

Agenda Item	6.2
Report No	PLN/071/24

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 17th September 2024
Report Title: 23/02702/MSC: Compass Building And Construction Services Ltd
Land 255M East Of Culcairn Farmhouse, Station Road, Evanton
Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: MSC application for phase 1 private housing to satisfy matters specified in conditions 1, 2 and 4-25
Ward: 06 – Cromarty Firth
Development category: Major Housing Development
Reason referred to Committee: Manager's Discretion

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

Recommendation

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

1. PROPOSED DEVELOPMENT

- 1.1 The application seeks to address matters specified in conditions 1 – 2 and 4 - 25 of planning permission in principle 16/01842/PIP which was granted in January 2019 for the erection of 160 houses and business/community use (mixed use development).
- 1.2 This application is for the Phase 1 part of the private housing consisting of 50 new homes, this will include a mix of scale and massing of 1, 1½ and 2 storey houses. The houses would predominantly be white/off white render with profiled concrete pitched tiled roofs. Some of the houses include traditional sandstone with slate rooms, and timber fascias. There will be a mix of boundary treatments including a number of garden walls and fences with a mixture of harled block work, stoned and stained timber.
- 1.3 It is proposed to form a new vehicular access onto the existing private estate and windfarm access track from the B817 public road to the north-east. Footpath and cycle links with the village centre are proposed through the site to link with the private lane to the south-west, emerging onto the B817 between the properties of Kilkerran and Fyrish View on Station Road. It is proposed to connect to public water and waste water networks.
- 1.4 There are a couple of core paths within close proximity of the site to the north east corner of the site (RC16.08) and to the north west at Culcarin Road (RC16.07) that provides access to the forestry walk within the Novar Estate.
- 1.3 A Major Pre Application Consultation was undertaken in 2009.
- 1.4 The application is supported by a Design and Access Statement, Flood Risk Assessment, Maintenance Schedules, Planning Statement, Successful Place Addendum, Travel Plan, Drainage Impact Assessment and Condition Matrix in relation to the planning in principle (ref. 16/01842/PIP).
- 1.5 There have been a significant number of variations to take into account technical and design issues throughout the determination of this application. These include the following amended drawings being submitted:

7th September 2023:

000001 - Site Layout Plan – Phase 1 Affordable Housing

000002 - Site Layout Plan - Proposed Entrance Feature

000003 - Site Layout Plan – Informal Square Design Justification

27th September 2023:

3789:102/01 REV A - Road Long Section Plan - Sheet 1 Of 2

3789:102/02 REV - Road Long Sections Sheet 2 Of 2

3789:104 REV A - Road Adoption Areas

3789:108 REV A - Kerb Layout

3789:113 - Flood Route

CAA-ZZ-ZZ-DR-A-00.02.11 REV P02 - Site Layout Plan - Affordable Phase 1

Duplicate 3789:105 REV A - drainage layout plan

2108-CAA-ZZ-XX-DR-L-0002 REV P02 - Landscaping Plan

2108-CAA-ZZ-XX-DR-L-0003 REV P02 - Landscaping Plan - Sheet 2 Of 2

2108-CAA-ZZ-ZZ-DR-L-0001 REV 02 - Landscaping Plan

3789:121/01 REV A - General Plan - Offsite Roadworks

3789:121/02 REV A - General Plan - Offsite Roadworks

3789:121/03 REV A - General Plan - Offsite Roadworks

8th April 2024:

3789:115 REV D - Drainage Layout Plan

3789:121/01 REV C - Road Layout Plan - Sheet 1

3789:121/02 REV C - Road Layout Plan - Sheet 2

3789:121/03 REV C - Road Layout Plan - Sheet 3

3789:101 REV A - Road Layout Plan

2nd August 2024:

000001 - Site Layout Plan - 2108-C0017_ZZ_ZZ_DR_A...

CAA- ZZ- ZZ- DR- A- 00.02.12 REV P03 - Site Layout Plan - Private Phase 1

16th August 2024

3789:112/01 REV A - Site Level Plan - Sheet 1 of 7

3789:112/02 REV A - Site Level Plan - Sheet 2 of 7

3789:112/03 REV A - Site Level Plan - Sheet 3 of 7

3789:112/04 REV A - Site Level Plan - Sheet 4 of 7

3789:112/05 REV A - Site Level Plan - Sheet 5 of 7

3789:112/06 REV A - Site Level Plan - Sheet 6 of 7

3789:112/07 REV A - Site Level Plan - Sheet 7 of 7

3789:117 REV B - Site Layout Plan - Overall Contours

3789:121/04 REV F - Section Plan - Offsite Roadworks Sheet 4.

3789:124 REV B - Swept path analysis plan - basin

3789:125/01 REV a - Swept Path Analysis Plan - sheet 1 of 2

3789:125/02 REV A - Swept Path Analysis Plan - Sheet 2 of 2

3789:190 REV B - Footway Plan - Offsite Footpath

3789:111 REV B - Road Layout Plan - Overall

3789:114 REV B - Road Adoption Plan

3789:115 REV G - Drainage Layout Plan – Overall

3789:121/02 REV F - Section Plan - Offsite Roadworks Sheet 2
3789:121/03 REV F - Section Plan - Offsite Roadworks Sheet 3.
3789:121/03 REV F - Section Plan - Offsite Roadworks Sheet 3.
3789:301/02 REV A - Road Layout Plan - Sheet 2 of 2
3789:304 REV A - Road Adoption Plan
3789:305 REV A - Drainage Layout Plan
3789:305 Rev A - Drainage Layout Plan
3789:305 REV A - Drainage Layout Plan
3789:308 REV A - Kerb Layout Plan
C0017- ZZ- ZZ- DR- A- 00.02.01 REV P07 - Site Layout Plan - Complete Masterplan
CAA- ZZ- ZZ- DR- A- 00.02.12 REV P04 - Site Layout Plan - Private Phase 1

21st August 2024:

2108-CAA-ZZ-XX-DR-L-0002 REV P03 - Landscaping Plan - Masterplan Sheet 1 of 2
2108-CAA-ZZ-XX-DR-L-0003 REV P03 - Landscaping Plan - Masterplan Sheet 2 of 2
2108-CAA-ZZ-ZZ-DR-L-0001 REV 02 - Landscaping Plan – Overall
2108-CAA-ZZ-ZZ-DR-L-0002 REV 01 - Landscaping Plan

2nd September 2024

2018-C0017_XX_ZZ_DR_L_0005 – Site Layout Plan - Trim Trail
2018-CAA-ZZ-XX-DR-L-0002 REV P04 Landscaping Plan - Masterplan
2018-CAA-ZZ-XX-DR-L-0003 REV P04 Landscaping Plan - Masterplan
2018-CAA-ZZ-ZZ-DR-L-0001 REV P03 – Landscaping Plan - Overall
2108-C0017_ZZ_ZZ_DR_A_000201 REV P08 - Site Layout Plan – Complete Masterplan
2108-C0017_ZZ_ZZ_DR_A_000212 REV P05 - Site Layout Plan – Private Phase
3789 111 REV C – Road Layout Plan
3789 112 REV B - Site levels 1 of 7
3789 112 REV B - Site levels 2 of 7
3789 112 REV B - Site levels 3 of 7
3789 112 REV B - Site levels 4 f 7
3789 112 REV B - Site levels 5 of 7
3789 112 REV B - Site levels 6 of 7
3789 112 REV B - Site levels 7 of 7
3789 114 REV C – Site Layout Plan - Adoption Areas
3789 115 REV H - Drainage Layout Plan

3789 117 REV C – Site Layout Plan - Site Contours
3789 125/01 REV B - Swept Path Analysis
3789 125/02 REV B - Swept Path Analysis
3789 304 REV B - Site Layout Plan - Adoption Areas Phase1P
3789 305 REV B - Drainage Layout Plan Phase 1P
3789 308 REV B - Kerb Layout Plan Phase 1P
6th September 2024
2108_C0017_ZZ_ZZ_DR_A_000201 - Site Layout Masterplan.

2. SITE DESCRIPTION

- 2.1 The site lies to the East of Culcairn farmhouse on the edge of Evanton village. The site was until recently within Evanton Settlement Development Area (SDA). Subsequent the adoption of the Inner Moray Firth Local Development Plan 2 reduced the SDA with the with the site now bounding the SDA to the south and west boundaries.
- 2.2 The site consists of agricultural land which gently slopes north to south towards the B817. Although there are no carbon rich soils present there is prime agricultural land, as defined through the land capability classification for agriculture developed by Macaulay Land Use Research Institute (now the James Hutton Institute). It should be noted that all the land across this area and immediate area is considered prime agricultural land.
- 2.3 The site forms the boundary to many cul-de-sacs and larger private homes accessed directly from the B817 of the village of Evanton. These include Novar Crescent / Fyrish Crescent to the south east; and Glenglass Road / Culcairn Road to the south west. The North-Eastern boundary is formed by a logging track which runs up to Novar estates. The north west boundary is defined by striking a line along from the back of the Culcairn Road Cul-de-sac gardens over to an existing track. Beyond the north western and north east boundary lies further agricultural land. To the south there is an existing children's play area accessed via Novar Crescent.
- 2.4 Evanton is strategically located within commuting distance from employment centres such as Inverness, Dingwall, Alness, Highland Deephaven, Nigg, Invergordon and the Green Freeport. Evanton is currently identified in the Inner Moray Firth Local Development Plan 2 (IMFLDP2) as suitable for continued modest growth.
- 2.5 In Jan 2023 the Inverness and Cromarty Firth bid was successfully awarded Green Freeport status. The bid included a large area between the strategically important bases of Invergordon, Nigg, Inverness port and later added Ardersier.
- 2.6 Green Freeports are, in essence, the Scottish equivalent to UK freeports, of which eight have already been confirmed. Freeports, a major part of the UK government's "levelling up" agenda, are designated free trade zones, where normal tax and tariff rules of the country in which they are based do not apply. Such zones are designed to boost economic growth and are intended to be located around docks, airports or railway hubs. In Scotland, the newly agreed zones will be referred to as Green

Freeports as a reflection of the Scottish Government’s distinctive net-zero emissions targets will be considered at the very heart of Scotland’s adoption of Green Freeports. As a result, and amongst other commitments, successful bidders are required to demonstrate their contribution to a “just transition to net-zero emissions by 2045, delivering net-zero benefits and creating new green jobs”. In addition to the net-zero focus, the Scottish Government’s Green Freeports model also highlights the commitment to Fair Work First principles, and supporting innovation, trade and inclusive growth.

2.7 This site is intended to accommodate the additional workforce expected in the area which will help deal with the anticipated jobs by the creation of the Green Freeport. Although the IMFLDP2 anticipated a much lower number of good quality homes required for Evanton, it is anticipated that the housing demand which will be generated by the development of the Freeport will increase.

3. PLANNING HISTORY

3.1	12.02.2016	15/04223/PAN - Proposal of Application Notice for the erection of a mixed use development comprising 160 houses, business and community uses	Closed
3.2	28.07.2016	16/02954/SCRE - Formation of mixed use development	EIA Not Required
3.3	15.01.2019	16/01842/PIP - Erection of mixed use development comprising 160 houses and business/community uses	Permission Granted
3.4		23/01468/MSC - Erection of 19 affordable residential units (Phase 1 of 16/01842/PIP)	Pending Consideration

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 26.06.2023

Representation deadline: 07.07.2023

Timeous representations: 2 (No.2 Households)

Late representations: 2 (No.2 Households)

4.2 Material considerations raised are summarised as follows:

a) Affect the character of the area

Planning Officer’s Response – The site is adjacent to residential developments therefore it is not considered that the development would significantly alter the character of the area.

b) Lack of infrastructure, shops, facilities and parking

Planning Officer's Response – The wider proposal includes an allocation for business and community uses, this is protected via any future application to meet the criteria set out in the planning in principle application (ref. 16/0182/PIP)

- c) Concerns over the existing pedestrian links, including recreational access to the green space and woods

Planning Officer's Response – The proposal includes a number of pedestrian links, including improvements to existing links. The recreational access to the green space and woods to the north is protected and links provided.

- d) Increase in vehicle movement, road safety concerns and road drainage

Planning Officer's Response – It is noted that there has been a number of technical issues during the determination of the application resulting in amendments which have been sought to ensure the concerns raised were addressed to the satisfaction of the roads authority. Safety Audits were undertaken with the recommendations agreed. These will be further scrutinised through the Road Construction Consent process to ensure road safety.

- e) Impact on Kiltearn primary school, nearing capacity

Planning Officer's Response – There is a S75 agreement in place that requires the developer to pay £1598 (index linked from 2019) per home. These payments are due every 6 months from the completion of the first unit towards Kiltearn Primary School's additional requirements.

- f) Increased risk of flooding and maintenance of ditches and culverts

Planning Officer's Response – The Council's Flood Risk Management Team reviewed the information and raised no concerns. The Council's Transport Planning Team have confirmed that some improvements to culverts is required and will be dealt with through the Road Construction Consent as these are outwith the site boundary.

- g) Lack of consultation

Planning Officer's Response – In terms of this application the neighbour notification and consultation process were undertaken in accordance with the regulations. Furthermore, the application was advertised in the local press. The Scottish Government sets out the neighbour notification and public consultation process, details can be found here <https://www.gov.scot/publications/planning-series-circular-3-2013-development-management-procedures/pages/7/>. As such it is considered the correct procedures were followed.

Non-material considerations raised are summarised as follows:

- a) Loss of view

Planning Officer's Response – This is not a material planning consideration

- b) The whole planning exercise seems to be predicated on housing association ambitions and not on residents' needs. Unfortunately housing authorities seem to see a new location as somewhere to where they can shift problem tenants, which may solve the authorities' difficulty but can create hell for others. That is what Evanton is now experiencing and does not want. We have no waiting lists for

houses so the present proposal is not to meet local need but to relocate population.

Planning Officer's Response –the Planning Authority has no control over tenants or home owners behaviours.

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

5. CONSULTATIONS

- 5.1 **Corporate Address Gazetteer** do not object to the application. The Councils Corporate Address Gazetteer Team advise that Street Naming and Numbering Process (SNN) which can be found on The Highland Councils website at https://www.highland.gov.uk/info/180/planning_applications_warrants_and_certificates/172/street_names_and_house_numbers

When an SNN request is received the details are passed onto the Community Council who will consult with Local Members and Ward Managers, to decide on the final street name, this can take 2 - 3 months.

Therefore, we would encourage the applicant/agent to submit a request for the naming of a new street in the event that planning permission and/or Construction Consent has been granted.

- 5.2 **Environmental Health Team** do not object to the proposed development. Prior to construction commencing the applicant shall submit, for the written approval of the planning authority, a construction noise mitigation scheme which demonstrates how the applicant/contractor will ensure the best practicable measures are implemented in order to reduce the impact of construction noise. The assessment should include but is not limited to the following: -

- A description of the most significant noise sources in terms of equipment; processes or phases of construction.
- The proposed operating hours and the estimated duration of the works for each phase.
- A detailed plan showing the location of noise sources, noise sensitive premises and any survey measurement locations if required).
- A description of noise mitigation methods that will be put in place including the proposals for community liaison. The best practice found in BS5228 Code of practice for noise and vibration control on construction and open sites should be followed. Any divergence requires to be justified.

Thereafter the development shall progress in accordance with the approved Noise Mitigation Scheme and all approved mitigation measures shall be in place prior to construction commencing or as otherwise may be agreed in writing by the Planning Authority.

Subsequently the CEMP was submitted and Environmental Health confirmed that between section 9.5 of the CEMP and Appendix 9 construction noise has been adequately addressed.

5.3 **Flood Risk Management Team** do not object to the discharge of conditions 4 (was referred to Transport Planning), condition 7 and 8. Conditions 9, 10 and 11 are considered satisfied provided plot 54 was modified to lie outwith the flood extent. Current ground levels will have to be retained at the site access as shown on site plan drawing C0017- ZZ- ZZ- DR- A- 00.02.01 P02, to ensure that flow paths are retained. Condition 12 requires further information (Finished Floor Levels) and will be dealt with in Phase 3 as it refers specifically to the properties adjacent to the Culcairn Drain.

5.4 **Historic Environment Team** do not object the application as it does not include Condition 3 – No development or work (including site clearance) shall commence until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, all in accordance with the attached specification, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

As such a further MSC application will be required in the future before any works can begin on site.

5.5 **Transport Planning** do not object to the proposed development but have negotiated with the applicant to achieve technical solutions, these are laid bare within section 8 of the report of handling. There are some minor aspects that will require to be addressed through the Road Construction Consent.

5.6 **Scottish Water** do not object to the proposed development, however the applicant should be aware that this does not confirm that the proposed development can currently be serviced.

Scottish Water has carried out a Capacity review and we can confirm the following:

- There is currently sufficient capacity in the Assynt Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.
- There is currently sufficient capacity for a foul only connection in the Evanton Waste Water Treatment works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Scottish Water records indicate that there is live infrastructure in the proximity of your development area that may impact on existing Scottish Water assets. The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via our Customer Portal for an appraisal of the proposals. The applicant should be aware that any conflict with assets identified will be subject to restrictions on proximity of construction.

Written permission must be obtained before any works are started within the area of our apparatus.

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our

combined sewer system. There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

- 5.7 **Transport Scotland** do not object to the proposed development and did not raise any road safety concerns.
- 5.8 **SEPA** initially submitted a holding objection as further information was required. On receipt of further information they have advised that it has been demonstrated that the original concerns can be addressed and accordingly they have advised on this basis their objection would be resolved.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 National Planning Framework 4 (2023) (NPF4)

Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation
Policy 3 - Biodiversity
Policy 4 - Natural Places
Policy 5 - Soils
Policy 7 - Historic Assets and Places
Policy 12 - Zero Waste
Policy 13 - Sustainable Transport
Policy 14 - Design Quality and Place
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 16 - Quality Homes
Policy 17 - Rural Homes
Policy 20 - Blue and Green Infrastructure
Policy 21 - Play, Recreation and Sport
Policy 22 - Flood Risk and Water Management
Policy 29 - Rural Development

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design
29 - Design Quality and Place-making
31 - Developer Contributions
32 - Affordable Housing
35 - Housing in the Countryside (Hinterland Areas)
36 - Development in the Wider Countryside
51 - Trees and Development
55 - Peat and Soils

- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 75 - Open Space
- 77 - Public Access

6.3 **Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)**

- 1 – Low Carbon Development
- 2 – Nature Protection, Preservation and Enhancement
- 8 – Placemaking
- 9 – Delivering Development and Infrastructure
- 14 – Transport

Spatial Strategy – Rural Housing – Hinterland Area

These are the areas of land around settlements that have been identified as experiencing the greatest pressure for housing development. There is a general presumption against new housing development within these hinterland areas.

6.4 **Highland Council Supplementary Planning Policy Guidance**

- Biodiversity Enhancement Planning Guidance (May 2024)
- 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)
- Housing in the Countryside and Siting and Design (March 2013)
- Managing Waste in New Developments (March 2013)
- Open Space in New Residential Developments (Jan 2013)
- Public Art Strategy (March 2013)
- Standards for Archaeological Work (March 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 **Scottish Government Planning Policy and Guidance**

- Designing Streets (Scottish Government 2013)
- Creating Places (Scottish Government 2010)
- PAN 61 - Sustainable Urban Drainage Systems (SUDS)
- PAN 67 - Housing Quality
- PAN 68 - Design Standards
- PAN 77 - Designing Safer Places
- PAN 79 - Water and Drainage

8. PLANNING APPRAISAL

- 8.1 Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended), collectively require that this application be determined in accordance with the development plan unless material considerations indicate otherwise. Section 24(1) requires that all planning applications must now be determined in accordance with the provisions of NPF4 and those of any the relevant, extant Local Development Plan unless material considerations provide justification otherwise. Section 24(3) states that in the event of any incompatibility between a 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 principle of the development has been established through the grant of planning permission in principle (ref. 16/01842/PIP). This MSC only seeks approval of condition 1, 2 and 4 – 25 imposed on the planning permission in principle for Phase 1P of the proposed development.

Development plan/other planning policy

- 8.4 The site was previously identified within the LDP site EV03 Culcairn for up to 160 homes, business and community development. However, the new LDP sought to remove the site as it had not progressed and there was uncertainty regarding developer interest. Subsequently 2 x MSC applications (references 23/01468/MS and 23/02702/MS) have been received timeously prior to the adoption of the IMFLDP2 and the allocation of the Cromarty Green Free Port but after the proposed plan was sent to the DPEA for examination.
- 8.5 Whilst it is noted that this previously allocated site has not been taken forward in the Inner Moray Firth Local Development Plan 2, adopted by the Council on 27 June 2024, the site benefits however from an extant planning permission in principle. This is the overriding factor in the consideration of this application and, in terms of Section 25 of the Act, represents a significant material consideration which takes precedence over the Development Plan, in so far as the site is no longer allocated for development.
- 8.6 Furthermore, when the application was submitted the Inner Moray Firth Local Development Plan (IMFLDP) was the adopted plan. It should be noted that the process to formulate and conclude the new plan predated the Freeport status with the uncertainty for the viability of the site. Subsequently the Green Freeport was announced. As such it is expected that development here will be supported given

the area will play a key role in accommodating future residential development of the expected growth from the delivery of the Green Freeport.

- 8.7 It must be noted that whilst the policy content has been updated since the PIP was granted in that the Inner Moray Firth Local Development Plan 2 and National Planning Framework 4 have both been adopted they are embedded in the development, through the nature of the application in that it is concerned with addressing matters specified in conditions. Due to the emergency covid regulations the applicant had until 31 March 2023 to submit any MSC applications with the first MSC application (23/01468/MSC- Phase 1A) submitted on 24th March 2023. As such the submission was a timeous MSC application this will also be the case for the future phases. However, Phase 1P is heavily reliant on Phase 1A to facilitate its development, particularly in terms of access and drainage. Phase 1P cannot proceed independently of Phase 1A (19 Affordable Houses).
- 8.8 **Condition 1** - For the avoidance of doubt, the site layout shown on the submitted Masterplan is indicative only and the total number of residential units shall not exceed 160. No development shall commence within a phase, or relating to a phase, until all of the matters specified below, as they relate to or are relied upon by that phase, have been approved on application to the Planning Authority:
- i. a detailed layout of the site of the proposed development (including site levels as existing and proposed);
 - ii. the design and external appearance of the proposed development;
 - iii. landscaping proposals for the site of the proposed development (including boundary treatments);
 - iv. details of access and parking arrangements; and
 - v. details of the proposed water supply and drainage arrangements.
- 8.9 This application is for private housing and a detailed layout of the site has been provided including site levels to meet part i) of Condition 1. As noted above this application is for Phase 1P, there is a concurrent application for Phase 1A also under determination to provide 19 affordable houses. The final layout to be approved for this application is for the north eastern section of the site accessed from the existing private track. The layout has been amended to take address consultee concerns, particularly in relation to plot 54 that has been relocated away from a known flood plain (although not identified on the SEPA flood maps). Site levels have been provided and are considered to be acceptable.
- 8.10 The new layout appears to consider the orientation and position of windows and the location of gardens in relation to a proposed new development which are especially important considerations. New houses should be constructed to take advantage of sunlight to provide a pleasant living environment and to maximise solar gain. This can be achieved by positioning main living areas, conservatories and rear gardens to generally face south or south-west where practicable. It is accepted that the row of housing along the northern boundary doesn't meet the same standard but there is enough amenity to space to ensure a pleasant environment later in the day within the rear gardens. The housing layout is similar to other developments with rows of housing and corner plots which hosts some of the larger feature homes.

- 8.11 Part ii) relates to the design and external appearance of the proposed development which is noted in paragraph 1.2 and does not raise any significant concerns. The entrance to the development will have feature walling with mature trees and shrub planting. Part iii) includes the full landscaping details which makes use of an area of open space to the north of this phase connecting the housing with surfaced paths, and planting for biodiversity net gains. Part iv) provides detailed parking which has parking to the side of a number of house to create a more welcoming estate with more green frontages. Where there are blocks of parking this has been positioned to the rear of the properties to reduce the impact and ensure that the development is pedestrian orientated. Transport Planning have confirmed that the amended site layout demonstrates an acceptable parking allocation strategy.
- 8.12 Part v) proposes to connect to both the public water and waste water supply which is acceptable. In terms of the drainage there was third party concerns raised in relation to the field drainage, as flooding has occurred previously.
- 8.13 In line with National Planning Framework 4 (Policy 22), a precautionary approach to flood risk should be taken by avoiding development within areas at risk of flooding (land or built form with an annual probability of being flooded of greater than 0.5% which must include an appropriate allowance for future climate change). The site is not shown to be at risk of flooding from the two small watercourses flowing adjacent to the site based on the SEPA Future Flood Maps. The SEPA Flood Maps do not cover small watercourses (catchments <3km²), but they can still cause serious flooding and should be considered in the design of the site.
- 8.14 SEPA hold a record of flooding on the small watercourse to the west of the site from 2005 within SEPA's Observed Flood Event (OFE) database. The watercourse is recorded as being unable to cope with increased run-off during the event, although it is noted that no properties or roads were flooded in this instance. The OFE database does not constitute a complete record of all flooding that may have occurred in the area. If an area of land is shown outside the extent of recorded flooding, it does not mean it has never flooded, simply that SEPA do not have a record of it.
- 8.15 As such SEPA requested further information to alleviate these concerns. Following the submission of further information SEPA have advised that it has been demonstrated that the concerns regarding their objection can be addressed.
- 8.16 **Condition 2** - Any details pursuant to Condition 1 above shall show a development predominantly featuring the following elements:
- i. walls finished in a white/off-white wet-dash render/smooth coursed cement render/natural stone/timber;
 - ii. roof coverings of natural slate/anthracite coloured sinusoidal metal sheeting;
 - iii. single storey, 1½/1¾ storeys; or two storeys in height;
 - iv. windows with a strong vertical emphasis;
 - v. roofs symmetrically pitched of not less than 35° and not greater than 45°; and
 - vi. predominantly rectangular in shape with traditional gable ends.
- 8.17 Condition 2 parts i – vi) are considered to be met through the mixed designs as noted in paragraph 1.2 in relation to materials and scale of housing. Furthermore, the house

designs include windows with vertical emphasis's, acceptable roof pitches and gable ends that suit the site layout.

