

Agenda Item	6.4
Report No	PLS/39/26

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 17 June 2026
Report Title: 25/03744/FUL: Tulloch Homes & Barratt David Wilson North Scotland
Land 290M West of Tesco, Dores Road, Inverness
Report By: Area Planning Manger South

Purpose/Executive Summary

Description: Erection of 47no. houses, associated infrastructure and landscaping works (amendment to application 17/02007/FUL)

Ward: 15 - Inverness Ness-Side

Development category: Housing Local (Less than 50 or 2ha)

Reason referred to Committee: Housing – more than 30 units

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

Recommendation

Members are asked to agree the recommendation to **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 47no. houses, associated infrastructure and landscaping works on Land 290M West of Tesco, Dores Road, Inverness. The residential units comprise:
- 4 x 3 bedroom end terrace houses
 - 4 x 3 bedroom mid terrace houses
 - 12 x 3 bedroom semi-detached houses
 - 2 x 3 bedroom detached houses
 - 25 x 4 bedroom detached houses
- 1.2 The proposed development forms part of the planned strategic city expansion site at Ness-side, an ongoing residential development on the southern side of Inverness. Access is taken from the existing Ness-side Roundabout. The proposal incorporates a mix of house types, structural landscaping and green infrastructure, including the retention of existing boundary trees and woodland, new planting with native species, and the provision of open space areas to support amenity and biodiversity.
- 1.3 The site is currently undeveloped but benefits from extant planning permission as part of a larger residential scheme (17/02007/FUL). Under this extent permission the area of this site is part of a larger parcel of land identified as A7-A9, located at the southern edge of the wider Area A. Areas A7-A9 are physically separated from the rest of Area A by the A8082 West Link Road.
- 1.4 The extant planning permission, (17/02007/FUL) allows for the development of 138 no. residential units in Areas A7-A9. The current application proposes 47no. private houses. However, this proposal is part of a coordinated set of three applications submitted by the same applicant, alongside applications 25/03745/FUL (45 houses and 4 flats) and 25/03746/FUL (40 flats). The three applications taken together cover all of the parcel of land known as Area A7-9. In total the three applications equate to a total 136no. residential units, which represents a reduction of two units compared to the extant consent.
- 1.5 Whilst no affordable housing is included within this specific application (25/03744/FUL), the three applications taken together deliver a total of 34no. affordable units. This equates to 25% of the overall housing provision across the three sites, which is consistent with the proportion secured under the extant permission. It is acknowledged that current planning policy seeks the provision of a minimum of 35% affordable housing within Inverness. In this case, the site forms part of the wider Ness-side development, where the delivery of affordable housing is secured through an extant Section 75 legal agreement. That agreement establishes the mechanism and distribution for the delivery of affordable housing across the site as a whole and remains an important consideration in the determination of these three applications.
- 1.6 In this context, it is considered appropriate to assess compliance on a cumulative basis rather than against each individual application. The overall provision of 25% affordable housing across the applications reflects the requirements of the extant consent and continues to contribute towards the delivery of affordable housing within the wider development. Accordingly, the proposed approach is not considered to

undermine the delivery of affordable housing across the wider development and is accepted as consistent with the established planning framework for the Ness-side site, notwithstanding the shortfall against current policy requirements when assessed in isolation. On this basis, the shortfall is justified and considered acceptable, having regard to the site-specific circumstances, the Section 75 agreement, and the need to ensure the continued delivery of the wider Ness-side development.

1.7 Pre Application Consultation: None

1.8 Supporting Information:

- Tree Protection Plan
- Tree Planting Plan
- Design and Access Statement
- Flood Risk Assessment
- Access and Management Plan
- Arboricultural Impact Assessment and Method Statement
- Biodiversity Enhancement Statement
- Landscape and Biodiversity Maintenance Schedule
- Preliminary Ecological Appraisal

1.9 Variations: Several changes have been made to address comments from the case officer and consultee comments. These include changes to the road layout and design, landscaping and access arrangements.

2. SITE DESCRIPTION

2.1 The site is part of the wider Ness-side development, forming part of development Area A, and occupies a rectangular parcel of land positioned at the southern edge of the wider development. The surrounding area is characterised by a mix of completed and ongoing residential development associated with the wider Ness-side development.

2.2 The site comprises an area of agricultural ground and is predominantly level. It is bounded by existing roundabouts and the A8082 West Link Road to the north, with woodland tree planting adjacent to the southern boundary.

2.3 Access is taken from the existing Ness-side Roundabout. The site is well connected to the local road network via the A8082 West Link Road and is served by existing and proposed pedestrian and cycle routes linking to the wider area and Core Path network. A new pedestrian crossing point for the A8082 is to be provided.

2.4 There are limited trees within the site. There is a tree belt located to the southwest of the site, outwith the site boundary and southwest of the Ness-side roundabout, outwith the site boundary; these trees will not be impacted by the proposed development. There are no natural or cultural heritage designations covering the site.

3. PLANNING HISTORY

3.1	3 August 2018	17/02007/FUL: Residential development of 446no, new houses and flats, including associated infrastructure and landscaping works	Permission granted
3.2	14 September 2018	18/00405/RCC: Residential development of 446no. new houses and flats, including associated infrastructure and landscaping works	
3.3	30 April 2018	18/00960/FUL: Erection of sales centre building, formation of an access, installation of septic tank and soakaway	Permission granted
3.4	22 August 2018	18/03350/S75D: Discharge of planning obligation attached to planning permission IN/1998/933	Permission granted
3.5	28 April 2021	20/03868/RCC: Ness Side Phase C3 Residential Development	
3.6	20 December 2021	21/01462/RCC: Distributor Road, Ness Side Development, Inverness	
3.7	5 November 2021	21/03674/S75M: Modification of Section 75 Agreement for Residential development of 446no. new houses and flats, including associated infrastructure and landscaping works associated with planning permission 17/02007/FUL to ensure the agreement can be applied (with modifications) to the additional units proposed through planning application 18/05929/FUL	Permission granted
3.8	26 August 2022	21/05733/RCC: Ness Side Phase C2 / A4 Residential Development	
3.9	24 February 2023	22/04419/RCC: Ness Side Phase A3	
3.10	19 September 2023	23/03591/FUL: Erection of double single garage on Plot 452 & 453; handing of house on Plot 453	Permission granted
3.11	24 November 2023	23/03663/SCRE: Proposed residential development, associated infrastructure and open space	Screening application EIA not required
3.12	10 February 2026	25/00137/FUL: Erection of 25no. detached 2-storey and single storey houses, associated	Permission granted

		infrastructure and landscaping works, SUDS (amending application to (17/02007/FUL) for 41no. houses)	
3.13		25/00994/RCC: Ness Side Area A1	Pending consideration
3.14		25/00995/RCC: Ness Side Area C1 (Part of a multi-phase Housing Development)	Pending consideration
3.15		25/03745/FUL: Erection of 45no. houses and 4no. flats, associated infrastructure and landscaping works (amendment to application 17/02007/FUL)	Pending consideration
3.16		25/03746/FUL: Erection of 40no. flats across 3 blocks, associated infrastructure and landscaping works (amendment to application 17/02007/FUL)	Pending consideration
3.17	16 April 2026	26/00602/FUL: Erection of 29no. houses, including associated infrastructure and landscaping works	Permission granted

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour and Schedule 3 Development

Date Advertised: 31.10.2025

Representation deadline: 06.05.2026

Timeous representations: 0

Late representations: 0

4.2 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet <https://www.highland.gov.uk/planning/view-comment-planning-applications>.

5. CONSULTATIONS

5.1 **Holm Community Council:** No objection. Raises concern that the layout provides insufficient designed green space and play provision. Additional provision would improve amenity. The establishment of a community liaison group to meet regularly with the developer, would be welcomed.

5.2 **HQ Forestry:** No objection. Conditions are sought to secure: tree protection measures; and implementation of landscaping proposals.

5.3 **Access Officer:** No objection, following the submission of a revised Access and Management Plan.

- 5.4 **Transport Planning Team:** Object to road drainage arrangements.
Planning comment - This is a technical issue which will be dealt with through the Road Construction Consent (RCC) process. Conditions are sought to secure: emergency access; EV charging arrangements within communal parking areas; and an additional signalised crossing on A8082. The following will be required through the RCC process: design details of the access from Ness-side Roundabout; roads drainage arrangements; internal road layout; and parking and pedestrian access to properties.
- 5.5 **D & I Flood Team:** No objection. Condition is sought to secure surface water drainage.
- 5.6 **Corporate Address Gazetteer:** A request for street naming should be submitted.
- 5.7 **Contaminated Land Officer:** No comment.
- 5.8 **Environmental Health Officer:** No objection subject to securing relevant conditions relating to construction noise.
- 5.9 **Landscape Officer:** No response.
- 5.10 **Development Plans Team:** No response.
- 5.11 **Housing Development Manager:** No response.
- 5.12 **Archaeology - Historic Environment Team:** No objection. Condition sought to secure a watching brief, so that impacts on any archaeological features can be mitigated.
- 5.13 **Historic Environment Scotland:** No comment. This should not be taken as support for the proposals.
- 5.14 **NatureScot South:** No response.
- 5.15 **Scottish Water:** No objection. The applicant should be aware that this does not confirm that the proposed development can currently be serviced.
- 5.16 **SEPA:** No objection. Condition is sought to secure finished floor levels at a minimum of 600mm above the 1 in 200 year plus climate change flood level from the cross section adjacent to each building location.
- 5.17 **SGN - High Pressure Pipeline:** No comment.
- 5.18 **Scottish & Southern Energy Plc:** No concerns.

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 6 - Forestry, Woodland and Trees
Policy 7 - Historic Assets and Places
Policy 12 - Zero Waste
Policy 13 - Sustainable Transport
Policy 14 - Design Quality and Place
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 16 - Quality Homes
Policy 18 - Infrastructure First
Policy 20 - Blue and Green Infrastructure
Policy 22 - Flood Risk and Water Management
Policy 24 - Digital Infrastructure

6.2 Highland Wide Local Development Plan 2012 (HwLDP)

28 - Sustainable Design
29 - Design Quality and Place-making
30 - Physical Constraints
31 - Developer Contributions
32 - Affordable Housing
34 - Settlement Development Areas
51 - Trees and Development
57 - Natural, Built and Cultural Heritage
58 - Protected Species
59 - Other important Species
60 - Other Importance Habitats
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
75 – Open Space

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

Policy 1 - Low Carbon Development
Policy 2 - Nature Protection, Preservation and Enhancement
Policy 8 – Placemaking
Policy 9 – Delivering Development and Infrastructure
Allocation INS09: Ness-side central, allocated for housing.

Placemaking Priority for Inverness South: support the long-term strategy for delivering new, sustainable city expansions at Ness-side.

