

Agenda Item	6.10
Report No	PLN/098/22

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** Tuesday 6<sup>th</sup> December 2022

**Report Title:** 22/03798/FUL: Parkdean Holiday Parks Limited

Caravan Park, Grannies Heilan Hame, Embo, Dornoch, IV25 3QD

**Report By:** Area Planning Manager - North

### Purpose/Executive Summary

**Description:** Change of use of land to form 21 no. static caravan stances for holiday use, and ancillary development

**Ward:** 04 – East Sutherland And Edderton

**Development category:** Local

**Reason referred to Committee:** Number of objections

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

### Recommendation

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

## **1. PROPOSED DEVELOPMENT**

- 1.1 The application seeks full planning permission for the change of use of land to form 21 no. static caravan stances for holiday use, and ancillary development within the Caravan Park at Grannies Heilan Home, Embo, Dornoch. The proposal will see an existing area of open grassland within the Caravan Park, which presently accommodates 35 no. electric hook-up points for tents and touring caravans, replaced with 14 no. static holiday caravan stances in two rows of 7 units. South of the existing road which bisects the site on another area of grassland presently utilised for the pitching of tents, this application also aims to install 7no. static holiday caravan stances, taking the total static caravan stances proposed within this application to 21. Ancillary development also proposed within the application will see the formation of concrete stances to accommodate each static caravan, as well as the installation of decked areas to the south of each unit.
- 1.2 It is proposed for the new static caravans to connect onto the existing public fresh water supply and public foul drainage network already utilised on site. Hardstanding driveways will be formed for each of the 21no. stances which will be accessed via the existing road networks within the Caravan Park.
- 1.3 Pre-Application Consultation: None
- 1.4 The application is supported by an Ecological Survey, Planning Statement, Applicant Response to Representations and a Transport Planning Limited Letter.
- 1.5 Variations: None

## **2. SITE DESCRIPTION**

- 2.1 Grannie's Heilan Hame Holiday Park occupies a total site area of approximately 22 ha to the south of Embo, with the application site extending to around 0.66ha. The site is currently an area of open grassland within the southern part of the holiday park bisected by an existing road. To the north of the road is an area of mown grassland which accommodates 35no. existing stances with electric hook-up points for tents and touring caravans. To the south of the road, still within the application site, comprises an area of unoccupied mown grassland presently utilised for the pitching of tents situated to the north of an area sand dunes running south towards the adjacent coast. The Dornoch Firth is situated further to the south of the site which flows into the North Sea to the east. The nearest existing dwellings are approximately 400m to the north of the proposed location for the additional static caravan pitches.

## **3. PLANNING HISTORY**

- |     |                  |   |                       |
|-----|------------------|---|-----------------------|
| 3.1 | 05 February 1999 | 98/00306/ADVSU: Signboard   | PERMISSION GRANTED    |
| 3.2 | 07 May 2002      | 02/00063/CLESU: Install new Touring caravan toilet facilities and an additional 12 No. Static stances | APPLICATION WITHDRAWN |

3.3	10 June 2002	02/00128/FULSU: Installation of Touring Caravan toilet facilities block and provision of additional 12 No. Static stances (Retrospective Application)	PERMISSION GRANTED
3.4	21 November 2003	03/00323/FULSU: Master Plan Stage 1 - Change of use from touring pitches to form 14 No. static stances and re-engineering of adjacent sand dunes	PERMISSION GRANTED
3.5	21 November 2003	03/00324/FULSU: Master Plan - Consolidation of existing consents and zones of future development proposals	PERMISSION GRANTED
3.6	09 February 2004	03/00322/FULSU: Alteration, extension and refurbishment	PERMISSION GRANTED
3.7	22 December 2004	04/00373/FULSU: Change of use of touring caravan pitches to form 44 No. Static stances	PERMISSION GRANTED
3.8	31 May 2006	06/00097/FULSU: Refurbishment of existing entrance area to include removal of existing single storey security building, formation of pedestrian precinct, dedicated parking, access to new sales area and new access to community centre with shared parking	PERMISSION GRANTED
3.9	08 December 2006	06/00369/FULSU: Alteration and extension of existing swimming pool	PERMISSION GRANTED