- 8.18 **Condition 4** - Any details pursuant to Condition 1 above shall include a surface water drainage masterplan for the whole site. A joint surface water drainage system (dealing with both curtilage and roads surface water) is required and shall be designed to comply with the requirements of 'Sewers for Scotland,' to be proposed for public adoption by the developer. Prior to the commencement of any works in any phase, a detailed scheme for surface water drainage shall be submitted to, and approved in writing by, the Planning Authority, in consultation with SEPA. All work shall be carried out in accordance with the approved scheme.
- 8.19 A joint surface water drainage system is proposed and the applicant has confirmed it meets the requirements of 'Sewers for Scotland'. As part of the Road Construction Consent Process the Council as Roads Authority will require evidence that the scheme has been successfully audited and is prospectively accepted for adoption by Scottish Water.
- 8.20 A single large suds basin is proposed discharging into an existing small watercourse which is culverted below Fyrish Crescent. The applicant carried out CCTV surveys of the drainage outfall. The culvert appears to be a masonry arch beneath the footway of Fyrish Crescent but then changes to a twin pipe beneath the carriageway. However, the survey could not be completed as the culvert was obstructed with silt. Drawing 3789: 115 Rev H confirms that a new manhole will be constructed where the suds basin discharges to the existing culvert and that it will be de-silted and inspected. The condition of the culvert will require to be confirmed and any remedial works identified and agreed as part of the Roads Authority consents required to construct the road and to connect into the existing road culvert.
- 8.21 Concerns were raised about the lack of space between the basin embankment, the swale and the footway of Fyrish Crescent. The applicant has submitted a proposed contour drawings and cross-sections through the basin, these show the basin and treatment swale just fit into the site. Transport Planning questioned the specifications of the swale and its ability to withstand the exceedance flows and events. In addition, the sections on the additional drawings provided confirm that the embankment for the suds basin will impound the water above ground level and will require detailed structural design to allow for this. Scottish Water will undertake the detailed technical review of this design which will be confirmed prior to issue of the Roads Authority consents required. Based on the information provided condition 4 has been satisfied. Transport Planning have also confirmed that the surface water drainage layout satisfies the pre-start requirements of condition 4 for phases 1A and 1P.
- 8.22 **Condition 5** - Prior to the commencement of any works, a scheme to connect to the public waste water network shall be submitted to, and approved in writing by, the Planning Authority, in consultation with Scottish Water. All work shall be carried out in accordance with the approved scheme. This condition has been met.
- 8.23 **Condition 6** - No development shall commence, in any phase of development, until a site specific Construction and Environmental Management Plan (CEMP) to include a construction phase water management plan, and construction phase traffic management plan has been submitted to, and approved in writing by, the Planning

Authority in consultation with SEPA. All works on site shall be undertaken in accordance with the approved CEMP unless otherwise agreed in writing with the Planning Authority.

- 8.24 The applicant has provided a CEMP, this includes chapters on ecology; construction site waste; noise and air quality; drainage and water quality; pollution prevention and hazardous material storage; and, housekeeping, security and incident reporting.
- 8.25 Environmental health requested construction noise mitigation scheme. This is covered within the CEMP where the agent has confirmed that they will liaise directly with Environmental Health to develop mitigation measures. In this case whilst not ideal it meets the standard set out within the condition and there are details set out for plant equipment to be used and, noise levels and frequency (Appendix N).
- 8.26 The CTMP has set out the proposed Construction Traffic Management Plan (CTMP). Transport Planning have confirmed that this broadly aligns with the condition.
- 8.27 **Condition 7** - For the avoidance of doubt, any new culverts for carrying roads or paths over the flood channel will be designed to convey the 1 in 200 year plus climate change flow rate. This condition has been met and will be further scrutinised through the Road Construction Consent as there are no culverts within the site boundary.
- 8.28 **Condition 8** - Any details pursuant to Condition 1 above shall include a land drainage masterplan including detailed design and a maintenance schedule together with proposals for the body to be responsible in perpetuity for maintenance of this system. No development shall commence within a phase, or relating to a phase until a Maintenance and Inspection Plan has been submitted to, and approved in writing by, the Planning Authority. This shall include details of the responsible body, regular inspection and maintenance frequency, necessary additional inspections during periods of heavy rain and maintenance proposals of all surface water infrastructure. The Plan shall thereafter be implemented as approved.
- 8.29 The applicant should ensure that the 150mm diameter cut off drain along the northern (top) end of the site located just outside the boundary fences of the plots (discharging to the culvert below Fyrish Crescent) has silt traps at regular intervals along this feature and that a 3m wide access route is secured out with the gardens and on land under the control of the applicant. Details have been provided, and maintenance will be secured through the factoring agreement. This element will be further scrutinised through the building warrant process.
- 8.30 **Condition 9** - Any details pursuant to Condition 1 above shall be in accordance with the amended Site Layout drawing ref. 1340/FL-01 to ensure that no development, including property boundaries and private gardens are located within the predicted 1 in 200 year plus climate change flood extent, fluvial overland flow routes and flood storage areas. As noted above this condition has been met with the relocation of plot 54.
- 8.31 **Condition 10** - For the avoidance of doubt, a minimum 6m buffer strip from the top of the bank of the Culcairn Drain shall remain free from any development to maintain bank stability, to safeguard future maintenance access and to allow natural watercourse migration. An amended plan was submitted to demonstrate a 6m buffer.

The applicant will ensure that this 6m buffer is maintained in perpetuity and therefore satisfies the condition.

- 8.32 **Condition 11** - For the avoidance of doubt, a minimum buffer strip of 4m from the top of both banks of the flood channels shall remain free from development, including all property boundaries, buildings, fences, walls, and decking, to allow for future maintenance access. The applicant will ensure that this 4m buffer is maintained in perpetuity from any flood channel and therefore satisfies the condition.
- 8.33 **Condition 12** - Any details pursuant to Condition 1 above shall demonstrate minimum finished floor levels of 300mm above the 1 in 200 year plus climate change flood level for all properties which lie adjacent to the Culcairn Drain, the flood channels or the predicted flood extents, in order to protect against the residual risk associated with overland flow. A land drainage masterplan, showing all FFLs and road levels in accordance with this condition has been provided and accepted.
- 8.35 **Condition 13** - Any details pursuant to Condition 1 above shall include submission of a Phasing Plan for the development, including all proposed open space/landscaping and infrastructure (vehicle access, footpaths, traffic calming, drainage, flood mitigation). This Phasing Plan, as approved, shall be adhered to in future applications (unless otherwise approved in writing by the Planning Authority.). A phasing plan has been submitted, however the condition does allow for some flexibility as the submitted phasing plan does not include any business units or community buildings as such the phasing plan is accepted but not the proposed layout within the subsequent phases as it does not align with the planning in principle.
- 8.36 Transport Planning advised that the footpath link must be delivered prior to occupation of the whole of phase 1P (Phase 1A can be fully occupied without triggering this requirement). A subsequent amended Site Layout Plan has been provided that denotes the active travel route through the site linking it to the western boundary of the site to the B817 public road. It also confirms that this link will be finished to the Highland Council's standards.
- 8.37 **Condition 14** - Any details pursuant to Condition 1 above shall include submission of detailed and dimensioned plans showing a strategy for provision of an active travel link for pedestrians and cyclists for each phase of the development internal to the site and linking to the B817 via the lane at the western boundary of the site. This link shall be continuous and shall be to an adoptable standard by the Roads Authority complying with the Council's Roads and Transport Guidelines for New Development including surfacing, drainage and lighting. The upgrading of the lane along the western boundary of the site and provision of an adoptable link from the housing completed shall be constructed prior to completion of the 40th residential unit on site. For the avoidance of doubt there shall be no vehicular access to the site from the lane at the western boundary.
- 8.38 Drawing 3789:190 Rev C shows a 3 m wide shared path over a suitable route. The drawing shows the route to be surfaced and lit. The entire length shall be to adoptable standards. The short section of the lane must be upgraded with surfacing suitable for the motor vehicle access required. The remote section from the lane to the site does not need to support motor vehicles. A link is shown to the existing Council owned playground adjacent to Novar Crescent. This route will form part of the Road

Construction Consent (RCC) application to the Council. It is required to be constructed prior to the occupation of the 40th unit. Detail specifications will be agreed as part of the RCC process. Transport Planning are content that the condition is satisfied and any further information will be secured via the RCC process.

- 8.39 **Condition 15** - Any details pursuant to Condition 1 above shall include submission of detailed and dimensioned plans showing upgrading of the footway along the north-western side of the B817 between the lane forming the main active travel link from the development to the junction with Camden Street. This shall upgrade the footway to a minimum width of 1.5m with a desirable minimum width of 2.0m. Justified departures from this standard for limited lengths shall be considered by the Council. Thereafter it shall be constructed in accordance with the agreed plans (or amended plans as agreed in writing by the Council) prior to completion of the 80th residential unit on site.
- 8.40 **Condition 16** - Any details pursuant to Condition 1 above shall include submission of a traffic calming and traffic management scheme along the B817 between the main vehicular access to the site and the junction with Camden Street (in conjunction with the footway improvements referred to at Condition 15 above). Thereafter the traffic calming and traffic management scheme shall be constructed in accordance with the agreed plans (or amended plans as agreed in writing by the Council) prior to completion of the 80th residential unit on site.
- 8.41 In terms of Conditions 15 and 16 a joint site visit was undertaken with the applicant and the Road Safety Team on 08/08/2022 to consider the footway widening and the traffic calming works proposed. The drawings were revised and submitted following that meeting. It was confirmed that at present concrete speed cushions are preferred. The applicant has agreed to undertake a review of the speed along the B817 at three locations. If this shows that speeds already meets the criterial for 20mph compliance then the proposals may be amended to reduce the amount of traffic calming within the carriageway. The off-site works are not required to be delivered as part of the current phases 1A and 1P as they are only required prior to occupation of the 80th unit on site as such they can be secured via the road construction consent process.
- 8.42 Nevertheless, Transport Planning have advised the applicant that the following amendments will be required at the RCC stage:
- Amendments at Camden Street junction to give pedestrians priority.
 - (There is no change to the works proposed but as there is no alteration required to the footway opposite Morven the notes regarding footway widening and road narrowing should be removed for clarity)
 - The speed cushions are to be located an appropriate distance from the kerb to facilitate cyclists.
 - Dropped kerbs and amendments to the Centre-line markings are required adjacent to Kilkerran and Crocroft.
 - The location of the bus stop near the suds basin may require amendment to ensure that a large vehicle can pull in behind it following the narrowing.
- 8.43 **Condition 17** - Any details pursuant to Condition 1 above shall include submission of a combined Stage 1 and 2 Safety Audit of the proposals for the footway upgrading, associated carriageway narrowing and the proposed traffic calming and

management scheme along the B817 between the main vehicular site access and the Camden Street junction. This shall demonstrate to the satisfaction of the Planning Authority that there is no net dis-benefit to road safety due to the proposed alterations to the B817.

- 8.44 The applicant has undertaken a road safety audit. However, the proposals have since been altered. Further adjustment to the design may be required following the results of the speed surveys to be undertaken. Therefore, Transport Planning have advised that a revised joint stage 1 and 2 Safety Audit is required prior to construction (in addition roads consent will not be given without this). The safety audits shall be carried out in accordance with the Design Manual for Roads and Bridges standard (currently GG119). At this time the condition has been satisfied with the submission of the road safety audits to date, albeit they will need updated.
- 8.45 **Condition 18** - Any details pursuant to Condition 1 above shall include submission of a Travel Plan, to be updated for each phase of the development. Transport Planning considers the submitted Travel Plan for Phase 1 by Ness Planning dated October 2023 is acceptable and satisfies the pre-start requirements of condition 18.
- 8.46 **Condition 19** - Any details pursuant to Condition 1 above shall include submission of detailed and dimensioned plans showing a bus stop and shelter on the B817 on the frontage of the site with the B817. The bus stop as approved shall be provided at the developer's expense prior to first occupation of any part of the development. Drawings 3789:101/02 Rev E Road Layout and 3789:121/03 Rev F show the bus stop and shelter location on the B817 and are acceptable.
- 8.47 **Condition 20** - Any details pursuant to Condition 1 above shall include (for each phase) detailed plans and related signage and traffic calming associated with provision of a 20mph Speed Limit or Zone within the development. The submitted drawings show an acceptable layout for signage and traffic calming associated with provision of a 20mph speed limit. The technical detail, final detailed arrangements and any requirements for related traffic orders shall be agreed as part of the Road Construction Consent.
- 8.48 **Condition 21** - Any details pursuant to Condition 1 above shall include provision and maintenance in perpetuity of visibility splays of 4.5 x 120m to the north and 4.5 x 90m to the south from the main vehicular access from the site onto the B817. Transport Planning confirm that Drawing 3789:101/02 Rev E shows the required splays.
- 8.49 **Condition 22** - The access serving the application site shall be a road over which the public has a right of access, as defined in Section 151 of the Roads (Scotland) Act 1984 (as amended). Any details pursuant to Condition 1 above shall include engineering details of such road (and how it is to be phased), including visibility requirements at junctions and bends, and no development shall commence until evidence has been submitted to, and approved in writing by, the Planning Authority that demonstrates that all necessary consents and bonds are in place for the road.
- 8.50 Transport Planning confirm the proposals shown on the drawings referenced are broadly in line with the requirements for RCC and raise no objection at this stage subject to detailed amendments to align the layout with the requirements of RCC.

- 8.51 **Condition 23** - Any details pursuant to Condition 1 above shall include dimensioned and detailed drawings showing suitable access, visibility requirements, parking provision and refuse collection proposals for each plot in accordance with Council Guidelines. Full details have been provided and the conditions is satisfied at this stage.
- 8.52 **Condition 24** - Any details pursuant to Condition 1 above shall include a new traffic calming gateway feature for the village on the B817 approach. Detailed and dimensioned drawings showing a new gateway feature to the north-east of the development junction including appropriate amendments to the existing gateway are requested to be submitted. The gateway features and amendments, as approved, shall be implemented prior to occupation of any units within the development. Details have been provided, the applicant has proposed significant landscaping enhancements to create a welcoming gateway feature.
- 8.53 **Condition 25** - Any details pursuant to Condition 1 above shall include details of a feature/s of Public Art to be provided on site in compliance with the Council's Developer Contributions and Public Art Strategy supplementary guidance; and proposals for its installation and maintenance. The Public Art feature/s shall thereafter be installed and maintained in accordance with such details.
- 8.54 The proposed landscaping strategy includes provision for public art. This includes a public art space with feature stone walling, decorative paving and seating to be completed within Phase 1A.
- 8.55 Whilst biodiversity net gains are not included within the PIP conditions, it is considered that the proposed landscaping strategy includes adequate biodiversity enhancements.
- 8.56 The following condition will be subject to a further MSC application as these conditions were not included within the application to be addressed - **Condition 3** (Archaeological programme of work for the evaluation, preservation and recording of any archaeological and historic features to be submitted prior to commencement of development). No details have been provided to satisfy this condition.
- 8.57 In addition, the following conditions will also be subject to a further MSC application as these conditions were not included within the application to be addressed. **Condition 26** (Landscape Plan and Maintenance Programme), whilst some information has been submitted only the landscaping strategy for Phase 1P is agreed. Similarly **Condition 27** (a scheme for the layout, design and construction of green spaces, play areas and outdoor sports and recreation facilities (including specifications, protection measures, boundary treatments and phasing/timescales for implementation) some details have been provided and accepted for Phase 1P. Finally, **Condition 28** (scheme for the maintenance, in perpetuity, of all on-site green spaces 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). Whilst it is accepted that some of the details have been provided through previous

conditions there has been no request to discharge these conditions and further information will be required in future phases particularly in relation to the drainage proposed at the northern boundary of the site.

8.58 There are no other material considerations.

Matters to be secured by Legal Agreement

8.59 There is an existing Section 75 Agreement relating to this site covering matters such as affordable housing provision; education contributions; and community contributions. Any development will be required to accord with this existing Section 75.

9. CONCLUSION

9.1 Approval of matters specified in conditions is sought in relation to the pre-commencement conditions 1 – 2 and 4 – 25 imposed on Planning Permission in Principle 16/01842/PIP, in so far as they relate to phase 1P of development comprising the erection of 50 houses, with associated landscaping; roads and drainage infrastructure; and new access arrangements.

9.2 The details submitted in support of this application adequately demonstrate that the proposal when fully implemented will provide a high-quality housing development with a variety of house types and styles, including the provision of 25% of the units as affordable, to be delivered in accordance with the Phasing Plan.

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

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

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

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation N

Revocation of previous permission N

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

1. The development to which this planning permission in principle relates must commence no later than TWO YEARS from the date on this decision notice.

Reason: In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

REASON FOR DECISION

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

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_for_working_on_public_roads/2

Mud and Debris on Road

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

Construction Hours and Noise-Generating Activities

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

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

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

Protected Species – Halting of Work

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

Signature:

Designation: Area Planning Manager - North

Author: Claire Farmer – Principal Planner / Acting Team Leader

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

Relevant Plans:

- Plan 1 - 2108_C0017_ZZ_ZZ_DR_A_000201 REV 08 Site Masterplan.
- Plan 2 - 00.20.00 FLOOR/ELEVATION PLAN
- Plan 3 - 00.20.00 FLOOR/ELEVATION PLAN - 2B4P 1B2P
- Plan 4 - 00.20.00 FLOOR/ELEVATION PLAN - 3B5P
- Plan 5 - 00.20.00 FLOOR/ELEVATION PLAN - 4B8P
- Plan 6 - 00.20.00 REV 01 FLOOR/ELEVATION PLAN - 2B4P
- Plan 7 - 00.20.00 REV 01 FLOOR/ELEVATION PLAN - 2B4P
- Plan 8 - 00.20.00 REV A FLOOR/ELEVATION PLAN - 3B5P
- Plan 9 - 00.20.00 REV P01 FLOOR/ELEVATION PLAN
- Plan 10 - 00.20.00 REV P01 FLOOR/ELEVATION PLAN - 4B8P
- Plan 11 - 3789:105 REV A DRAINAGE LAYOUT PLAN
- Plan 12 - 2018-C0017-XX-ZZ-DR-L-0005 SITE LAYOUT PLAN - TRIM T TRAIL
- Plan 13 - 2018-CAA-ZZ-XX-DR-L-0003 REV P04 LANDSCAPING PLAN - MASTERPLAN
- Plan 14 - 2018-CAA-ZZ-ZZ-DR-L-0001 REV P03 LANDSCAPING PLAN - OVERALL

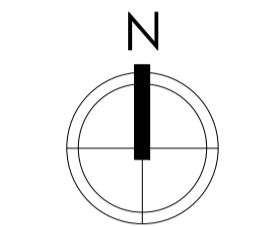
- Plan 15 - 2108-C0017-ZZ-ZZ-DR-A-000212 REV P05 SITE LAYOUT PLAN - PRIVATE PHASE 1
- Plan 16 - 3789:301/01 REV E ROAD LAYOUT PLAN - SHEET 1 OF 2
- Plan 17 - 3789:301/02 REV E ROAD LAYOUT PLAN - SHEET 2 OF 2
- Plan 18 - 3789:115 REV H DRAINAGE LAYOUT PLAN
- Plan 19 - 3789:117 REV C SITE LAYOUT PLAN - SITE CONTOUR
- Plan 20 - 3789:190 REV B FOOTWAY PLAN - OFFSITE FOOTPATH
- Plan 21 - 3789:121/01 REV F SECTION PLAN - OFFSITE ROADWORKS SHEET 1 OF 4
- Plan 22 - 3789:121/02 REV F SECTION PLAN - OFFSITE ROADWORKS SHEET 2 OF 4
- Plan 23 - 3789:121/03 REV F SECTION PLAN - OFFSITE ROADWORKS SHEET 3 OF 4
- Plan 24 - 3789:121/03 REV F SECTION PLAN - OFFSITE ROADWORKS SHEET 3 OF 4
- Plan 25 - 3789:101 REV E SHEET 1 OF 2
- Plan 26 - 3789:101 REV E SHEET 2 OF 2
- Plan 25 - SUPPORTING INFORMATION – TRAVEL PLAN

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Identification & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'

- B1 385P Semi Bungalow
- B12A 488P Semi
- B12B 488P Detached
- B13 488P Detached (intergrated garage)
- B14 284P & 182P Flats
- B15A 284P Semi
- B15B 284P Terrace
- B16 385P Semi with en-suite
- B17 385P Semi no en-suite
- B18 385P Semi
- B19 488P Detached
- ST1 385P Semi
- ST2A 385P Terrace
- ST4 284P & 182P Flats

0 20 40 60m
Scale 1:1000



Overall Masterplan Accommodation Schedule

Number of Units	Ref	Type
0	B1	385P Semi Bungalow
8	B12 A	488P Semi
4	B12 B	488P Detached
9	B13	488P Detached (intergrated garage)
13	B14	284P & 182P Flats
4	B15 A	284P Semi
4	B15 B	284P Terrace
16	B16 A	385P Semi with en-suite
24	B16 B	385P Semi no en-suite
18	B18	385P Semi
16	B19	488P Detached
6	ST1	385P Semi-detached
16	ST2A	385P Terrace
6	ST4	284P & 182P Flats
160		

Rev	Description	Date
P08	Updated Road/Path Layout	29.08.24
P07	Coordinate engineer's changes	14.08.24
P06	EV parking provision updated to reflect Building Standards change during planning determination period	01.08.24
P05	Road team change to plot 54 requested	19.04.24
P04	Red line boundary amended (lane to west)	26.10.23
P03	Transport Planning Revisions	29.09.23
P02	Phasing Updated	31/05/23
P01	House Types updated	31/05/23



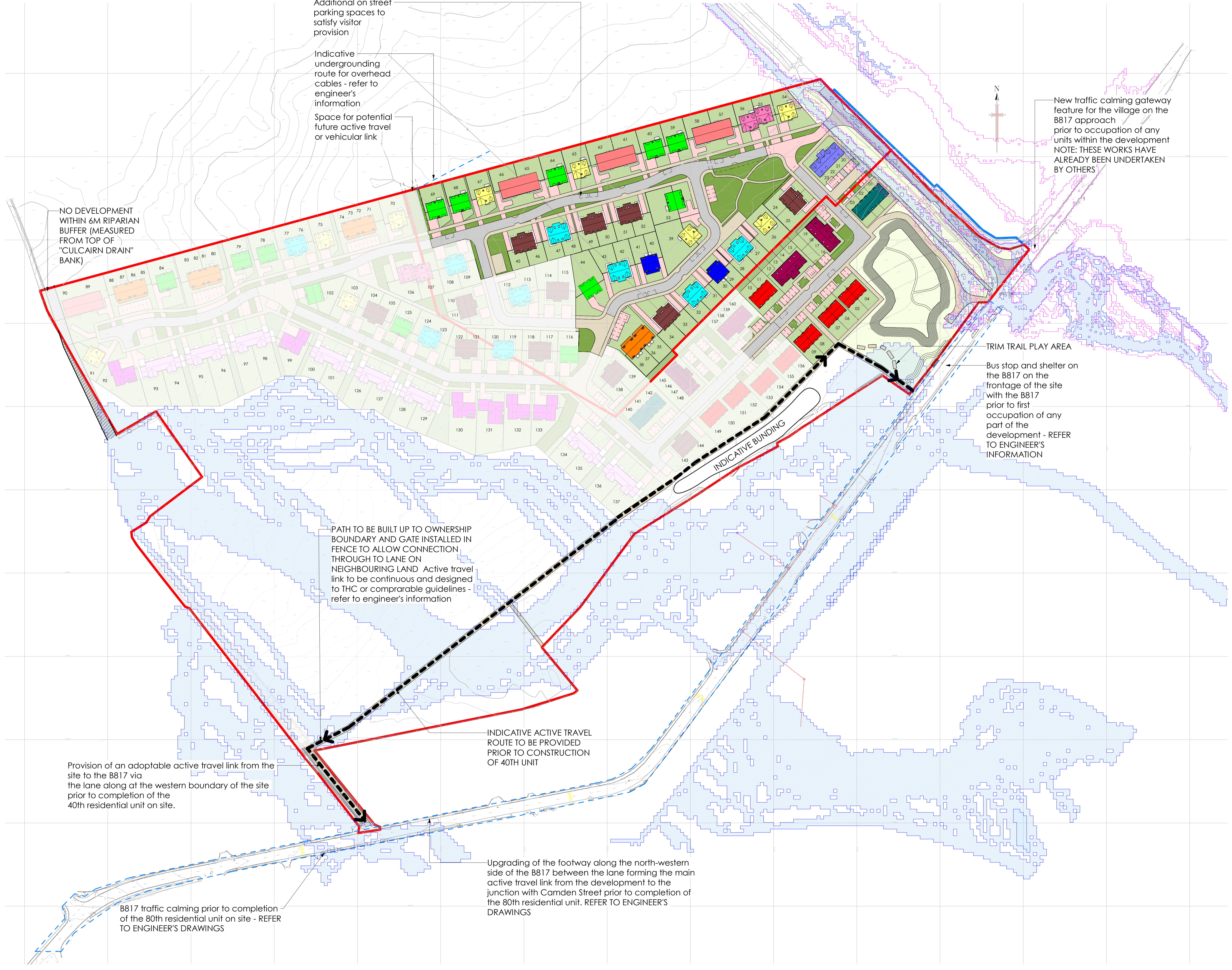
Lyle House, Fairways Business Park, Inverness IV2 6AA
T : 01463 712 288
W : www.colinarmstrong.com

