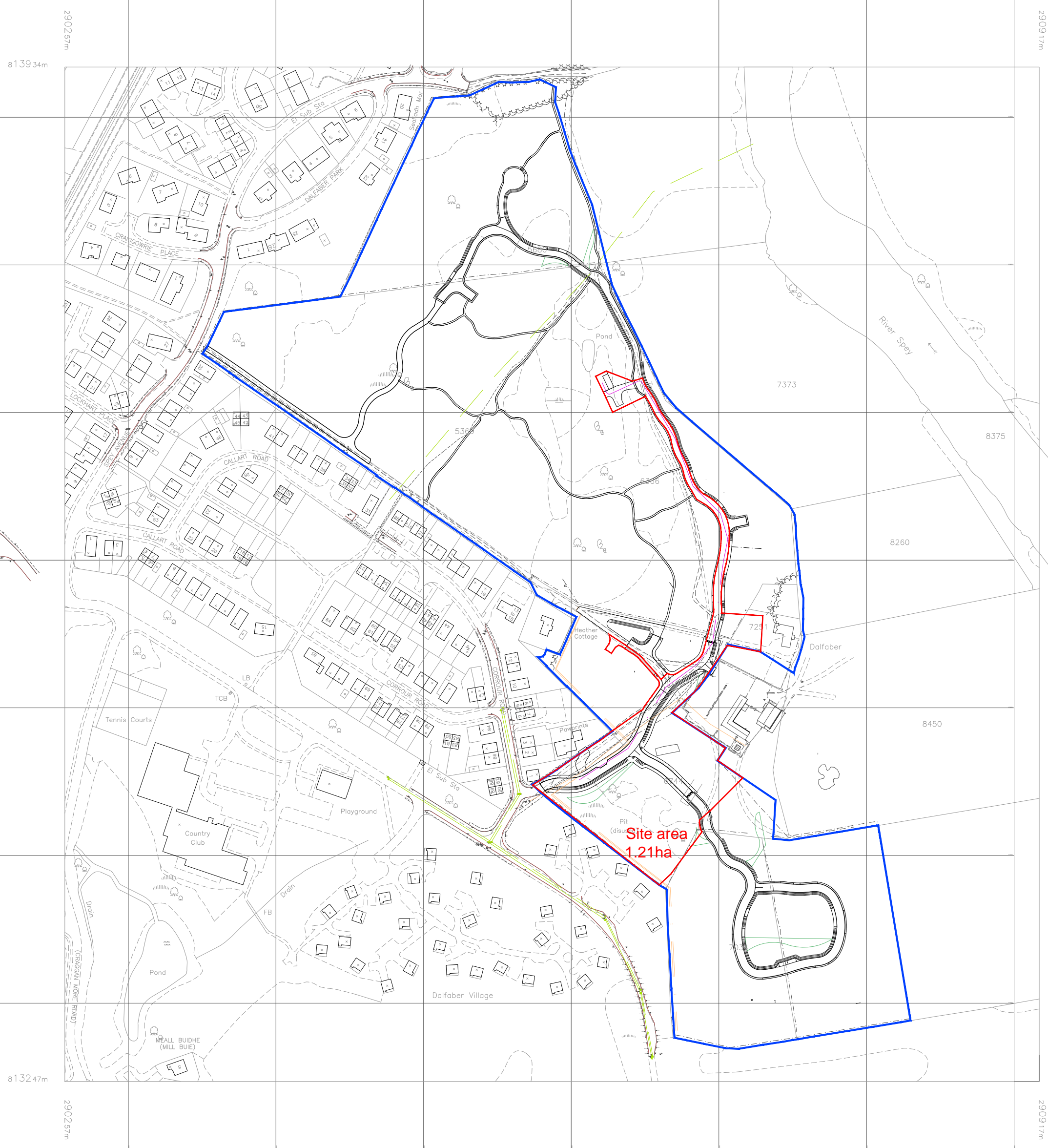


# **AGENDA ITEM 8**

## **APPENDIX I**

**2021/0307/DET**

**PLANS**



H	03.09.21	PHASE BOUNDARY ADDED	SS
REV	DATE	DESCRIPTION	DRN

**Bracewell Stirling** CONSULTING

38 WALKER TERRACE, TILLCOLTRY, FK13 6EF  
TEL: 01259 750301

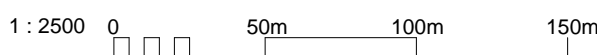
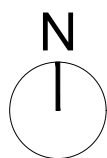
5 NESS BANK, INVERNESS, IV2 4SF  
TEL: 01463 233760

HOUSING DEVELOPMENT  
DALFABER FARM, AVIEMORE  
PROPOSED LAYOUT (9 Houses)

TITLE  
LOCATION PLAN

SCALE	DATE	05/09/2021	BY	SS
1:2500	PURPOSE	PLANNING	PAPER	a3

DWG NO.-REV  
3920 / K2 / 00-01 H





**PLANTING SCHEDULE**

TREE PLANTING						
% Mix	Species	Common name	Size (mm)	Type	Density	
40%	Betula pendula	Silver Birch	8-10cm girth: 250/300cm tall	Standard	as shown	
15%	Populus tremula	Aspen	8-10cm girth: 250/300cm tall	Standard	as shown	
10%	Prunus avium	Wild Cherry	10-12cm girth: 300/350cm tall	Selected Standard	as shown	
10%	Prunus padus	Bird Cherry	6-8cm girth: 250/300cm tall	Facilitated	as shown	
15%	Sorbus aucuparia	Rowan	10-12cm girth: 300/350cm tall	Selected Standard	as shown	
10%	Pinus sylvestris	Scots Pine	1.5-2m tall	rootballed	as shown	
WOODLAND PLANTING						
30%	Betula pendula	Silver Birch	450-600	1+1 TRS	2.5/m2	
10%	Betula pubescens	Downy Birch	450-600	1+1 TRS	2.5/m2	
10%	Corylus avellana	Hazel	450-600	1+1 TRS	2.5/m2	
10%	Ilex aquifolium	Holly	300-450	3L Pot	2.5/m2	
15%	Populus tremula	Aspen	450-600	1+1 TRS	2.5/m2	
15%	Pinus sylvestris	Scots Pine	400-600	2L pot	2.5/m2	
10%	Sorbus aucuparia	Rowan	450-600	1+1 TRS	2.5/m2	
SHRUB PLANTING						
as shown	Calluna vulgaris	Heather	300-400	2 litre pot	5/m2	
*	Cornus alba Sibirica	Dogwood	400-600	3 litre pot	3/m2	
*	Cytisus scoparius	Broom	300-400	2 litre pot	3/m2	
*	Gaultheria procumbens	Partridge Berry	200-300	2 litre pot	5/m2	
*	Juniperus communis	Juniper	300-400	3 litre pot	3/m2	
HEDGE PLANTING						
10%	Acer campestre	Field Maple	400-400	B 1 + 1	7/m m	
20%	Corylus avellana	Hazel	400-400	B 1 + 1	7/m m	
50%	Crataegus monogyna	Hawthorn	400-400	B 1 + 1	7/m m	
10%	Euonymus europaeus	Spindle tree	400-400	B 1 + 1	7/m m	
10%	Ilex aquifolium	Holly	400-400	2 litre pot	7/m m	
Plant in double row, staggered and species evenly distributed						
WILDFLOWER PLANTING OF WET SWALES						
as shown	Broad-leaved Pond Weed	<i>Potamogeton natans</i>	56 x 36mm 62mm tall	plug plants	4/m2	
*	Caltha palustris	Marsh Marigold	56 x 36mm 62mm tall	plug plants	4/m2	
*	Carex pendula	Pendulous Sedge	56 x 36mm 62mm tall	plug plants	4/m2	
*	Filipendula vulgaris	Meadowweet	56 x 36mm 62mm tall	plug plants	4/m2	
*	Iris pseudacorus	Yellow Flag	56 x 36mm 62mm tall	plug plants	4/m2	
*	Juncus effusus	Soft rush	56 x 36mm 62mm tall	plug plants	4/m2	
*	Lychnis flos-cuculi	Ragged Robin	56 x 36mm 62mm tall	plug plants	4/m2	
*	Lythrum salicaria	Purple loosestrife	56 x 36mm 62mm tall	plug plants	4/m2	
*	Mentha aquatica	Water Mint	56 x 36mm 62mm tall	plug plants	4/m2	
*	Myosotis scorpioides	Water forget-me-not	56 x 36mm 62mm tall	plug plants	4/m2	
*	Stachys palustris	Marsh woundwort	56 x 36mm 62mm tall	plug plants	4/m2	

**ENHANCED GRASSLAND SPECIES**

- Wildflowers (25%)**  
 Devil's-bit scabious *Succisa pratensis* - 5%  
 Remaining 20% to comprise:  
 Common knapweed *Centaurea nigra*  
 Meadow vetchling *Lathyrus pratensis*  
 Bird's-foot trefoil *Lotus corniculatus*  
 Ribwort's plantain *Plantago lanceolata*  
 White clover *Trifolium repens*  
 Selfheal *Prunella vulgaris*  
 Tufted vetch *Vicia cracca*  
 Yellow rattle *Rhinanthus minor*  
 Meadow buttercup *Ranunculus acris*  
 Wood cranesbill *Geranium sylvaticum*
- Grasses (75%)**  
 Common bent *Agrostis capillaris* - 10  
 Sweet vernal grass - *Anthoxanthum odorata* - 10  
 Chewings fescue *Festuca rubra commutata* - 30  
 Cocksfoot *Dactylis glomerata* - 5  
 Rough meadowgrass *Poa trivialis* - 20



**KEY**

- Overall Development Boundary
- Site Boundary for 90 No. Houses
- Existing woodland floor
- Birch woodland to be retained and protected during construction period
- Re-surveyed tree to be retained and protected during construction period
- Re-surveyed tree to be removed to facilitate development (47nr)
- Proposed deciduous tree (91nr)
- Proposed coniferous tree (56nr)
- Proposed woodland planting
- Proposed shrub planting
- Proposed mixed native hedge planting
- Proposed amenity grass
- Proposed wildflower species-rich grass
- Proposed 2m-wide swale planted for biodiversity enhancement
- Proposed roadside paths with buff-coloured resin-bonded gravel finish
- Proposed countryside path of porous bound gravel + timber edge
- Proposed roads built to Highland Council specification
- Proposed shared access driveway with buff-coloured resin-bonded gravel

C	Additional amendments to planting and schedule	amb	27 Jun 2022
B	Planting strategy amended in accordance with CHPA comments	amb	28 Jun 2022
A	Pumping station removed from this application	amb	24 Jun 2022

