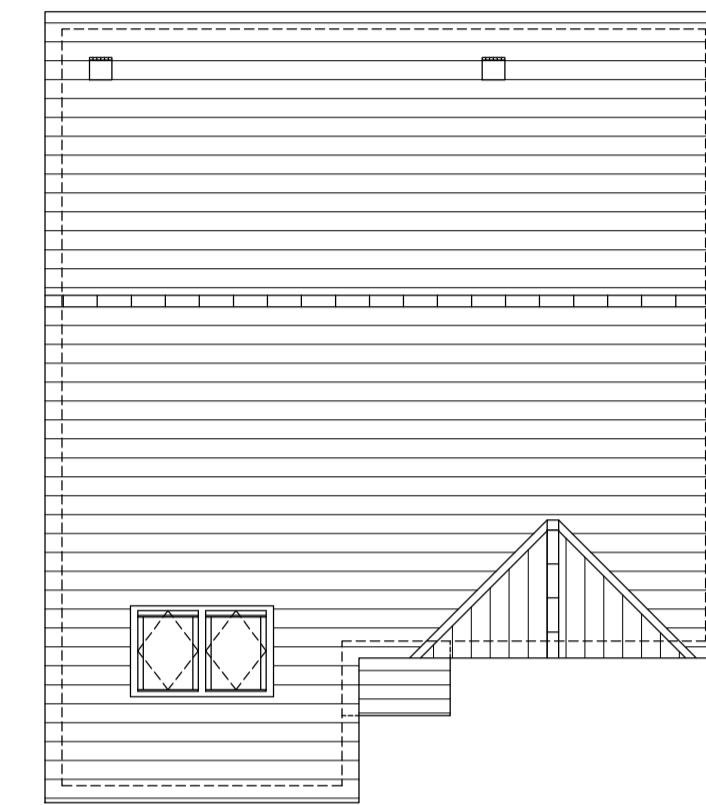
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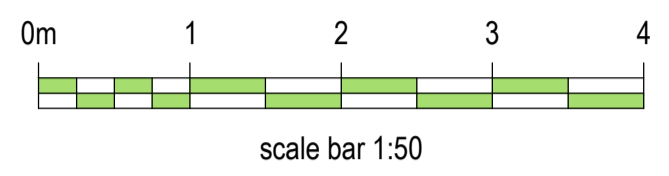
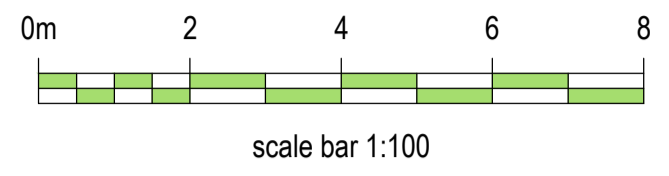
Ground Floor Layout 1:50



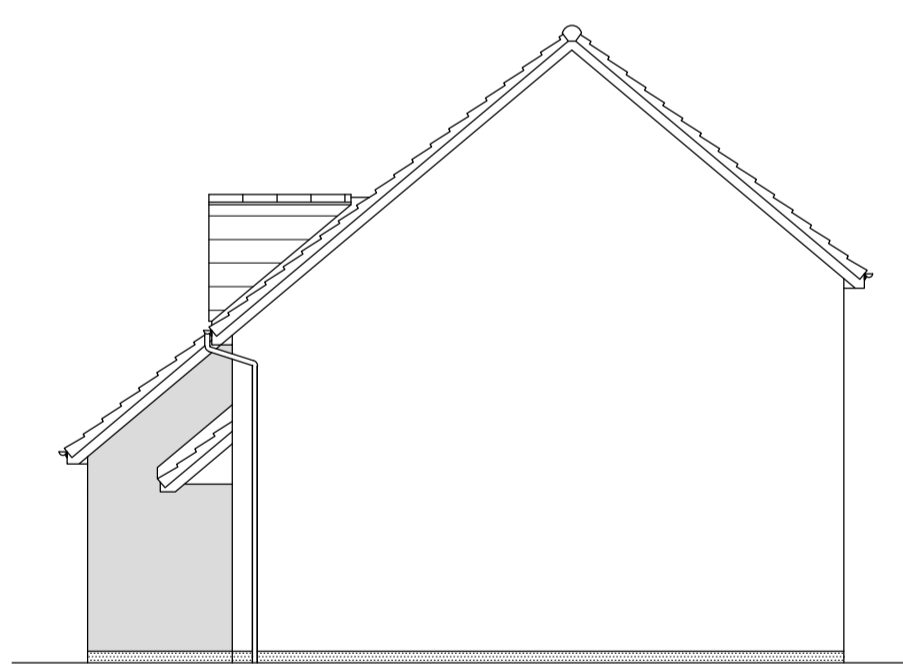
First Floor Layout 1:50



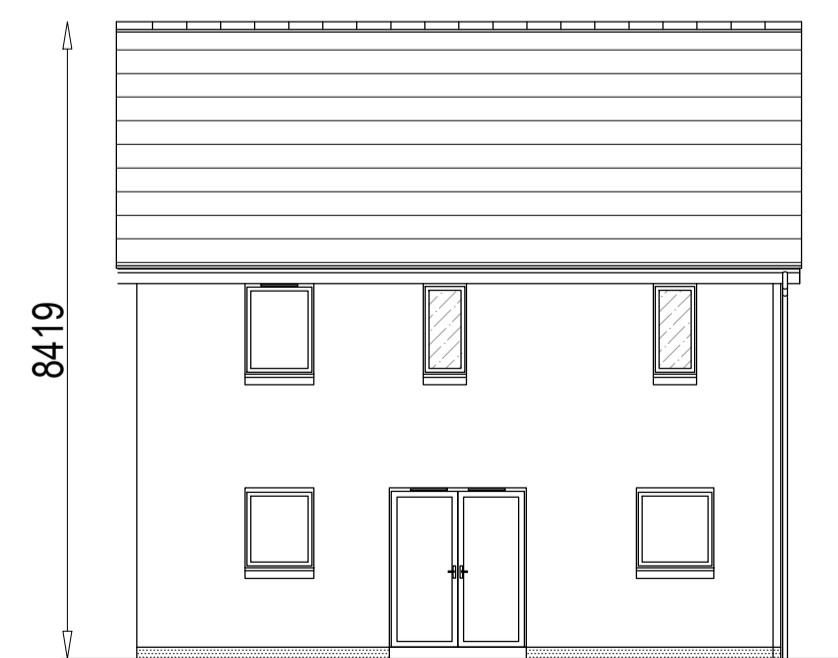
Roof Plan 1:100



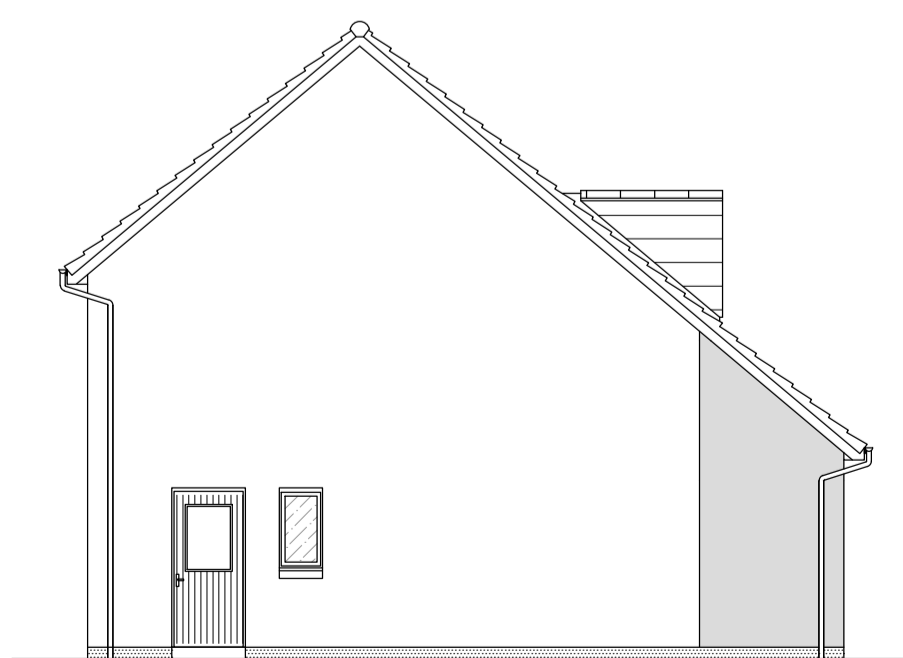
Front Elevation 1:100



Side Elevation 1:100



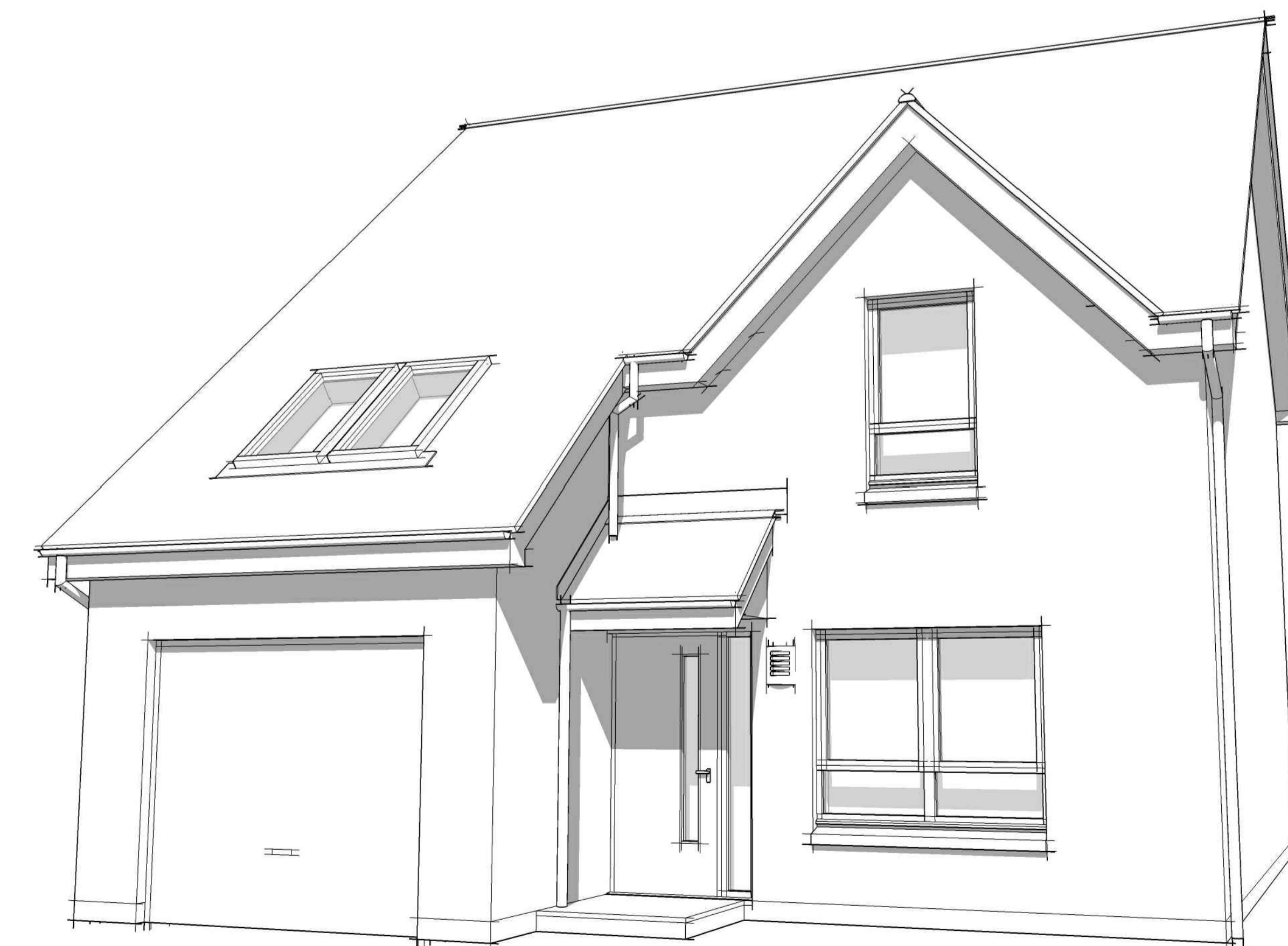
Rear Elevation 1:100



Side Elevation 1:100

Elevations

- feature base
- feature timber
- feature masonry



3D Illustration NTS

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Rev.	Date	Remarks	By	Ch.
B	17.07.17	3D Illustration updated	JB	GR
A	04.05.16	House type range added	JB	GR

