

Agenda Item	6.1
Report No	PLN/063/23

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 12 September 2023
Report Title: 21/05786/FUL: Gledfield Highland Estate Ltd
Land 150M NE Of Gledfield Farm Cottage,
Ardgay
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Development of 47 holiday lodges, conversion and extension of existing building to form spa, gym, offices, restaurant and ancillary facilities, car parking and access

Ward: 01 – North, West And Central Sutherland

Development category: Major

Reason referred to Committee: Major Development, objections from 5 or more households.

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 proposal comprises the change of use of land for the siting of 47no static caravan plots for holiday use and the conversion of a derelict Category B Curtilage Listed farm steading outbuilding incorporating approximately 429 sqm of new build to create a reception and leisure facility for the complex with spa, sauna, gym, restaurant and kitchen. The development will entail the upgrading of two junctions with the C1140 for site entrance and egress, the upgrade and formation of internal access roads and turning areas, formation of a main vehicular parking area, concrete formation of caravan lodge plots with decking and parking, as well as the installation of associated infrastructure including foul and surface water drainage arrangements. There are no specific caravan lodge designs as customers will rent individual plots and supply their own static caravan, which the applicant markets as lodges. The proposal also includes several offsite improvements to the wider road and active travel networks.
- 1.2 Works to the Curtilage Listed Building require separate Listed Building Consent and are principally assessed under the associated Listed Building Consent application for, ref. 23/01101/LBC: *Conversion and change of use of steading comprising internal and external alterations, together with rear and front extensions to create a leisure facility*. As such, design considerations for the steading are properly assessed under that application, which is assessed concurrently and is pending consideration.
- 1.3 The applicant used the Councils pre-application (PREAPP) service for major developments in 2020 for a development comprising 35no caravan lodges as opposed to 47 for the current application, ref. 20/04021/PREMAJ. The Council's response advised that the proposal generally aligns with the development plan given that it would help enhance the quality and variety of tourist accommodation in the Sutherland area, and that key considerations for the application's assessment would be:
- Sensitive refurbishment of the Category B Curtilage Listed steading.
 - Sensitive siting and layout of the caravan lodge area.
 - Amenity impacts arising from noise, odours, and light pollution.
 - Impacts on trees and woodland, including policy Ancient Woodland.
 - Protected species impacts.
 - Transport, access, and parking.
 - Public access.
 - Water, flood risk, and drainage.
- 1.4 The application is supported by the following information:
- Baseline Ecological Survey and Impact Assessment (updated);
 - Biodiversity Metric Calculation;
 - Contaminated Land Questionnaire;
 - Design and Access Statement (as amended);
 - Drainage Impact Assessment;
 - EIA Screening Opinion Request Form;
 - Flood Statement and Technical Addendum;
 - Heritage Impact Assessment;
 - Historic Building Recording Report;

- Landscape and Visual Impact Appraisal (with supporting ZTV, Visualisations, and Figures for Landscape Character Types and Site Analysis);
- Landscape Management and Maintenance Plan;
- Planning Statement;
- Planting Notes & Main
- Pre-application Consultation Report;
 - Newspaper Advert of Public Consultation Events;
 - Notification of Public Consultation Events;
- Structural Inspection Report;
- Transport Statement;
- Tree Survey and Arboricultural Impact Assessment, Arboricultural Method Statement.

1.5 During the course of the application's assessment, the following amendments have been made:

1. Red line boundary change to take account of the amendments to the site layout:
 - a. Layout of caravan lodge park reconfigured to create additional open space and extending northward;
 - b. Visitor car parking facility removed from opposite side of public C1140 road and resited in front of Gledfield Farm building;
2. Farm steading refurbishment, conversion, and extension designs revised to ensure appropriateness for the historic environment.

2. SITE DESCRIPTION

2.1 The nearly 6ha site is located in the northern part of the Gledfield Estate, approximately 2km west of Ardgay, Sutherland. The proposal site comprises two main areas; taking in part of a (undesignated) designed parkland landscape formed of mature woodland copses and a meadow, and, a derelict single-storey farm steading at the site's southern section. The parkland landscape extends northwards beyond the site boundary to the River Carron, while the site's east boundary is formed of a mature shelterbelt and the Gledfield Estate's Category B Listed walled Garden, with Gledfield House, also Category B Listed, further west still. The south of the site is bounded by an attractive traditional stone wall that separates the steading from the single track C1140, from which it will be accessed. A lade connects to the steading's east elevation from the below the public road and boundary wall. There is a main estate track that links the steading's access junction with the estate's main gated entrance to the east junction that links the two sections through woodland with the aforementioned walled gardens and Gledfield House and beyond.

2.2 The site sits below the level of the C1140 public road, with ground levels at the steading being generally flat, and the designed parkland behind containing undulating landforms but with a persistent downward slope northwards towards the River Carron. The site, which is in a Strath – Caithness & Sutherland Landscape Character Type (LCT142) as defined by NatureScot Landscape Character Assessments, is surrounded by designated Ancient and/or Long Established Woodland of Semi-Natural Origin. Adjacent to the development at the steading is the unoccupied Gledfield Farm House. There is a watercourse at the western boundary at the woodland site and a field drain that crosses the designed parkland and

discharges to the river. The wider area is generally characterised by agricultural and estate management land-uses, with a backdrop of wooded and moorland hills. The settlement pattern is generally dispersed with housing along the C1140 and Cadh' an Tartair (C1138) to the north of the River Carron, these properties are in excess of 350m from the caravan lodge site. In addition, Gledfield Farmhouse neighbours the steading but belongs to the estate and is currently occupied, as is another property approximately 230m west of the steading along the C1140, although a cottage 90m further still is in use.

- 2.3 In addition to the above, the site is within connectivity distance of several designated landscapes. The Long Established Woodland of East Strathcarron Woods is 500m north of the site, the Dornoch Firth National Scenic Area (NSA) is 2km east of the site, while the Dornoch Firth and Morrich More Special Area of Conservation (SAC) is 2km east, and the Rhiddoroch - Beinn Dearg - Ben Wyvis Wild Land (WLA), 3km southwest of the site.

3. PLANNING HISTORY

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|-----|----------------|--|-----------------------------|
| 3.1 | 11 August 2021 | 21/02438/PAN: Proposed leisure development comprising change of use and adaptation of existing redundant agricultural building, to create approx. 1,253 sqm of leisure facilities and change of use of land for the siting of 47 holiday lodges, car parking areas and associated infrastructure | REPORTED
TO
COMMITTEE |
| 3.2 | N/A | 23/01101/LBC: Conversion and change of use of steading comprising internal and external alterations, together with rear and front extensions to create a leisure facility. It is proposed to deal with this application under the scheme of delegation. | PENDING
CONSIDERATION |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Schedule 3 and Unknown Neighbour
Date Advertised: 14 January 2021 and 24 March 2023
Representation deadline: 07 April 2023
- 4.2 Timeous representations: 14no objection comments & 1no support comment
1no petition with 59no signatures
- 4.3 Late representations: N/A
- 4.4 Material considerations raised are summarised as follows:
- a) Siting concerns including that the site is not allocated for holiday and leisure land uses, and concerns that they are incompatible land uses with the rural area;
 - b) Appropriateness of the design, particularly for the farm steading outbuilding;
 - c) Landscape and visual impacts;

- d) Impacts on the community and residential amenity including from noise and light pollution;
- e) Ecology impacts;
- f) Environmental impacts including use of materials, as well as carbon and waste generation;
- g) Impacts on trees and woodland;
- h) Impacts on recreation interests including angling;
- i) Impacts on the public road network including road safety concerns;
- j) Site and visitor servicing and impact on local services;

4.5 Non-material considerations raised are summarised as:

- a) Direct commercial competition with existing businesses;
- b) Lyme disease where this is not a consequence of planning permission and is covered by separate legislation;
- c) Issues with water pressure and internet reliability where these are matters for the service providers

4.6 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 **Ardgay and District (host) Community Council** initially objected on grounds of impacts on the local road network including road safety concerns and questioned the appropriateness of the material finish of the proposed public footpath link. The Community Council's initial response also raised concerns regarding the proposal's impacts on trees, public access across the site including impacts on Core Paths, and the development's potential impact on the integrity of the River Carron due to proposals for foul drainage ultimately discharging to the river and subsequent impacts on fish stocks and angling interests. The response also raised concerns over the estate's response to the climate emergency. Its amended response welcomes Scottish Water's requirement to carry out a Water Impact Assessment to ensure water supply to local homes is not unacceptably impacted by the development and they have since advised that the objection is withdrawn.

5.2 **Creich (neighbouring) Community Council** did not respond to the consultation request.

5.3 **Edderton (neighbouring) Community Council** did not respond to the consultation request.

5.4 **Access Officer** does not object to the proposal and advises that there is opportunity to enhance recreational amenity for the proposal's users as well as the wider public by linking internal roads. The Council's Access Officer supports the proposal for a new path linking Core Path SU3.09, Carron Bridge – Gledfield, with Church Street, as well as the proposed new link between Core Path SU03.06, River Carron, with the site itself, however advises that SU3.06 is not constructed or surfaced to a high standard. The Access Officer also requests a Recreational Access Management Plan given that the site is on land that the public may be expected to exercise access

rights under the Land Reform (Scotland) Act 2003, which should be secured by Condition.

- 5.5 **Contaminated Land Officer** does not object to the proposal and has no contamination concerns in relation to the farm steading's redevelopment following the applicant's submission of a completed standard 'THC Questionnaire for Redevelopment of Agricultural Buildings and Farm Steadings', with the applicant's declaration that the steading has not been used to store potentially contaminating materials.
- 5.6 **Development Plans Team** does not object to the proposal on policy grounds. Its response provides information regarding developer requirements.
- 5.7 **Ecology Officer** initially objected on grounds that the ecology survey was not sufficient to understand the proposal's impact on habitats, protected species (including otter, red squirrel, bats, pine marten, wild cat, and reptiles), as well as whether biodiversity enhancement measures would result in sufficient and supportable biodiversity restoration and net gain as required by NPF4 Policy 3b. Following the submission of further ecological and biodiversity information, the Council's Ecologist has withdrawn their objection subject to conditions to secure a Habitat Management Plan and protected species mitigation measures outlined in the Ecological Assessment Report.
- 5.8 **Environmental Health Officer** does not object to the application subject to conditions limit noise and dust during construction in interests of maintaining favourable community and residential amenity as well as information pertaining to private water supply should this be needed for the development.
- 5.9 **Forestry Officer** initially objected on the grounds of insufficient information in relation to tree retention and protection, landscaping and maintenance. Following onsite discussions with the applicant and the subsequent submission of amended designs and additional Supporting Information (Tree Protection Plan, Arboricultural Method Statement, Landscape Plan and Maintenance Schedule), the Council's Forestry Officer's objection is withdrawn.
- 5.10 **Flood Risk Management** initially objected to the application on the grounds of lack of flood risk information in relation to the smaller watercourses that cross the site and flow near to it. FRM also raised concerns with regard development within the 6 metre development free riparian buffer zone of one of the watercourses, as initially proposed. FRM also objected on the grounds of lack of surface water drainage information at the caravan site. Following the submission of a Flood Risk Statement, an amended site layout, and a Drainage Impact Assessment however, the Council's Flood Risk Management Team's objection is withdrawn.
- 5.11 **Historic Environment Team – Archaeology Officer** does not object to the application and does not consider the proposal to impact buried archaeological remains or deposits. The response does, however, note the development's likely impact on the designed landscape including proposals to screen caravans from the Category B Listed Gledfield House, and advises that these impacts should be assessed cumulatively with impacts on the curtilage listed steading.