REV	DESCRIPTION	BY	CHK	APP	DATE

**PROJECT:**  
 RESIDENTIAL DEVELOPMENT  
 DALFABER FARM, AVIEMORE  
 SCOTIA HOMES LTD

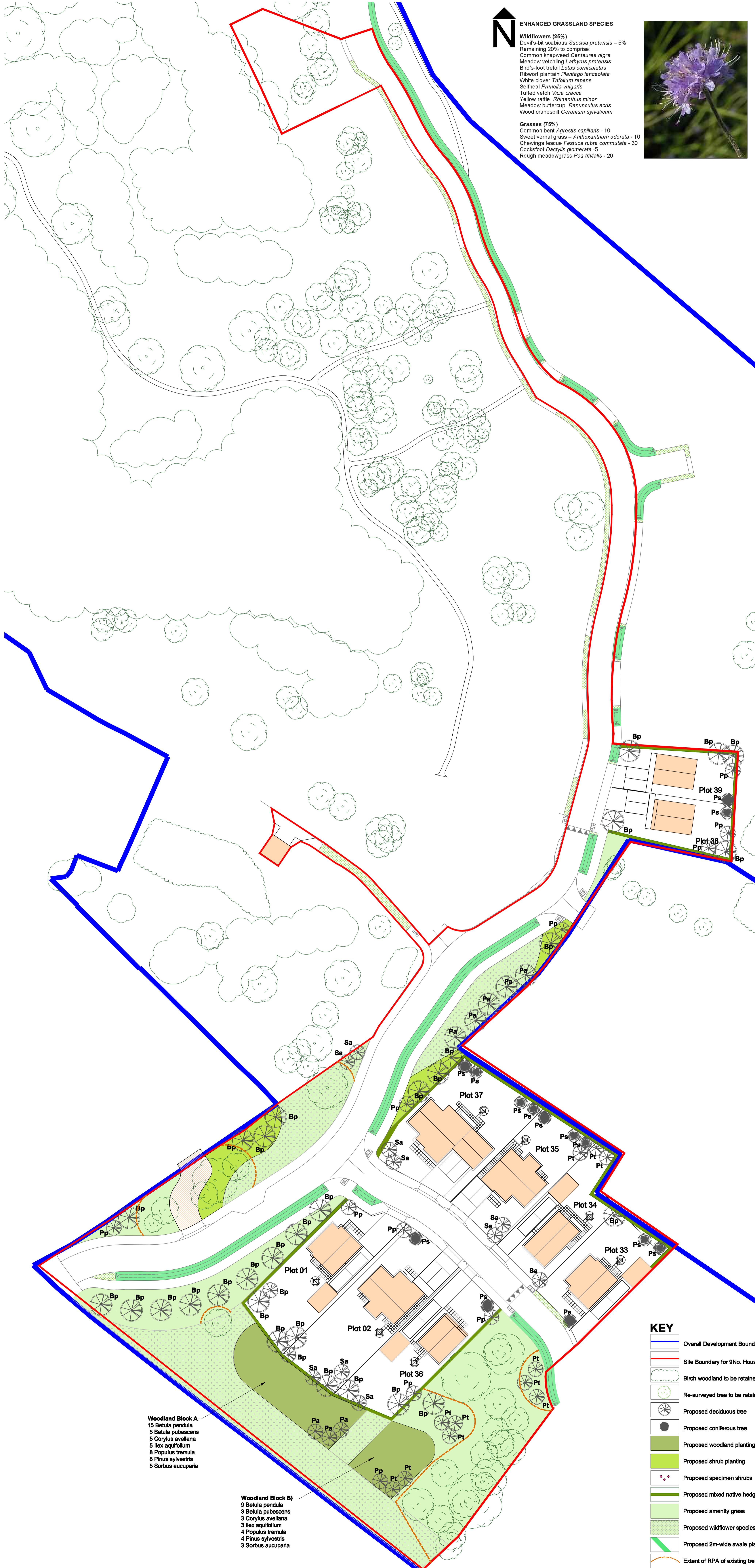
**DRAWING TITLE:**  
 90 No. Houses  
 Landscape Strategy Plan

SCALE @ A0	DRAWN	DATE	CHECKED	DATE	APPROVED	DATE
1:50	amb	July 2021				

PROJECT No.	DRAWING No.	REVISION
334	P01	C

SHEET SIZE: A0





- ENHANCED GRASSLAND SPECIES**
- Wildflowers (25%)**  
 Devil's-bit scabious *Succisa pratensis* - 5%  
 Remaining 20% to comprise:  
 Common knapweed *Centaurea nigra*  
 Meadow vetchling *Lathyrus pratensis*  
 Bird's-foot trefoil *Lotus corniculatus*  
 Ribwort plantain *Plantago lanceolata*  
 White clover *Trifolium repens*  
 Selfheal *Prunella vulgaris*  
 Tufted vetch *Vicia cracca*  
 Yellow rattle *Rhinanthus minor*  
 Meadow buttercup *Ranunculus acris*  
 Wood cranesbill *Geranium sylvaticum*
- Grasses (75%)**  
 Common bent *Agrostis capillaris* - 10  
 Sweet vernal grass - *Anthoxanthum odorata* - 10  
 Cheivings fescue *Festuca rubra commutata* - 30  
 Cocksfoot *Dactylis glomerata* - 5  
 Rough meadowgrass *Poa trivialis* - 20



**PLANTING SCHEDULE**

TREE PLANTING					
Code	Numbers	Species	Size (mm)	Type	Density
Bp	32	Betula pendula	8-10cm girth; 250/300cm tall	Standard	as shown
Pt	11	Populus tremula	8-10cm girth; 250/300cm tall	Standard	as shown
Pa	8	Prunus avium	10-12cm girth; 300/350cm tall	Selected Standard	as shown
Pp	11	Prunus padus	6-8cm girth; 250/300cm tall	Feathered	as shown
Sa	10	Sorbus aucuparia	10-12cm girth; 300/350cm tall	Selected Standard	as shown
Ps	14	Pinus sylvestris	1.5-2m tall	rootballed	as shown

WOODLAND PLANTING					
n/a	Numbers	Species	Size (mm)	Type	Density
n/a	24	Betula pendula	450-600	1+1TRS	2.5/m2
n/a	8	Betula pubescens	450-600	1+1TRS	2.5/m2
n/a	8	Corylus avellana	450-600	1+1TRS	2.5/m2
n/a	8	Ilex aquifolium	300-450	3L Pot	2.5/m2
n/a	12	Populus tremula	450-600	1+1TRS	2.5/m2
n/a	12	Pinus sylvestris	400-600	2L pot	2.5/m2
n/a	8	Sorbus aucuparia	450-600	1+1TRS	2.5/m2

SHRUB PLANTING					
n/a	Numbers	Species	Size (mm)	Type	Density
n/a	355	Calluna vulgaris	300-400	2 litre pot	5/m2
n/a	77	Comus alba Sibirica	600-800	3 litre pot	1/m2
n/a	240	Cytisus scoparius	300-400	2 litre pot	3/m2
n/a	195	Gaultheria procumbens	200-300	2 litre pot	5/m2
n/a	12	Juniperus communis	450-600	10 litre pot	1/m2

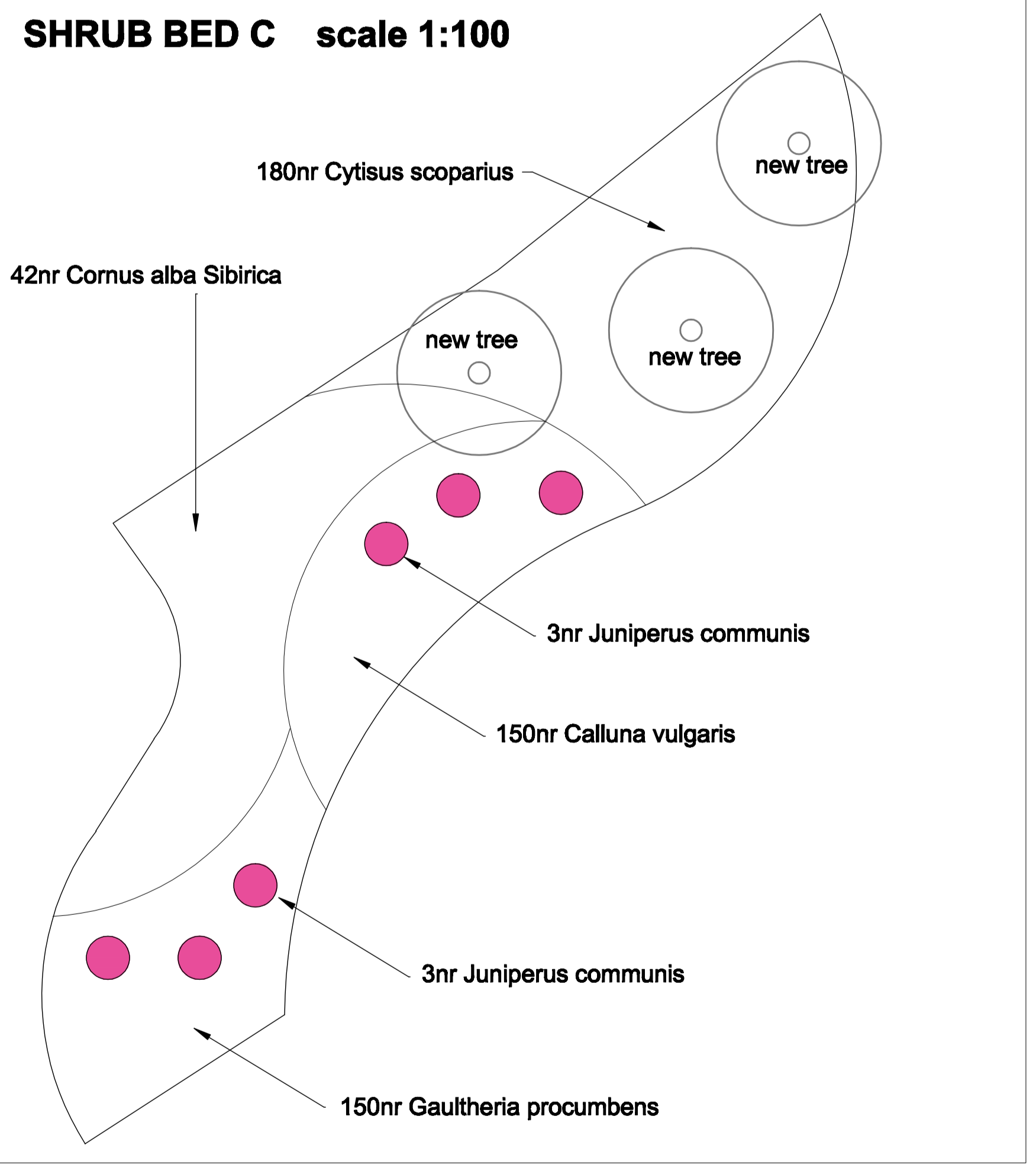
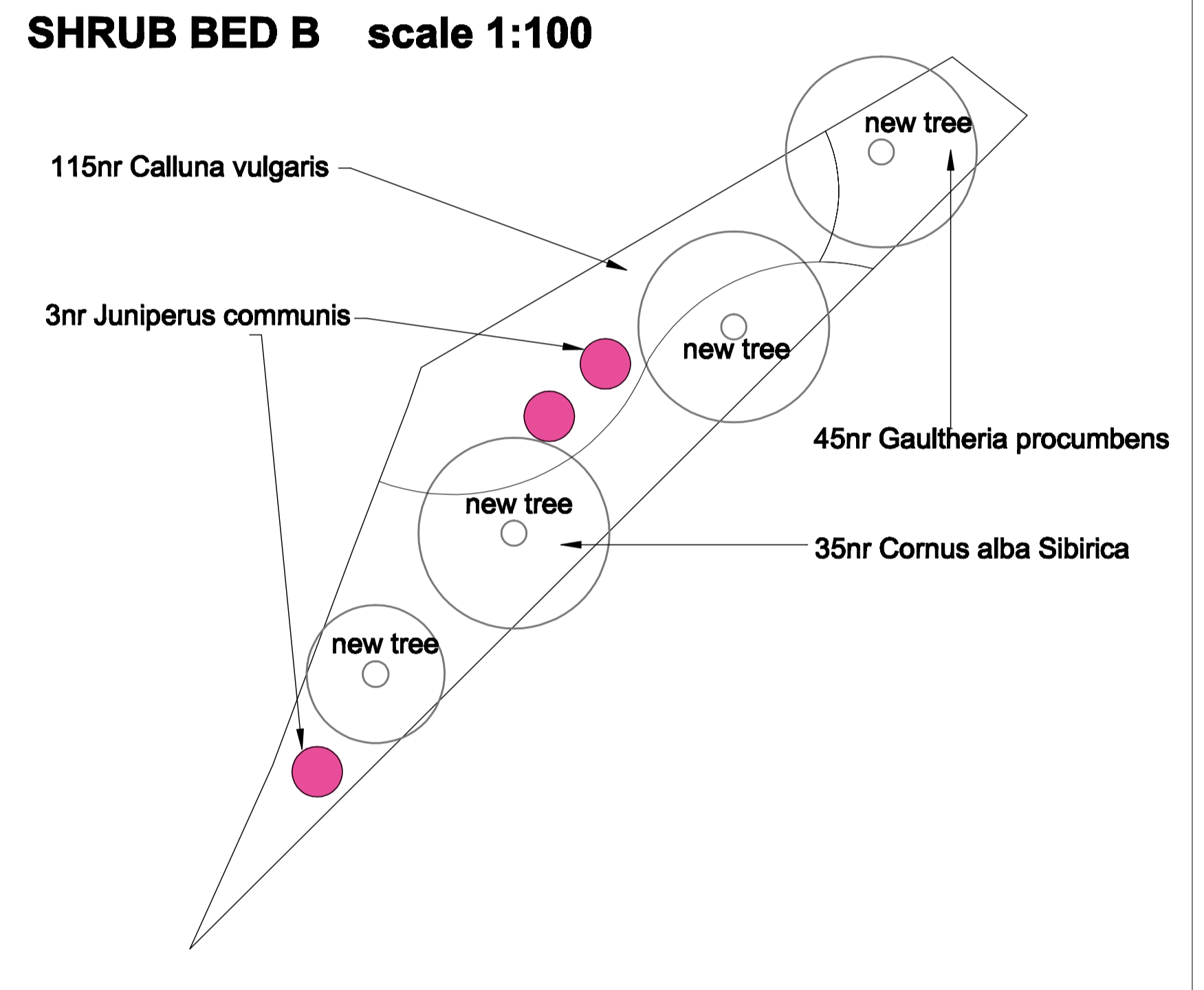
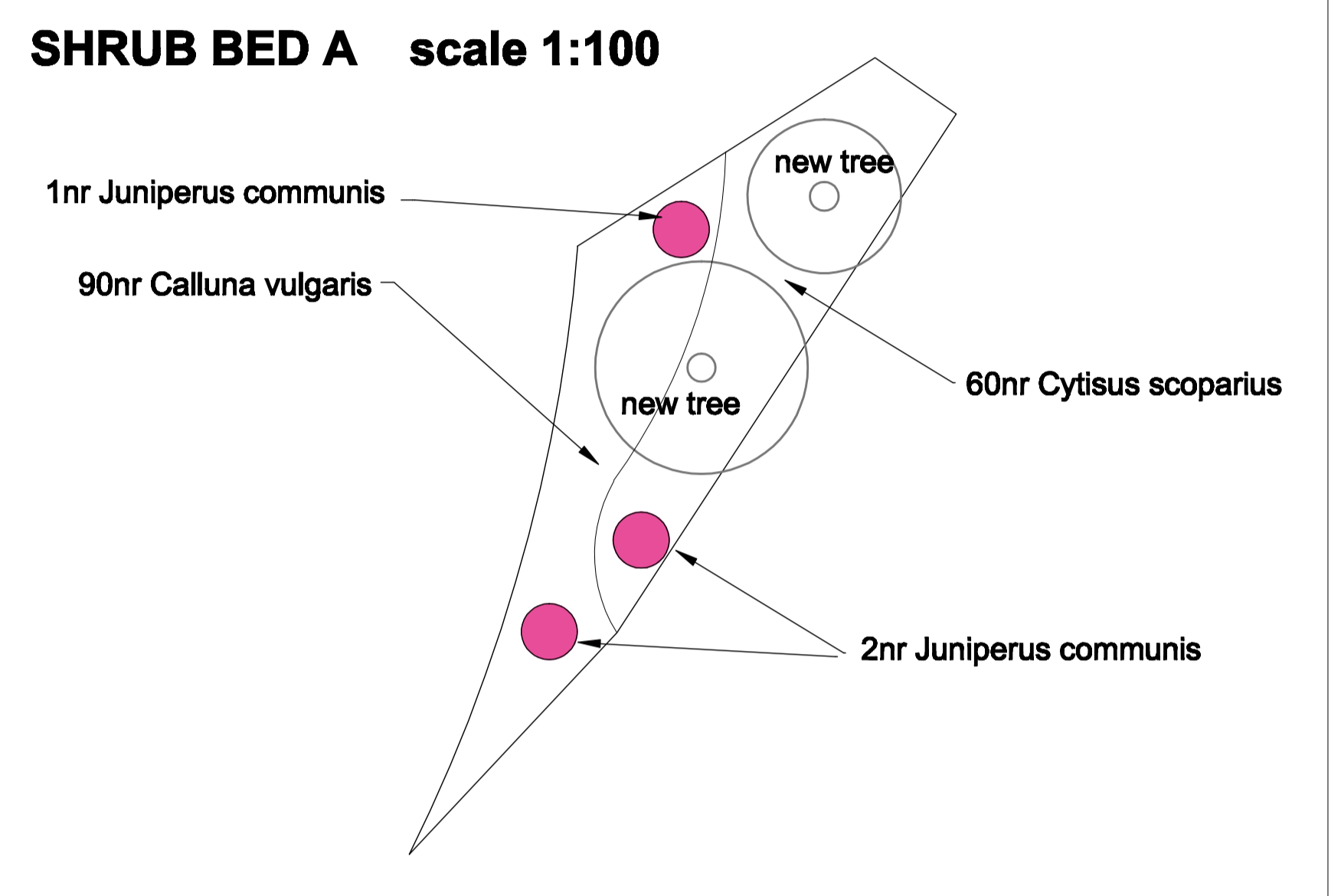
  