Revisions



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Lauder

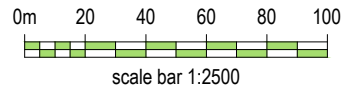
Project
Alba House Type Range

Drawing
Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	Apr 2016	GR	AJY

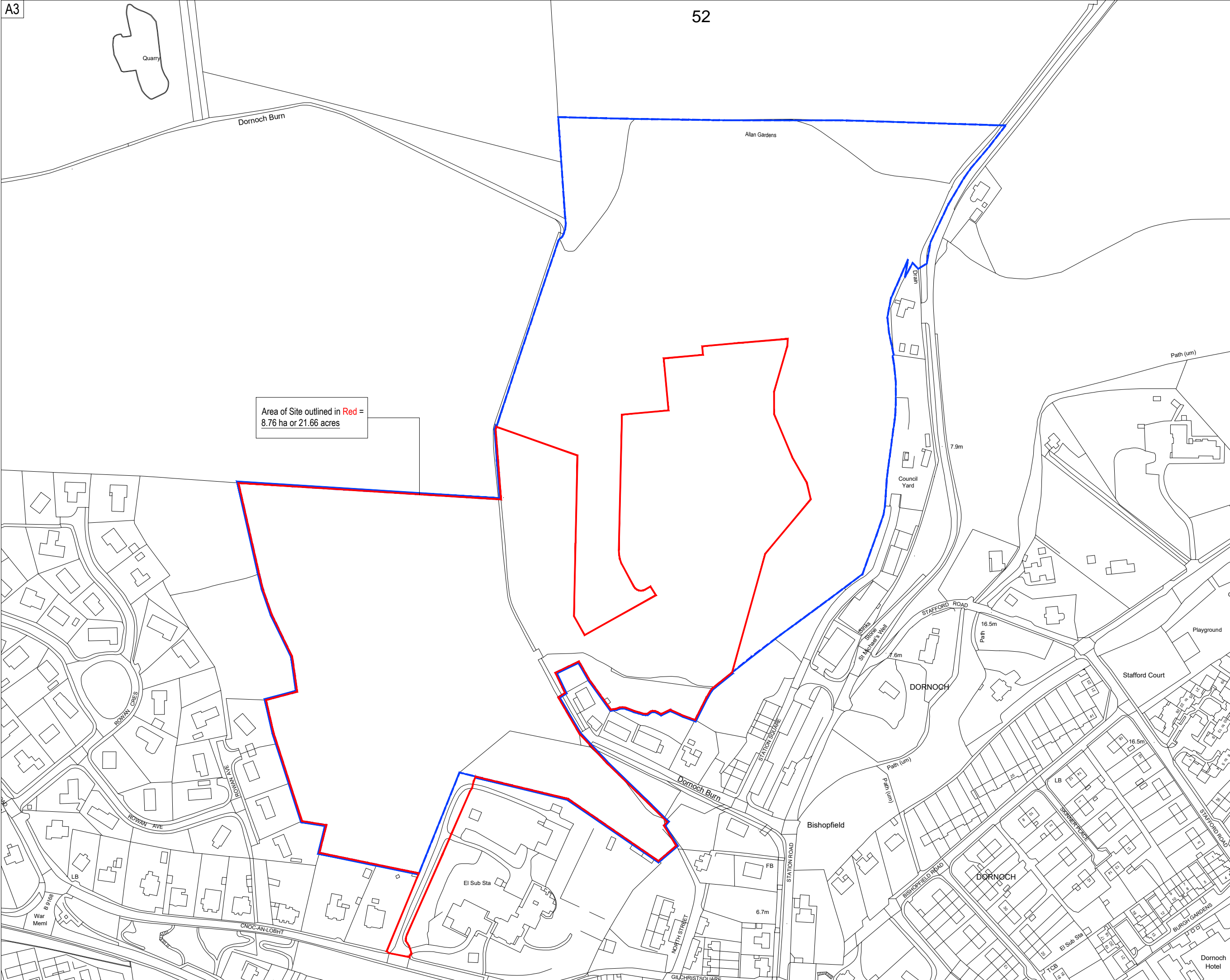
Drawing no.	Rev
1104dt(AS)901	B

Important notes for clients / contractors
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Legend
— Legal Boundary
— Application Boundary

Area of Site outlined in Red =
8.76 ha or 21.66 acres



Rev.	Date	Remarks	By	Ch.
A	31.08.22	Boundary updated	KD	BW



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Larbert,
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Fax: 01324 574 890
Email: larbert@springfield.co.uk

Project		DO03	
Location		Dornoch	
Drawing		Phases 3 & 4	
Scale		Date	Drawn by
1:2500 @ A3		Aug 21	SM
Checked by		BW	
Drawing no.		Rev	
DO03_LP_01		A	

Accommodation Schedule - D003 - Dornoch

Name	Type	No.
Affordable:		
A Type	2 Bed Apart	4
B Type	2 Bed SD	8
CS Type	2 Bed SD	6
D Type	3 Bed SD	8
Total Affordable:		26

Private:		
Auldearn	2 Bed Flat	8
Arden	4 Bed DT	8
Ardmore	3 Bed SD	10
Balerno	4 Bed DT	5
Crail	4 Bed DT	3
Culbin	4 Bed DT	5
Cullen	3 Bed DT	2
Cupar	3 Bed DT	8
Dallachy	3 Bed SD	5
Kintore	4 Bed DT	2
Lauder	3 Bed DT	7
Roslin	4 Bed DT	6
Naim	3 Bed DT	9
Moray	2 Bed Apart	4
Dunbar	2 Bed Apart	4
Total Private:		86

Overall Site Total: 112

Plot specific character mix

Character Private 19 C-19

Basecourse: Smooth grey render
 Main finish: Smooth white render
 Feature Masonry: Pewter grey render
 Feature cladding: C55 Taupe Marley Eternit Cedral
 Roof tile: Quinn Rathmore graphite concrete.
 Ridge tile: Quinn apex concrete, terracotta.

Character Private 09 C-19

Basecourse: Smooth light-grey render.
 Main finish: Smooth white render.
 Feature masonry: Pewter grey render.
 Roof tile: Quinn Rathmore graphite concrete.
 Ridge tile: Quinn apex concrete, terracotta.

Character Private 15 C-15

Basecourse: Smooth grey render
 Main finish: Smooth white render
 Feature Masonry: Pewter grey render
 Feature cladding: C15 Dark Grey Marley Eternit Cedral
 Roof tile: Quinn Rathmore graphite concrete.
 Ridge tile: Quinn apex concrete, terracotta.

Character Private 18 C-18

Basecourse: Smooth grey render
 Main finish: Smooth white render
 Feature Masonry: Pewter grey render
 Feature cladding: C54 Pewter Marley Eternit Cedral
 Roof tile: Quinn Rathmore graphite concrete.
 Ridge tile: Quinn apex concrete, terracotta.

Character Affordable 03 CA-03

Basecourse: Smooth cement basecourse.
 Main finish: White dry dash render.
 Feature cladding: C18 Slate Grey Marley Eternit Cedral
 Roof tile: Marley 'Duo Edgemere', smooth grey.
 Ridge tile: Marley ridge tile, smooth grey.
 Windows: uPVC, RAL 7016

House External Finishes

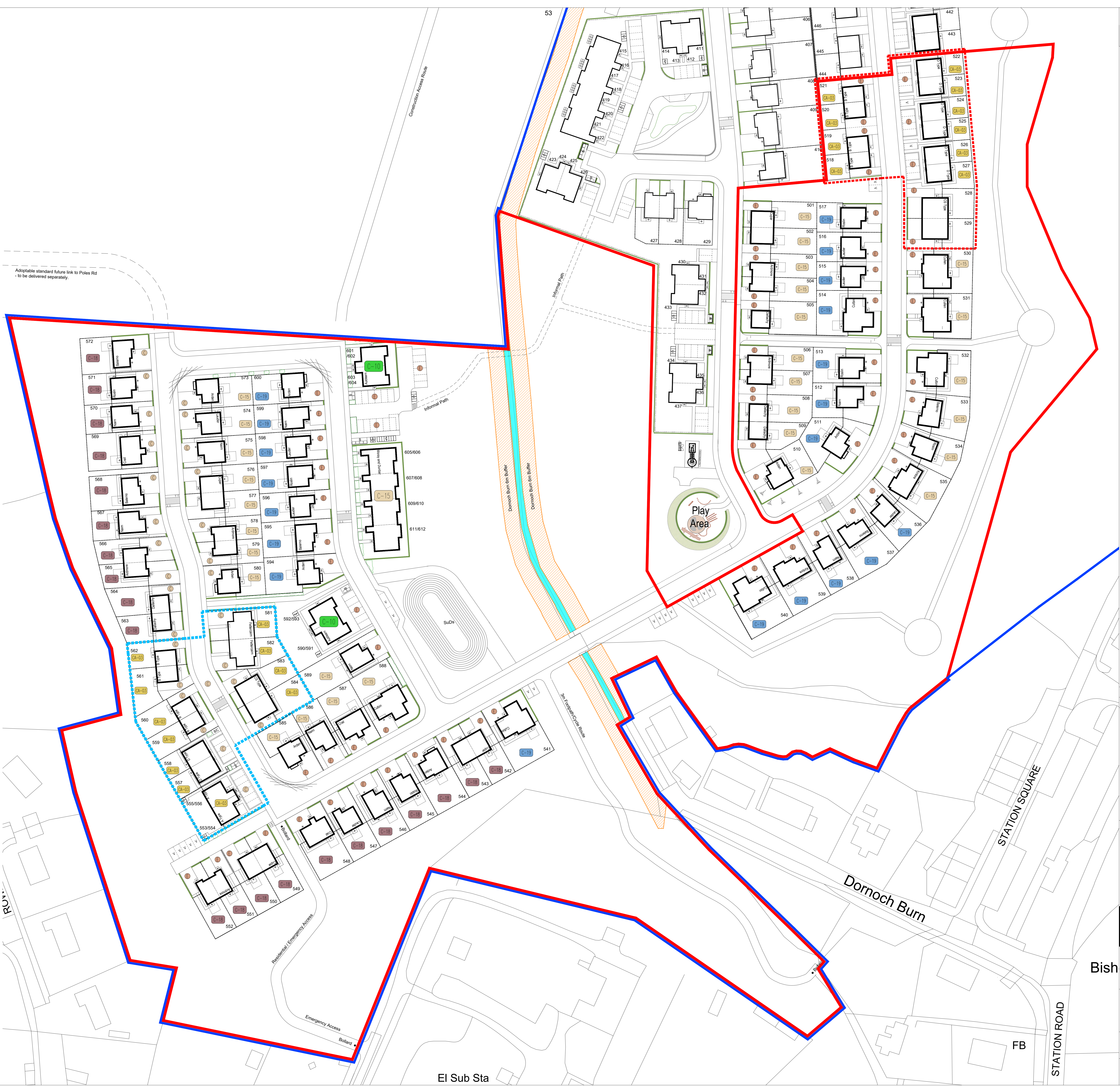
- All Plots:
- uPVC fully reversible windows in RAL 7016
 - Steel house doors by Nordan in RAL 7016
 - uPVC fascia & soffits in RAL 7016
 - uPVC rainwater pipes in black

Roads & Driveway Finishes

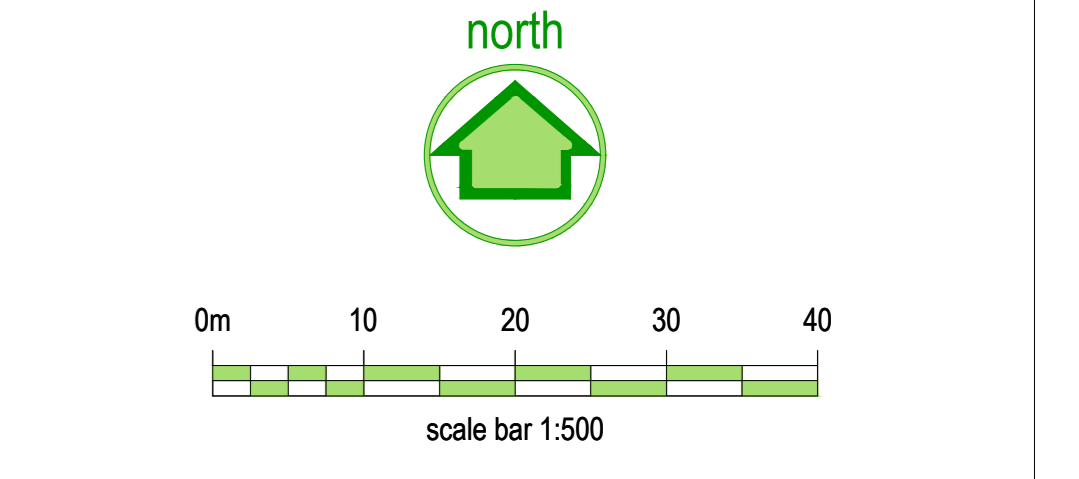
- Public Carriageways:
- Roads & footpaths to be asphalt unless otherwise stated.
 - Paved road surfaces to be 80mm thick block matching serving driveway.
 - Service strips to be turfed.
 - Landscaping within carriageway to be maintained by Roads department.

Plot specific finish

- Marshall's Keyblok, Brindle (60mm block) with Marshall's Keyblok, Charcoal (60mm block) to perimeter
- Marshall's, Burnt Ochre (60mm)
- Marshall's Keyblok, Charcoal (60mm) to perimeter



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Legend

	Legal Boundary
	Application Boundary
	Phase 3 & 4 Affordable Boundary
	6m buffer to watercourse
	1.8m High Timber Screen Fence
	Hedge

Rev	Date	Remarks	By	Ch.
F	16.08.22	Layout updated per transportation comments	SM	BW
E	19.07.22	Layout updated per transportation comments	SM	BW
D	04.03.22	Feature cladding added to affordable housing	AT	BW
C	09.02.22	Affordable house types updated	SM	BW
B	01.02.22	Layout updated per transportation comments	SM	BW
A	08.12.21	Layout updated per transportation comments	SM	BW

Revisions



Springfield Properties Plc

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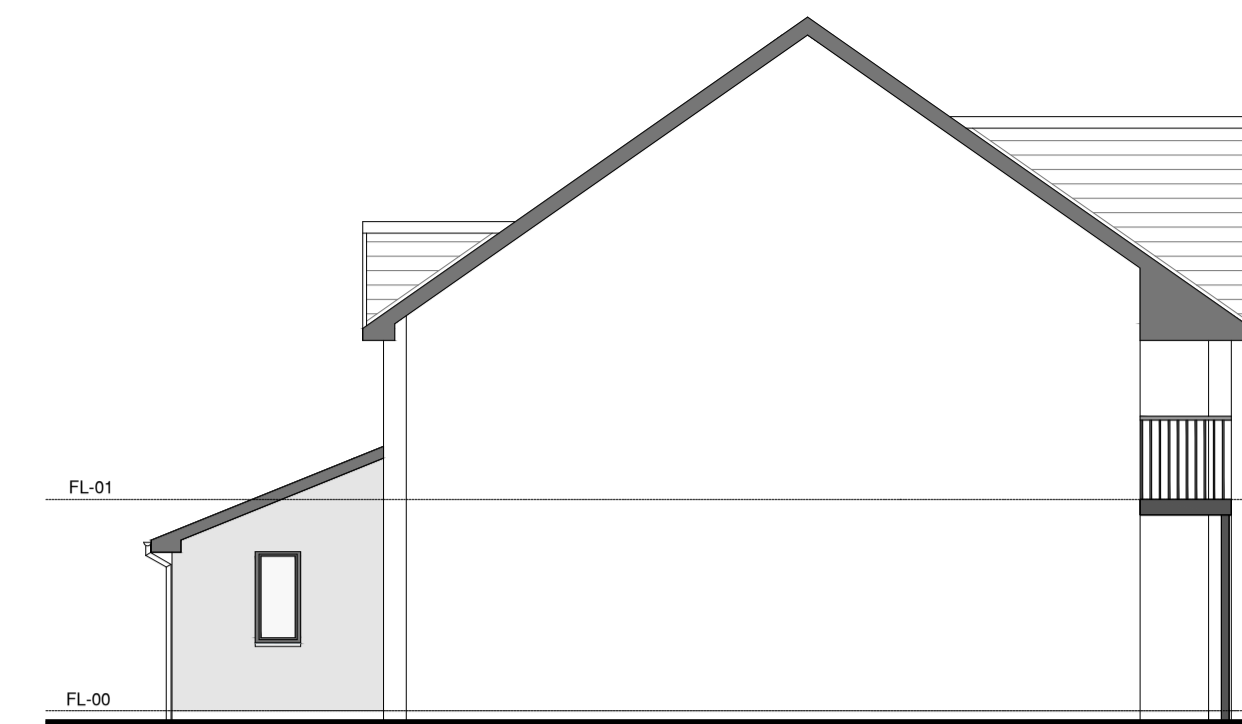
Material Conditions

