

Agenda Item	6.5
Report No	PLN/007/26

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 21st January 2026

Report Title: 25/03362/FUL : Gairloch Heritage Museum

Gairloch Heritage Museum, Gairloch, IV21 2BH

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Installation of an outdoor museum exhibit

Ward: 05 – Wester Ross, Strathpeffer and Lochalsh

Development category: N10B – Other Developments Local

Reason referred to Committee: Objection from Community Council

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

GRANT the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the erection of a replica iron-age roundhouse building to add to the existing museum exhibit on land near the Gairloch Heritage Museum. It is proposed to be used for showcasing traditional skills of the area during the build and thereafter, becoming an outdoor learning venue for the museum.
- 1.2 The site is accessed on foot from the A832 via an existing path with stepped and step-free routes through the museum's outdoor exhibit. The roundhouse is constructed in traditional style with a thatched roof to allow water run to a land drain and soakaway.
- 1.3 Pre Application Consultation: None
- 1.4 Supporting Information: Design and Access Statement, Document Issue Register
- 1.5 Variations: None

2. SITE DESCRIPTION

- 2.1 The site is located on a parcel of greenspace west of the A832 shortly after arriving in Gairloch. There is an existing geological exhibition within the immediate vicinity of the proposed site, and the remainder of the land is simply grass, which slopes below the level of the road. There are existing footpaths which lead from the road and through the exhibit and these would be extended slightly to serve the roundhouse.
- 2.2 To the west is a cliff, and a vista overlooking Loch Gairloch. To the south is more cliffs and a vista toward the B Listed Gairloch Free Church of Scotland. To the East is the A832, the Gairloch Heritage Museum, and some residential properties. The land is an identified Green Network in The Highland Council's WestPlan. Under the Gairloch Local Place Plan (LPP) the land has been zoned as an area to be protected from development.

3. PLANNING HISTORY

- 3.1 16.11.2016 **16/02593/FUL-** Change of use and Application
alterations/refurbishment of building to form Permitted
museum, cafe, education space and business
units and formation of parking area (This site
lies 80m away on opposite side of A832 from
this application)
- 3.2 21.04.2020 **20/01133/FUL** -Landscaping and associated Application
pedestrian access works, including installation Permitted
of interpretation panels and seating

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour Advert

Date Advertised: 03 October 2025

Representation deadline: 17 October 2025

Timeous representations: 3 (3)

Late representations: 2 (2)

4.2 Material considerations raised are summarised as follows:

- a) **Contravention of LPP** – The location of the proposed roundhouse is on an area of land which the Local Plan seeks to protect from development.
Officer Comment: The proposals compliance with the development plan and other material considerations have been judged to outweigh the protection in the LPP. This is addressed in detail in section 8 of the report.
- b) **Road safety** – Visitors wishing to see the roundhouse will need to cross the main road and this raises safety concerns, there are two junctions after the roundhouse, and it may distract drivers from the road.
Officer Comment: Advice from Transport Planning was sought in relation to crossing from the road and distraction to drivers. The stretch of road is within the Village's 30mph speed limit, and the roundhouse is not expected to pose a significant distraction.
- c) **Inappropriate siting** – Representations suggest that there are other sites that would be better for the roundhouse that were discussed at consultation meetings that the developer had with the community.
Officer Comment: The developer had considered various sites including feedback from the discussions with the community and had reached the conclusion that the chosen site was best. This is addressed in detail in section 8 of the report.
- d) **Impact to amenity** – The roundhouse could attract undesirable behaviour in terms of noise, litter etc.
Officer Comment: Representations made suggest that the roundhouse would have a detrimental impact due to the lighting of fires. It is noted that, a fire pit or similar has not been included on the drawings for this application. As such the impacts of smoke dispersal have not been considered. In any case the impacts of odour/fumes are within the remit of Environmental Health to control, and the objector would be advised to contact them if there are fires being lit in connection with the development.
- e) **Educational and tourism benefits** – A comment of support was lodged which stated that the proposal will further educational opportunities for local nurseries and schools and will benefit local communities and tourism in Gairloch and the surrounding areas.
Officer Comment: The roundhouse is expected to enhance the village of Gairloch and champion its heritage providing a benefit to the local area.

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 **Gairloch Community Council (GCC):** Objection. While members of GCC recognise that the roundhouse is an excellent idea that would enhance the museum's activities

they feel strongly that the proposed location for a building over 6 meters high and 8 meters wide is undesirable, conflicting as it does with the long-standing Highland Council Local development Plan ('Westplan'), and the more recently registered Local Place Plan, calling for uninterrupted coastal views.

In-person consultation with residents during development of the Local Place Plan (LPP) elicited a clear response that the proposed location should be kept free from development. Protecting this land from development was probably the single most supported proposal from the LPP consultation process.

GCC are also concerned that siting the roundhouse across from A832 from the museum would add a significant and unnecessary hazard for drivers and pedestrians. As an unusual sight to one side of the road it also runs the risk of distracting visiting drivers as they approach two turnings on the other side.

We suggest that a safer location avoiding infringement of the development plan and place plan would be that originally proposed by the museum at the foot of the hill behind the museum building. This location would have a hillside backdrop, be less exposed to the weather and sea spray, be more integrated with the main museum development, and would not require visitors to cross the main road.

Therefore, in view particularly of the infringement of the local development plans, and additional concerns for road safety, GCC object to this application.

5.2 **Access Officer:** No comment

5.3 **Transport Planning:** Transport Planning has no objection to the proposed development. Initially more information had been sought regarding expected visitor numbers, proposed desire lines and consideration of crossing types.

