

AGENDA ITEM 7

APPENDIX 2

2015/0317/DET

ILLUSTRATIONS

Master Plan Extract

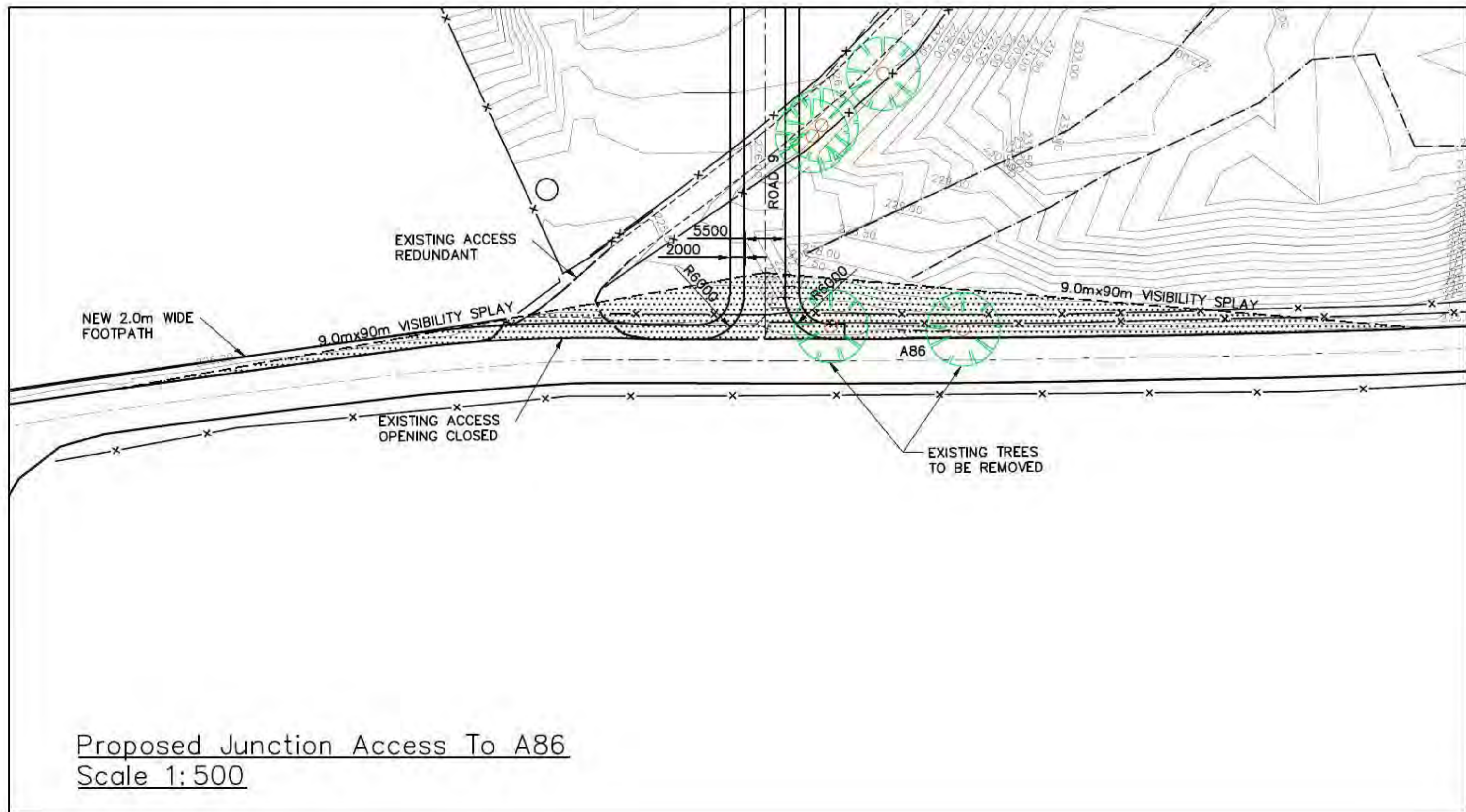
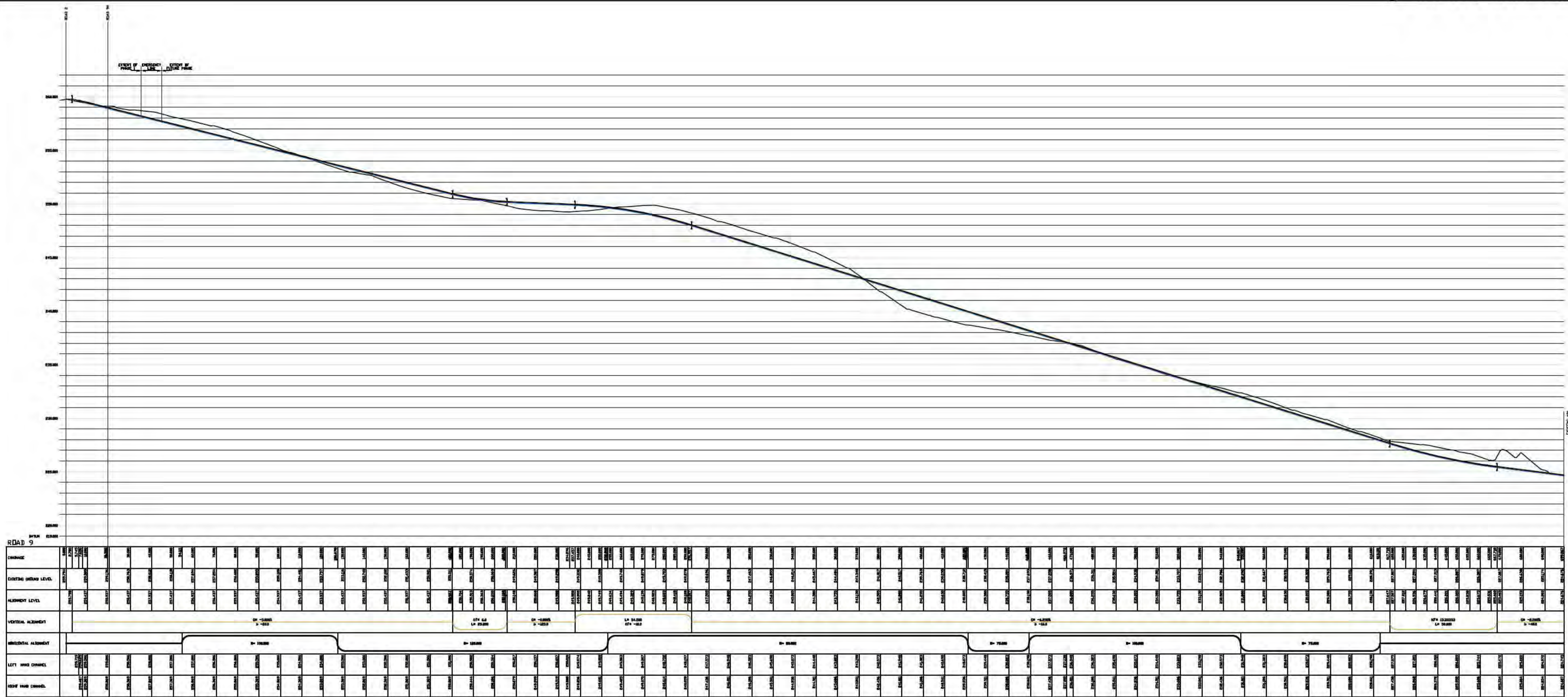
Overall Building Development Phasing Plan

