

Agenda Item	6.6
Report No	PLN/068/23

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 12th September 2023
Report Title: 23/01749/FUL: Springfield Properties PLC
Land 120M North Of Glenburn, Station Road, Dornoch
Report By: Area Planning Manager North

Purpose/Executive Summary

Description: Remix of House Types in Phase 4
Ward: 4 – East Sutherland and Edderton
Development category: Major
Reason referred to Committee: Major Development.

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks consent to alter the house types within Phase 4 of Springfield's Dornoch North development. This was consented in March 2023 as part of a wider application for Phases 3 and 4 after having been approved at the North Planning Applications Committee and following the conclusion of a Section 75 Agreement (21/04031/FUL). As the overall site boundary remains the same as the consented scheme, the proposal remains 'major' development. The proposal is however concerned solely with a change to the consented house types on the Plots within Phase 4 which is the final phase of the site and which will see an overall reduction in units. Whilst the rationale for the remixed house types is not laid bare within the submission, it is assumed this reflects market conditions and to better cater to the needs of those who have expressed interest in purchasing a house plot. The differences in housing provision between the consented layout and the proposed layout are summarised in the below table:

	<u>Currently Consented</u>	<u>Proposed under this Application</u>
2-bedroom semi-detached houses	6 (affordable units)	4 affordable
3-bedroom detached houses	11	8
3 bedroom semi-detached houses	14 2 affordable units	2 affordable
3-bedroom bungalows	0	0
4-bedroom detached houses	17	29
4 bedroom semi-detached houses	2 affordable units	2 affordable
2-bedroom flats	16 4 affordable	8 4 affordable
Total per phase	72 (14 affordable)	57 (12 affordable)

- 1.2 In addition to the above housing, the site will provide an internal access road which is to be a continuation of and linkage into existing Phase 2 roads. The new road will extend through Phase 3 and into Phase 4 where it provides a loop road arrangement. Surface water drainage is to be managed by way of a large SUDS (Sustainable Urban Drainage Systems) basin located on the eastern boundary of

Phase 4. A series of footpath links are to be provided internally within the site and to connect into the existing path network in Dornoch.

- 1.3 While the external appearance of each house type varies, the same material palette will be utilised across the development; this comprises smooth render external walls with areas of feature timber cladding, while roofs will be covered with dark grey concrete tiles. Landscaping is proposed around the boundary of the site with each house to also be provided with beech hedging along the front curtilage. Parking provision is to be located through a mix of side and front curtilage spaces, with visitor parking scattered throughout the site or within curtilage.
- 1.4 No pre-application advice was sought by the applicant in advance of the submission of this planning application.

The application is supported by the following documents:

- Drainage Assessment
- Flood Risk Assessment
- Pre-Application Consultation Report & Supporting Report

- 1.5 There has been no variation to the application since its submission.

2. SITE DESCRIPTION

- 2.1 The site, which lies immediately north of Dornoch, extends to 8.6 hectares and comprises rough agricultural land some of which has been readied for development as part of groundworks undertaken for preceding phases. It is irregular in shape and made up of undulating grassland dissected by the Dornoch Burn which runs north to south. Phase 1 of the site lies further north with Phase 2 currently under construction lying to the immediate north. Phase 1 comprises of 33 homes with Phase 2 delivering a further 49 units. A play area and series of path linkages have already been delivered within these phases.
- 2.2 The site is bounded to the north and northwest by farmland with the south and south southwestern boundaries adjoining existing development within Dornoch (Cnoc-An-Lobht and Rowan Avenue respectively). Some small-scale industrial units at Station Square lie southeast of the site. The Embo Road runs the east of the site, from which access to the current phases is taken. There is a significant slope inwards from the Dornoch Burn and down towards the Embo Road; with gradients across the site varying from a relatively gradual slope of 1:40 to a slope of 1:8 at the steepest points with these areas presenting open views towards the Dornoch Firth.
- 2.3 There are no natural, built or cultural heritage designations covering the site however it is bounded by the Dornoch Conservation Area to the south. The Dornoch Firth National Scenic Area is located within the coastal fringes of the town.
- 2.4 The central portion of the site is identified as being at risk of flooding owing to the Dornoch Burn and its associated flood plain (1 in 200 year) meaning this risk is medium-high.

3. PLANNING HISTORY

3.1	03.03.2023	21/04031/FUL Erection of 112 residential units and associated infrastructure	Application Permitted
3.2	19.08.2021	21/02349/PAN: Residential development and associated infrastructure	Case Closed
3.3	12.04.2012	10/01185/PIP: Masterplan for Dornoch North	Application Permitted

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour
Date Advertised: 9th June 2023
Representation deadline: 23rd June 2023
- Timeous representations: 0
Late representations: 0

5. CONSULTATIONS

- 5.1 **Flood Risk Management Team** initially raised concern about the land raising involved with the creation of the footpath proposed to cross the Dornoch Burn within the site. A revised plan has subsequently been submitted to address this which has been accepted by the FRM team however full details would require to be addressed via a condition as with the previous application.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

National Planning Framework 4 2023

- 6.1 1 – Tackling the climate and nature crises
2 – Climate mitigation and adaptation
3 – Biodiversity
7 – Historic assets and places
12 – Zero waste
13 – Sustainable transport
14 – Design, quality and place
15 – Local Living and 20 minute neighbourhoods
22 – Flood risk and water management

Highland Wide Local Development Plan 2012

- 6.2 28 - Sustainable Design
29 - Design Quality and Place-making
30 - Physical Constraints

- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 56 - Travel
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

Caithness and Sutherland Local Development Plan 2018

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

6.4 Highland Council Supplementary Planning Policy Guidance

- Developer Contributions (March 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Managing Waste in New Developments (March 2013)
- Onshore Wind Energy: Interim Supplementary Guidance (March 2012)
- Open Space in New Residential Developments (Jan 2013)
- Physical Constraints (March 2013)
- Public Art Strategy (March 2013)
- Small-Scale Wind Turbine Proposals: Interim Supplementary Guidance (Nov 2012)
- Special Landscape Area Citations (June 2011)
- Standards for Archaeological Work (March 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