HEDGE PLANTING					
n/a	Numbers	Species	Size (mm)	Type	Density
n/a	210	Acer campestre	400-600	B 1 + 1	7/lin m
n/a	420	Corylus avellana	400-600	B 1 + 1	7/lin m
n/a	1,050	Crataegus monogyna	400-600	B 1 + 1	7/lin m
n/a	210	Euonymus europaeus	400-600	B 1 + 1	7/lin m
n/a	210	Ilex aquifolium	400-600	2 litre pot	7/lin m

Plant in double staggered rows at 300mm centres, species evenly distributed

WILDFLOWER PLANTING OF WET SWALES					
n/a	%	Species	Size (mm)	Type	Density
n/a	7%	Broad-leaved Pond Weed	56 x 36mm, 62mm tall	plug plants	4/m2
n/a	15%	Caltha Palustris	56 x 36mm, 62mm tall	plug plants	4/m2
n/a	7%	Carex pendula	56 x 36mm, 62mm tall	plug plants	4/m2
n/a	7%	Filipendula vulgaris	56 x 36mm, 62mm tall	plug plants	4/m2
n/a	15%	Iris pseudacorus	56 x 36mm, 62mm tall	plug plants	4/m2
n/a	7%	Juncus effusus	56 x 36mm, 62mm tall	plug plants	4/m2
n/a	7%	Lychnis flos-cuculi	56 x 36mm, 62mm tall	plug plants	4/m2
n/a	7%	Lythrum salicaria	56 x 36mm, 62mm tall	plug plants	4/m2
n/a	7%	Mentha aquatica	56 x 36mm, 62mm tall	plug plants	4/m2
n/a	7%	Myosotis scorpioides	56 x 36mm, 62mm tall	plug plants	4/m2
n/a	7%	Stachys palustris	56 x 36mm, 62mm tall	plug plants	4/m2



- KEY**
- Overall Development Boundary
  - Site Boundary for 9No. Houses
  - Birch woodland to be retained and protected during construction period
  - Re-surveyed tree to be retained and protected during construction period
  - Proposed deciduous tree
  - Proposed coniferous tree
  - Proposed woodland planting
  - Proposed shrub planting
  - Proposed specimen shrubs
  - Proposed mixed native hedge planting
  - Proposed amenity grass
  - Proposed wildflower species-rich grass
  - Proposed 2m-wide swale planted for biodiversity enhancement
  - Extent of RPA of existing trees to be undisturbed by new planting

- Woodland Block A**  
 15 Betula pendula  
 5 Betula pubescens  
 5 Corylus avellana  
 5 Ilex aquifolium  
 8 Populus tremula  
 8 Pinus sylvestris  
 5 Sorbus aucuparia

- Woodland Block B)**  
 9 Betula pendula  
 3 Betula pubescens  
 3 Corylus avellana  
 3 Ilex aquifolium  
 4 Populus tremula  
 4 Pinus sylvestris  
 3 Sorbus aucuparia

Planting amended in accordance with CHPA comments  
 Pumping station removed from this application  
 27 Jan 2022  
 24 Jan 2022

REV	DESCRIPTION	BY	CHK	APP	DATE

**9NO HOUSES DEVELOPMENT**  
 DALFABER FARM, AVIEMORE  
 SCOTIA HOMES LTD

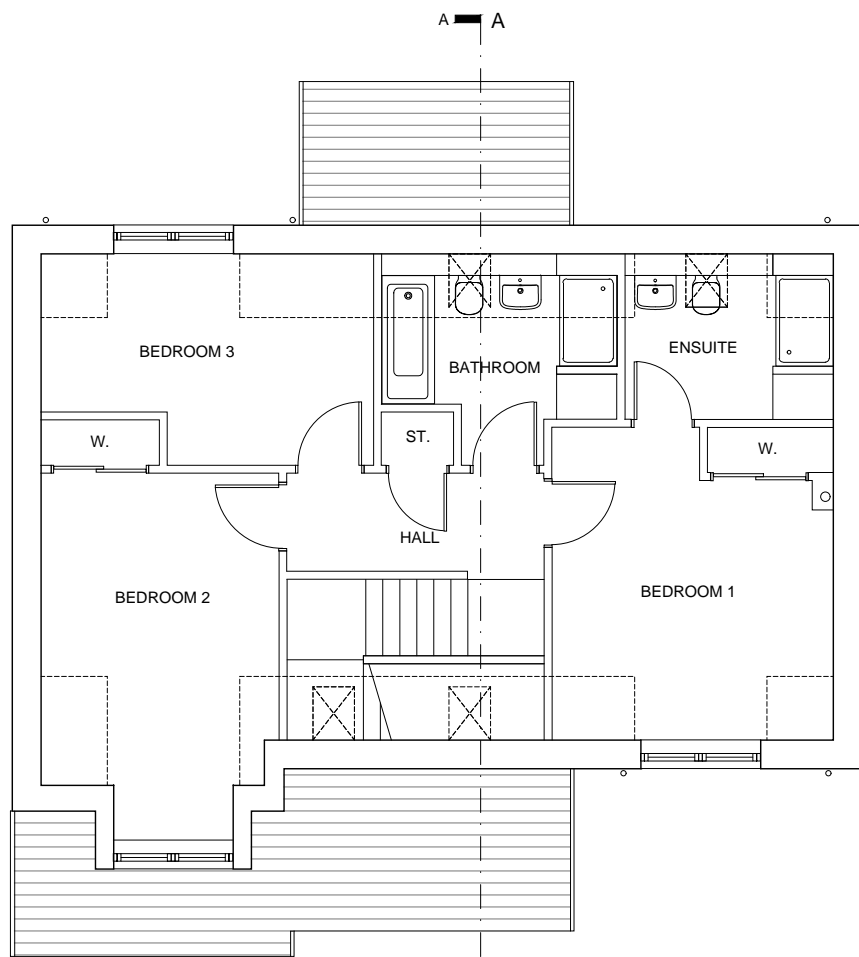
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 PLANNING

Planting Proposals						
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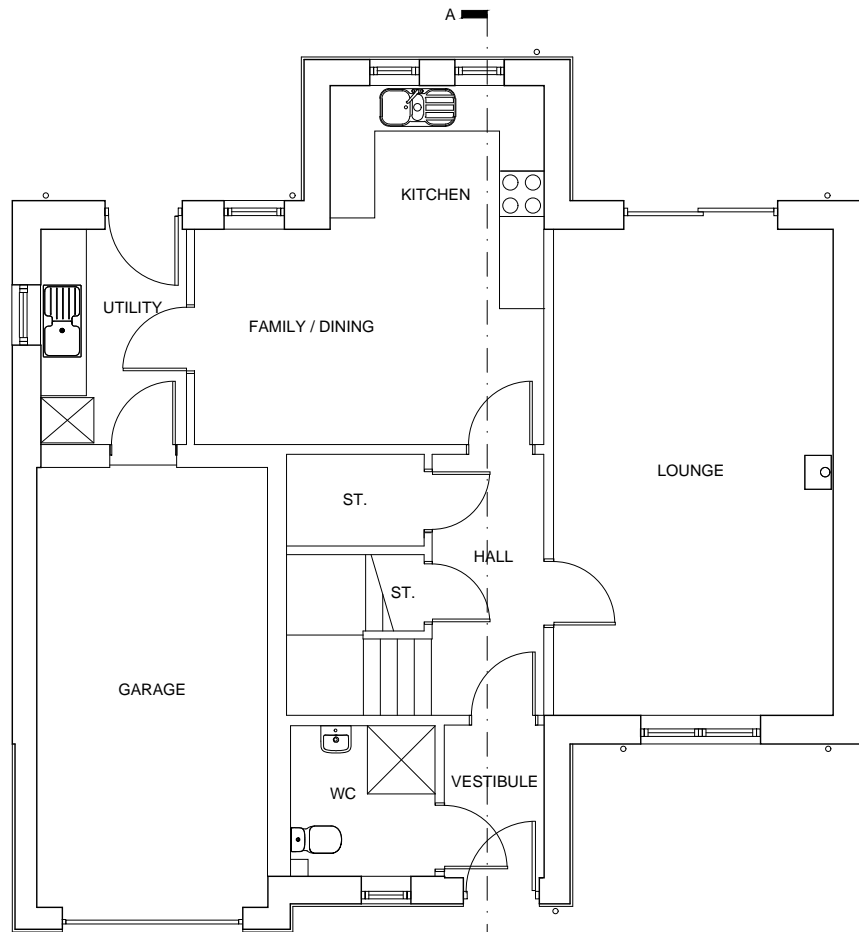
PROJECT No.	DRAWING No.	REVISION
334	P02	B