- 5.12 **Historic Environment Team – Conservation** initially objected on the grounds that the proposals for the refurbishment, conversion, and extension of the steading were not appropriate for its curtilage listing. The Council's Conservation Officer has worked closely with the applicant to improve the designs and to ensure that any impacts on the historic resource are within acceptable limits. The objection is withdrawn. These matters are considered in more detail in the associated report for Listed Building Consent.
- 5.13 **Transport Planning** initially objected to the proposal to locate the main car park area and waste collection point on south of the C1140 on the grounds of road safety due to inappropriate private access spacings and pedestrian crossing provision of the 60mph road. Consequently Transport Planning requested the redesign of the overspill car park and service road, along with the Waste Management Plan, as well as details of the access junction surface water drainage, and details of cycle storage facilities. Following the satisfactory submission of this information, Transport Planning has removed its objection, and welcomes the applicant's proposals for offsite public road and active travel mitigation, which should be secured by condition along with a Construction Traffic Management Plan.
- 5.14 **Crofting Commission** did not respond to the consultation request.
- 5.15 **Historic Environment Scotland** does not object and does not consider the proposals likely to significantly impact its interests.
- 5.16 **NatureScot** does not object and has no development specific comments on the application.
- 5.17 **Scottish Water** does not object and advises that there is currently sufficient capacity in Bonar Bridge Water Treatment Works to service the development for fresh water, but that there is no public sewer connection for the development, which will therefore require private foul drainage arrangements. In addition, surface water drainage arrangements will require appropriate SUDS solutions. The applicant is required to confirm connection to the fresh water supply direct with Scottish Water, and ensure the development does not impact on Scottish Water assets.
- 5.18 **SEPA** initially objected to the application on the grounds of insufficient flood risk information in relation to flood risk from two small watercourses that may impact the development. SEPA also objected to the proposal to divert one of these watercourses, and to the layout, which initially showed caravans within the development free riparian buffer zone of the watercourse. Consequently SEPA requested a Flood Risk Assessment and following its submission along with an amended Site Layout Plan, SEPA has withdrawn its objection. Its response also advises the applicant of regulatory requirements for foul and swimming pool drainage.
- 5.19 **Transport Scotland** has no objection and no specific comments.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 2023 (NPF4)

NPF4 comprises three parts:

- Part 1 – sets out an overarching spatial strategy for Scotland in the future and includes six spatial principles (just transition / conserving and recycling assets / local living / compact urban growth / rebalanced development / rural revitalisation. Part 1 sets out that there are eighteen national developments to support the spatial strategy and regional spatial priorities, which includes single large scale projects and networks of smaller proposals that are collectively nationally significant.
- Part 2 – sets out policies for the development and use of land that are to be applied in the preparation of local development plans; local place plans; masterplans and briefs; and for determining the range of planning consents. This part of the document should be taken as a whole in that all relevant policies should be applied to each application.
- Part 3 – provides a series of annexes that provide the rationale for the strategies and policies of NPF4. The annexes outline how the document should be used and set out how the Scottish Government will implement the strategies and policies contained in the document.

- 6.2
- 01 - Tackling Climate Change
 - 02 - Climate Mitigation and Adaptation
 - 03 - Biodiversity
 - 04 - Natural Places
 - 06 - Forestry, Woodland and Trees
 - 07 - Historic Assets and Places
 - 12 - Zero Waste
 - 14 - Design, Quality and Place
 - 22 - Flood Risk and Water Management
 - 23 - Health and Safety
 - 29 - Rural Development
 - 30 - Tourism

6.3 Highland Wide Local Development Plan 2012 (HwLDP)

- 28 - Sustainable Design
- 29 - Design Quality and Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 36 - Development in the Wider Countryside
- 43 - Tourism
- 44 - Tourist Accommodation
- 51 - Trees and Development
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape

- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 74 - Green Networks
- 77 - Public Access

6.4 **Caithness and Sutherland Local Development Plan 2018 (CaSPlan)**

No site specific policies, the policies of NPF4 and the HwLDP apply.

6.5 **Highland Council Supplementary Planning Policy Guidance**

- Construction Environmental Management Process for Large Scale Projects (August 2010)
- Developer Contributions (March 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (March 2013)
- Managing Waste in New Developments (March 2013)
- 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**

- Creating Places
- PAN 61 - Sustainable Drainage Systems
- PAN 68 - Design Statements
- PAN 1/2011- Planning and Noise
- Historic Environment Circular 1
- Historic Environment Scotland - Managing Change in the Historic Environment

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. Additionally, Section 24(3) of the same Act provides that: "In the event of any incompatibility between the provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail"

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) Impact on infrastructure and services and proposed mitigation (developer contributions)
- c) any other material considerations

Development plan/other planning policy

8.4 The Development Plan comprises the adopted National Planning Framework 4 (NPF4), the Highland-wide Local Development Plan (HwLDP), Caithness and Sutherland Local Development Plan, and all statutorily adopted supplementary guidance.

8.5 NPF4 was adopted on 13 February 2023 and now forms an integral part of the Development Plan, whereby both legislation and planning law indicate that where there may be incompatibility between NPF4 and the Local Development Plan (HwLDP, CaSPlan, and Highland Council Supplementary Guidance) published prior to NPF4, then the more recent document shall prevail. Notwithstanding the primacy of NPF4 however, the provisions of the LDP remain a part of the adopted Development Plan and are still material to the assessment of the application.

8.6 National Planning Framework 4 (NPF4)

Since its adoption, NPF4 Policies 1, 2, and 3 now apply to all development proposals Scotland-wide, which means that significant weight must be given to the global climate and nature crises when considering all development proposals, as required by NPF4 Policy 1. To that end, development proposals must be sited and designed to minimise lifecycle greenhouse gas emissions as far as is practicably possible in accordance with NPF4 Policy 2, while contributing to the enhancement of biodiversity, as per NPF4 Policy 3. Therefore, all major developments must conserve, restore, and enhance biodiversity, including nature networks, so they are demonstrably in a better state than without intervention (NPF4 Policy 3b). Proposals should also seek to integrate nature-based solutions where possible. Similarly, NPF4 Policy 4 for Natural Places seek to protect, restore, and enhance natural assets through nature-based solutions, and requires impacts on protected species to be properly and appropriately assessed prior to determination. Policy 5 for Soils seeks to protect carbon-rich soils and prime agricultural land, restore peatlands, and minimise disturbance to soils from development. In this instance the application site covers land classed as 3.2 and 5.2 in the national soil capability mapping. The classifications there are areas suitable for high yields of a narrow range of crops or moderate yields of wider crops, and, land capable for use as improved grassland. Given the application site covers land that is not currently and is unlikely to be used for agriculture, the policy is given limited weight in this assessment, noting that the proposal overall limits impacts on soils for its development type. Policy 6 for Forestry, Woodland and Trees seeks to protect and expand forest, woodland, and tree cover while sustainably managing trees on development sites.

- 8.7 NPF4 Policy 7 for Historic Assets and Places requires that development proposals with a potentially significant impact on historic assets or places are accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. In addition, proposals for the reuse, alteration, or extension of a listed building must preserve its character, special architectural or historic interest and setting. The policy is reinforced by Policy 9 for Brownfield, vacant and derelict land and empty buildings, which encourages the reuse of vacant buildings. 14 for Design, Quality and Place seeks to encourage, promote, and facilitate well designed development that create quality environments that deliver healthy, pleasant, distinctive, connected, sustainable, and adaptable places. Policy 22 for Flood Risk and Water Management seeks to strengthen resilience to flood risk by promoting avoidance as a first principle, and reducing the vulnerability of existing and future development to flooding. Policy 23 for Health and Safety at part (a) seeks for development to have positive effects on human health, while part (e) takes account of potential noise impacts from development and the ‘agent of change’ principle.
- 8.8 In addition to the above policies, NPF4 provides subject policies according to development type and location. Specific for this proposal, Policies 26 (Business and Industry), 29 (Rural Development), and 30 (Tourism) are most relevant to the proposal given the mix of complimentary uses across the three applications (Paragraph 1.1).
- 8.9 In this instance, Policy 26 a) provides support for business uses that are compatible with the primary business function of the locale while part e) at clause (ii) requires proposals to take account of appropriate restoration at the end of the development’s lifespan. Policy 29 for Rural Development provides support for development that contributes to rural economic activity, innovation, and diversification whilst ensuring that the distinctive character of the rural area, natural assets, and cultural heritage, are safeguarded and enhanced. Finally, Policy 30 for Tourism seeks to encourage, promote, and facilitate sustainable tourism development that benefits local people, is consistent with net zero and nature commitments, and inspires people to visit Scotland. Tourism proposals should be assessed in terms of their contribution to the local economy; compatibility with surrounding area in terms of the nature and scale of activity and impacts of increased visitors; impacts on communities; travel and transport impacts including opportunities for sustainable travel; accessibility for people of all abilities; minimisation of carbon emissions; and access to the natural environment.
- 8.10 Highland-wide Local Development Plan (HwLDP)

With no site-specific allocations or policies within the CaSPlan at the application location, the development is also assessed against the relevant policies of the HwLDP including Policy 36 for Development in the Wider Countryside, Policy 28 for Sustainable Design, and Policy 29 for Design Quality and Placemaking. These Policies set out the Council’s support for development in the Wider Countryside that promotes and enhances the social, economic, and environmental wellbeing of the people of Highland. As such, the requirements of the design for sustainability criteria of Policy 28 for the assessment of all applications are important policy considerations. Of particular relevance to this application are criteria relating to

sensitive siting and high quality design to ensure that landscape and visual impacts are appropriate for the local landscape character and historic environment (in line with HwLDP Policies 61 for Landscape and 57 for Natural, Built and Cultural Heritage), while conforming with existing and approved adjacent land uses. Impacts on community and residential amenity; impacts on natural, built, and cultural heritage resources; compatibility with public service provision including water, sewerage, drainage, roads, and electricity; accessibility; energy efficiency; and, reduction of waste, are also of importance. 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.

- 8.11 As an application related to a new tourist facility and tourist accommodation, HwLDP Policies 43 and 44 for Tourism and Tourist Accommodation respectively will also apply. The policies require proposals for tourist facilities to be of appropriate scale and proportion to their setting and not compromise the management and interpretation of, or access to, natural, built, and cultural heritage features within the area (as also required by HwLDP Policy 57 for Natural, Built and Cultural Heritage). In addition, the development should complement existing tourist facilities while increasing the length of visitors' stay, spending, or promote a wider spread of visitors. proposals for tourist accommodation within the countryside will be supported where there is a need for this type of accommodation and it can be achieved without adversely affecting the landscape character, whilst complying with Policy 36.
- 8.12 HwLDP Policy 56 for Travel requires proposals that are likely to generate increased travel activity at the location to 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.
- 8.13 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 where appropriate.
- 8.14 Caithness and Sutherland Local Development Plan

The area plan covering this site is the CaSPlan (2018), it focuses mainly on regional and settlement strategies and identifying specific site allocations and defined Settlement Development Areas (SDAs). While the proposals do not lie within Ardgay SDA and are not otherwise allocated, the general information and Placemaking Priorities identified for Ardgay have relevance to the application's assessment, including:

- Assist and promote economic development.
- Support additional tourist facilities.
- Sensitive siting and design that respects the settlement's location partly within the Dornoch Firth National Scenic Area.