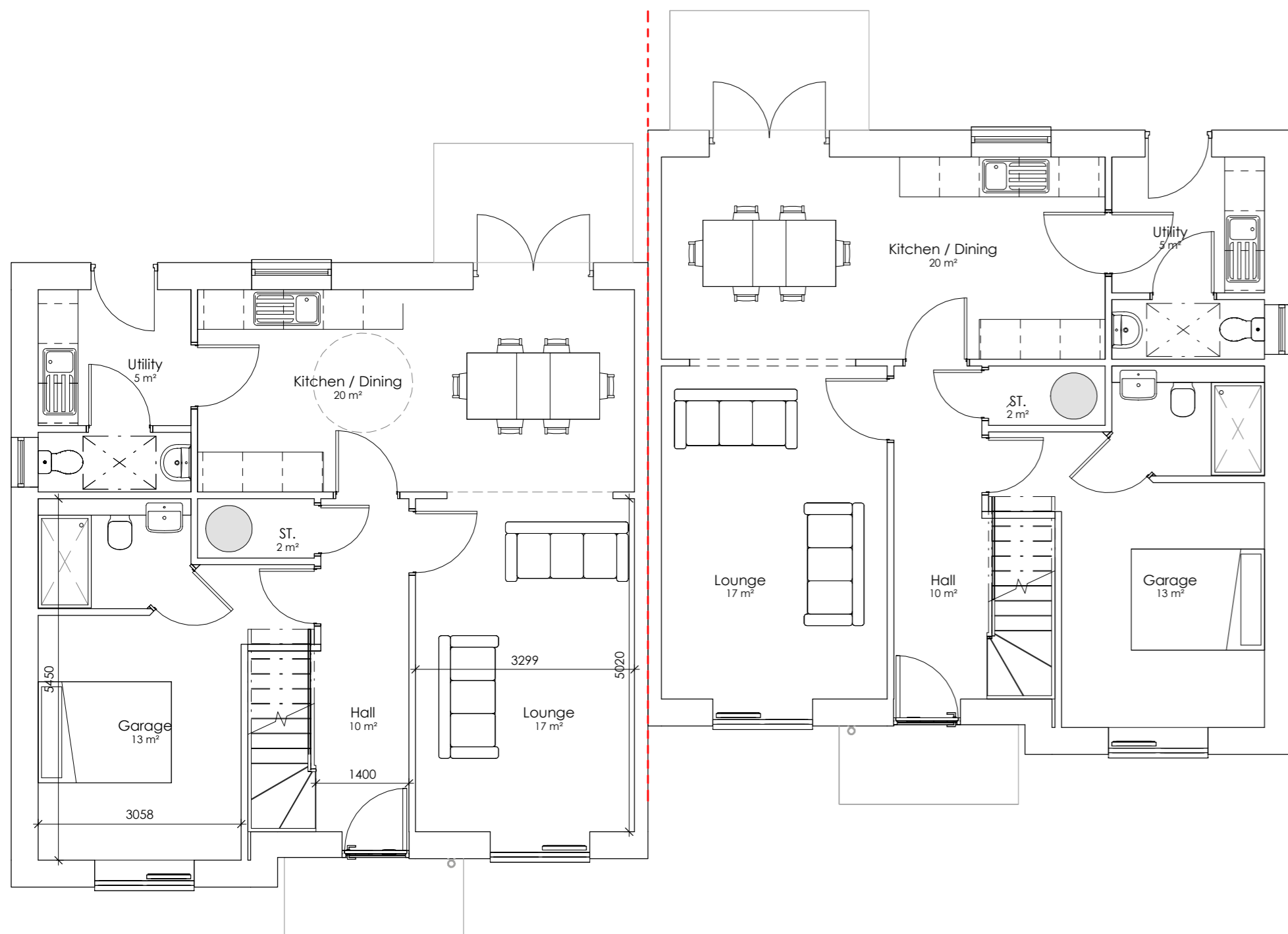


Client: Compass
Project: Culcairn
Project No.: 2108
C0017- ZZ- DR- A- 00.02.01

Revision: P08
Site Plan - Complete Masterplan

Status: INFORMATION
Date Created: 17/08/22
Scale: 1:1000
Drawn by: SG
Sheet: A1

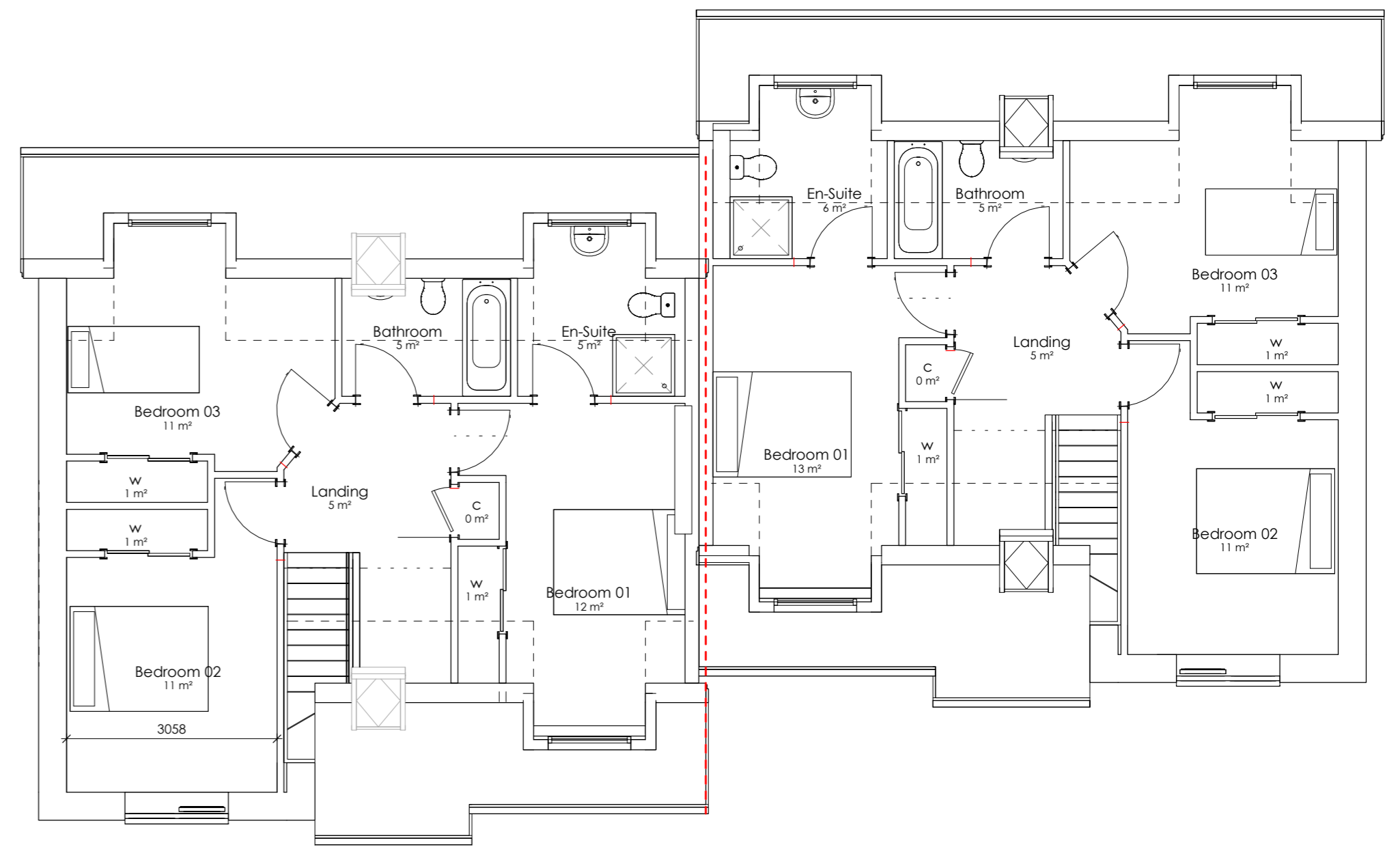




Ground Floor Plan - Option 01

Scale - 1 : 75

GFA = 139.40m² each



First Floor Plan - Option 01

Scale - 1 : 75



Elevation 1

Scale - 1 : 100



Elevation 2

Scale - 1 : 100



Elevation 3

Scale - 1 : 100



Elevation 4


Scale - 1 : 100

Rev	Description	Date

COLIN ARMSTRONG ARCHITECTS

Lyle House, Fairways Business Park, Inverness IV2 6AA
T : 01463 712 288
W : www.colinarmstrong.com





Client: **Novar Estates**

Project: **Housing Development Culcairn**

Project No. **2108**

Drawing No. **00.20.00**

Revision

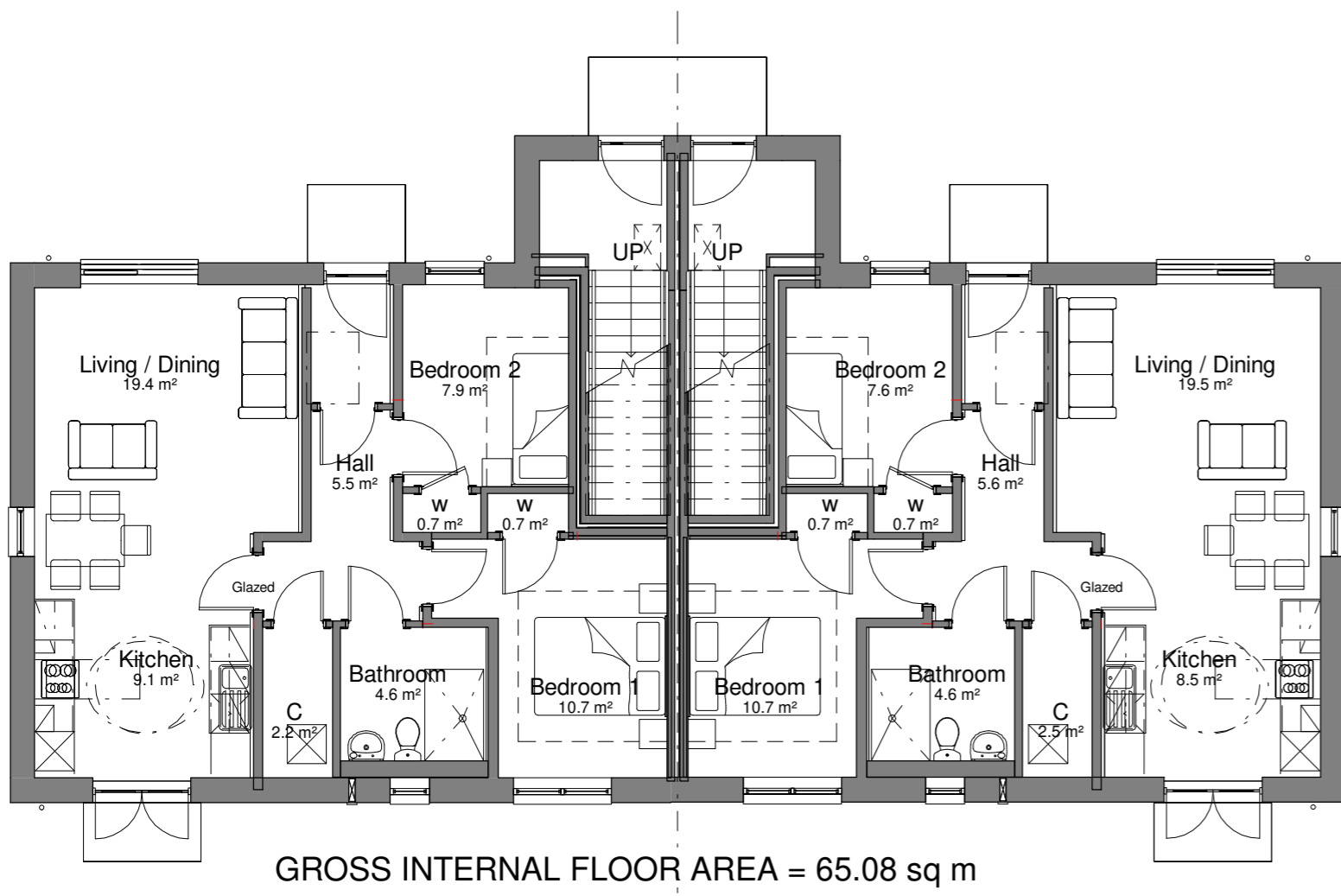
BT2B Private 4B8P Semi Detached

Sketch

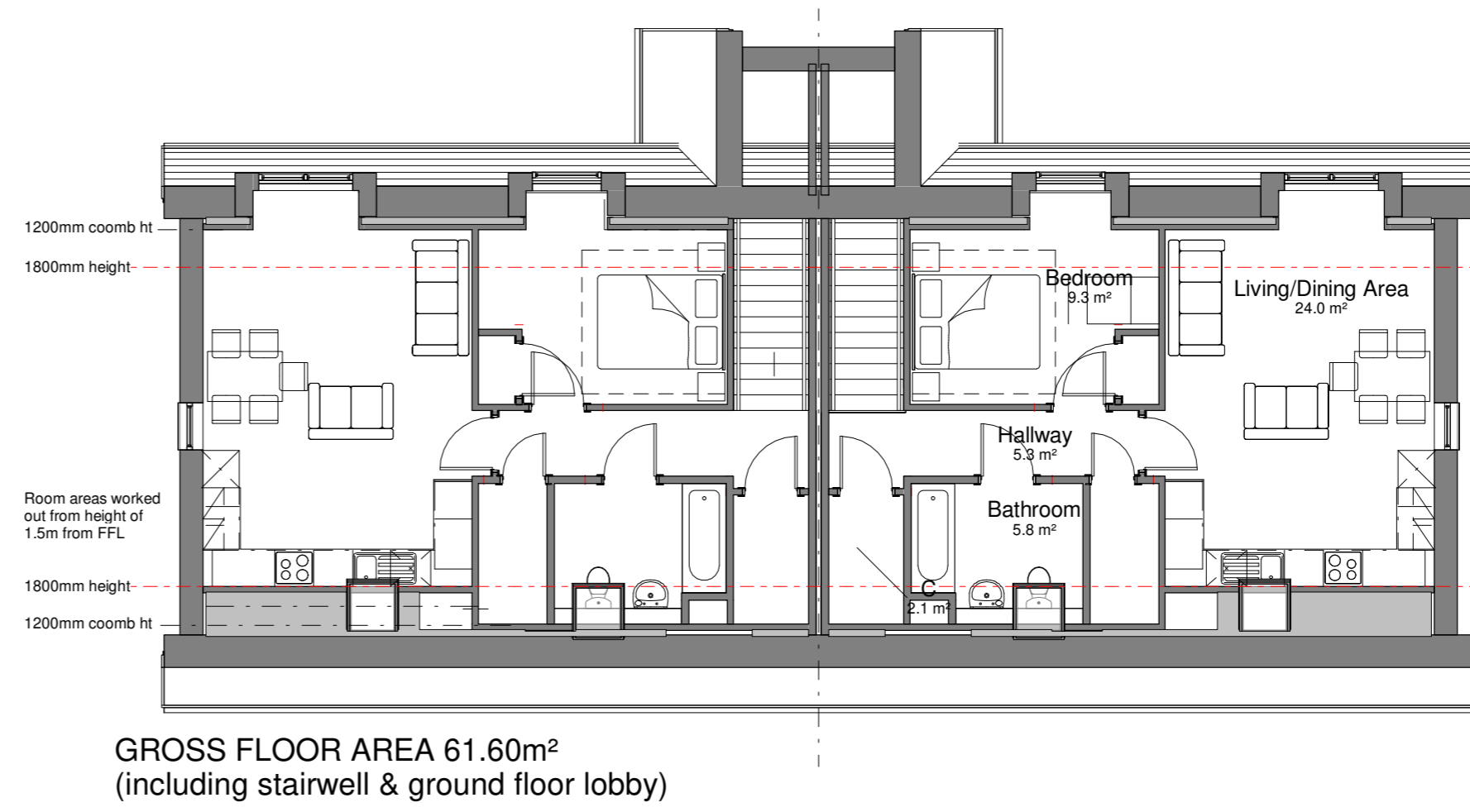
Date Created: **22** Drawn by: **RG**

Scale: **As indicated** Sheet: **@ A1**

From file: X:\Documents\2108 - Proposed Housing - Culcairn - Elevation 02 - WORK IN PROGRESS\2 - BIM Model\2108-COM-1-EPN-21-03-A-4B8P Semi Detached with garage.dwg
Printed on: 1/30/2022 10:25:37



GROUND FLOOR PLAN PLANNING
Scale - 1 : 100



FIRST FLOOR PLANNING
Scale - 1 : 100



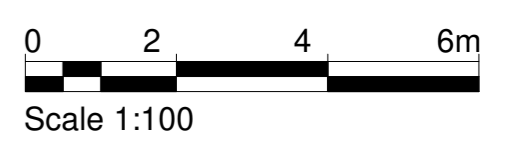
Front Elevation
Scale - 1 : 100

ROOF MOUNTED SOLAR PANELS - SIZE/LOCATION TO BE CONFIRMED



Right Elevation
Scale - 1 : 100

Flashing along extent of roof abutment



Rev	Description	Date



COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA
T : 01463 712 288
W : www.colinarmstrong.com

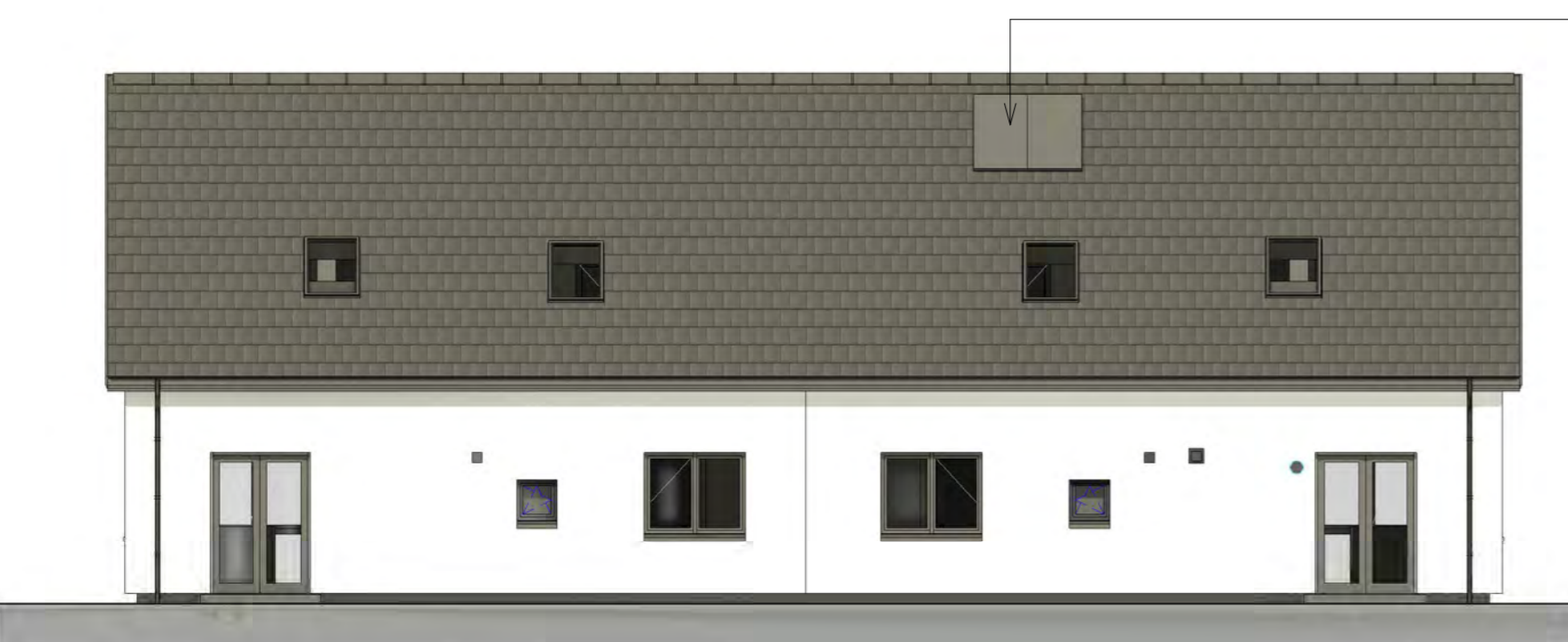


Client: Compass
Project: Housing Development Culcairn

Project No. 2108
Drawing No. 00.20.00

Revision: BT4 Privates 2B4P & 1B2P Flats

Status: SKETCH
Date Created: 2023
Scale: As indicated
Drawn by: SG
Sheet: A1

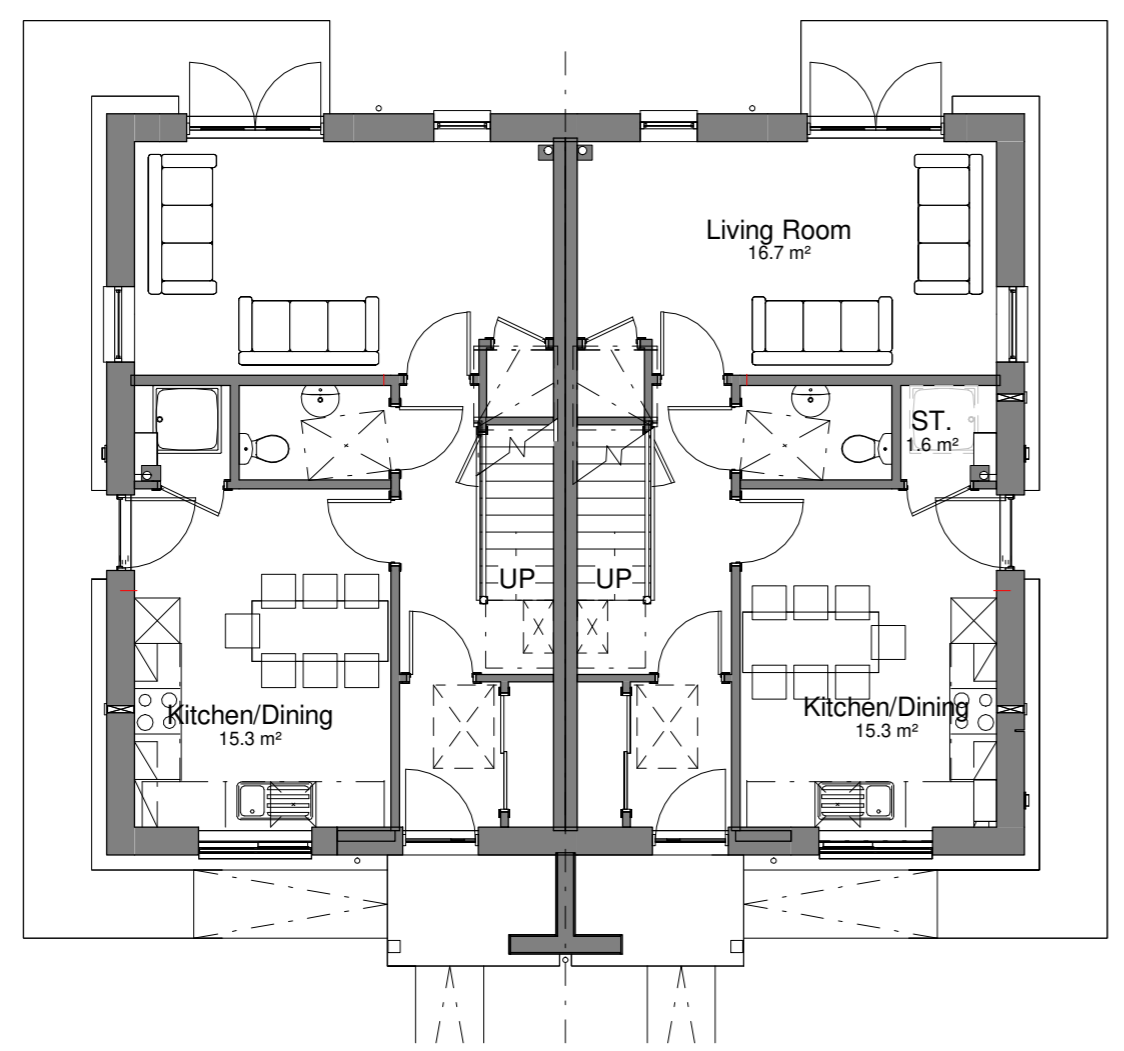
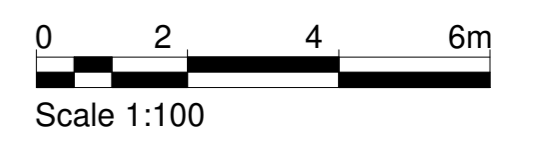


Rear Elevation
Scale - 1 : 100

ROOF MOUNTED SOLAR PANELS - SIZE/LOCATION TO BE CONFIRMED

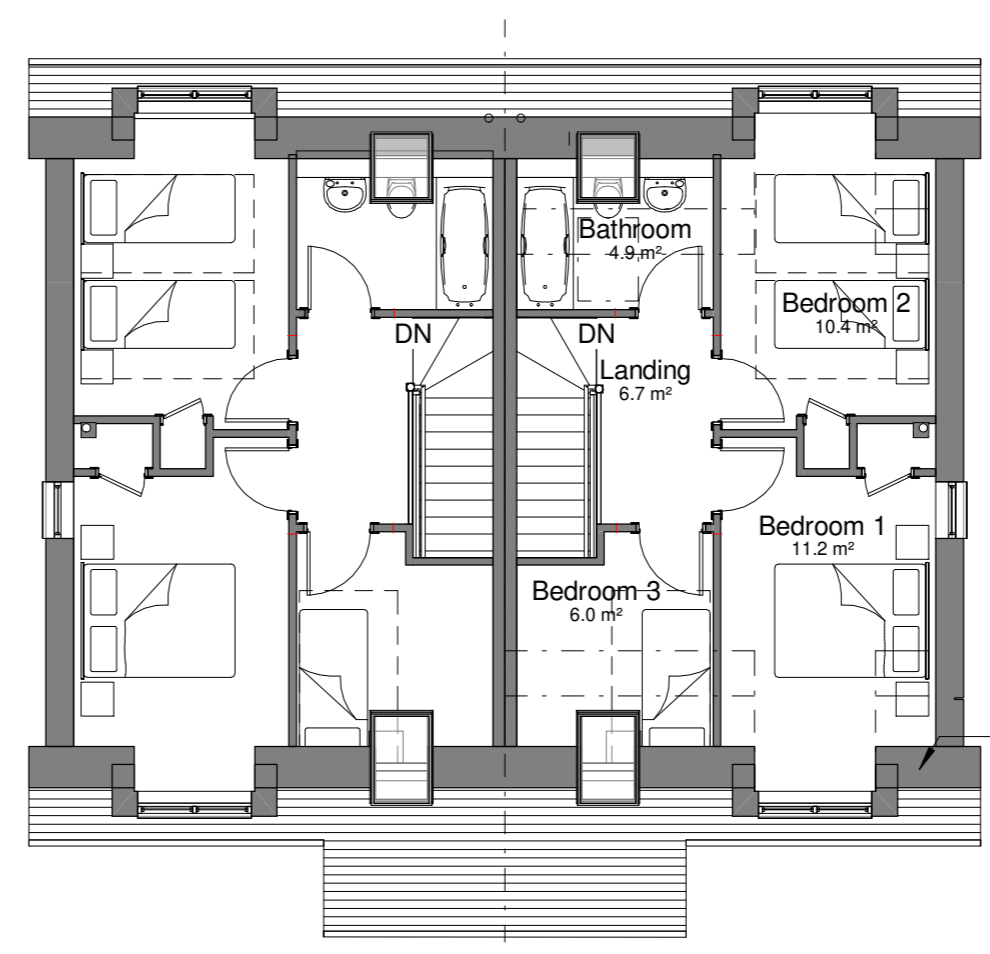


Left Elevation
Scale - 1 : 100



PLANNING GROUND FLOOR.