#### **4. PUBLIC PARTICIPATION**

4.1 Advertised: Unknown Neighbour

Date Advertised: 16/09/2022

Representation deadline: 18/11/2022

Timeous representations: 10 representations received

4.2 Material considerations raised are summarised as follows:

- a) Removal of 35 touring pitches to accommodate 21 static caravans which will not meet the Caravan Park demands given its location on the NC500 route.
- b) Overdevelopment of the Caravan Park which has reached capacity with inadequate facilities available to accommodate guests
- c) Poor condition of single-track road
- d) Increased noise levels
- e) Increased traffic levels throughout Embo as a result of Caravan Park
- f) Water pressure issues within the surrounding area amplified during tourist season as a result of Caravan Park
- g) Existing road infrastructure throughout Embo unable to cope with increased traffic levels due to the addition of pitches to Caravan Park

- h) Loss of touring pitches will result in an increase of wild camping
- i) Road safety concerns within Embo for pedestrians
- j) Increased litter and debris within verges and on the beach, worsened during holiday park season
- k) Small village of Embo cannot cope with more pitches being added to the caravan park

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

## 5. CONSULTATIONS

5.1 **Transport Planning:** No objection, stated that the content of the Letter prepared by Transport Planning Limited provided in support of this application, details a comparison between estimated vehicle trip rates associated with current uses at the site and those for the static holiday caravans proposed. On the basis of the information provided, the councils Transport Planning Team accept vehicle trips generated by the proposed development will not exceed those currently generated by existing uses at the site and therefore have no objections to the proposed change of use.

5.2 **Scottish Water:** No objection, stated that there is sufficient capacity for the proposed development to be serviced by the fresh water supply at Londornoch Water Treatment Works and by the public foul drainage network at Dornoch Waste Water Treatment Works.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

### 6.1 Highland Wide Local Development Plan 2012

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 34 - Settlement Development Areas
- 44 - Tourist Accommodation
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

### 6.2 Caithness and Sutherland Local Development Plan (2018)

- 3 – Growing Settlements

### 6.5 Highland Council Supplementary Planning Policy Guidance

- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Sustainable Design Guide (Jan 2013)

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

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

Scottish Planning Policy (June 2014)

National Planning Framework 3 and Finalised Draft NPF4

*Revised Draft NPF4 was laid in Scottish Parliament on 08 November 2022 for its consideration; at the time of writing, this is ongoing and Scottish Parliament's decision is awaited. Revised Draft NPF4 may for now carry some, but limited, weight in the consideration of applications.*

## **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) Siting and Design
- c) Amenity
- d) Access and Parking
- e) Drainage and Infrastructure
- f) Designated Sites and Protected Species
- g) Heritage
- h) Developer Contributions
- i) Any other material considerations

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

- 8.4 As an application for the change of use of land to form 21no. static caravan stances for tourist accommodation and ancillary development at Grannies Heilan Hame Caravan Park in Embo the proposals require to be primarily assessed against Policy 44 – Tourist Accommodation of the Highland-wide Local Development Plan. This states that proposals for tourist accommodation within settlement boundaries will be supported if the council is satisfied that the proposal can be accommodated without adverse impacts upon neighbouring uses, complies with policy 28 and will not

prejudice the residential housing land supply. Due to the location of the proposed development site within the Growing Settlement Area of Embo the proposal also requires to be assessed against Policy 3 – Growing Settlements of the Caithness and Sutherland Local Development Plan. This states that proposals will be assessed for the extent to which they take account of issues and placemaking priorities identified within the individual ‘Sutherland Growing Settlement’. The policy also details proposals should be compatible in terms of use, spacing and local character, demonstrating high quality design, whilst avoiding a net loss of amenity and adverse impact on surrounding heritage.