SHEET SIZE: A0

**DEP landscape initiatives**  
 urban design landscape architecture environmental planning  
 47 Biltmore Court, Regency Gardens, Leamington Spa, CV32 9JF  
 01922 622222 01922 622222



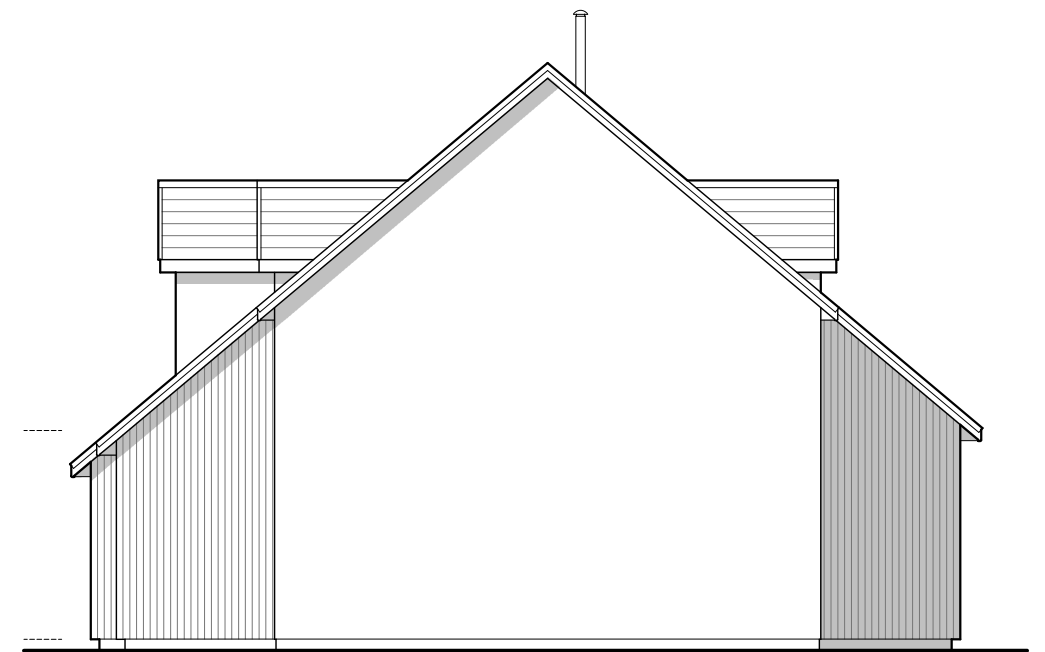
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 NIA: 65.8 sq.m (Excluding Garage)  
 Total: 133.3 sq.m



**GROUND FLOOR PLAN** (Scale 1:100@A3)  
 NIA: 67.5 sq.m (Excluding Garage)  
 Total: 133.3 sq.m



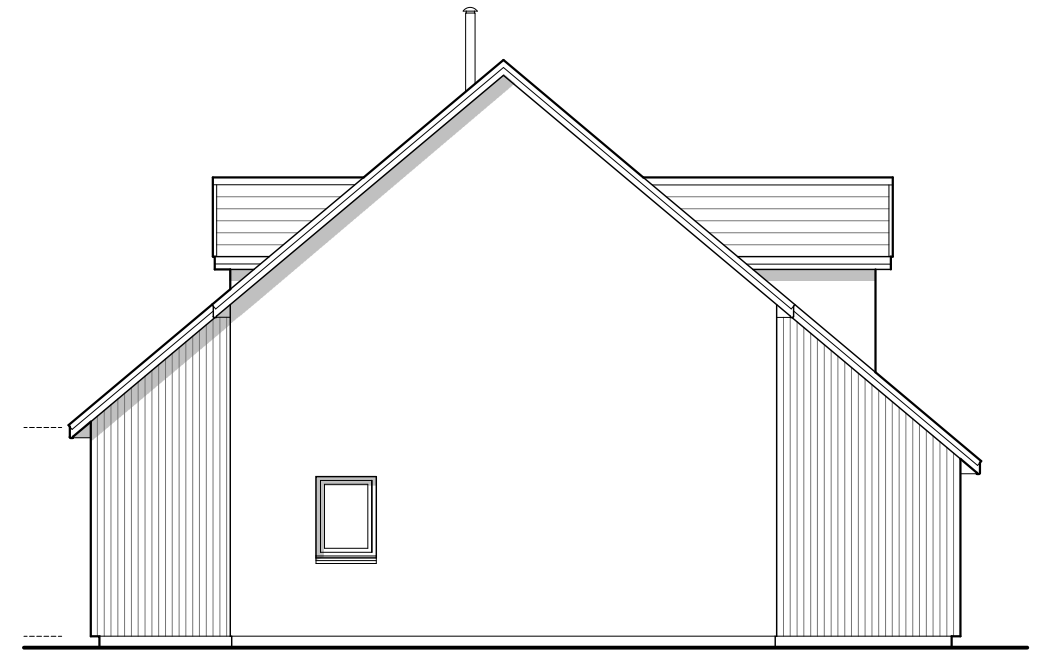
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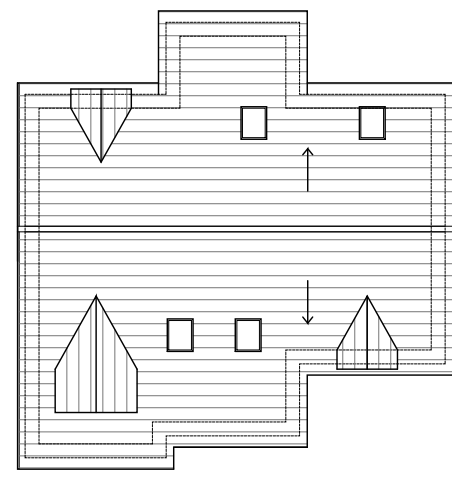
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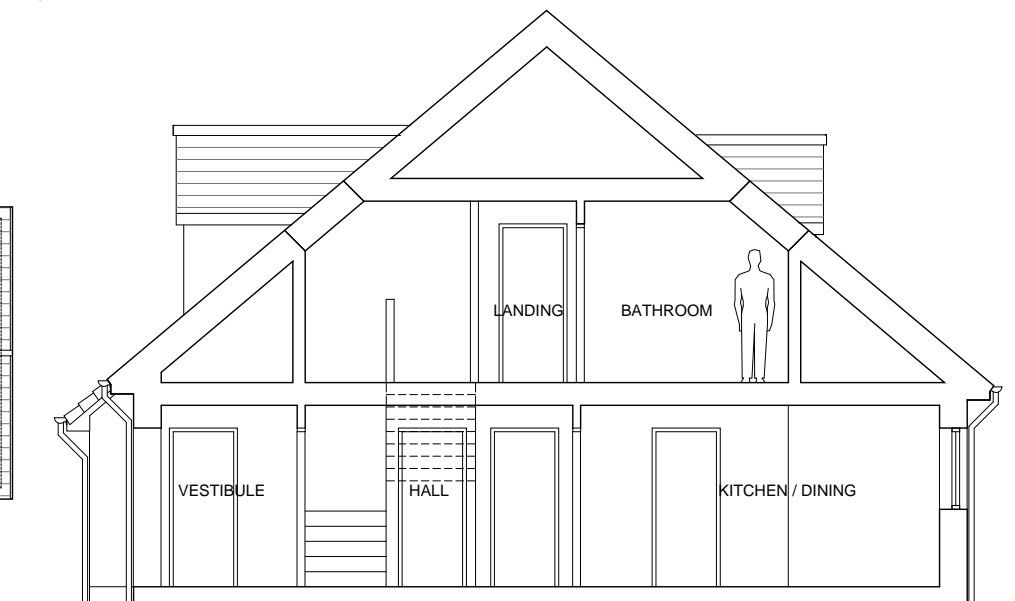
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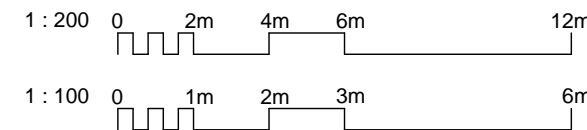
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**ROOF PLAN** (Scale 1:200@A3)



**SECTION AA** (Scale 1:100@A3)



A	Mar'21	Windows updated. Internal layout adjusted.	PL
REV	DATE	DESCRIPTION	DRN

**Bracewell Stirling CONSULTING**

38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF  
 TEL: 01259 750301

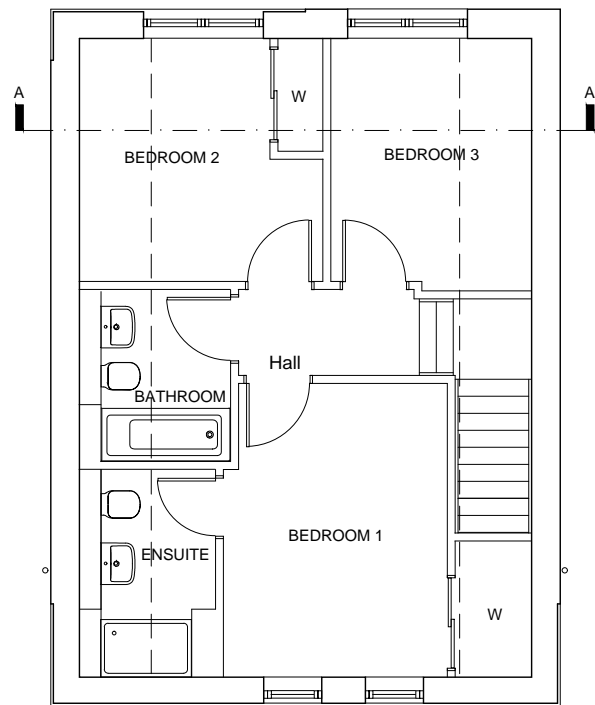
5 NESS BANK, INVERNESS, IV2 4SF  
 TEL: 01463 233760

HOUSING DEVELOPMENT  
 DALFABER FARM, AVIEMORE

TITLE  
**3B 133**

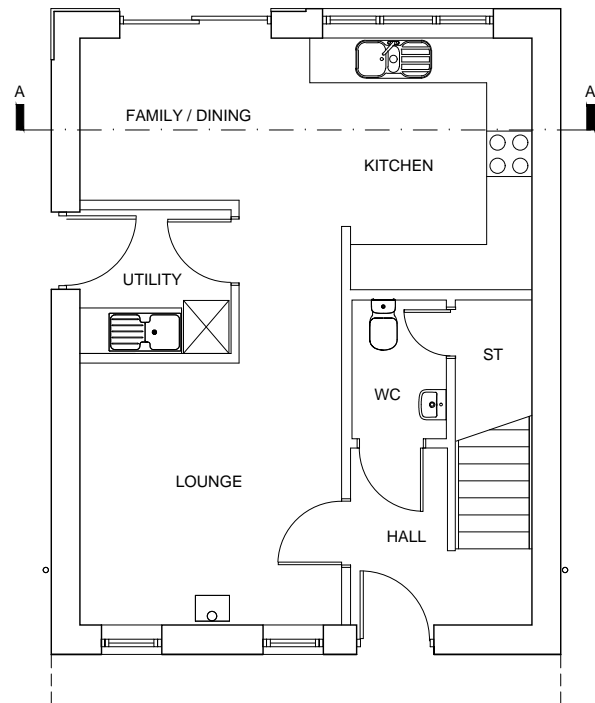
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AS SHOWN	28/11/2017		A3
	PURPOSE	PAPER	
	PLANNING		