Scale - 1 : 100
 GROSS INTERNAL FLOOR AREA =
 49.3m²



PLANNING FIRST FLOOR

Scale - 1 : 100
 GROSS INTERNAL FLOOR AREA =
 40.6m²

Room areas worked
 out from height of
 1.5m from FFL

2.4m height
 1.8m height
 1.2m coomb ht



Entrance Elevation

Scale - 1 : 100



Right Elevation

Scale - 1 : 100



Rear Elevation

Scale - 1 : 100



Left Elevation

Scale - 1 : 100

Rev	Description	Date

COLIN ARMSTRONG
ARCHITECTS

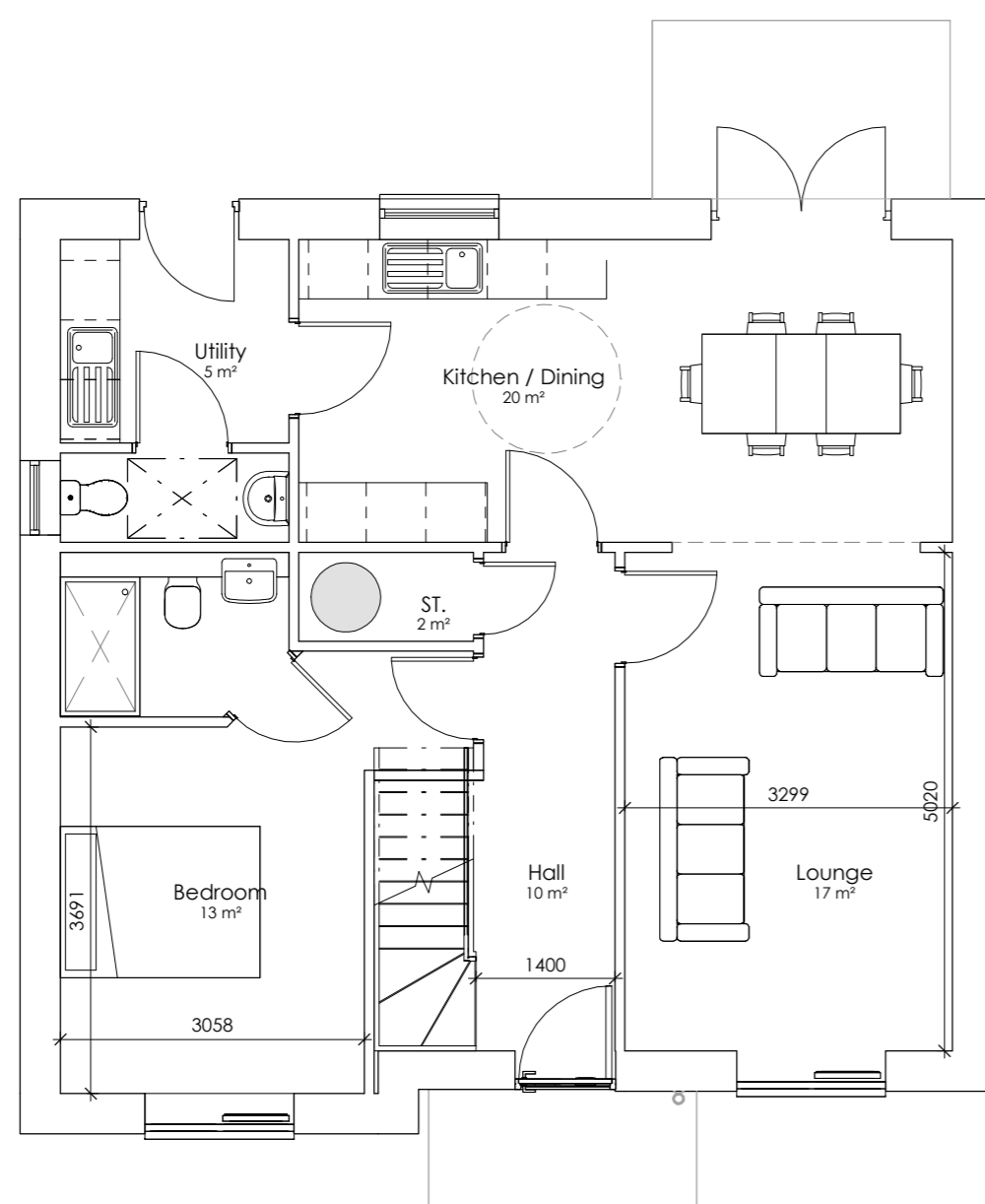
Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com

Client
Novar Estates

Project
Housing Development Culcairn

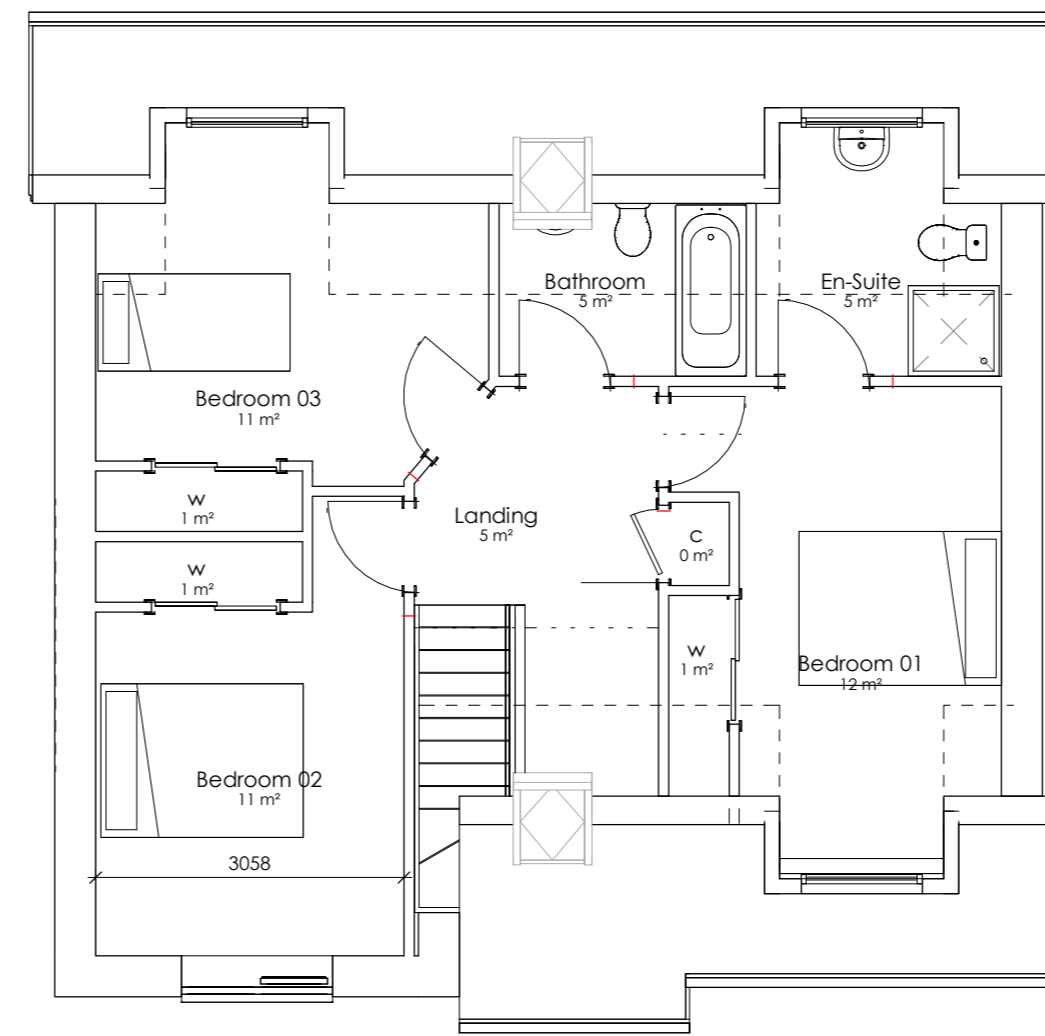
Project No.	2108
Drawing No.	00.20.00
Revision	
BT7 Privates 3B5P Detached	
Status	Sketch
Date Created	23
Drawn by	RG
Scale	As indicated
Sheet	A1



Ground Floor Plan - Option 01

Scale - 1 : 75

GFA = 139.40m² each



First Floor Plan - Option 01

Scale - 1 : 75



Elevation 1

Scale - 1 : 100



Elevation 2

Scale - 1 : 100



Elevation 3

Scale - 1 : 100



Elevation 4

Scale - 1 : 100

Rev	Description	Date
-----	-------------	------



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Inverness IV2 6AA
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Client
Novar Estates

Project
Housing Development Culcairn

Project No. 2108

Drawing No. 00.20.00

Revision

BT2B Private
488P Semi Detached

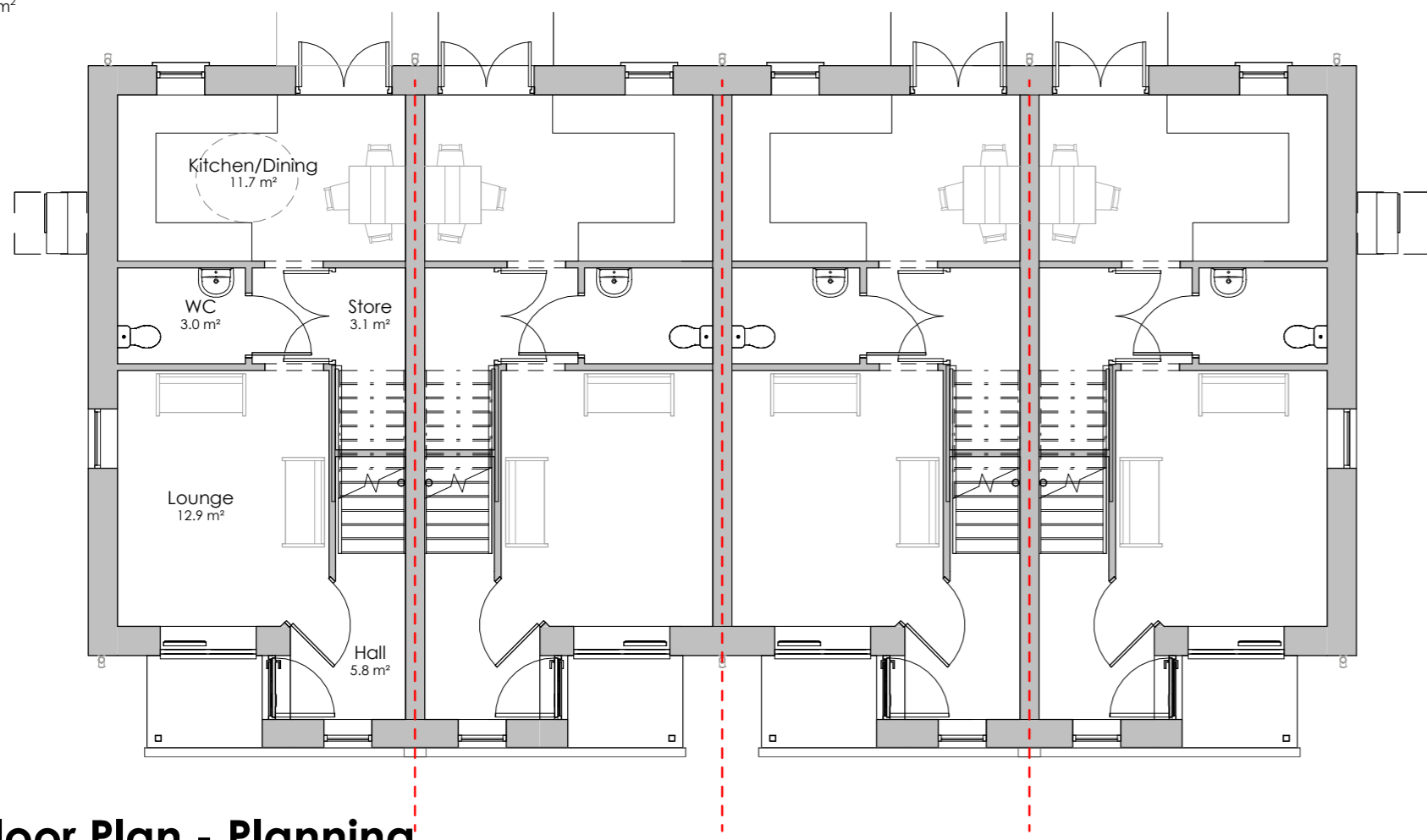
Status
Planning

Date Created 22
Scale As indicated

Drawn by RG
Sheet @ A1

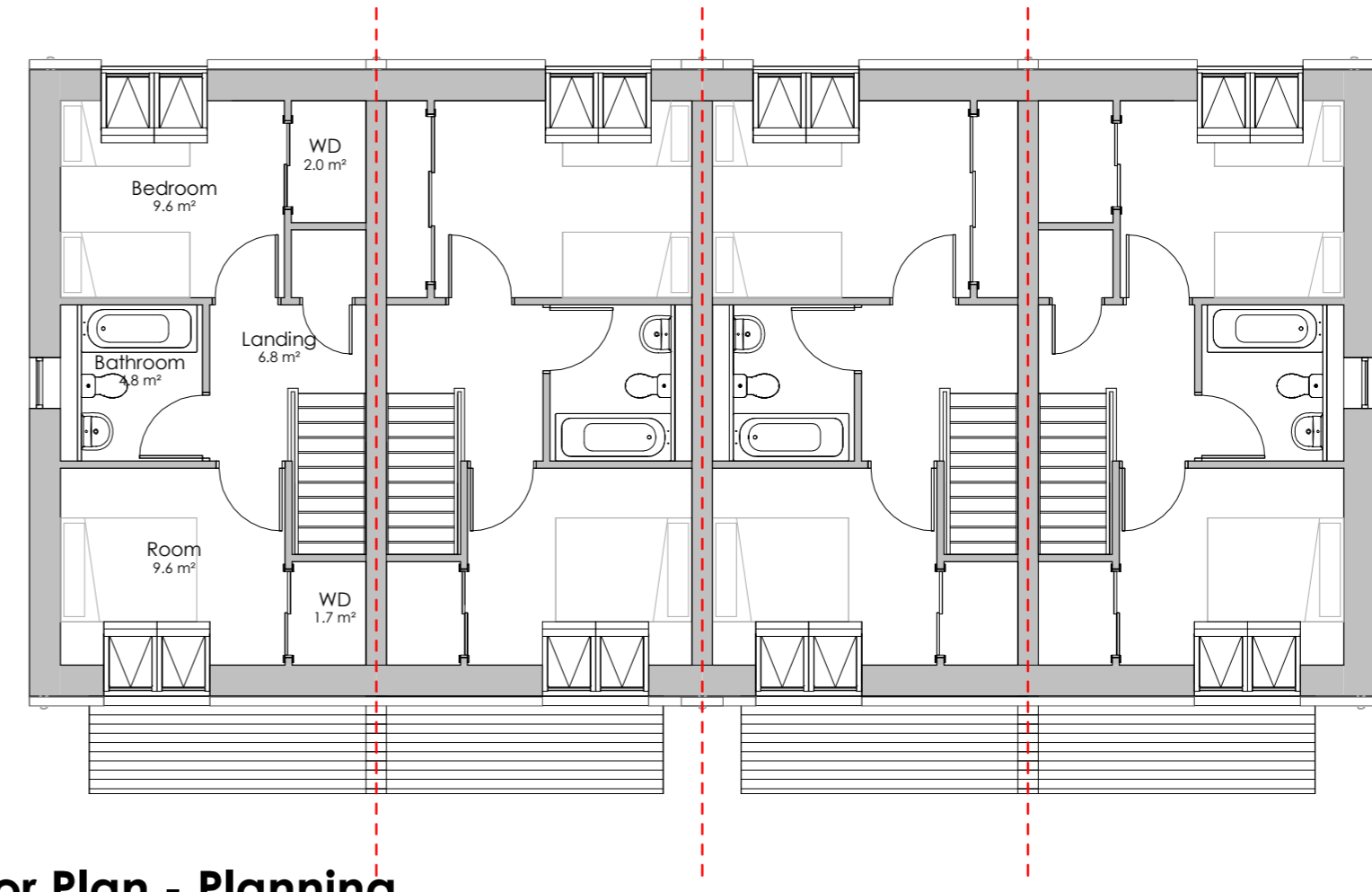


House Type 03 - 2 x 2B4P Semi
GIFA = 75m²



Ground Floor Plan - Planning

Scale - 1 : 100



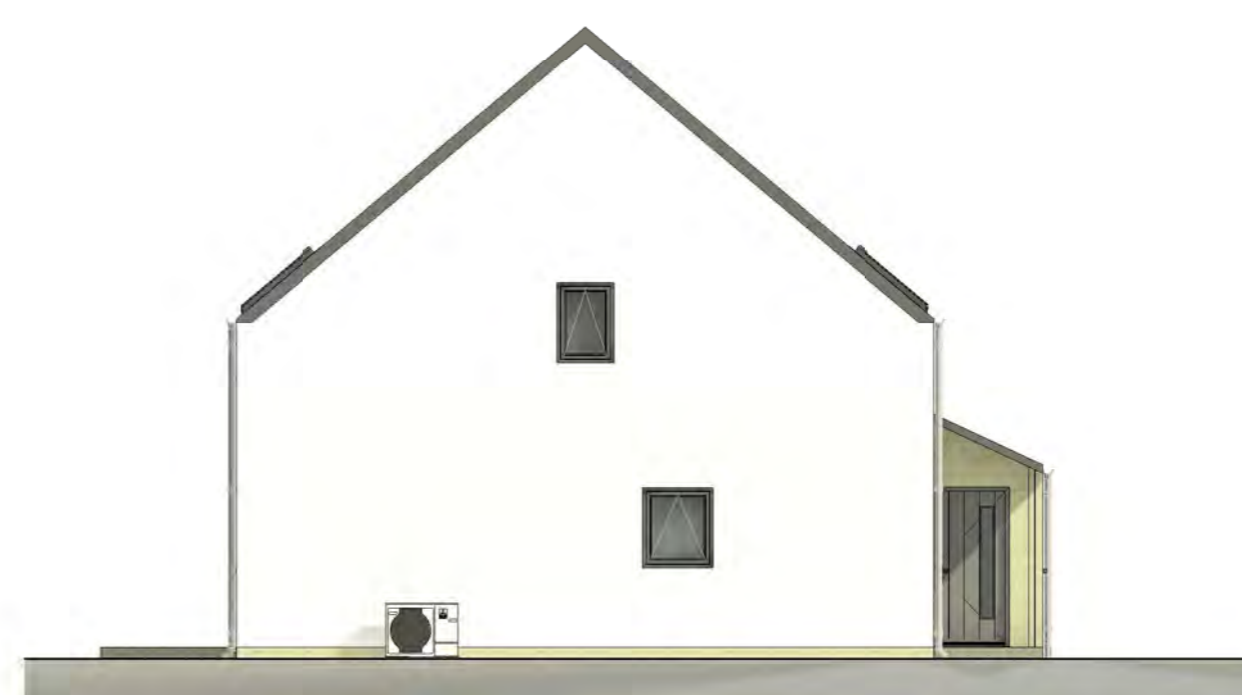
First Floor Plan - Planning

Scale - 1 : 100



Elevation A - Planning

Scale - 1 : 100



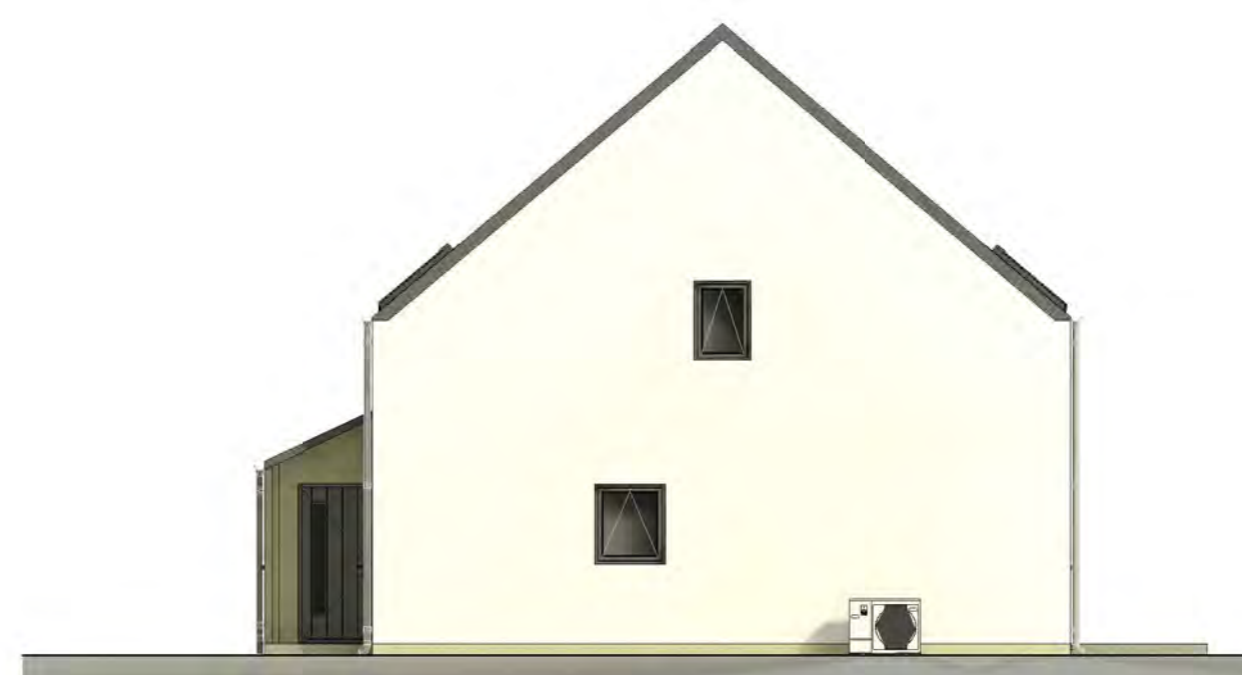
Elevation B - Planning

Scale - 1 : 100



Elevation C - Planning

Scale - 1 : 100



Elevation D - Planning

Scale - 1 : 100

Rev	Description	Date
01	Original - First Issue	



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Inverness IV2 6AA
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Client
Novar Estates
Project
Housing Development Culcairn

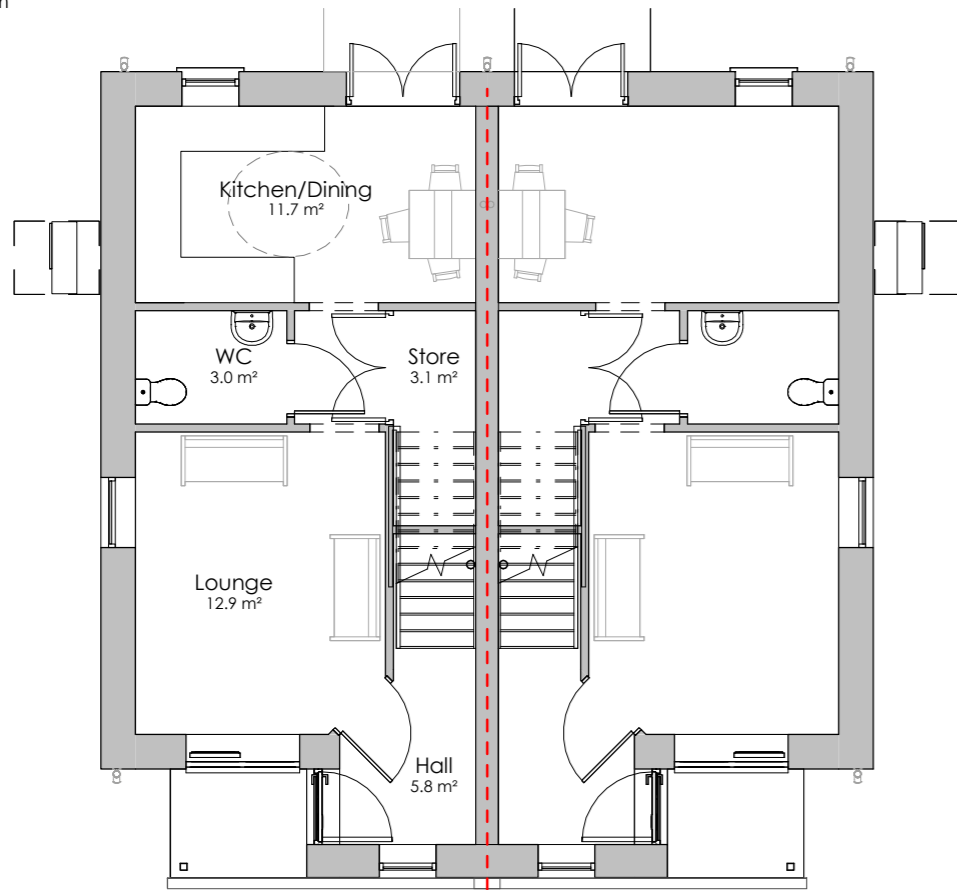
Project No. 2108
Drawing No. 00.20.00
Revision 01

BT5B Privates
2B4P Terrace

Sketch
Date Created 30/02/21
Scale As indicated
Drawn by RG
Sheet @ A1

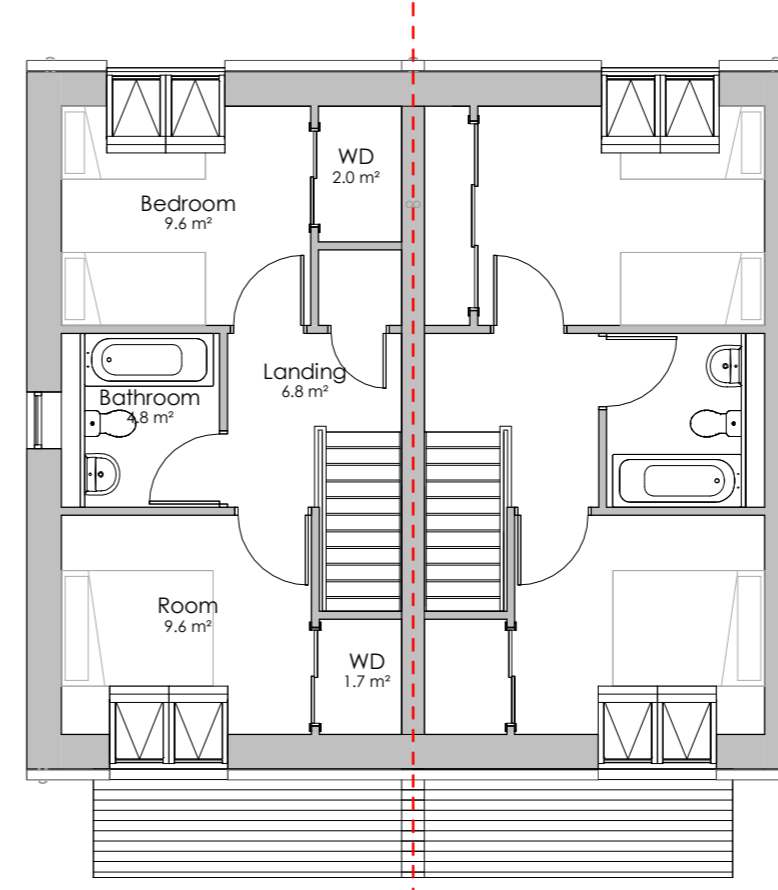


House Type 03 - 2 x 2B4P Semi
GIFA = 75m²



Ground Floor Plan - Planning

Scale - 1 : 100



First Floor Plan - Planning

Scale - 1 : 100



Elevation A - Planning

Scale - 1 : 100



Elevation B - Planning

Scale - 1 : 100



Elevation C - Planning

Scale - 1 : 100



Elevation D - Planning

Scale - 1 : 100

Rev	Description	Date
01	Original - First Issue	-

COLIN ARMSTRONG ARCHITECTS
Lyle House, Fairways Business Park, Inverness IV2 6AA
T : 01463 712 288
W : www.colinarmstrong.com



Client: Novar Estates
Project: Housing Development Culcairn

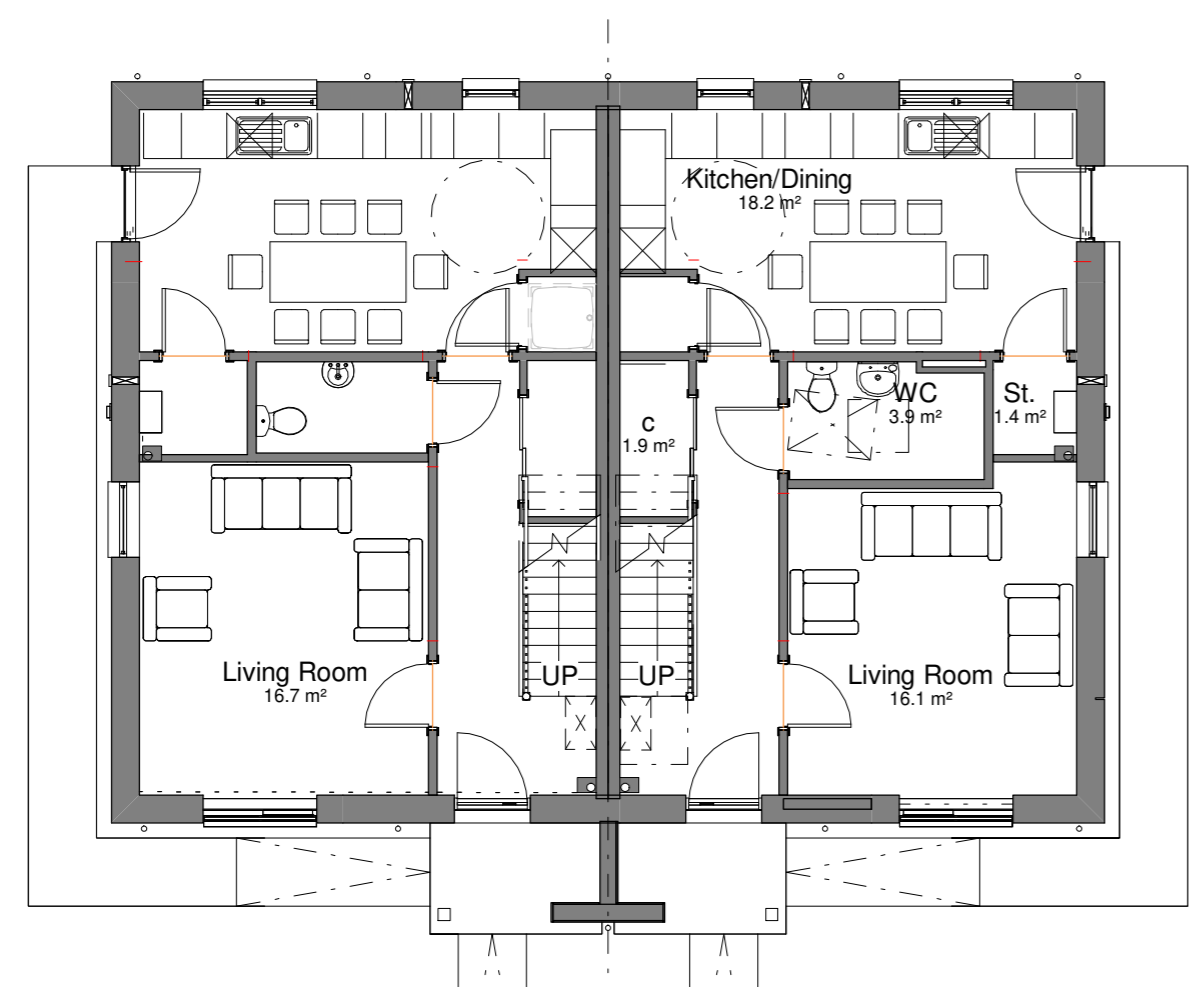
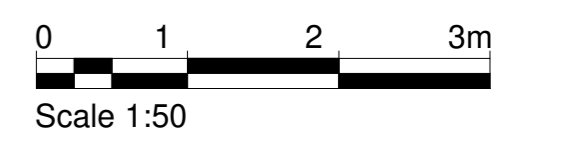
Project No.	2108
Drawing No.	00.20.00
Revision	01