- Designing Streets
- Creating Places
- Planning 1/2011 – Planning and Noise (Mar 2011)
- PAN 61 – Sustainable Drainage Systems (Jul 2001)
- PAN 68 – Design Statements (Aug 2003)
- PAN 75 – Planning for Transport (Aug 2005)
- PAN 77 – Designing for Safer Places (Mar 2006)
- PAN 83 – Master Planning (Sept 2008)

8. PLANNING APPRAISAL

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

Determining Issues

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

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy specifically updated policy since the previous consent was issued;
 - b) siting, design and landscape implications
 - c) any other material considerations

Development plan/other planning policy

- 8.4 The site is covered by an extant permission granted earlier this year which, in addition to the development plan allocation, has established the principle of development. Consent is now sought to alter the house types within the final phase of development. Nevertheless, it is appropriate to consider whether residential development remains in accordance with the updated policy context which has altered specifically with the adoption of National Planning Framework 4 in addition to any siting and design implications.
- 8.5 The national approach to housing development is set out through Policy 14 which supports development that is consistent with the six qualities of successful places as well as Policy 15 which supports development that is consistent with the principles of local living and 20-minute neighbourhoods. Additionally, Policy 16 supports the delivery of high quality, sustainable homes that meet the needs of people throughout their lives.
- 8.6 The ethos of the wider document is to maximise housing development on allocated sites where possible, ensuring development reduces reliance on private car use and contributes to local living.
- 8.7 All development also now requires to be assessed against Policies 1 – 3 which seek to facilitate development which addresses the global climate and nature climate emergency, minimises greenhouse gas emissions and enhances biodiversity.
- 8.8 The alteration to house types also requires ensuring compliance with the CASPlan allocation remains and that the proposal is acceptable under the general policies of the Highland-wide Local Development Plan. In that respect, all other aspects of Phase 4 remain as consented including the roads layout and position of SUDS

basin (which is existing) while additional detail has been provided with respect to the proposed footpath crossing the Dornoch Burn. These matters are considered below.

Siting and Design

- 8.9 The remixing of house types will result in an overall reduction in the number of units within Phase 4 as summarised within the table in paragraph 1.2. Whilst the previous consent did not result in development which exceeded the capacity specified within CASPlan, a layout reduced in density will appear more commensurate with the earlier phases of housing built in Phase 1 and 2. When comparing the two layouts it is evident that there has been a shift towards larger 4 bed house types resulting in less smaller semi-detached units while there has also been a notable reduction in flatted accommodation. Given the remainder of the proposed development remains the same with respect to the roads layout and site boundary, the differences are not considered to be significant and the revised layout as a whole remains in accordance with the principles of Designing Streets resulting in every house possessing an active street frontage in order to address natural surveillance and to create a welcoming streetscape. Whilst the overall number of affordable units is to be reduced by two, the provision remains proportionate to the number of private dwellings proposed and remains in accordance with local and national policy in this regard.
- 8.10 The site essentially forms a northern expansion of Dornoch and as such it is adjoined by existing residential development at its southwestern boundary (Rowan Avenue) There remains no concern with respect to the amenity of occupants of housing here; in particular the proposed houses with the westernmost portion of the site would be orientated with their principal elevations facing the new streets within the site rather than towards Rowan Avenue; would be separated by 15m separation at the narrowest point with the site itself being set 4m lower than Rowan Avenue. These two factors when combined will address any adverse amenity impact which will be further mitigated through the additional of planting and landscaping within this portion of the site.
- 8.11 The proposal is also able to compliment the 20 minute neighbourhood concept detailed in Policy 15 on completion through the installation of footpath links connecting the site to Cnoc An Lobht and North Street allowing onward connections to the schools and facilities and amenities within the town centre. As such the principle of development remains in accordance with the updated policy context in this regard with NPF4 strengthening the need for the footpath linkages agreed as part of the previous application.
- 8.12 The wider site, prior to any development, was farmland with limited opportunity for biodiversity to thrive due to its active management including through the use of machinery. As such the development as a whole is unlikely to result in significant loss of existing biodiversity networks and the development of the site instead poses an opportunity to provide enhancement. The area required to be kept free from development either side of the Dornoch Burn will result in Phases 3 and 4 has resulted in large areas of amenity space to be created within the site while a number of landscaping measures have already been employed around the boundary of the site including tree planting; inclusion of hedging within each

individual house plot and the provision of a large SUDS basin all which can provide excellent habitat for species within the Biodiversity Action Plan. The development also proposes electric vehicle charging points and installation of air source heat pumps to reduce reliance on fossil fuels. These measures, in addition to the aforementioned active travel links to reduce overall car based travel, are considered to address the requirements of the general policies of NPF4.

- 8.13 The submitted plans now provide additional detailing on the site levels proposed for the informal footpath that will cross the Dornoch Burn which traverses the site. Given its location with the flood plain these have been reviewed by the Flood Risk Management Team with concerns initially expressed around proposed land raising which would have resulted in an increase in flooding. The site level details have subsequently been revised to address these concerns and the details have been confirmed as acceptable by the FRM with finalised details to be agreed by condition.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.14 Developer contributions towards Dornoch Primary School and for the provision of a community facility for the Dornoch catchment have been secured in relation to the previous application. This will require to be modified to reference this updated planning permission; this would also allow the applicant to have the contributions reviewed in light of the overall reduction. This will not preclude the applicant commencing work on Phase 3 which remains covered by the existing planning consent.

9. CONCLUSION

- 9.1 The proposal seeks to amend house types within the consented Dornoch North development with a resultant reduction in number of units. The revisions continue to ensure the development is in accordance with all applicable planning policy including NPF4 as well as guidance with respect to layout and design. All other aspects remain as previously consented however as the application site remains the same, all conditions on the previous consent have been carried over.
- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of 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: The proposal incorporates renewable energy technologies and electric vehicle charging points.

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	Y	Modification of S75M
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Notification to Scottish Ministers	N
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Conclusion of Section 75 Obligation	N
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Revocation of previous permission	N
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Subject to the above actions, it is recommended to **GRANT** the application subject to the following conditions and reasons

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

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

2. No development shall commence until finalised details of all foot and cycle paths connecting the site to North Street and Con-An-Lobht have been submitted to and approved in writing by the Planning Authority. Such details, which shall be based on drawings ref: DOR(PH3+4)-ENG-005 REV D and Dor (ph3+4) Eng 025 rev A shall include all dimensions, site levels, details of junctions with the carriageway including visibility splays, measures to reduce cycle speed (North Street link), measures to discourage vehicular access (Cnoc-An-Lobht link), to minimise impact on trees and to provide phasing details. The development thereafter progress in accordance with the approved details and timescales with both links provided and made available for use prior to the completion of Phase 3 for the North Street link and prior to the completion of Phase 4.