- Maintain access to Core Paths.
- Avoid any adverse effect on Dornoch Firth and Morrich More SAC (including otter).

The CaSPlan supports suitable opportunities for tourism and employment throughout Caithness and Sutherland as set out within both the Vision and the Strategy Map, in particular showing the area around the Dornoch Firth extending up to Lairg and Golspie as an Area for Coordinated Tourism Connections. However, it should be recognised that these are high level aims and not tacit support of all tourism proposals.

8.15 Principle of Development

There are no significant incompatibilities or conflicts between NPF4 and the LDP in terms of intent of the policies assessed above and their related policy outcomes as they relate to this application. It is considered that sensitive refurbishment of the Category B Curtilage Listed Steading will lead to the building's continual use and upkeep, which will improve both the appearance of the building and the surrounding built environment, with concomitant improved visual impacts on the wider landscape that it sits within. The tourism sector is continuing to grow in Sutherland and this proposal will help to enhance the quality and variety of tourist accommodation in the wider area. Indeed, the development is anticipated to generate 20 fulltime equivalent jobs, while the Planning Statement predicts that users of the holiday park will spend £240,000 annually in local businesses. As such, the proposal to change the land use both within the designed parkland and of the Curtilage Listed Steading are considered to align with the development plan so the principle of the development is supported subject to the proposal being satisfactory in all other aspects, which is assessed below.

Siting and Design (Landscape and Visual Impacts)

- 8.16 The application site falls wholly within the Strath – Caithness & Sutherland Landscape Character Type within the designed parkland landscape of the Gledfield Estate. The site's specific Strath Landscape Character Area is characterised by containing moorland covered Rounded Hills with wooded lower slopes (mix plantation and parkland/ornamental trees), with inventory woodland, parkland and agricultural fields bounding the River Carron. There is a dispersed settlement pattern with Gledfield estate buildings on the site side of the River Carron and some rural housing to its north following the line of the C1138 - Cadh' An Tartair public road. The development will introduce new tourism infrastructure into the landscape including upgraded access routes, driveways, caravan pitches and caravans, as well as lighting.
- 8.17 The applicant has included a Landscape and Visual Impact Assessment (LVIA) with the submission, which describes that the development will theoretically be visible from most locations within 1km with visibility dropping significantly due to landform beyond 1km. The LVIA describes that many of the areas with visibility are within woodland or agricultural ground that is seldom accessed by the public, and that existing man-made physical structures and infrastructure within the landscape will limit visibility of the development yet further when viewed within a 1km radius. The report advises that visibility of the caravan lodge site will be limited to views from the

north looking south with views from the east and west being contained to within the application boundary, with the area screened from views to the south. That means that there are views into the estate from the Cadh' an Tartair (C1138), which for road users are side-on and momentary but for properties along this route are more sustained. Notwithstanding however, the proposals will appear partially screened and nestled into the receiving landscape by virtue of topography and existing tree copses. Visibility of caravan lodges from these locations is therefore limited, while having site of the facility is not considered in and of itself a significant visual effect. In addition, the proposal is within a scarcely populated area of the countryside whereby properties are lit during the hours of darkness, so the proposal will not introduce light sources to a dark sky location. Nevertheless, a condition is suggested to secure details of a lighting scheme to ensure the development's visual effects during the hours of darkness are within acceptable limits.

- 8.18 It is considered that there is sufficient scope within the designed landscape to accommodate the 47no caravan lodges as shown on the Site Layout Plan. Following discussions with the Council's Conservation Officer, the applicant has amended the application red line boundary to extend the site northwards towards the River Carron. The amendment changes the layout and configuration allowing for greater spacing between caravan plots, and thereby reducing the development's density. The layout shows caravan pitches responding to the existing planting structure and the proposal now incorporating open space in the southern section of the parkland between areas of perimeter woodland.
- 8.19 It is appropriate to condition details of final site levels to ensure that caravan pitches are installed in a manner that matches the natural contours of the designed landscape along with details of landscaping, including at individual pitches, to assist with the integration of the development into its designed parkland setting. Similarly, it is not considered appropriate to use soils and materials from site excavations to form additional mounds or bunds that are not in keeping with the designed parkland landscape so details of how extraneous materials will be handled and where necessary disposed of should be secured by condition.-The submission advises that low-level lighting bollards and occasional directional building mounted luminaires will be used across the development to avoid light spillage and excessive light pollution, final details of the lighting strategy should also be secured by condition.
- 8.20 Caravan lodge designs are not fixed at this stage as the application is for a static caravan site, albeit one that aims at the luxury end of the market. Notwithstanding, the applicant's Supporting Information advises that all caravan lodges will be single storey, although heights are not specified, single caravans are indicatively sized at 12.2m x 3.7m and double caravans at 13.8m x 6.1m. Details of maximum caravan dimensions should be secured by condition, along with material and colour finishes, and shape and form, to ensure a high quality finishes commensurate with the intended high-end provision and designed parkland setting.
- 8.21 With regards siting at the steading, the applicant has shifted the visitor parking area westward, forward of the Gledfield Farmhouse rather than the steading itself to allow for hard and soft landscaping and patio areas to provide an appropriate setting and enhanced leisure and amenity opportunity, which is supported. As stated, design considerations related to the refurbishment and repurposing of the steading are discussed in detail in the associated report for the Listed Building Consent. However,

it is noted here that the designs have evolved considerably from the initial application with the applicant taking on board the concerns raised in relation to the steading's conversion and alteration. Ongoing discussions with the applicant have secured a number of design changes such as the retention of original wall, eave, and roof ridge heights, as well as the original roof pitch; reduction in the size of the courtyard infills and rear extension so these features appear subordinate to the original building; use of a suitable palette of materials of stone, aluminium, and glazing to contrast heritage and contemporary features. These design interventions, together with the retention of original architectural features where possible, means that the interpretation of the building's original use and relationship with its estate neighbours will remain intact. As such, it is considered that the amended proposal will sensitively and appropriately bring the historic building back into use and ensure its long term viable future.

Amenity

- 8.22 The submission includes a Noise Impact Assessment (NIA), an assessment of the development's likely impact on neighbouring residential amenity as well as details of on-site management, including reception facilities for guest check in and departure and out of hours check in arrangements within the Planning Statement. The submission advises that the leisure facility is likely to have standard daily operational hours of between 09h and 22h with potential for the venue to host occasional functions past 23h. The NIA advises that noise emitting from the heating, ventilation, and air conditioning system used at the steading will be below measured background levels provided an acoustic barrier is installed to mitigate noise levels. The NIA does not raise concerns that the overall development will impact residential amenity through noise, the steading's 200+m the separation distance from nearest occupied estate property, and 600+m distance from those none estate properties north of the River Carron, are sufficient to not raise concerns in that regard, these distances are also sufficient to mitigate for odour impacts from the facility's kitchen and restaurant. There is potential for caravan lodges to become sources of noise however it is expected that this will be managed through onsite management practices as guests will be expected to adhere to site rules to maintain the amenity of neighbours and other guests favourably.
- 8.23 Environmental Health has not objected to the application subject to conditions to control noise output from plant, machinery, and equipment, as well as to secure a scheme for the suppression of construction dust prior to works commencing on site. It is appropriate to condition a Lighting Strategy to ensure light pollution is appropriately managed and mitigated in the interests of residential amenity. Some limited disruption may be expected during the construction phase of development however, 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, which would subsequently be controlled through Environmental Health who have requested a condition to ensure that any noise producing construction activities outwith the normal hours have prior approval from the Council.

Historic Environment

- 8.24 The Council's Archaeologist has confirmed that the development is not considered to impact on buried archaeological remains or deposits and no further survey work

is required. Gledfield House gardens has been recorded as a designed landscape of local or regional importance on the Highland Historic Environment Record (MHG62518) and should therefore be protected and preserved in situ to accord with NPF4. The proposal's impact on the historic designed parkland has been acknowledged and assessed through the proposal's landscape and visual impacts with the amended design and layout of the caravan lodge area now considered to ensure impacts on the historic resource are kept within acceptable limits. Appropriate hard and soft landscaping will reduce impacts further while impacts on the listed walled garden and Gledfield House are considered to be within acceptable limits. The designs for the steading are more appropriately assessed through the associated Listed Building Consent (THC ref. 23/01101/LBC).

Natural Heritage and Ecology

- 8.25 The submission includes a Baseline Ecological Survey and Impact Assessment report, which investigates the presence or absence of protected species on the site and the likely impact of the development and works on protected species, as well as evaluates the site's overall nature conservation status and the development and works likely impacts on the integrity of nature conservation interests as well as on sites of ecological or nature conservation importance within the vicinity. In addition, it is noted here that all construction works should be undertaken in accordance with an approved Construction Environment Management Plan (CEMP) and a condition is suggested to ensure that the CEMP includes Habitat and Species Protection Plans and a Schedule of Mitigation.

Natural Heritage – Designated Sites

- 8.26 There are no designations covering the application site and the development is not considered to impact the special qualities of the Dornoch Firth National Scenic Area (NSA) (2km east), nor the qualifying interests of the Dornoch Firth and Morrich More Special Area of Conservation (SAC) (2km east), or Wild Land Qualities of the Rhiddoroch - Beinn Dearg - Ben Wyvis Wild Land (WLA) (3km southwest).

Ecology - Habitats

- 8.27 The application site hosts several habitats including modified (semi-improved) grassland, broadleaf trees and tree groupings, streams and associated riparian vegetation, the steading and associated infrastructure including hardstanding, and former garden ground. None of these habitats are UK Priority Habitat, while the development will affect only small pockets of semi-natural habitat including tall-ruderal vegetation, low-growing scrub, riparian vegetation, less disturbed/modified grassland. The report sets out that only the riparian habitat and blocks of woodland are important habitats and/or vegetation communities, with the area of Ancient Woodland at the site's western boundary comprising degraded habitat.
- 8.28 The applicant was advised to include habitat enhancement proposals to conserve, restore, and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention, as a requirement of NPF4. To that end, the applicant was advised that the Council would accept plans to restore and conserve areas of Ancient Woodlands to their optimal semi-natural state, to restore individual parkland trees and copses by removing and replacing damaged

specimens, native wildflower and riparian planting, and a scheme to remove non-native rhododendrons as part of a long-term management plan. The submitted landscape plan provides detail of species lists and new habitats proposed while the landscape management plan details how these habitats will be established and managed. It is considered that the extensive areas of native tree, shrub and wildflower grassland proposed will outweigh the species-poor, low distinctiveness habitat that will be lost. Proposals to enhance the adjacent (off-site) ancient woodland site have also been allowed for, as well as off-site enhancement of adjacent woodland plantation blocks. The submission also includes a Biodiversity Net Gain Matrix calculation that shows the development will result in a demonstrable upgrade of biodiversity within the Gledfield Estate as a result of the proposal. These mitigation, compensation, and enhancement measures should be secured as part of a Habitat Management, which should be secured by condition as suggested in this report.