BT5A Privates
2B4P Semi Detached

Sketch	Drawn by
Date Created	RG
30/02/21	Sheet
Scale	@ A1
As indicated	

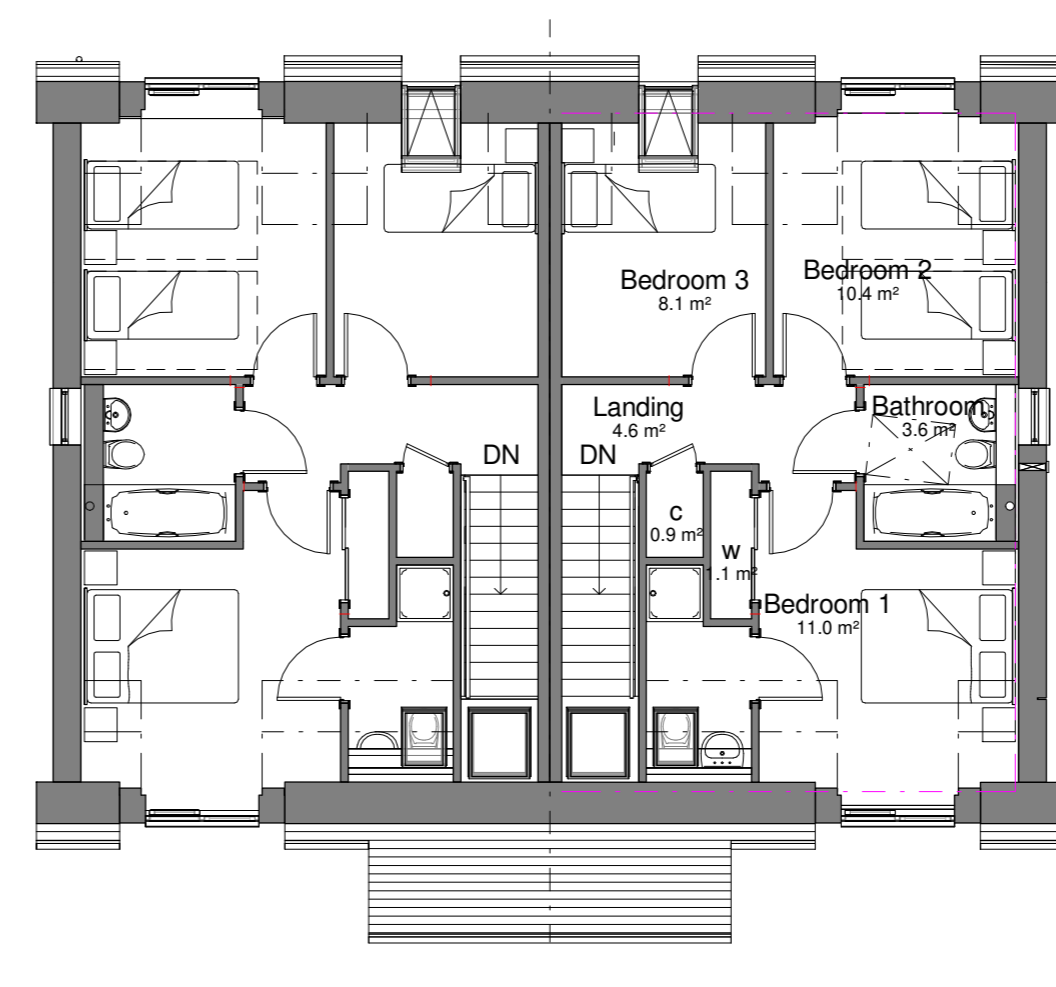
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of The Construction (Design and Management) Regulations 2015 and the associated Industry Guidance for Designers.



PLANNING GROUND FLOOR.

Scale - 1 : 100
GROSS INTERNAL FLOOR AREA = 53.82m²



PLANNING FIRST FLOOR

Scale - 1 : 100
GROSS INTERNAL FLOOR AREA = 48.28m²



Entrance Elevation

Scale - 1 : 100



Right Elevation

Scale - 1 : 100



Rear Elevation

Scale - 1 : 100



Left Elevation

Scale - 1 : 100

Rev	Description	Date
A	Revised Layouts	11/09/17

COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA
T : 01463 712 288
W : www.colinarmstrong.com



Client:
Novar Estates

Project:
Housing Development Culcairn

Project No. 2108
Drawing No. 00.20.00
Revision A

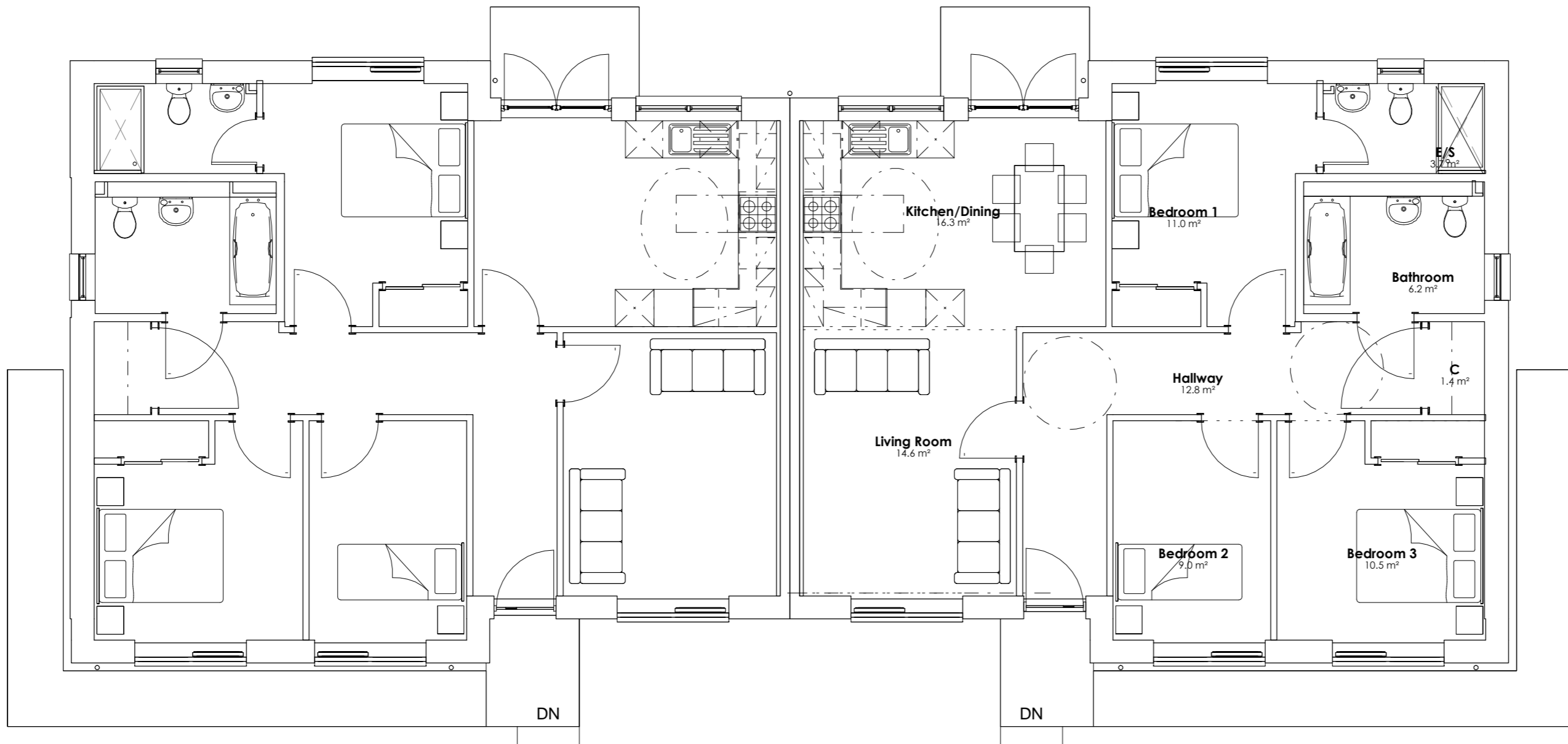
BT6 Privates
3B5P Detached

Status:
Planning

Date Created 23
Drawn by RG

Scale As indicated
Sheet A1

From file: X:\Drawings\2108 - Proposed Housing, Culcairn, Ennervale\02 - WORK IN PROGRESS\02 - BT6 ZZ AD A_3B5P Spec Detached.rvt
Printed on: 18/09/2017 08:11:11



Ground Floor Plan
 Scale - 1 : 75

GIFA = 92m² each



Front Elevation GA
 Scale - 1 : 100



LH Side Elevation GA
 Scale - 1 : 100



Rear Elevation GA
 Scale - 1 : 100



RH Side Elevation GA
 Scale - 1 : 100

Rev	Description	Date
P01	Altered elevations	08.11.22

COLIN ARMSTRONG
 ARCHITECTS

Lyle House, Fairways Business Park,
 Inverness IV2 6AA
 T : 01463 712 288
 W : www.colinarmstrong.com

Client:
Novar Estates

Project:
Housing Development Culcam

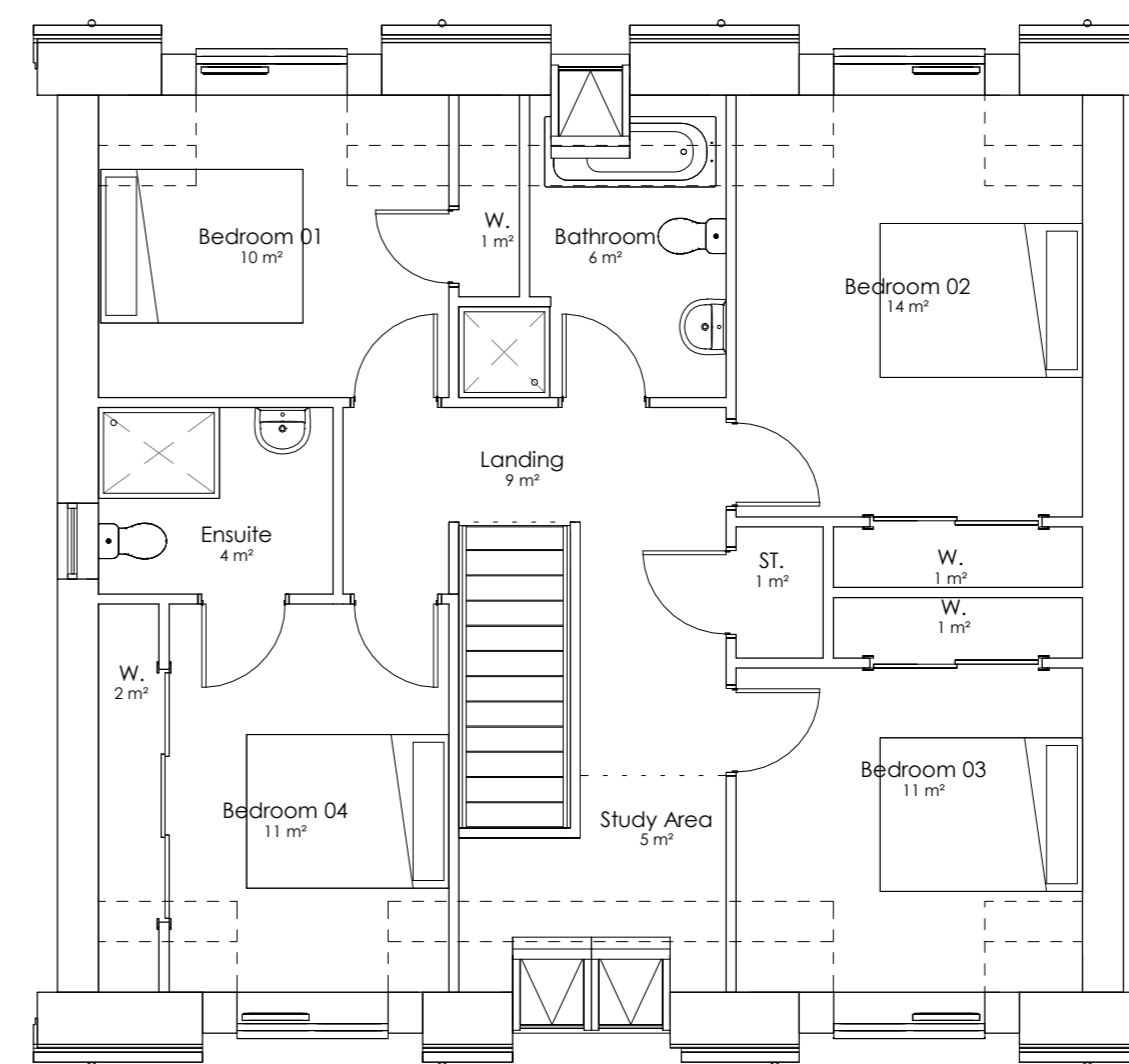
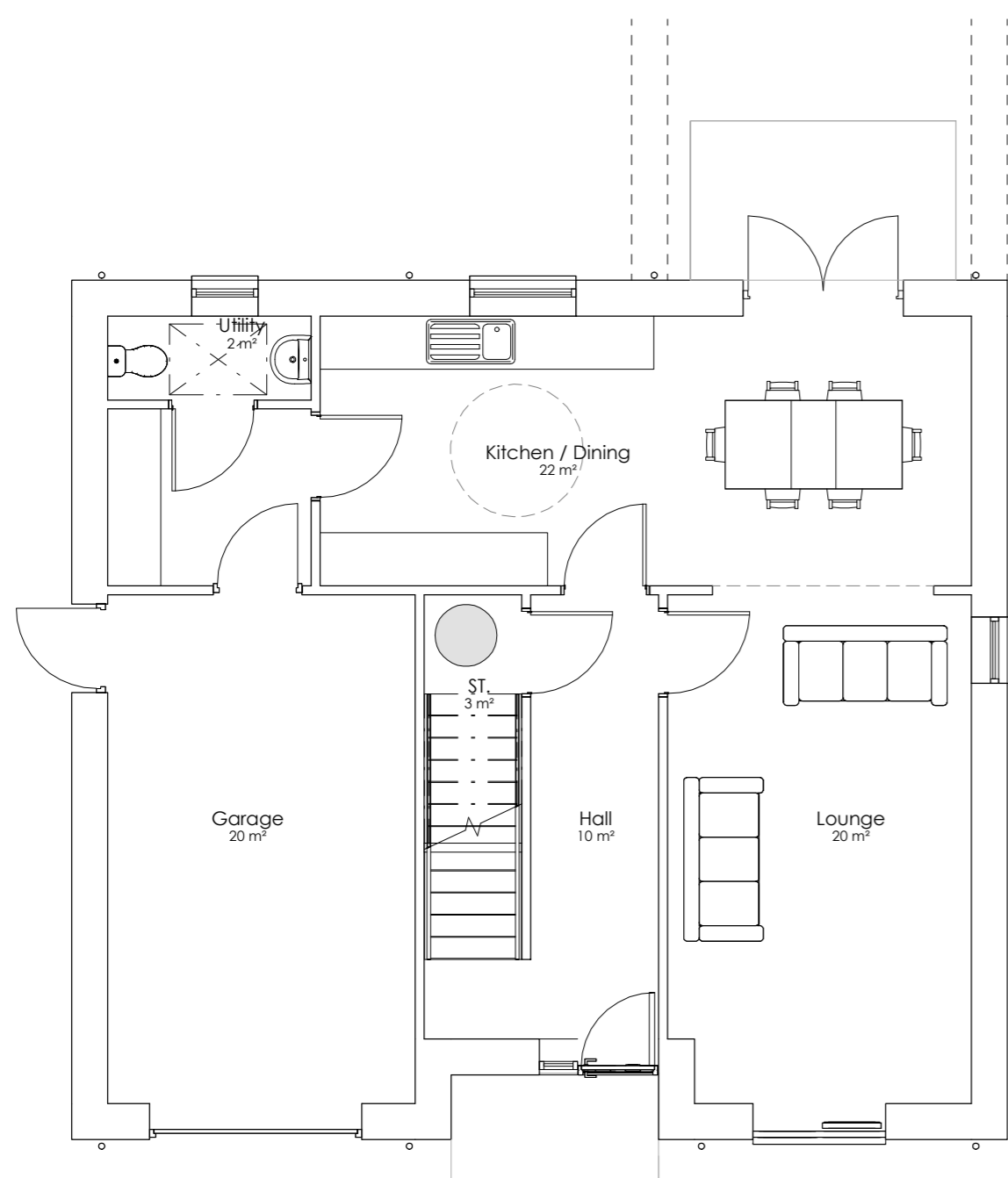
Project No. 2108
 Drawing No. 00.20.00
 Revision P01

BT1 Private
 3B5P Bungalow (Semi-Detached)

Status
Sketch

Date Created 22
 Drawn by RG
 Scale As indicated
 Sheet A1

From file: X:\Documents\2108 - Proposed Housing, Culcam, Ennerdale\02 WORK IN PROGRESS\01 BIM Model\2108-C001-BT1-22-A3-A-3B5P-Sem Detached.rvt
 Printed on: 18/06/2023 07:51:59



Ground Floor Plan - Option 01

Scale - 1 : 75

First Floor Plan - Option 01

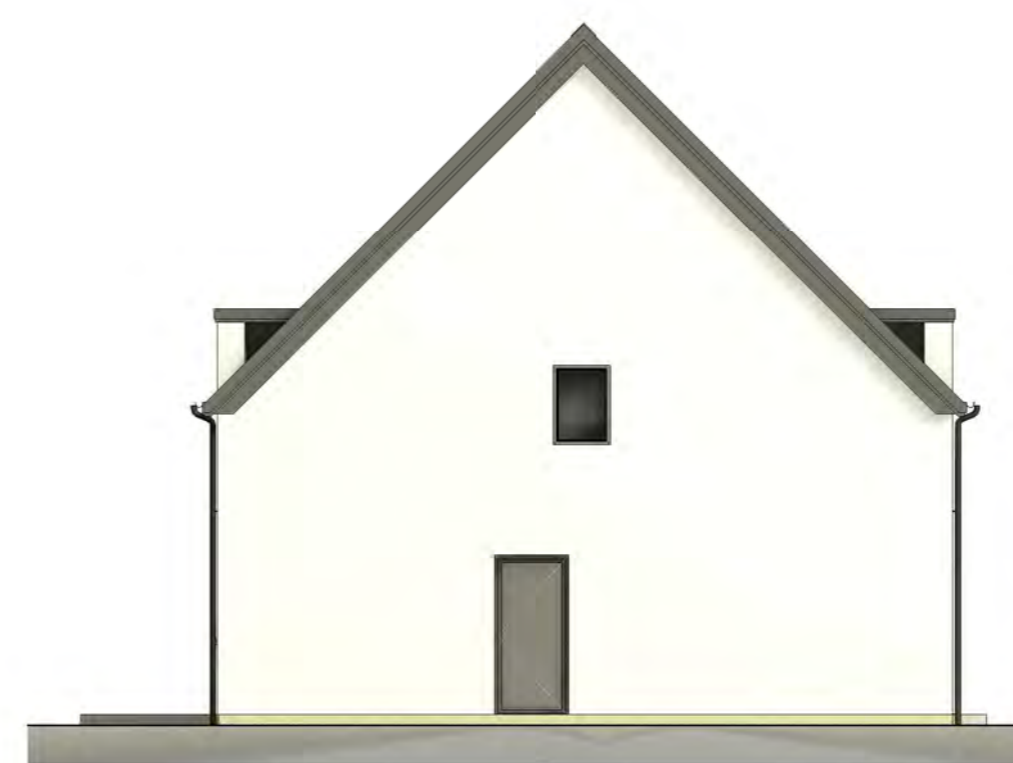
Scale - 1 : 75

GIFA = 170m2



Elevation 1

Scale - 1 : 100



Elevation 2

Scale - 1 : 100



Elevation 3

Scale - 1 : 100



Elevation 4

Scale - 1 : 100

Rev	Description	Date
P01	Revised elevations	08.11.22



Lyle House, Fairways Business Park,
Inverness IV2 6AA
T : 01463 712 288
W : www.colinarmstrong.com



Client
Novar Estates
Project
Housing Development Culcairn

Project No. 2108

Drawing No. 00.20.00

Revision P01

BT3 Privates
488P Detached

Status
Sketch
Date Created 10/02/22
Scale As indicated
Drawn by RG
Sheet
@ A1



Drawing No. **3789:105** Revision **A**

Revisions	Date	Drn.
A LAYOUT REVISED	02.06.23	IM

**APPROVAL
DRAWING**

**COMPASS BUILDING AND
CONSTRUCTION SERVICES**

**CULCAIRN
EVANTON**

**OVERALL
DRAINAGE LAYOUT**

Drawn: IAW	Chk'd:	Scale: 1:1000 (A1)
Date: Feb 2023	Date:	DO NOT SCALE

Drawing No. **3789:105** Revision **A**



STEPPING LOGS + BALANCE BEAM



VERTICAL NET SF



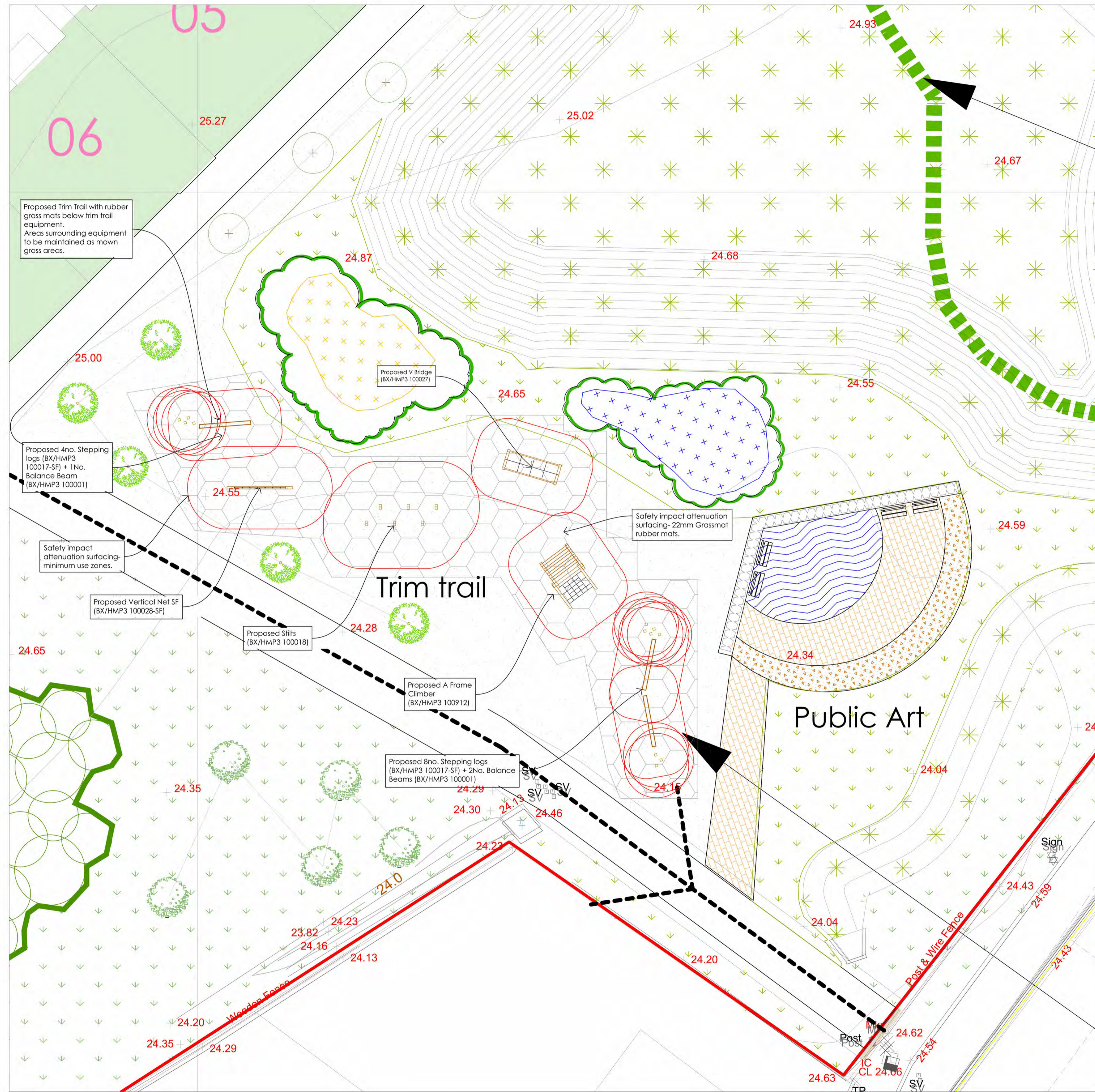
STILTS



V BRIDGE



A-FRAME CLIMBER



PROPOSED HOUSING AT CULCAIRN, EVANTON - TRIM TRAIL PLAN 1: 100 SCALE



GRASSMATS EXAMPLE



GRASSMATS 22MM THICK RUBBER MATS

NOTES
 Proposed Trim trail equipment selected from Hand Made Places Trail Trail Range :
 www.handmadeplaces.co.uk
 Ensure critical fall height is checked against BS EN1176 and that equipment is always installed with a suitable impact absorbing surface in line with BS EN 1177.
 Proposed impact absorbing surfacing using Grassmats- 22mm thick Rubber grass mats laid over grassed areas and secured down as per the manufacturer's recommendations.(www.grassmats.co.uk)

REVISIONS

KEITH L WOOD LANDSCAPE DESIGN

1, Old Branziet Cottage, Balmore, By Torrance, Glasgow, G64 4AH.
 Tel: 01360 620358 Mob: 07584 054586
 email: keith.lwood@btopenworld.com
 www.keithwoodlandscapedesign.scot

Project Title:	HOUSING DEVELOPMENT, CULCAIRN, EVANTON, IV16 9YP.
CLIENT:	COMPASS
DRAWING TITLE:	AFFORDABLE HOUSING PHASE 1 TRIM TRAIL PROPOSALS.
PLANNING	
Scale:	1:100@A1 Date: 02.09.24
Drawn:	k.wood Checked: - Rev.
Dwg No.:	2108-CAA-ZZ-XX-DR-1-005