Project			
D003 Dornoch Phase 3 & 4			
Drawing Material Conditions			
Scale	Date	Drawn by	Checked by
1:500	Aug 21	SM	BW
Drawing no.	Rev		F
D003_PL_06			

A1



Rear Facing Elevation



Side Facing Elevation

EXTERNAL FINISHES

ROOF TILES:
QUINN RATHMORE GRAPHITE CONCRETE
UPVC SOFFITS AND FACIA RAL 7016

WALLS:
WET DASH SMOOTH COAT K-REND RENDER
GREY RENDER
CEDRAL C15 RAL 7046

DOORS & WINDOWS:
UPVC FULLY REVERSIBLE WINDOWS IN RAL 7016

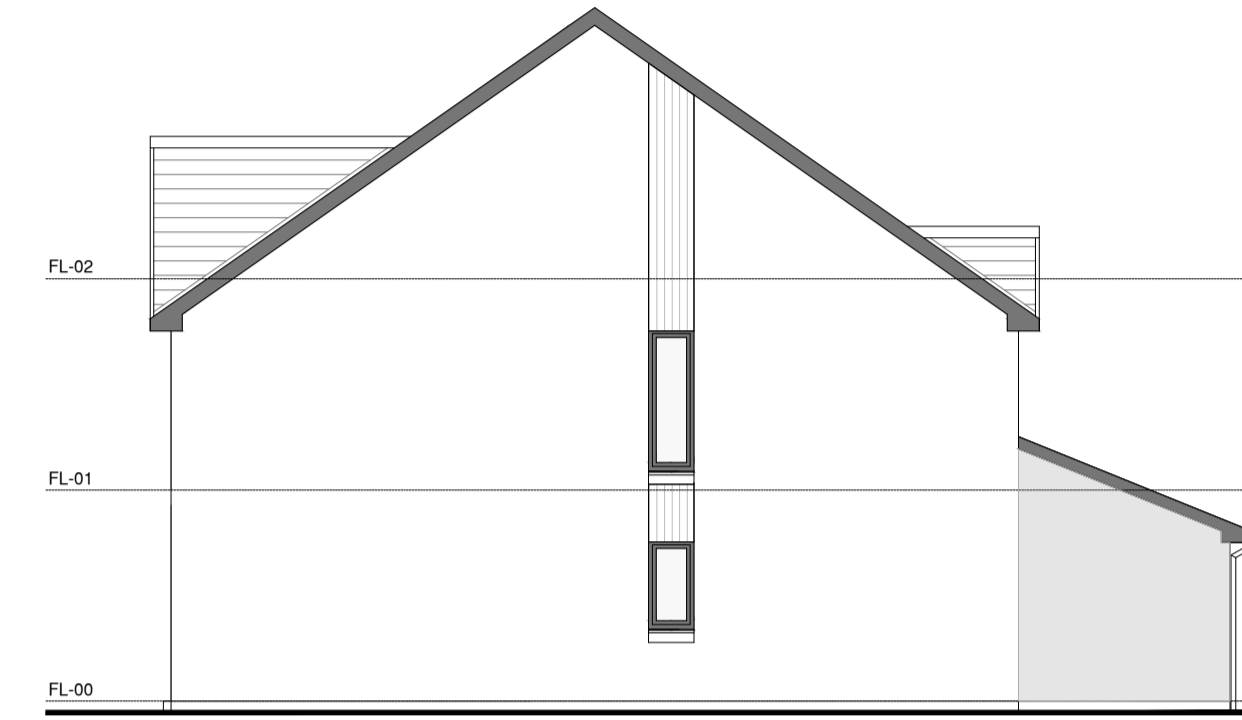
BASECOURSE:
SMOOTH CEMENT BASECOURSE

BALCONY & PROTECTIVE BARRIER
GALVANISED STEEL

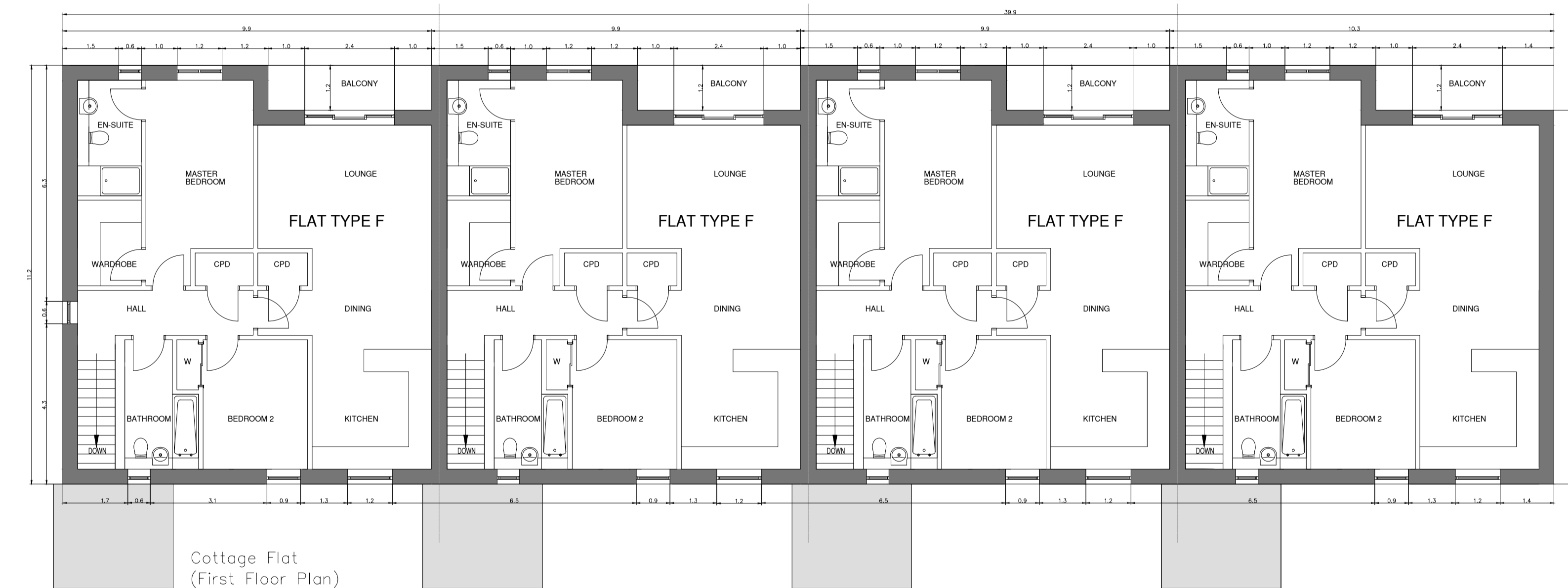
Important notes for clients / contractors
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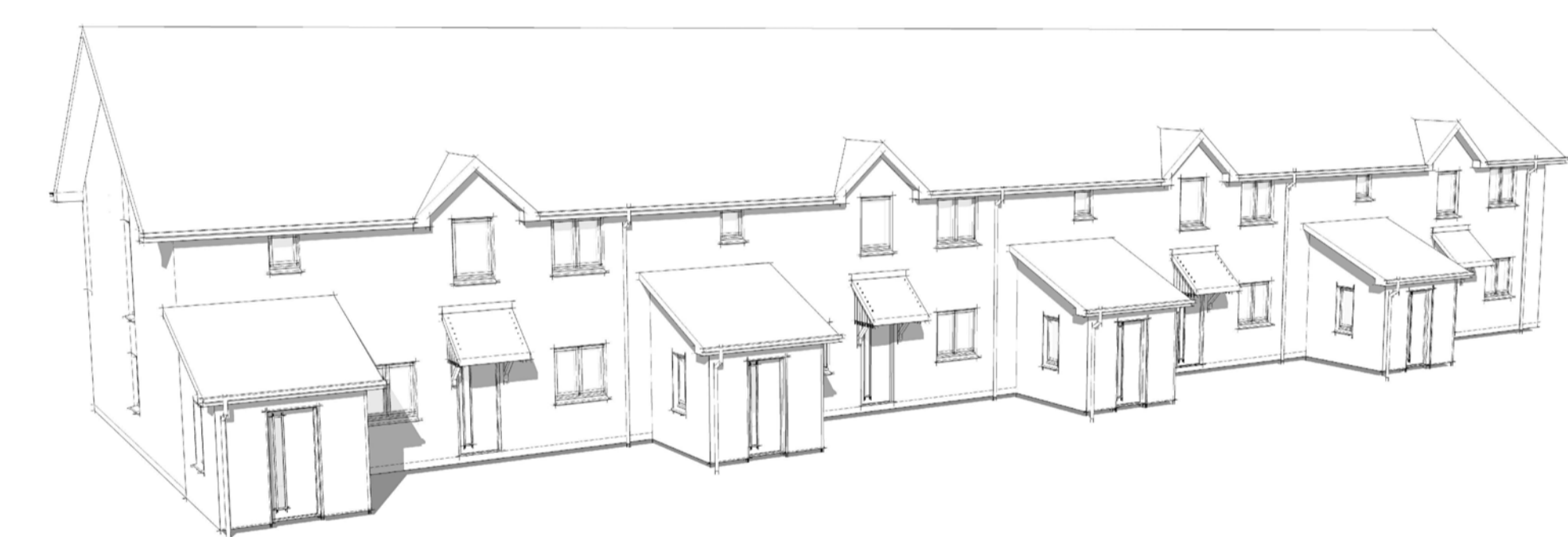
Front Facing Elevation



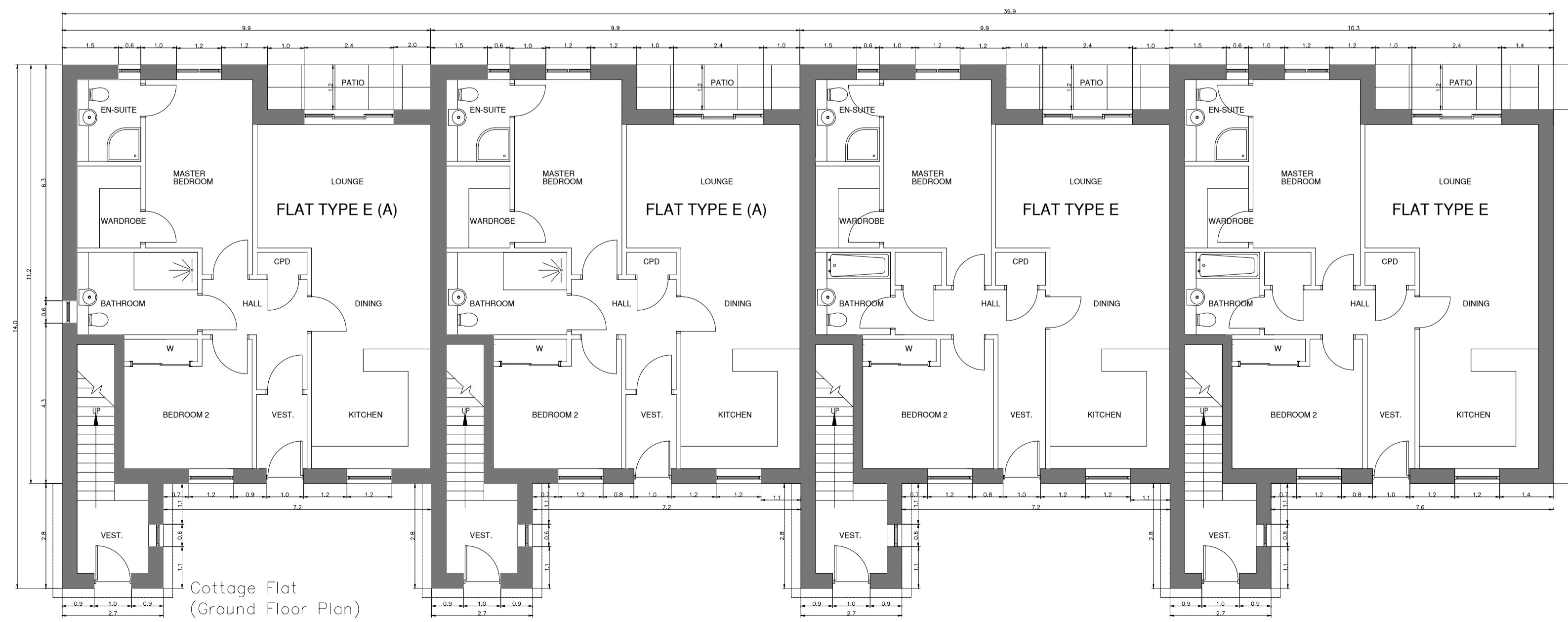
Side Facing Elevation



Cottage Flat (First Floor Plan)



3D Illustration - Front view



Cottage Flat (Ground Floor Plan)