The applicant had provided this information and this was considered by Transport planning to address the gap in information. Transport Planning had then liaised with Road Safety who suggested that a dropped kerb and blister pavement crossing closer to the existing ramp accessed via the car park that would form the natural desire line to the site of the proposed roundhouse. Accordingly, Transport planning had removed their objection to the development

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 14 - Design Quality and Place

Policy 15 - Local Living and 20 Minute Neighbourhoods

Policy 22 – Flood Risk and Water Management

Policy 23 - Health and Safety

Policy 27 - City, Town, Local and Commercial Centres

Policy 29 - Rural Development

Policy 30 - Tourism

6.2 **Highland Wide Local Development Plan 2012 (HwLDP)**

28 - Sustainable Design
29 - Design Quality and Place-making
30 - Physical Constraints
34 - Settlement Development Areas
57 - Natural, Built and Cultural Heritage
66 - Surface Water Drainage
74 – Green Networks

6.3 **West Highland and Islands Local Development Plan (2019) (WestPlan)**

Placemaking Priorities - Gairloch

6.4 **Highland Council Supplementary Planning Policy Guidance**

Highland Historic Environment Strategy (Jan 2013)
Special Landscape Area Citations (June 2011)
Sustainable Design Guide (Jan 2013)

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 **Scottish Government Planning Policy and Guidance**

National Planning Framework 4
Gairloch Local Place Plan – NE1

8. **PLANNING APPRAISAL**

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

Determining Issues

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

Planning Considerations

- 8.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) Siting and design
 - c) Impact on infrastructure and services
 - d) Impact to amenity
 - e) any other material considerations

Development plan/other planning policy

- 8.4 NPF4 Policies 1-3 apply to all development proposals nationwide. When considering all development proposals, significant weight will be given to the global climate and nature crises. Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats, and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions where possible. A condition has been attached to this permission to secure a biodiversity enhancement.
- 8.5 NPF4 Policy 4 (Natural Places) states that development proposals that will affect a National Scenic Area (NSA) will only be supported where the objectives of the designation and the overall integrity of the area will not be compromised. The application site is within Wester Ross NSA, which is of national importance, defined in Policy 57 (Natural, Built and Cultural Heritage). This states that only developments which can be shown not to compromise the natural environment, amenity and heritage resource can be supported, unless a clear social or economic benefit of national importance can be demonstrated
- 8.6 The application site is within Wester Ross NSA defined as being of national importance in HwLDP Policy 57 (Natural, Built and Cultural Heritage). This states that only developments which can be shown not to compromise the natural environment, amenity and heritage resource can be supported, unless a clear social or economic benefit of national importance can be demonstrated.
- 8.7 NPF4 Policy 5 (Soils) states that development proposals will only be supported if they are designed and constructed in accordance with the mitigation hierarchy by first avoiding and then minimising the amount of disturbance to soils on undeveloped land and in a manner that protects soil from damage including compaction and erosion and that minimises soil sealing
- 8.8 NPF4 Policy 14 (Design, Quality and Place) states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale and proposal will be supported where they meet the six qualities of successful places: Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. Proposals which are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places will not be supported.
- 8.9 HwLDP Policy 29 (Design Quality and Placemaking) requires any application to make a positive, net contribution to the architectural and visual quality of the place within which it is proposed.
- 8.10 NPF4 Policy 29 (Rural Development) states that development proposals in rural areas should be suitably scaled, sited, and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.

- 8.11 NPF4 Policy 30 (Tourism) states that proposals for tourism related development will take into account: the contribution made to the local economy, compatibility with the surrounding area in terms of the nature and scale do the activity and impacts of increased visitors, and opportunities to provide access to the natural environment.
- 8.12 WestPlan's Placemaking Priorities – Gairloch states that a priority should be enhancement of green networks to provide improved opportunities for physical activity and access to the outdoors and increase accessibility within Gairloch and that undeveloped coastal strips should be maintained for open views across the loch and is covered by the green network.
- 8.13 HwLDP Policy 74 (Green Networks) states that green networks should be protected and enhanced. Development proposals in areas identified for the creation of green networks should seek to avoid the fragmentation of the network and take steps to improve its connectivity, where this is appropriate.
- 8.14 While this proposal would have some visual impact on the open view across the loch from this location, it does enhance the existing green space to a degree, and it uses an existing access to greenspace that is accessibility friendly. It is not expected to be to the detriment of the connectivity of the green network as people and wildlife can move around the development. The value of the green network as it is currently, is not particularly high, it is only grass and does not have a high biodiversity value. For these reasons the proposal is considered to comply with the placemaking priorities listed for Gairloch in WestPlan and HwLDP Policy 74.
- 8.15 The roundhouse is proposed to be drained by a land drain within a gravel trench that will then feed into a soakaway positioned downhill from the roundhouse. This is acceptable and conforms with SUDS.
- 8.16 Section NE1 of the Gairloch Local Place Plan has designated the area in which the roundhouse is to be located as protected from development. The intention is that this area should be kept as green space and protected from overdevelopment to maintain the aesthetic appeal of the area and promote a cleaner healthier community.