- 8.5 Given the location of the development within proximity of a number of natural heritage designations, Policy 57 – Natural, Built & Cultural Heritage also carries due weight within any planning assessment. This policy states that for features of national importance developments which are shown not to compromise the natural environment are allowed, and in terms of international importance, developments likely to have a significant effect on a site will be subject of an appropriate assessment. Other pertinent policy considerations include policies: 58 – Protected Species, 64 – Flood Risk, 65 – Waste Water Treatment and 66 – Surface Water Drainage.
- 8.6 With regards to the detailed Issues and Placemaking Priorities the proposed development is contained within the existing Caravan Park and proposes a change from touring to static pitches. This is consistent in land use terms and the proposal does not conflict with any of the identified Placemaking Priorities for Embo. As such the principle of development is considered to be acceptable subject to an assessment of detailed considerations below:

### **Siting and Design**

- 8.7 The proposed development site is considered an adequate size to accommodate the proposed 21 no. static caravan pitches in replacement of the existing 35 no. electric hook up touring caravans and tent pitches. The proposed size and design of each static caravan will accord with the existing static caravan pitches within the remainder of Grannies Heilan Hame and will follow the established parameters and not appear out of place and are not clearly visible when viewing the development from out with the Caravan Park.
- 8.8 It is noted in the comments of objection that this proposal will result in overdevelopment of the Caravan Park with inadequate facilities available to accommodate guests. By a net reduction of 14 no. pitches available on site there will be less pitches available within the holiday park following the completion of the proposed development. This will subsequently ensure the number of holidaymakers utilising the application site will not exceed those currently generated by the existing touring pitches provided. Therefore, with no significant increase in the number of holidaymakers utilising the services provided at the holiday park, it is considered that the proposed development will not result in overdevelopment to the point where facilities become inadequate. Similarly, there will be no rise in the amount of strain placed on existing services and infrastructure. In terms of siting and design the proposal is compatible with the existing land use pattern established within the area and is considered acceptable.

## **Amenity**

- 8.9 The proposed 21 no. static caravan pitches will be situated within and managed on site similarly to the existing holiday accommodation within the remainder of the Caravan Park. The nearest neighbouring residential properties are considered to be some distance from the proposed development site and separated by the remainder of the caravans within the holiday park. Therefore, the proposed development will not create any invasion of privacy, blocking of daylight or increased noise issues with neighbouring properties.
- 8.10 In response to objections the applicant, who is an operator of more than 60 holiday parks throughout the UK, has advised that visitors to Grannies Heilan Home increasingly wish to stay in static caravan accommodation rather than touring caravans and tents. Furthermore, with numerous other locations along the NC500 route which accommodate the siting of touring caravans and tent pitches, but less of a static caravan nature, this application is considered to provide a suitable, alternative, type of accommodation. It is also suggested that the loss of 35 no. pitches will encourage wild camping. Although concerns have been raised regarding a possible increase in wild camping it is not expected that this proposal will significantly contribute to an increase in this. Wild camping is not permitted within the holiday park.
- 8.11 The proposed static caravans will be managed by site operators in the same way as existing tourist accommodation, with any adverse levels of noise dealt with accordingly. In terms of littering, the proposed static caravans will make use of existing recycling and general waste deposit points provided within the caravan park which is considered acceptable. By not proposing a net increase in the availability of holiday accommodation, there is no requirement for an increase in the number of bins on site.

## **Access and Parking**

- 8.12 It is proposed for the new 21 no. static caravan pitches to be accessed utilising the existing road network within the site. As included within the ancillary development proposed, hardstanding driveways will be installed at each static caravan which will be easily accessed of the existing single-track road network.
- 8.13 In response to the comments of objection, an assessment of the likely highways impact of the proposal was provided in a letter constructed by Transport Planning Limited. Using the evidence based on modelling from the industry standard Trip Rate Information Computer System (TRICS), a comparative assessment was established between the estimated vehicle trip rates associated with the current 35 no. tents and touring caravan pitches on site, and the proposed 21 no. static caravan pitches. On the basis of the information provided within this assessment, it is considered that the number of vehicle trips generated by the proposed development will not exceed those currently generated by existing uses at the site. In addition, the proposed change of use is expected to result in less holidaymakers on the chosen site arriving with large vehicles such as motorhomes and instead utilising cars. Therefore, even though the number of trips associated to the proposed development is not expected

to increase on current levels, less motorhomes and cars towing caravans will help to reduce traffic levels on the local road network.