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

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

Reason: To facilitate all modes of transport.

4. No development shall commence until details of proposed footpath levels for the proposed path crossing the Dornoch Burn (which shall be based on DOR(PH3+4)-ENG-019A dated 24.08.23) have been submitted to and

approved in writing by the Planning Authority. Such details shall demonstrate no increase in the level of any land within the flood plain.

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

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

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

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

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

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

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

6. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site green spaces and/or woodland and/or sports facilities and/or play areas and/or other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

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

7. Prior to the first occupation of the development hereby approved the public art provision detailed on D003_PL_11 REV B shall be implemented.

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

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

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

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

Reason: To facilitate the change to electric vehicles.

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

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

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

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

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

Reason: In the interests of road safety

13. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no development shall take place within the front curtilage of Plot 510 without planning permission being granted on application to the Planning Authority (including walls and fences)

Reason: In the interests of road safety

14. All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, unless otherwise stated in the approved scheme. Any trees or

plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

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

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

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

Signature:

Designation: Area Planning Manager North

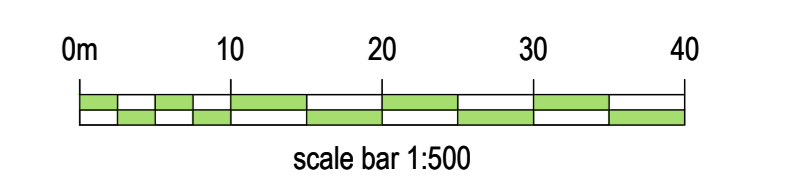
Author: Gillian Pearson

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

Relevant Plans:

- Plan 1 - Location Plan - DO03_LP_01
- Plan 2 - Site Layout Plan - DO03_PL_01 REV H
- Plan 3 - House Type Allocation - D003_PL_02 REV H
- Plan 4 - Public Art - D003_PL_11 REV B
- Plan 5 - Materials - DO03_PL_06 REV I
- Plan 6 - EV charging - DO03_PL_08 REV H
- Plan 7 - Cycle Store Locations - DO03_PL_09 REV G
- Plan 8 - Affordable House Type Locations - DO03_PL_10 REV H
- Plan 9 - Parking Provisions - DO04_PL_06

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



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



Rev	Date	Remarks	By	Ch.
H	05.04.23	Layout updated	SM	JM
G	20.03.23	Layout updated	MS	SM
F	16.08.22	Layout updated per transportation comments	SM	BW
E	19.07.22	Layout updated per transportation comments	SM	BW
D	30.05.22	Layout updated per transportation comments	SM	BW
C	04.02.22	Affordable house type updated	SM	BW
B	01.02.22	Layout updated per transportation comments	SM	BW
A	08.12.21	Layout updated per transportation comments	SM	BW

Revisions				
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Springfield Properties
Plc

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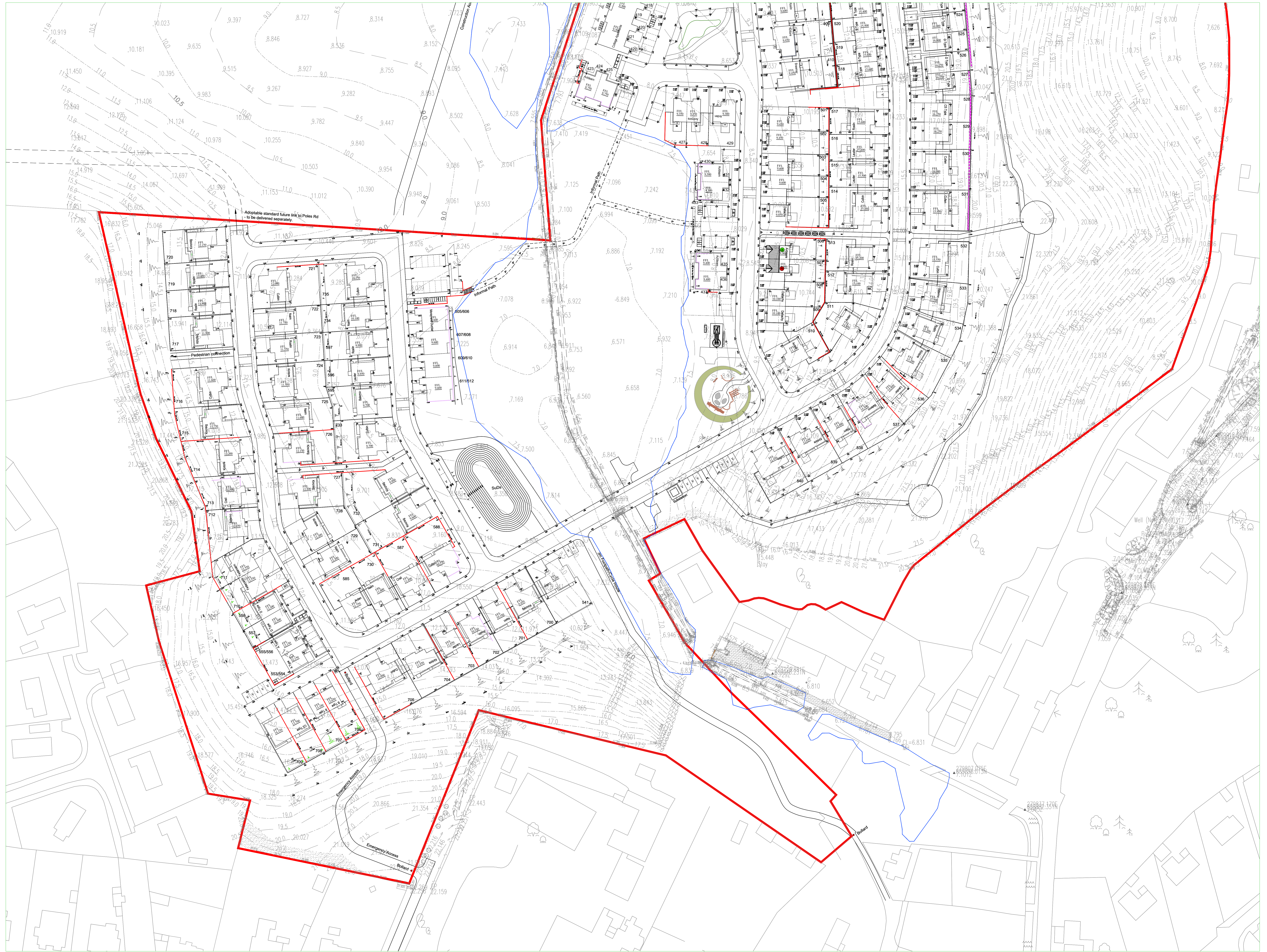
Site Layout