Siting and design

- 8.17 The site of the proposed round house is east of the A832 and is accessed via an existing footpath which take route through the existing outdoor exhibit which shows geological features. The site slopes slightly from west to east towards the loch and the roundhouse sits close to the bottom, it will be visible on approach but much of the impact is concentrated to a single point. The conical form of the thatched roof further mitigates the impact from the height of the building on the vista across the loch to a degree. However much of the view will be unaffected with the visual impact being concentrated at this singular instance. The site is within the Green Network as identified in West Plan. The development will be sited within the existing path network and the roundhouse's position is not expected to have a detrimental impact on the connectivity of the green network and therefore the proposal complies with NPF4 Policy 3 and HwLDP Policy 74.
- 8.18 The roundhouse is to be constructed using traditional methods that are appropriate for the period. It is to be approximately 8.3m in diameter and 6.1m in height with a

conical thatched roof, turf wall with drystone plinth and a split timber pegged door. These materials and construction methods are what would have been used during the iron age. This provides a benefit in terms of championing local heritage, and the build will form part of the exhibit to showcase the methods used in local archaeological finds nearby at Auchtercairn.

8. 19 The roundhouse's siting utilises the slope well reducing its visual impact from the road. It is located towards the area of grass that has already been developed for the existing exhibit minimising its impact on the green network its function as green space. The round house is also proposed to host events and provide learning opportunities to the community focused on celebrating the heritage of the local area.
- 8.20 Representations made suggest that this site is inappropriate and that the applicant should use a location closer to the museum. This has been addressed in the Planning, Design and Access statement provided. It states that a range of potential sites were considered but this one was ultimately chosen due to the alternative sites having impact on archaeological remains, road safety and parking. The chosen site has the advantage of having an established accessible route. It is incumbent on the Planning Authority to assess and consider the suitability of the site as proposed.

Impact on infrastructure and proposed mitigation

- 8.21 The proposed development is not expected to impact on the infrastructure networks. It is not connected to water mains or to power. The impact to the road network is expected to be minimal and parking is provided at the museum.
- 8.22 Representations suggest that the roundhouse would have a detrimental effect to road safety. Distracting drivers travelling north into the village by providing an unusual object before two junctions. There is currently an existing pathway leading to the geo exhibit which is located adjacent to the site. The roundhouse would complement the provision of facilities here and would be read in the context of the panoramic view over the Loch and is not expected to divert attention from the road any more than the scenic view. In view of this coupled with its location within the 30 mph zone and clear sightlines it is not considered the proposal subject to the requirements of the crossing, covered by condition will not give rise to any pedestrian or road safety concerns.

Impact to amenity

- 8.23 Representations made suggest that the roundhouse would have a detrimental impact due to the lighting of fires. There is no provision for a fire pit or similar facility on the drawings for this application. Any issues with reference to fires would fall under the remit of Environmental Health or Fire Service as may be appropriate.
- 8.24 Representations suggest that the proposal will lead to an increase in anti-social behaviour. The applicant has provided a security strategy for hours that the museum is to be operational. Outwith, these hours any antisocial behaviour occurring is a matter for the police. Any impact resulting from antisocial behaviour is expected to be mitigated by the museum's security strategy. The proposal is acceptable in this regard.

Other material considerations

- 8.25 Gairloch's Local Place Plan identifies the site as being part of an area being protected from development with the intent stated in NE1 that it be retained as a green space.
- 8.26 Notwithstanding the protection from development the LPP states, the proposed longhouse would not compromise the area's continuing use as greenspace. It is sited adjacent to a portion of the land which has already been developed for a museum exhibit. Accordingly, the proposal's impact on the wider area protected from development is mitigated. This proposal is unique to the Gairloch Heritage Museum. It has a specific association with the village and its heritage and seeks to showcase the history of Gairloch to the community and its visitors. Other sites were assessed, and this one was chosen to be the best. There is a supportive landowner, no new accesses need to be formed, it is accessible and does not require pedestrians to travel alongside motor vehicles and it does not reduce the current parking provision at the museum. The proposal is acceptable in terms of policy compliance, siting and design, road safety and these, collectively, outweigh the material consideration of the LPP.
- 8.27 The proposal is in the southern edge of the area the LPP seeks to protect in an area where there is already some development associated with local heritage. There is a locational justification for development of this type. It will not alter the character of the site or impinge significantly on the area identified for protection in the LPP. The proposal has support within NP4 Policies 14, 27, and 30 and is sited sensitively, having a limited impact on coastal views. If another proposal on the land was to come forward it would be judged on its individual merits at the time.
- 8.28 The applicant had considered other sites, including the ones mentioned in representations and outlines their process for site selection in the submitted design statement. It states that a range of potential sites were considered including the site of an existing buried roundhouse, a site within the immediate vicinity of the museum and at the rear of the museum. The site at the buried roundhouse was considered inappropriate due to the impact it would have on the archaeological interest and its limited accessibility for those with mobility issues. The site within the immediate vicinity of the museum would require the removal of parking spaces and does not provide a quality visual setting for the attraction. The site to the rear of the museum was considered to be unsafe for public access as there is no footpath or space to create one, users would have to share the roadway used for service vehicle access and this also raises concerns for mobility issues and general safety.
- 8.29 The site was chosen as it offered a quality visual setting for the attraction, links with the existing geological exhibit and heritage trail, has established accessibility friendly access, space for construction, and a supportive landowner. When considering the information provided, the site selection is acceptable and is likely the optimal location for the roundhouse.

Non-material considerations

- 8.30 The issue of property value is not a material planning consideration.