3D Illustration - Rear view

Rev	Date	Remarks	By	Ch.
Revisions				



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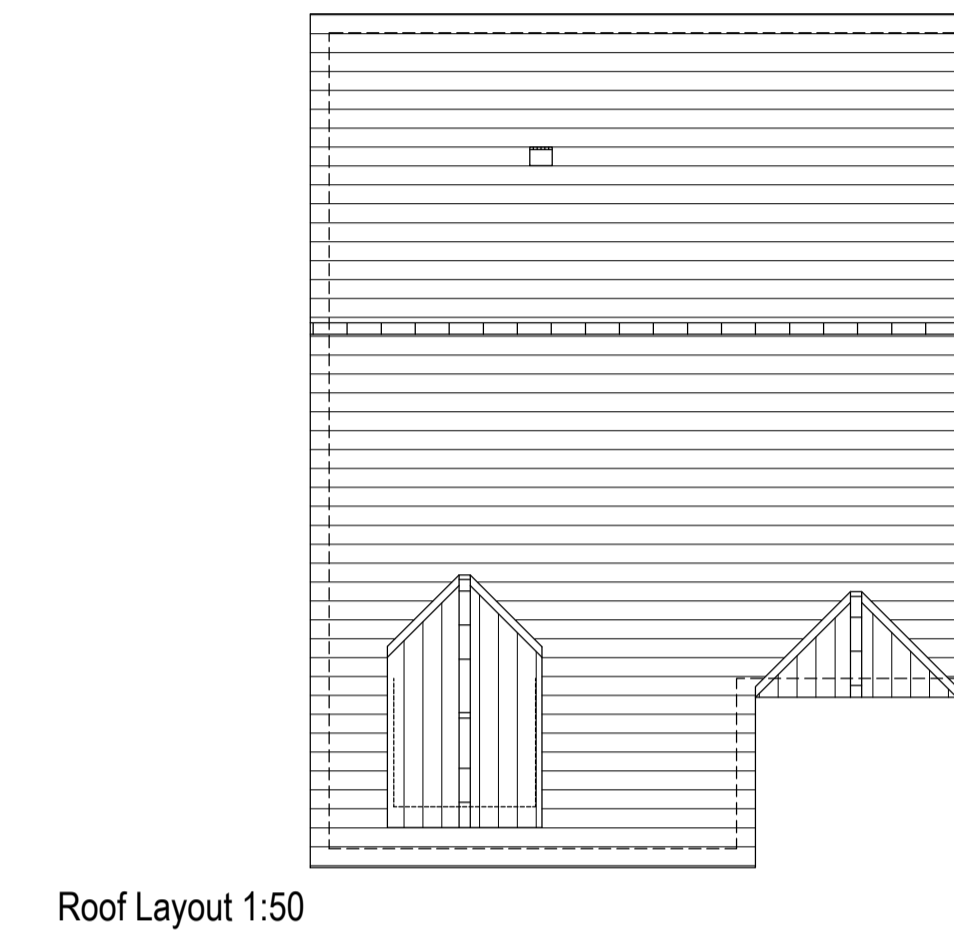
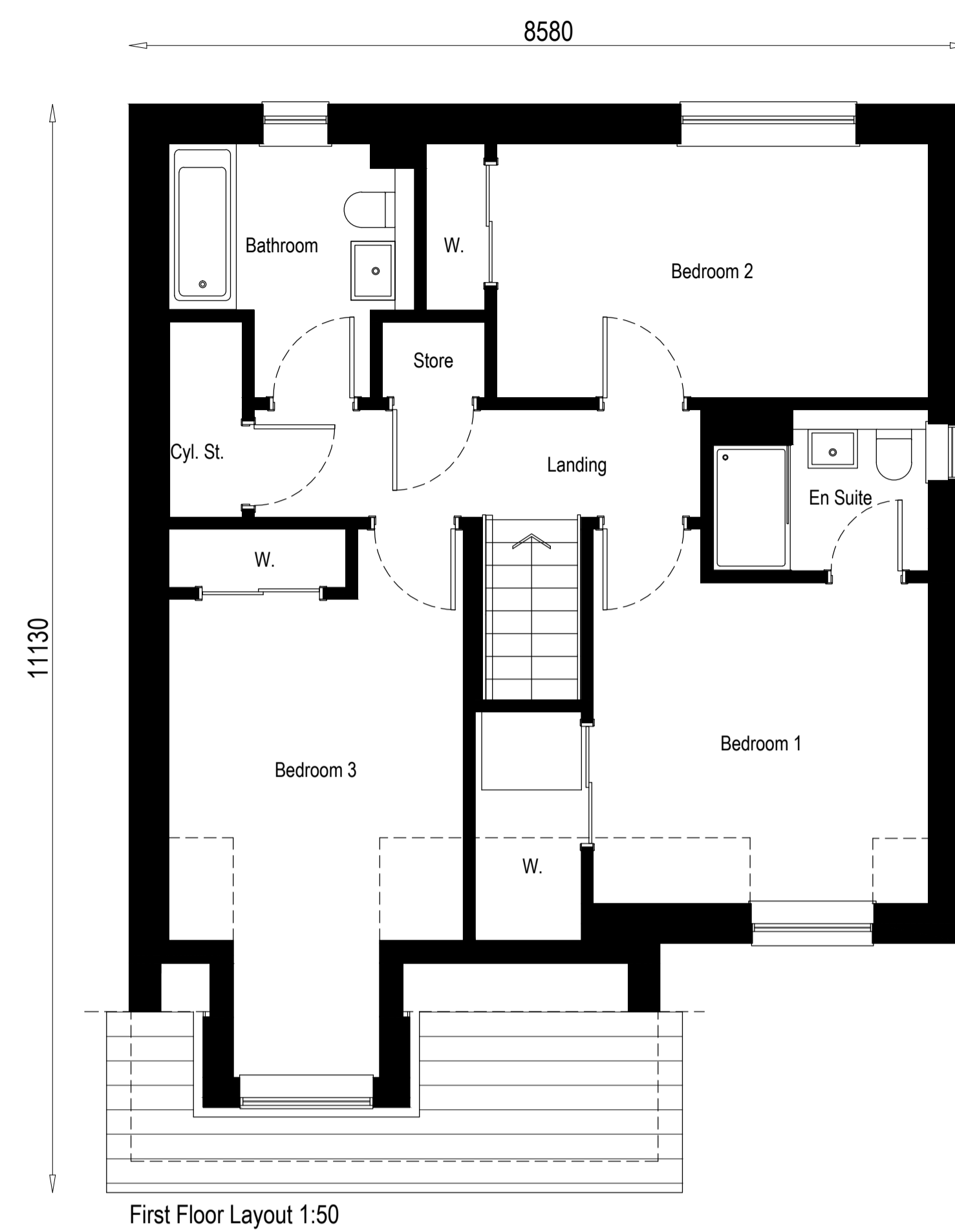
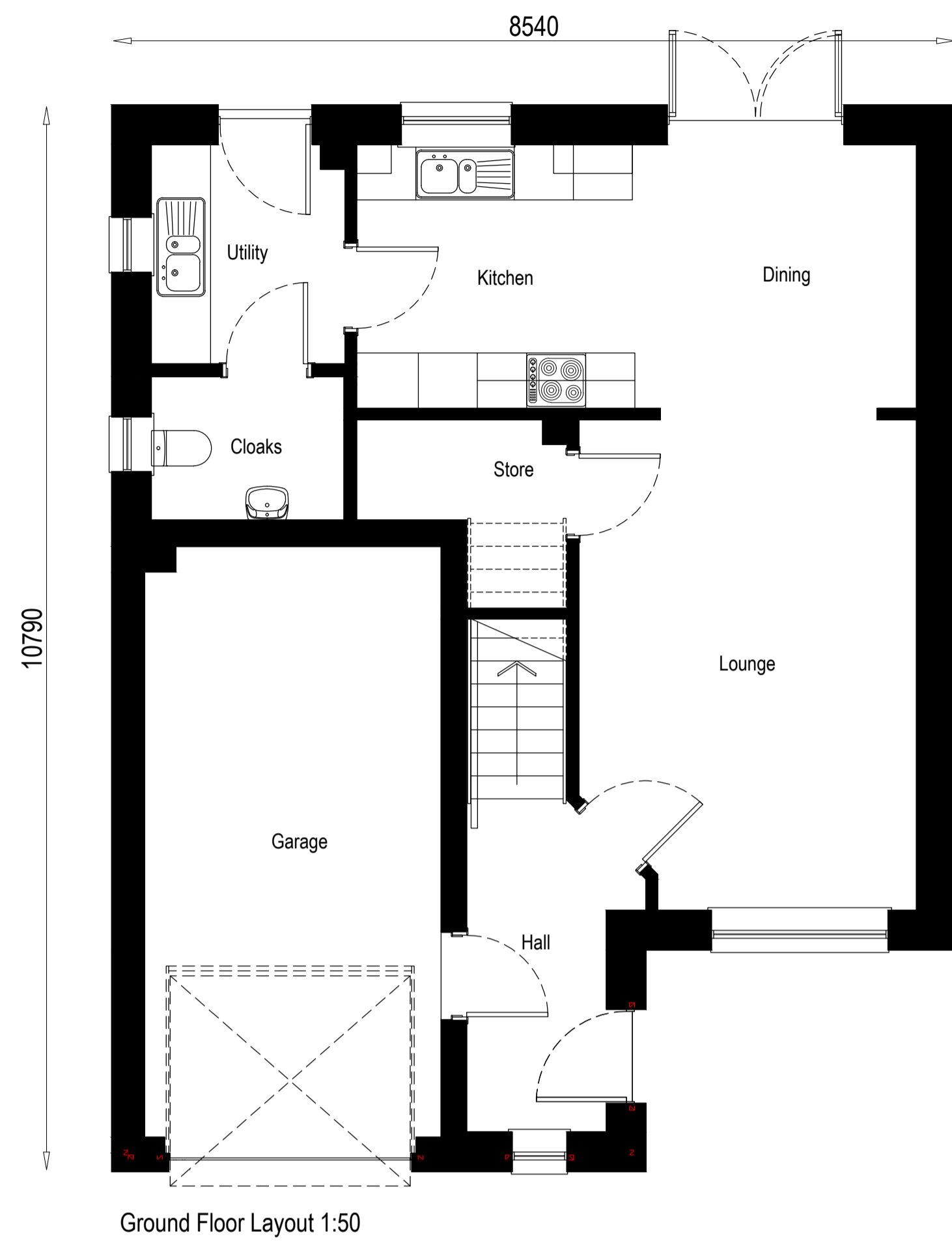
Project
DO03
Dornoch Phase 3 & 4

Drawing
Moray and Dunbar Cottage Flats
Planning Drawings

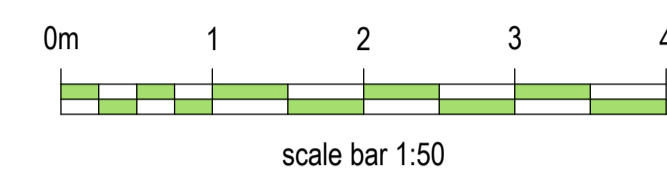
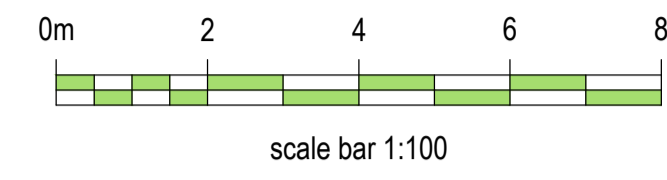
Scale	Date	Drawn by	Checked by
1:50	Aug 21	SM	BW

Drawing no.	Rev
DO03_CF_PL_01	

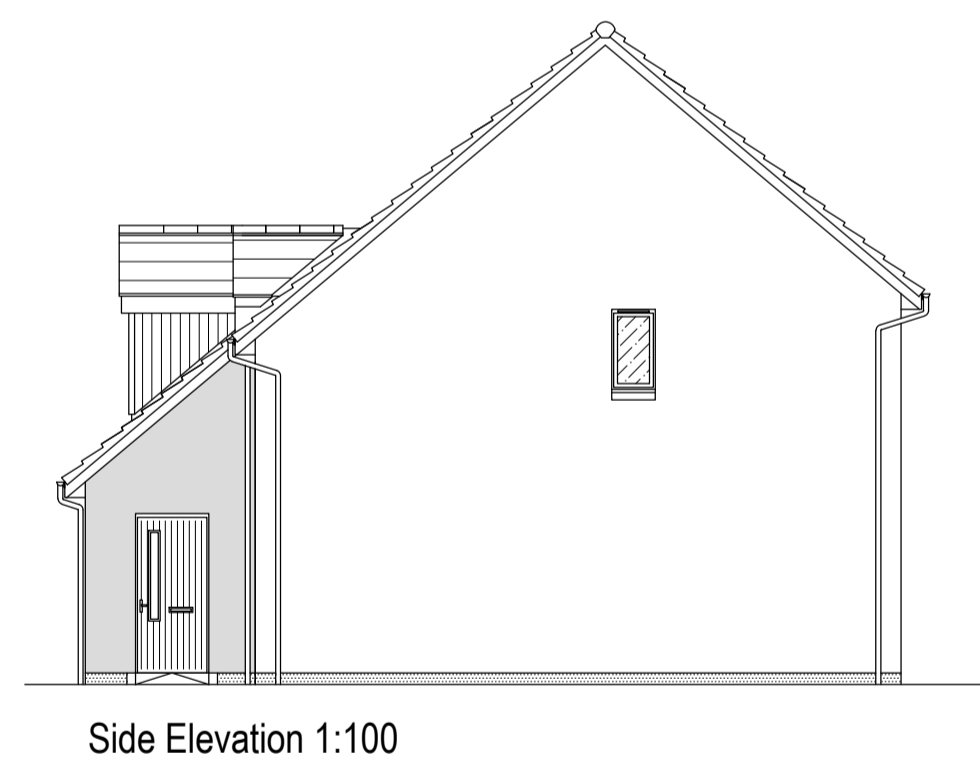
A1



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Rev.	Date	Remarks	By	Ch.
Revisions				



