

# AGENDA ITEM 9

## APPENDIX 2

2013/0073/MSC

2013/0074/MSC

PLANS  
AND DOCUMENTS –  
DESCRIPTION

## APPENDIX 2: PLANS AND DOCUMENTS DESCRIPTION

1. Site Layout & Location Plans - The location plans identify by red line the two sites and the Site Layout Plan identifies the plots, their access, trees and potential developable areas within the plots (being of a maximum building footprint of 20% of those potential developer areas). The plans also indicate the flooding level contour lines as required by Conditions 14 (07/144/CP) and 15 (07/145/CP) in red for 209.15AOD and blue for 208.55AOD.
2. Landscape and Tree Information - The appellant has advised that the previous Landscape Plans and Maintenance and Management Statements have been superseded, updated and supplemented by the following documentation:
  - a) Proposed Landscape Strategy Plan 216/6E
  - b) Visual Tree Assessment/Ground Level Tree Surveys
  - c) Arboricultural Method Statement
  - d) Detailed Woodland Planting Proposals (South, Middle and North)
  - e) Tree Protection Plan
  - f) Arboricultural Implications Assessment Plan
  - g) Tree Constraints Plan
  - h) Tree Survey Plan

These documents identify that 156 single trees (out of a total of 576 single trees) are to be removed on grounds of health and condition and a further 42 single trees are to be removed to facilitate the development. This leaves 378 single trees to be retained on site and protected during development. Of the 19,439sqm of woodland/copse on site, 1,371sqm (7%) is to be removed to facilitate the development. The species making up the woodland comprises 97.1% silver birch, 0.86% scots pine, 0.68% gean, 0.34% aspen and 0.17% each of bird cherry, goat willow, Japanese larch, sitka spruce, sycamore and rowan.

Tree protection detail is provided and to be erected after the initial necessary tree felling and surgery in accordance with BS5837:2012.

Detailed woodland planting proposals include details of numbers, % mix, species, size, type and density.

The Proposed Landscape Strategy Plan details the materials to be used for countryside paths (porous bound gravel and timber edge) and roadside paths (buff-coloured resin-bonded gravel finish). No details for play surfaces or the 'natural play' equipment proposed. Actual specifications are not provided of path surfaces, including drainage.

3. Roads Layout Plan 007D – Identifies the locations of the vehicular routes (major and minor residential roads and the emergency access road) together with the locations of swales and proposed demountable bollards. Specifications of the emergency access are not provided.
4. Non Adoptable Drainage Measures maintenance Information - Identifies the maintenance schedules, actions and frequency for infiltration trench and porous block paving operations. Of note, there are no identified block paving shown on the

Proposed Landscape Strategy Plan and therefore it is unclear where this surface is intended on the site.

5. Extent of Adoption – Identifies the proposed residential roads that would be adopted by Highland Council.
6. Plan Showing Extent of Final Surface Course Completion – Identifies the two phases of final surface course completions.
7. Maintenance and Management Areas – This plan identifies the extent of individual feus (proposed private ownership and maintenance responsibility); landscape open space areas to be managed under factoring arrangements; and the roads/drainage swales to be adopted and maintained by Highland Council.
8. Footpath Access Plan – This plan identifies the core paths, proposed path network and proposed “20s Plenty” shared access road.
9. Phasing plan - Condition 11 (07/0144/CP) and Condition 12 (07/0145/CP) requires the submission of a phasing plan. The plan submitted provides for a four phased construction with the centre of Site 1 (2013/0074/MS) being developed as the first phase (being the section immediately accessed from the Dalfaber Road) to provide 7 houses. The site to the south of this is to be developed as Phase 2, providing 30 houses, with the final section to the north of this to be developed as Phase 3, providing a further 27 houses and the conversion of the farmhouse. Finally the houses to the north on Site 2 (2013/0074/MS) are to be developed as Phase 4, to provide 10 houses. The applicant has advised that rationale behind starting with Phase 1 in this location is that this part of the site will include the pumping station and the required road improvements. The applicant has also confirmed that they are responsible for providing the infrastructure and this will be provided as a breakdown within each phase.
10. Design Guide - Condition 12 (07/0144/CP) and Condition 13 (07/0145/CP) requires that if the site is to be developed as individual plots that a design guide should be produced. The Design Guide submitted covers context, character areas and tree protection, together with an Annex containing design guidance for individual and plot plans. The Context section examines the wider context for the development of the site. The Character Areas section sets out design parameters in respect of house types and associated infrastructure and landscape, with reference to three character areas: (1) Riverside, (2) Woodland, and (3) Woodland Edge. The extent and location of each of these three areas are not identified within the Design Guide. It also provides general ecological advice for incoming home builders. The Tree Protection section of this Guide sets out construction methodologies for protecting trees on the site, with reference to BS3998 and BS5837. The Annex sets out advice about how each house plot should be developed including specific advice on footprint and landscape. It details access points and boundaries together with plot by plot briefing. The applicant will provide fully serviced plots (drainage, water, electricity, telephone, street lighting, roads and pavements, and structure planting) but the design guide only sets out an indication of house siting within the plots but to a maximum of 20% footprint/plot ratio. The Guide advises that ‘each new house builder will be required to gain detailed (MS) planning permission whether for one