Matters to be secured by Legal Agreement / Upfront Payment

- 8.31 In order to mitigate the impact of the development on infrastructure and services the following matters require to be secured prior to planning permission being issued:

a) None

9. CONCLUSION

- 9.1 The proposal has been assessed in terms of its compliance with the development plan, its siting and design, its impact to infrastructure and services, impact to amenity and material considerations raised in letters of representation.
- 9.2 Overall, the proposal complies with the development plan and is expected to be a benefit for the museum and for the local area. It has been sited and designed in a way that seeks to minimise visual impact, impacts to the road network, and impacts on the connectivity of the green network it is sited within. It uses traditional materials and processes that celebrate the heritage of the local area and has been sited to avoid impacting nearby buried archaeological features. It has a locational justification due to the siting alongside the museum. It is not expected to have a detrimental impact to the existing amenity enjoyed by its neighbours and is considered acceptable despite the conflict with the Local Place Plan given it represents a comparatively small structure complimentary to the function and use of the museum and will not preclude public access along this area.
- 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

GRANT the application subject to the following conditions and reasons

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No development shall commence until such time that it is demonstrated to the Planning Authority that a road opening permit has been obtained by the applicant that provides a dropped kerb and blister paved crossing

Reason: In the interest of road safety ensuring that a safe access and egress is provided timeously to the opening of the roundhouse.

3. No development shall commence until details of a biodiversity enhancement measure has been submitted to and agreed by the Planning Authority. For the avoidance of doubt this enhancement can include measures such as native flower/shrub planting or the installation of bird/bat boxes.

Reason: To ensure that the proposal delivers an enhancement to biodiversity in accordance with NPF4 Policy 3

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.

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 – South / Acting Head of Development Management

Author: Ross McAteer

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

Relevant Plans: Plan 1 - Location Plan 25005 100 REV A
Plan 2 - Proposed Site Layout Plan 25005 302 REV C
Plan 3 - Proposed General Plan – Floor Plan and Roof Plan 25005 310 REV B
Plan 4 - Proposed Elevations Plan – South 25005 420 REV A
Plan 5 – Sections Plan 6 - Levels

Appendix 2

Type	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked ¹	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
Schools²									
Primary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Primary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Build Costs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Secondary – Land Costs	Insert what contribution is for	£0.00	£0.00	£0.00	No		TOC/CC	Apr/Oct	15 or 20
Community Facilities	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS	Q2 2018	TOC/CC	Apr/Oct	15 or 20
Affordable Housing									
On-site provision ³	X units. Insert details of unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-site provision ⁴	X units. Insert details of location, unit size and timescale for delivery if agreed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commuted Sum ⁵	£0.00 per affordable unit not delivered on/off site. Insert expected timescale for payment - can be in installments	N/A	N/A	£0.00	N/A	N/A	Insert specific payment date	N/A	5 Years
Agreement for Delivery Needed	Y/N. If delivery for affordable housing has not yet been agreed, enter Y and specify the date/timescale that the scheme for delivery is to be submitted for approval	N/A	N/A	N/A	N/A	N/A	Insert date for submission to Planning Authority	N/A	N/A
Transport									

¹ If the contribution is to be used towards infrastructure projects involving building e.g. new school, new cycle route etc BCIS ALL IN TENDER will be the index, if it doesn't involve building then another appropriate index may need to be chosen with the agreement of Team Leader

² Indicate whether or not 1 bed houses/flats are exempt

³ Indicate whether a penalty payment due for late delivery (and, if so, what it is based upon).

⁴ As above

⁵ Indicate whether a penalty payment is due for late payment of commuted sum (and, if so, what it is based upon)

Type	COMPLETE FOR LEGAL AGREEMENTS AND UPFRONT PAYMENTS				REQUIRED FOR LEGAL AGREEMENTS ONLY				
	Contribution	Rate (per house)	Rate (per flat)	Total Amount*1	Index Linked ¹	Base Date*2	Payment Trigger*3	Accounting Dates*4	Clawback Period*5
Active Travel	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Safer Routes to Schools	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Realm	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Wayfinding	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
School Transport	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Improvements	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Parking	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
EV Charging	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Traffic Signals	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Lighting	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Road Traffic Orders	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Cumulative Transport Contributions	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Infrastructure									
Open Space	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Green Network	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Built/Natural Heritage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Water and Waste									
Catchment Improvement Works	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Strategic Flood Scheme	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Maintenance of SuDs	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Off Street Waste Storage	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Recycling Point Provision	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Glass Banks	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Public Art	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20
Other (Please Specify)	Insert what contribution is for	£0.00	£0.00	£0.00	BCIS		TOC/CC	Apr/Oct	15 or 20