Ecology – Protected Species

- 8.29 Protected Species Surveys were undertaken for badger, bats, breeding birds, great crested newts and any other protected and important species. The site is known to be regularly used by red deer and red fox and is likely within the range of red squirrel. No signs of polecat, red squirrel, water vole, or otter were surveyed, although the streams that were surveyed were considered to be marginally suitable for water vole and otter.
- 8.30 In terms of bat surveys, the steading was found to be relatively unsuitable for bat roosts and foraging and no conclusive evidence was found of bats using the building, however bats are known to forage along the margins of the adjacent woodland. Emergence surveys were carried out in the summers of 2021 and 2022, neither of which recorded bats leaving or entering the steading. Bats were recorded as using mature trees within woodland blocks however these will not be impacted by the development. The report concludes that the proposal is unlikely to negatively impact protected species however recommends a precautionary approach to construction and includes mitigation measures to be incorporated with construction works. A requirement for Protected Species Plans is included in the suggested condition for the Construction Environment Management Plan, which will be required should a European Protected Species License be required in the event that bats are found roosting in the building during construction works.

Ecology - Ornithology

- 8.31 Bird surveys recorded swallow and robin nesting in the steading, and common species including jackdaw and greater spotted woodpecker in the wider site. The report concludes that common and urban species may also nest across the site and therefore further surveys will be required before any work is undertaken during the bird breeding season (March to August inclusive), which should be secured by condition. The Council's Ecologist has requested that a condition to ensure that all works on the farm steading are undertaken between September and February following the Method Statement outlined in the aforementioned Baseline Ecology Survey or, where unavoidable, that a Barn Owl Survey is undertaken by a licenced ornithologist with the report of the survey to include mitigation measures as required,

submitted for approval prior to works on the barn commencing between March and August.

Trees and Woodland

- 8.32 Much of the woodland surrounding the proposal site is listed in the Ancient Woodland Inventory as either Ancient Woodland of Semi-Natural Origin or Long Established Woodland of Semi-Natural Origin. There are also several notable trees and tree copses that form a part of the designed parkland and make a valuable contribution to the setting of Gledfield House. A Tree Survey and Arboricultural Impact Assessment (AIA) are submitted to the application, which assess the quality of trees and identify areas of potential conflict, including where, as originally designed, the proposal would affect Category A trees and tree groups. Consequently, the Council's Forestry Officer initially objected to the application pending amended layout plans to re-site caravan pitches and parking facilities, and reroute the public footpath to avoid trees and tree groups. Additionally, the Forestry Officer's response advised that the proximity of caravan lodges to certain trees and tree groups would likely result in overshadowing and could potentially place people and accommodations at risk from falling trees and branches. The Forestry Officer was also concerned that the extension to the rear of the steading would be within the root protection areas of trees, which was discussed on site directly with the applicant.
- 8.33 Following the submission of an amended site layout plan, Tree Protection Plan, and an Arboricultural Method Statement, the Forestry Officer is satisfied that the several Category A trees and tree groups will be retained; that the Arboricultural Method Statement has demonstrated a responsible approach towards the management of tree safety and provides a strong case for a reduced separation distance, which is agreed to in this instance; and, that development will avoid impacting the root protection areas of retained trees noting that the Forestry Officer did agree to the removal of two lower quality trees to the north of the steading to allow for the erection of the steading's rear extension, which is required to make the leisure facility viable. Furthermore, the Forestry Officer advises that the landscaping proposals appear well considered and that their implementation should be secured by condition along with details of the finalised Arboricultural Method Statement and Tree Protection Plan, as well as a detailed schedule of supervision and reporting to be undertaken by a suitably qualified arboricultural consultant.

Access and Parking

- 8.34 Access to the development will be directly from the single-track public C1140 road, with the development is expected to primarily be accessed by car due to the site's rural location. Car journeys are therefore expected to impact Church Street (C1136) between the A836 at Ardgay and its junction with the C1140 at Lower Gledfield near Gledfield Primary School. The speed limit of the C1140 at the site is 60mph, however the applicant's road survey data shows 85th percentile speeds as 43mph westbound and 44.7mph eastbound. Based on the speed survey outcome, the applicant has proposed to provide a 40mph speed limit along the C1140 from the junction with Church Street to the west of the proposed site access junction to ensure safer access and egress at the site and provide a safer environment for cyclists and pedestrians using the route.

- 8.35 Further measures are proposed for the route including provision of new and upgraded passing places, localised road widening, and the provision of a 1.5m wide new footway to be installed along the C1140 between Church Street and Cluanag Cottages where it follows a route northwards behind the property to the River Carron. These road improvements will be required to be dealt with through an application for Road Construction Consent however in the meantime Transport Planning has requested that they are secured by condition.
- 8.36 The amended layout includes provision for separate site access and egress junctions, with the former being located further west at the existing access junction with Gledfield Farmhouse, while the latter will use the existing access junction of the steading. The upgraded junction designs include proposals to realign the traditional wall at both junctions to allow for visibility splays of 4.5m x 120m, which are appropriate for the proposed road speed. Pedestrian access provision is also included at each junction.
- 8.37 The amended site layout has revised the car parking arrangement by removing the overspill car park from the south side of the C1140 so that it is wholly contained within the curtilage of the steading and Gledfield Farmhouse. Spaces for 42no visitor vehicles are provided, which includes 3 access spaces, while secure cycle parking for 12no cycles is proposed at the steading's front patio. The applicant's calculations for parking space requirements include an assumption that 50% of the steading's users will be residents of the caravan lodge park, which Transport Planning has not disputed, according to which the development would require a minimum of 37no spaces. There is also space within the grounds for additional parking should the requirement exceed the provision. No information is included for the charging of electrical vehicles at the facility so a condition is included to secure an EV Charging Strategy. The site layout plan includes a waste storage and collection area within the main curtilage, which is supported.
- 8.38 A Construction Phase Traffic Management Plan (CTMP) will also be required before any work starts on site. The CTMP should evaluate the number and type of HGV movements required for construction as well as confirm the route to the A9. A joint condition survey prior to and after construction along the minor road network to the A836 will also be required. Together, this information will inform any requirement for a Section 96 Wear and Tear Agreement for any impacts on the integrity and condition of Council maintained minor roads.
- 8.39 Wider Access

Given the site's location within the Gledfield Estate, the development provides ample opportunity to enhance recreational amenity for the proposal's users as well as the wider public. To that end, the applicant has proposed a new path to link the Council adopted Core Path SU3.09 (Carron Bridge – Gledfield) with Church Street to the east at Lower Gledfield. An additional new path link between the Council adopted Core Path SU03.06 (River Carron) with the site itself is also proposed. Access through the application site will also be improved with a new internal road layout. All of these measure are supported to improve community amenity. An Access Management Plan will be required however to manage public access (as provided under the Land Reform (Scotland) Act 2003) during both the construction and occupation phases of

the development, the plan should also include details of path upgrades and finishes and should be secured by Condition.

Water, Flood Risk, and Drainage

- 8.40 Scottish Water has confirmed that there is currently sufficient capacity in Bonar Bridge Water Treatment Works to service the development for fresh water. Nevertheless, Environmental Health has advised that the proposal may still require a private water supply and as such, a condition should be attached to any permission to secure details to demonstrate that the sufficiency and quality of such a water supply is in accordance with acceptable levels.
- 8.41 In terms of flood risk, SEPA's online strategic flood mapping shows that the site lies outwith the 1 in 200 and 1 in 1,000-year return period flood plains of the River Carron; the 1 in 1000 year flood risk is significant for the caravan lodge park as the caravans are classed as a 'Most Vulnerable' to flood risk land use. Site information and desktop mapping however, appear to confirm that the site is well elevated above the River Carron, and that consequently flood risk from the river is likely low. However, the site is crossed by small watercourses with multiple culverts, while initially the application included a proposal to realign a section of a watercourse, which was objected to by the Council's Flood Risk Management Team and SEPA. That proposal has been amended to leave the watercourse in situ to safeguard its flood storage and conveying capacity, while a 6 metre development free buffer zone should be retained either side of its banks, and which should be planted with native riparian species. There is also a proposal to dismantle a disused lade and redirect its flows through a new culvert beneath ground level, which SEPA does not object to subject to a condition to secure that the culvert's minimum capacity is equal to the existing culvert upstream of the lade, and that there is no built development located on top of the proposed culvert.
- 8.42 In terms of site drainage, the submission shows that ground conditions are not suitable for an infiltration via subsoil strategy, and as such below ground attenuation tanks are proposed for the main parking and steading areas, with outfall to an existing watercourse to the east of the steading. Each caravan lodge pitch will have its own runoff attenuation storage, with discharge to the surrounding natural ground.
- 8.43 Foul drainage across the site will drain to a Biodisk treatment plant with treated water then discharging to the River Carron, which will require a CAR Licence from SEPA, while the foul water discharge Population Equivalent (PE) is likely to be greater than 50 for the development, which will be fall under SEPA's regulatory requirements. SEPA has not objected to the foul drainage proposals and they are supported.

Developer Contributions

- 8.44 There are no identified projects to which the development would be reasonably expected to contribute to so no monetary sums are sought from the developer towards Council service or infrastructure provision. Green infrastructure will be provided on site, while a public art strategy should be secured by condition to demonstrate that the overall development will contribute to the visual and architectural improvement of the Highland area through such considerations as gateway features, site signage, lighting, and landscaping for example. Off-site

improvements to the local road and path network are secured by condition and will be controlled via an application of a Road Construction Consent.

Other material considerations

8.45 There are no other material considerations.

Non-material considerations

8.46 Non-material considerations raised as follows:

- a) Direct commercial competition with existing businesses;
- b) Lyme disease as this is covered by separate legislation;
- c) Issues with water pressure and internet reliability where these are matters for developer to negotiate with service providers.

Matters to be secured by Legal Agreement / Upfront Payment

8.47 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) None

9. CONCLUSION

9.1 The proposal seeks to diversify the economic output of a private rural estate through the refurbishment and reuse of a derelict but attractive Curtilage Listed Steading of local historic importance, and through the operation of a holiday park of luxury static caravan lodges. As such, the proposal will not only help to enhance the quality and variety of tourist accommodation in Sutherland, but also provide up to 20 fulltime equivalent jobs while guests are expected to spend considerable sums offsite in local businesses. The sensitive refurbishment of the Steading will lead to the building's continual use and upkeep, which will improve both the appearance of the building and visual appeal of its surrounding built environment. There is sufficient scope for the caravan lodge park to respond positively to the designed parkland landscape by following the existing planting structure and natural contours of the land, and for caravan lodge designs to be appropriate for the site's sensitivities and its Highland context. The development as a whole will not negatively impact residential or community amenity through noise, odours, or light pollution, while improved footpath provision and proposals for habitat and biodiversity enhancements will improve recreational opportunities within the wider estate. The proposal is not considered to negatively impact on natural heritage, designated sites, or protected species interests, while access and parking, and, flood risk mitigation measures and drainage arrangements, are all considered acceptable.

9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal to change the land use of both the Steading and the designed parkland accord with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

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

11. RECOMMENDATION

Action required before decision issued

Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Subject to the above actions, it is recommended 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.
 1. Notwithstanding the provision 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), the site shall be laid out, maintained, and operated in accordance with the approved drawings and supporting information docketted hereto. For the avoidance of doubt, no amendment or addition to the site, its layout or buildings on the site shall take place without the prior approval of the Planning Authority including the installation of services and facilities such as, but not limited to, caravans signage, electrical vehicle charging points, solar photovoltaic panels.
 2. The use of the static caravan lodge site hereby approved, shall be for tourist accommodation use only and no caravan shall be used as a principal private residence or be occupied by any family, group, or individual for more than three months (cumulative) in any one calendar year.
 3. Should the Caravan Site hereby approved cease to operate as such for a continuous period of 24 months, it shall be deemed to have ceased to serve its intended purpose and unless otherwise agreed in writing by the

Planning Authority, within a period of 6 months all associated development, services, fixtures and fittings shall be removed from the site and the ground shall be reinstated to a condition comparable with that of the adjoining land unless otherwise approved in writing under application to the Planning Authority.