Project
DO03
Dornoch
Phase 3 & 4

Drawing
Site Layout

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

Drawing no.	Rev
DO03_PL_01	H



A 18223 (UPDATED FOLLOWING PHASE 4 RFI) DC
 REVISIONS



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IMPORTANT NOTES FOR CLIENTS/CONTRACTORS
 NO WORKS ARE TO COMMENCE ON SITE UNTIL ALL RELEVANT APPROVALS HAVE BEEN OBTAINED. ANY DEVIATIONS TO THE APPROVED PLANS HAVE TO BE REPORTED TO THIS OFFICE. CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.

ALL DIMENSIONS ONLY TO BE USED 'AS NOTED'.

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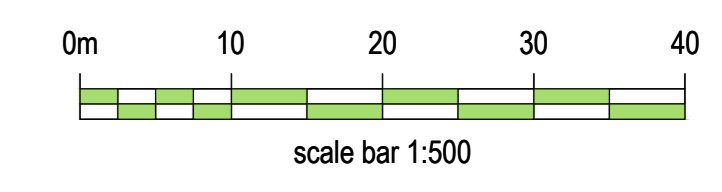
PROJECT
 Dorloch
 Phase 3&4
 LOCATION
 Allon Gardens
 Dorloch
 CLIENT
 Springfield Properties

DESCRIPTION
 Levels Layout

DRAWN
 MC
 DATE
 DWG No
 Dor(ph3+4)-Eng-019A

SCALE
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- Legend**
- Legal Boundary
 - Application Boundary
 - Phase 3 & 4 Affordable Boundary
 - 5m buffer to watercourse
 - 1.8m High Timber Screen Fence
 - Hedges
 - Walls
 - Areas Retained by Landowner

Phase 3 Affordable

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

Phase 3 Private

Arndora	3 Bed Semi	4
Naim	3 Bed Det	2
Lauder	3 Bed Det	3
Arden	4 Bed Det	2
Roslin	4 Bed Det	3
Balerno	4 Bed Det	2
Kinross	4 Bed Det	2
Cubbin	4 Bed Det	3
Cupar	3 Bed Semi	2
Dalrymple	3 Bed Semi	3
Cullen	3 Bed Bungalow	2
Private Total		28
Phase 3 Total		40

Phase 4 Affordable

B Type	2 Bed Semi	2
CS Type	2 Bed Semi	2
Fettercairn	4 Bed Semi	2
D Type	3 Bed Semi	2
A Type	2 Bed Apartment	2
Affordable Total		12

Phase 4 Private

Naim	3 Bed Det	6
Lauder	3 Bed Det	2
Arden	4 Bed Det	1
Roslin	4 Bed Det	5
Balerno	4 Bed Det	2
Cubbin	4 Bed Det	7
Kinross	4 Bed Det	8
Mossy Flat	2 Bed Apartment	4
Dunbar Flat	2 Bed Apartment	4
Crail	4 Bed Det	2
Kinross	4 Bed Det	4
Private Total		45
Phase 4 and 4 Combined Total		57

H	31.03.23	Layout updated	MS	SM
G	21.03.23	Layout updated	MS	SM
F	16.08.22	Layout updated per transportation comments	SM	BW
E	19.07.22	Layout updated per transportation comments	SM	BW
D	30.05.22	Layout updated per transportation comments	SM	BW
C	04.02.22	Affordable house types updated	SM	BW
B	01.02.22	Layout updated per transportation comments	SM	BW
A	08.12.21	Layout updated per transportation comments	SM	BW
Rev	Date	Remarks	By	Ch.