Figure 16

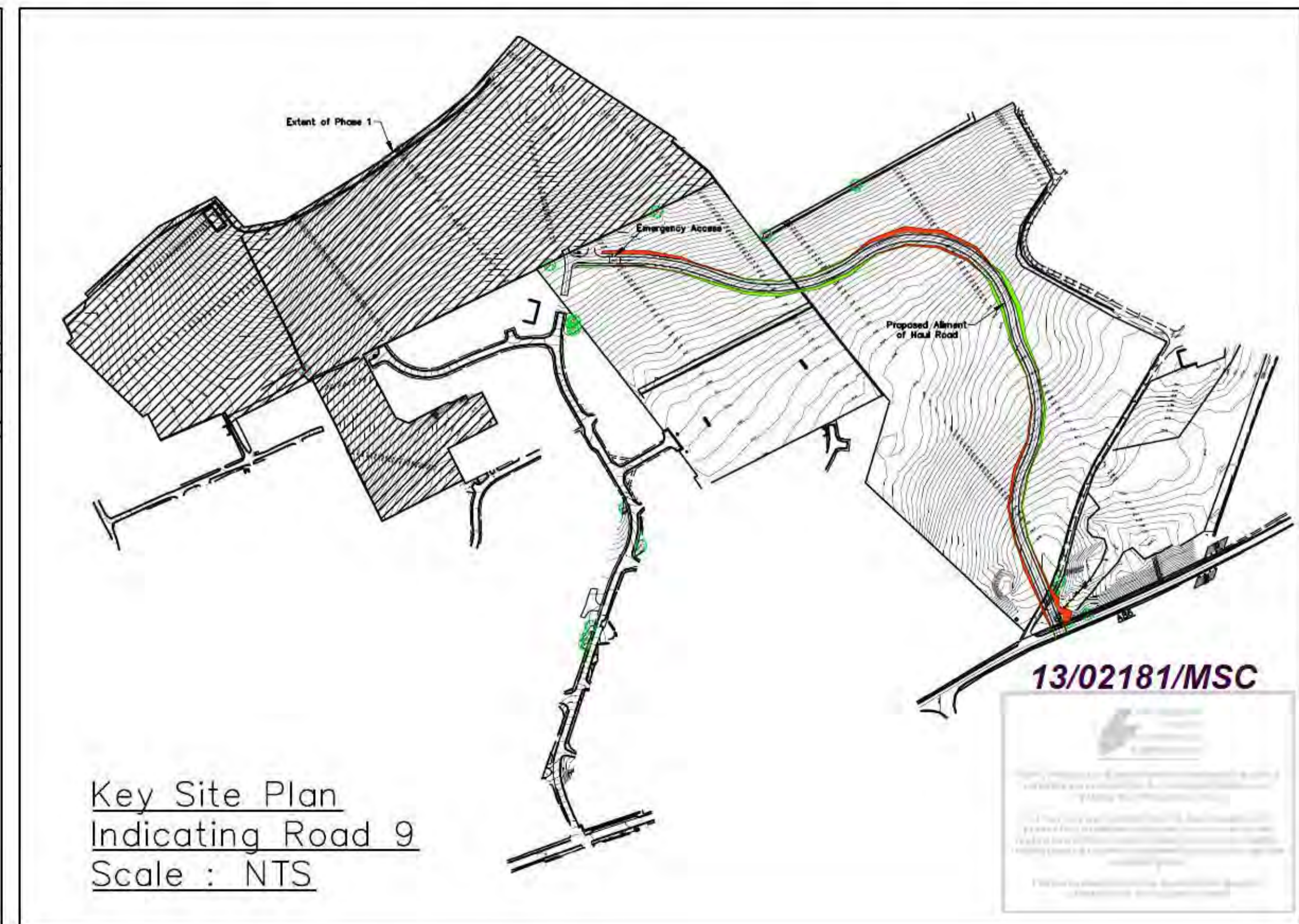


Approved Access Point

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Proposed Junction Access To A86
Scale 1:500



Key Site Plan
Indicating Road 9
Scale : NTS

Rev	Amendments	Date	By	Eng.
1	Haul Road Updated To Show Cut and Fill Buffers	01/11/12	AMP/RAG	
2	Initial Issue	23/02/12	AMP/AMP	

This drawing to be read in conjunction with:

Drawing Nos.	
Bar Schedule Nos.	

Proposed Housing Development
Dunbarry Road
Kingussie

Davall Developments Ltd.