DWG NO.-REV  
**3920 / K2 / 02-13 A**



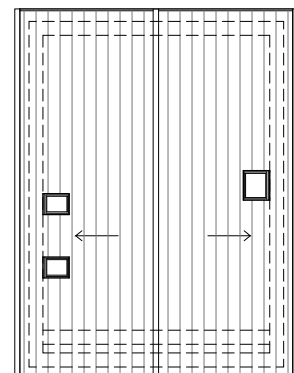
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NIA: 50.5 sq.m  
Total: 96.9 sq.m

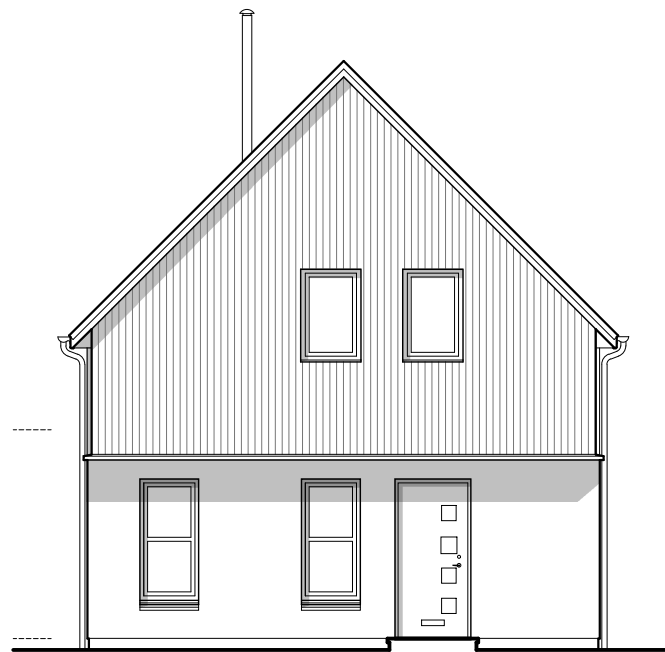


GROUND FLOOR PLAN (Scale 1:100@A3)

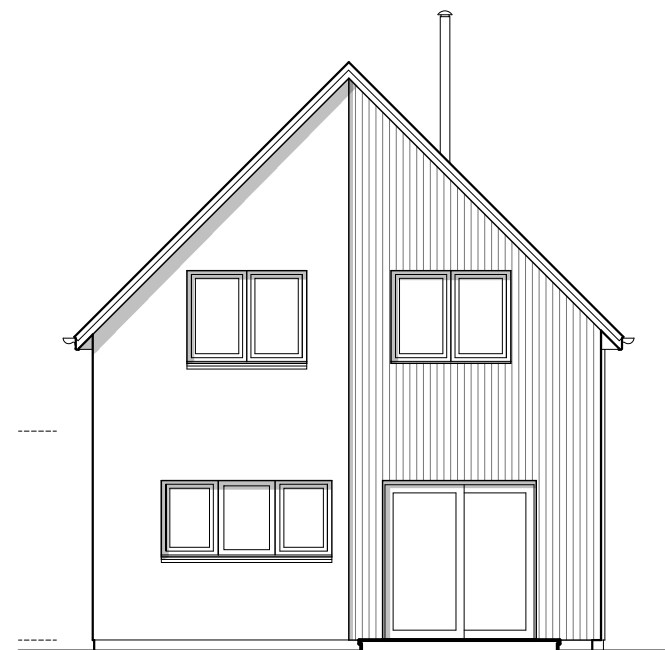
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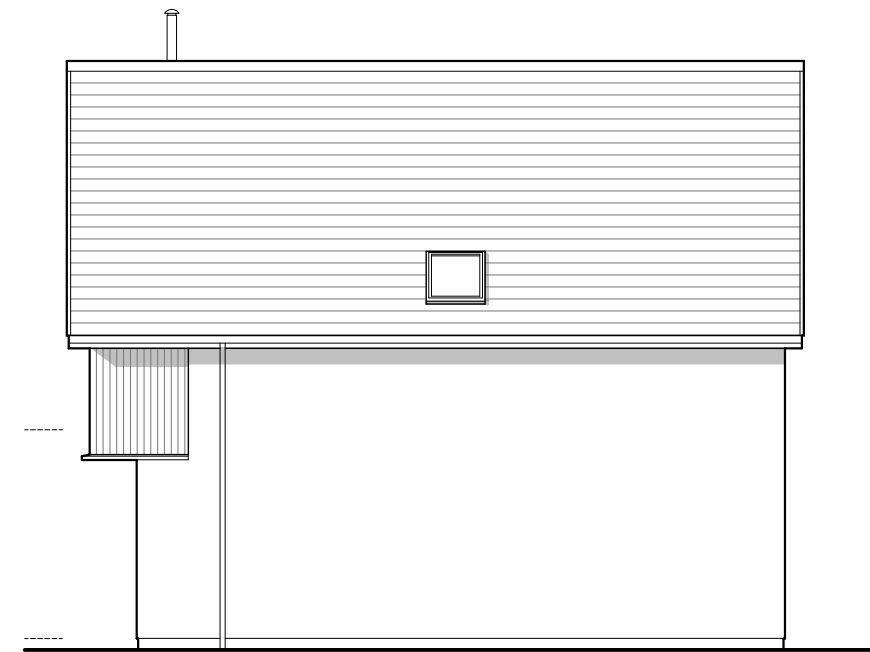
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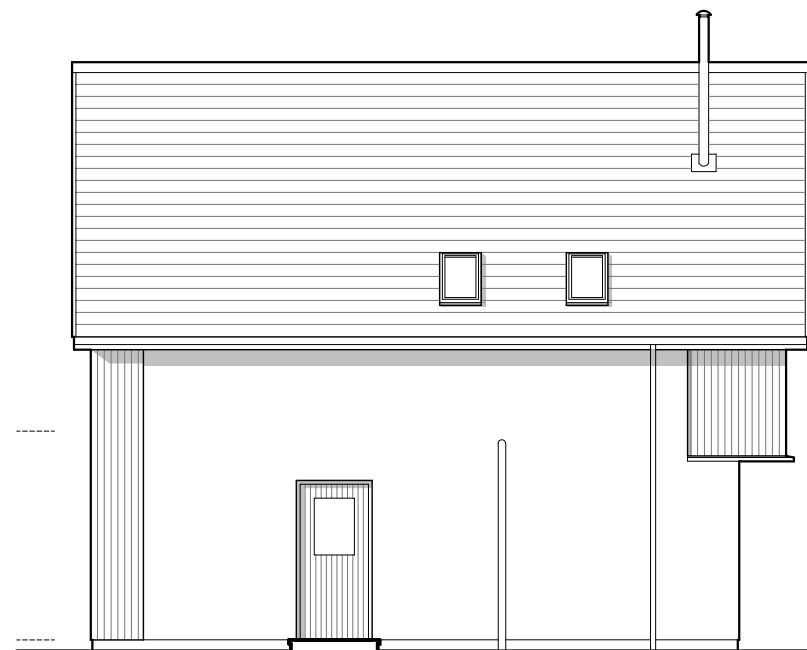
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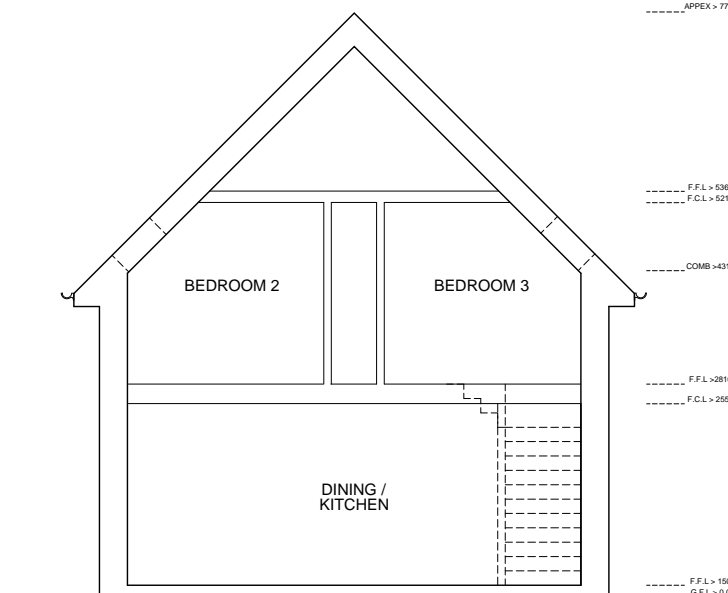
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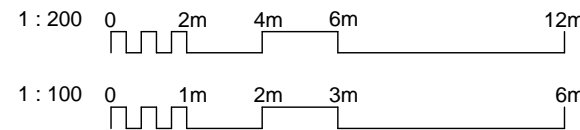
GABLE ELEVATION (Scale 1:100@A3)



GABLE ELEVATION (Scale 1:100@A3)



SECTION AA (Scale 1:100@A3)



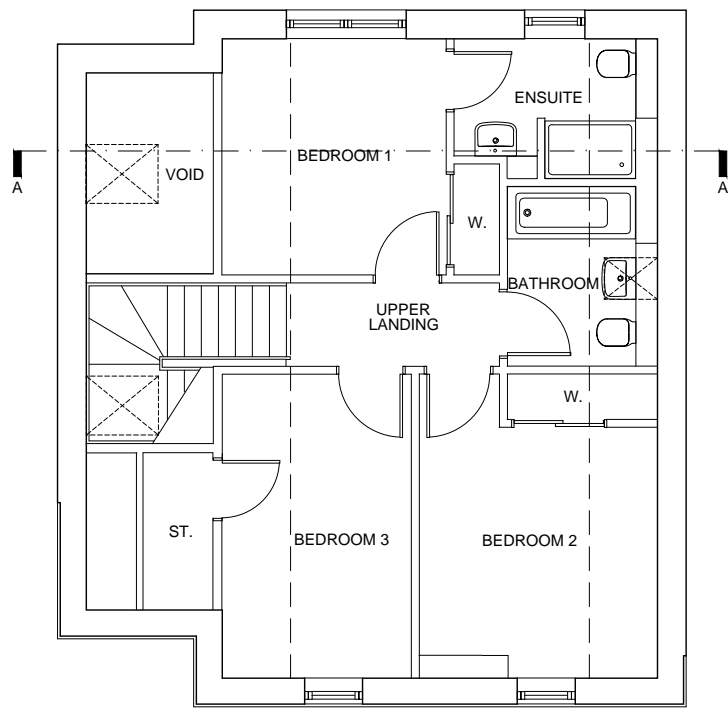
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REV	DATE	DESCRIPTION	DRN

**Bracewell Stirling** CONSULTING

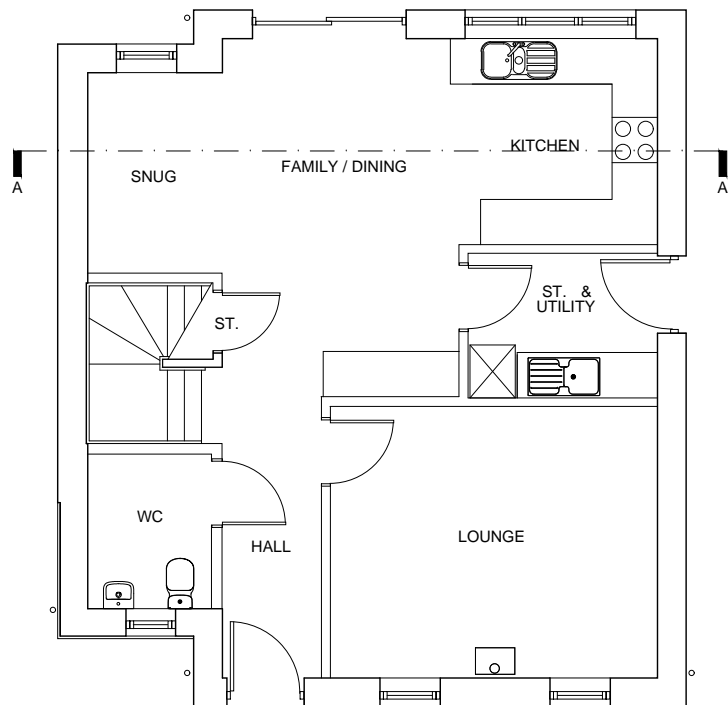
38 WALKER TERRACE, TILlicOLTRY, FK13 6EF  
TEL: 01259 750301