Revisions



Springfield Properties Plc

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House Type Allocation

Project
DO03
Dornoch
Phase 3 & 4

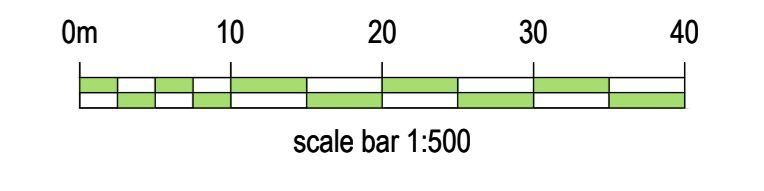
Drawing
House Type Allocation

Scale 1:500	Date Aug 21	Drawn by SM	Checked by BW
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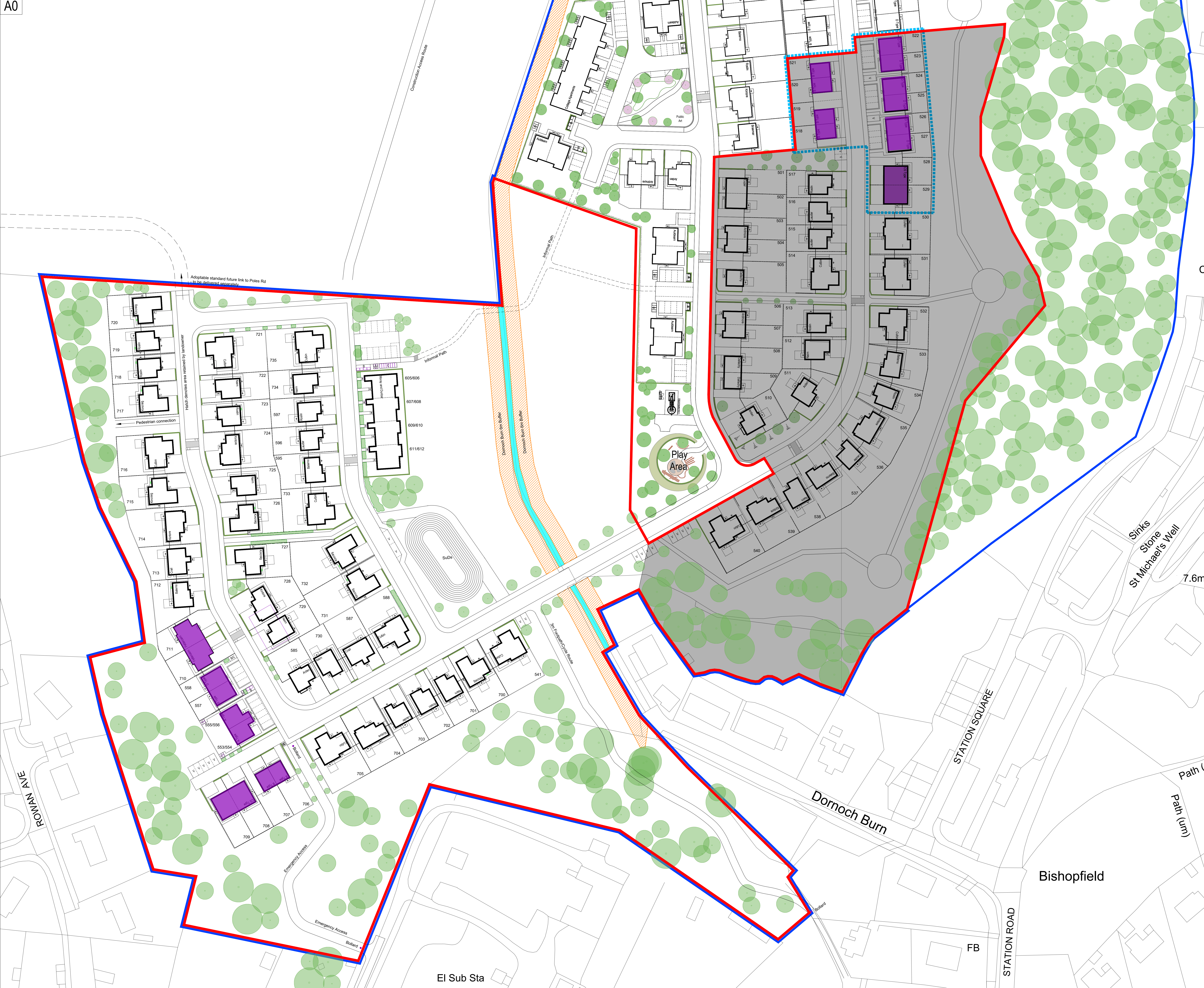
Drawing no. DO03_PL_02	Rev H
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- Legend
- Legal Boundary
 - Application Boundary
 - Phase 3 & 4 Affordable Boundary
 - Affordable House Type



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

Revisions



Springfield Properties
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Affordable HT Locations

Project
DO03
Dornoch
Phase 3 & 4

Drawing
Affordable House Type Locations

Scale 1:500	Date Aug 21	Drawn by SM	Checked by BW
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Drawing no. DO03_PL_10	Rev H
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Site Layout

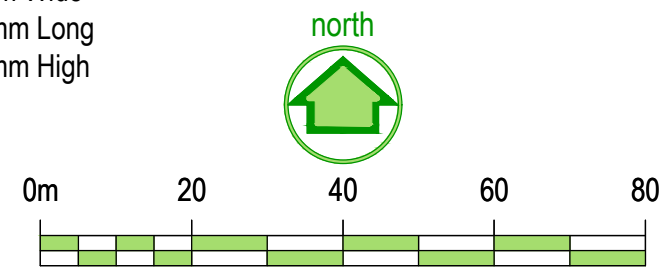


Sheffield Cycle Visitor Parking



Cycle Store Dimensions (2 Bikes per 1 store)

855mm Wide
1900mm Long
1205mm High



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

Rev.	Date	Remarks	By	Ch.
G	05.04.23	Layout updated	SM	JM
F	21.03.23	Layout updated	MS	SM
E	19.07.22	Layout updated per transportation comments	SM	BW
D	30.05.22	Layout updated per transportation comments	SM	BW
C	09.02.22	Affordable house types updated	SM	BW
B	01.02.22	Layout updated per transportation comments	SM	BW
A	08.12.21	Layout updated per transportation comments	SM	BW



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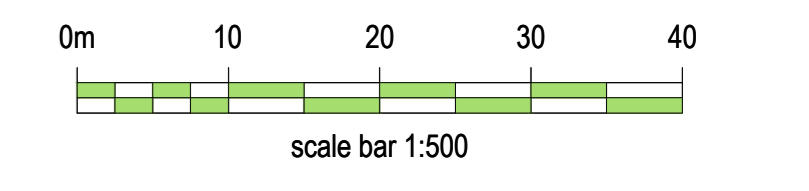
Larbert Office
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FK5 4RX