6.4 **Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (August 2010)

Developer Contributions (March 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Managing Waste in New Developments (March 2013)

Open Space in New Residential Developments (Jan 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

Torvean and Ness-side Development Brief (Aug 2019)

7. **OTHER MATERIAL POLICY CONSIDERATIONS**

7.1 **Scottish Government Planning Policy and Guidance**

Designing Streets

Creating Places

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) open space
- d) roads, access and infrastructure
- e) flooding and drainage
- f) trees, biodiversity and landscaping
- g) natural environment
- h) historic environment
- i) any other material considerations

Development plan/other planning policy

- 8.4 The Development Plan comprises National Planning Framework 4 (NPF4), the adopted Highland-wide Local Development Plan (HwLDP), the Inner Moray Firth Local Development Plan 2 (IMFLDP2).
- 8.5 The proposed site is located within the area covered by the Torvean and Ness-side Development Brief (TNDB), which was adopted in 2013 and updated in 2019. It identified a vision for the area and a Development Framework to deliver the vision. This comprised a number of developer requirements, an indicative masterplan, delivery mechanisms for infrastructure and phasing.
- 8.6 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.
- 8.7 NPF4 Policy 6 (Forestry, Woodland and Trees) aims to protect and expand forests, woodland and trees and states that development proposals involving woodland loss will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government guidance on woodland removal.
- 8.8 A number of NPF4 policies relate to the overarching principle of supporting development that achieves liveable places. Most pertinent are Policy 14 (Design, quality and place), Policy 15 (Local living and 20-minute neighbourhoods), and Policy 16 (Quality homes). These policies seek to promote and facilitate well designed developments that make successful places by taking a design-led approach and applying the Place Principle consistent with the six qualities of successful places. To that end, new residential neighbourhoods should seek to be compact and connected to facilities that allow residents to meet the majority of their daily needs within a reasonable distance of their home, while facilitating the delivery of affordable, sustainable, and high-quality homes across a mix of tenures. Part a) of Policy 16 specifically supports proposals for new homes on land allocated for housing within Local Development Plans.
- 8.9 Policy 22 of NPF4 (Flood Risk and Water Management) states that development proposals at risk of flooding or in a flood risk area will only be supported where they are for essential infrastructure; are for water compatible uses; redevelopment of an existing building or site for an equal or less vulnerable use; or redevelopment of previous used sites in built up areas identified in LDPs as being required to be brought into positive use and where long term safety can be secured in accordance with SEPA advice. The applicant has demonstrated through a Flood Risk Assessment that the proposal is not at risk of flooding or increasing flood risk to anyone else and therefore can be supported.

- 8.10 The site is allocated for housing within IMFLDP2 under site allocation INS09: Ness-side central. IMFLDP2 Policy 9 (Delivering Development and Infrastructure) states that development of allocated sites will be supported subject to general conformity with the requirements of the allocation, including the provision of the necessary infrastructure, services, and facilities required to support the development.
- 8.11 HwLDP Policy 28 (Sustainable Design) assesses proposals against a number of criteria, including their compatibility with public service provision; transport; impact on individual and community residential amenity; demonstration of sensitive siting and high-quality design in keeping with local character; and contribution to the economic and social development of the community. Subject to the proposal having no significant detrimental impact on the character of the area or amenity of neighbours the proposal would comply with the Development Plan.
- 8.12 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.
- 8.13 HwLDP Policy 51 (Trees and Development) supports development which promotes significant protection to existing hedges, trees and woodlands on and around development sites, and provides adequate separation distances between established trees and any new development.
- 8.14 The proposal is the development of 47no. houses, associated infrastructure and landscaping works. Subject to ensuring that the development can adequately address any potential impact on siting and design; roads, access and parking; water, flood risk and drainage; impact on residential amenity; open space, trees and landscaping; impact on habitat, species and biodiversity; impact on infrastructure and services; then proposal will be considered to comply with the Development Plan.

Siting and Design

- 8.15 The proposed site layout responds to the linear form of the site, with dwellings arranged to front onto streets, ensuring a coherent and legible layout. Dual-aspect 'corner turner' units are positioned at prominent corners and edge locations, providing natural surveillance over public areas and contributing to a safer street environment. A key requirement of the Torvean and Ness-side Development Brief (TNDB) was to ensure that there are active frontages to the Inverness West Link; the applicant has responded positively to this requirement throughout the scheme. Pedestrian links are incorporated within the site, connecting to existing paths, Core Paths and the wider active travel network, promoting walking, wheeling and cycling. All houses have private garden space. The development has a mix of house types and sizes.
- 8.16 All proposed houses are two storey in height. The development comprises a range of standard house types, featuring pitched roofs and gabled forms that reflect a modern architectural style. While the design of the proposed houses is not considered innovative, it aligns with the typical standards and expectations associated with volume housebuilders. The submission shows harl on external walls

and concrete roof tiles, but the final details of external material will be secured by condition.

- 8.17 Parking provision is primarily accommodated within individual plots, with in-curtilage spaces located to the front of dwellings, and occasional detached garages. This arrangement is typical of modern housing developments. A number of on-street visitor parking spaces are also incorporated within the layout. While the use of front-of-plot parking introduces a degree of vehicular presence within the streetscape, this is characteristic of developments of this type and is considered acceptable in the context of the overall layout.
- 8.18 Overall, it is considered that the density and siting of the houses on the site is generally acceptable and accords with NPF4 policies 14 (Design, Quality and place), Policy 15 (Local living and 20-minute neighbourhoods), and Policy 16 (Quality homes).

Open Space

- 8.19 An area of open space is provided which will serve as a play space and area of amenity, however it is located to the east of this site in the site covered by planning application 25/03745/FUL. The TNDB envisaged the creation of three green corridors and the delivery of a playing field to provide formal and informal open space for residents. The three green corridors were envisaged as being alongside Dores Road; through the centre of the development running north to south; and alongside the River Ness. None of these areas were identified within the section of the site covered by this application. Through the ongoing development of the wider Ness-side site, these green corridors have been secured through the S75 legal agreement and in many cases have already been provided. The area of open space being proposed as part of this current group of applications is unlikely to be sufficient if considered in isolation. However, it must be considered as part of the wider Ness-side development, and the overarching aims of providing a range of formal and informal areas for residents. When considered as a whole, considerable areas of green/open space have already been provided by the developer, therefore on balance what is being proposed as part of this current group of applications (25/03744/FUL, 25/03745/FUL and 25/03746/FUL) is considered acceptable.

Roads, Access and Infrastructure

- 8.20 The cumulative number of proposed houses to be generated from this application and 25/03745/FUL and 25/03746/FUL, is two less houses than what is permitted thought the extant planning permission (17/02007/FUL), therefore Transport Planning has confirmed that no new Transport Assessment is required.
- 8.21 Access to the site is taken from a stub road off the existing Ness-side roundabout on the A8082 West Link Road. The design details of this this will need to be agreed via the Road Construction Consent (RCC) process. Given the size of the site and that it is intended to be a cul-de-sac, Transport Planning has advised that a suitably controlled emergency access is required at the southeastern end of the site onto Dores Road (on land covered by application 25/03746/FUL). This provision will be secured by condition under planning application 25/03746/FUL.

- 8.22 Following discussion with Transport Planning, a revised internal layout was submitted. There are matters of detailed road construction and design which are outstanding. These matters are however controlled by the Road Construction Consent process. There are no outstanding matters which will require any significant changes to the layout or design of the development. The approval of the layout included in the planning drawings will not prejudice the determination of the Road Construction Consent.
- 8.23 The developer proposed a separate temporary construction access to the site via the A8082. Transport Planning have highlighted road safety and network management concerns about such provision and recommend that all construction access is taken from the Ness-side Road roundabout with appropriate steps taken within the site to manage such arrangements. A Construction Method Statement will be secured by condition.
- 8.24 Most of the properties have in-curtilage parking and additional on-street parking bays are to be provided for visitor parking. Some adjustments will be required where side by side in-curtilage parking at the front of properties also utilises space for pedestrian access to a property. This can be dealt with through the Road Construction Consent process.
- 8.25 A condition will be sought for details of the EV charging requirements within shared communal parking areas for the flatted blocks and in other private parking courts (within applications 25/03745/FUL and 25/03746/FUL), as well as shared parking spaces to the front of terraced properties.
- 8.26 Given the scale of the project and the environmental sensitivities around the site, a Construction Environmental Management Plan is required. This is in part to ensure that potential sources of pollution (including fuel spills and surface water run-off) on site can be effectively managed throughout construction. It will also deal with matters such as construction noise, dust and protected species. This will be secured by condition.
- 8.27 As part of the original planning application (17/02007/FUL) for Areas A1-A9 of Ness-side, an Access Management Plan was prepared to discharge the requirement of condition 18. This current application provides a revised site layout to the extant permission, therefore during the course of considering the application, and following discussions with the Council's Access Officer, a revised Access and Management Plan was submitted which covers this application site as well as 25/03745/FUL and 25/03746/FUL. It covers both construction and operational phases. The site is relatively well served by existing adopted roadside footpaths that, in many instances, are wide enough to be safely shared by both pedestrians and cyclists. There are proposed paths within the site and connecting into the existing path network outwith the site, including the existing shared footway/cycleway which runs alongside the A8082 West Link Road. A condition is included to secure the implementation of the Access and Management Plan.
- 8.28 There are no Core Paths within the site boundary. A Core Path is located to the north of site boundary which connects into the Core Path provision along the River Ness into the City Centre.

- 8.29 There are a number of existing signalised crossings of both the A8082 West Link Road, the Holm Road and the B862 Dores Road. There is an intention to provide an additional signalised pedestrian crossing on the A8082 West Link Road, south of the Ness-side roundabout. This will be secured by condition.

Flooding and Drainage

- 8.30 A revised Flood Risk Assessment to include the influence of flows from the South West Inverness Flood Relief Channel that discharge into the Holm Burn upstream of the site, has been submitted in support of this proposal. The updated Flood Risk Assessment concludes that the site is not at risk of flooding from the Holm Burn. The site is also elevated above the River Ness, such that it should not be at flood risk from it alone or in influencing levels within the Holm Burn. Although flood risk is low, SEPA has advised that a planning condition would be appropriate to secure finished floor levels at a minimum of 600mm above the 1 in 200 year plus climate change flood level from the cross section adjacent to each building location.
- 8.31 The surface water drainage is reliant on the network that serves the wider Ness-side development site. The Council's Flood Risk Management Team has advised that they are content that this was designed to accommodate the area of the current application. A surface water drainage condition is included which was used in the extant 17/02007/FUL permission.
- 8.32 Transport Planning has maintained an objection due to unacceptable road drainage arrangements and revised arrangements are required. Technical information is also required about the intended arrangements for the collection, treatment and discharge of surface water run-off from the road that connects this site to the Ness-side Roundabout. Design details for roads drainage features, including gully locations, will need to be agreed through the corresponding RCC process.

Trees, biodiversity and landscaping

- 8.33 An Arboricultural Impact Assessment and Method Statement, Tree Protection Plan, and Tree Planting Plan were submitted. There are no significant trees within the site, but there is a small area of juvenile mixed broadleaves and conifers on the north side adjacent to the roundabout. There is mature woodland lying to the southwest of site, but it is outwith the site boundary. These areas of trees are to be retained and will be protected during the construction works and this will be secured by condition.
- 8.34 Landscape proposals have been submitted, alongside a Landscape and Biodiversity Maintenance Schedule. Landscaping proposals include tree planting, shrub planting and hedging, grass seeding and wildflower seeding. The planting and maintenance will be secured via condition.
- 8.35 A Biodiversity Enhancement Statement was submitted to support the application. It sets out measures that will be undertaken at the site, with the aim of delivering positive impacts, strengthening nature networks and utilising nature-based solutions. Enhancements which are set out include: planting; bee banks; swift bricks and bird boxes; bat boxes; amphibian and reptile stone piles; and hedgehog highways. The identified mitigation will be secured by condition.

- 8.36 The developer has undertaken a Preliminary Ecological Appraisal (2025). The site offers potential habitat for roosting bats, breeding birds and commuting otter. No evidence of badger, red squirrel, pine marten or water vole was found, though suitable habitat for these species is present. However, recommendations have been made regarding breeding bird surveys, bat activity surveys if disturbance or felling cannot be avoided, and targeted otter and water vole surveys in Holm Burn. These will require to be undertaken prior to commencement on site and can be controlled by condition. A Construction Environment Management Plan (CEMP) will also be secured by condition.

Natural Environment

- 8.37 The site has potential connectivity to the River Moriston Special Area of Conservation (SAC), via the migratory salmon in the River Ness. There is also potential connectivity with the Moray Firth Special Protection Area (SPA). To protect water quality in the River Ness and to avoid likely significant effects on the River Moriston SAC and the Moray Firth SPA, there will need to be adequate drainage in place throughout both the construction and occupation of the development. To avoid sedimentation and pollution reaching the River Moriston SAC and Moray Firth SPA a public sewer connection and comprehensive sustainable urban drainage system are required. These can be secured by conditions related to construction environmental management and surface water drainage.