Proposed Site Junction Access and Haul Road
Scale 1:500, 1:1000 @ A1

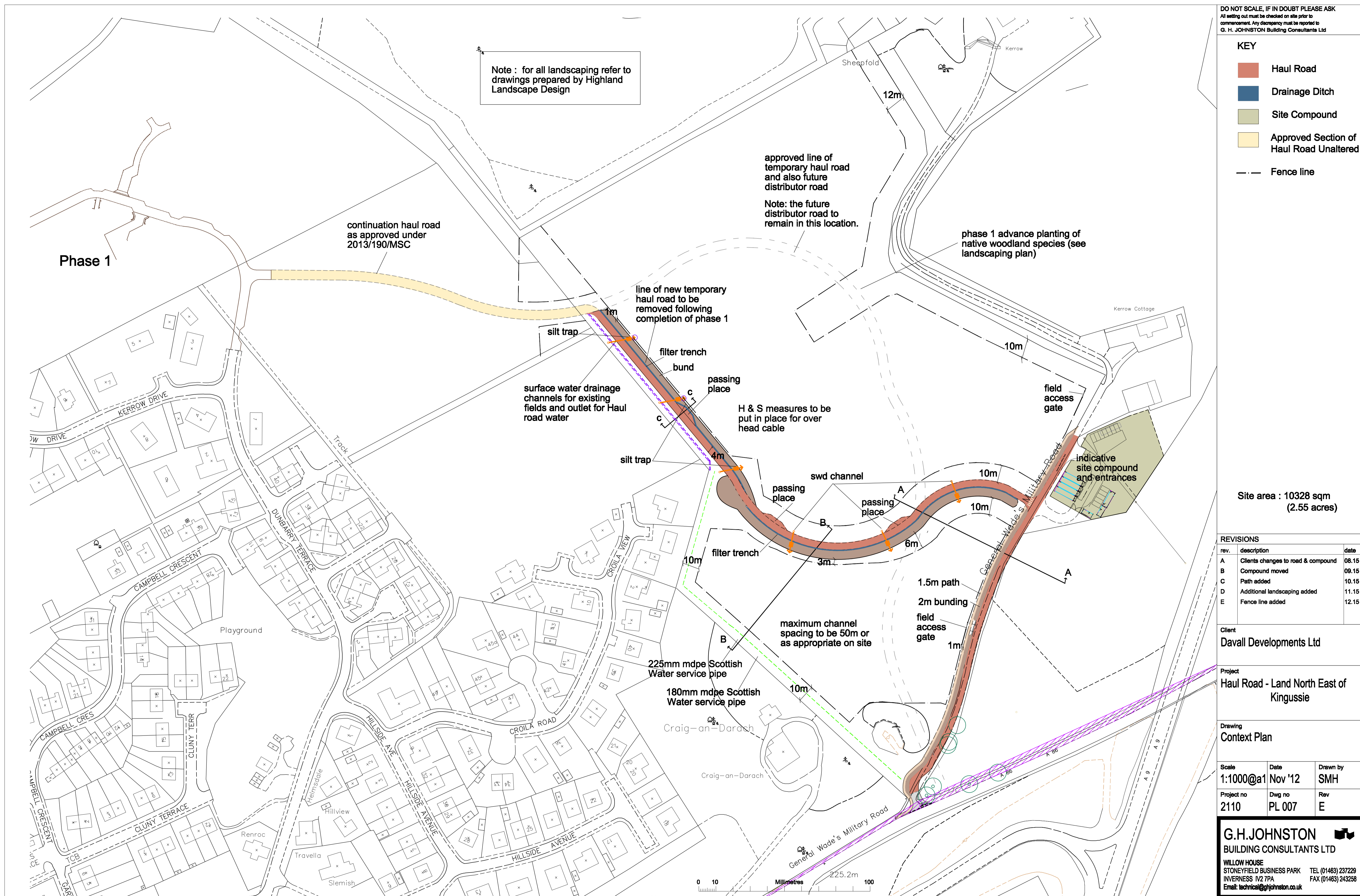
CAMERON + ROSS

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

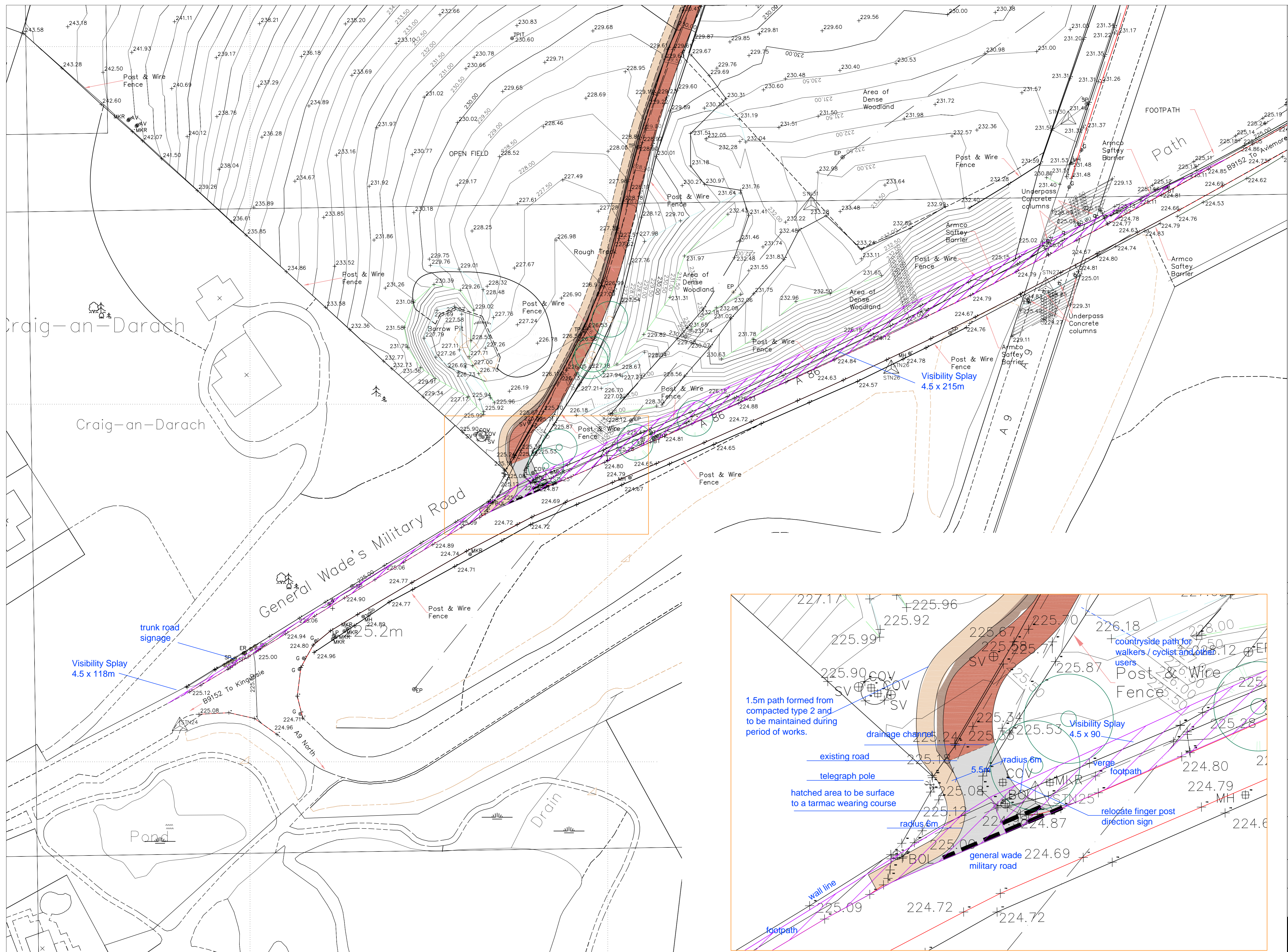
15 VICTORIA STREET, ABERDEEN. Tel: 01224 642400 Fax: 01224 642408
also at 4 LAMINGTON CRESCENT, GLASGOW Tel: 0141 307 7122 Fax: 0141 307 2501