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

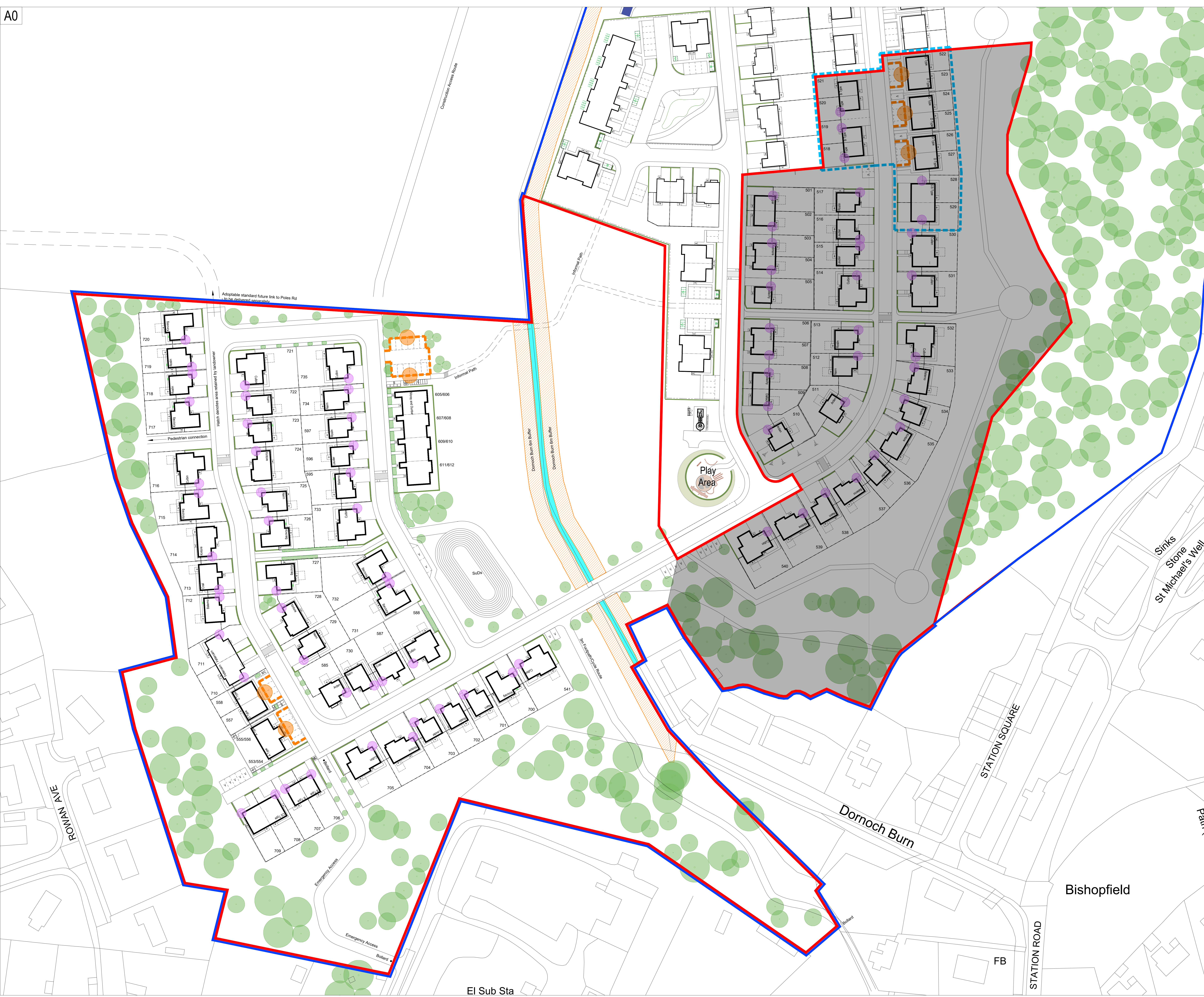
Cycle Store Locations

Project DO03 Dornoch Phases 3 & 4	
Drawing Cycle Store Locations Plots 62-65	
Scale 1:1000	Date Aug 21
Drawn by SM	Checked by BW
Drawing no. DO03_PL_09	Rev G

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



Rev	Date	Remarks	By	Ch.
H	05.04.23	Updated layout	SM	JM
G	21.03.23	Updated layout	MS	BW
F	16.08.22	Layout updated per transportation comments	SM	BW
E	19.07.22	Layout updated per transportation comments	SM	BW
D	30.05.22	Layout updated per transportation comments	SM	BW
C	09.02.22	Affordable house types updated	SM	BW
B	01.02.22	Layout updated per transportation comments	SM	BW
A	08.12.21	Layout updated per transportation comments	SM	BW

Revisions



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EV Charging

Project
DO03
Dornoch
Phase 3 & 4

Drawing
EV Charging

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

Drawing no.	Rev
DO03_PL_08	H

Accommodation Schedule - D003 - Dornoch

Name	Type	No.
Affordable:		
A Type	2 Bed Apart	4
B Type	2 Bed SD	8
CS Type	2 Bed SD	4
D Type	3 Bed SD	8
Fettercairn	4 Bed SD	2
Total Affordable:		
		24

Private:		
Arden	4 Bed DT	3
Ardmore	3 Bed SD	4
Balerno	4 Bed DT	5
Crail	4 Bed DT	2
Culbin	4 Bed DT	10
Cullen	3 Bed DT	2
Cupar	3 Bed DT	2
Dallachy	3 Bed SD	3
Kintore	4 Bed DT	6
Kincraig	4 Bed DT	8
Lauder	3 Bed DT	4
Roslin	4 Bed DT	11
Naim	3 Bed DT	5
Moray	2 Bed Apart	4
Dunbar	2 Bed Apart	4
Total Private:		73

Overall Site Total: 97

Plot specific character mix

Character Private 19 C-19

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

Character Private 09 C-09

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

Character Private 15 C-15

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

Character Private 18 C-18

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

Character Affordable 03 CA-03

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

House External Finishes

- All Plots:
- uPVC fully reversible windows in RAL 7016
 - Steel house doors by Nordan in RAL 7016 (Privates)
 - uPVC composite doors by Cairngorm (affordables)
 - uPVC fascia & soffits in RAL 7016
 - uPVC rainwater pipes in black

Roads & Driveway Finishes

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

Plot specific finish

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



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Scale bar 1:500
 0m 10 20 30 40

Legend

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

Rev	Date	Remarks	By	Ch.
I	05.04.23	Layout Updated	SM	JM
H	21.03.23	Layout Updated	MS	SM
G	18.10.22	Affordable external door specification added	KP	NS
F	16.08.22	Layout updated per transportation comments	SM	BW
E	19.07.22	Layout updated per transportation comments	SM	BW
D	04.03.22	Feature cladding added to affordable housing	AT	BW
C	09.02.22	Affordable house types updated	SM	BW
B	01.02.22	Layout updated per transportation comments	SM	BW
A	08.12.21	Layout updated per transportation comments	SM	BW

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

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- Legend**
- Legal Boundary
 - Application Boundary
 - Phase 2 Affordable Boundary
 - 6m buffer to watercourse
- Parking Provision**
- In curtilage visitor parking allocation 36No.
 - On street/public area visitor parking allocation 19No.