*1 Adjust total to take account of flat exemptions

*2 Base Date – Set out in Supplementary Guidance on Developer Contributions

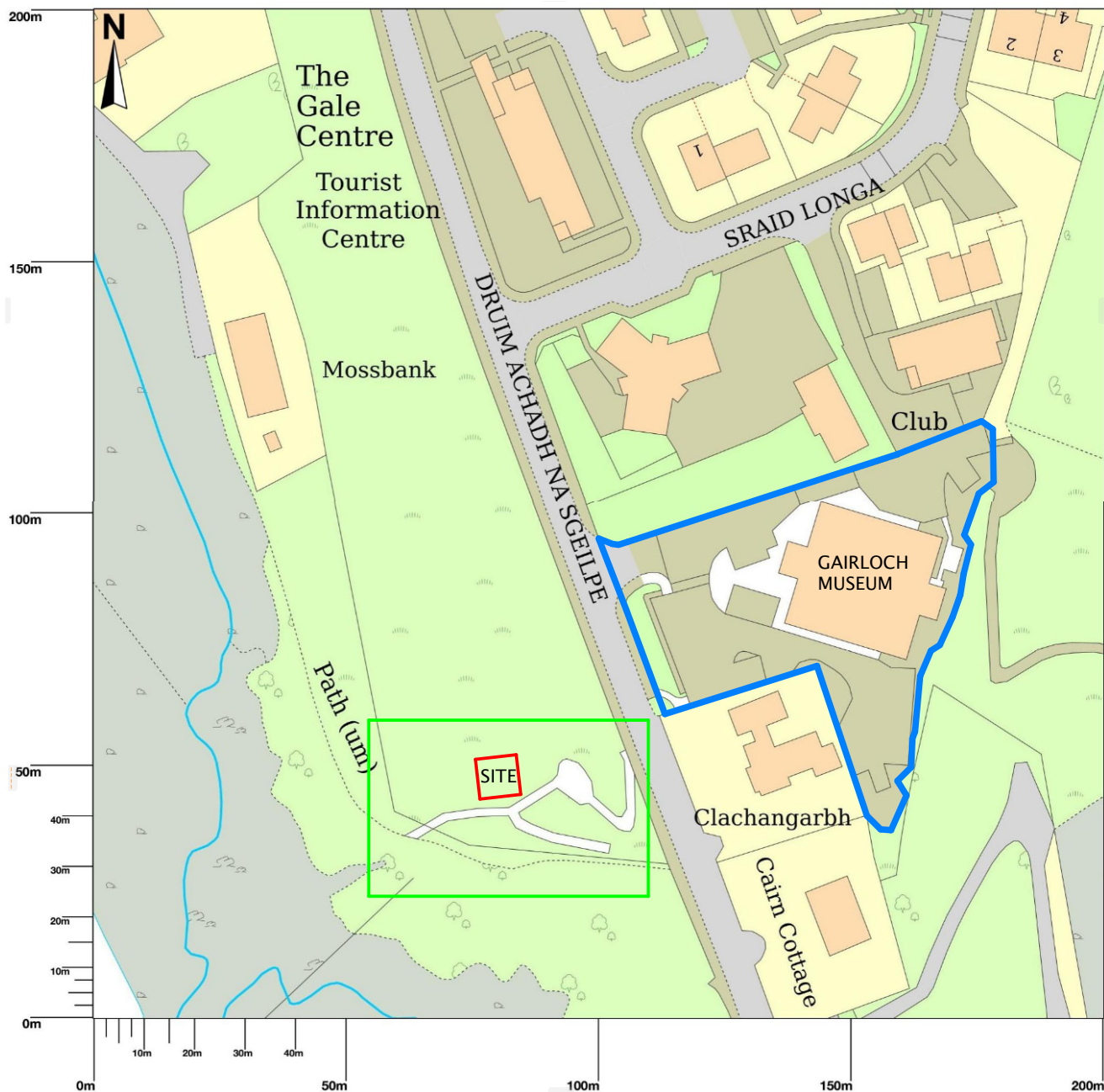
*3 TOC/CC – The earlier of the issue of either a temporary occupation certificate or a completion certificate – or specify alternative time if appropriate

*4 Accounting dates - 1 April and 1 October each year of development (if the contribution is to be paid on a basis other than related to units completed in the preceding 6 months (e.g. lump sum on a specific date) then indicate this instead of the Apr/Oct payment dates)

*5 Clawback – 15 years for Major development; 20 years for Local development

Other Legal Agreement requirements

Type	Details
Bond	<ol style="list-style-type: none">1. Describe the purpose of the Bond2. Specify the amount to be secured3. Restriction on Bond provider4. Set the review date and mechanism for review5. Describe the call on circumstances6. Any other relevant details
Habitat Management Plan	<ol style="list-style-type: none">1. Describe what the Plan is to cover2. Describe the area the Plan is to cover (and provide a plan)3. Set the timetable for submission of the Plan4. Set the timescale for implementation of the Plan5. Describe requirements to consult third parties6. Specify the financial contribution (if any)7. Specify the clawback period (if any)8. Any other relevant details
Road Survey	<ol style="list-style-type: none">1. Specify the timescale for the initial survey2. Describe which roads are to be surveyed (provide a plan)3. Specify an interim survey date (if required)4. Specify the final survey requirements and timescale5. Any other relevant details
Land and Asset Transfer	<ol style="list-style-type: none">1. Describe the area of land / asset to be transferred (provide a plan)2. Describe the use of the land / asset3. Specify the cost of transfer4. Any other relevant details

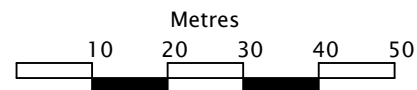


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KEY:

- SITE BOUNDARY
- OWNERSHIP BOUNDARY
- AREA SHOWN ON SITE PLAN dwg. 25005.301



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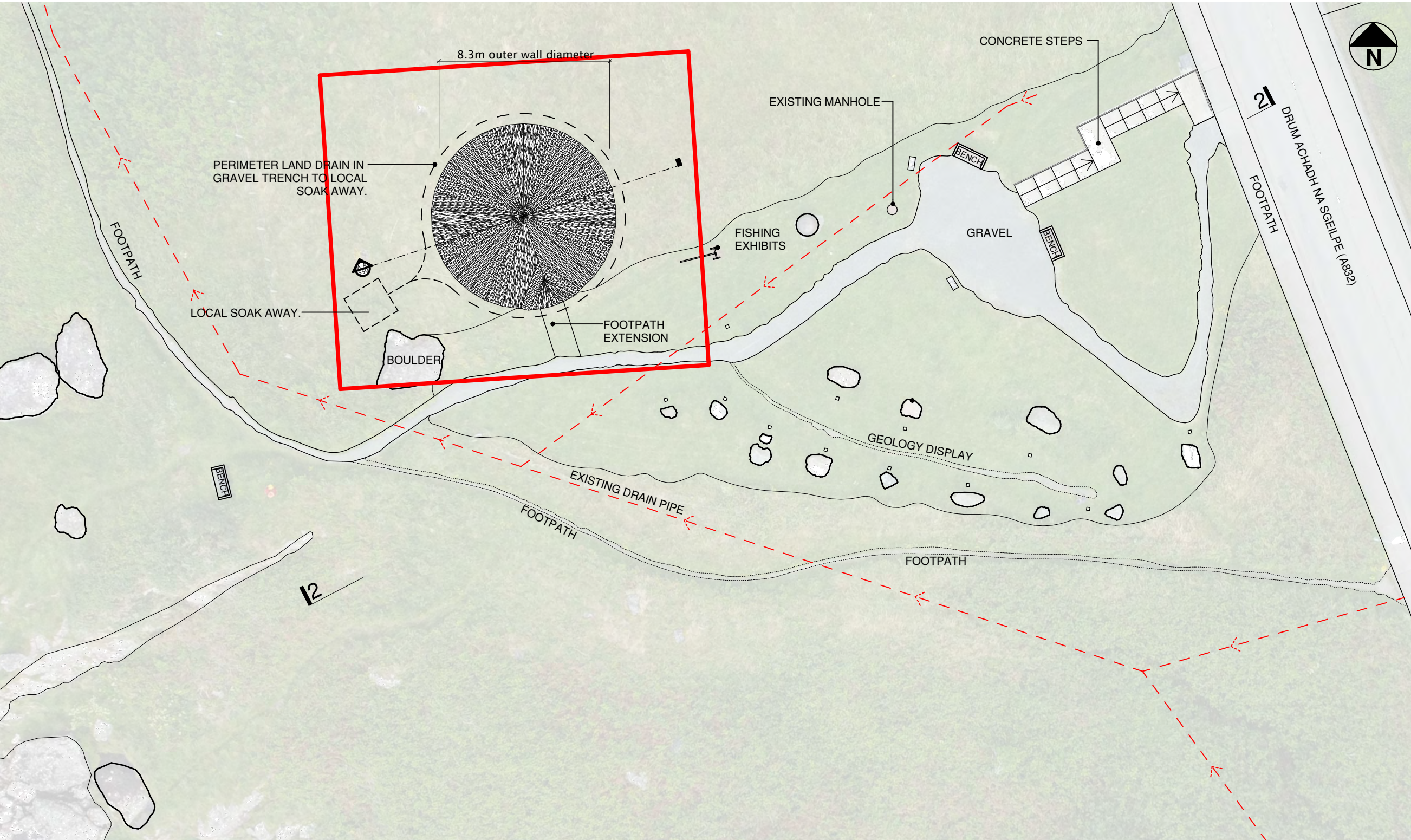
drawing:

project: Gairloch Roundhouse

scale: 1:1250 dwg no: 25005 100

drawn: AE rev: A

date: 2025.09.03



Notes:

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KEY:

- SITE BOUNDARY
- - - EXISTING DRAIN

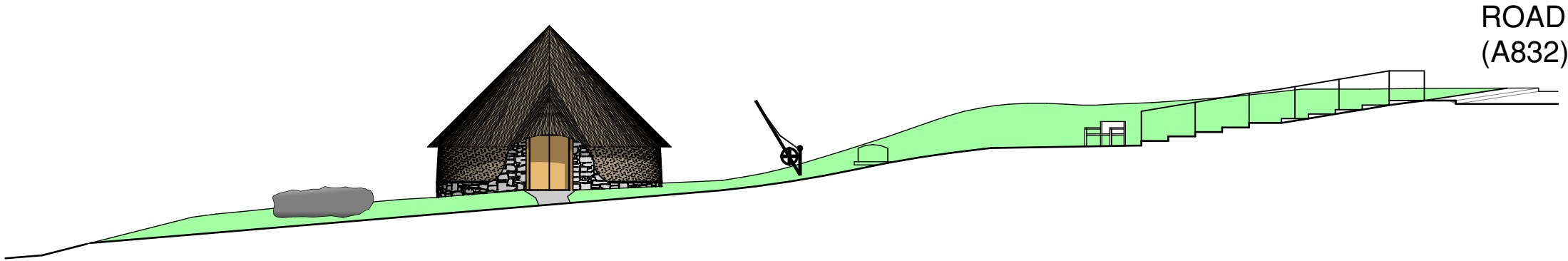
D - 2025.11.11 - SOAKAWAY/BOUNDARY UPDATED - AE
C - 2025.09.17 - UPDATED FOR PLANNING - AE
B - 2025.09.03 - ISSUED INTERNALLY - AE
rev: A - 2025.09.03 - ISSUED FOR PLANNING - AE