Drawn by	AMP	Contract No.		Drawing No.	Rev.
Checked by	RAG			A/12474	910
Engineer	AMP				1

Context Plan



Junction



VISIBILITY SPLAY
scale 1:500

ENTRANCE DETAIL
scale 1:200



REVISIONS		
rev.	description	date
A	Alts to visibility splay	10.15
B	Path width changed from 2m to 1.5m	11.15

Client
Davall Developments Ltd

Project
**Haul Road - Land North East of
Kingussie**

Drawing

Temporary Access Junction

Scale various@A1	Date Nov '12	Drawn by SMH
Project no 2110	Dwg no PL 010	Rev B

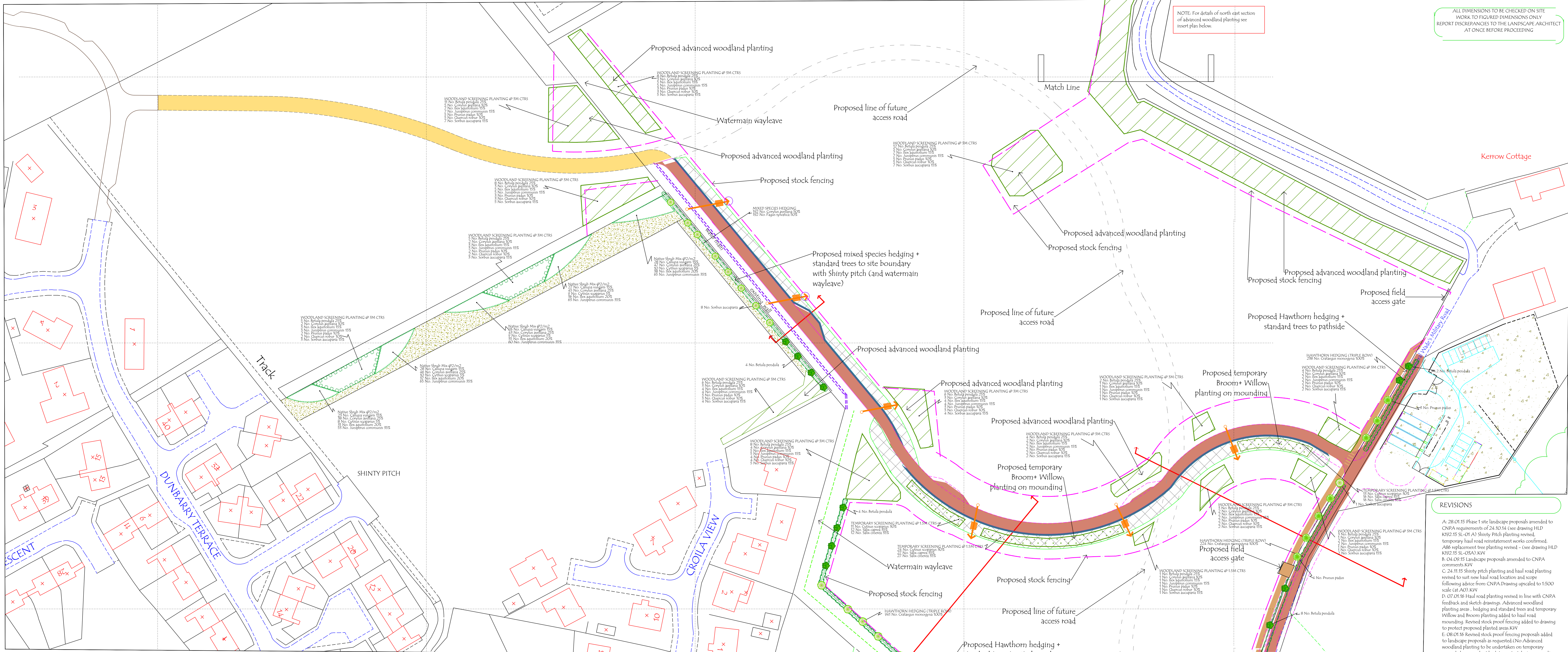
G.H.JOHNSTON 

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Scale	1:1000@A1	Date	10.06.13
Drawn	k wood	Approved	J Legge
Drawing No.		Rev.	
HLD 928.08 SL-06		A	



HDI- DAVAL DEVELOPMENTS- KINGSGUZE HOUSING DEVELOPMENT - HAUZ ROAD PLANTING SCHEDULE REF G 05.02.16									
TREES		Height	Pot Size	Specification	Quantity	Density	Number		
Betula pendula	250-300cm	bare-root	Standard	6 brks: 2X	80-100cm	Counted		18	
Betula pendula	250-300cm	bare-root	Standard	3 brks: 2X	80-100cm	Counted		9	
Prunus domestica	250-300cm	bare-root	Standard	3 brks: 2x	80-100cm	Counted		18	
HDI - Kingsguze Hauz Road - Temporary Buffering Miles									
Species		Height	Pot Size	Specification	% MIX	Density	Number		
Salix caprea	60-80cm	bare-root	1x1	Transplant 3 brks	20%	1.5/cr		25	
Salix cinerea	60-80cm	bare-root	1x1	Transplant 3 brks	20%	1.5/cr		25	
Cytisus scoparius	80-100cm	9cm	bulky	3 brks	80%	1.5/cr		48	
							Total	158	10
Species		Height	Pot Size	Specification	% MIX	Density	Number		
Corylus avellanea	40-60cm	bare-root	1x1	Transplant 2 brks	60%	0.5/cr	Double Staggered at 0.3m offset	192	
Tilia platyphyllos	80-100cm	bare-root	1x1	Transplant 4 brks	50%	0.5/cr	Double Staggered at 0.3m offset	192	
							Total	385	10
Species		Height	Pot Size	Specification	% MIX	Density	Number		
Quercus monspeliensis	40-60cm	bare-root	1x1	Transplant 2 brks	60%	0.5/cr	1/3rly Staggered at 0.3m offset	2002	
							Total	2002	1000
HDI Kingsguze Main Roadway (By Shiny Pish)									
Species		Height	Pot Size	Specification	% MIX	Density	Number		
Corylus avellanea	60-80cm	bare-root	1x1	Transplant 3 brks	25%	2/cr	all	213	
Betula pendula	20-25cm	bare-root	Bulky	1 brk	25%	1.5/cr	all	112	
Cytisus scoparius	30-40cm	9cm	Bulky	5%	2/m ²			177	
lex aquatilis	30-40cm	9cm	Bulky	20%	2/m ²			46	
Juniperus communis	10-20cm	2x	Bulky	20%	2/m ²			306	
							Total	500	20
HDI Kingsguze Woodland Screening Miles (Advanced Woodland Planting Area)									
Species		Height	Pot Size	Specification	% MIX	Density	Number		
Betula pendula	80-100cm	bare-root	1x1	Transplant 3 brks	25%	3/cr		184	
Corylus avellanea	80-100cm	bare-root	1x1	Transplant 3 brks	25%	3/cr		184	
Salix caprea	80-100cm	bare-root	1x1	Transplant 3 brks	25%	3/cr		183	
Quercus robur	80-100cm	bare-root	1x1	Transplant 3 brks	25%	3/cr		183	
lex aquatilis	30-40cm	9cm	Bulky	15%	3/cr			118	
Juniperus communis	10-20cm	Bulky	15%	3/cr				118	
Salix aucuparia	80-100cm	bare-root	1x1	Transplant 3 brks	15%	3/cr		118	
							Total	797	10