A1



Rev	Date	Remarks	By	Ch.
J	05.04.23	Updated layout	SM	JM
I	21.03.23	Updated layout	MS	JM
H	16.08.22	Updated per transportation comments	SM	BW
G	19.07.22	Updated per transportation comments	SM	BW
F	30.05.22	Updated per transportation comments	SM	BW
E	26.05.22	Updated per transportation comments	SM	BW
D	09.02.22	Affordable house types updated	SM	BW
C	01.02.22	Layout updated per transportation comments	SM	BW
B	30.11.21	On street and visitor parking updated	SM	BW
A	23.11.21	On street parking added for discussion	SM	BW



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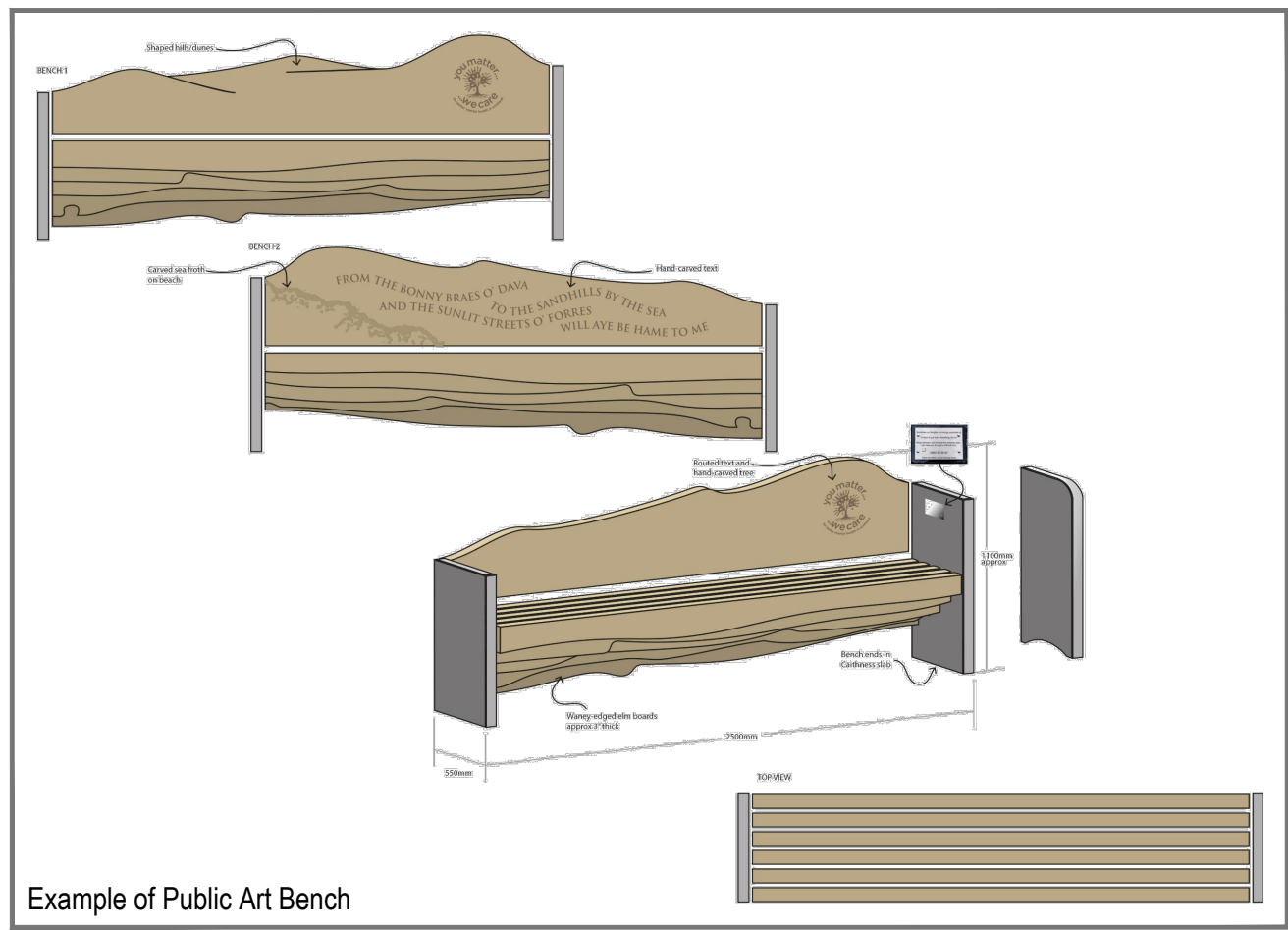
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Project
 DO04 Domocho
 Phases 3/4