Historic Environment

- 8.38 A watching brief carried out in earlier phases of the wider Ness-Side development area revealed important early prehistoric remains and artefacts which confirms the significance of this area and the potential for further buried features and deposits to survive. A condition is included to secure a Watching Brief so that impacts on any archaeological features can be mitigated.

Other material considerations

- 8.39 There are no other material planning considerations.

Matters to be secured by Legal Agreement

- 8.40 There is an existing S75 which covers the wider Ness-side development (17/02007/FUL) including the land for this proposal. The existing S75 legal agreement requires to be modified to take account of the fact that another named party (Barratt David Wilson North Scotland) is also liable for a proportion of the contributions.
- 8.41 The applicant has four months from the date that the Council's Solicitor writes to the Applicant/Applicant's Solicitor indicating the terms of the legal agreement or other appropriate mechanism to secure mitigation for the impacts of the development agreed by the Planning Service, to deliver to the Council a signed legal agreement. Should an agreement or other appropriate mechanism to secure the mitigation agreed by the Planning Service not be delivered within four months, the application may be refused under delegated powers.

9. CONCLUSION

- 9.1 The proposal seeks permission for the erection of 47no. houses, together with associated infrastructure and landscaping works. The site lies within the adopted Torvean and Ness-side Development Brief, where substantial parts of the wider Ness-side area have either been completed or are currently under development. The site is allocated for housing within the Inner Moray Firth Local Development Plan 2, and there is extant planning permission for 138 houses (17/02007/FUL). As such, the principle of residential development on the site is established. The current proposal represents a redesign of the extant consent.
- 9.2 The location, layout and design of the proposed development is considered to be acceptable. Subject to outstanding matters being addressed through planning conditions, the proposal is considered to be appropriate.
- 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	Y
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	Y
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, site excavation or groundwork shall commence until all retained trees have been protected against construction damage using protective barriers located as per the approved Tree Protection Plan (as set out in the Arboricultural Method Statement) and in accordance with BS 5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time. These barriers shall remain in place throughout the construction period and shall not be moved or removed during the construction period without the prior written approval of the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter.

3. A suitably qualified Arboricultural consultant shall be employed by the applicant to ensure that the approved Tree Protection Plans and Arboricultural Method Statement (AMS) are implemented to the agreed standard. Stages requiring supervision are set out in the AMS and certificates of compliance for each stage shall be submitted for the written approval of the Planning Authority.

Reason: To ensure the protection of retained trees throughout the construction period.

4. The planting on the approved Tree Planting Plans shall be implemented in full during the first planting season following commencement of development or as otherwise agreed in writing by the Planning Authority. All planting shall be maintained as per the Landscape and Biodiversity Maintenance Schedule, docquetted hereto.

Reason: In the interests of amenity.

5. A suitably qualified landscape consultant shall be employed by the applicant to ensure that the Landscape Plans and the Biodiversity Enhancement Statement are implemented to the agreed standard. The consultant shall be appointed prior to the commencement of development and shall remain in place for the duration of the relevant works. Stages requiring supervision shall be agreed with the Planning Authority and certificates of compliance for each stage shall be submitted for approval.

Reason: In the interests of amenity.

6. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site green spaces and/or other spaces, facilities, features or parts of the development that are not the exclusive property of any

identifiable individual home owner (such as communal parking areas, estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), shall have been submitted for the approval in writing of the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

Reason: To ensure that all communal spaces, facilities and landscaping areas are properly managed and maintained.

7. Finished floor levels shall be set at a minimum of 600mm above the 1 in 200 year plus climate change flood level from the cross section adjacent to each buildings location.

Reason: To ensure that all development meets the requirements of NPF4 Policy 22 in relation to flood risk.

8. No development shall commence until full details of surface water drainage provision and how that relates to the surface water drainage approach for the site as a whole (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time) has been submitted to, and approved in writing by, the Planning Authority. This shall include full modelling of the drainage networks and demonstrate that discharge will be limited to pre-development rates for a range of return period storms. Thereafter, only the approved details shall be implemented, and all surface water drainage provision shall be completed the first occupation of any of the development.

Reason: In the interests of amenity, to protect and enhance the natural environment, protect the water environment, avoid adverse impacts on the River Moriston Special Area of Conservation and prevent pollution.

9. For the avoidance of doubt all residential dwellings shall be connected to the public water and waste water network.

Reason: In order to ensure that water and sewerage infrastructure is delivered in line with the provisions of the Development Plan.

10. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Planning Authority. The CEMP shall include the following:
 - i. Pre-commencement habitat and species surveys
 - ii. Habitat and Species Protection
 - iii. Pollution prevention and control
 - iv. Dust Management
 - v. Construction Noise Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites - Part 1: Noise

- vi. Construction Vibration Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites - Part 1: Noise;
- vii. Site Waste Management;
- viii. Surface and Ground Water Management;
- ix. Drainage and sediment management measures from all construction areas;
- x. Mechanisms to ensure that construction will not take place during periods of high flow or high rainfall;
- xi. Public Water Supply Protection Measures;
- xii. Emergency Response Plans;
- xiii. Other relevant environmental management as may be relevant to the development.
- xiv. Details for the appointment, at the developer's expense, of a suitably qualified Environmental Clerk of Works (ECoW), including roles and responsibilities and any specific accountabilities required by conditions attached to this permission;
- xv. A statement of responsibility to 'stop the job/activity' if a breach or potential breach of mitigation or legislation occurs; and
- xvi. Methods for monitoring, auditing, reporting and the communication of environmental management on site and with client, Planning Authority and other relevant parties.

Thereafter, development shall be carried out in accordance with the approved Schedule of Mitigation, Construction Environmental Management Document and any Construction Environmental Management Plans approved thereunder.

Reason: To ensure that the construction of the development is carried out appropriately and does not have an adverse effect on the environment and to protect the qualifying interests of the River Moriston Special Area of Conservation and the Moray Firth Special Protection Area.

11. The Access and Management Plan shall be implemented as approved, unless otherwise approved in writing by the Planning Authority.

Reason: In order to safeguard public access both during and after the construction phase of the development.

12. No development or work (including site clearance) shall commence until proposals for an archaeological watching brief to be carried out during site clearance and excavation works, has been submitted to, and approved in writing by, the Planning Authority. Thereafter, the watching brief shall be implemented as approved.

Reason: In order to protect the archaeological and historic interest of the site.

13. No development shall commence until details of a signalised pedestrian crossing on the A8082 have been submitted to, and approved in writing by the Planning Authority, in consultation with the Roads Authority. The approved crossing shall be implemented prior to the occupation of any dwelling hereby

approved and shall be coordinated with the delivery of development permitted under planning permission references 25/03745/FUL and 25/03746/FUL.

Reason: In the interests of pedestrian safety.

14. Prior to the commencement of development, the developer shall have provided written and plan details of a scheme for the provision of electric car charging points within the development for the approval in writing of the Planning Authority. This shall include the location and design of each charging point and a timescale for implementation. The approved scheme shall be implemented in line with the approved timescales.

Reason: To facilitate the move toward the reduction in reliance of petrol and diesel cars.

15. No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the Planning Authority. The statement shall provide for:
- i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v. wheel washing facilities
 - vi. measures to control the emission of dust and dirt during construction
 - vii. measures to reduce the impact of construction noise at noise sensitive locations, and
 - viii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Method Statement shall be adhered to throughout the construction period.

Reason: In the interests of road safety, to limit the impacts on the local road network and to limit the amenity impacts of the construction phase of the development on local residents.

16. No development shall commence until the materials to be used in external finishes (including but not limited to finishes of walls, roofs, rainwater goods, windows and doors) of any and all built structures (inclusive of houses, flats, cycle stores and bin stores), have been submitted to, and approved in writing by the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to enable the Planning Authority to consider this matter(s) in detail prior to the commencement of development; in the interests of amenity.

REASON FOR DECISION

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

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

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>

Protected Species - Contractors' Guidance

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

Signature: Bob Robertson
Designation: (Acting) Planning Manager South
Author: Julie-Ann Bain
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 5221-01-002 LOCATION PLAN
Plan 2 - 5221-01-003 REV Q SITE LAYOUT PLAN
Plan 3 - 5221-05-001 SITE SECTION PLAN
Plan 4 - 5221-02-004 REV C SITE LAYOUT PLAN
Plan 5 - 5221-06-010 REV A SITE LAYOUT PLAN - FINISHED AND BOUNDARIES AREA A
Plan 6 - HLD 3687.25 SL-01 REV G LANDSCAPING PLAN
Plan 7 - 4171:101 REV E ROAD LAYOUT PLAN
Plan 8 - 2023/BTBO 12 FLOOR/ELEVATION PLAN - STOBO
Plan 9 - 2023/D/SRH/01 REV A FLOOR/ELEVATION PLAN - STRATHCONNOR
Plan 10 - 2023/DNE/13 REV B FLOOR/ELEVATION PLAN - DEAN
Plan 11 - 2023/S/BKIO/13 FLOOR/ELEVATION PLAN - KINLOCH
Plan 12 - 2023/S/BLH/12 REV A FLOOR/ELEVATION PLAN - BALLOCH
Plan 13 - 2023/S/CBL/01 REV A FLOOR/ELEVATION PLAN - CAMPBELL
Plan 14 - 2023/S/CEN/01 REV A FLOOR/ELEVATION PLAN - CRAIGEND
Plan 15 - 2023/S/CUP/01 REV A FLOOR/ELEVATION PLAN - CUPAR
Plan 16 - 2023/S/FOE/13 REV A FLOOR/ELEVATION PLAN - FENTON
Plan 17 - 2023/S/GAM/14 REV B FLOOR/ELEVATION PLAN - GLAMIS

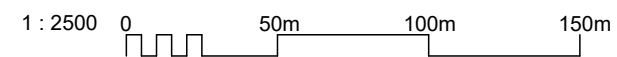
Plan 18 - 2023/S/THU/01 FLOOR/ELEVATION PLAN – THURSO

Appendix 1 – Letters of Representation

None



- Application site boundary.
- Land owned by applicant, subject to separate Application.



REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

5 Ness Bank, Inverness, IV2 4SF 01463 233760	Unit 19, Scion House, Stirling University Innovation Park, Stirling FK9 4NF 01786 232777	8 High Street, Oban, PA34 4BG 01631 359054
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AREAS A7-A9, NESS-SIDE
INVERNESS
BARRATT HOMES - NORTH SCOTLAND

AREAS A7-A9 - LOCATION PLAN - AREA A

SCALE:	1 : 2500	DRAWN:	--
PAPER SIZE:	A3	DATE:	Sep 2025

DWG No.	5221-01-002	REV.	-
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- Site Boundary
- Affordable Boundary
- Public open space
- Private front garden
- Private rear garden
- Tarmac road
- Tarmac pavement / footpath
- Tarmac with coloured chips rolled in
- Herringbone pavious shared surfaces
- Herringbone pavious private parking
- Private driveway (porous asphalt)
- On street visitor parking space
- Shared drive/footpath refuse collection point
- Refer to Landscape Architect's layout and Boundary Treatment layout drawings for further information.
- Planning Application boundary

Caledonia 2021 Range									
House Name	House Type	Garage	Number	Specification	Bedrooms	SQFT	Total SQFT	Mix %	
CUPAR	END TERRACE	N/A	10	AMBASSADOR	3	885	8,860	2%	
THURSO	END TERRACE	N/A	10	AMBASSADOR	3	885	8,860	2%	
ABERDEEN	END TERRACE	N/A	3	AMBASSADOR	3	938	5,628	2%	
CRACKEND	END TERRACE	N/A	3	AMBASSADOR	3	966	966	2%	
STRATHDONNON	DETACHED	N/A	15	AMBASSADOR	3	1,029	15,435	2%	
GLAMS (G)	DETACHED	INTEGRAL	6	EMBASSY	4	1,075	6,450	2%	
FRANCO (G)	DETACHED	INTEGRAL	4	EMBASSY	4	1,311	5,244	2%	
KINLOCH (G)	DETACHED	INTEGRAL	4	EMBASSY	4	1,311	5,244	2%	
DEAN (G)	DETACHED	INTEGRAL	6	EMBASSY	4	1,286	7,716	2%	
CAMPBELL	DETACHED	INTEGRAL	4	EMBASSY	4	1,329	5,316	2%	
BALLOCH (G)	DETACHED	DS/DODG	4	EMBASSY	4	1,381	5,524	2%	
STOBO (G)	DETACHED	INTEGRAL	5	EMBASSY	4	1,386	6,930	2%	
TOTAL PRIVATE			82				88,659	0%	

APARTMENTS TYPE RANGE									
House Name	House Type	Garage	Number	Bed Spaces	Bedrooms	SQFT	Total SQFT	Mix %	
TAY	APARTMENT	N/A	15	4	2	873	10,665	75%	
IRVINE	APARTMENT	N/A	4	4	2	709	2,836	20%	
IRVINE VARIANT 1	APARTMENT	N/A	1	4	2	740	740	5%	
TOTAL PRIVATE			20				13,241	100%	

AFFORDABLE HOUSE TYPE									
House Name	House Type	Garage	Number	Bed Spaces	Bedrooms	SQFT	Total SQFT	Mix %	
ARDLUS	COTTAGE FLAT GF	N/A	2	2	1	517	1,034	2%	
ARVORLICH	COTTAGE FLAT FF	N/A	2	2	1	822	1,244	2%	
INVERBERG	END TERRACE	N/A	4	3	2	862	3,448	2%	
INVERBERG	MID TERRACE	N/A	2	3	2	862	1,724	2%	
JRSP AFFORDABLE	END TERRACE	N/A	2	5	3	1,083	2,166	2%	
JRSP AFFORDABLE	MID TERRACE	N/A	2	5	3	1,083	2,166	2%	
TOTAL AFFORDABLE			14				11,782	0%	

AFFORDABLE APARTMENTS TYPE									
House Name	House Type	Garage	Number	Bed Spaces	Bedrooms	SQFT	Total SQFT	Mix %	
SLA	APARTMENT	N/A	12	4	2	834	7,508	52%	
URY	APARTMENT	N/A	3	4	2	872	2,616	15%	
TAY	APARTMENT	N/A	3	4	2	873	2,619	15%	
SPEY	APARTMENT	N/A	1	4	2	708	708	5%	
IRVINE VARIANT 2	APARTMENT	N/A	1	4	2	709	709	5%	
TOTAL AFFORDABLE			20				13,060	100%	
TOTAL AFFORDABLE			34				24,842	100%	

TOTAL COMBINED			136				127,172		
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- 0 02.08 Revisions sheet covers electronic layout
- P 02.26 Drawings with amendments / table cycle parking added
- O 02.26 Surface material changes
- N 02.25 General layout revisions
- M 01.28 General layout revisions
- L 12.25 Landscape revised
- K 12.25 Footpath adjacent to plot 52 realigned
- J 12.25 Plans and associated back & parking area accommodation schedule revised
- REV DATE DESCRIPTION

Bracewell Stirling CONSULTING
 5 Ness Bank, Inverness, 01463 233760
 Unit 19, Scion House, Stirling University Innovation Park, Stirling FK9 4NF, 01786 232777
 8 High Street, Glen, Perth PA6 4BG, 01631 359564

AREAS A7-A9, NESS-SIDE INVERNESS BARRATT HOMES - NORTH SCOTLAND
SITE LAYOUT PLAN

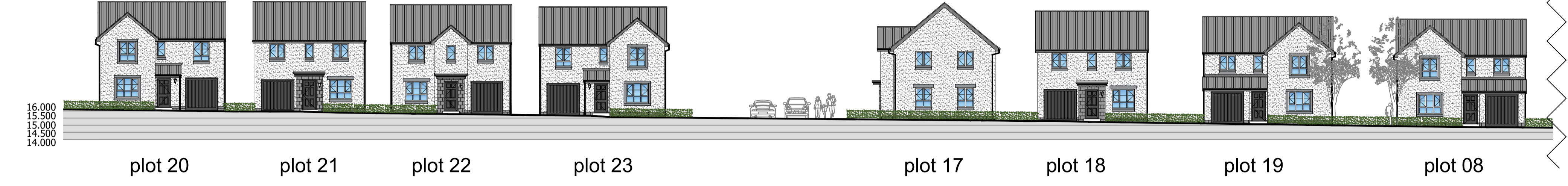
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 PAPER SIZE: A3 DATE: Mar 2025
 DWG No: 5221-02-003 REV: Q



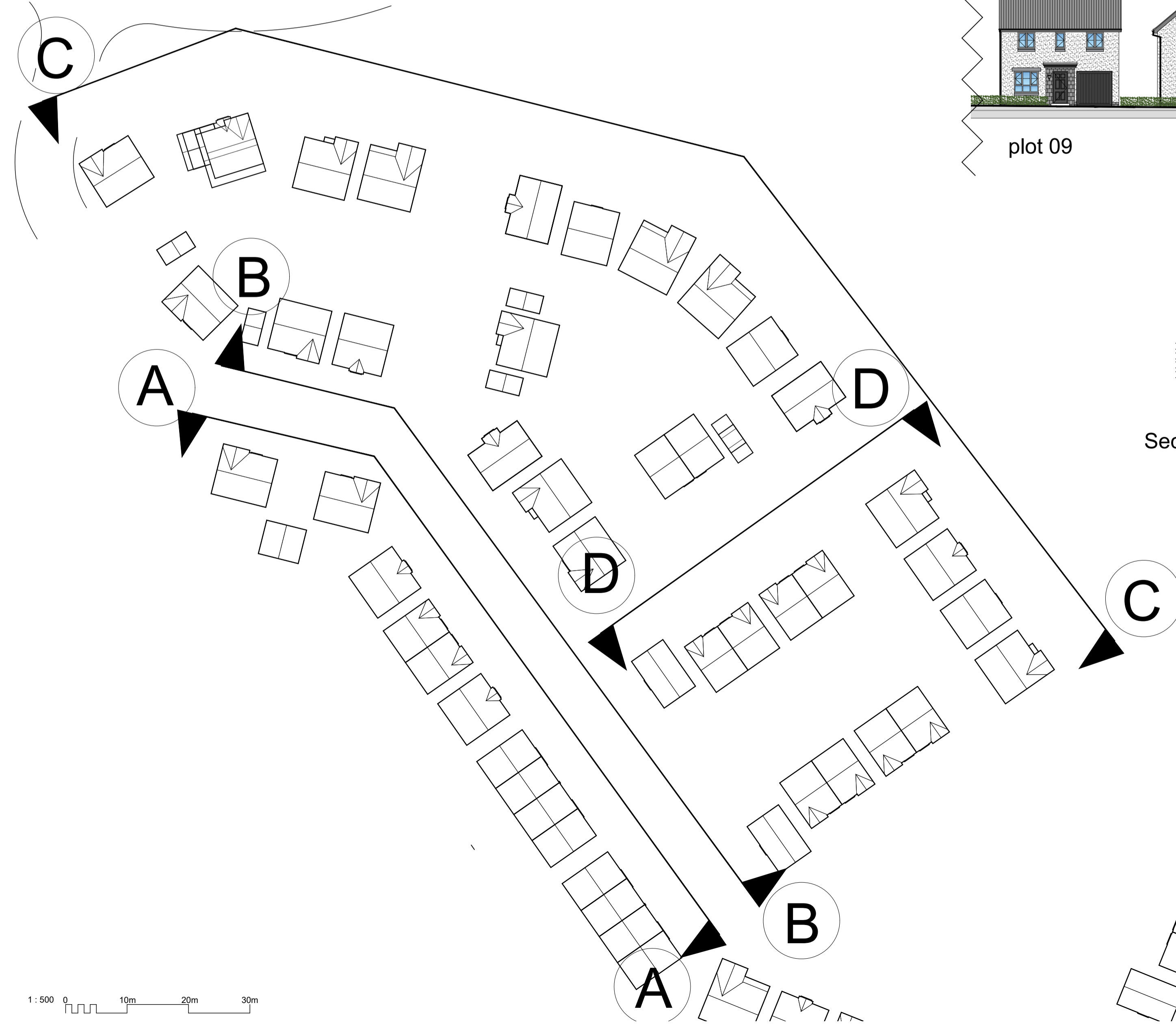
Section A-A



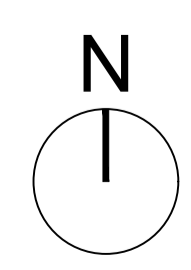
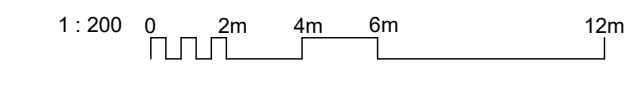
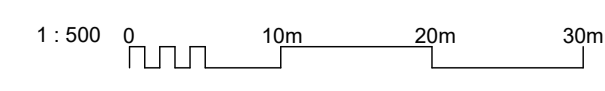
Section B-B



Section C-C



Section D-D



REV	DATE	DESCRIPTION	DRN

Bracewell
ARCHITECTURE | MASTERPLANNING | ENERGY

5 Ness Bank, Inverness, IV2 4SF, 01463 233760
Unit 19, Scion House, Stirling University Innovation Park, Stirling FK9 4NF, 01786 232777
8 High Street, Oban, PA34 4BG, 01631 359054

AREAS A7-A9, NESS-SIDE INVERNESS
BARRATT HOMES - NORTH SCOTLAND

5221-05-001 - APPLICATION A - SITE SECTION

SCALE:	1: 200	DRAWN:	LJ
PAPER SIZE:	A1	DATE:	Oct 2025
DWG No.	5221-05-001	REV.	-



- Application Site Boundary
 - Land subject to separate application
 - Public open space
 - Private front garden
 - Private rear garden
 - Tarmac road
 - Tarmac pavement / footpath
 - Tarmac with coloured chips rolled in
 - Herringbone pavious shared surfaces
 - Herringbone pavious private parking
 - Private driveway (porous asphalt)
 - On street visitor parking space
 - Shared drive/footpath refuse collection point
- Refer to Landscape Architect's layout and Boundary Treatment layout drawings for further information.