Project:
Gairloch Roundhouse

Client:
Gairloch Museum

Drawing:
SITE PLAN AS PROPOSED

1 SITE PLAN: PROPOSED
1:200



2 SITE SECTION: PROPOSED
1:200

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Scale: 1:200 @A3

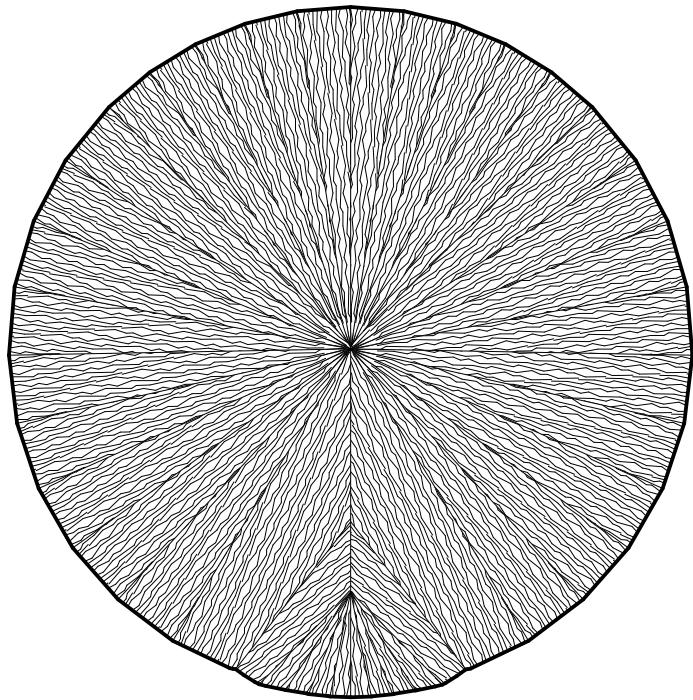
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Appr.: TM

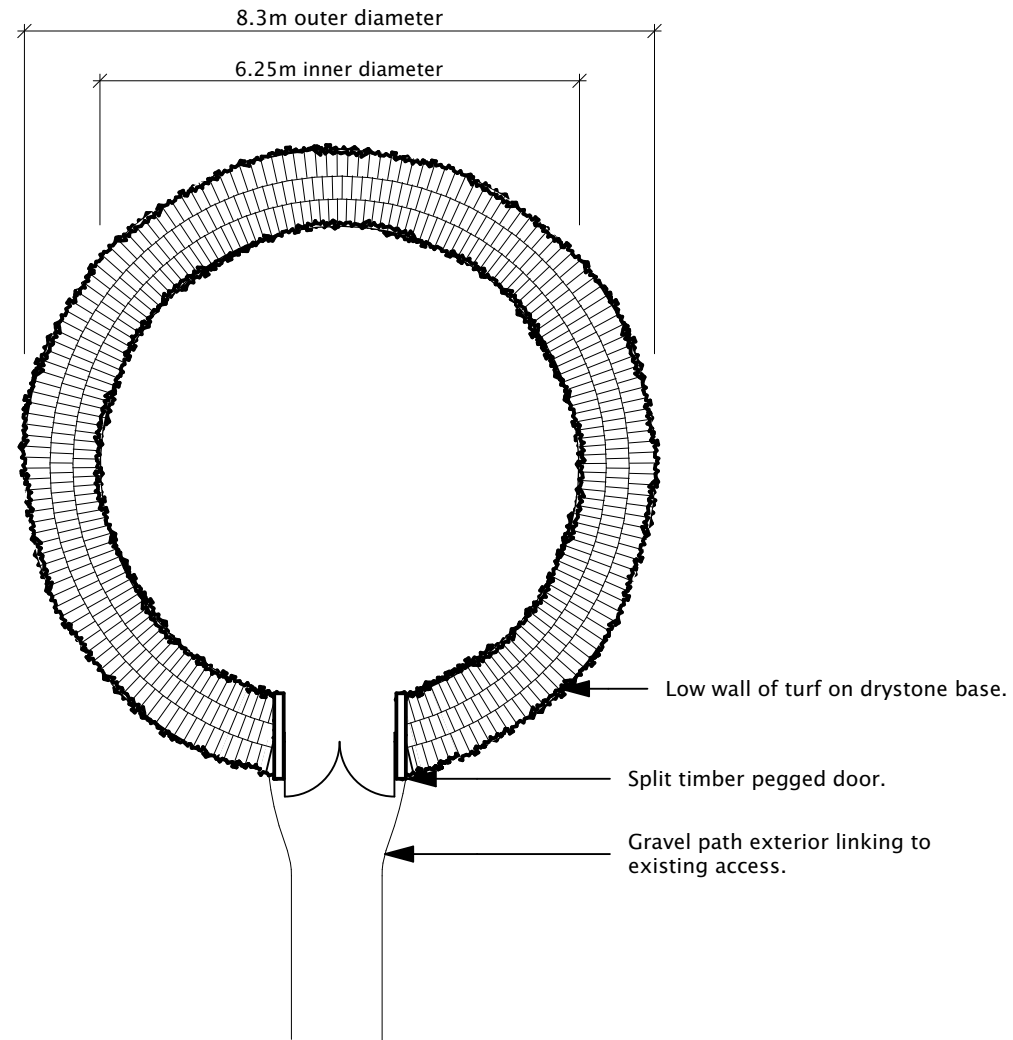
Date: 2025.08.27

Status: PLANNING

Drawing no: 25005 302
Revision no: D



1 ROOF PLAN AS PROPOSED
1:100



2 GROUND FLOOR AS PROPOSED
1:100

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rev:
C - 2025.09.03 - ISSUED FOR PLANNING
B - 2025.08.27 - UPDATED FOR PLANNING. - DG
A - 2025.08.13 - ISSUED FOR INFORMATION. - AE