Reason: In order to clarify the terms of the permission, in the interests of visual amenity, and in accordance with the use applied for. To ensure that any development that has ceased to serve its intended purpose is removed from the site.

3. No static caravan or lodge shall be installed on the development hereby approved until details of the design and layout of caravan pitches, and the design parameters of caravan lodges are submitted to, and approved in writing by, the Planning Authority. Such details shall include, but not necessarily be limited to:
 - Design and layout of caravan pitches including concrete base relative to caravan dimension, areas of hardstanding, decking, and surface water drainage;
 - caravan and lodge dimensions including maximum length, width, plinth heights, ground to eaves heights, and ground to roof ridge heights;
 - roof pitches;
 - specification of all external materials;
 - colour finishes;
 - window and door details.

Reason: To ensure that the development is sensitive to, and compatible with, its historic context and the amenity and character of the area.

4. No development shall commence until a Construction Environmental Management Plan (CEMP), in accordance with The Highland Council's Guidance Note on Construction Environmental Management Process for Large Scale Projects (August 2010) (as amended, revoked or re-enacted; with or without modification), has been submitted to, and approved in writing by, the Planning Authority (in consultation with Consultees as appropriate). The CEMP shall be submitted at least two months prior to the intended start date on site and shall include the following:
 - i. A Schedule of Mitigation (SM) drawing together all approved mitigation proposed in support of the application and other agreed mitigation;
 - ii. Construction Environmental Management Plans (CEMPs) for the construction phase, covering:
 - a. Habitat and Species Protection Plan to include further survey work and mitigation measures as set out in the Baseline Ecological Survey & Impact Assessment date February 2023 (received 03 March 2023);
 - b. Pollution Prevention and Control;

- c. Dust Management;
 - d. Noise and Vibration Mitigation with no works for which noise is audible at the boundary of the site to be carried out outwith 0800 hours to 1900 hours Monday to Friday, 0800 hours to 1300 hours on Saturdays, and at no time on a Sunday or public holiday without the prior written permission of the Planning Authority upon submission of a construction noise impact assessment;
 - e. Site Waste Management including details of how extraneous excavation materials will be handled and where necessary disposed of;
 - f. Emergency Response Plans; and,
 - g. Other relevant environmental management as may be relevant to the development.
- iii. A statement of responsibility to 'stop the job/activity' if a breach or potential breach of mitigation or legislation occurs; and,

Thereafter, development shall be carried out in accordance with the approved Schedule of Mitigation, Construction Environmental Management Document and any Construction Environmental Management Plans approved thereunder.

Reason: To ensure that development works are carried out in an appropriate and environmentally acceptable manner.

5. No development shall commence until a finalised scheme of hard and soft landscaping works based on the Landscape Plan (received 17 May 2023) have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme, which shall be based on the indicative Landscape Layout drawings received 17 May 2023, shall include:
- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point, showing caravan pitches installed in a manner that matches the natural contours of the designed landscape;
 - ii. A plan showing existing landscaping features and vegetation to be retained;
 - iii. The location and design, including materials, of any existing or proposed pathways, roadways, caravan pitches, areas of decking, patios, walls, fences, and gates, which shall be appropriate for the rural Highland context;
 - iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and,
 - v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved

details shall be carried out in the first planting and seeding seasons following the commencement of 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 a high standard of landscaping is achieved, appropriate to the designed parkland location of the site.

6. No development shall commence until a finalised Arboricultural Method Statement and Tree Protection Plan and an have been prepared in accordance with BS5837:2012 (Trees in relation to design, demolition and construction) and submitted to, and approved in writing by, the Planning Authority. The finalised Arboricultural Method Statement and Tree Protection Plan shall be based on the outline Arboricultural Method Statement and Tree Protection Plan (Outline) dated May 2023 and received 17 May 2023. For the avoidance of doubt, the approved Site Layout Plan will be subject to any amendments recommended in the Arboricultural Method Statement.

Reason: To ensure the protection of retained trees during construction and thereafter.

7. No development, site excavation or groundwork shall commence until a suitably qualified Arboricultural Consultant has been appointed by the developer. Their appointment and remit shall first be approved in writing by the Planning Authority. For the avoidance of doubt, the Arboricultural Consultant shall be appointed prior to the commencement of the development and as a minimum retained until the completion of the development and their remit shall, in addition to any functions approved in writing by the Planning Authority, include:
 - i. Ensuring that the approved finalised Arboricultural Method Statement and Tree Protection Plan as required in Condition 6 above are implemented to the agreed standard; and,
 - ii. The preparation of Certificates of Compliance for each stage of work involved in the development, which shall be submitted to the Planning Authority upon completion of the stage to which they relate. Prior to development, site excavation or groundwork commencing, details of each stage of work (including a general description of the type and extent of work to be carried out within that stage) shall be submitted to, and approved in writing by the Planning Authority.

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

8.
 - iii. No development shall commence until full details of any external lighting to be used within the site and/or along its boundaries and/or access have been submitted to, and approved in writing by, the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light, which shall be so positioned and

angled to prevent any direct illumination, glare or light spillage outwith the site boundary. Thereafter only the approved details shall be implemented.

Reason: In order to ensure that any lighting installed within the application site does not spill beyond the intended target area, does not impact adversely upon the amenity and rural character of the area and does not result in 'sky glow'.

9.
 1. There shall be no Commencement of Development unless and until a Habitat Management Plan (HMP) has been submitted to, and approved in writing by the Planning Authority.
 2. The HMP shall set out proposed habitat management of the site including all mitigation, compensation, and enhancement measures as outlined in the following documents:
 1. Landscape Plan (received 17 May 2023);
 2. Planting Notes & Maintenance and Management Proposals (received 17 May 2023);
 3. Second Response to the Further Consultation Comments (received 17 May 2023); and,
 4. Natural England Metric 4, supplied with the application, during the period of construction and operation phases of the development, and shall provide for the maintenance, monitoring and reporting of approved habitats on site.
 3. The HMP shall include provision for regular monitoring and review to be undertaken against the HMP objectives and measures for securing amendments or additions to the HMP in the event that the HMP objectives are not being met.

Unless and until otherwise agreed in advance in writing with the Planning Authority, the approved HMP (as amended from time to time with written approval of the Planning Authority)

Reason: To ensure the protection and enhancement of habitats in the interests of conservation.

10. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the Planning Authority in consultation with the relevant Roads Authority(s). The CTMP, which shall be implemented as approved, must include:
 - i. details of locations of areas of storage, loading and unloading of materials;
 - ii. indicative numbers and types of construction HGVs;
 - iii. the proposed routes of HGVs;
 - iv. an indicative construction programme linked to HGV numbers;
 - v. management proposals for the construction HGV traffic including any temporary signage or other measures to control speed;
 - vi. timing and routes of traffic;

- vii. Drainage and wheel washing measures to ensure water and debris are prevented from discharging from the site onto the public road; and,
 - viii. a concluded agreement in accordance with Section 96 of the Roads (Scotland) Act 1984 under which the developer is responsible for the repair of any damage to the public road network that can reasonably be attributed to construction related traffic. As part of this agreement, pre-start and postconstruction road condition surveys covering all routes must be carried out by the developer, to the satisfaction of the Roads Authority(s).
4. The approved construction phase Traffic Management Plan, as it relates to, or is relied upon by, an individual phase, shall be implemented prior to development commencing on that phase and remain in place until the development of the phase is complete.

Reason: To ensure that the construction phase of development has no significant long-term adverse impact upon the integrity of the public road network, and in the interests of road and pedestrian safety.

11. No development shall commence until a scheme for the inclusion of public art within the development to accord with the Highland Council's Public Art Strategy Supplementary Guidance (March 2013) has been submitted to, and approved in writing by, the Planning Authority. The scheme shall include:
- a. detailed design of public art provision including, but not limited to, gateway features, site signage, lighting, soft and hard landscaping, and interpretation;
 - b. consideration of how the public art provision is appropriate for the designated historic environment and the designed parkland landscape;
 - c. locations of any and all public art provision;
 - d. the management and maintenance of any and all public art provision; and,
 - e. a timetable for implementation.

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

Reason: To facilitate the delivery of a development that accords with the placemaking principles of the Development Plan.

12. In the event that the development hereby approved is required to connect to a private water supply, no part of the development shall be occupied until an appraisal to demonstrate that a sufficient private water supply can serve the development has been submitted to, and approved in writing by, the Planning Authority. This appraisal shall be carried out by an appropriately qualified person(s) and shall specify the means by which a water supply shall be provided and thereafter maintained to the development, with the appraisal showing the proposed water supply:
- 1. Is under foreseeable conditions, capable of providing viable, perennial water supply of adequate volume. For domestic properties this should be based on the number of proposed bedrooms multiplied by two, multiplied

by the estimated maximum daily domestic usage (currently 200 litres/person).

2.Meets, or is capable of being treated to meet, the water quality requirements of the Private Water Supplies (Scotland) Regulations 2006. Where treatment is required details of the proposed treatment systems shall be given.

3.Has been subject to a risk assessment. Details of measures to be taken to minimise the risk of contamination e.g. source protection, distribution system, holding tanks etc, should be submitted.

4.Does not adversely affect the integrity, adequacy or quality of any other private water supply.

Thereafter, the private water supply shall be so installed and operated in accordance with the approved details until a connection to the public water supply can be reasonably obtained.

Reason: in order to ensure that an adequate private water supply can be provided to meet the requirements of the proposed development and without compromising the interests of other users of the same or nearby private water supplies.

13. In the event that works effecting trees or the farm steading are not commenced within two years from the date of the bat surveys undertaken for the Baseline Ecological Survey, then a new bat survey shall be undertaken and submitted to the Council for approval prior to commencement of works effecting trees and the farm steading

Reason: in order to ensure bats, which are a European Protected Species, are protected during the construction phase of development.

14. All works on the farm steading shall be undertaken between September and February and shall follow the Method Statement outlined in the aforementioned Baseline Ecology Survey. If works outwith this time are unavoidable, no works shall commence (between March and August) unless and until a report of a Barn Owl Survey, which must be undertaken by a licenced ornithologist and include mitigation measures as required, has been submitted to, and approved in writing by, the Council prior to works on the barn commencing between March and August.

Reason: in order to ensure Barn Owls, which are a Schedule 1 protected bird species, are protected during the construction phase of development.

15. Prior to the occupation of the development hereby approved, a scheme detailing the provision of electric vehicle charging points shall be submitted to, and approved in writing by, the Planning Authority. The scheme shall include Identification of locations for communal electric vehicle charging points in communal parking areas and individual caravan lodge pitches. Thereafter, all approved charging points are to be installed in accordance with the agreed details and made available for use at the approved locations in accordance with the approved timescales and maintained for this use in perpetuity.

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

16. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive premises with windows open for ventilation purposes. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels & Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

Reason: in order to safeguard the amenity of occupants and neighbouring properties.