house or small groups of houses.’ The Guide states that those applications following the guidance could be dealt with by Highland Council once the principles have been set by CNPA through determination of the MSC applications.

11. In more detail, the layout of Phases 1 and 2 is identified in the Design Guide as being the ‘Riverside’ Character area, which would contain the highest density consisting mainly of single and one and a half storey dwellings with front and rear curtilages. A primary feature of the layout of this part of the development would be a centrally positioned green, albeit with an element of residential contained within it. The wider character of the area would be defined by the proximity to the river and the golf course that abuts the east edge of this part of the site. Existing trees would be used to separate the linear element of phase one from phase two which is located around the centrally positioned island hub. Additional hedge, scrub and tree planting consisting of natural Scottish species would be provided around the perimeter of this part of the site to delineate the residential area from the golf course. Existing and proposed trees ensure an appropriate landscaped setting, breaking up the potential urban appearance of the new housing.
12. Phase 3 is defined as the ‘Woodland Edge’ and is located close to the golf club building and incorporates the existing boarded up farmhouse building. A lower density of housing is proposed within this area. Two storey detached traditionally designed dwellings are proposed to align either side of the roadway.
13. Phase 4 is defined in the Design Guide as being ‘In the Woods’. This part of the development comprises individual low density detached houses. The layout is defined by the retention of the majority of the existing mature trees and being set within a largely retained woodland setting.
14. Outline Construction Method Statement - This document outlines the following details:
  - a) The existing access will be taken from the Corroul Road/Dalfer Drive junction
  - b) The proposed construction site access (to be formed from the existing public road) and will be restricted to times outwith peak hours to minimise disruption to local residents. It will be formed using hardcore and protected from unauthorised access by using Heras fencing in accordance with Health and Safety requirements.
  - c) The Site manager will be responsible for the control of site debris drag, monitoring and cleaning the local area
  - d) Site safety will be in accordance with the usual Health and Safety regulations and managed by the Site Manager and a CDM Co-ordinator. The site will also comply with SEPA and Scottish Water requirements on waste controls. Site signage will be in place.
  - e) Outline works sequence and site compound details
  - f) Site parking will be contained within the site compound area
  - g) Noise will be limited by hours and dust will be suppressed if necessary
  - h) SEPA will be consulted with regard to control of water run-off. SUDS measures will be protected
  - i) The existing undeveloped woodland area will be protected using Heras fencing