- feature base
- feature cladding
- feature masonry



Rev.	Date	Remarks	By	Ch.
Revisions				

Springfield
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Nairn

Project
 Alba House Type Range

Drawing
 Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	Aug 21	SM	BW

Drawing no.	Rev
1237d(stock)901	-

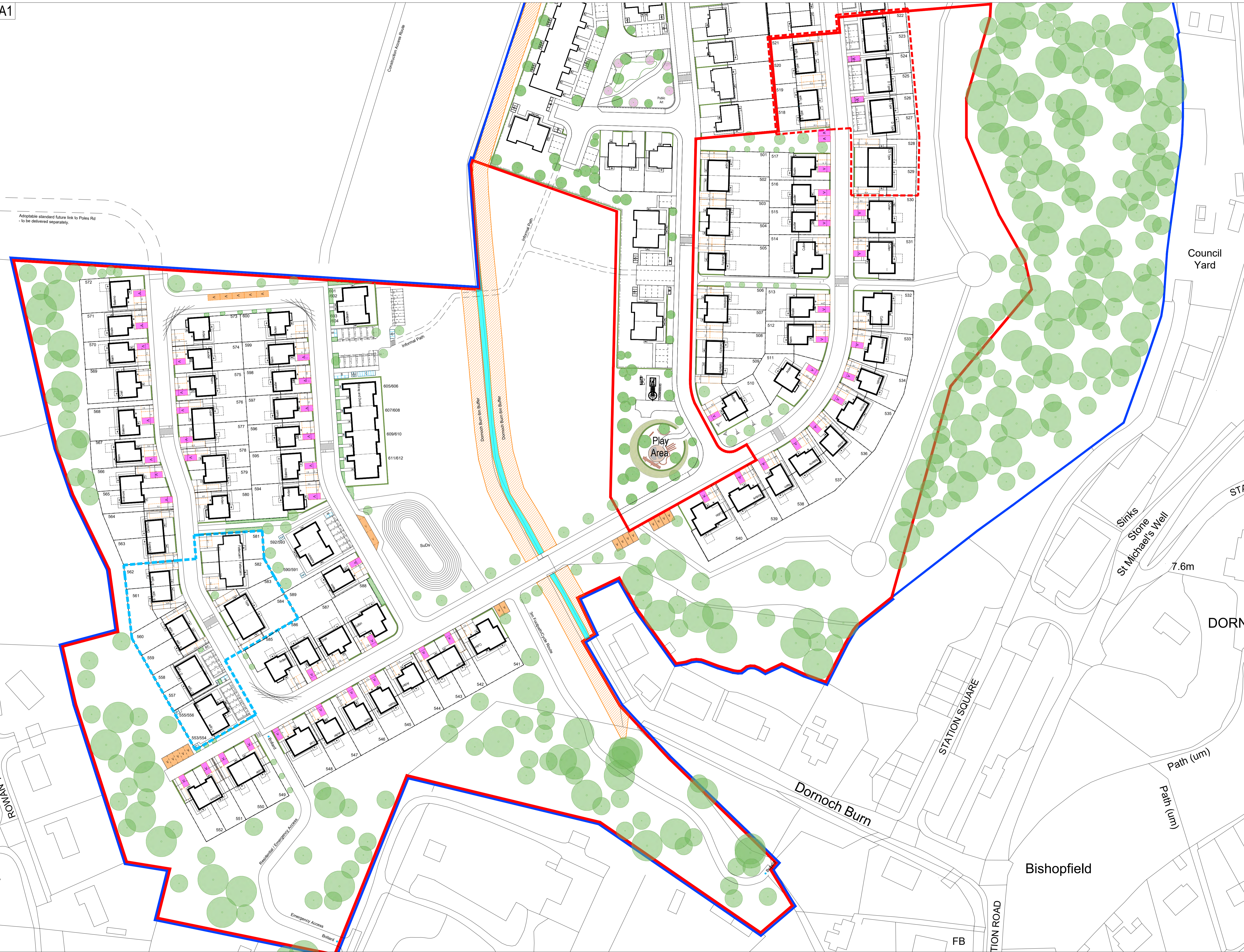
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Legend

- Legal Boundary
 - Application Boundary
 - Phase 2 Affordable Boundary
 - 6m buffer to watercourse
- Parking Provision
- In curtilage visitor parking allocation 48No.
 - On street/public area visitor parking allocation 24No.

A1



Rev	Date	Remarks	By	Ch.
H	16.08.22	Updated per transportation comments	SM	BW
G	19.07.22	Updated per transportation comments	SM	BW
F	30.05.22	Updated per transportation comments	SM	BW
E	26.05.22	Updated per transportation comments	SM	BW
D	09.02.22	Affordable house types updated	SM	BW
C	01.02.22	Layout updated per transportation comments	SM	BW
B	30.11.21	On street and visitor parking updated	SM	BW
A	23.11.21	On street parking added for discussion	SM	BW

Revisions

Springfield Properties Plc

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Project DO04 Dornoch Phases 3/4			
Drawing Parking Provision			
Scale NTS	Date July 2021	Drawn by SM	Checked by BW
Drawing no. DO04_PL_06	Rev H		

Adoptable standard future link to Poles Rd - to be delivered separately.

ROMAN

7.6m

STATION SQUARE

Dornoch Burn

Bishopfield

FB

Path (um)

DORNOCH

STAF

Council Yard

Construction Access Route

Informal Path

Dornoch Burn 6m Buffer

3m Footpath/Car Park

Emergency Access

Bollard

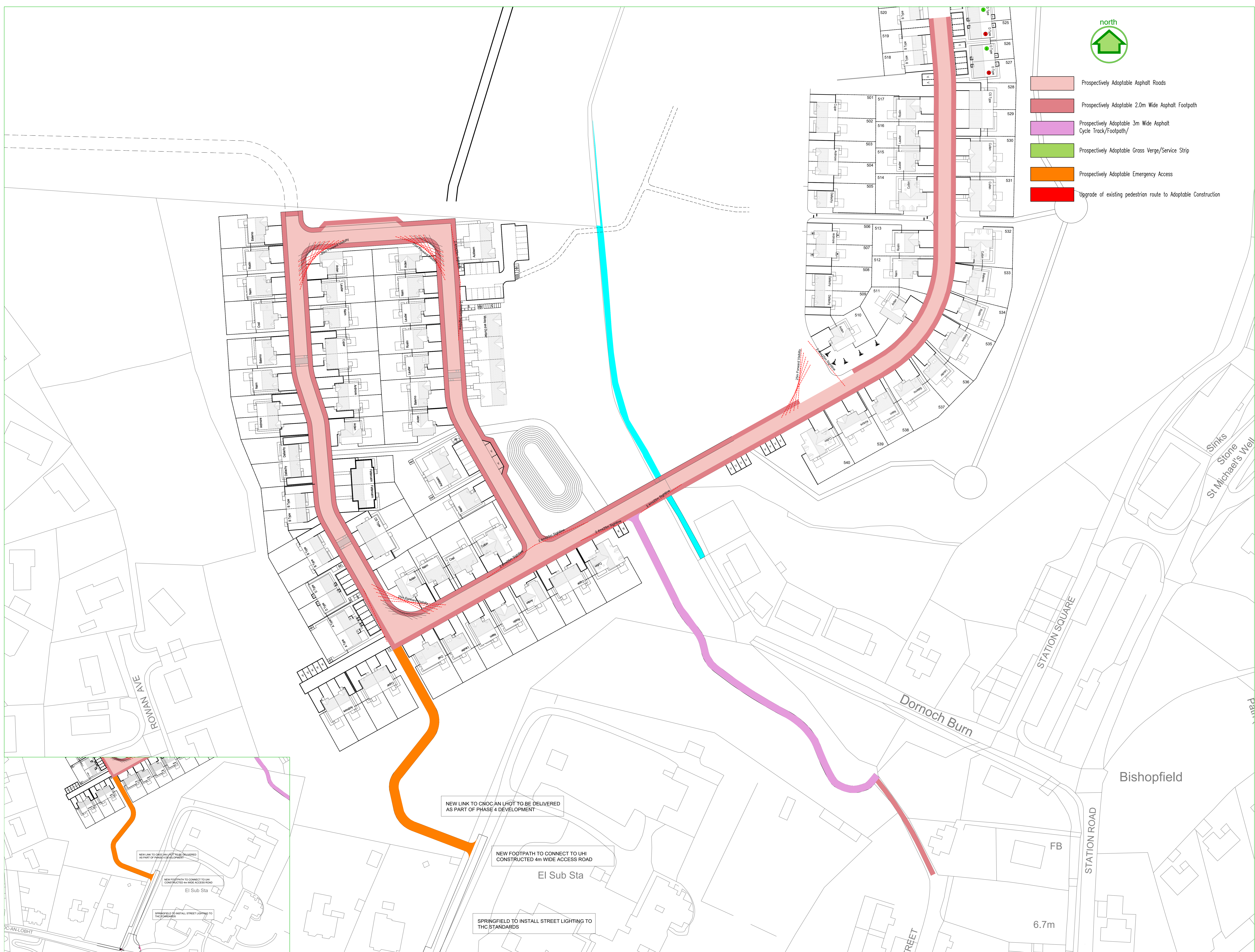
Su24

Play Area

Recreational / Emergency Access



- Prospectively Adoptable Asphalt Roads
- Prospectively Adoptable 2.0m Wide Asphalt Footpath
- Prospectively Adoptable 3m Wide Asphalt Cycle Track/Footpath/
- Prospectively Adoptable Grass Verge/Service Strip
- Prospectively Adoptable Emergency Access
- Upgrade of existing pedestrian route to Adoptable Construction



ROMAN AVE

Dornoch Burn

STATION SQUARE

Bishopfield

STATION ROAD

6.7m

NEW LINK TO CNOC AN LHOT TO BE DELIVERED AS PART OF PHASE 4 DEVELOPMENT

NEW FOOTPATH TO CONNECT TO UHI CONSTRUCTED 4m WIDE ACCESS ROAD

EI Sub Sta

SPRINGFIELD TO INSTALL STREET LIGHTING TO THC STANDARDS

NEW LINK TO ORGANISATION TO BE DELIVERED AS PART OF PHASE 4 DEVELOPMENT

NEW FOOTPATH TO CONNECT TO UHI CONSTRUCTED IN WIDE ACCESS ROAD

EI Sub Sta

SPRINGFIELD TO INSTALL STREET LIGHTING TO THE STANDARDS

D	11/08/22	UPDATED FOLLOWING TRANSPORT COMMENTS	MC
C	10/08/22	UPDATED FOLLOWING TRANSPORT COMMENTS	MC
B	08/08/22	UPDATED FOLLOWING TRANSPORT COMMENTS	MC
A	05/08/22	UPDATED FOLLOWING TRANSPORT COMMENTS	MC
REVISIONS			

Springfield

SPRINGFIELD PROPERTIES PLC
ALEXANDER FLEMING HOUSE
8 SOUTHFIELD DRIVE
ELGIN
IV30 6GR

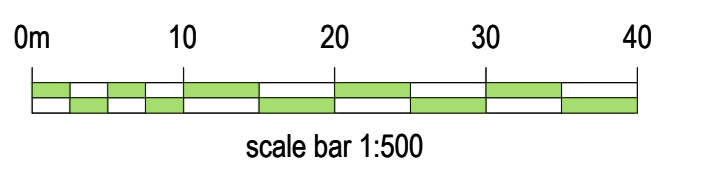
TEL 01343 552550 FAX 01343 551776
E-MAIL info@springfield.co.uk

IMPORTANT NOTES FOR CLIENTS/CONTRACTORS

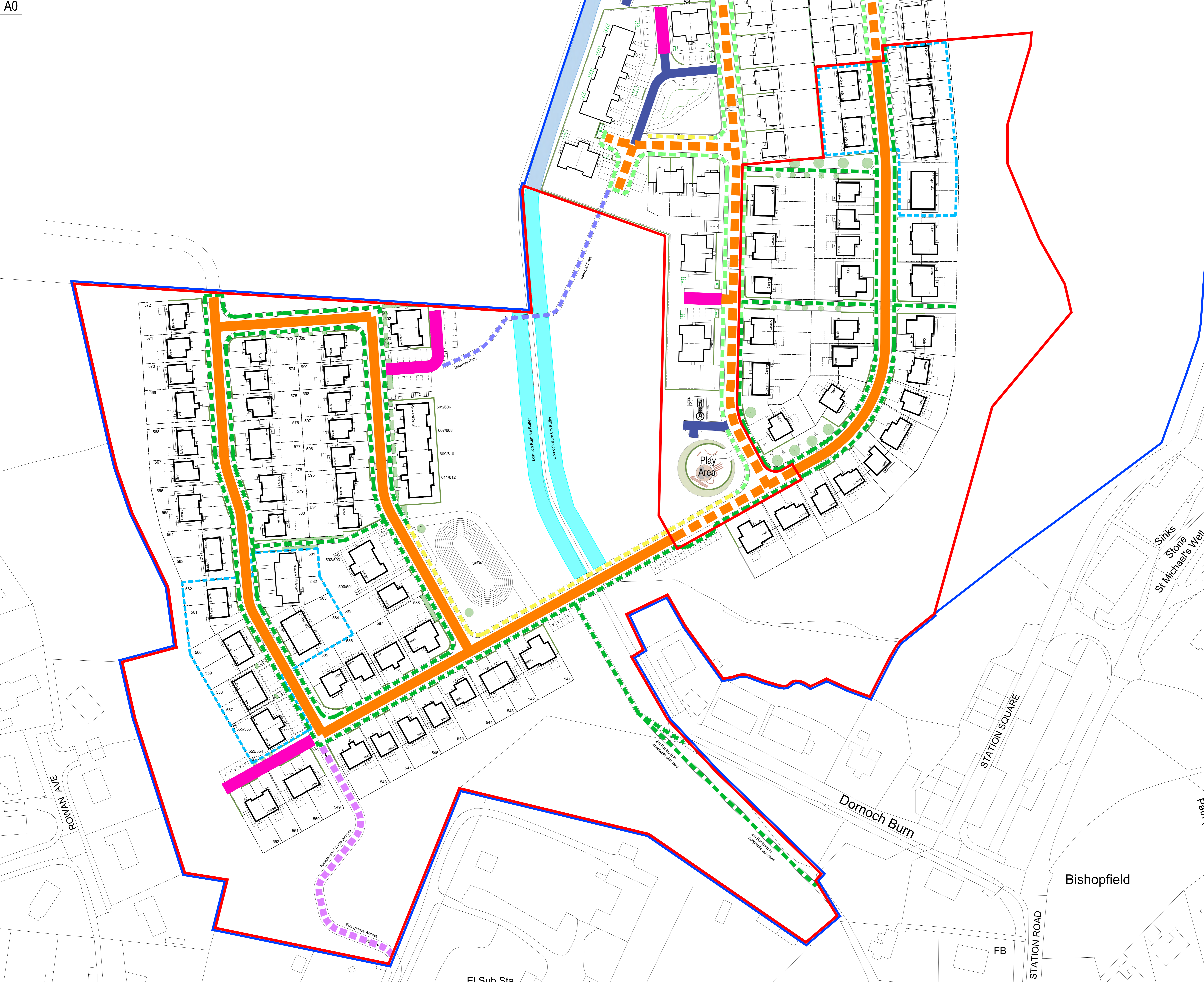
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PROJECT		
Dornoch		
LOCATION		
Allan Gardens Dornoch		
CLIENT		
Springfield Properties		
DESCRIPTION		
Road Adoption Plan		
DRAWN	DATE	SCALE
MC		1:500@A0
DWG No		
Dor(ph3+4)-Eng-006-D		