- KEY**
- PROPOSED NATIVE SPECIES TREE AND SHRUB PLANTING TO OPEN SPACES.**
 - Proposed cell grown transplants protected with biodegradable shelters, with stakes and ties. Native species groups including: Birch, Rowan, Alder, Hawthorn, Bird Cherry, Pine, Willow and Oak trees with Hazel shrubs. Woodland planting to be undertaken into species rich grass / wildflower seeded areas. Areas to be managed to develop a species rich grassland / woodland habitat.
 - Proposed cell grown woodland shrub transplants protected biodegradable shelters with stakes and ties. Native species groups including: Bramble, Elderberry, Rose, Broom, Hazel and Holly species shrubs. Woodland shrub planting to be undertaken into species rich grass / wildflower seeded areas. Areas to be managed to develop a species rich grassland / scrub habitat.
 - PROPOSED NATIVE SPECIES TREE PLANTING TO FRONT GARDENS, STREETS AND OPEN SPACES.**
 - Proposed 3.5m tall, selected standard tree planting: Hornbeam, Crab Apple, Birch, Rowan and Guai and Bird Cherry trees. Trees to be supplied with ArborTech strimmer guards for protection.
 - Proposed 3.5m tall, foliage selected standard tree planting: Rowan trees. Trees to be supplied with ArborTech strimmer guards for protection.
 - Proposed 1.1-1.25m tall, feathered conifers: Pine species trees. Trees to be supplied with ArborTech strimmer guards for protection.
 - Proposed 1.5-1.75m tall, feathered tree planting: Alder, Birch, Rowan, Oak, Willow and Hawthorn trees. Trees to be supplied with ArborTech strimmer guards for protection.
 - PROPOSED NATIVE SPECIES HEDGING MIXES TO GARDEN BOUNDARIES AND OPEN SPACE BOUNDARIES.**
 - Proposed mixed native species hedging to open spaces maintained at 1.2-1.5m high (Hedging to be protected with biodegradable spirals and bamboo canes.) Hawthorn/Beech, Dog Rose, Hazel and Sloe species.
 - Proposed Hawthorn / Hornbeam / HoneySuckle mixed species hedging at front gardens maintained at 0.9m (Hedging to be protected with post and wire fencing.)
 - Proposed Hornbeam / Holly / HoneySuckle mixed species hedging at front gardens maintained at 0.9m (Hedging to be protected with post and wire fencing.)
 - PROPOSED SHRUB PLANTING TO OPEN SPACES**
 - Proposed shrub planting including native species and species from the RHS 'Plants for Pollinators' list, to open spaces.
 - PROPOSED GRASS SEEDING / TURFING / MOWN GRASS VERGES**
 - Proposed communal mown grass areas: areas to be topsoiled, cultivated, weed killed, stone picked and grass seeded.
 - Proposed front gardens: decompact, topsoiled, cultivated, stone picked and turf.
 - Proposed rear gardens: decompact, topsoiled, cultivated, stone picked and grass seeded.
 - PROPOSED OPEN SPACE GRASS / WILDFLOWER SEEDING / BIODIVERSITY ENHANCEMENTS.**
 - Proposed species rich long grass areas to be sown with a grass / wildflower seed mix. Areas to be managed to promote the biodiversity of the areas with regular annual cutting of seeded areas and the control of invasive weed species. Scotia seeds: 'Get Nectar' rich quick mix sown @ 3g/m².
 - Proposed species rich mown grass areas to be sown with a grass / wildflower seed mix. Areas to be sown with Scotia seeds: 'Flowering Lawns' grass / wildflower seed mix @ 3g/m². Areas to be cut regularly through April to June and then left uncut in July and August to allow the wildflower species to flourish. Areas to return to regular cutting in September / October.
 - Proposed Suds attenuation area to be topsoiled, cultivated and grass / wildflower seeded. Areas to be cut back annually to allow the grass / wildflower species in the seed mix to flourish. Scotia seeds: 'Wet Meadow Mix' @ 3g/m².
 - Proposed mown grass paths to be cut through the Suds basin area seeded areas to provide access for play and walking.
 - Proposed native species bulb planting in naturalised groups: Bluebells, Snowdrops and Daffodils in proposed long grass areas. Bluebells @ 50/m², Daffodils @ 25/m² and Snowdrops @ 50/m².
 - Existing field to be managed and hydroseeded to create Meadow Grass #1 areas to be sown with a grass / wildflower seed mix. Areas to be managed to promote the biodiversity of the areas with regular annual cutting of seeded areas and the control of invasive weed species. Scotia seeds: 'Meadow mix' sown @ 3g/m².
 - Proposed biodiversity enhancements including mixed species bird boxes, bee / bug hotels, Hedging boxes / log piles. The proposed Biodiversity approach for the open space areas will be developed in association with the Project Ecologists.
 - PROPOSED OPEN SPACE AREAS**
 - Proposed Active Travel Route: ** to be provided prior to construction of 40th Unit.
 - Proposed crushed stone surfaced rural paths to open space area, with links to housing and existing desire line paths / footpaths.
 - Proposed mown grass desire line paths to be formed through open spaces to link in with the Natural Play Areas, Community Spaces and active travel routes and rural paths.
 - Indicative earth mounding to be created in the open spaces using surplus site soils in association with design of Natural Play Areas and Community Spaces.
 - Proposed Public Art space with feature stone walling, decorative paving and seating.
 - Proposed Trim Trail refer to drawing 2108-CAA-ZZ-XX-DR-L-0005.

- REVISIONS**
- P01: 02.06.23- Landscape Masterplan updated to incorporate the revised Phase 1 private layout and Site Plan complete masterplan revisions. Trees, shrub planting, hedging and seeded areas amended to suit. KW
 - P02: 13.10.23- Landscape Masterplan updated to incorporate the revised site plan and roads layout. (2108 C0017-ZZ-ZZ-DR-A-00.02.01 P03). Trees, shrubs, hedging and seeded areas amended to suit. KW
 - P03: 20.08.24- Landscape Masterplan updated to incorporate the revised site plan, roads layout and Suds basin. (2108 C0017-ZZ-ZZ-DR-A-00.02.01 P07). Trees, shrubs, hedging and seeded areas amended to suit. KW
 - P04: 02.09.24- Landscape Masterplan updated to incorporate the revised site plan and roads layout. (2108 C0017-ZZ-ZZ-DR-A-00.02.01 P08). Trees, shrubs, hedging and seeded areas amended to suit. Trim trail added. KW

KEITH L WOOD LANDSCAPE DESIGN



1, Old Branzlet Cottage, Balmore, By Torrance, Glasgow, G64 4AH.
 Tel : 01360 620358 Mob: 07584 054586
 email: keith.l.wood@btopenworld.com
 www.keithwoodlandscapedesign.scot

Project Title: HOUSING DEVELOPMENT, CULCAIRN, EVANTON, IV16 9YP.	
CLIENT:	COMPASS
DRAWING TITLE:	LANDSCAPE MASTERPLAN SHEET (2 OF 2)
PLANNING	
Scale: 1:500@ A1	Date: 22.03.23
Drawn: k wood	Checked: Rev. P04
Dwg No: 2108-CAA-ZZ-XX-DR-L-0003	

PROPOSED HOUSING AT CULCAIRN, EVANTON - LANDSCAPE MASTERPLAN SHEET (2 OF 2) 1:500 SCALE



- KEY**
- PROPOSED NATIVE SPECIES TREE AND SHRUB PLANTING TO OPEN SPACES.**
 - Proposed cell grown transplants protected with biodegradable shelters with stakes and ties. Native species groups including Birch, Rowan, Alder, Hawthorn, Bird Cherry, Pine, Willow and Oak trees with Hazel shrubs. Woodland planting to be undertaken into species rich grass / wildflower seeded areas. Areas to be managed to develop a species rich grassland / woodland habitat.
 - Proposed cell grown woodland shrub transplants protected biodegradable shelters with stakes and ties. Native species groups including Bramble, Elderberry, Rose, Broom, Hazel and Holly species shrubs. Woodland shrub planting to be undertaken into species rich grass / wildflower seeded areas. Areas to be managed to develop a species rich grassland / scrub habitat.
 - PROPOSED NATIVE SPECIES TREE PLANTING TO FRONT GARDENS, STREETS AND OPEN SPACES.**
 - Proposed 3-3.5m tall, selected standard tree planting - Hornbeam, Crab Apple, Birch, Rowan and Oak and Bird Cherry trees. Trees to be supplied with Arbortech strimmer guards for protection.
 - Proposed 3-3.5m tall, fastigate selected standard tree planting - Rowan trees. Trees to be supplied with Arbortech strimmer guards for protection.
 - Proposed 1.1-2.5m tall, feathered conifers - Pine species trees. Trees to be supplied with Arbortech strimmer guards for protection.
 - Proposed 1.5-1.75m tall, feathered tree planting - Alder, Birch, Rowan, Oak, Willow and Hawthorn trees. Trees to be supplied with Arbortech strimmer guards for protection.
 - PROPOSED NATIVE SPECIES HEDGING MIXES TO GARDEN BOUNDARIES AND OPEN SPACE BOUNDARIES.**
 - Proposed mixed native species hedging to open spaces maintained at 1.2-1.5m high (Hedging to be protected with biodegradable spirals and bamboo canes.)
 - Proposed Hawthorn / Hornbeam / Honeyuckle mixed species hedging at front gardens maintained at 0.9m (Hedging to be protected with post and wire fencing.)
 - Proposed Hornbeam / Holly / Honeyuckle mixed species hedging at front gardens maintained at 0.9m (Hedging to be protected with post and wire fencing.)
 - PROPOSED SHRUB PLANTING TO OPEN SPACES**
 - Proposed shrub planting including native species and species from the RHS 'Plants for Pollinators' list, to open space areas.
 - PROPOSED GRASS SEEDING / TURFING / MOWN GRASS VERGES**
 - Proposed communal mown grass areas - areas to be topsoiled, cultivated, weed-killed, stone picked and grass seeded.
 - Proposed front gardens: decompacted, topsoiled, cultivated, stone picked and turfed.
 - Proposed rear gardens: decompacted, topsoiled, cultivated, stone picked and grass seeded.
 - PROPOSED OPEN SPACE GRASS / WILDFLOWER SEEDING / BIODIVERSITY ENHANCEMENTS.**
 - Proposed species rich long grass areas to be sown with a grass / wildflower seed mix. Areas to be managed to promote the biodiversity of the areas with regular annual cutting of seeded areas and the control of invasive weed species. Scotia seeds 'Get Nectar-rich quick mix' sown @ 2g/m².
 - Proposed species rich mown grass areas to be sown with a grass / wildflower seed mix. Areas to be sown with Scotia seeds 'Flowering Lawns' grass / wildflower seed mix @ 3g/m². Areas to be cut regularly through April to June and then left uncut in July and August to allow the wildflower species to flourish. Areas to return to regular cutting in September / October.
 - Proposed Sods attenuation areas to be topsoiled, cultivated and grass / wildflower seeded. Areas to be cut back annually to allow the grass / wildflower species in the seed mix to flourish. Scotia seeds 'Wet Meadow Mix' @ 3g/m².
 - Proposed native species bulb planting in naturalised groups: Bluebells, Snowdrops and Daffodil bulbs in proposed long grass areas: Bluebells @ 50m², Daffodils @ 25m² and Snowdrops @ 50m².
 - Existing field to be managed and hydroseeded to create Meadow Grass # areas to be sown with a grass / wildflower seed mix. Areas to be managed to promote the biodiversity of the areas with regular annual cutting of seeded areas and the control of invasive weed species. Scotia seeds 'MGS Meadow mix' sown @ 3g/m².
 - Proposed biodiversity enhancements including mixed species bird boxes, bee / bug hotels / hedging boxes / log piles. The proposed Biodiversity approach for the open space areas will be developed in association with the Project Ecologists.
 - PROPOSED OPEN SPACE AREAS**
 - Proposed mown grass desire line paths to be formed through open spaces to link in with the Natural Play Areas, Community Spaces and active travel route and rural paths.
 - Temporary earth mounding (indicative shape / heights) to be created to edge of Phase 1 Private site. (Areas to form future housing phases.)
 - Proposed feature walling at the Phase 1 Private housing site entrance.

- REVISIONS**
- P01: 30.05.23 Landscape proposals adjusted to client's requirements. Landscape maintenance plan and schedule prepared for planning approval KW
 - P02: 20.08.24 Landscape proposals revised to new site plan, roads layout and Suds basin. (CAA-ZZ-DR-A-00.02.12 P04) Trees, shrubs, hedging and grass seeding areas adjusted to suit KW
 - P03: 02.09.24- Phase 1 (Private) landscape plan updated to incorporate the revised site plan and roads layout. (2108 CAA-ZZ-DR-A-00.02.12 P05) Trees, shrubs, hedging and seeded areas to suit KW

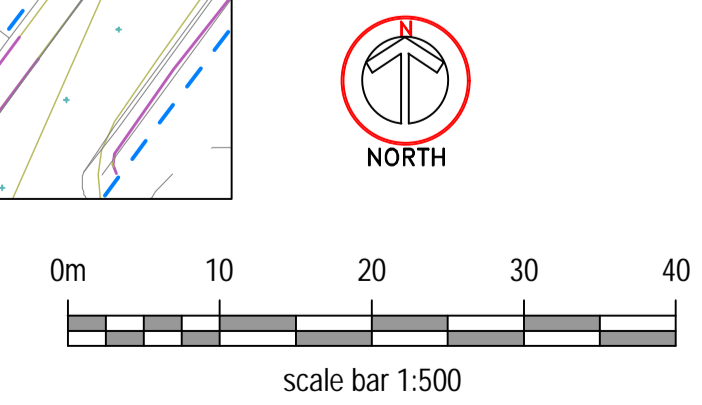
KEITH L WOOD LANDSCAPE DESIGN



1, Old Branziet Cottage, Balmore, By Torrance, Glasgow, G64 4AH.
Tel : 01360 620358 Mob: 07584 054586
email: keith.l.wood@btopenworld.com
www.keithwoodlandscapedesign.scot

Project Title: HOUSING DEVELOPMENT, PHASE 1 PRIVATE, CULCAIRN, EVANTON, IV16 9YP.	
CLIENT:	COMPASS
DRAWING TITLE:	OVERALL LANDSCAPE PLAN
PLANNING	
Scale: 1:500@ A1	Date: 25.05.23
Drawn: k wood	Checked: Rev. 03
Dwg No: 2108-CAA-ZZ-DR-L-0001	

PROPOSED HOUSING AT CULCAIRN, EVANTON, PHASE 1 PRIVATE- OVERALL LANDSCAPE PROPOSALS 1:500 SCALE



- BT1 3B5P Semi Bungalow 4(3)
- BT2A 4B8P Semi 2(1)
- BT2B 4B8P Detached 5(5)
- BT3 4B8P Detached (intergrated garage) 7(7)
- BT4 2B4P & 1B2P Flats 4(1)
- BT5A 2B4P Semi 4(2)
- BT5B 2B4P Terrace 4(1)
- BT6A 3B5P Semi with en-suite 10(5)
- BT6B 3B5P Semi no en-suite 8(4)

Additional on street parking spaces to satisfy visitor provision

Indicative undergrounding route for overhead cables - refer to engineer's information

Space for potential future active travel or vehicular link

NO DEVELOPMENT WITHIN 6M RIPARIAN BUFFER (MEASURED FROM TOP OF "CULCAIRN DRAIN" BANK)

PATH TO BE BUILT UP TO OWNERSHIP BOUNDARY AND GATE INSTALLED IN FENCE TO ALLOW CONNECTION THROUGH TO LANE ON NEIGHBOURING LAND Active travel link to be continuous and designed to THC or comparabile guidelines - refer to engineer's information

Provision of an adoptable active travel link from the site to the B817 via the lane along at the western boundary of the site prior to completion of the 40th residential unit on site.

INDICATIVE ACTIVE TRAVEL ROUTE TO BE PROVIDED PRIOR TO CONSTRUCTION OF 40TH UNIT

Firthview
BM 28.53m

Upgrading of the footway along the north-western side of the B817 between the lane forming the main active travel link from the development to the junction with Camden Street prior to completion of the 80th residential unit. REFER TO ENGINEER'S DRAWINGS

PH1A parking location shown for information only

New traffic calming gateway feature for the village on the B817 approach prior to occupation of any units within the development

NOTE: THESE WORKS HAVE ALREADY BEEN UNDERTAKEN BY OTHERS

Bus stop and shelter on the B817 on the frontage of the site with the B817 prior to first occupation of any part of the development - REFER TO ENGINEER'S INFORMATION

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Identification & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'

- Application boundary 2.77Ha
- Masterplan boundary 12.4Ha

Parking provision:

Communal spaces 1.2 per unit
Visitor spaces 0.3 per unit
Total 1.5 per unit

Communal parking

Total No. Units 8no.
Total No. Spaces 12no.
of which accessible (A): >5% = 2no. (1 per block)

Private in-curtilage parking

In curtilage spaces 2.0 per unit
visitor spaces 0.3 per unit
Total no. Units 42no.
Total no. spaces 84no.
Visitor spaces 13

Communal EV Charging:

Total no. of properties 8 no.
No. of charging points (E) 8
of which accessible 1 no.

In-curtilage EV parking:

Per unit 1no.
Total 42no.

NB ductwork/infrastructure only to be supplied with this stage of development.

Waste Strategy:

All properties to have private secure gardens with hard standing for bin storage and kerbside collection. Individual bins in areas with communal parking taken to bin uplift points shown (B), with the exception of cottage flats (ref B14), which have a dedicated fenced bin store (B5)

Rev	Description	Date
P05	Updated Road/Path Layout	29.08.24
P04	Coordinate engineer's changes	14.08.24
P03	EV parking provision updated to reflect Building Standards change during planning determination period	01.08.24
P02	Road team change to plot 54 requested	19.06.24
P01	Transport Planning layout changes	15.11.23



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Client
Compass

Project
Culcairn

Project No. 2108

CAA- ZZ- DR- A- 00.02.12

Revision P05

Site Plan - Private Phase 1

Status
PLANNING

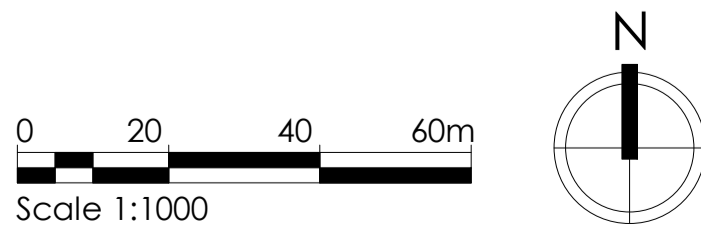
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27/04/23

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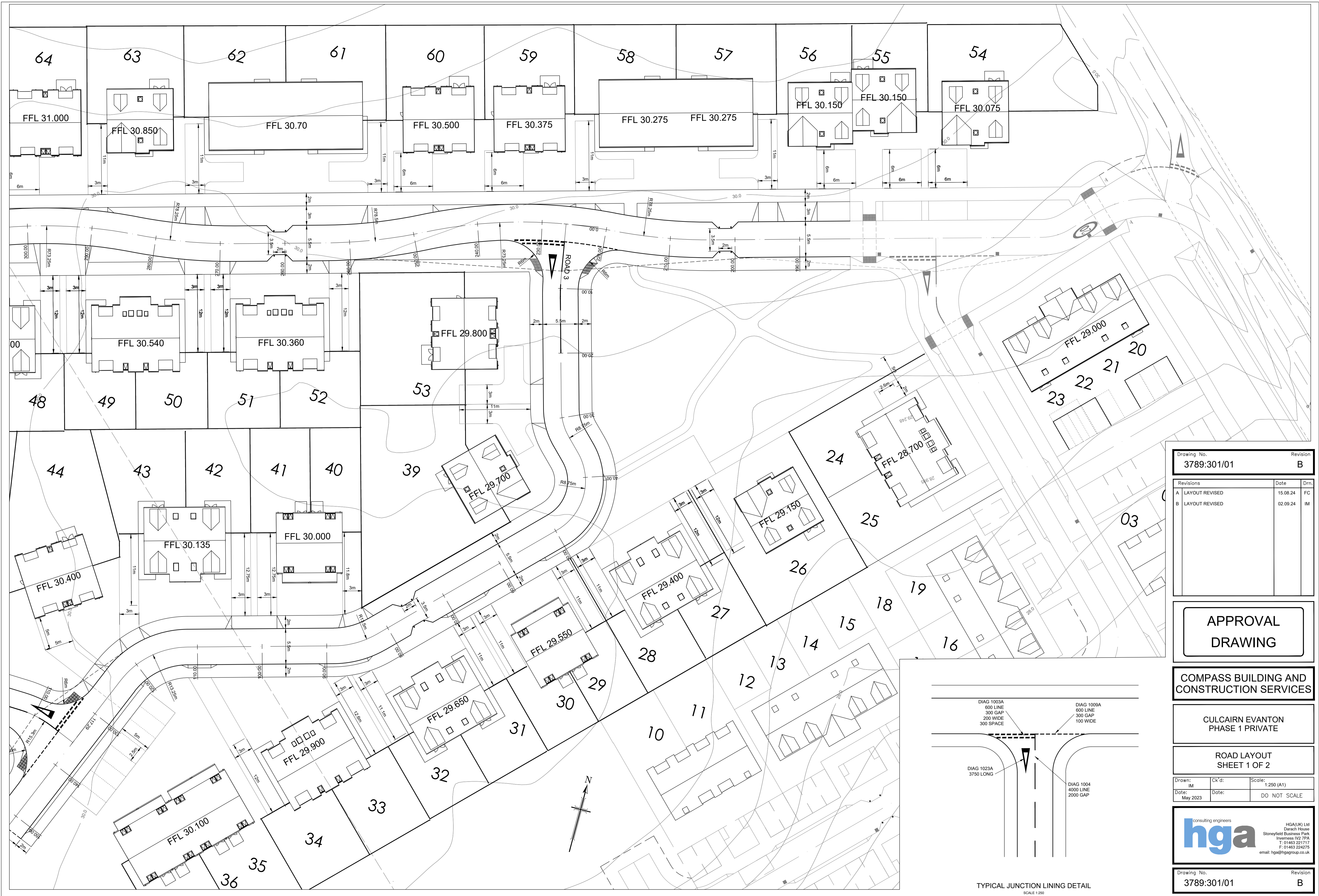
Drawn by
DM

Sheet
A1

From file: X:\Documents\2108 - Proposed Housing, Culcairn, Ecomovoz, WORK IN PROGRESS\2 - BIM Model\2108-COIT1_A1_ZZ_DR_A_002.asex Model.rvt
Printed on: 2025/04/13 13:51



B817 traffic calming prior to completion of the 80th residential unit on site - REFER TO ENGINEER'S DRAWINGS



Drawing No. 3789:301/01		Revision B	
Revisions	Date	Drm.	
A LAYOUT REVISED	15.08.24	FC	
B LAYOUT REVISED	02.09.24	IM	

**APPROVAL
DRAWING**

**COMPASS BUILDING AND
CONSTRUCTION SERVICES**

**CULCAIRN EVANTON
PHASE 1 PRIVATE**

**ROAD LAYOUT
SHEET 1 OF 2**

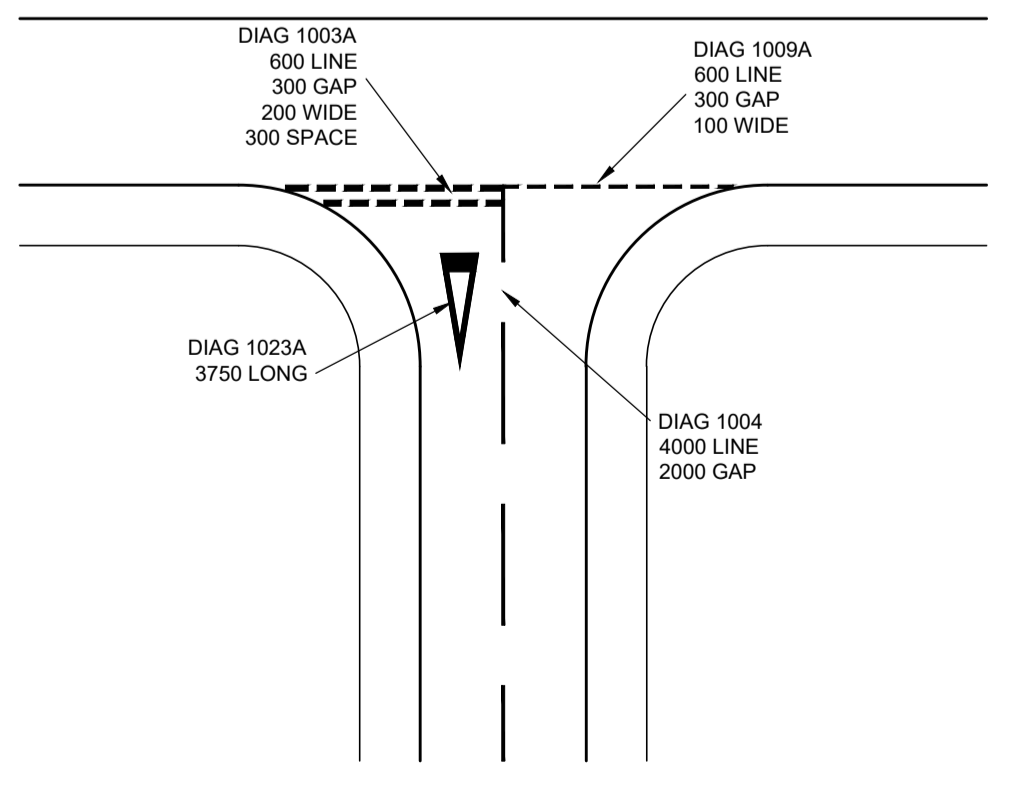
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Drawing No. 3789:301/01		Revision B	
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TYPICAL JUNCTION LINING DETAIL
SCALE 1:250



Drawing No. 3789:301/02		Revision B
Revisions	Date	Drn.
A LAYOUT REVISED	15.08.24	FC
B LAYOUT REVISED	02.09.24	IM

**APPROVAL
DRAWING**

**COMPASS BUILDING AND
CONSTRUCTION SERVICES**

**CULCAIRN EVANTON
PHASE 1 PRIVATE**

**ROAD LAYOUT
SHEET 2 OF 2**

Drawn: IM	Ck'd: Date:	Scale: 1:250 (A1)
Date: May 2023	Date:	DO NOT SCALE

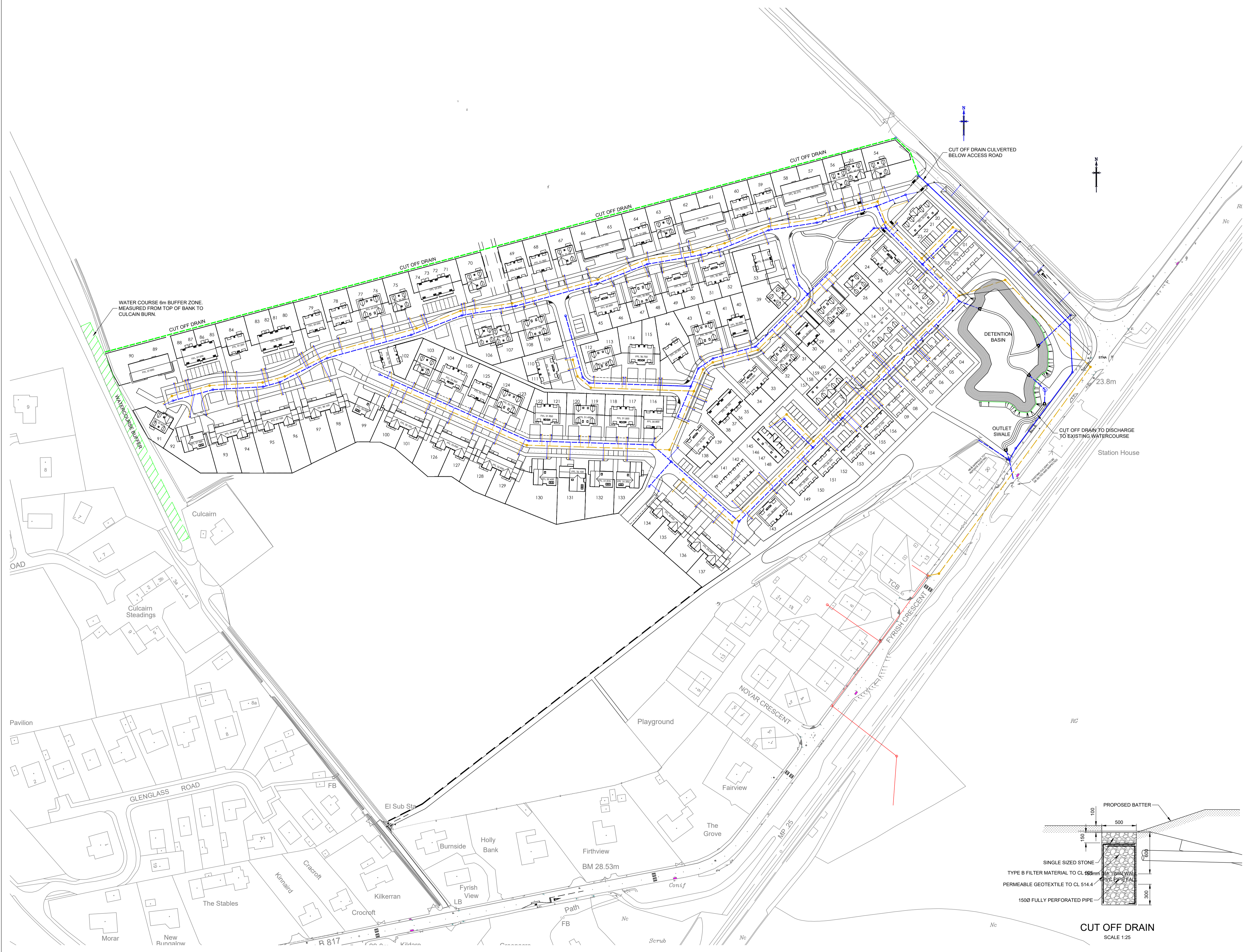
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Drawing No. 3789:301/02		Revision B
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- LEGEND**
- PROPOSED FOUL SEWERS
 - PROPOSED STORM SEWERS
 - PROPOSED CUT OFF DRAINS

- ADOPTION NOTES**
1. PROPOSED FOUL AND STORM SEWERS INCLUDING THE DETENTION BASIN TO BE ADOPTED BY SCOTTISH WATER.
 2. PROPOSED CUT OFF DRAINS TO BE MAINTAINED BY A DEVELOPER APPOINTED FACTOR.