15. Drainage Impact Assessment - outlines the current and historical drainage patterns and details SUDs provision. The development requires a minimum of 1 no. level of treatment for the roof water from the houses and a minimum of 2 no. levels of treatment for the individual plot hardstanding areas, road run-off and car parking areas. The house roof water will be taken to trench soakaways located within each plot boundary. The hardstanding areas will be constructed using porous block paving, allowing water to soakaway into the natural subsoils. The road run-off will be directed to roadside swales with infiltration trenches located below the swale and the car parking areas will have porous paved bays with a porous sub-base allowing the water to soak into the natural subsoils. The wastewater from the site will be conveyed via a conventional gravity drainage system to a pumping station where it will be pumped to existing Scottish water sewerage infrastructure. There are existing Scottish foul and surface water sewers located in the access roads for the adjacent housing developments. Detailed specifications are provided for all thirteen swales.
16. Archaeological Written Scheme of Investigation - outlines in detail the programme of archaeological works required by Conditions 19 (07/144/CP) and 20 (07/145/CP). The programme has been specified by Highland Council Historic Environment Team (HET) and is keeping with policies outlined in Scottish Planning Policy. It outlines a four phased response, as follows: 1 – Desk-Based Assessment and Report, 2 - Evaluation (Trial Trenching) based on a 7% sample designed to determine the nature, extent, condition, date and significance of any archaeological remains, 3 – Data Structure Report detailing the findings of the evaluation and a Mitigation Strategy, 4 – Should any significant material be found and where preservation in situ is infeasible, the undertaking of mitigation works to be defined in a further Written Scheme of Investigation. The applicant's advisors will liaise with HET at all times.
17. Ecological Information – The following information has been submitted:
  - a) Dalfaber Site Walkover – August – September 2013 - Although not a specific requirement of any the conditions, given the lapse of time between the grant of the outline and these MSC applications this survey study was commissioned to update the information submitted to in support of the original outline applications. This precautionary method of updating the ecological information has been submitted in response to the outdated status of the studies, which were done in 2008/2009. Reference is made to the ecological details and advice given in the Design Guide. The site walkover focussed on three potential receptors: bats, badgers and mining bees. With regard to bats, previous surveys had indicated that the roof space of the farmhouse held small numbers of male Daubenton's bats and brown long-eared bats roosting. Based on the walkover, it was considered that the property was suitable for roosting bats as evidenced by additional entrance holes. The Walkover agrees with previous recommendations relating to timing of work, licensing and provision of bat boxes on trees around the site. With regard to badgers, the previous study found no evidence of badgers. Some holes were noted but approximately half were not being used and at least ten were being used by mammals. However, no badger signs were recorded anywhere on the site but the holes could be being used by badgers or rabbits. Further survey work is recommended if any

site development work is to take place within 30m of the actively used moderate-large holes in the woodland areas. Finally, with regard to mining bees, it was noted during the Walkover that the favoured food-plant of the mining bee (devil's-bit scabious) was found to be widespread throughout much of the site in both open and woodland areas. The mining bee was not recorded although this does not mean the bee is absent. Retention of significant parts of the wooded area with devil's-bit scabious is the most effective mitigation if the mining bee is present.

- b) Infra-Red Camera Survey – Surveys were conducted on twelve occasions in the birch woodland overnight between 11/09/14 and 04/11/14. No badgers were recorded or triggered. The only animals recorded were rabbits, roe deer, dogs and their human owners. These surveys are sampling and not absolute censi and as such are snapshots in time. However, they were taken during the period of the year and time when badger activity would be likely to be high if present.
- (c) Bat Transect Survey (including Figures 1 & 2 – Bat records and transect route) - Previous bat surveys at the farmhouse were undertaken in 2007 and recorded small numbers (5-6 of each) of male Daubenton's bats and brown long-eared bats roosting.

A bat habitat suitability assessment of the proposed development area was undertaken and found that the habitats had not changed appreciably since previous survey work. It was concluded that the study area had moderate bat habitat suitability on the features considered; albeit the farmhouse was identified as high.

The transect surveys were conducted during August and September 2014. The surveys are a sample of bat activity and not an absolute censi of bat numbers in the study area. The surveys recorded small numbers of three species. Walkover transects registered 15 records of soprano pipistrelle, 9 records of common pipistrelle and 2 records of brown long-eared bats. It is likely that some of the detections present constitute multiple records of the same individuals following foraging circuits. On that basis it was considered likely that less than six of the two pipistrelles were present and probably a single brown long-eared bat. It was not clear why these habitats were so infrequently used by bats for foraging, particularly in the woodland edge habitats which are relatively good foraging habitats. In conclusion, the evidence suggests that the Dalfaber site is not an important foraging area for any species of bat at local, regional or national levels. The proposed development would therefore likely to have a negligible effect on local bat populations.

18. Various Supplementary Planning Support Papers (submitted in January 2015):

- a) Third Party Response – provides responses to the AVCC and other representations received in response to CNPA consultation/neighbour notification prior during April 2014.
- b) Consultee Response – provides responses to consultation responses from Highland Council Forestry Officer, CNPA Outdoor Access Officer, CNPA

Landscape Officer, Highland Council Roads Officer and includes correspondence with Scottish Water and SEPA

- c) Consultee Request Summary - provides comments in relation to a letter from CNPA's former Head of Planning (and associated attached responses from Highland Council's Forestry Officer, CNPA's Outdoor Access Officer, CNPA's Heritage Team and Highland Council's Roads Officer
- d) Affordable Housing Update – provides narrative explaining the complications arising from this matter being secured by a condition imposed by the original Reporter, rather than by s.75 Agreement.
- e) Core Paths Update – providing details of the proposed paths and responses to comments by CNPA's Outdoor Access Officer