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- Legend
- Legal Boundary
 - Application boundary
 - Phase 3 & 4 Affordable Boundary
 - Main Residential Street
 - Minor Residential Street
 - Parking Court
 - Proposed footpath links
 - Existing footpath links
 - Proposed Service Verge
 - Proposed informal footpath
 - Proposed emergency access



Rev	Date	Remarks	By	Ch.
C	09.02.22	Affordable house types updated	SM	BW
B	01.02.22	Layout updated per transportation comments	SM	BW
A	08.12.21	Layout updated per transportation comments	SM	BW

Revisions



Springfield Properties
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Road Hierarchy

Project
 DO03
 Dornoch
 Phase 3 & 4

Drawing
 Movement Hierarchy

Scale	Date	Drawn by	Checked by
1:500	Aug 21	SM	BW

Drawing no.	Rev
DO03_PL_04	C

Pathway

Bishopfield

STATION SQUARE

Dornoch Burn

STATION ROAD

FB

EI Sub Sta

ROMAN AVE

Sinks
 Stone
 St Michael's Well

Play Area

SuDs

Dornoch Burn 6m Buffer
 Dornoch Burn 6m Buffer

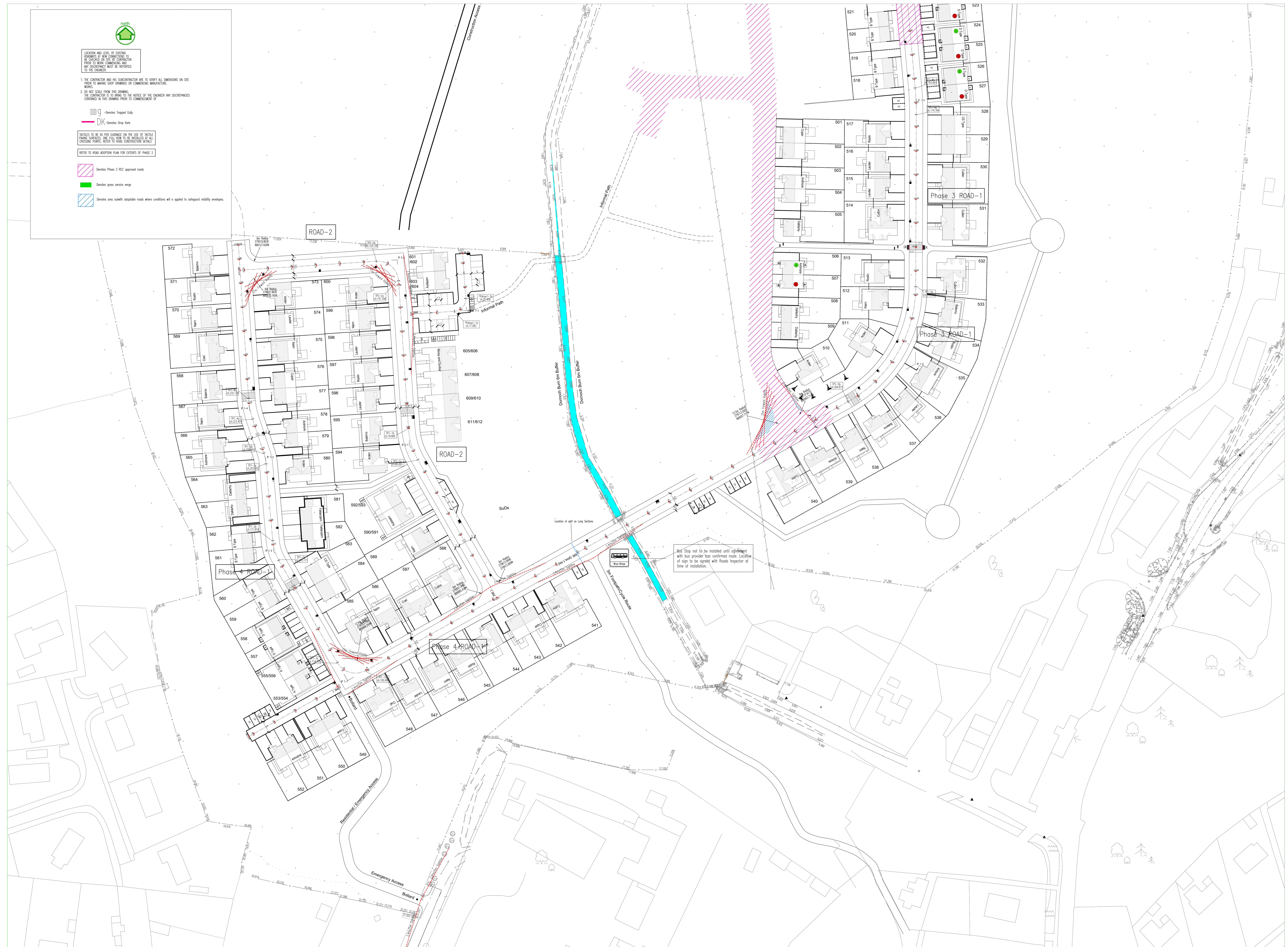
Informal Path

Emergency Access

Residential Cycle Access

2m Footpath to adjacent site

2m Footpath to adjacent site



C: 14.08.22: MWP UPDATES FOLLOWING PLANNING COMMENTS
 B: 04.02.22: USE PAVED SPACE
 A: 04.02.22: UPDATED FOLLOWING TRAFFIC COMMENTS
 REVISIONS

Springfield

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 IV30 6GR

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 E-MAIL: info@springfield.co.uk

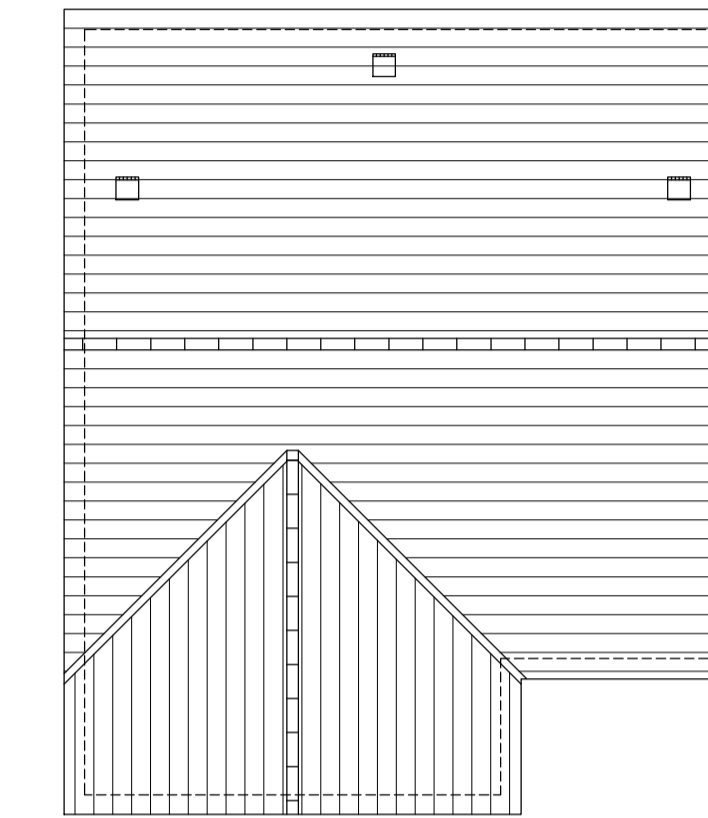
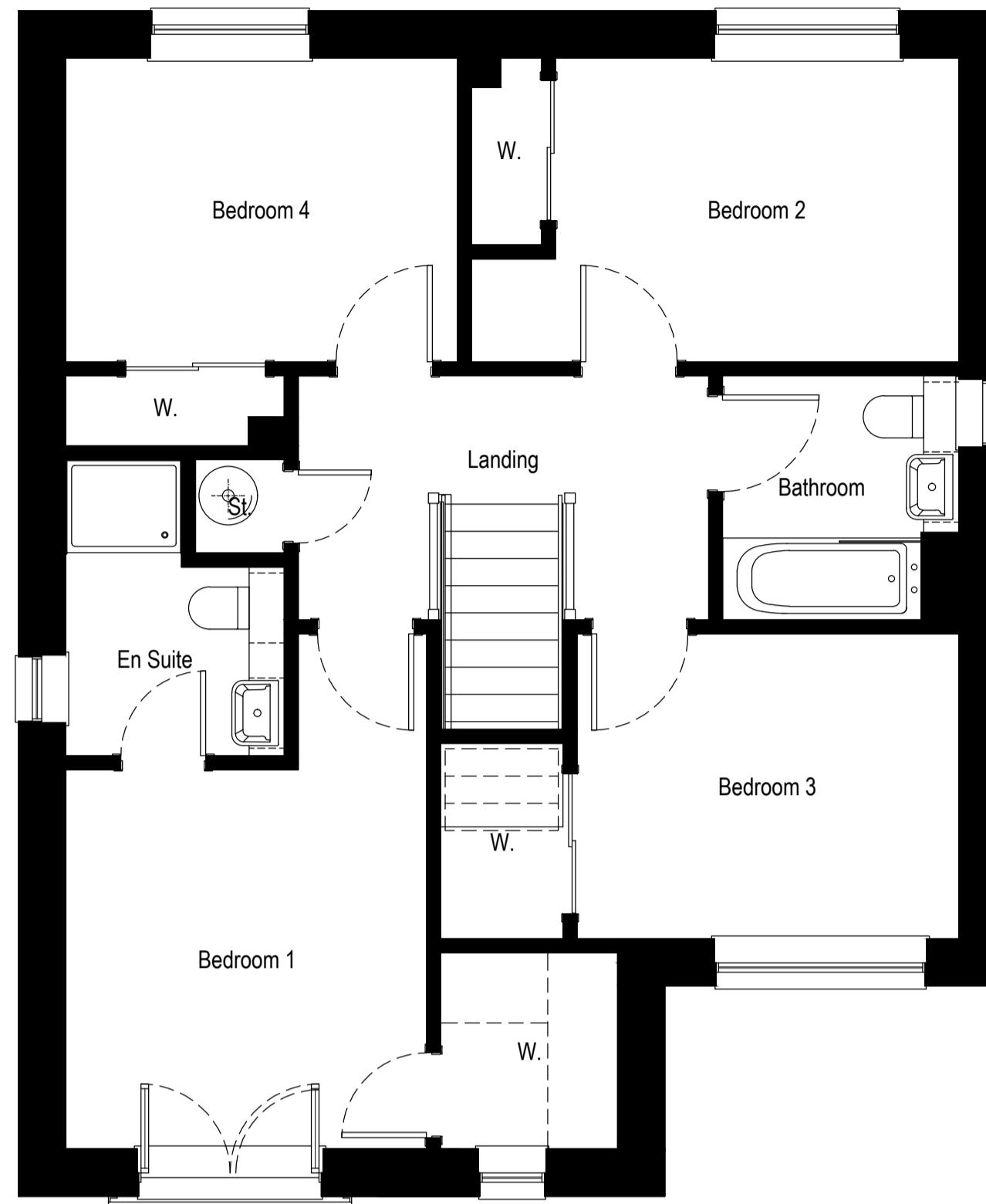
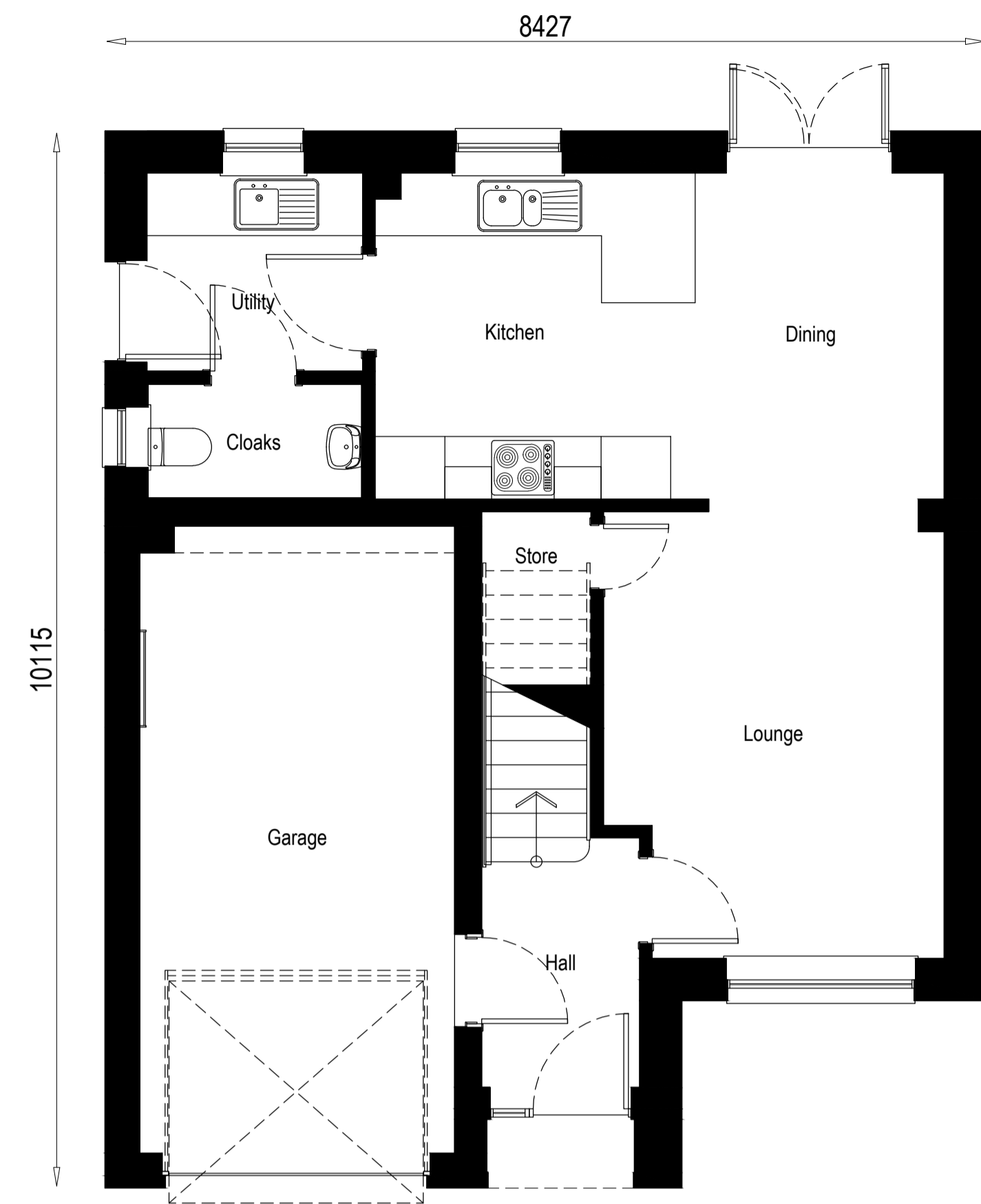
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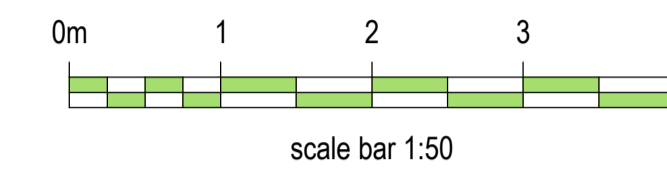
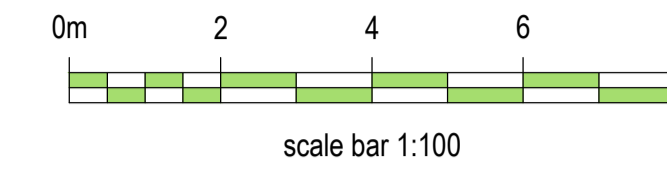
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PROJECT: Dornoch
 LOCATION: Alton Gardens Dornoch
 CLIENT: Springfield Properties
 DESCRIPTION: Roads Layout