5 NESS BANK, INVERNESS, IV2 4SF  
TEL: 01463 233760

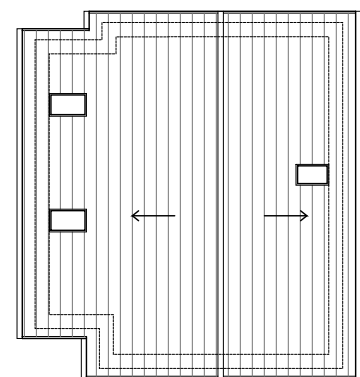
HOUSING DEVELOPMENT DALFABER FARM, AVIEMORE			
TITLE 3B 97			
SCALE AS SHOWN	DATE 28/11/2017	BY AB/PL	PL
DWG NO.-REV	PURPOSE PLANNING	PAPER A3	DRN
3920 / K2 / 02-06 A			



**FIRST FLOOR PLAN** (Scale 1:100@A3)  
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 Total: 114 sq.m



**GROUND FLOOR PLAN** (Scale 1:100@A3)  
 NIA: 59.5 sq.m  
 Total: 114 sq.m



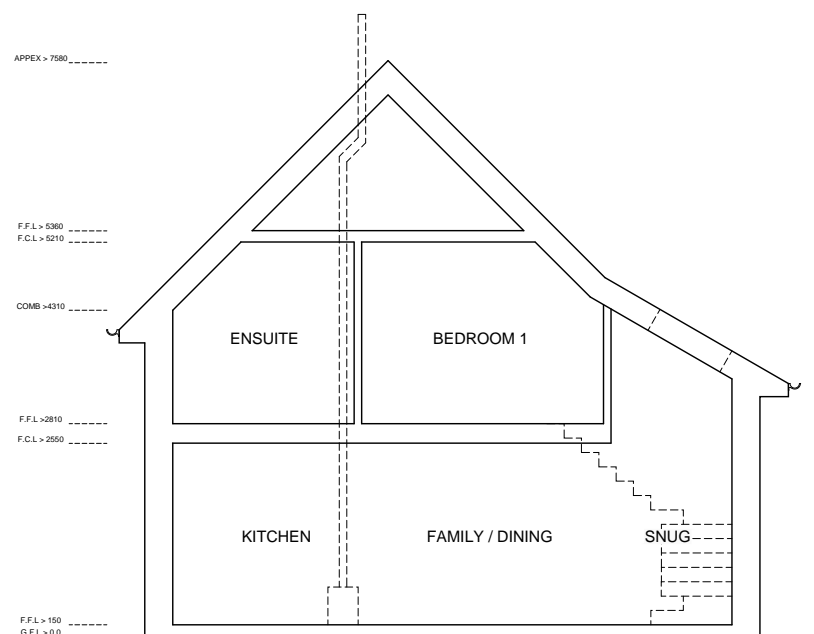
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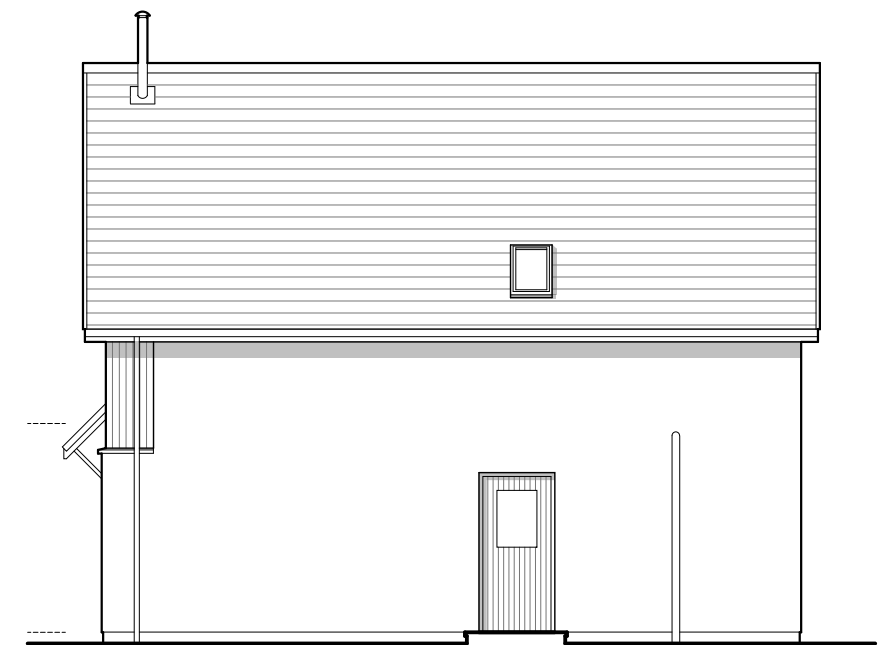
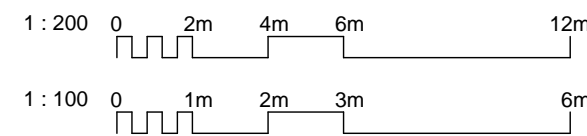
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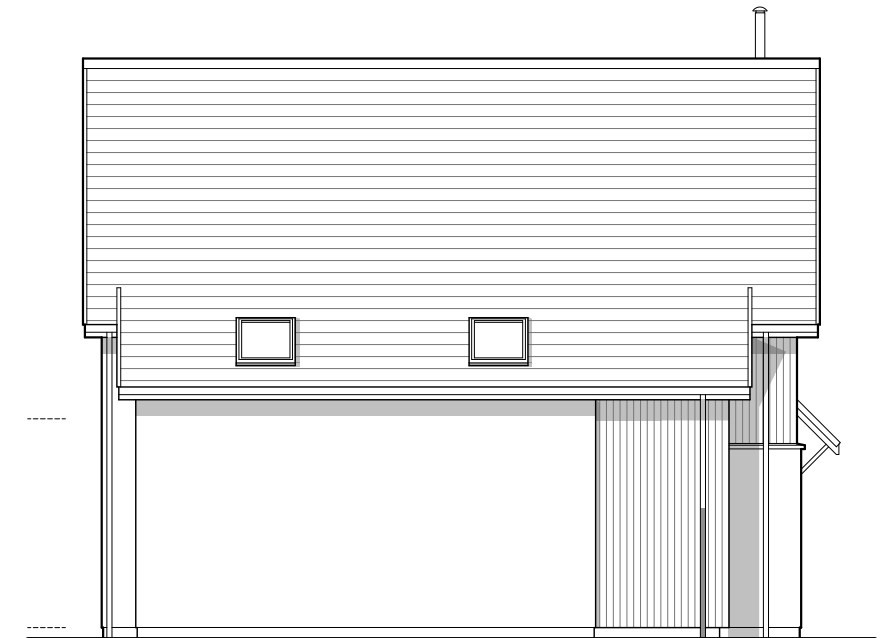
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**SECTION AA** (Scale 1:100@A3)



**GABLE ELEVATION** (Scale 1:100@A3)



**GABLE ELEVATION** (Scale 1:100@A3)

A	Mar'21	Windows updated. Internal layout adjusted.	PL
REV	DATE	DESCRIPTION	DRN

**Bracewell Stirling CONSULTING**

38 WALKER TERRACE, TILlicOLTRY, FK13 6EF  
 TEL: 01259 750301

5 NESS BANK, INVERNESS, IV2 4SF  
 TEL: 01463 233760

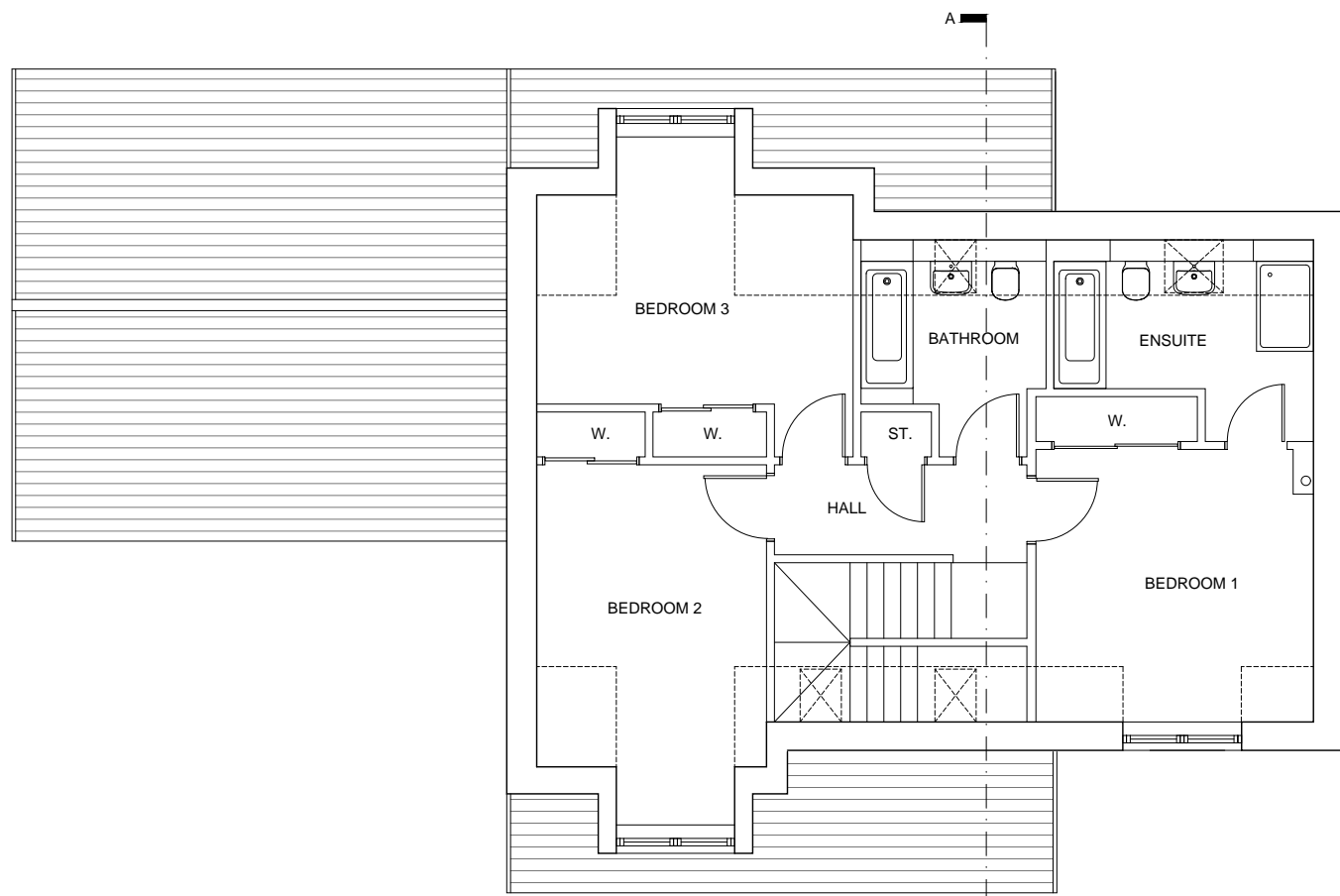
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 DALFABER FARM, AVIEMORE

TITLE  
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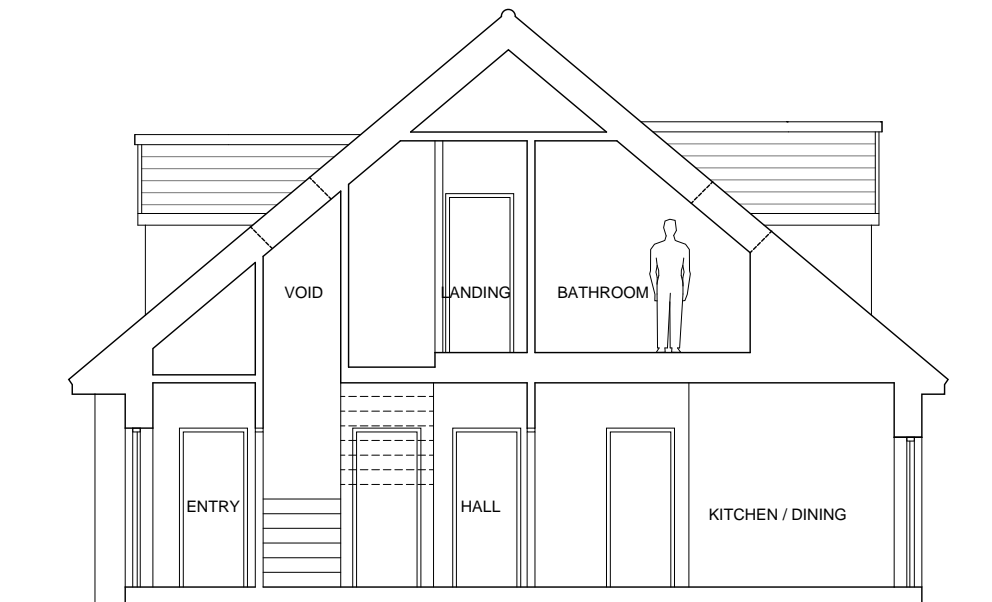
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AS SHOWN	28/11/2017	PAPER	A3