NORTH EAST INSERT PLAN 1:500

REVISD HAUL ROAD AND ADVANCED WOODLAND PLANTING PLAN 1:500

REVISIONS

2. A 2016 F1e Phase 1 landscape proposals amended to CNPA requirements of 2.4.10.14 (see drawing HLD K192.15.16) and shrubby planting reviewed.

3. Temporary hard landscape elements confirmed.

4. 88% replacement tree planting reviewed. (See drawing HLD K192.15.16.15A) OK

5. 2.4.10.15.16.15A landscape proposals amended to CNPA comments OK

6. 2.4.10.15.16.15A landscape planting and hard landscape proposals reviewed to suit new hard landscape and scope following advice from CNPA Drawing up scaled to 1:500 scale OK

7. 2.4.10.15.16.15A landscape planting reviewed in line with CNPA feedback and sketch drawings. Advanced woodland planting area, lodging and standard trees and temporary landscape elements confirmed.

8. 2.4.10.15.16.15A landscape planting reviewed in line with reviewing. Moved stock proof fencing added to drawing to protect proposed planting area OK

9. 2.4.10.15.16.15A landscape planting reviewed in line with landscape proposals are requested (No Advanced woodland planting to be undertaken on temporary landscape elements. No Advanced landscape planting on temporary landscape elements). Tree planting to be protected in accordance with BS8587: 2012 Field access gates shown OK

10. 2.4.10.15.16.15A landscape planting reviewed in line with BS857: 2012. Planting details, mews, specification and planting schedule added. Householder Advice Note added to drawing.

11. 2.4.10.15.16.15A landscape planting reviewed in line with statement and soft landscape implementation plan 2010 PLO5A OK

12. 2.4.10.15.16.15A landscape planting reviewed in line with shrubby per a CNPA request OK



Client
DAVALL DEVELOPMENTS

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Project Title
LAND NORTH OF KINGUSSIE PHASE 1
-TEMPORARY ACCESS HAUL ROAD.
Drawing Title
SOFT LANDSCAPE PROPOSALS

Scale	1:500@A0	Date	07.10.14
Drawn	k wood	Approved	J Legge
Drawing No.		Rev.	
HLD K192.15 SLO2		G	