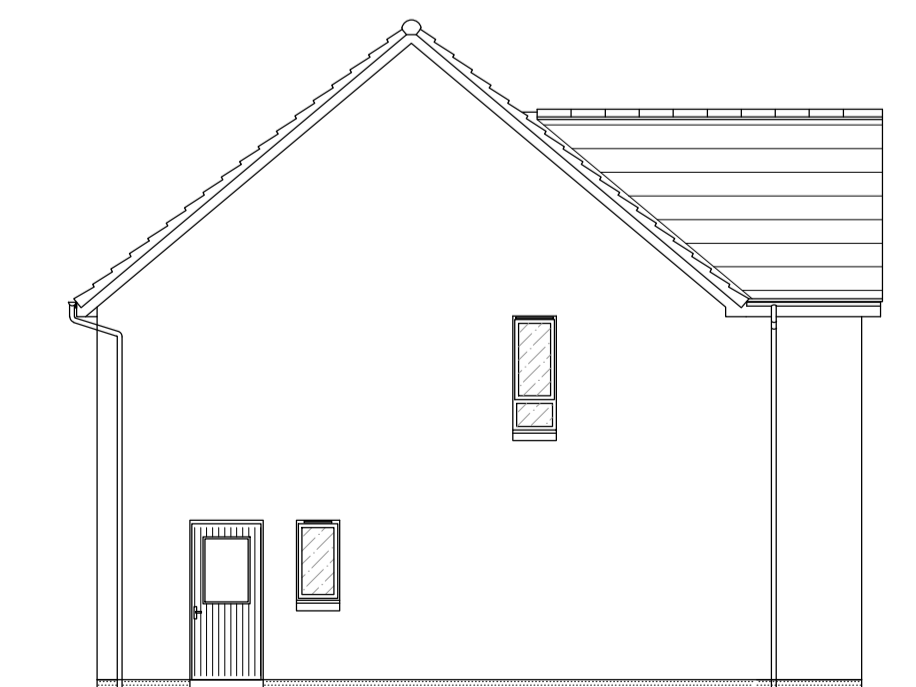
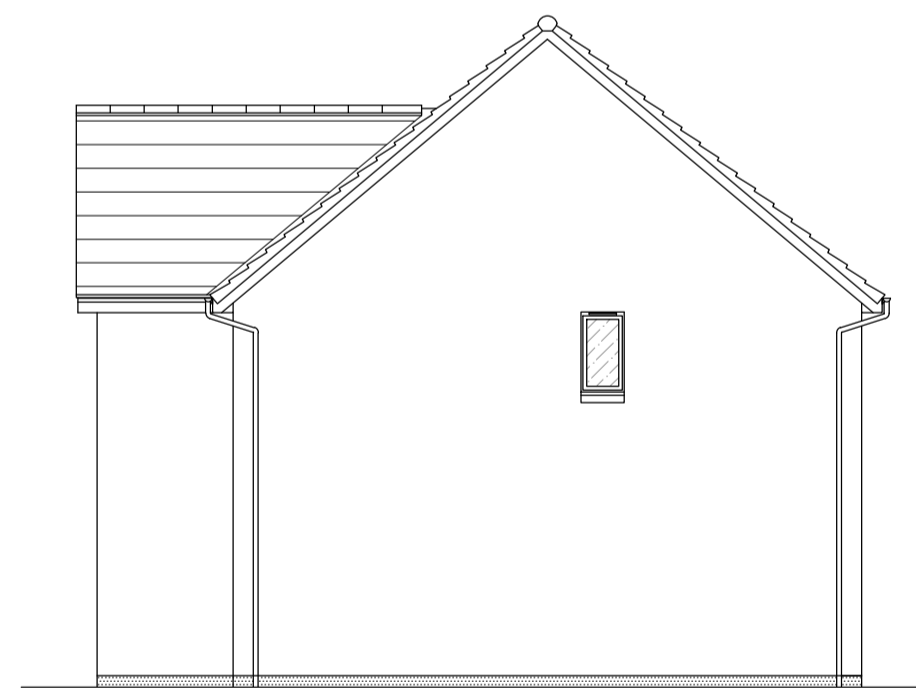
DRAWN: MC DATE: SCALE: 1:500@A0
 DWG No: Dor(ph3+4)-Eng-005-B



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- feature base
- feature timber
- feature masonry



Rev.	Date	Remarks	By	Ch.
D	10.03.20	Important notes for client/contractors amended.	CP	JR
C	03.07.17	3D illustration revised	JB	GR
B	07.11.16	Scale Bar Revised	JB	-
A	04.05.16	House type range added	JB	GR

Revisions



Springfield Properties Plc

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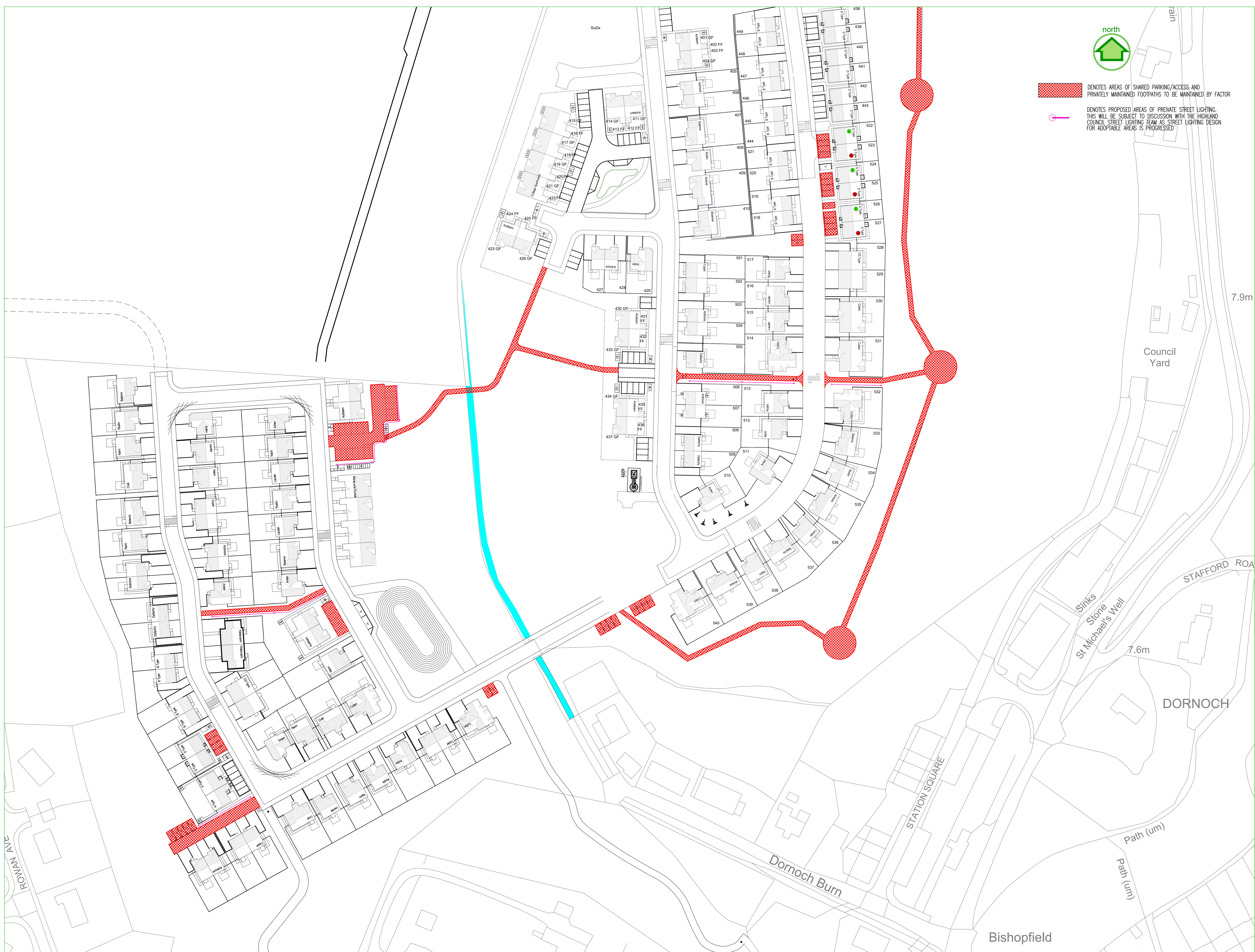
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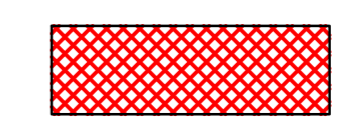
Project
 Alba House Type Range

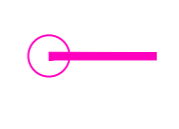
Drawing
 Planning Submission Plans & Elevations

Scale	Date	Drawn by	Checked by
1:50, 1:100	Jan 2016	GR	ST

Drawing no.	Rev
1202d(AS)901	D



 DENOTES AREAS OF SHARED PARKING/ACCESS AND PRIVATELY MAINTAINED FOOTPATHS TO BE MAINTAINED BY FACTOR

 DENOTES PROPOSED AREAS OF PRIVATE STREET LIGHTING. THIS WILL BE SUBJECT TO DISCUSSION WITH THE HIGHLAND COUNCIL STREET LIGHTING TEAM AS STREET LIGHTING DESIGN FOR ADAPTABLE AREAS IS PROGRESSED

7.9m

Council Yard

STAFFORD ROAD

Sinks
Stone
St Michael's Well

7.6m

DORNOCH

STATION SQUARE

Dornoch Burn

Path (um)
Path (um)

Bishopfield

REVISIONS


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 E-MAIL info@springfield.co.uk
 IMPORTANT NOTES FOR CLIENTS/CONTRACTORS
 NO WORKS ARE TO COMMENCE ON SITE UNTIL ALL RELEVANT APPROVALS HAVE BEEN OBTAINED. ANY DEVIATIONS TO THE APPROVED PLANS HAVE TO BE REPORTED TO THIS OFFICE. CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. GIVEN DIMENSIONS ONLY TO BE USED "DO NOT SCALE"

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PROJECT	Dornoch
LOCATION	Allan Gardens Dornoch
CLIENT	Springfield Properties
DESCRIPTION	Shared Access Plan
DRAWN	MC
DATE	
SCALE	1:500@A0
DWG No	Dor(ph3+4)-Eng-026

Tree Constraints Plan

BS5837:2012 Cascade chart for tree quality assessment		
Category & Definition	Criteria (including subcategories where appropriate)	Identification on plan
Trees unsuitable for retention		
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve</i>	Red on plan RGB 127,0,0
Trees to be considered for retention		
	1. Mainly arboricultural qualities	2. Mainly landscape qualities
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features
		Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
		Light Green RGB 0,255,0
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality
		Trees with material conservation or other cultural value
		Mid Blue RGB 0,0,255
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits
		Trees with no material conservation or other cultural value
		Grey RGB 091,091,091