Drawing No. 3789:115		Revision H
Revisions	Date	Drn.
A LAYOUT REVISED	02.06.23	IM
B LAYOUT AND DRAINAGE REVISED.	31.01.24	IW
C LAND DRAINAGE ADDED.	01.02.24	IW
D SWALE ADDED DOWNSTREAM OF DETENTION BASIN.	05.04.24	IW
E PLANNING COMMENTS ADDED	18.06.24	IM
F BASIN REVISED	05.07.24	IM
G LAYOUT REVISED	15.08.24	FC
H LAYOUT REVISED	02.09.24	IM

**APPROVAL
DRAWING**

**COMPASS BUILDING AND
CONSTRUCTION SERVICES**

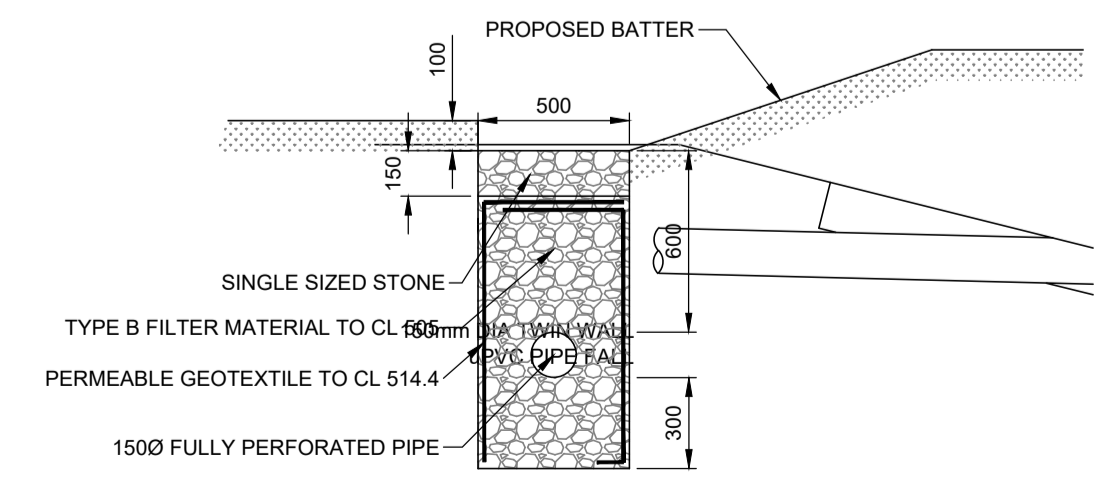
**CULCAIRN
EVANTON**

**OVERALL
DRAINAGE LAYOUT**

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Date: Feb 2023	Date:	DO NOT SCALE



Drawing No. 3789:115		Revision H
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Drawing No. 3789:117		Revision C
Revisions	Date	Drn.
A ADDITIONAL CONTOURS ADDED	09.08.24	IM
B LAYOUT REVISED	15.08.24	FC
C LAYOUT REVISED	02.09.24	IM

**APPROVAL
DRAWING**

**COMPASS BUILDING AND
CONSTRUCTION SERVICES**

**CULCAIRN EVANTON
PHASE 1**

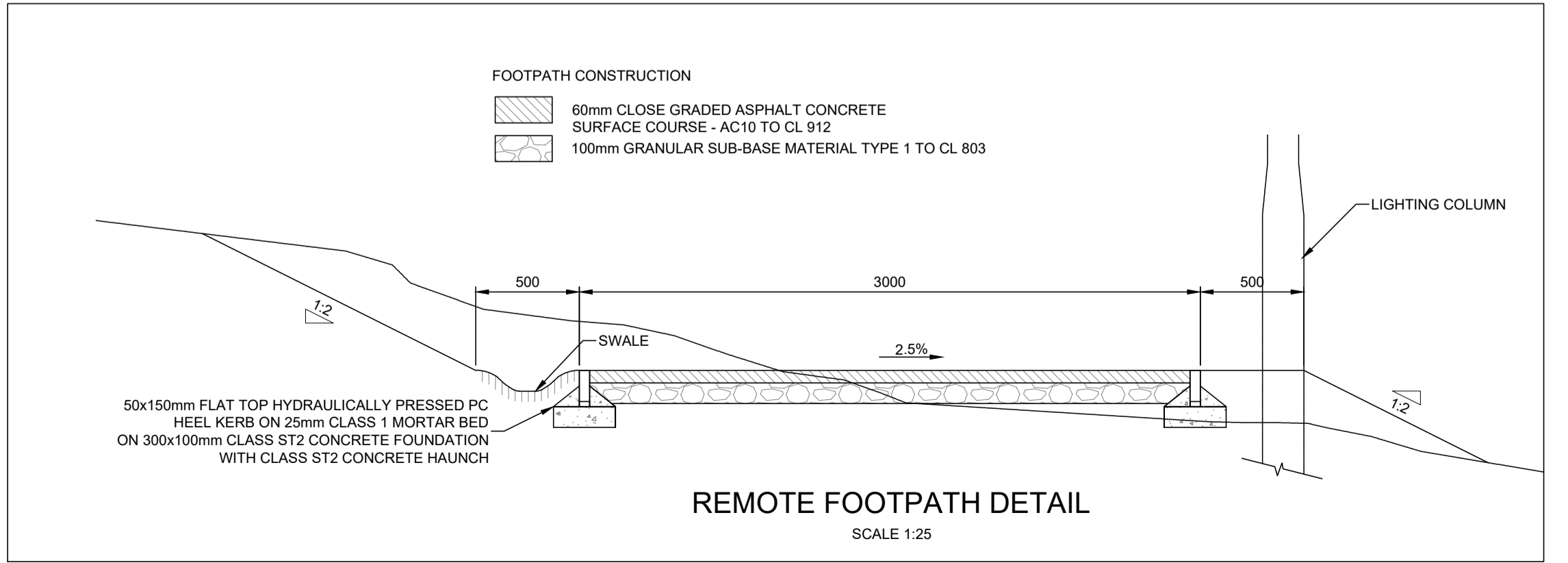
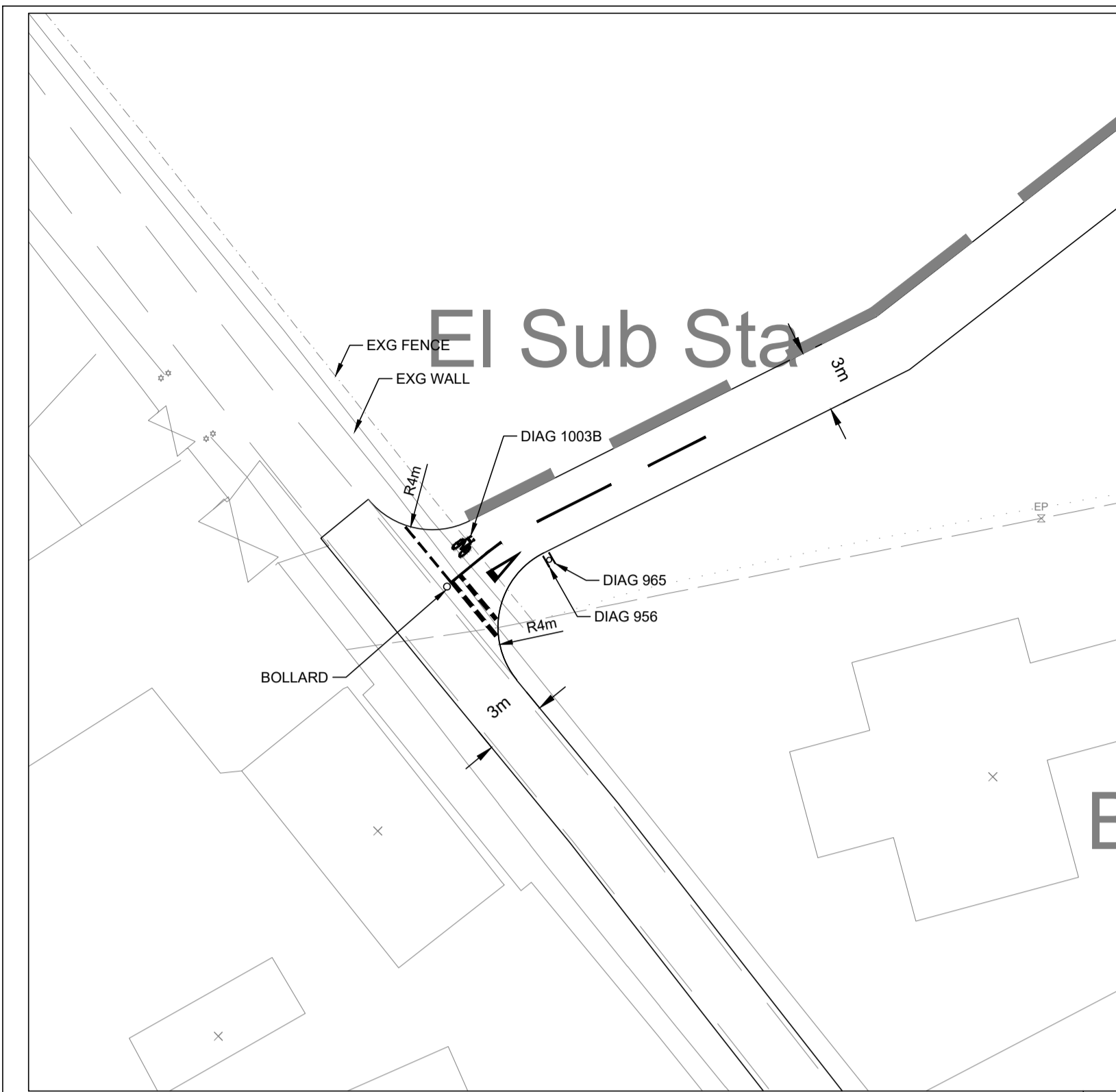
OVERALL CONTOURS

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Date: March 2023	Date:	DO NOT SCALE

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Drawing No. 3789:117		Revision C
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Drawing No.	Revision
3789:190	B

Revisions	Date	Drn.
A PATH WIDENED AND EXTENDED	01.02.24	IM
B LAYOUT UPDATED	15.08.24	IM

**APPROVAL
DRAWING**

**COMPASS BUILDING AND
CONSTRUCTION SERVICES**

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EVANTON**

OFFSITE FOOTPATH

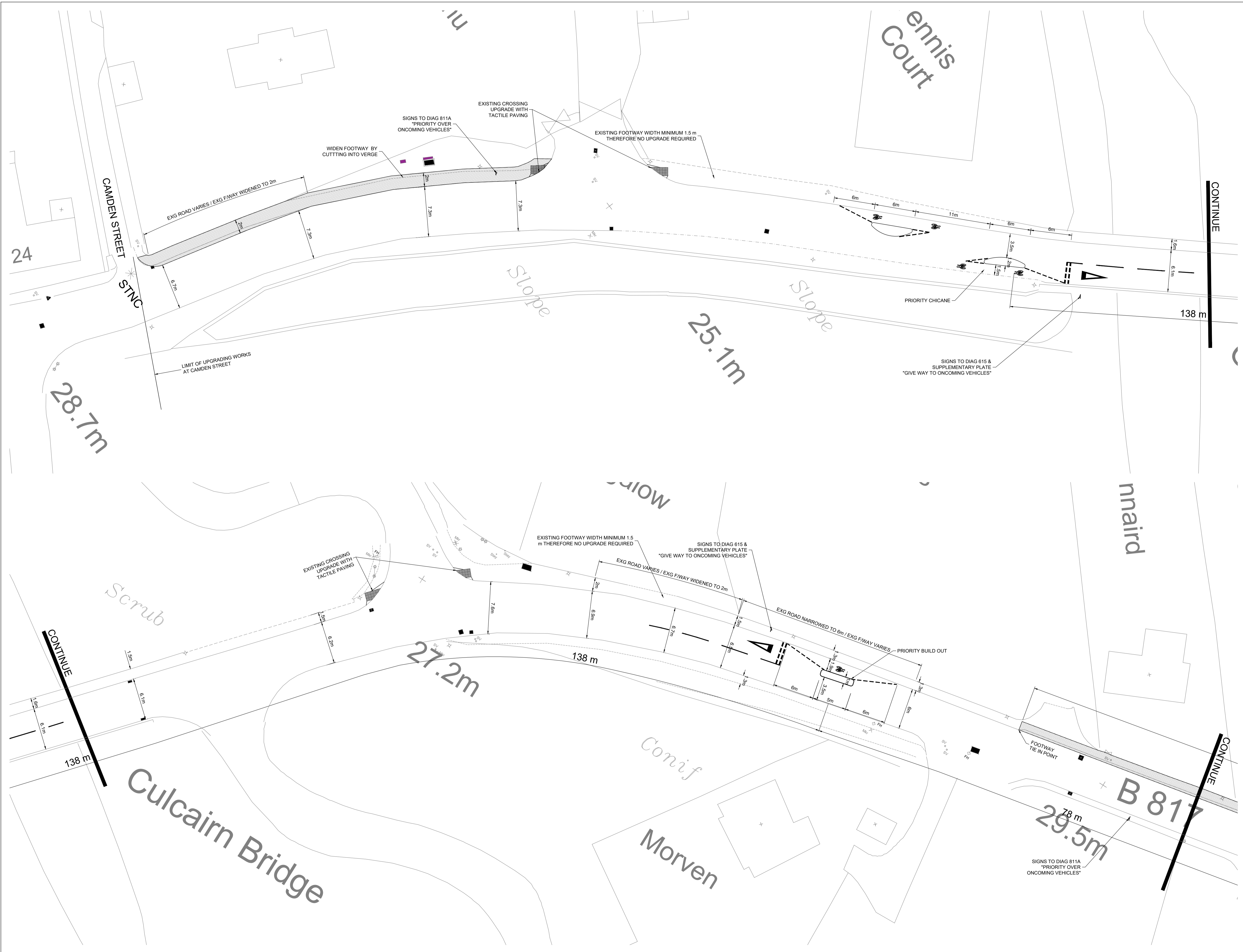
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Date: March 2023	Date:	

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Drawing No.	Revision
3789:190	B



KEY
 AREA OF FOOTWAY TO BE RESURFACED

Drawing No. 3789:121/01		Revision F
Revisions	Date	Drn.
A LAYOUT REVISED	25.10.23	IM
B DETAILS REVISED TO REFLECT RSA	01.02.24	IW
C PRIORITY SIGNS ADDED	03.04.24	IW
D PLANNING COMMENTS ADDED	18.06.24	IM
E EXISTING ROAD AND FOOTWAY WIDTHS REVISED	05.07.24	IM
F LAYOUT UPDATED	15.08.24	IM

**APPROVAL
DRAWING**

**COMPASS BUILDING AND
CONSTRUCTION SERVICES**

**CULCAIRN
EVANTON**


**OFFSITE ROADWORKS
SHEET 1 OF 4**

Drawn: IAW	Chk'd: Date:	Scale: 1:250 (A1)
Date: MAR 23	Date:	DO NOT SCALE


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Drawing No. 3789:121/01		Revision F
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KEY
 AREA OF FOOTWAY TO BE RESURFACED

Drawing No. 3789:121/02		Revision F
Revisions	Date	Drn.
A LAYOUT REVISED	25.10.23	IM
B DETAILS REVISED TO REFLECT RSA	01.02.24	IW
C PRIORITY SIGNS ADDED	03.04.24	IW
D PLANNING COMMENTS ADDED	18.06.24	IM
E EXISTING ROAD AND FOOTWAY WIDTHS REVISED	05.07.24	IM
F LAYOUT UPDATED	15.08.24	IM

**APPROVAL
DRAWING**

**COMPASS BUILDING AND
CONSTRUCTION SERVICES**

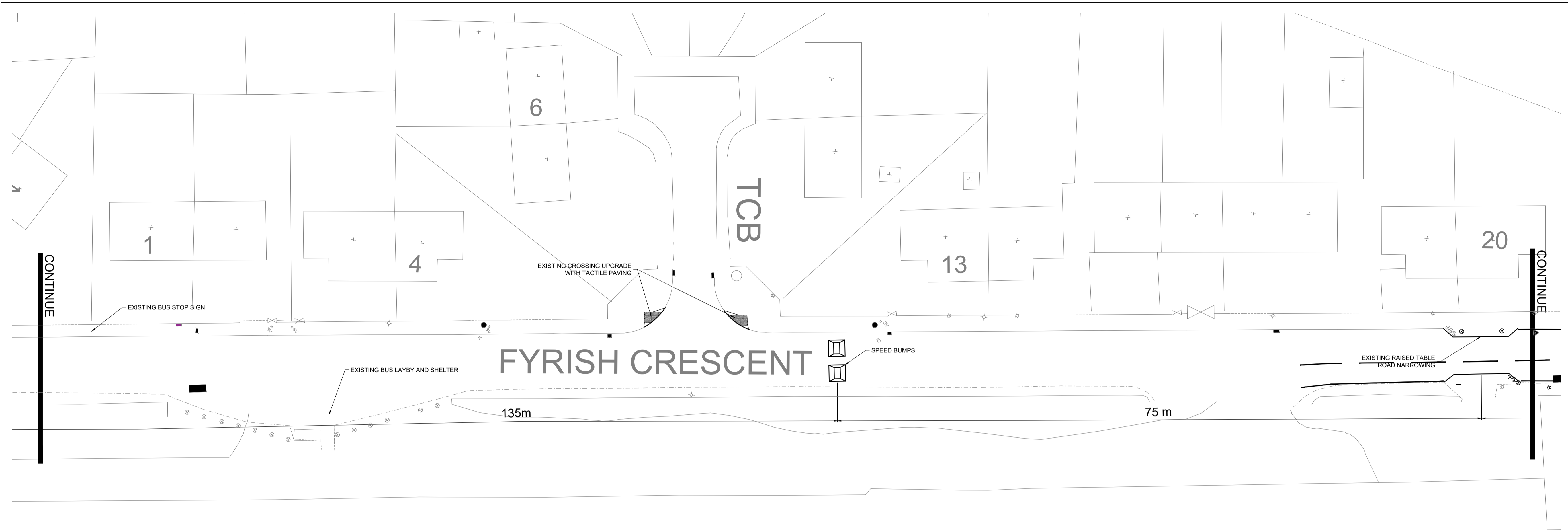
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OFFSITE ROADWORKS
SHEET 2 OF 4

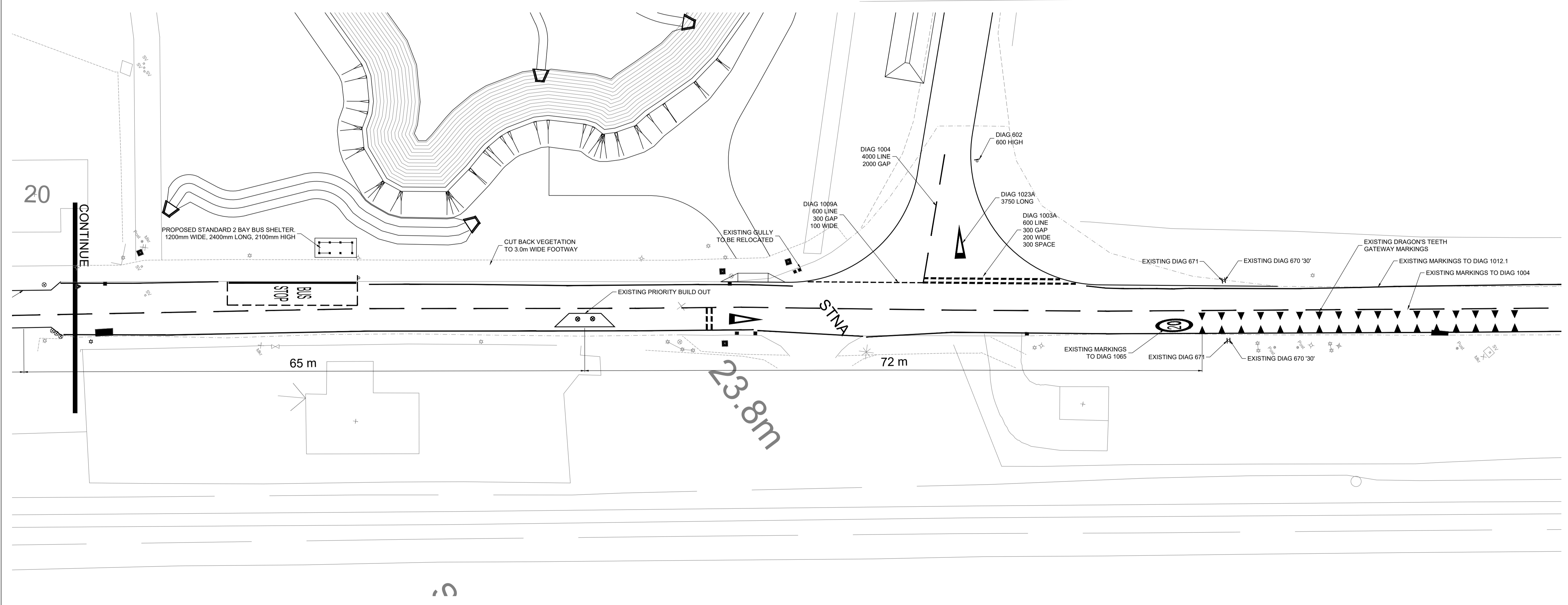
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Date: MAR 23	Date:	DO NOT SCALE

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Drawing No. 3789:121/02	Revision F
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KEY
 AREA OF FOOTWAY TO BE RESURFACED



Drawing No.		Revision	
3789:121/03		F	
Revisions	Date	Drn.	
A LAYOUT REVISED	25.10.23	IM	
B DETAILS REVISED TO REFLECT RSA	01.02.24	IW	
C PRIORITY SIGNS ADDED	03.04.24	IW	
D PLANNING COMMENTS ADDED	18.06.24	IM	
E EXISTING ROAD AND FOOTWAY WIDTHS REVISED	05.07.24	IM	
F LAYOUT UPDATED	15.08.24	IM	

**APPROVAL
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**COMPASS BUILDING AND
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
OFFSITE ROADWORKS
SHEET 3 OF 4

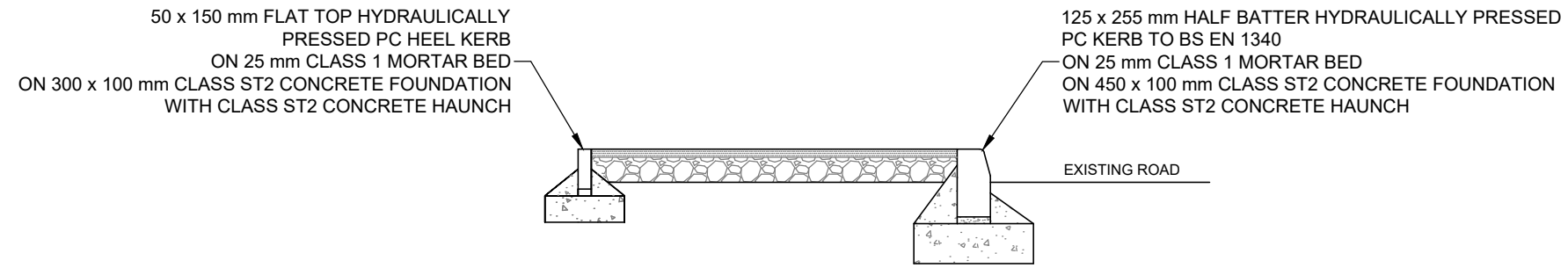
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Date: MAR 23	Date:	DO NOT SCALE


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Drawing No.		Revision	
3789:121/03		F	