17. For the avoidance of doubt, all roads related works in relation to the A838 shall be carried out at the expense of the developer to the satisfaction of the Roads Authority in accordance with the required Traffic Orders and Road Construction Consent (RCC), including:
- i. enactment of the extended 40mph zone;
 - ii. road markings;
 - iii. new signage;
 - iv. footpath links including dropped kerbs and pedestrian crossing; and,
 - v. drainage measures.

No other works within or alongside any public road shall commence until the appropriate permission from the Roads Authority has been granted. Thereafter, all roads related works shall be completed in full, made available for use, and, maintained for use in perpetuity prior to the first occupation of the development.

Reason: In the interests of site, road, and pedestrian safety, and in order to ensure that the works involved comply with applicable standards.

18. 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 6 metres of any watercourse without planning permission being granted on application to the Planning Authority.

Reason: To ensure that development which is normally permissible without the need for a planning application is carefully managed and does not encroach onto riparian buffer strips. Such buffers strips are required a) for the maintenance of watercourses within the application site, b) to account for natural watercourse migration, and c) in order to safeguard property from flood risk.

19. The proposed culvert to replace the existing raised lade under the car park shall have a minimum capacity equal to the existing culvert under the road that is upstream of the lade. There shall be no built development located above of the proposed culvert.

Reason: in order to reduce flood risk associated with the culverting of the lade.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal to change the land use of both the steading and the designed parkland accord 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.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

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_f_or_working_on_public_roads/2

Mud and Debris on Road

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

Construction Hours and Noise-Generating Activities

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

Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

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

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

Protected Species – Halting of Work

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

Protected Species – Bat License

If any bat roosts are identified within structures that will be removed or any works could cause a disturbance to the bat roost, a NatureScot EPS license will require to be obtained, in relation to the bat roosts, prior to any of the proposed works commencing on-site.

A Species Protection Plan will require to be drawn up prior to application for an EPS license.

License application forms and guidance notes can be found at;

<https://www.nature.scot/professional-advice/protected-areas-and-species/licensing/species-licensing-z-guide/bats-and-licensing>

EPS licenses can be granted to permit activities that would otherwise be unlawful under European legislation. Three tests must be satisfied before the licensing authority can issue a licence under Regulation 44(2) of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended). An application for a licence will fail unless all of the three tests are satisfied.

Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: Mark Fitzpatrick

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

Relevant Plans:

- Plan 1 - ref. 1100 REVB Location Plan
- Plan 2 - ref. 1201 REVR Site Layout Plan
- Plan 3 - ref. 1203 REVP Steading Site Layout Plan
- Plan 4 - ref. 1012 REVD Proposed Elevations [Steading]
- Plan 5 - ref. 1010 REVD Ground Floor Plan [Steading]
- Plan 6 - ref. 1011 REVC First Floor Plan [Steading]

Appendix 2

	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
Type	Contribution	Rate (per house)	Rate (per flat)	Total Amount* ¹	Index Linked ¹	Base Date* ²	Payment Trigger* ³	Accounting Dates* ⁴	Clawback Period* ⁵
Schools²									
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
Community Facilities	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing									
On-site provision ³	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

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

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

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

Off-site provision ⁴	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 ⁵	£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
Transport									
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

⁴ As above

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

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
Green Infrastructure									
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
Water and Waste									
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					

Public Art	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Other (Please Specify)	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

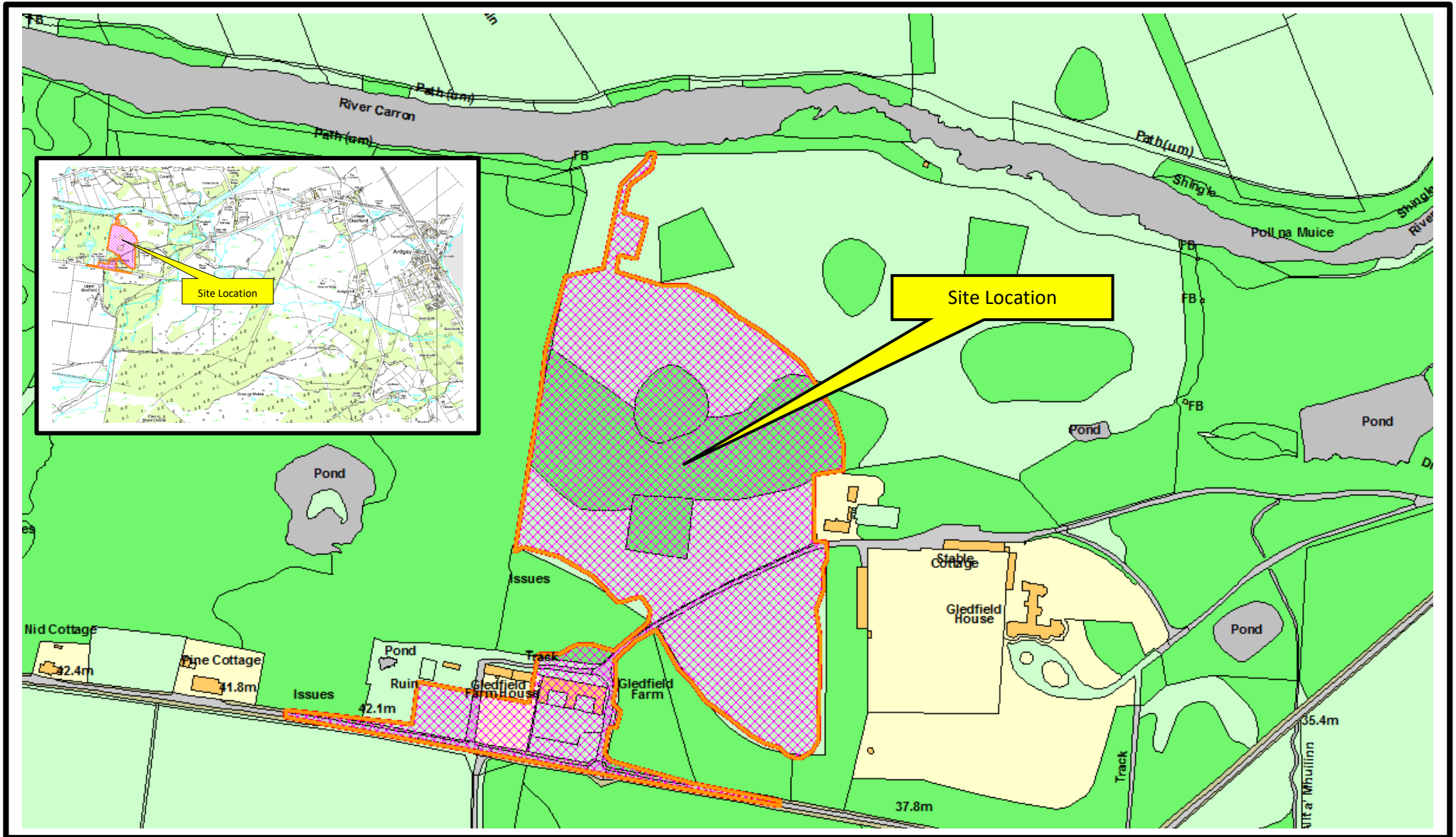
*4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

*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

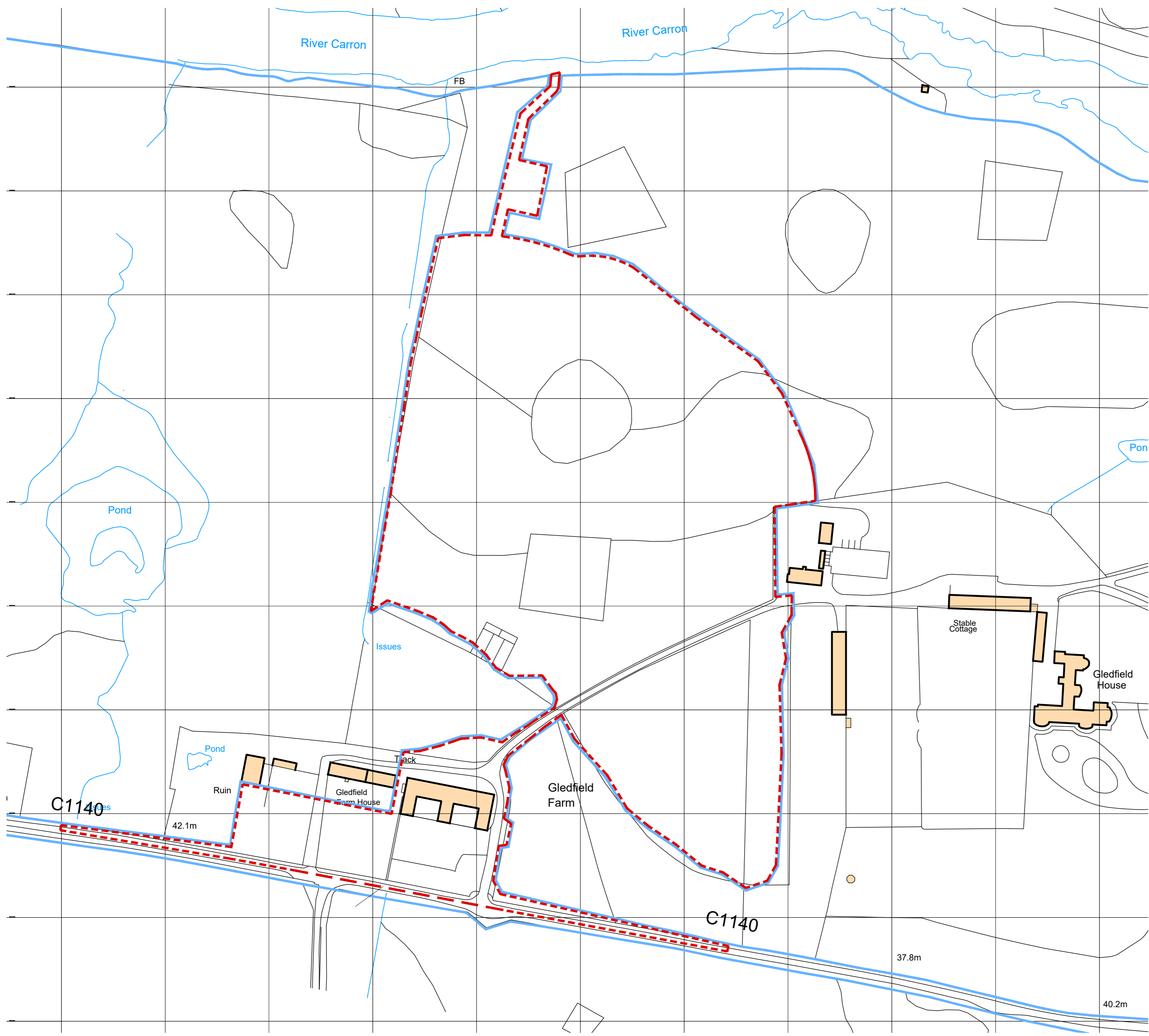


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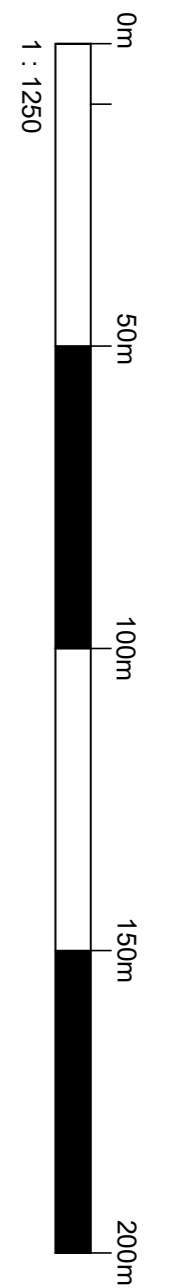
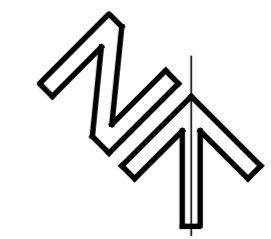
Development of 47 holiday lodges, conversion and extension of existing building to form spa, gym, offices, restaurant and ancillary facilities, car parking and access at Land 150m NE of Gledfield farm Cottage, Ardgay.