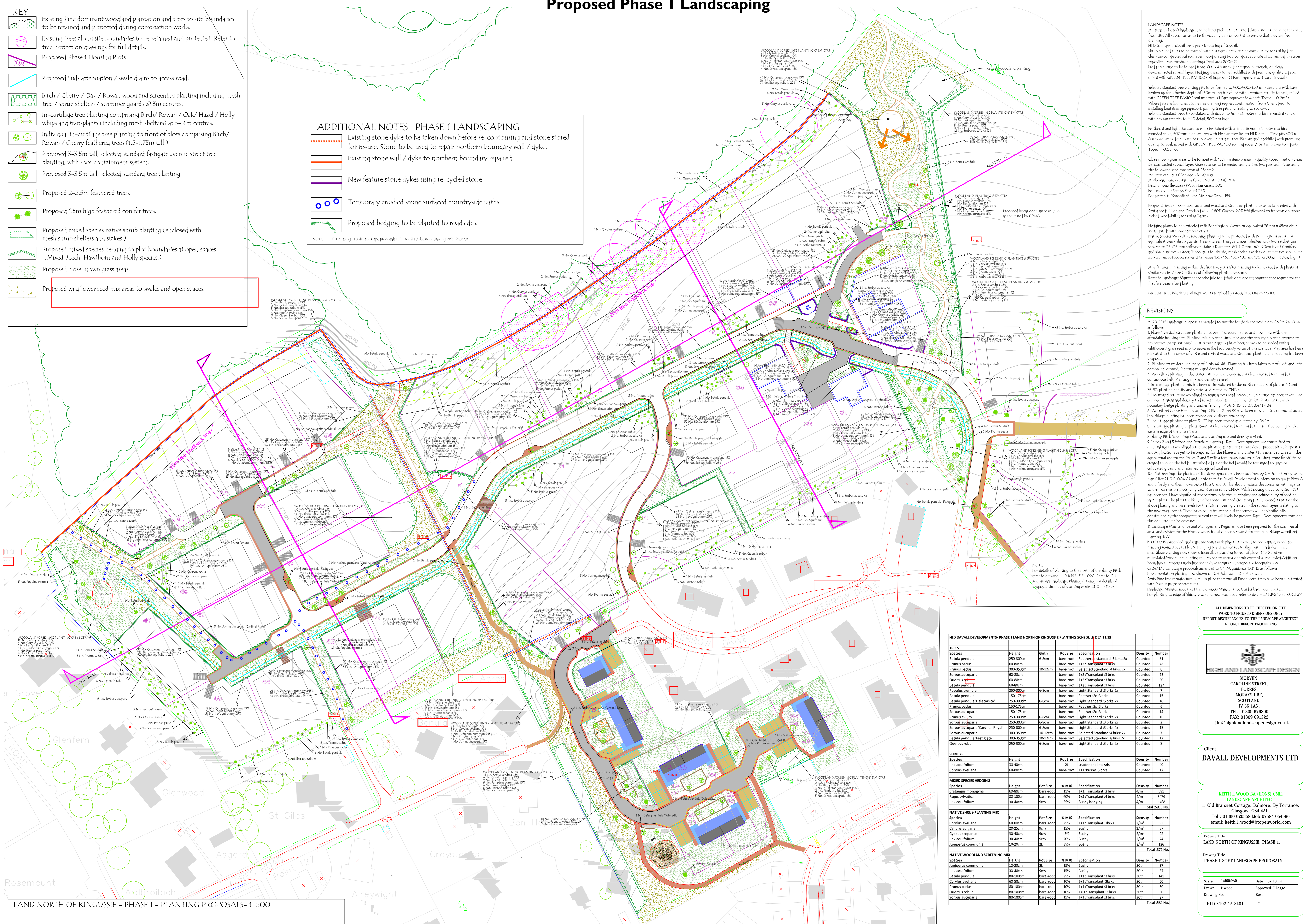
Proposed Phase 1 Landscaping

- Existing Pine dominant woodland plantation and trees to site boundaries to be retained and protected during construction works.
- Existing trees along site boundaries to be retained and protected. Refer to tree protection drawings for full details.
- Proposed Phase 1 Housing Plots
- Proposed Suds attenuation / swale drains to access road.
- Birch / Cherry / Oak / Rowan woodland screening planting including mesh tree / shrub shelters / strimmer guards @ 3m centres.
- In-curtilage tree planting comprising Birch/ Rowan / Oak/ Hazel / Holly whips and transplants (including mesh shelters) at 3- 4m centres.
- Individual in-curtilage tree planting to front of plots comprising Birch/ Rowan / Cherry feathered trees (1.5-1.75m tall.)
- Proposed 3-3.5m tall, selected standard fastigate avenue street tree planting, with root containment system.
- Proposed 3-3.5m tall, selected standard tree planting.
- Proposed 2-2.5m feathered trees.
- Proposed 1.5m high feathered conifer trees.
- Proposed mixed species native shrub planting (enclosed with mesh shrub shelters and stakes.)
- Proposed mixed species hedging to plot boundaries at open spaces. (Mixed Beech, Hawthorn and Holly species.)
- Proposed close mown grass areas.
- Proposed wildflower seed mix areas to swales and open spaces.

ADDITIONAL NOTES -PHASE 1 LANDSCAPING

- Existing stone dyke to be taken down before re-contouring and stone stored for re-use. Stone to be used to repair northern boundary wall / dyke.
- Existing stone wall / dyke to northern boundary repaired.
- New feature stone dykes using re-cycled stone.
- Temporary crushed stone surfaced countryside paths.
- Proposed hedging to be planted to roadsides.

NOTE: For phasing of soft landscape proposals refer to GH Johnston drawing 2110 PLOTISA.



LANDSCAPE NOTES

- All areas to be soft landscaped to be litter picked and all site debris / stones etc to be removed from site. All subsoil areas to be thoroughly de-compacted to ensure that they are free draining.
- HLD to inspect subsoil areas prior to placing of topsoil.
- Shrub planted areas to be formed with 300mm depth of premium quality topsoil laid on de-compacted subsoil layer incorporating Peat compost at a rate of 25mm depth across topsoiled areas for shrub planting (Total area 200m²).
- Hedge planting to be formed from 600x450mm deep topsoiled trench, on clean de-compacted subsoil layer. Hedging trench to be backfilled with premium quality topsoil mixed with GREEN TREE PAS 100 soil improver (1 Part improver to 4 parts Topsoil).
- Selected standard tree planting pits to be formed to 900x600x450 mm deep pits with base broken up for a further depth of 150mm and backfilled with premium quality topsoil mixed with GREEN TREE PAS100 soil improver (1 Part improver to 4 parts Topsoil - 0.2m³).
- Where pits are found not to be free draining request confirmation from Client prior to installing land drainage pipework joining tree pits and leading to soakaway.
- Selected standard trees to be staked with double 50mm diameter machine rounded stakes with hessian tree ties to HLD detail, 500mm high.
- Feathered and light standard trees to be staked with a single 50mm diameter machine rounded stake, 500mm high secured with Hessian tree ties to HLD detail. (Tree pits 600 x 600 x 450mm deep, with base broken up for a further 150mm and backfilled with premium quality topsoil, mixed with GREEN TREE PAS 100 soil improver (1 part improver to 4 parts Topsoil - 0.05m³).
- Close mown grass areas to be formed with 150mm deep premium quality topsoil laid on clean de-compacted subsoil layer. Grassed areas to be seeded using a Blec two pass technique using the following seed mix sown at 25g/m²:
 - Agrostis capillaris (Common Bent) 10%
 - Anthoxanthum odoratum (Sweet Vernal Grass) 20%
 - Deschampsia flexuosa (Wavy Hair Grass) 30%
 - Festuca ovina (Sheep Fescue) 25%
 - Poa pratensis (Smooth stalked Meadow Grass) 15%
- Proposed Swales, open space areas and woodland structure planting areas to be seeded with Scottish seeds 'Highland Grassland Mix' (80% Grasses, 20% Wildflowers) to be sown on stone picked, weed-killed topsoil at 5g/m².
- Hedging plants to be protected with Boddingtons Acorn or equivalent 38mm x 45cm clear spiral guards with low bamboo canes.
- Native Species Woodland screening planting to be protected with Boddingtons Acorn or equivalent tree / shrub guards. Trees - Green Treegard mesh shelters with two ratchet ties secured to 25-25 mm softwood stakes (Diameter 80-100mm- 60 - 40cm high) Conifers and shrub species - Green Treegards for shrubs, mesh shelters with two ratchet ties secured to 25 x 25mm softwood stakes (Diameter 150- 160, 150- 180 and 170 -200mm, 60cm high.)
- Any failures in planting within the first five years after planting to be replaced with plants of similar species / size (in the next following planting season).
- Refer to Landscape Maintenance schedule for details of proposed maintenance regime for the first five years after planting.