DWG NO.-REV	3920 / K2 / 02-08	A
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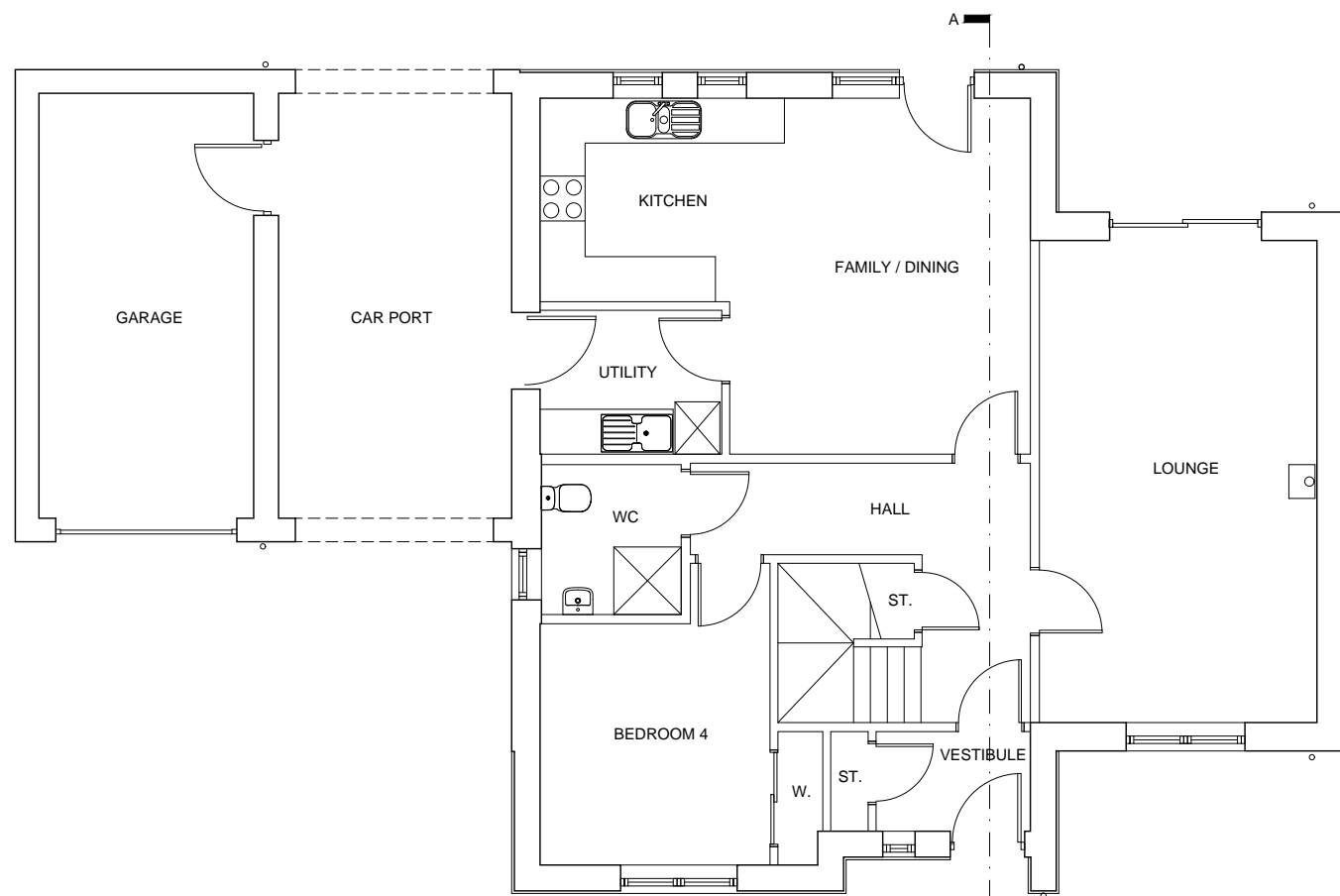




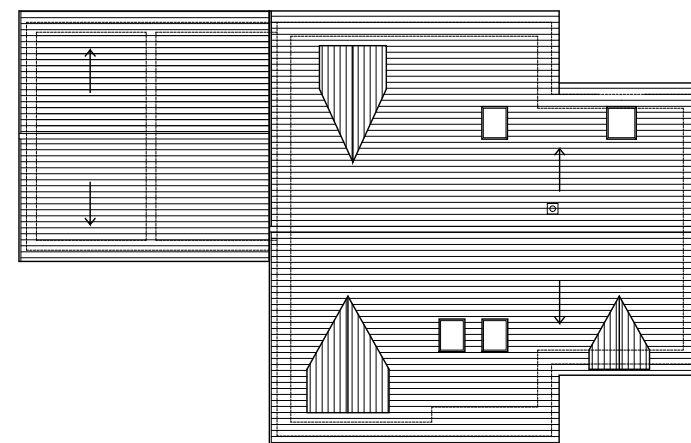
**FIRST FLOOR PLAN** (Scale 1:100@A3)  
 NIA: 68.4 sq.m  
 Total: 158.4 sq.m (Excluding Garage & Carport)



**SECTION AA** (Scale 1:100@A3)



**GROUND FLOOR PLAN** (Scale 1:100@A3)  
 NIA: 123 sq.m  
 Total: 191 sq.m (With Garage & Carport)



**ROOF PLAN** (Scale 1:200@A3)

A	Mar21	Windows updated. Internal layout adjusted.	PL
REV	DATE	DESCRIPTION	DRN

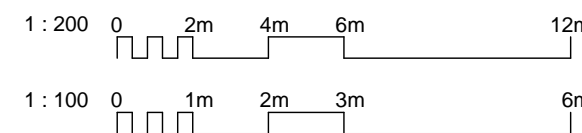
**Bracewell Stirling** CONSULTING

38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF  
 TEL: 01259 750301

5 NESS BANK, INVERNESS, IV2 4SF  
 TEL: 01463 233760

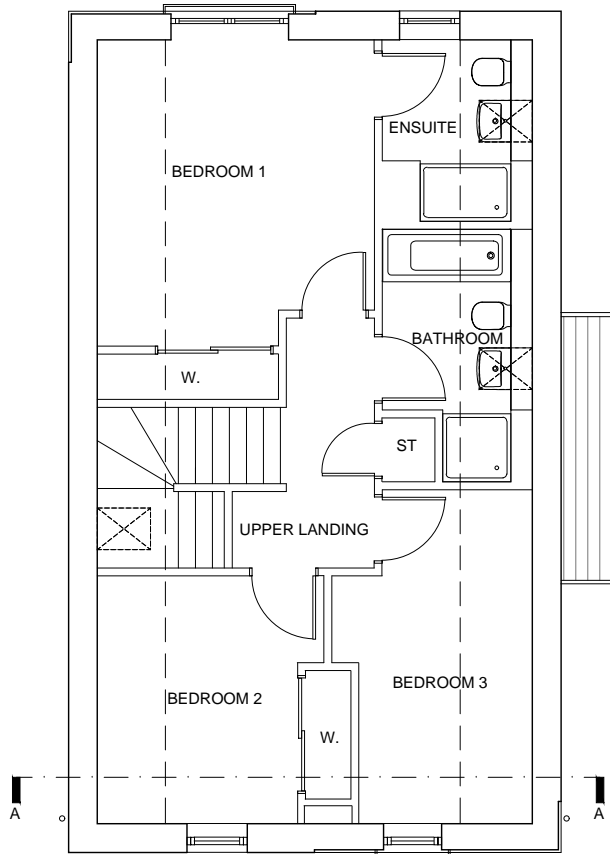
HOUSING DEVELOPMENT  
 DALFABER FARM, AVIEMORE

TITLE  
 4B 158 (G)



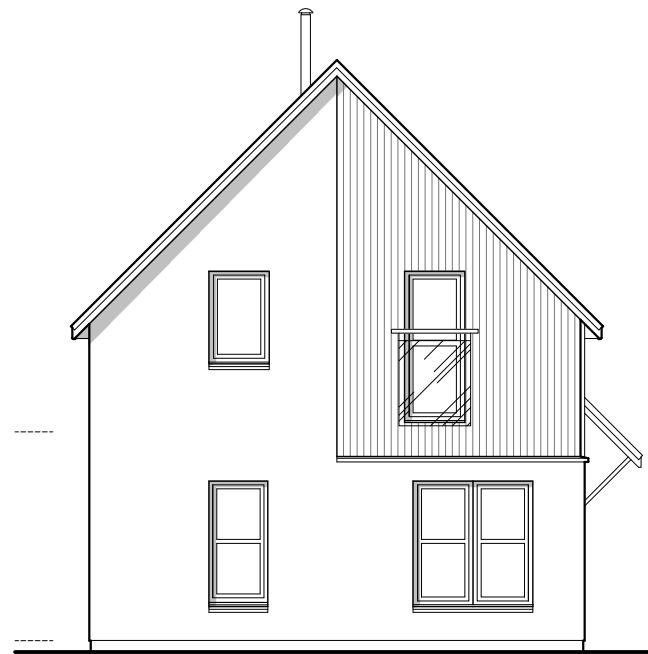
SCALE	AS SHOWN	DATE	28/11/2017	BY	AB/PL
PURPOSE	PLANNING	PAPER	A3		