September 2023





general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
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- APPLICATION SITE
- OTHER LAND IN APPLICANTS OWNERSHIP

Rev.	Date	By	Description

Client:
Pure Leisure Group

mck associates limited
architecture | building surveying | urban design

burnaby villa ■ 48 walling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk
Project:
Gledfield Estate, Ardgay

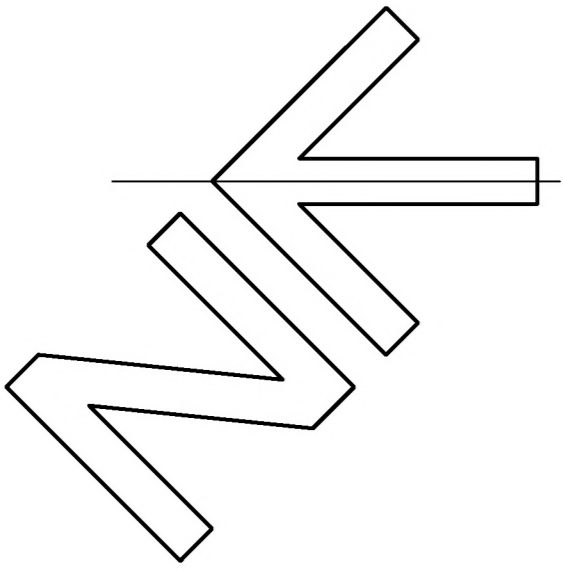
Drawing Title:
Location Plan

Drawn: RE	Checked: PS	Scale: 1:1250	Date: February 2023
Job No: 20-037	Drawing No: 1100	Rev: B	

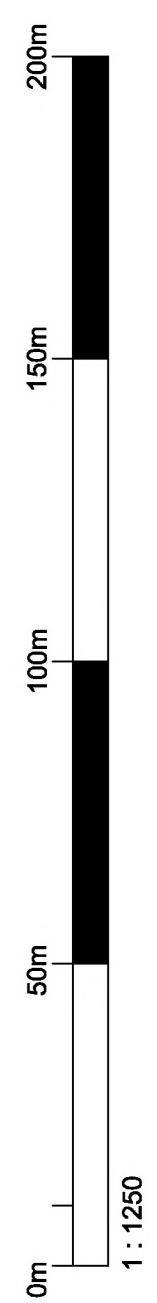
A2

PLANNING

general notes:
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Application
 Site Area = 5.96 Ha
 (12.59 Acres)



Rev: _____ Date: _____ By: _____ Description: _____
 Client: Pure Leisure Group

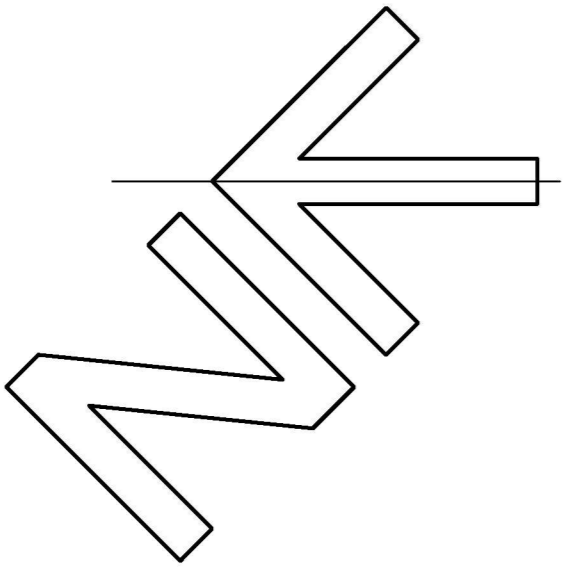


associates limited
 architecture | building surveying | urban design
 burnaby villa ■ 48 wailing street road ■ hylwood ■ preston ■ pr2 8bp
 tel: 01772 774510 fax: 01772 774511 email: mck@mckassociates.co.uk
 Project: Gledfield Estate, Ardgay

Drawing Title:
Site Layout

Drawn: PS	Checked: _____	Scale: 1:1250	Date: March 2023
Job No: 20-037	Drawing No: 1201		Rev: R

general notes:
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 all dimensions to be checked on site prior to commencement of work and any
 discrepancies to be reported immediately.
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PARKING PROVISION

- POOL - 10 spaces per 100 sq.m.
Pool Hall = 160 sq.m. - 16 spaces
plus 1 per 3 staff (3 staff) = 17 spaces
- BAR LOUNGE - 1 space per 10 sq.m.
Bar = 108 sq.m. - 11 spaces
plus 1 per 3 staff (6 staff) = 13 spaces
- RESTAURANT - 1 space per 5 sq.m.
Restaurant = 168 sq.m. - 34 spaces
plus 1 per 3 staff (9 staff) = 37 spaces
- GYMNASIUM - 5 spaces per 100 sq.m.
Gym = 50 sq.m. - 5 spaces
plus 1 per 3 staff (3 staff) = 6 spaces
- TOTAL PARKING REQUIREMENT**
= 73 Parking Spaces

Because at least 50 percent of users will walk directly from the Lodge Park itself, requirement is reduced by 50 percent, meaning provision should be at least 37 parking spaces.

Actual provision = 42 spaces

Cycle Parking - 1 per 8 car spaces
73 / 8 = 9.125 spaces - 12 provided

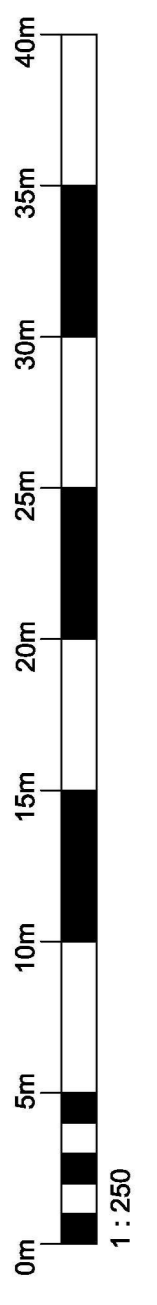


Pure Leisure Group



mck associates limited
 architecture | building surveying | urban design
 burnaby villa ■ 48 waiting street road ■ fulwood ■ Preston ■ PR2 8BP
 tel: 01772 774510 fax: 01772 774511 email: mck@mckassociates.co.uk
 Project: Gledfield Estate, Ardgay

Drawing Title: Steading Site Layout



full details of access arrangements and road upgrading as per Transport Statement prepared by Cameron & Ross

Area of site dedicated to providing future parking provision as and when deemed necessary. Parking to be in the form of 'Grasscrete' or similar self-draining system.