REVISIONS

- A: 28.01.15 Landscape proposals amended to suit the feedback received from CNPA 24.10.14 as follows:
 - 1. Phase 1 vertical structure planting has been increased in area and now links with the affordable housing site. Planting mix has been simplified and the density has been reduced to 5m centres. Areas surrounding structure planting have been shown to be seeded with a wildflower / grass seed mix to increase the biodiversity value of this corridor. Play area has been relocated to the corner of plot 6 and revised woodland structure planting and hedging has been proposed.
 - 2. Planting to western periphery of Plots 44-46- Planting has been taken out of plots and into communal ground. Planting mix and species revised.
 - 3. Woodland planting in the eastern strip to the viewpoint has been revised to provide a continuous belt. Planting mix and density revised.
 - 4. In-curtilage planting mix has been re-introduced to the northern edges of plots 6-10 and 35-57. Planting density and species as directed by CNPA.
 - 5. Horizontal structure woodland to main access road: Woodland planting has been taken into communal areas and density and mixes revised as directed by CNPA. Plots revised with boundary hedge planting and timber fencing- Plots 6-10, 35-57, 3.4.11 - 34.
 - 6. Woodland Copse Hedge planting at Plots 12 and 53 has been moved into communal areas. Incurtilage planting has been revised on southern boundary.
 - 7. Incurtilage planting to plots 31-33 has been revised to provide additional screening to the eastern edge of the Phase 1 site.
 - 8. Shiny Pitch Screening: Woodland planting mix and density revised.
 - 9. Phase 2 and 3 Woodland Structure Planting: Davall Developments are committed to undertaking this woodland structure planting as part of a future development plan (Proposals and Applications as yet to be prepared for the Phases 2 and 3 sites 7) is intended to retain the agricultural use for the Phases 2 and 3 with a temporary haul road (crushed stone finish) to be created through the fields. Disturbed edges of the field would be reinstated as grass or cultivated ground and returned to agricultural use.
 - 10. Plot Seeding: The phasing of the development has been outlined by GH Johnston's phasing plan (Ref 2110 PLOTISA G1 and I note that it is Davall Development's intention to graze Plots A and B firstly and then move onto Plots C and D. This should reduce the concerns with regards to the more visible plots lying vacant as raised by CNPA. Whilst noting that a condition (B) has been set, I have significant reservations as to the practicality and achievability of seeding vacant plots. The plots are likely to be topped/stopped (low storage and reseed) as part of the above phasing and base levels for the future housing created in the subsoil layers (relating to the new road access). These levels could be seeded but the success will be significantly constrained by the compacted subsoil that will likely be present. Davall Developments consider this condition to be excessive.
 - 11. Landscape Maintenance and Management Regimes have been prepared for the communal areas and Advice for the Homeowners has also been prepared for the in-curtilage woodland planting. KW
 - 12. 04.04.15 Amended landscape proposals with play area moved to open space, woodland planting re-installed at Plot 6. Hedging positions revised to align with roadsides front incurtilage planting now shown. Incurtilage planting to rear of plots 44,45 and 46 re-installed. Woodland planting mix revised to increase shrub content as requested. Additional boundary treatments including stone dyke repairs and temporary footpaths shown.
 - 13. C 24.11.15 Landscape proposals amended to CNPA guidance SL11.15 as follows:
 - Implementation phasing now shown on GH Johnston PLOTISA A Drawing.
 - Scots Pine tree nurseries is still in place therefore all Pine species trees have been substituted with Prunus palus species trees.
 - Landscape Maintenance and Home Owners Maintenance Guides have been updated.
 - For planting to edge of shiny pitch and new Haul road refer to dwg HLD K192.15 SL-OSC KW

HLD DAVALL DEVELOPMENTS - PHASE 1 LAND NORTH OF KINGUSSIE PLANTING SCHEDULE C 24.11.15								
TREES								
Species	Height	Girth	Pot Size	Specification	Density	Number		
Betula pendula	250-300cm	6-8cm	bare-root	Feathered standard 3 brks: 2x	Counted	31		
Prunus padus	60-80cm		bare-root	1+2: Transplant 3 brks	Counted	43		
Prunus padus	300-350cm	10-12cm	bare-root	Selected Standard 4 brks: 2x	Counted	6		
Sorbus aucuparia	60-80cm		bare-root	1+2: Transplant 3 brks	Counted	73		
Quercus robur	60-80cm		bare-root	1+2: Transplant 3 brks	Counted	90		
Betula pendula	60-80cm		bare-root	1+2: Transplant 3 brks	Counted	127		
Populus tremula	250-300cm	6-8cm	bare-root	Light Standard 3 brks: 2x	Counted	7		
Betula pendula	150-175cm		bare-root	Feather 2x: 3 brks	Counted	15		
Betula pendula 'Dalecarlica'	250-300cm	6-8cm	bare-root	Light Standard 3 brks: 2x	Counted	10		
Prunus padus	150-175cm		bare-root	Feather 2x: 3 brks	Counted	6		
Sorbus aucuparia	150-175cm		bare-root	Feather 2x: 3 brks	Counted	14		
Prunus padus	250-300cm	6-8cm	bare-root	Light Standard 3 brks: 2x	Counted	16		
Sorbus aucuparia	250-300cm	6-8cm	bare-root	Light Standard 3 brks: 2x	Counted	2		
Sorbus aucuparia 'Cardinal Royal'	250-300cm	6-8cm	bare-root	Light Standard 3 brks: 2x	Counted	15		
Sorbus aucuparia	300-350cm	10-12cm	bare-root	Selected Standard 4 brks: 2x	Counted	7		
Betula pendula 'Fastigata'	300-350cm	10-12cm	bare-root	Selected Standard 4 brks: 2x	Counted	12		
Quercus robur	250-300cm	6-8cm	bare-root	Light Standard 3 brks: 2x	Counted	8		
SHRUBS								
Species	Height		Pot Size	Specification	Density	Number		
Ilex aquifolium	30-40cm		2L	Leader and laterals	Counted	49		
Corylus avellana	60-80cm		bare-root	1+1: Bushy 3 brks	Counted	17		
MIXED SPECIES HEDGING								
Species	Height		Pot Size	% MIX	Specification	Density	Number	
Crataegus monogyna	60-80cm		bare-root	15%	1+1: Transplant 3 brks	4/m	881	
Agave sylvatica	80-100cm		bare-root	60%	1+2: Transplant 3 brks	4/m	3476	
Ilex aquifolium	30-40cm	8cm	25%	Bushy hedging	4/m	1458		
						Total:	5815	No.
NATIVE SHRUB PLANTING MIX								
Species	Height		Pot Size	% MIX	Specification	Density	Number	
Corylus avellana	60-80cm		bare-root	25%	1+1: Transplant 3 brks	2/m ²	93	
Calluna vulgaris	20-25cm	9cm	15%	Bushy	2/m ²	57		
Cytisus scoparius	30-40cm	8cm	5%	Bushy	2/m ²	22		
Ilex aquifolium	30-40cm	8cm	20%	Bushy	2/m ²	74		
Juniperus communis	10-20cm	2L	35%	Bushy	2/m ²	126		
						Total:	372	No.
NATIVE WOODLAND SCREENING MIX								
Species	Height		Pot Size	% MIX	Specification	Density	Number	
Juniperus communis	10-20cm	2L	15%	Bushy	3Ctr	87		
Ilex aquifolium	30-40cm	9cm	15%	Bushy	3Ctr	87		
Betula pendula	80-100cm		bare-root	25%	1+1: Transplant 3 brks	3Ctr	141	
Corylus avellana	60-80cm		bare-root	10%	1+1: Transplant 3 brks	3Ctr	60	
Prunus padus	80-100cm		bare-root	10%	1+1: Transplant 3 brks	3Ctr	60	
Quercus robur	80-100cm		bare-root	10%	1+1: Transplant 3 brks	3Ctr	60	
Sorbus aucuparia	80-100cm		bare-root	15%	1+1: Transplant 3 brks	3Ctr	87	
						Total:	582	No.