DWG NO.-REV  
 3920 / K2 / 02-15 A

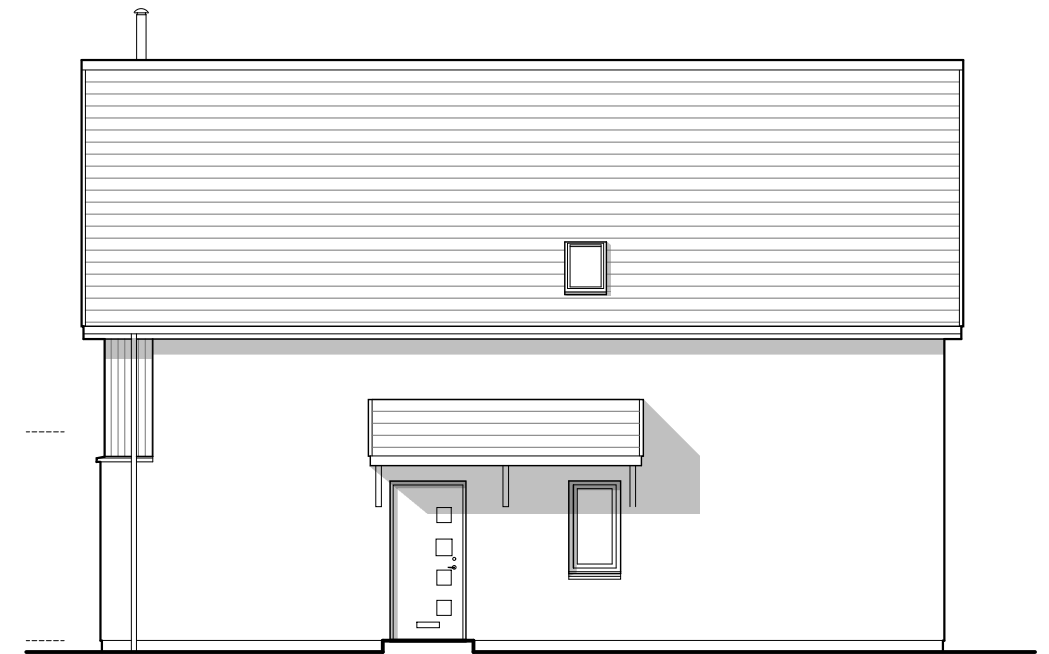


**FIRST FLOOR PLAN** (Scale 1:100@A3)

NIA: 59.2 sq.m  
Total: 118 sq.m



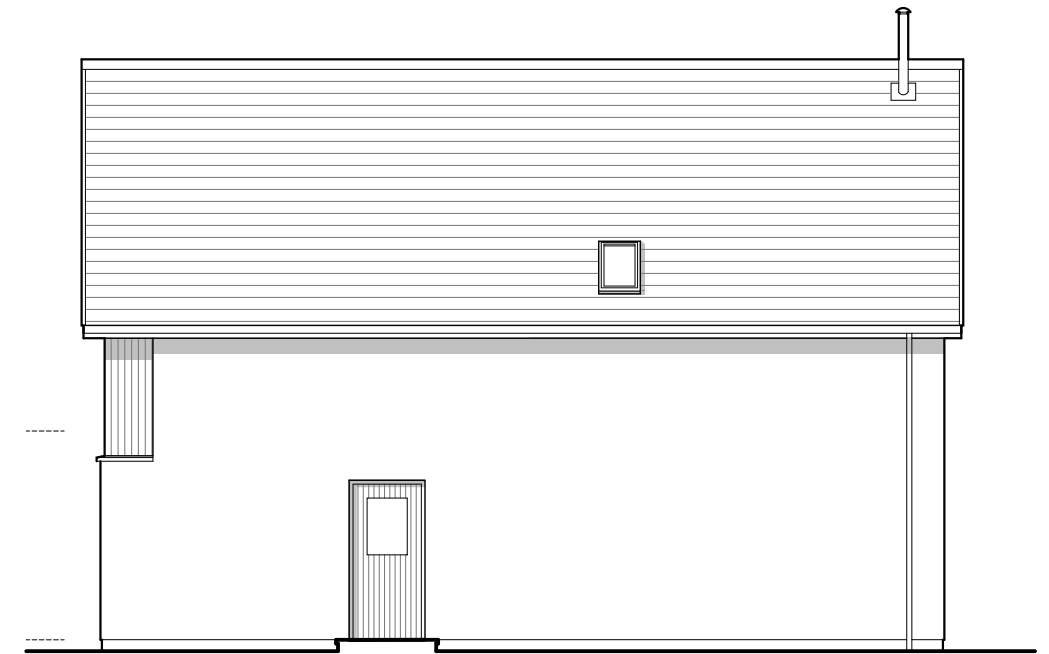
**FRONT ELEVATION** (Scale 1:100@A3)



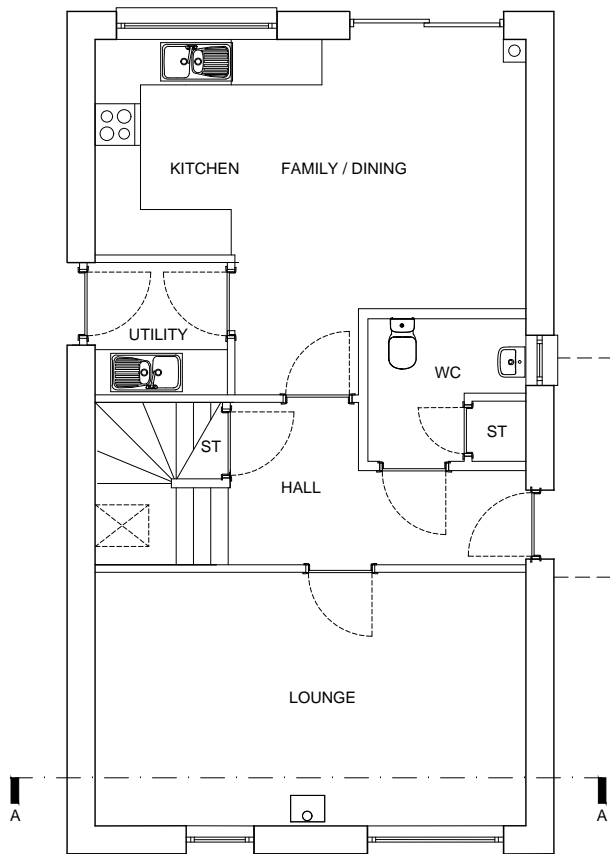
**ENTRANCE ELEVATION** (Scale 1:100@A3)



**REAR ELEVATION** (Scale 1:100@A3)

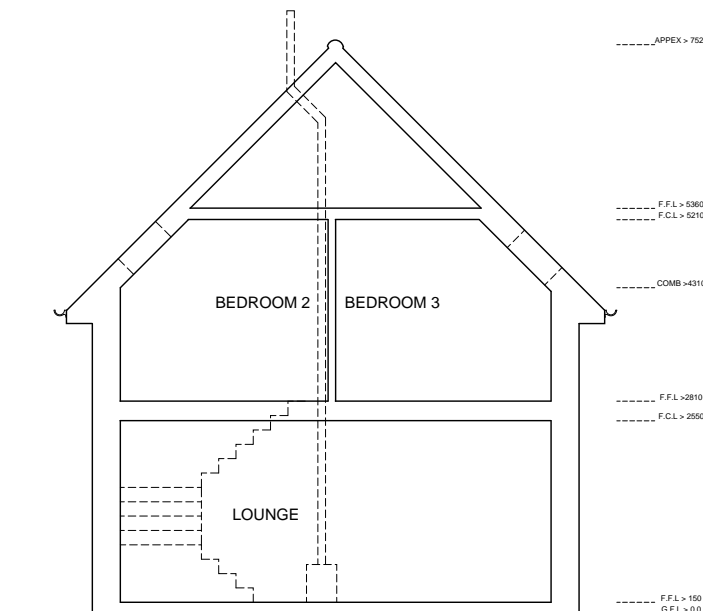


**BACK ELEVATION** (Scale 1:100@A3)

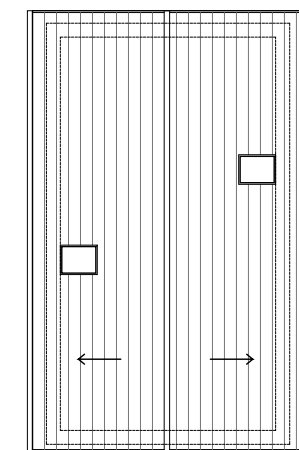


**GROUND FLOOR PLAN** (Scale 1:100@A3)

NIA: 59.2 sq.m  
Total: 118 sq.m



**SECTION AA** (Scale 1:100@A3)



**ROOF PLAN** (Scale 1:200@A3)

REV	DATE	DESCRIPTION	PL	DRN
A	Mar'21	Windows updated. Internal layout adjusted.		

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TEL: 01463 233760

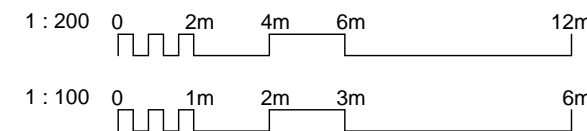
HOUSING DEVELOPMENT  
DALFABER FARM, AVIEMORE

TITLE  
3B 118 (N)  
NARROW FRONT

SCALE	DATE	BY	AB/PL
AS SHOWN	28/11/2017		

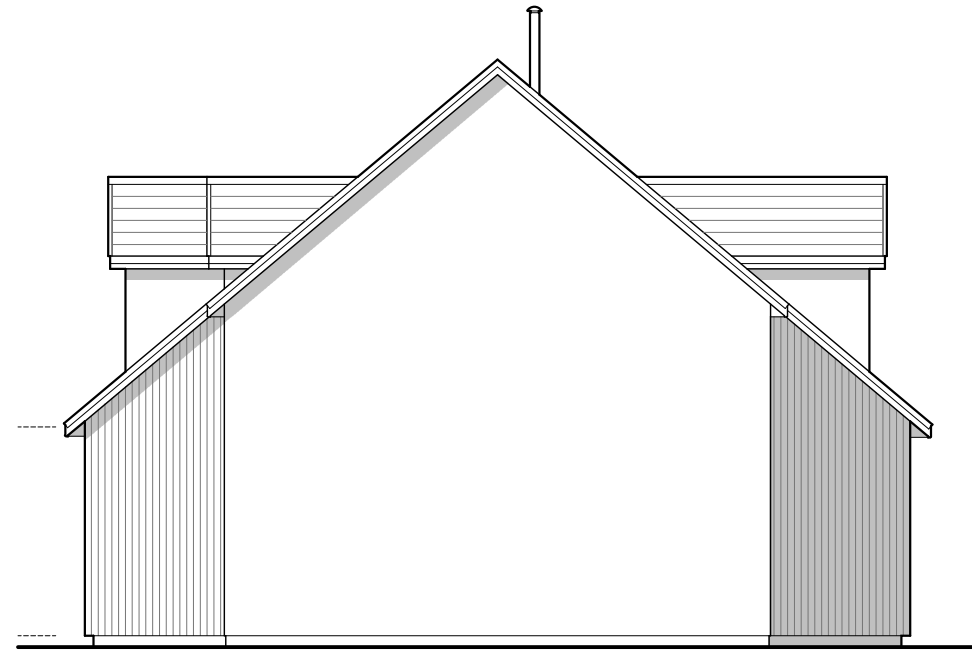
PURPOSE	PAPER	A3
PLANNING		

DWG NO.-REV  
3920 / K2 / 02-10 A





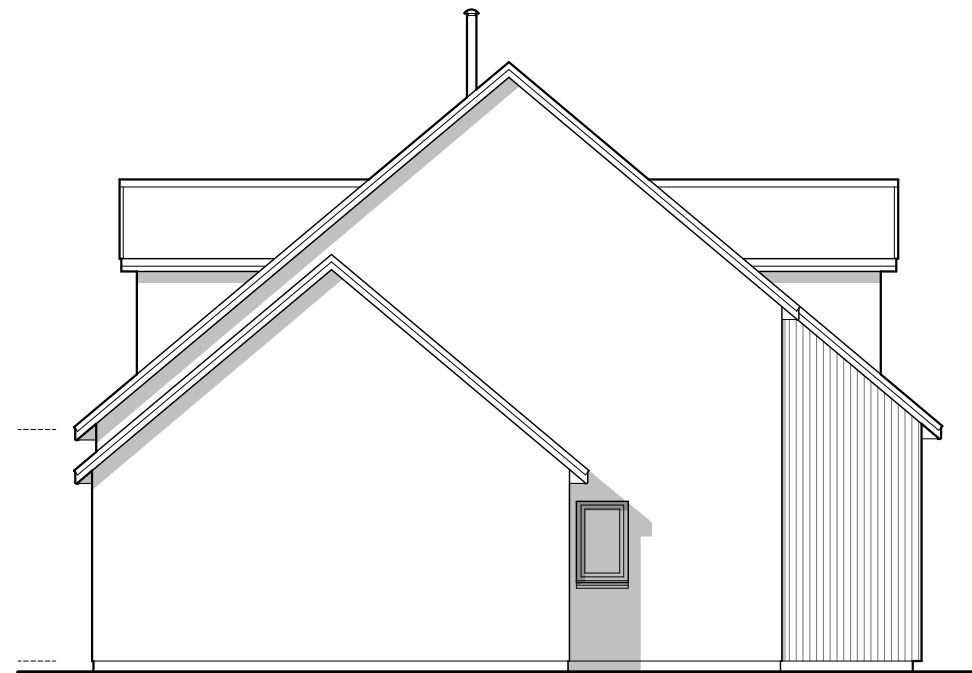
FRONT ELEVATION (Scale 1:100@A3)



GABLE ELEVATION (Scale 1:100@A3)



REAR ELEVATION (Scale 1:100@A3)



GABLE ELEVATION (Scale 1:100@A3)

A	Mar'21	Windows updated. Internal layout adjusted.	PL
REV	DATE	DESCRIPTION	DRN

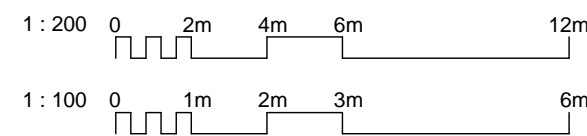
**Bracewell Stirling** CONSULTING

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TEL: 01463 233760

HOUSING DEVELOPMENT  
DALFABER FARM, AVIEMORE

TITLE  
4B 158 (G)



SCALE	DATE	BY	AB/PL
AS SHOWN	28/11/2017	PAPER	A3

DWG NO.-REV	3920 / K2 / 02-16 A
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