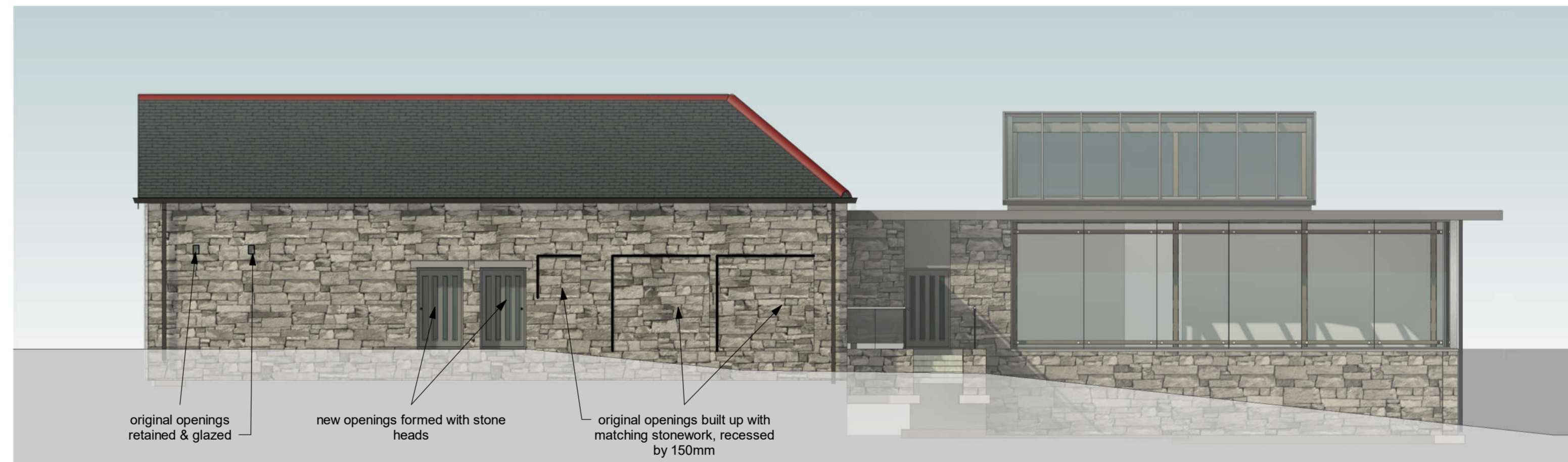


SOUTH ELEVATION TO MAIN ROAD



NORTH ELEVATION TO LODGE PARK & RIVER CARRON

original openings retained & glazed

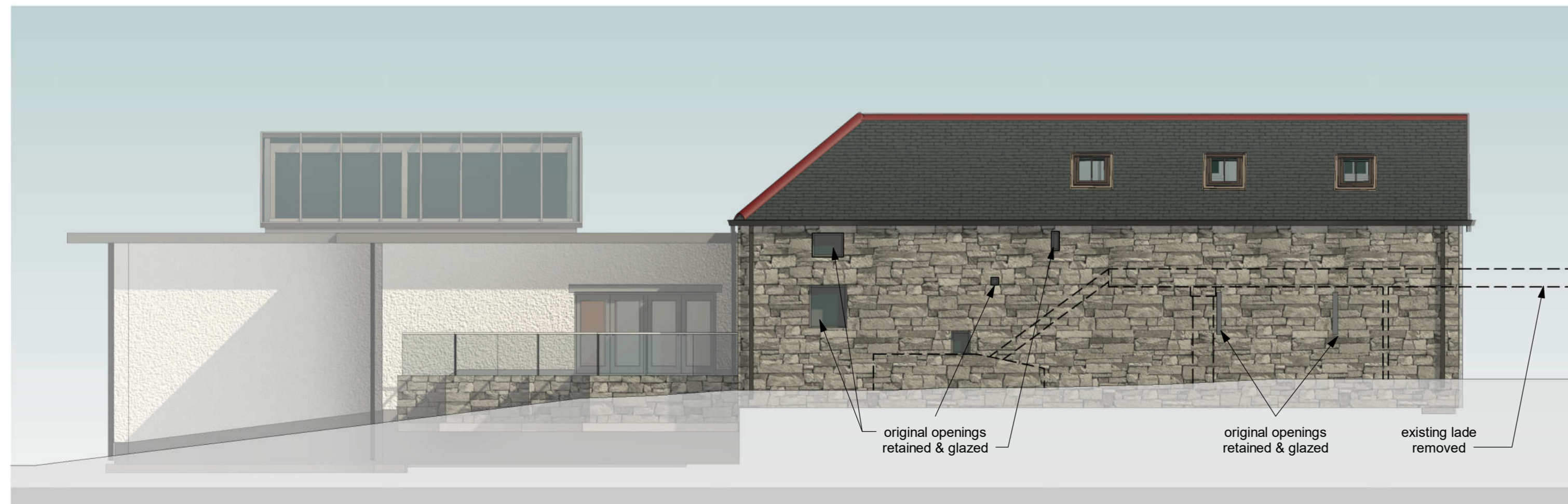


original openings retained & glazed

new openings formed with stone heads

original openings built up with matching stonework, recessed by 150mm

EAST ELEVATION TO SITE ACCESS ROAD

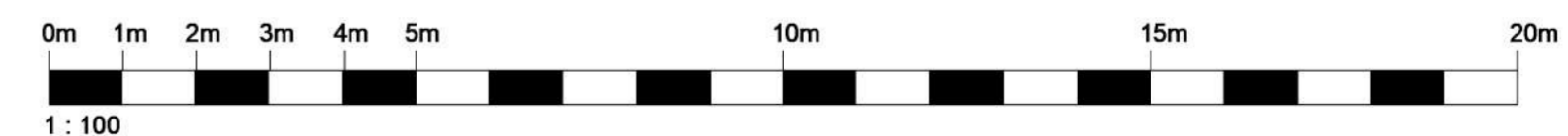


original openings retained & glazed

original openings retained & glazed

existing lade removed

WEST ELEVATION TO EXISTING FARMHOUSE



general notes:
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing. copyright reserved to mck associates ltd. and this drawing may not be used or reproduced without prior written consent.

Materials Specification: -

Existing steading walls are to be cleaned & re-pointed by Specialist Conservation Contractors. Any existing openings to be built up are to be constructed from matching re-claimed materials. Samples are to be approved by the Planners prior to Construction commencing on site.

New external walls to the rear are to be constructed from 2 leaves of concrete blockwork, with a rough harling render externally, and with an insulated cavity to comply with the current Building Standards (Scotland) Regulations. New stonework is to be sourced from the local area, sizes to match the existing stonework as near as possible, and samples approved prior to construction

Existing openings are to have new glazed frames as indicated.

Roofs are to be carefully stripped, and materials set aside for re-use. New roof structure to Engineer's design, insulated and finished with re-claimed slates in diminishing courses to replicate the existing roof. Ridge and hip tiles are to be re-claimed terracotta, fixed in accordance with the high exposure setting by specialist roofing contractors.

Conservation type rooflights by approved manufacturer are to be used where indicated.

Gutters are to be powder coated aluminium profiles; colour: black, with matching rainwater pipes, brackets etc.

Fascias are to be maximum 75mm deep, finished RAL 7016.

Curtain walling is to be by specialist supplier, generally frameless or powder coated aluminium sections; colour: Grey RAL 7016.

External balustrading is to be frameless safety glass, with stainless steel capping rail, min 1100mm high.

D	February 23	PS	FURTHER PLANNING AMENDS
C	November 22	PS	PLANNING RE-SUBMISSION
B	November 22	PS	PLANNING RE-SUBMISSION
A	July 21	PS	PLANNING SUBMISSION

Client:
Gledfield Highland Estate
Ardgay, Sutherland

mck associates limited
architecture | building surveying | urban design
burnaby villa ■ 48 walling street road ■ fulwood ■ Preston ■ PR2 8BP
tel: 01772 774510 fax: 01772 774511 email: mck@mckassociates.co.uk

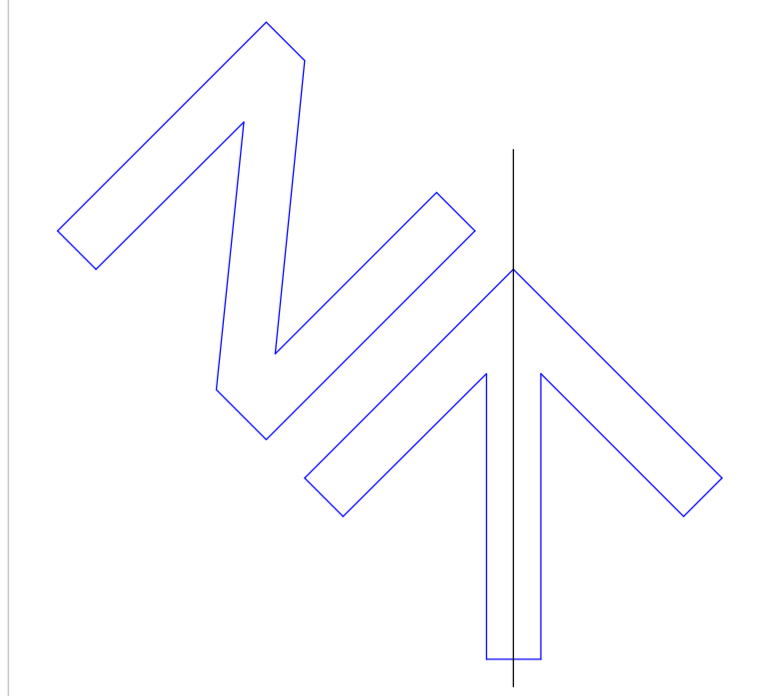
Project:
Conversion of existing Steading Building to form NEW CLUBHOUSE FACILITIES

Drawing Title:
Elevations - PROPOSED

Drawn: PS	Checked:	Scale: 1:100 (A1)	Date: February 2023
Job No: 20-037	Drawing No: 1012	Rev: D	

A1 PLANNING

general notes:
 all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing, this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing. copyright reserved to mck associates ltd. and this drawing may not be used or reproduced without prior written consent.



FOR DETAILS OF SITE LAYOUT REFER TO DRAWINGS NUMBERED 20-037/1201 & 1203

D	February 23	PS	FURTHER PLANNING AMENDS
C	November 22	PS	PLANNING RE-SUBMISSION
B	November 22	PS	PLANNING RE-SUBMISSION
A	July 21	PS	PLANNING SUBMISSION

Client:
 Gledfield Highland Estate
 Ardgay, Sutherland

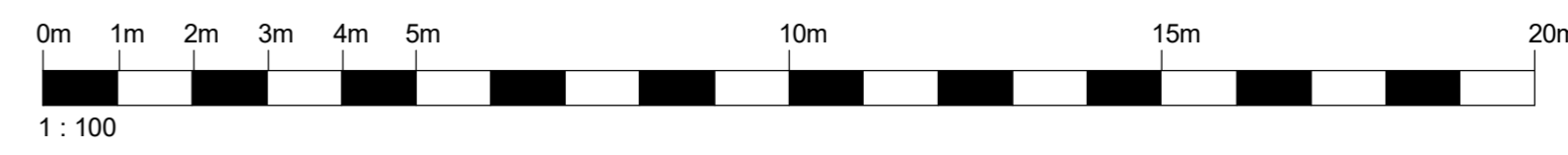
mck associates limited
 architecture | building surveying | urban design
 burnaby villa ■ 48 walling street road ■ fulwood ■ preston ■ pr2 8bp
 tel: 01772 774510 fax: 01772 774511 email: mck@mckassociates.co.uk

Project:
 Conversion of existing Steading Building
 to form NEW CLUBHOUSE FACILITIES

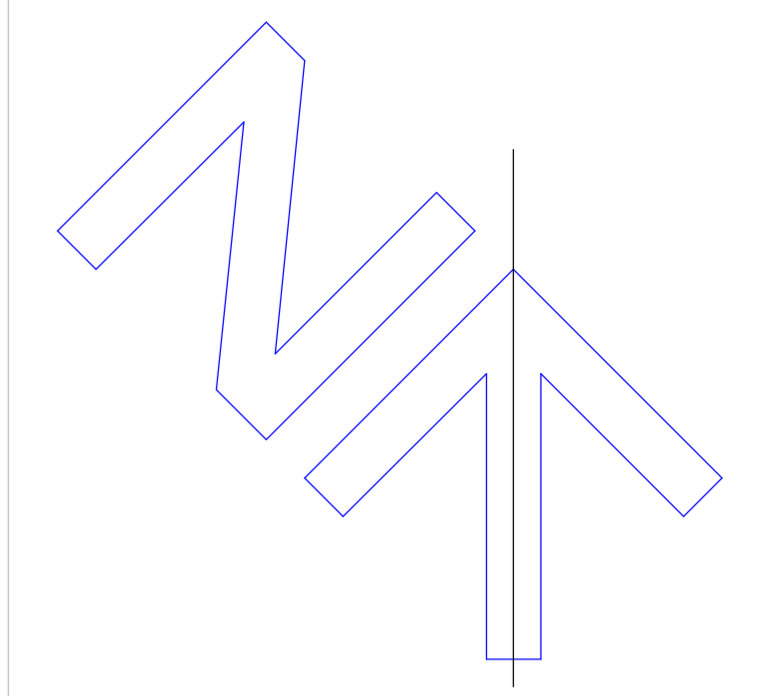
Drawing Title:
 Ground Floor Layout - PROPOSED
 GIA = 945.48 sq.m. (10,177 sq.ft.)

Drawn:	Checked:	Scale:	Date:
PS		1:100 (A1)	February 2023
Job No:	Drawing No:	Rev:	
20-037	1010	D	

A1 PLANNING



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C	February 23	PS	FURTHER PLANNING AMENDS
B	November 22	PS	PLANNING RE-SUBMISSION
A	July 21	PS	PLANNING SUBMISSION
Rev.	Date	By	Description

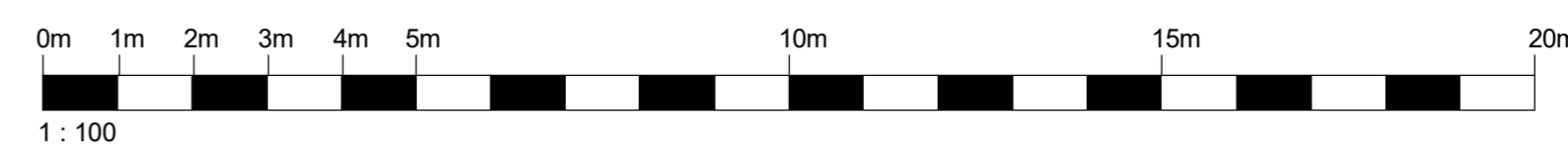
Client:
Gledfield Highland Estate
 Ardgay, Sutherland

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 tel: 01772 774510 fax: 01772 774511 email: mck@mckassociates.co.uk

Project:
**Conversion of existing Steading Building
 to form NEW CLUBHOUSE FACILITIES**

Drawing Title:
First Floor Layout - PROPOSED
 GIA = 34.35 sq.m. (370 sq.ft.)

Drawn:	Checked:	Scale:	Date:
PS		1:100 (A1)	February 2023
Job No:	Drawing No:	Rev:	
20-037	1011	C	



A1 PLANNING