- 8.14 The council's Transport Planning team were consulted on this application and raised no objections to the proposed development. Overall, taking all the aforementioned points into account, with no expected rise in trips generated by the proposed change to static pitches and less large vehicles such as motorhomes utilising local roads, the proposed development will not adversely affect the existing road network within the Embo area.

### **Drainage and Infrastructure**

- 8.15 Scottish Water have confirmed that there is sufficient capacity for the proposed development to connect onto both the public fresh water supply and the public foul drainage network available within the vicinity of the application site. A number of comments of objection have been raised which express concerns with regards to poor local water pressure levels available within the surrounding area which is worsened during holiday season when the Caravan Park is full. Representations have further expressed concern that the level of local water pressure will worsen as a result of the proposed development. The Planning Authority note the concerns of neighbouring residents with regards to water pressure levels however Scottish Water have raised no objections to the proposal. An informative is attached to advise the applicant of the details regarding an application for supply and connection to Scottish Water infrastructure.
- 8.16 The development site is partially recognised as at risk of pluvial surface water flooding. Due to the proposed land use remaining the same as the existing land use associated to the touring pitches and the wider holiday park, it is considered that there is no additional flood risk associated to the proposed development. However, with no provision of surface water drainage or SUDS arrangements proposed as part of this application, it is therefore advised a condition is attached to ensure surface water drainage arrangements, within the curtilage of the development site, are submitted to, and approved in writing by, the Planning Authority, with only the approved details implemented on site prior to the first occupation of the development.

### **Designated Sites and Protected Species**

- 8.17 The proposed development site is not located within any designated sites; however, the proposal will be situated within approximately 1km of the Dornoch Firth and Loch Fleet Special Protection Area, which also comprises the Loch Fleet Site of Special Scientific Interest. The site boundary is also approximately 100m to the west of the Moray Firth Special Protection Area and the Moray Firth Special Area of Conservation. An Ecological Survey and assessments have been submitted to establish the impacts of the proposed development on designated sites as well as protected species and habitats.

- 8.18 The Ecological Survey determined that due to the separation distances between the application site and designated sites, and the habitats within these designations, there will be no impacts on these areas of designation as a result of the proposed development. In respect of the Moray Firth SPA, the assessments determined that there will be no direct impacts caused by the proposed development on over-wintering birds or breeding birds through disturbance. With a small reduction in the



number of people and dogs as a result of the proposed change of use there will be lower impacts in winter on the SPA and its qualifying species. Although no impacts upon bird breeding season are envisaged, the Ecological Survey recommends that works take place outside bird breeding season which runs from April to July. Therefore, a condition should be used to ensure works associated with the proposed development take place out with bird breeding season from the month of April to July.

- 8.19 Furthermore, during the undertaking of surveys no rare species, invasive non-native species or protected mammal species were located, and it is therefore considered that there will be no impact from the proposed development on these species. Reed species was the only species located on the outskirts of the Dune habitat however the undertaken survey distinguishes there to be no expected impact upon this species as a result of the proposed development.
- 8.20 In terms of impacts upon habitats, a phase 1 habitat survey found the majority of the site to be situated upon Amenity grassland with Dune grassland identified to the southeast of the site. Dune habitat is a nationally and internationally important habitat, with impacts upon this habitat required to be reduced or avoided where necessary. The proposed location of the static caravans was altered to avoid the Dune grassland with only minimal impact on this habitat expected from the small pillars utilised to support the proposed decking. With minimal foot traffic on the dunes associated to the proposed change of use, it is considered that there will be no significant impact on Dune grassland habitat caused by the proposed development. Amenity grassland is considered as low conservation and the loss of a small area of this habitat by the proposal will not significantly impact on biodiversity on the site.

### **Heritage**

- 8.21 The proposed development is situated approximately 300m to the south of a nationally protected Scheduled Ancient Monument. With sufficient separation distance between the proposal and this national piece of heritage, in addition to the similarity of the proposed static caravan pitches to existing tourist accommodation provided within the remainder of the holiday park, the proposed development is not considered to adversely affect the principles of the nearby Scheduled Ancient Monument.