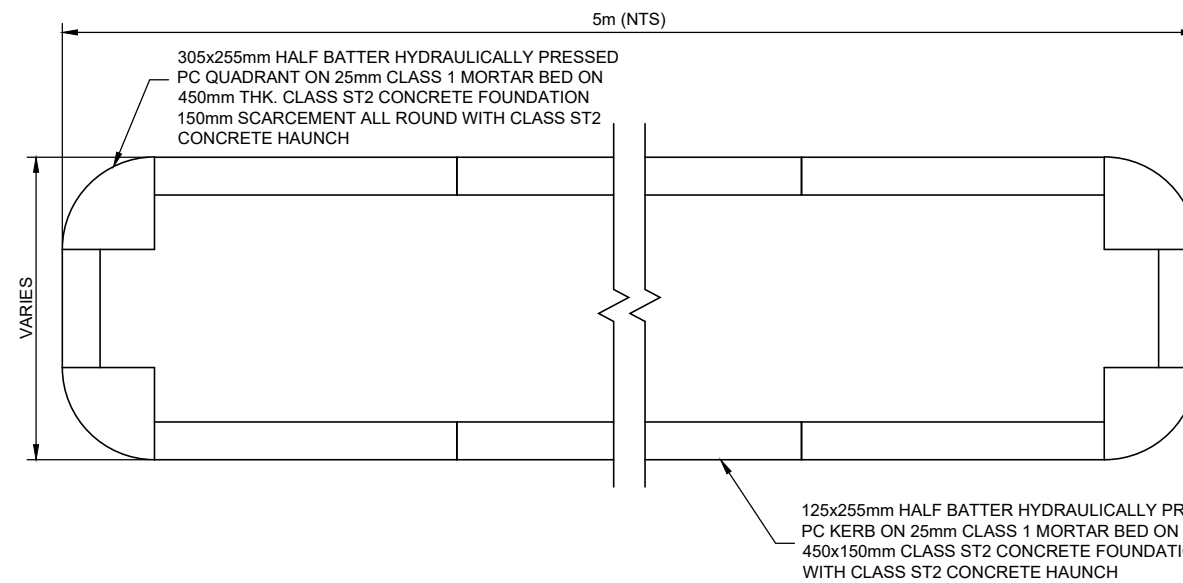
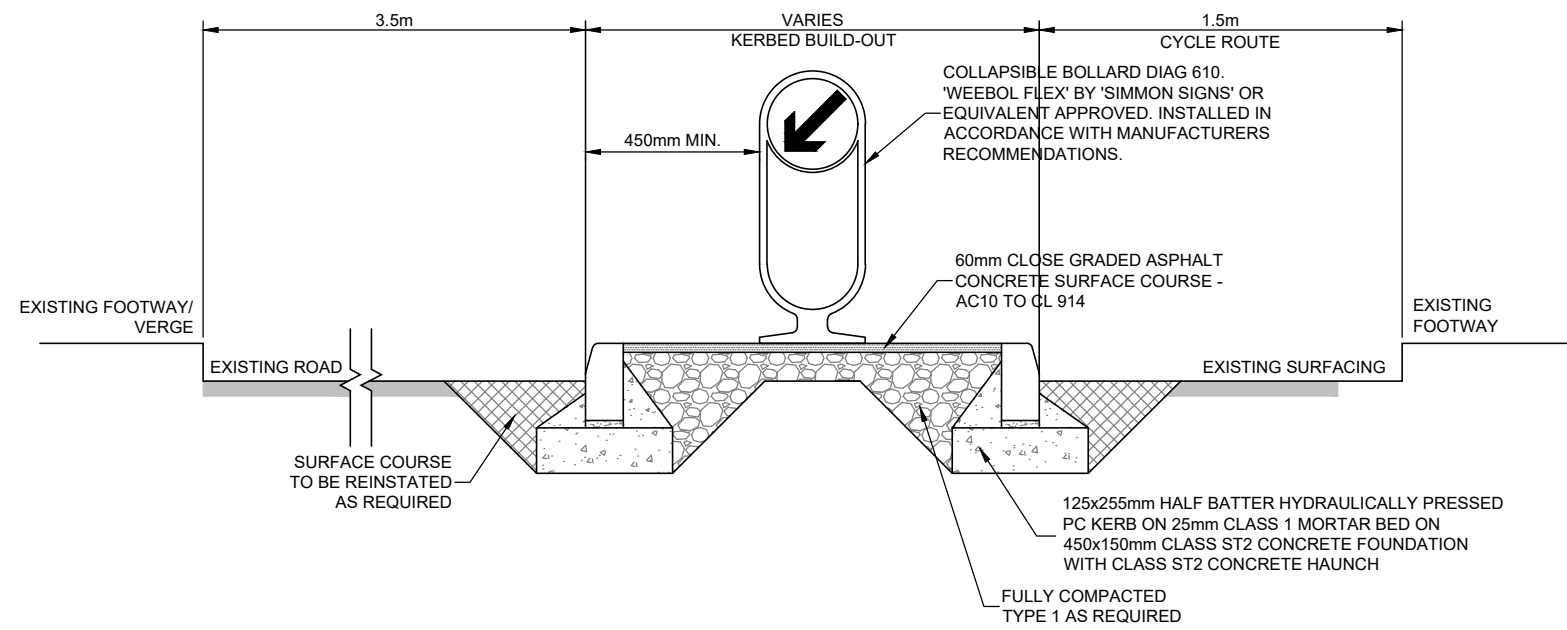
FOOTWAY CONSTRUCTION

-  60mm CLOSE GRADED ASPHALT CONCRETE SURFACE COURSE AC10 TO CL 912
-  100 GRANULAR SUB-BASE MATERIAL TYPE 1 TO CL 803 (200 THICK AT DRIVEWAY VEHICLE CROSSINGS)



FOOTPATH RESURFACING

SCALE 1:20



KERBED BUILD-OUT & CYCLE ROUTE SECTION

SCALE 1:20

F LAYOUT REVISED	15.08.24	FC
Revisions	Date	Drn.

**PRELIMINARY
DRAWING**

**COMPASS BUILDING AND
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EVANTON**

**OFFSITE ROADWORKS
SHEET 4 OF 4**

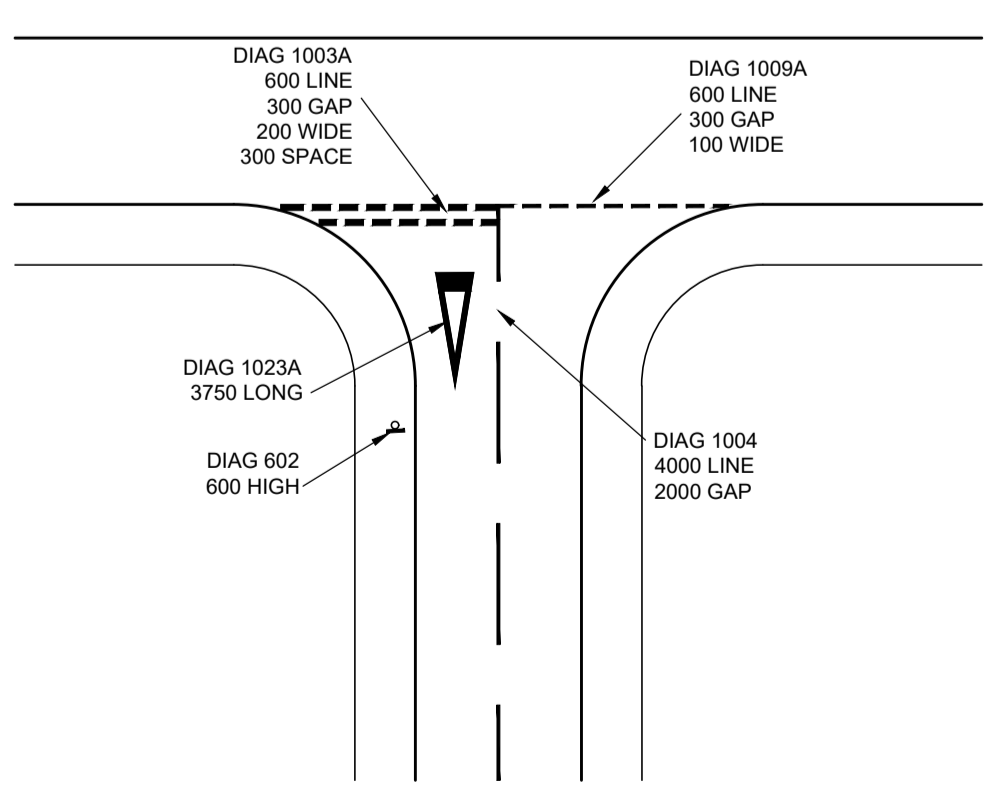
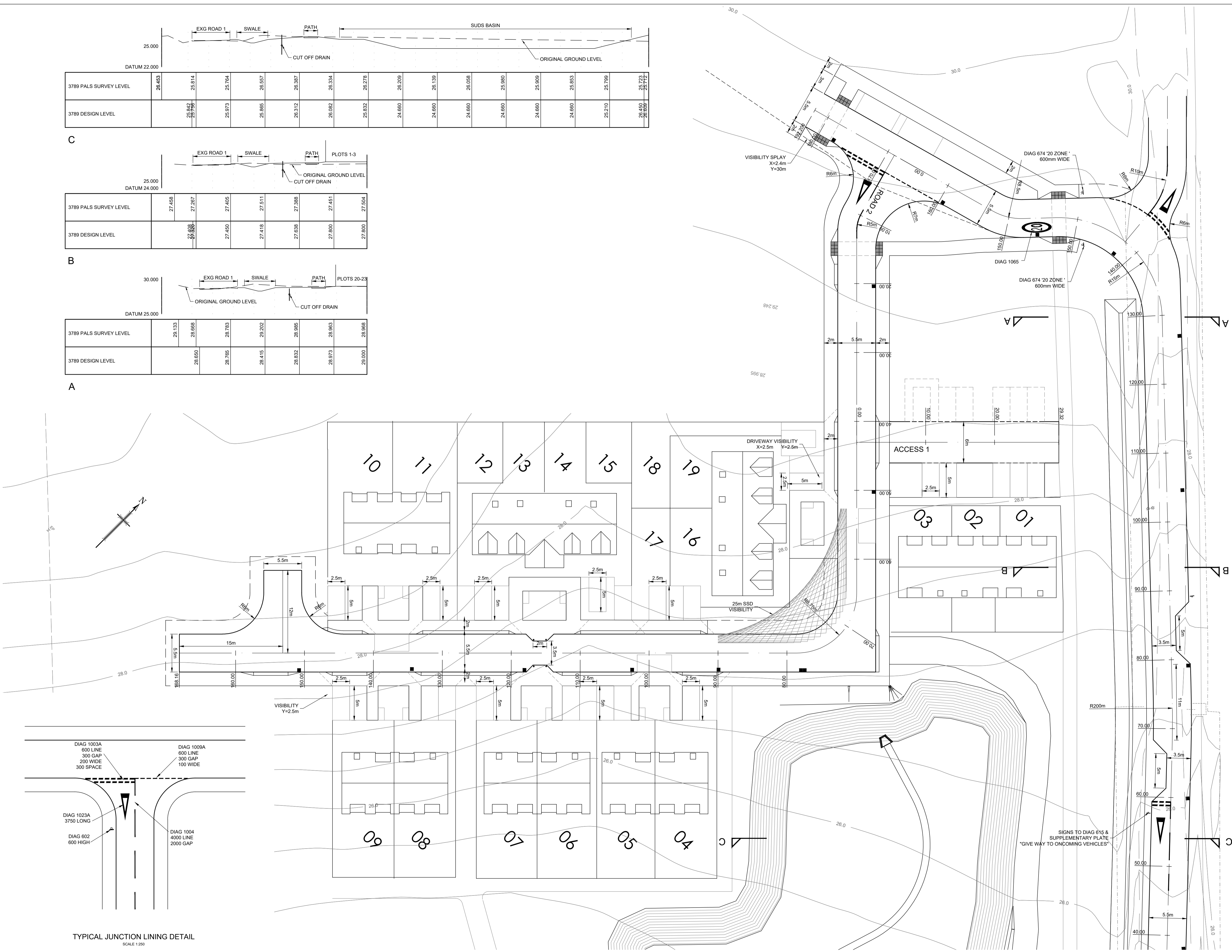
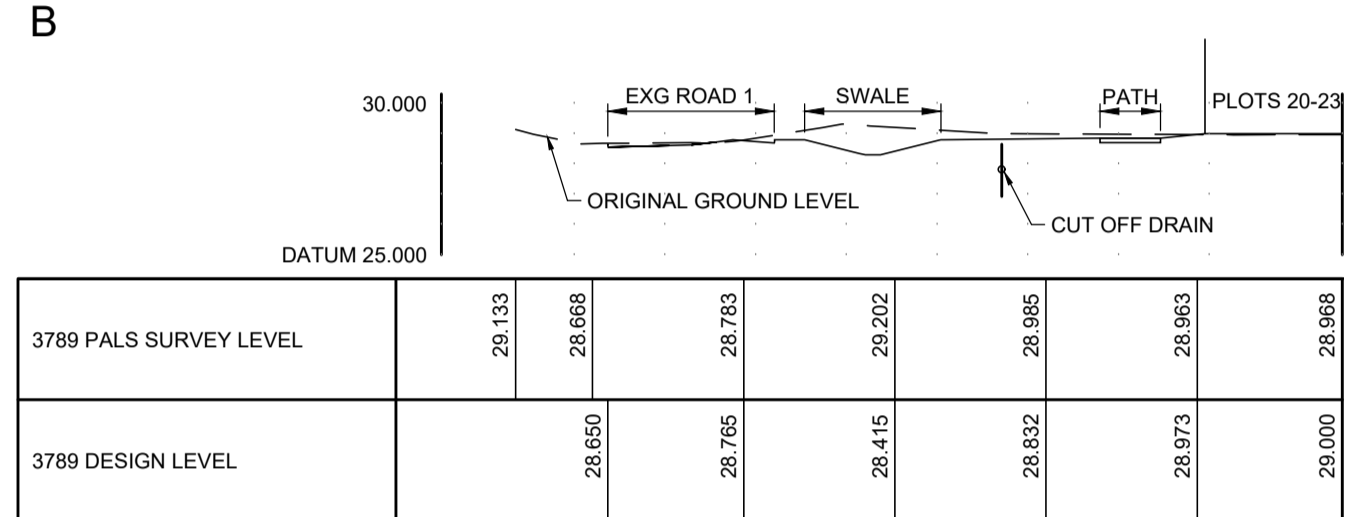
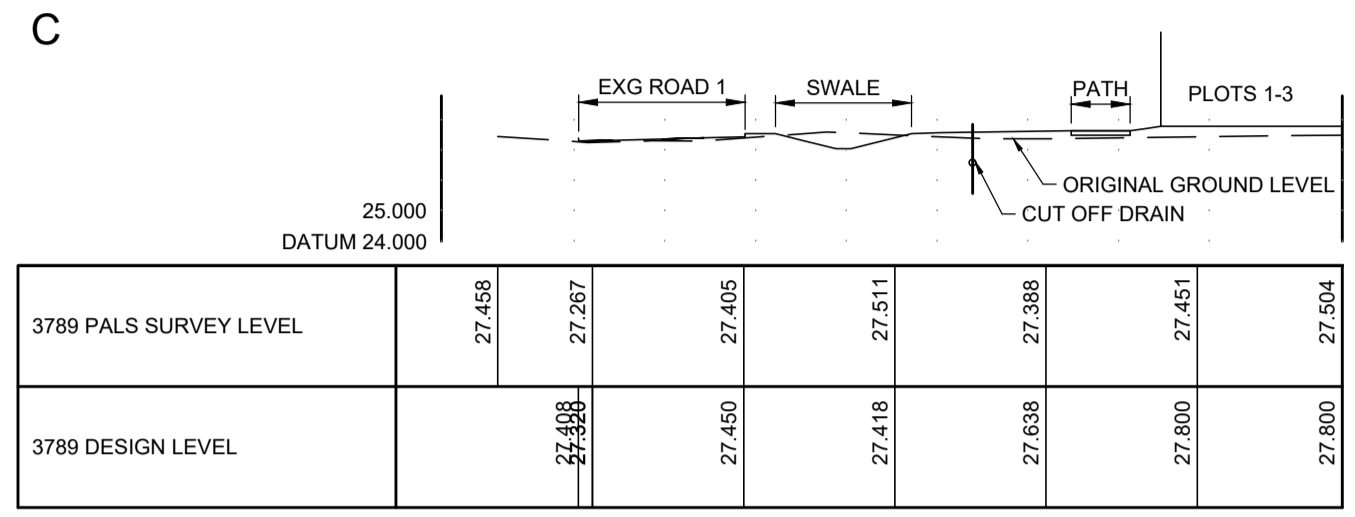
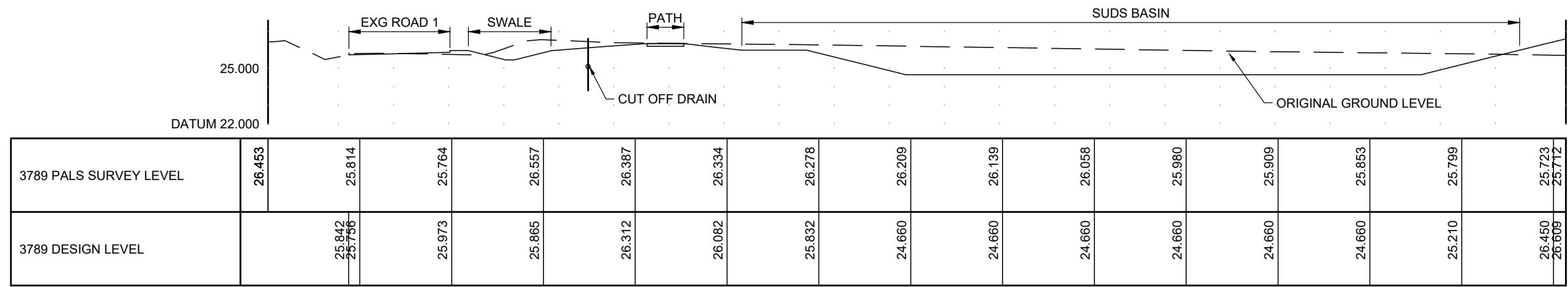
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Date:	Date:	DO NOT SCALE

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Drawing No. 3789:121/04	Revision F
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TYPICAL JUNCTION LINING DETAIL
SCALE 1:250

Drawing No.	Revision
3789:101/01	E

Revisions	Date	Drn.
A LAYOUT REVISED	25.10.23	IM
B PLANNING COMMENTS ADDED	18.06.24	IM
C LAYOUT REVISED, SECTIONS ADDED	05.07.24	IM
D LAYOUT REVISED	15.08.24	IM
E LAYOUT REVISED	02.09.24	IM

**APPROVAL
DRAWING**

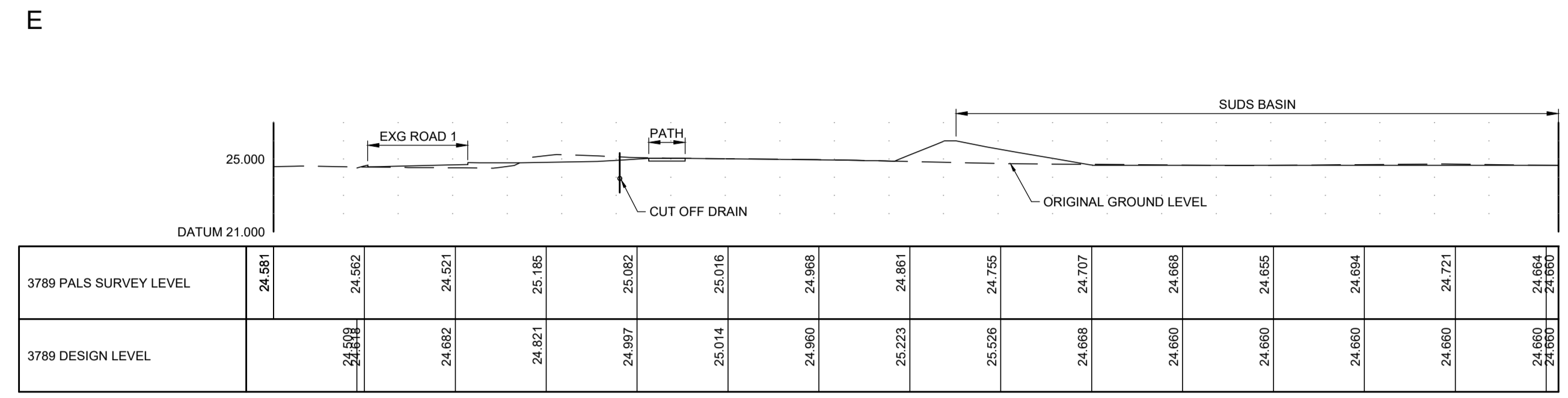
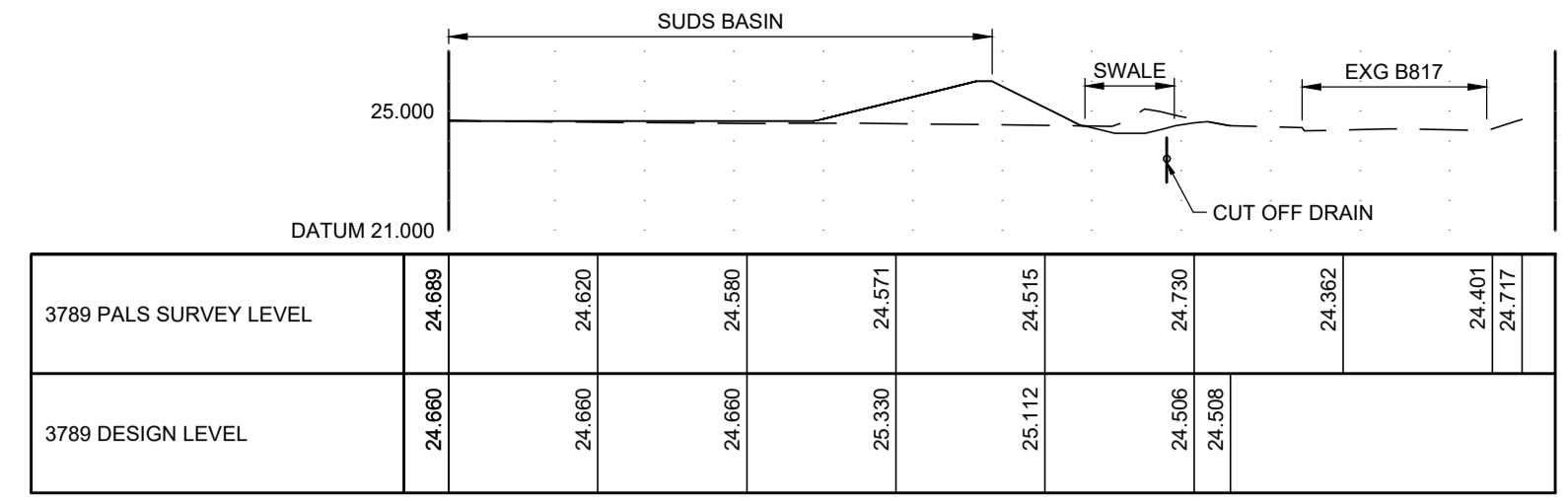
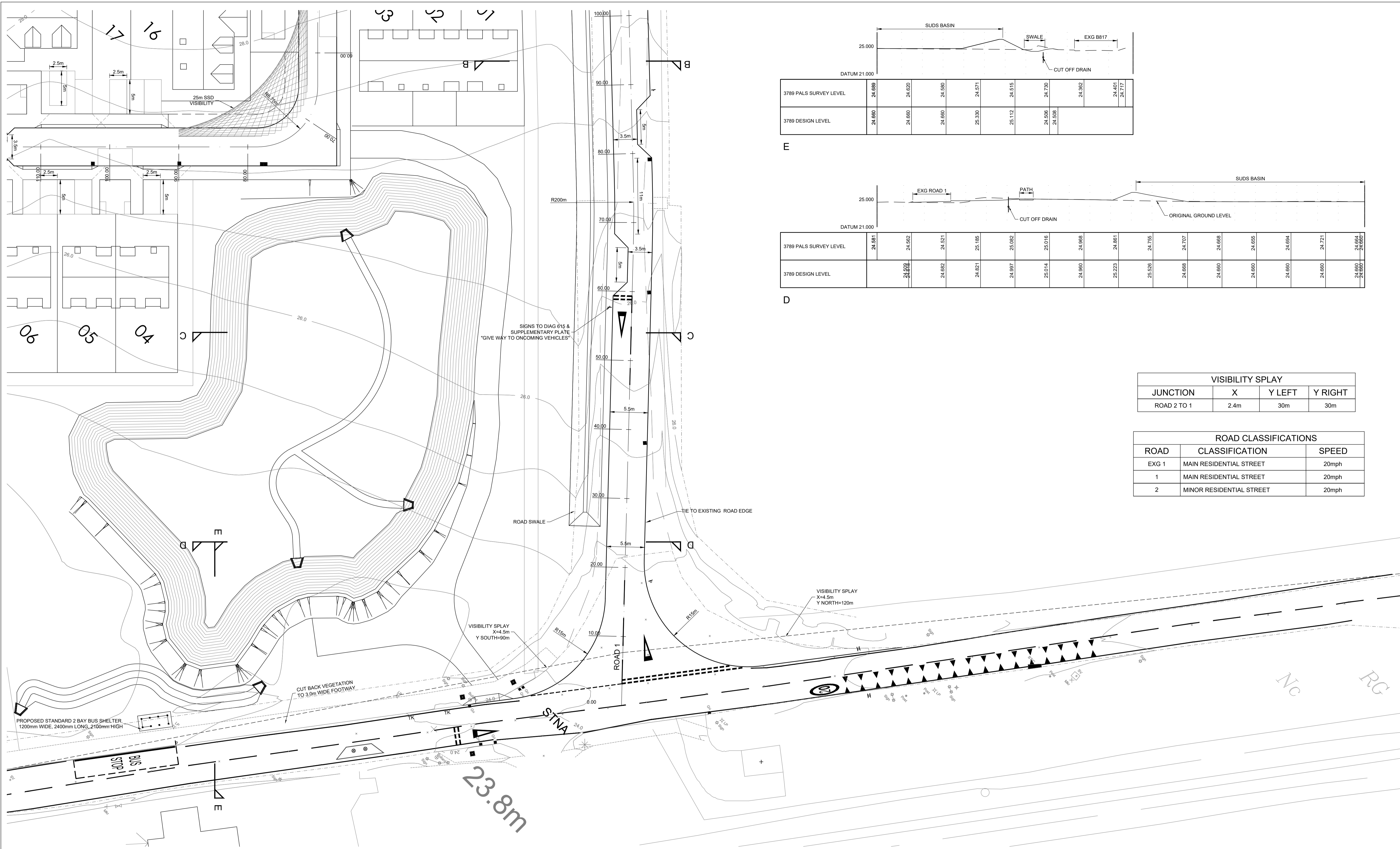
**COMPASS BUILDING AND
CONSTRUCTION SERVICES**

CULCAIRN EVANTON
PHASE 1

ROAD LAYOUT
SHEET 1 OF 2

Drawn: IM	Ck'd:	Scale: 1:250 (A1)
Date: March 2023	Date:	DO NOT SCALE

Drawing No.	Revision
3789:101/01	E



VISIBILITY SPLAY			
JUNCTION	X	Y LEFT	Y RIGHT
ROAD 2 TO 1	2.4m	30m	30m

ROAD CLASSIFICATIONS		
ROAD	CLASSIFICATION	SPEED
EXG 1	MAIN RESIDENTIAL STREET	20mph
1	MAIN RESIDENTIAL STREET	20mph
2	MINOR RESIDENTIAL STREET	20mph

Notes

Revisions

Revisions	Date	Drn
A LAYOUT REVISED	25.10.23	IM
B PLANNING COMMENTS ADDED	18.06.24	IM
C LAYOUT REVISED, SECTIONS ADDED	05.07.24	IM
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Revisions

Revisions	Date	Drn
A LAYOUT REVISED	25.10.23	IM
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D LAYOUT REVISED	15.08.24	FC
E LAYOUT REVISED	02.09.24	IM

COMPASS BUILDING AND CONSTRUCTION SERVICES LTD

PRELIMINARY DRAWING

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CULCAIRN EVANTON
PHASE 1

ROAD LAYOUT SHEET 2 OF 2

Drawn: IM
Date: March 2023

Scale: 1:250
DO NOT SCALE

Drawing No. 3789:101/02
Revision E