General Notes

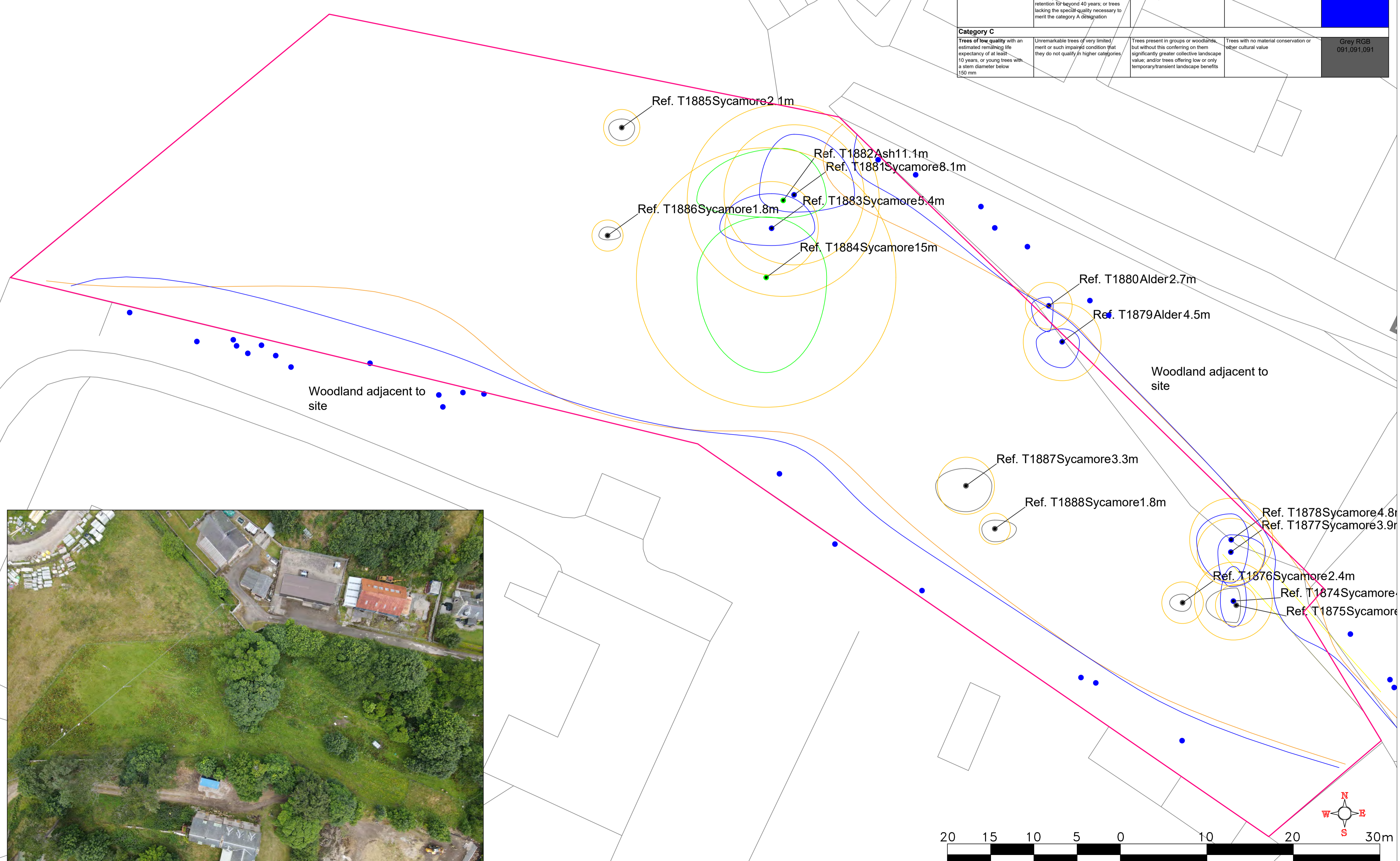
KEY

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 survey performed by Callum McCutcheon BSc (Hons) M.Arbor.A on 01.11.2021

Urban-Arb
Arboricultural Consultants

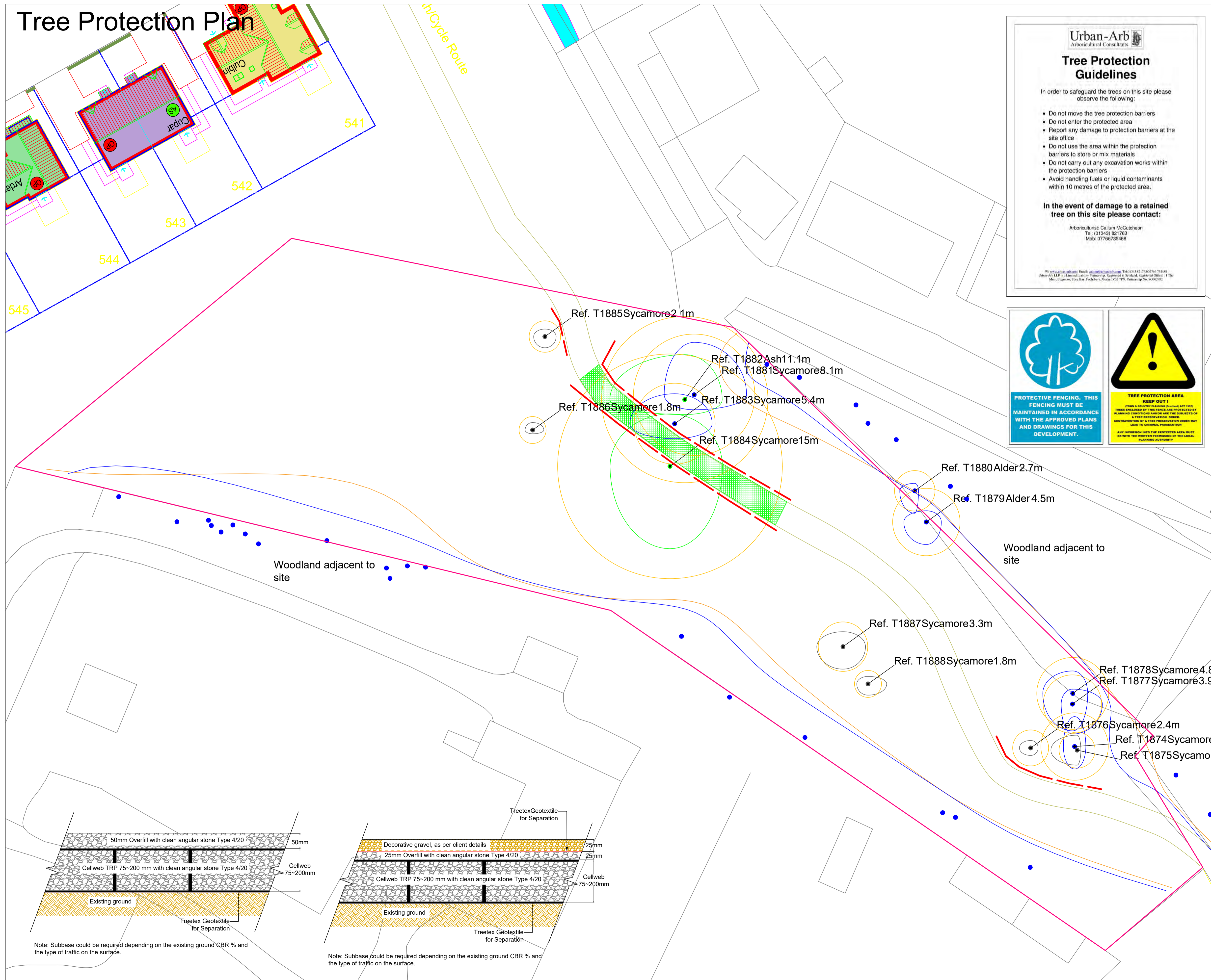
No.	Revision/Issue	Date

Firm Name and Address
 Urban-Arb LLP
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 11 The Muir
 Bogmoor
 Spey By
 Fochabers
 Moray IV32 7PN
 www.urban-arb.com

Project Name and Address
Pedestrian/Cycle Path Dornoch

Project TREE CONSTRAINTS PLAN	Sheet
Date 21.07.2022	001
Scale 1:250@A1	

Tree Protection Plan



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 821702
Mob: 07766735488

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PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.



TREE PROTECTION AREA KEEP OUT!

IT IS A CRIMINAL OFFENCE UNDER THE PROVISIONS OF THE PLANNING (CONSTRUCTION) ACT 1991 TO ENTER THE SUBJECT OF A TREE PROTECTION ORDER WITHIN THE PROTECTED AREA UNLESS YOU ARE A MEMBER OF THE PROTECTED AREA OR YOU ARE A MEMBER OF THE LOCAL PLANNING AUTHORITY.

General Notes

KEY

- Tree Reference, Common Name and Root Protection Area radius
- Ref. T001 Silver Birch 2.3m
- Stem
- Tree Canopy

Colours are in accordance with BS5837:2012 quality grading:

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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 (BS5937:2012)

Site Boundary

TREE TO BE REMOVED

- Ref. T001 Silver Birch 2.7m

Tree Protection Fencing

Cellweb Matting

Tree survey performed by Callum McCutcheon
BSc (Hons) M.Arbor.A on 21.07.2021

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No.	Revision/Issue	Date

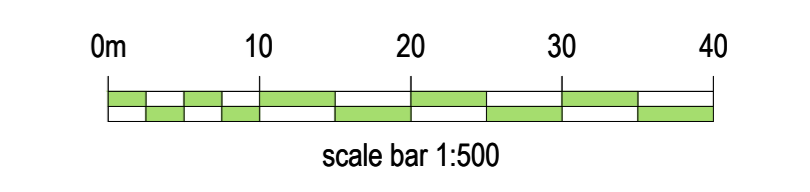
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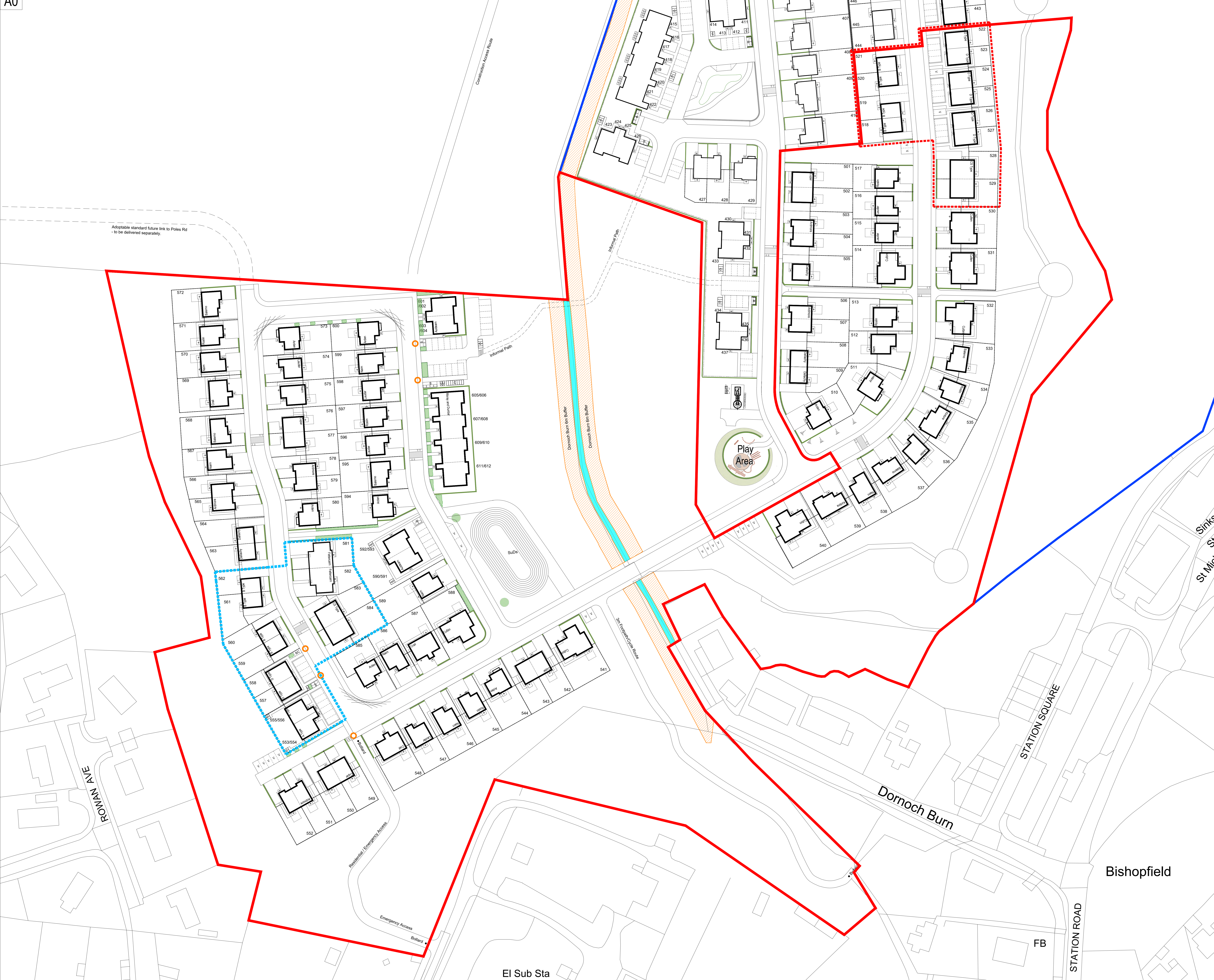
Project Name and Address
Pedestrian/Cycle Path Dornoch

Project TREE PROTECTION PLAN	Sheet
Date 21.07.2022	002
Scale 1:250@A1	

Important notes for clients /contractors
No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to the office. Contractors to check all dimensions on site prior to commencement of work. Given dimensions only to be used. "DO NOT SCALE". The copyright of this drawing and design remain the sole property of Springfield Properties Plc and must not under any circumstance be reproduced in any way without express written consent.



- Legend
- Legal Boundary
 - Application Boundary
 - Phase 3 & 4 Affordable Boundary
 - 6m buffer to watercourse
 - 1.8m High Timber Screen Fence
 - Hedges
 - Bin Collection Point



Adoptable standard future link to Poles Rd - to be delivered separately.



Rev	Date	Remarks	By	Ch.
F	16.08.22	Layout updated per transportation comments	SM	BW
E	19.07.22	Layout updated per transportation comments	SM	BW
D	30.05.22	Layout updated per transportation comments	SM	BW
C	09.02.22	Affordable house types updated	SM	BW
B	01.02.22	Layout updated per transportation comments	SM	BW
A	08.12.21	Layout updated per transportation comments	SM	BW

Revisions



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Plc

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Fax: 01324 574 890
Email: larbert@springfield.co.uk

Waste Management

Project
DO03
Dornoch
Phase 3 & 4

Drawing
Waste Management

Scale	Date	Drawn by	Checked by
1:500	Aug 21	SM	BW

Drawing no.	Rev
DO03_PL_05	F

Bishopfield

STATION SQUARE

Dornoch Burn

STATION ROAD

FB

El Sub Sta

ROMAN AVE

St Mich
Stor

Competition Access Road

Informal Path

Dornoch Burn (6m Buffer)

3m Fencing Zone Buffer

Emergency Access

Emergency Access

Informal Path