Caledonia 2021 Range									
House Name	House Type	Garage	Number	Specification	Bedrooms	SQFT	Total SQFT	Mix %	
CUPAR	END TERRACE	N/A	4	AMBASSADOR	3	885	3,540	9%	
CUPAR	MD TERRACE	N/A	4	AMBASSADOR	3	885	3,540	9%	
THURSO	SEM DETACHED	N/A	2	AMBASSADOR	3	908	1,816	4%	
ABERFELDIE	END TERRACE	N/A	0	AMBASSADOR	3	905	-	0%	
CRAGEND	SEM DETACHED	N/A	10	AMBASSADOR	3	1,039	10,390	21%	
STRAITHCROWN	DETACHED	N/A	2	AMBASSADOR	3	1,034	2,068	4%	
GLAMS (G)	DETACHED	INTEGRAL	3	EMBASSY	4	1,075	3,225	6%	
PENTON (G)	DETACHED	INTEGRAL	5	EMBASSY	4	1,137	5,685	11%	
PONTOCH (G)	DETACHED	INTEGRAL	2	EMBASSY	4	1,211	2,422	4%	
DEAN (G)	DETACHED	INTEGRAL	5	EMBASSY	4	1,286	6,430	11%	
CAMPBELL	DETACHED	INTEGRAL	3	EMBASSY	4	1,329	3,987	8%	
BALLOCH (G)	DETACHED	INTEGRAL	4	EMBASSY	4	1,381	5,524	9%	
STOOG (G)	DETACHED	INTEGRAL	3	EMBASSY	4	1,388	4,164	8%	
			47				52,715	100%	

APARTMENTS TYPE RANGE									
House Name	House Type	Garage	Number	Bed Spaces	Bedrooms	SQFT	Total SQFT	Mix %	
TAY	APARTMENT	N/A	0	4	2	673	-	0%	
IRVINE	APARTMENT	N/A	0	4	2	708	-	0%	
IRVINE VARIANT 1	APARTMENT	N/A	0	4	2	745	-	0%	
			0					0%	
TOTAL PRIVATE			0				52,715		

AFFORDABLE HOUSE TYPE									
House Name	House Type	Garage	Number	Bed Spaces	Bedrooms	SQFT	Total SQFT	Mix %	
ARDLUJ	COTTAGE FLAT-FF	N/A	0	2	1	517	-	0%	
ARVORLICH	COTTAGE FLAT-FF	N/A	0	2	1	822	-	0%	
INVERBERG	END TERRACE	N/A	0	3	2	882	-	0%	
INVERBERG	MD TERRACE	N/A	0	3	2	882	-	0%	
SBSP AFFORDABLE	END TERRACE	N/A	0	5	3	1,083	-	0%	
SBSP AFFORDABLE	MD TERRACE	N/A	0	5	3	1,083	-	0%	
			0					0%	

AFFORDABLE APARTMENTS TYPE									
House Name	House Type	Garage	Number	Bed Spaces	Bedrooms	SQFT	Total SQFT	Mix %	
SLA	APARTMENT	N/A	0	4	2	634	-	0%	
URY	APARTMENT	N/A	0	4	2	672	-	0%	
TAY	APARTMENT	N/A	0	4	2	673	-	0%	
SPEY	APARTMENT	N/A	0	4	2	708	-	0%	
IRVINE VARIANT 2	APARTMENT	N/A	0	4	2	708	-	0%	
			0					0%	
TOTAL AFFORDABLE			0						
TOTAL COMBINED			47				52,715		

C 03.25 Revised to match other current outputs
 B 12.25 Landscape revised
 A 12.25 Accommodation schedule revised
 REV DATE DESCRIPTION
 OL
 OL
 OL
 JWH

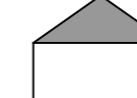
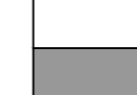

Bracewell Stirling CONSULTING
 5 Ness Bank, Inverness, 112 45F, 01463 233760
 Unit 19, Scion House, Stirling University Innovation Park, Stirling FK9 4NF, 01786 232777
 8 High Street, Glen, PA34 4BG, 01631 359564

AREAS A7-A9, NESS-SIDE INVERNESS BARRATT HOMES - NORTH SCOTLAND
SITE LAYOUT PLAN AREA A




SCALE: 1:500 DRAWN: OL
 PAPER SIZE: A3 DATE: Mar 2025
 DWG No: 5221-02-004 REV: C



FINISHES SCHEDULE

 Roof Tile: Anthracite Gray
 Roughcast: white dry dash render
 Base Course / features: Grey reconstituted stone

BOUNDARY TREATMENTS

 1800mm high timber screen fence (preservative treated timber)
 1800mm high feature wall (buff brick & preservative treated timber panels)
 Hedges

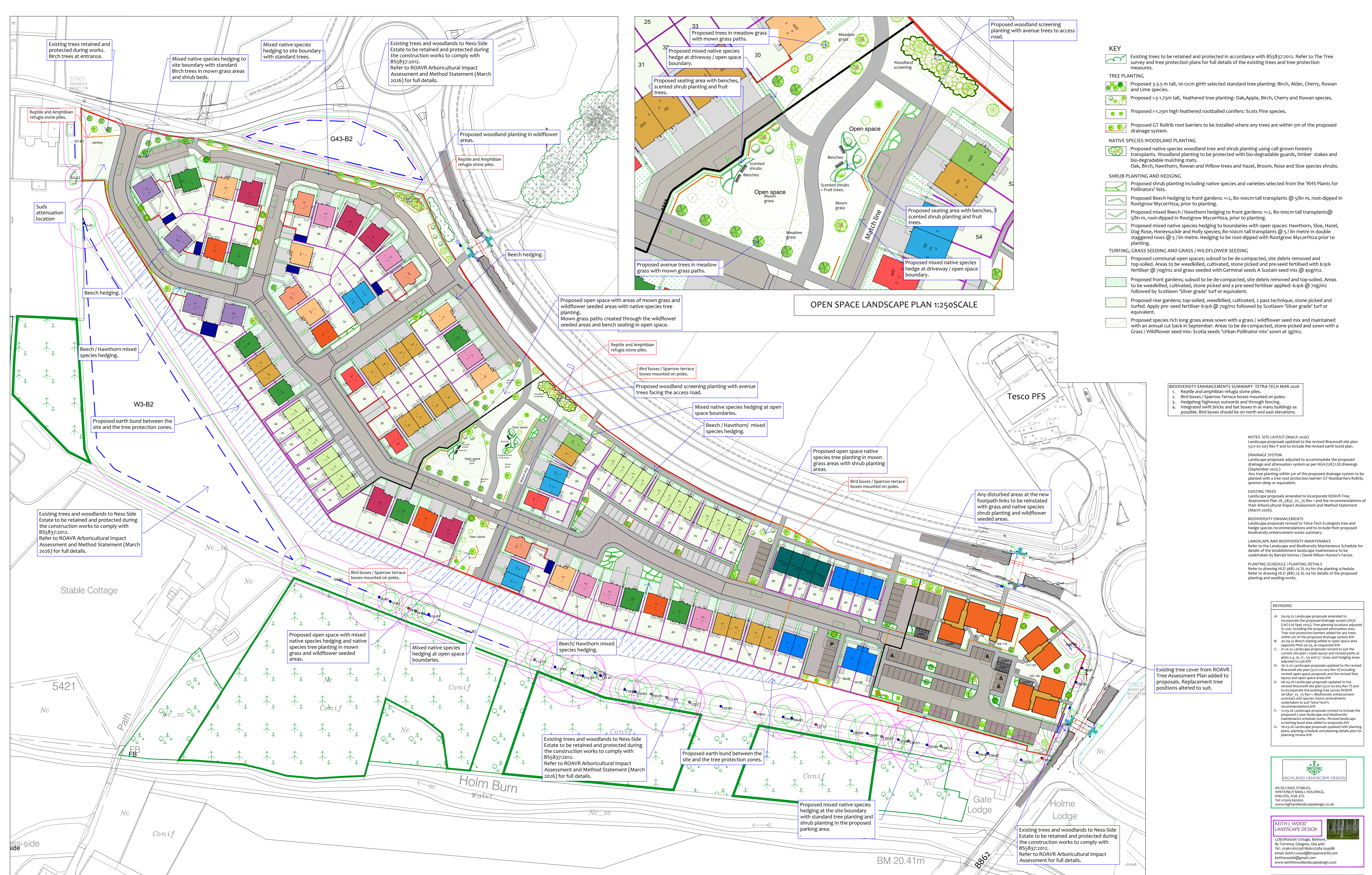
-  Application Site Boundary
 -  Land subject to separate application
 -  Public open space
 -  Private front garden
 -  Private rear garden
 -  Tarmac road
 -  Tarmac pavement / footpath
 -  Tarmac with coloured chips rolled in
 -  Herringbone pavours shared surfaces
 -  Herringbone pavours private parking
 -  Private driveway (porous asphalt)
 -  On street visitor parking space
 -  Shared drive/footpath refuse collection point
- Refer to Landscape Architect's layout and Boundary Treatment layout drawings for further information.

A 1523 06/03/2020
 REV DATE DESCRIPTION
 OL

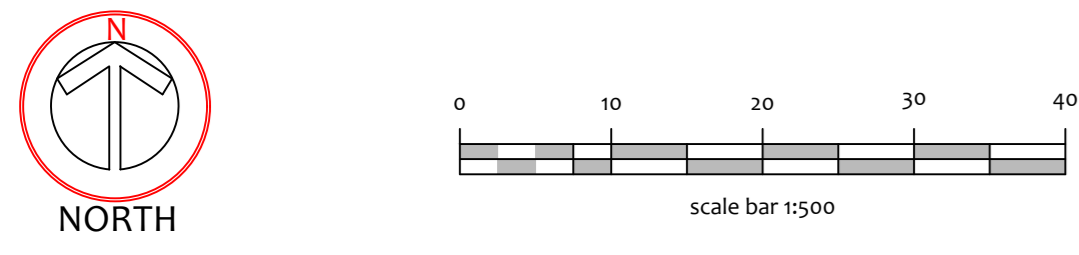
Bracewell Stirling CONSULTING
 5 Ness Bank, Inverness, IV2 4SF 01463 233760
 Unit 19, Scion House, Stirling University Innovation Park, Stirling FK9 4NF 01786 232777
 8 High Street, Oban, PA34 4BG 01631 359054

AREAS A7-A9, NESS-SIDE INVERNESS BARRATT HOMES - NORTH SCOTLAND FINISHES AND BOUNDARIES AREA A

SCALE: 1:500 DRAWN: OL
 PAPER SIZE: A0 DATE: Mar 2020
 DWG No: 5221-06-010 REV: A



BARRATT HOMES NORTH SCOTLAND- PROPOSED HOUSING AT NESS-SIDE, INVERNESS - LANDSCAPE PROPOSALS 1:500SCALE



HIGHLAND LANDSCAPE DESIGN

ALISA CRAG STABLES,
WHITENICH SMALL HOLDINGS,
KINLOSS, INVERNESS.
Tel: 01462 84999
www.highlandlandscape.co.uk

KEITH L WOOD LANDSCAPE DESIGN

1 Old Brunster Cottage, Balmora,
By Torrance, Glasgow, G64 4AH.
Tel: 01461 610321 Mob: 07584 055886
email: keith.l.wood@btopenworld.com
keithwood4@gmail.com
www.keithwoodlandscape.co.uk

Project Title: NESS-SIDE HOUSING, INVERNESS, P12 8DH.

Client: BARRATT HOMES / DAVID WILSON HOMES

DRAWING TITLE: LANDSCAPE PROPOSALS

PLANNING			
Scale	1:500/1:250 @ A0	Date	02.09.25
Drawn	k.wood	Checked	-
Dwg No.	HLD 3687-25 SL-01	Rev.	G



KEY

- RCP REFUSE COLLECTION POINT
- [Red hatched box] DENOTES SURFACING WITH RED COLOURED CHIPS
- [Dotted box] DENOTES ROAD VERGE
- [Grid pattern box] DENOTES PERMEABLE BLOCK PAVING
- [Stippled box] DENOTES POROUS ASPHALT SURFACING

- NOTES**
1. ALL ROADWORKS TO BE CONSTRUCTED IN ACCORDANCE WITH MCDHW VOL. 1 SPECIFICATION FOR HIGHWAY WORKS.
 2. DESIGN SPEED AND STOPPING SITE DISTANCE
 - 2.1. MAIN RESIDENTIAL STREET 20 mph / 25 m
 - 2.2. MINOR RESIDENTIAL STREET 15 mph / 17 m
 (NOTE: ALL FORWARD VISIBILITY WITHIN ROAD ENVELOPE)
 3. REFER TO DRAWING 4171:102 FOR ROAD LONGITUDINAL SECTIONS.
 4. REFER TO DRAWING 4171:103 FOR ROAD CONSTRUCTION DETAILS.
 5. ALL DRIVEWAYS TO BE PROFILED TO SHED RUN OFF TO GARDENS AND ENSURE NO RUN OFF TO ADOPTABLE ROAD.