ALL DIMENSIONS TO BE CHECKED ON SITE
WORK TO FIXED DIMENSIONS ONLY
REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT
AT ONCE BEFORE PROCEEDING

HIGHLAND LANDSCAPE DESIGN
MORVEN,
CAROLINE STREET,
FORRES,
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TEL: 01309 678800
FAX: 01309 691222
jim@highlandlandscape.co.uk

Client
DAVALL DEVELOPMENTS LTD

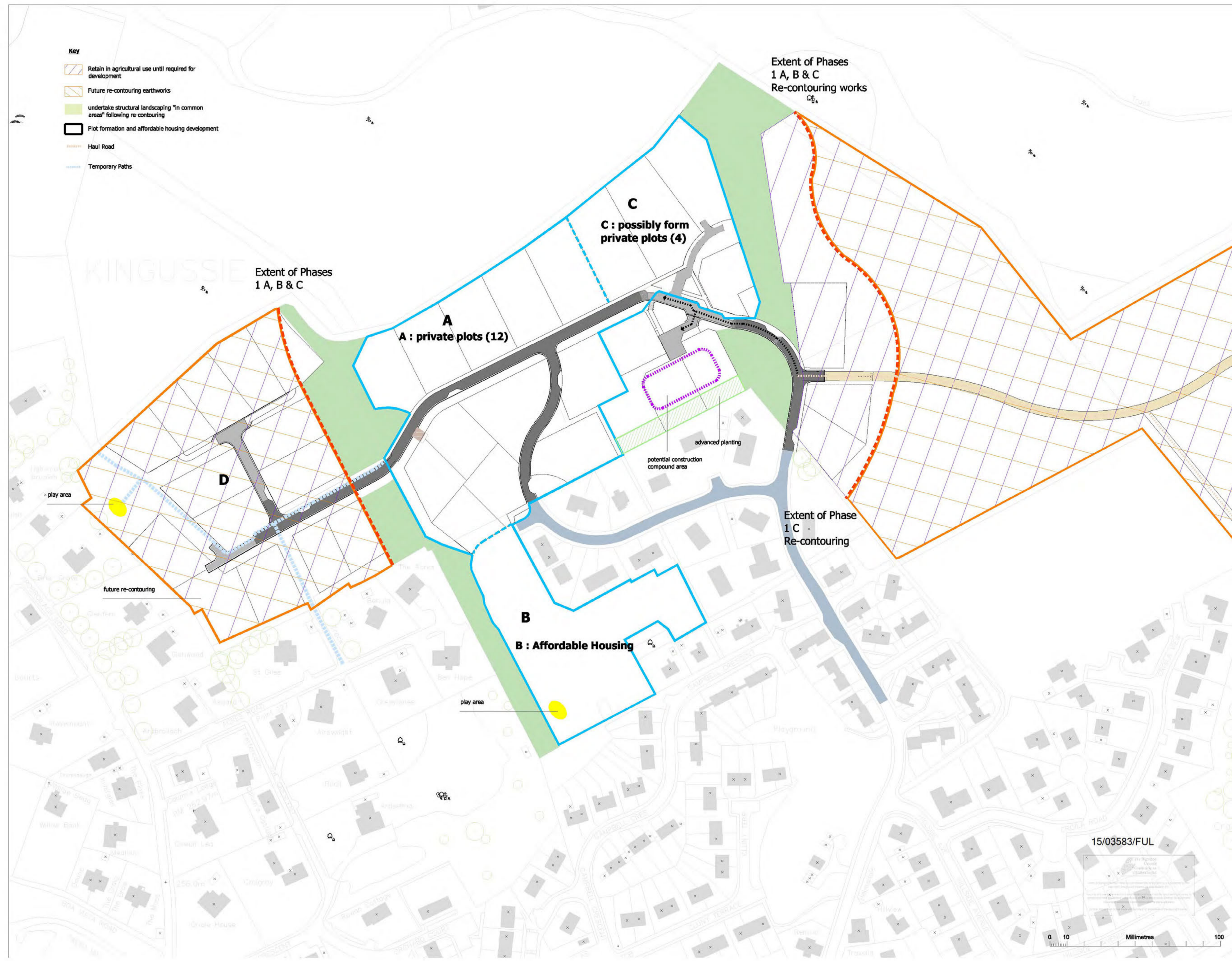
KEITH I. WOOD BA (HONS) CMLI
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Tel : 01360 620358 Mob: 07584 054586
email: keith.i.wood@topenworld.com

Project Title
LAND NORTH OF KINGUSSIE, PHASE 1.

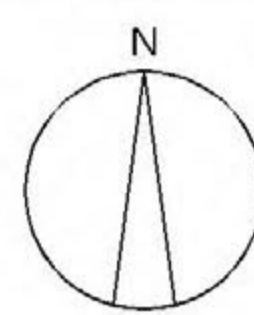
Drawing Title
PHASE 1 SOFT LANDSCAPE PROPOSALS

Scale 1:500@A0 Date 07.10.14
Drawn k.wood Approved J Legge
Drawing No. Rev.
HLD K192.15 SL01 C

Sub Phases



DO NOT SCALE, IF IN DOUBT PLEASE ASK
All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd



REVISIONS		
rev.	description	date

Client
Davall Developments Ltd.

Project
Phase 1 - Land North East of Kingussie

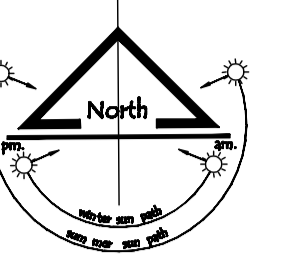
Drawing
Phasing of re-contouring, construction & interim/temp uses

Scale 1:1000@A1	Date Sept 15	Drawn by MW
Project no 2110	Dwg no PL012	Rev

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Landscape Implementation

DO NOT SCALE, IF IN DOUBT PLEASE ASK
All setting out must be checked on site prior to
commencement. Any discrepancy must be reported to
G. H. JOHNSTON Building Consultants Ltd



REVISIONS

rev.	description	date
A	Landscaping responsibility added	11.15

Client
Davall Development Ltd

Project
Phase 1 - Land North East of
Kingussie

Drawing
Soft Landscaping Implementation

Scale 1:750@a1	Date 09.15	Drawn by AO
Project no 2110	Dwg no PL013	Rev A

G.H.JOHNSTON
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IMPLEMENTATION

- D** Advanced structural planting following recontouring and service works (Developers responsibility)
- D** Tree planting and other landscaping to be carried out in first planting season following the development of common areas (Developers responsibility)
- H** Tree planting and other landscaping to be carried out in first planting season following the development of each house plot. (Households responsibility)
- in-curtlidge planting**

0 10 Millimetres 100