### **Developer Contributions**

- 8.22 As an application for the change of use of land to form 21 no. static caravan stances for holiday use, and ancillary development the application is not required to be assessed against the Developer Contributions Supplementary Guidance. Therefore, no contributions are sought from this proposal.

### **Other material considerations**

- 8.23 There are no other material considerations.

### **Non-material considerations**

- 8.24 Non-material considerations raised as follows
- a) No public transport service to Embo
  - b) Facilities have never grown in size and the pool is too small.

- c) Drawing 2106.PC EO2B is out of date and does not show the Willows development.

## 9. CONCLUSION

- 9.1 Policy 3 – Growing Settlements of the Caithness and Sutherland Local Development Plan states that proposals will be assessed for the extent to which they take account of issues and placemaking priorities identified within the individual ‘Sutherland Growing Settlement’. The proposal will result in a reduction in the number of overall pitches on the site for tourers and see them replaced with 21 static units. This will not therefore exacerbate traffic concerns or place greater pressures on the existing infrastructure. The development will not adversely impact on any nearby designated sites and will avoid bird breeding season and the proposal accords with the detailed Issues and Placemaking Priorities associated to the Growing Settlement of Embo. Policy 44 states that for tourist accommodation proposals within settlement boundaries, the council will be satisfied if the proposed development can be accommodated without adverse impacts upon neighbouring uses. By proposing adequate static caravan tourist accommodation which will cohere with the existing tourist accommodation and land use character surrounding the application site, the proposal will not result in the overdevelopment of Grannies Heilan Hame Caravan Park and can be undertaken without adverse impact upon the surrounding area or existing infrastructure.
- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

## 10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

## 11. RECOMMENDATION

<b>Action required before decision issued</b>	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
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 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.

**Reason:** In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. All works associated to the proposed development shall take place outside bird breeding season which is April to July inclusive.

**Reason:** To mitigate against adverse impact of the proposed development on the protected breeding birds of the Moray Firth Special Protection Area (SPA).

3. No development shall commence until full details of all surface water drainage provision within the application site (which shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

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

4. The development hereby approved is for the siting of 21 static caravan units and shall be sited in accordance with the approved layout as detailed in drawing number "2106.PCP05c" unless otherwise agreed in writing by the Planning Authority.

**Reason:** In the interest of visual amenity and in accordance with the use applied for.

## **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**

## **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](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

### **Mud and Debris on Road**

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

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

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

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

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

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

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

Signature:

Designation: Area Manager North

Author: Liam Burnside

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

Relevant Plans:

Plan 1 - 2106.PC EO2B Location Plan

Plan 2 - 2106.PC P05C Block Plan - Proposed

Appendix 2

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

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

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

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

<sup>4</sup> As above

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

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

\*1 Adjust total to take account of flat exemptions

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

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

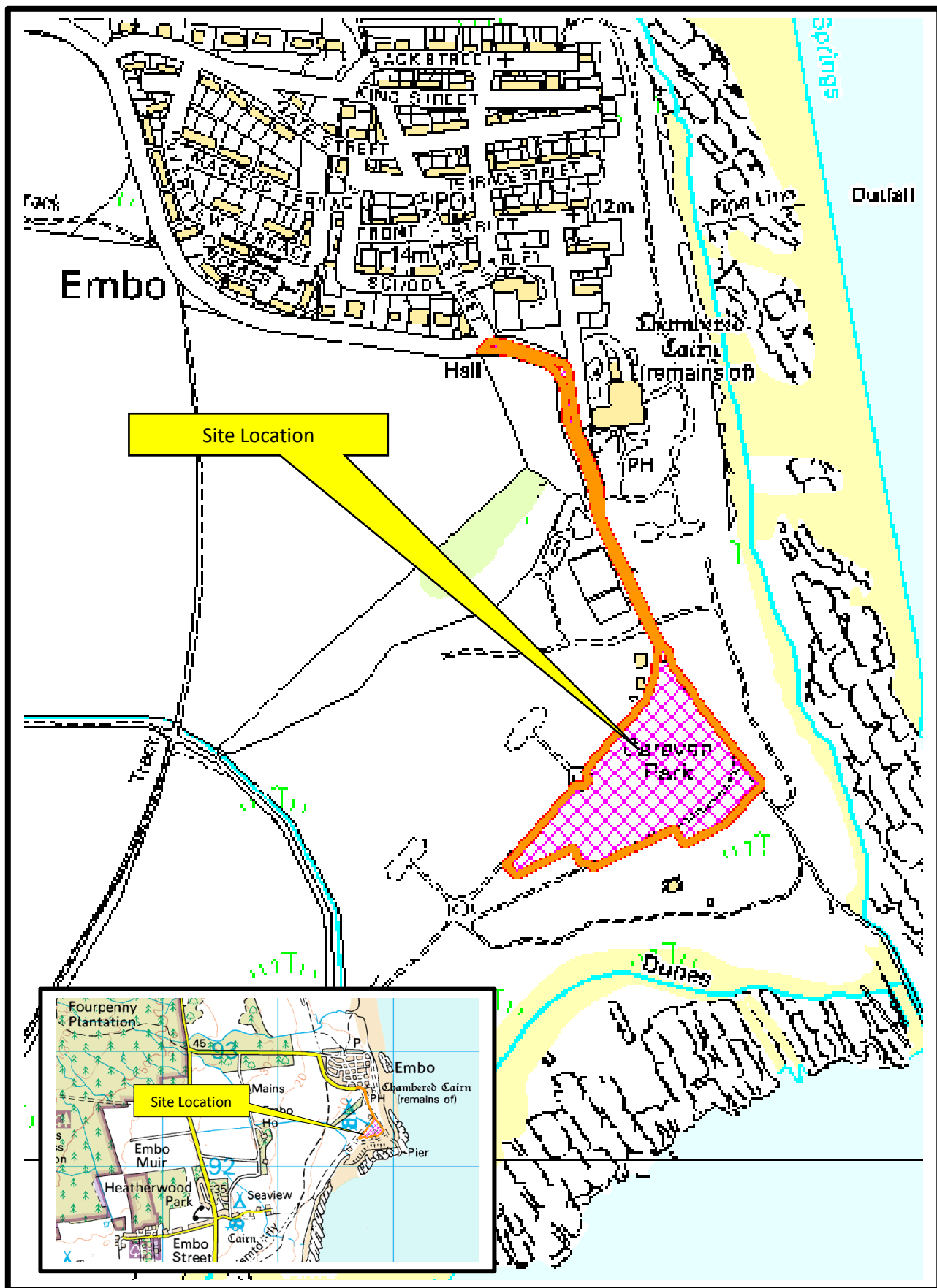
\*4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

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



## Other Legal Agreement requirements

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



Infrastructure and Environment Service

22/03798/FUL

Change of use of land to form 21 no. static caravan stances for holiday use, and ancillary development at Grannies Heilan Hame, Embo.

December 2022





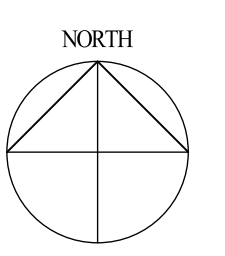


Do not use scaled dimensions from this drawing for construction purposes. All dimensions are to be verified and checked on site by the Main Contractor before the commencement of any shop drawings or work.

All discrepancies are to be reported to the architect immediately.

This drawing is to be read in conjunction with all related Architects, Engineer's and Specialist drawings and relevant information.

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Revisions:

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Project Name:  
Re Configured Stances  
Grannie Hallan Home  
Erbo Pier Road  
Erbo  
Dornoch IV25 3QD

Client:  
Parkdean Resorts

Drawing Title:  
Plans as Proposed

Scale: 1:200  
Drawing No. 2106.PC.P05c

Date: 20-05-21  
Drawn by: JH

bases 48-56 for staff accommodation

to be removed  
existing site boundary