Drawing No.	Revision	
4171:101	E	
Revisions	Date	Drn.
A ROAD 3 AND ROAD 5 JUNCTION REVISED	25.09.25	MC
B ENTRY DETAILS UPDATED	14.11.25	MC
C PLOTS 97 - 136 REVISED, SHARED DRIVEWAY SURFACING REVISED.	11.12.25	MC
D ROADS LAYOUT REVISED	31.03.26	MC
E RAISED TABLE JUNCTIONS ADDED	02.04.26	MC

**APPROVAL
DRAWING**

**BARRATT HOMES
NORTH SCOTLAND**

NESS SIDE

ROAD LAYOUT

Drawn: MC	Ck'd:	Scale: 1:500 (A1)
Date: SEPT 25	Date:	DO NOT SCALE

consulting engineers

hga

HGA(UK) Ltd
Darach House
Stoneyfield Business Park
Inverness IV2 7PA
T: 01463 221717
F: 01463 224275
email: hga@hgaagroup.co.uk

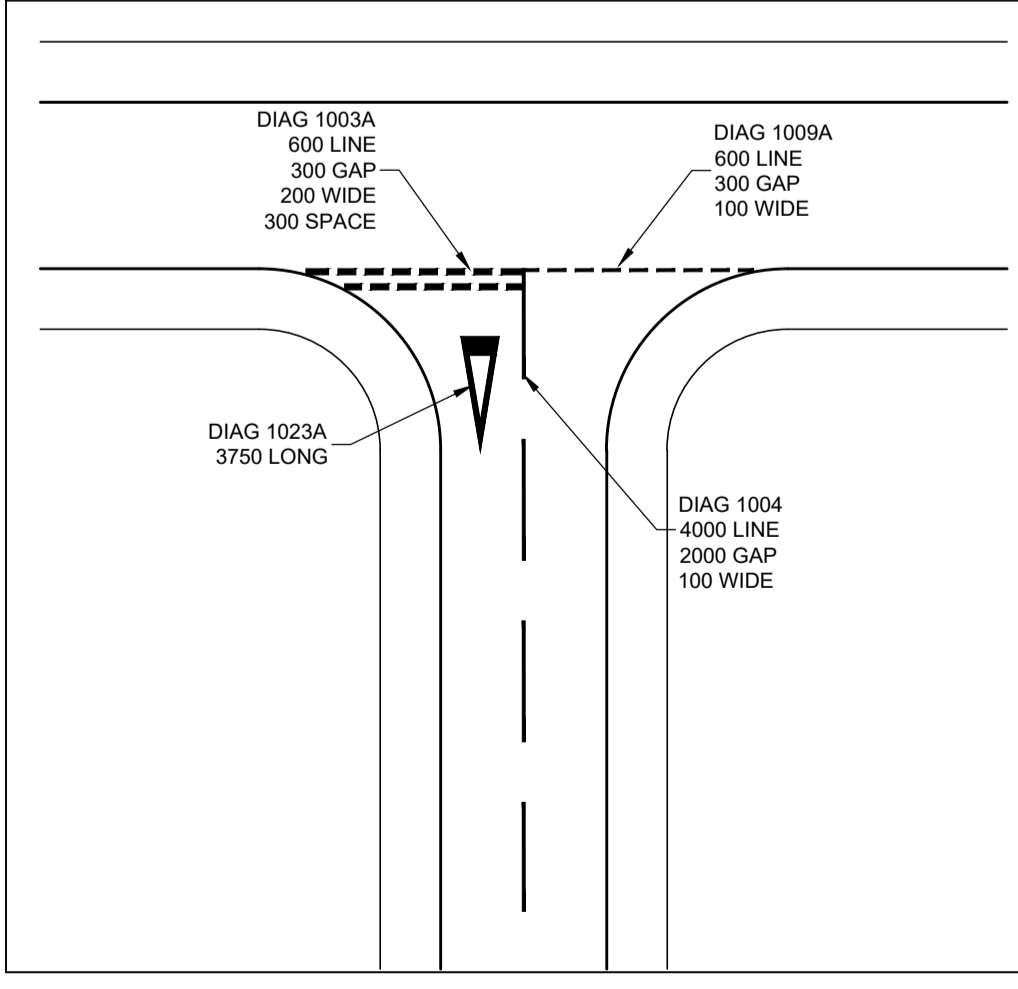
Drawing No.	Revision	
4171:101	E	

ROAD CLASSIFICATIONS

ROAD	CLASSIFICATION
1	MAIN RESIDENTIAL STREET
2	SHARED DRIVEWAY
3	MINOR RESIDENTIAL STREET
4	SHARED DRIVEWAY
5	SHARED DRIVEWAY
6	SHARED DRIVEWAY
7	SHARED DRIVEWAY
8	SHARED DRIVEWAY
9	PARKING COURT
10	PARKING COURT
11	PARKING COURT
12	PARKING COURT

VISIBILITY SPLAY

JUNCTION	X	Y LEFT	Y RIGHT
1 TO EXISTING	4.5	30m	30m
2 TO 1	2.4	20m	25m
3 (START) TO 1	2.4	25m	25m
3 (END) TO 1	2.4	25m	25m
4 TO 3	2.4m	0m	25m
5 TO 3	2.4m	25m	0m
6 TO 1	2.4m	25m	23.5m
7 TO 1	2.4m	25m	25m
8 TO 1	2.4m	25m	25m
9 TO 1	2.4m	25m	25m
10 TO 1	2.4m	25m	25m
11 TO 1	2.4m	25m	25m





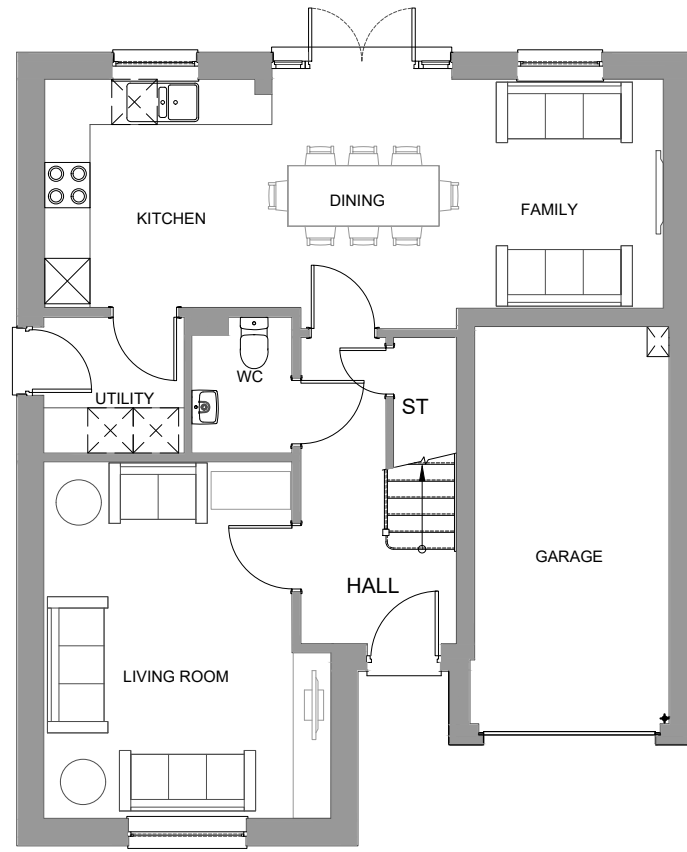
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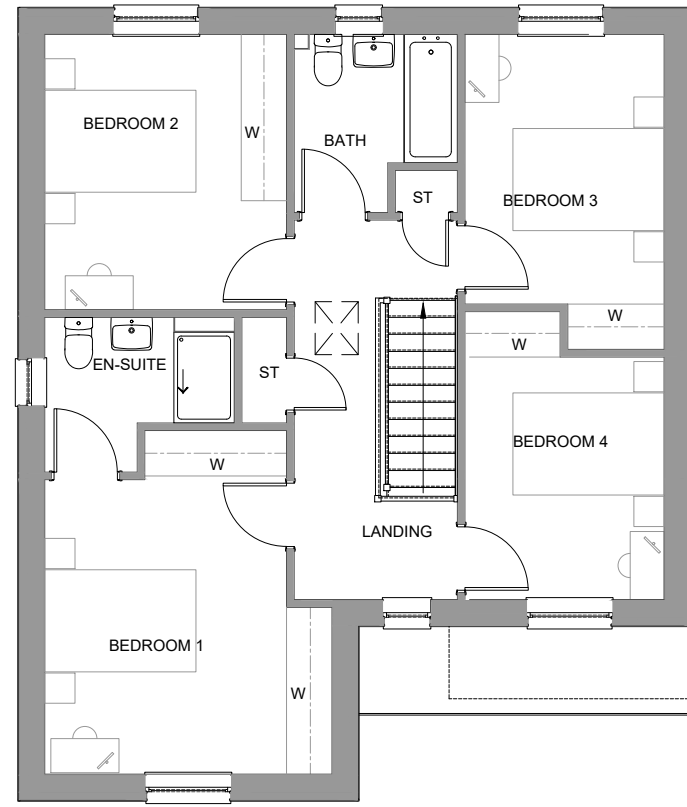
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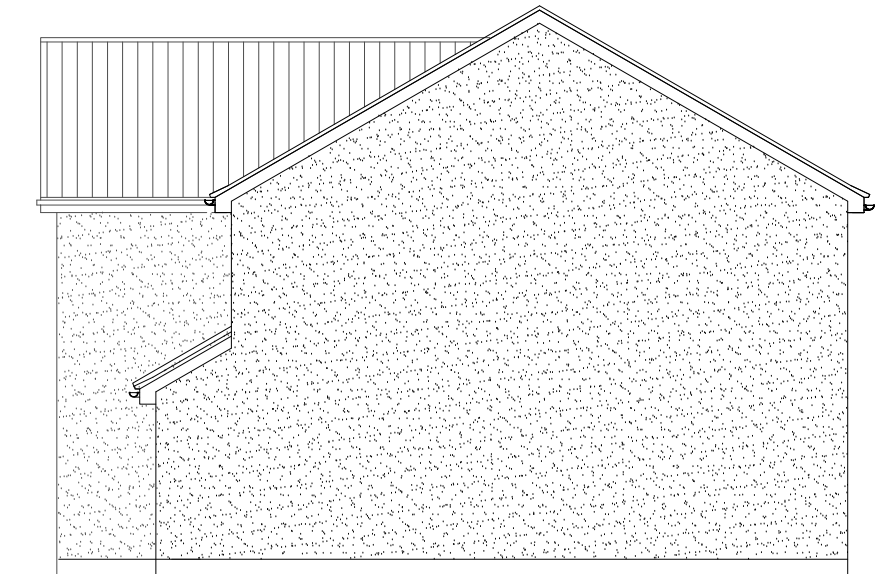
SIDE ELEVATION



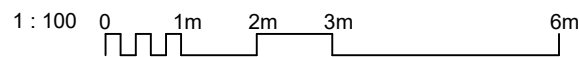
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



TOTAL FLOOR AREA: STOBO - 128.9 m² / 1386 Sqft

Sales Name: **STOBO -23**

House Type Code: **BTBO 06GD**

Spec: **EMBASSY** Drawing No: **2023/BTBO 12**

Drawn: Checked: Scale: **1:100@A3** Date: **Apr 24**

WARNING TO HOUSE PURCHASERS:

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, fixtures and fittings or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically stated otherwise. The contents of this drawing should not be relied upon for the purpose of entering into a contract to purchase any property.

PLANNING DRAWING - GABLE

Rev: . Description: . Date: .