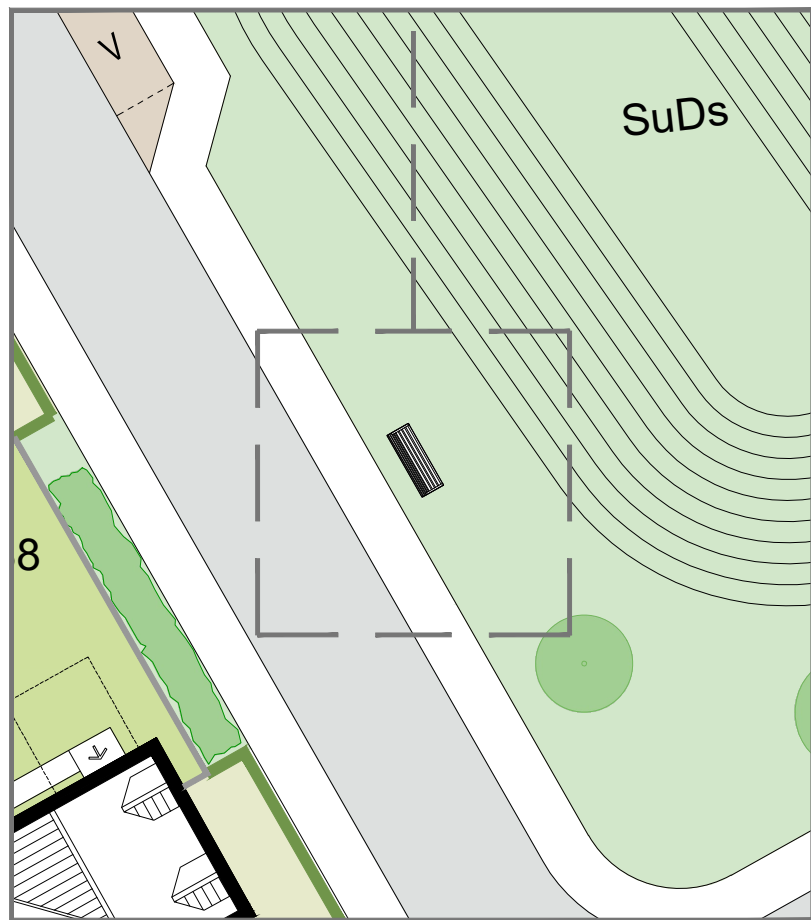
Drawing
 Parking Provision

Scale NTS	Date July 2021	Drawn by SM	Checked by BW
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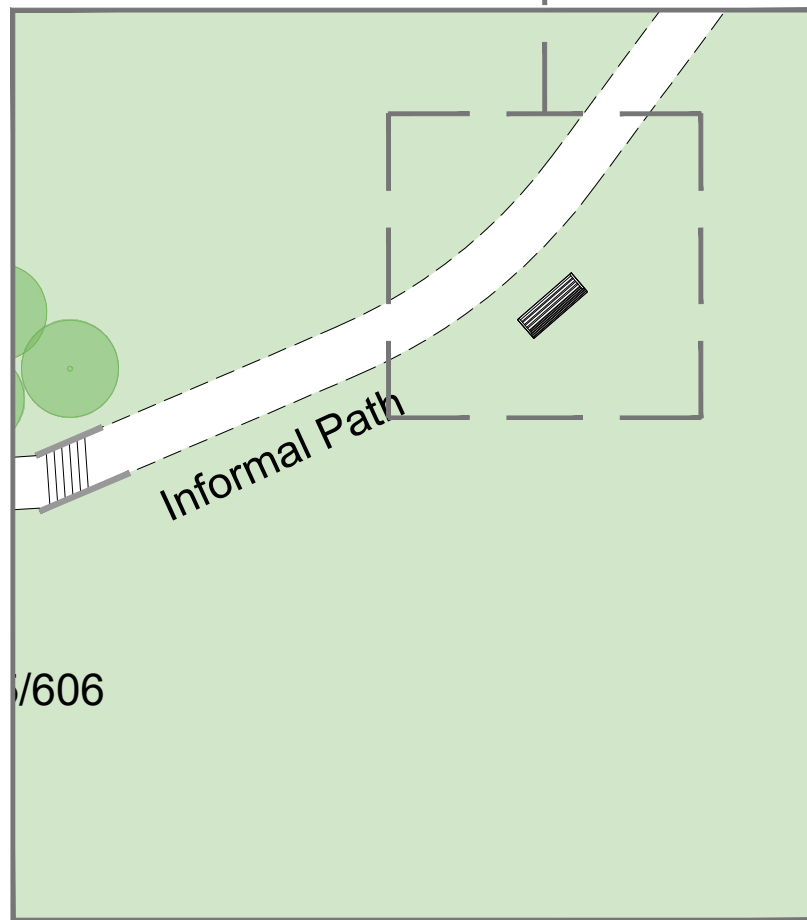
Drawing no. DO04_PL_06	Rev J
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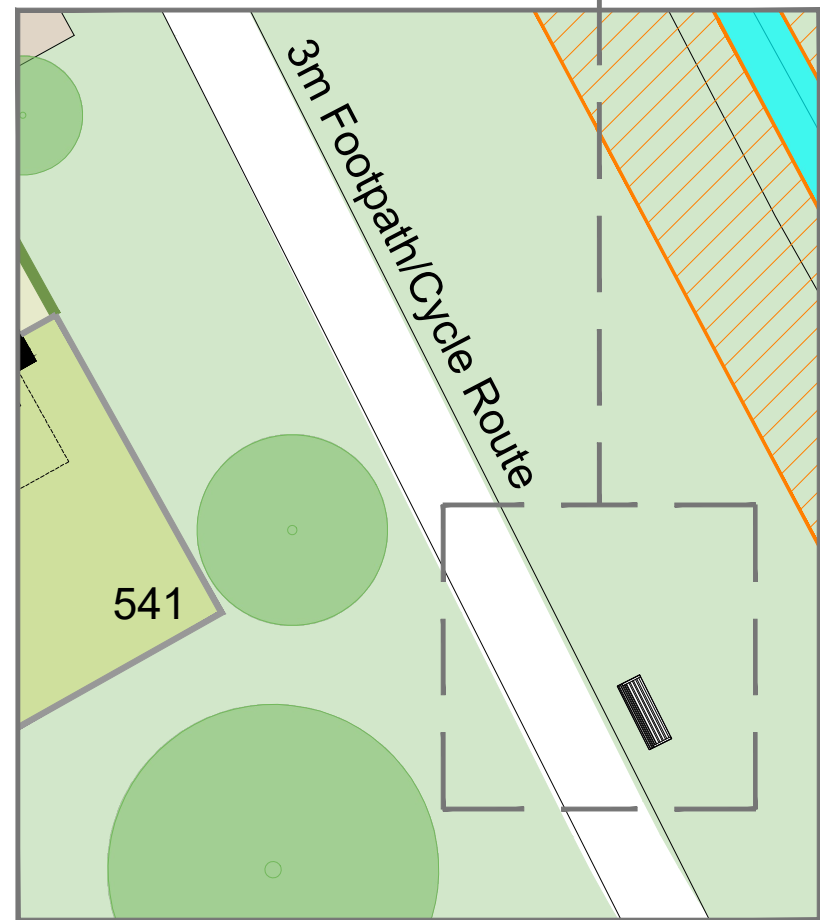
Example of Public Art Bench



Extract of Landscaping layout
Location A - Public Art Bench



Extract of Landscaping layout
Location B - Public Art Bench



Extract of Landscaping layout
Location C - Public Art Bench

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B	05/04/23	Layout Updated	SM	JM
A	21/11/22	Layout Updated	MS	JM
Rev.	Date	Remarks	By	Ch.

Revisions



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Project
DO03
Dornoch Phase 3/4

Drawing
Public Art

Scale NTS	Date Nov 2022	Drawn by SM	Checked by BW
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Drawing no. DO03_PL_11	Rev B
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