Project:
Gairloch Roundhouse

Client:
Gairloch Museum

Drawing:
PLANS AS PROPOSED

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Scale: 1:50, 1:100 @A3

Drawn: AE

Appr.: TM

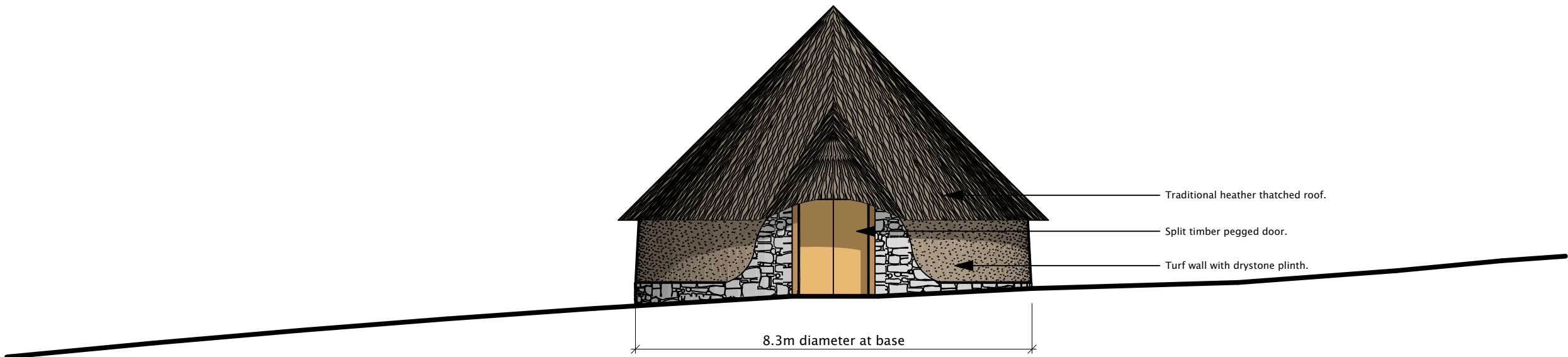
Date: 2025.08.27

Status: PLANNING

Drawing no: 25005 310
Revision no: B

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S1 ELEVATION
1:100

rev: A - 2025.08.13 - ISSUED FOR INFORMATON. - AE

Project:
Gairloch Roundhouse

Client:
Gairloch Museum

Drawing:
SOUTH ELEVATION AS
PROPOSED



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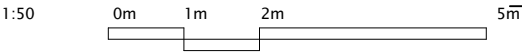
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Drawn: AE

Appr.: TM

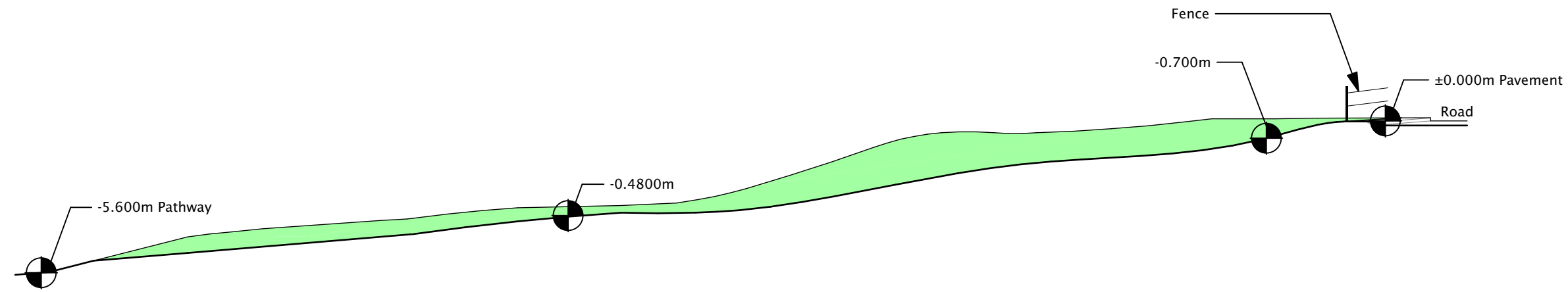
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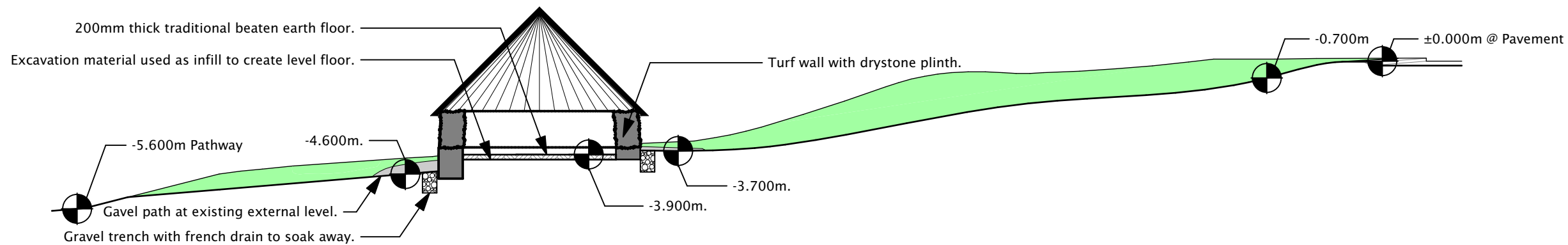


Drawing no:
25005 420

Revision no:
A



A-A SECTION A-A AS EXISTING
1:200



A-A SECTION A-A AS PROPOSED
1:200

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A - 2025.11.07 - Prepared for
rev. PLANNING

Project:
Gairloch Roundhouse

Client:
Gairloch Museum

Drawing:
Section A-A



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Scale: 1:200 @A3

Drawn: AE

Appr.: TM

Date: 2025.11.07

Status: PLANNING

Drawing no: 25005 550
Revision no: A