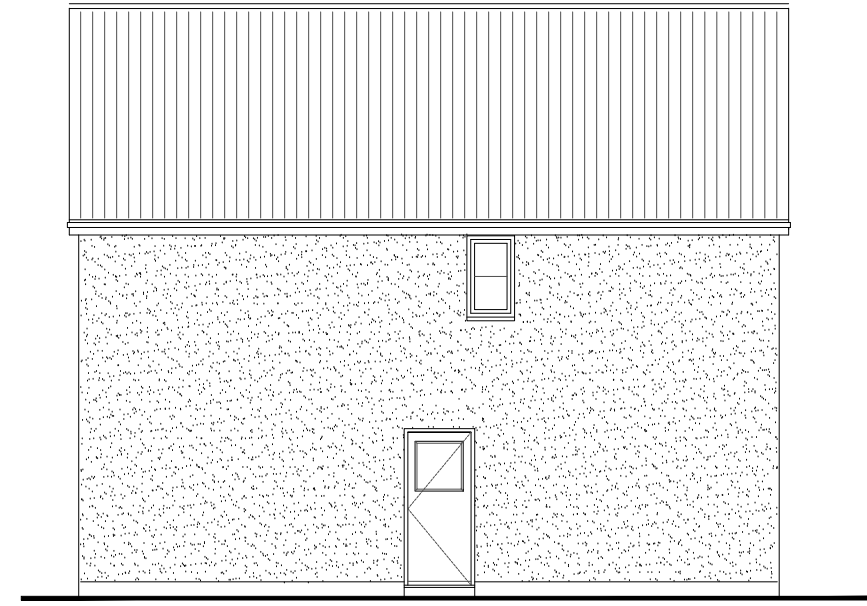
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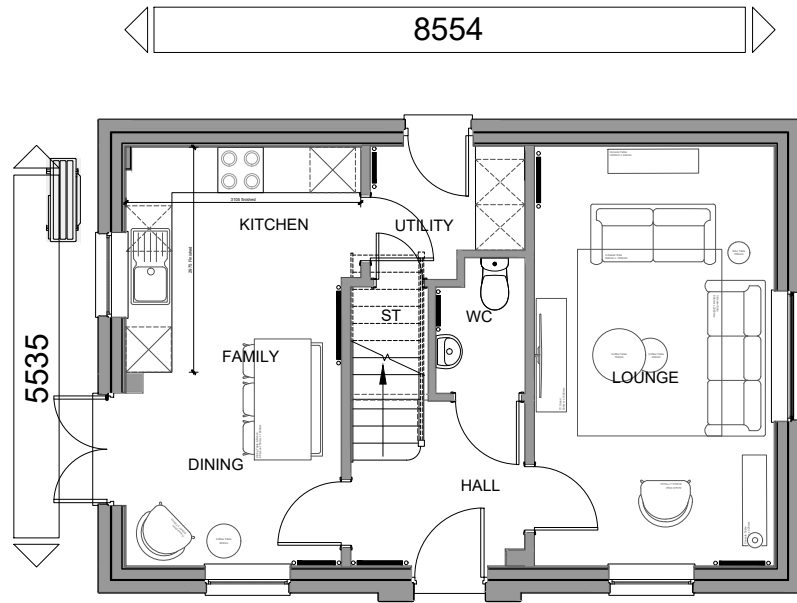
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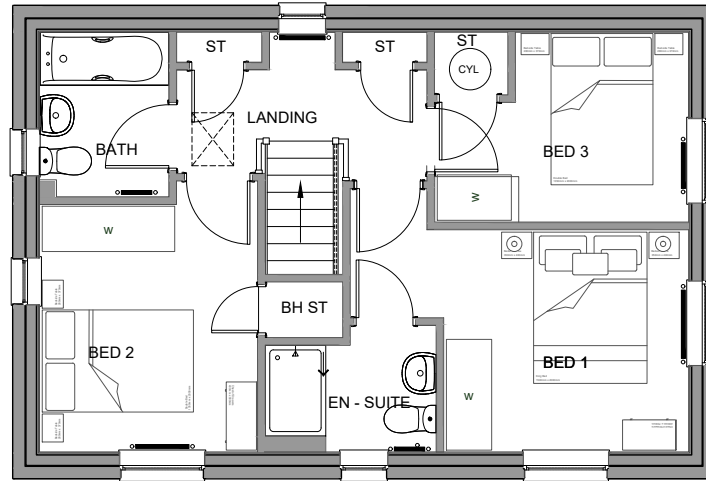
SIDE ELEVATION



REAR ELEVATION



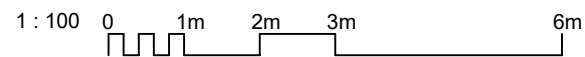
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE / REAR ELEVATION



TOTAL FLOOR AREA : STRATHCONNON - 96.10 m2 / 1034 Sqft

Sales Name: **STRATHCONNON -23**

House Type Code: **BSRC 06GD**

Spec: **AMBASSADOR** Drawing No: 2023/D/SRH/01

Drawn: Checked: Scale: 1:100@A3 Date: **Apr 24**

PLANNING DRAWING

Rev: **A**
Description: **Refer to Data Sheet**

Date: **Feb 25**



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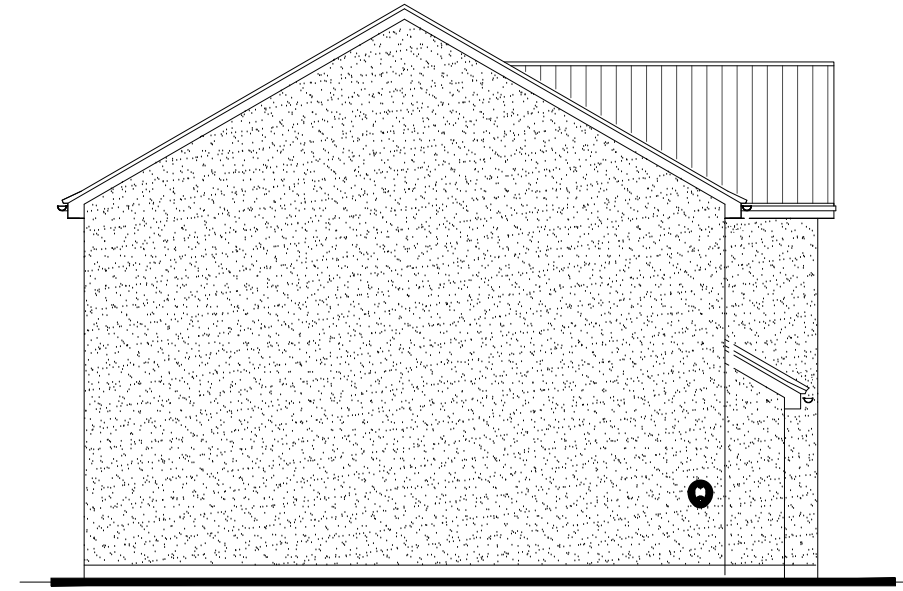
WARNING TO HOUSE PURCHASERS:
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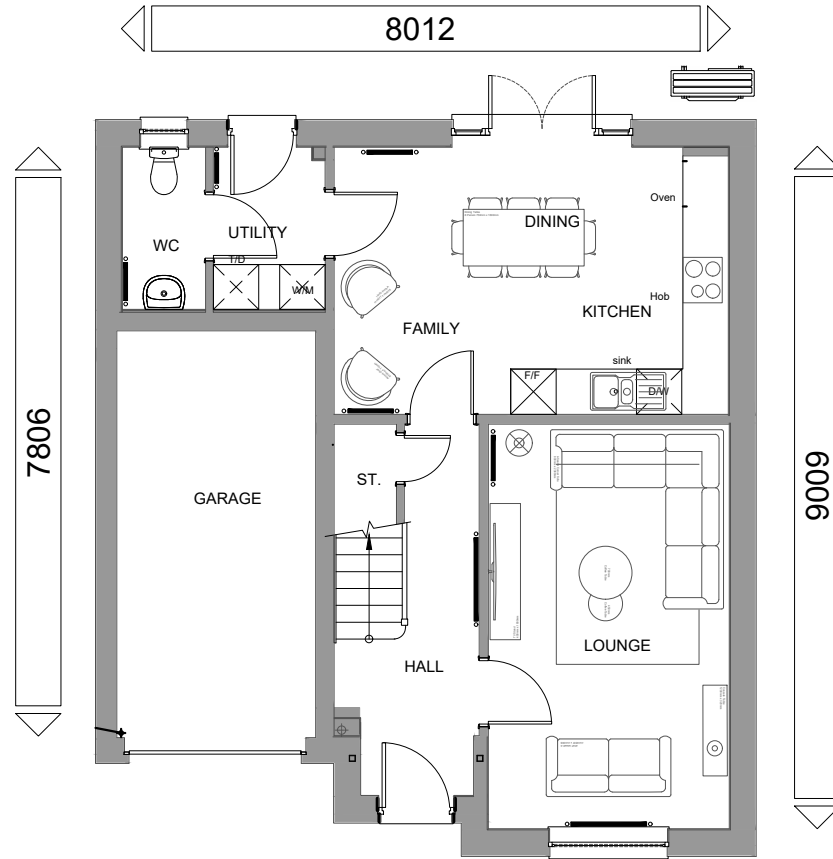
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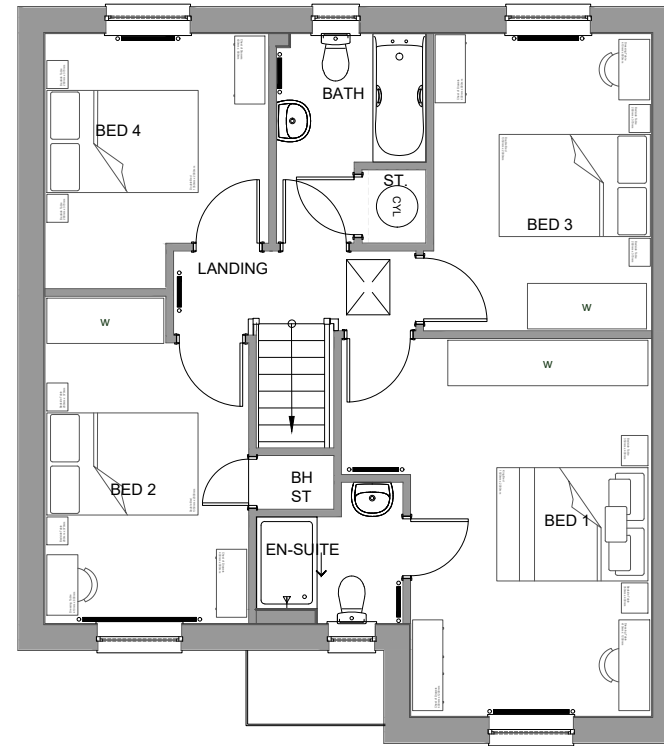
REAR ELEVATION



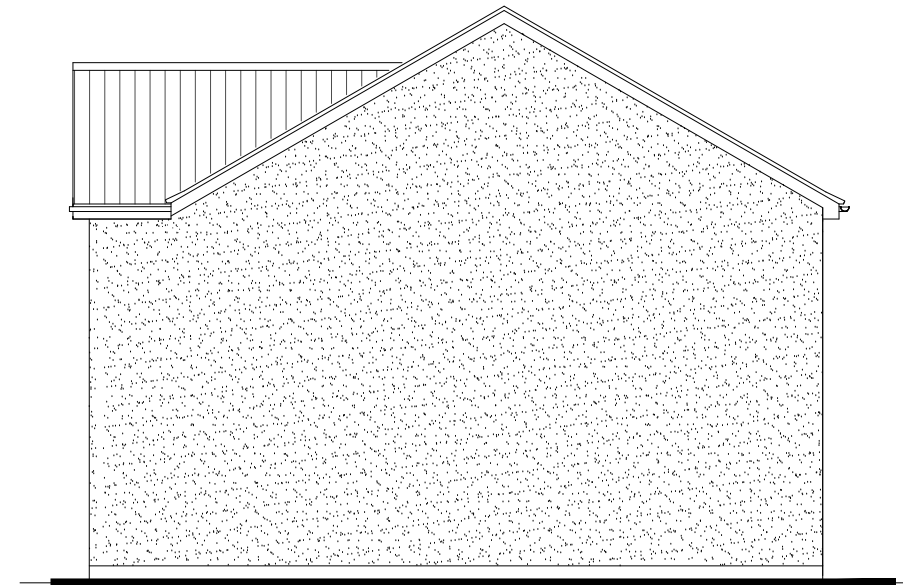
SIDE ELEVATION



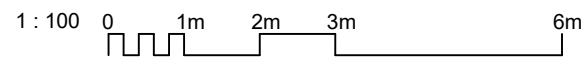
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



TOTAL FLOOR AREA: DEAN - 119.5 sqm / 1286 sqft

Sales Name: **DEAN -23**

House Type Code: **BDNE 06GD**

Spec: **EMBASSY** Drawing No: **2023/DNE/13**

Drawn: **GDT** Checked: **GDT** Scale: **1:100@A3** Date: **Apr 24**

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PLANNING DRAWING - GABLE

Rev: **B**
Description: **Refer to Data Sheet**

Date: **Feb 25**



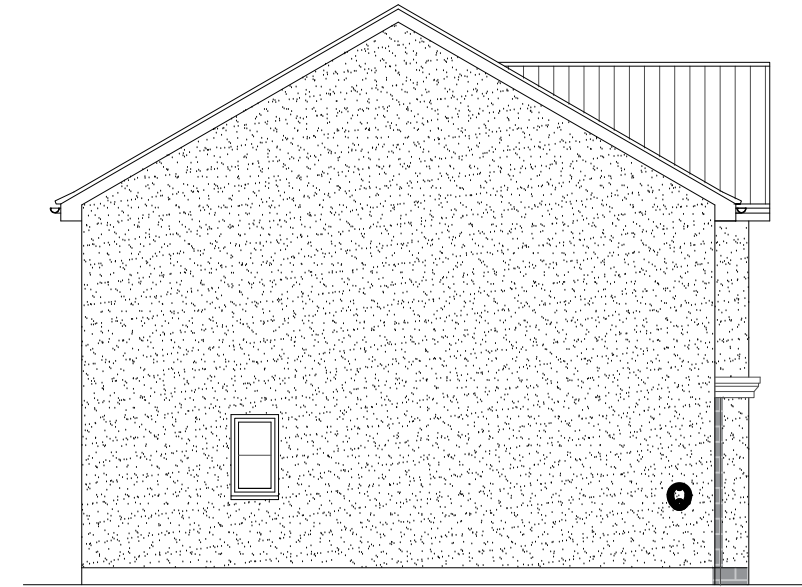
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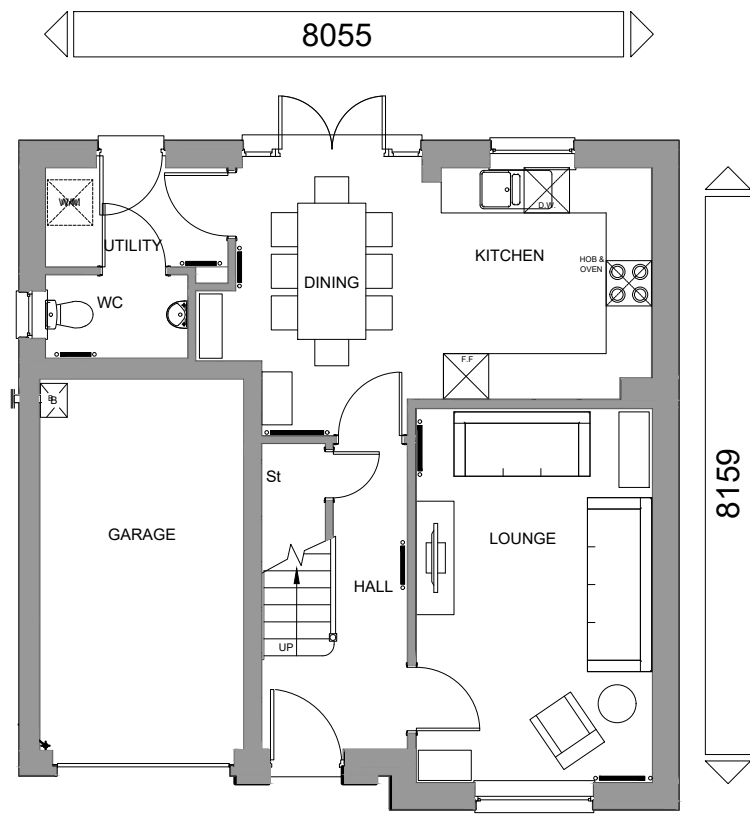
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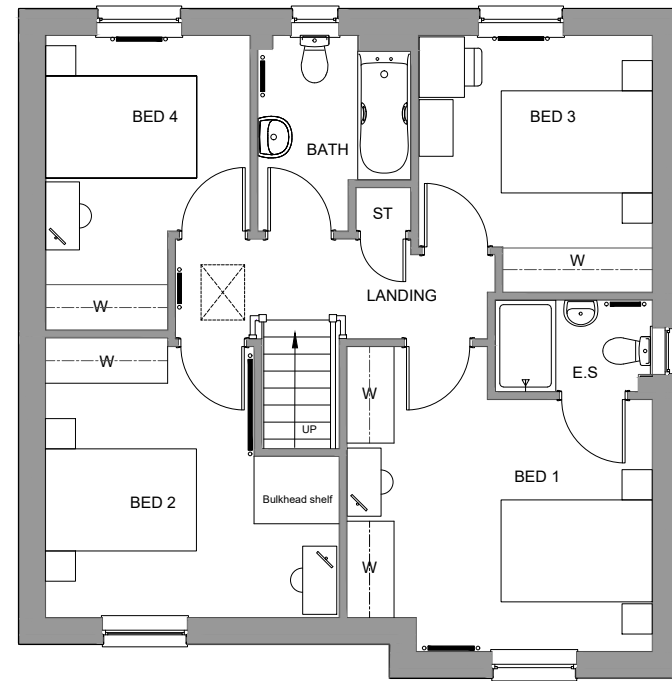
REAR ELEVATION



SIDE ELEVATION



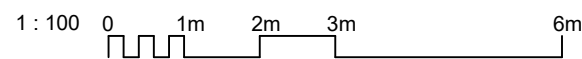
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



TOTAL FLOOR AREA: KINLOCH - 112.5sqm / 1210sqft

Sales Name: **KINLOCH -23**

House Type Code: **BKIO 06GD**

Spec: **EMBASSY** Drawing No: 2023/S/BKIO/13

Drawn: **GDT** Checked: **NTS@A3** Date: **Apr 24**

WARNING TO HOUSE PURCHASERS.
Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, finishes or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically stated otherwise and they should not be relied upon for the purposes of entering into a contract to purchase any property.

PLANNING - GABLE

Rev: -
Description: -

Date: -



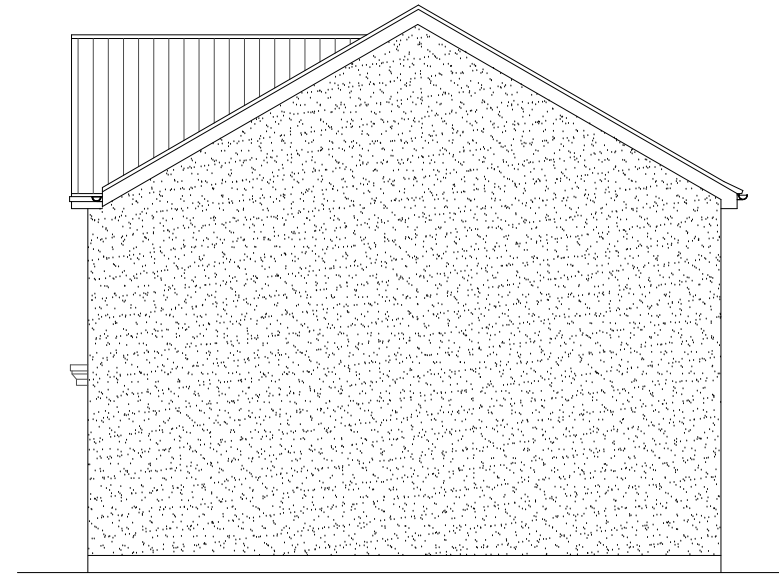
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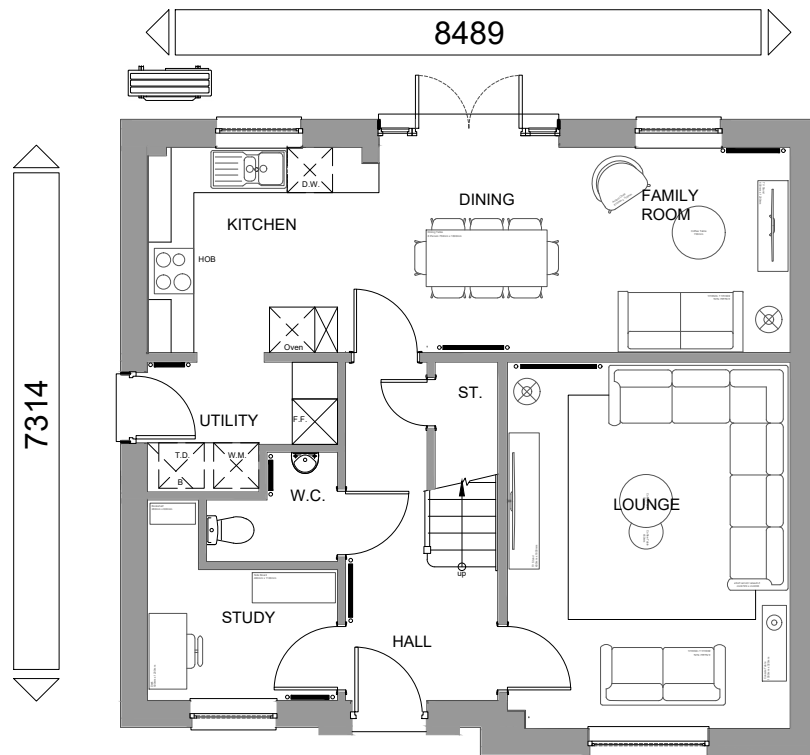
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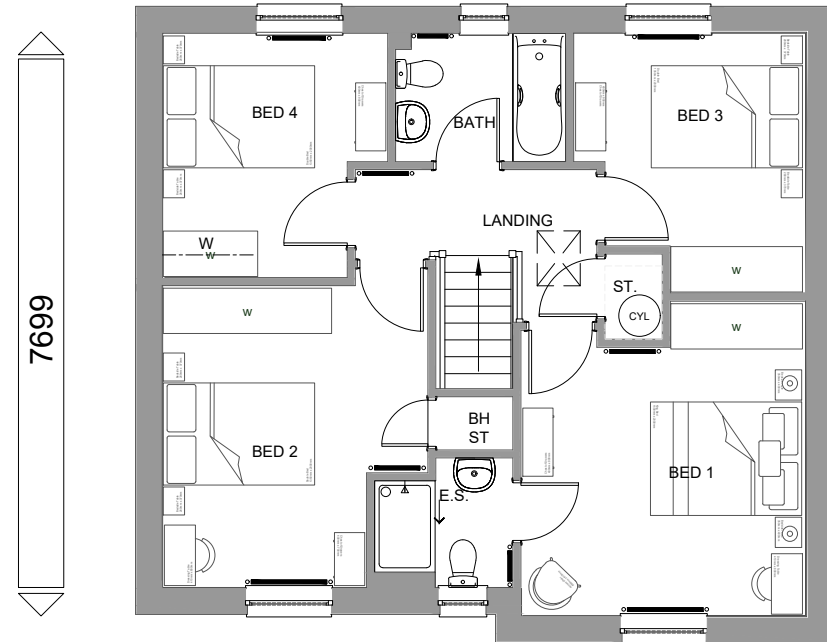
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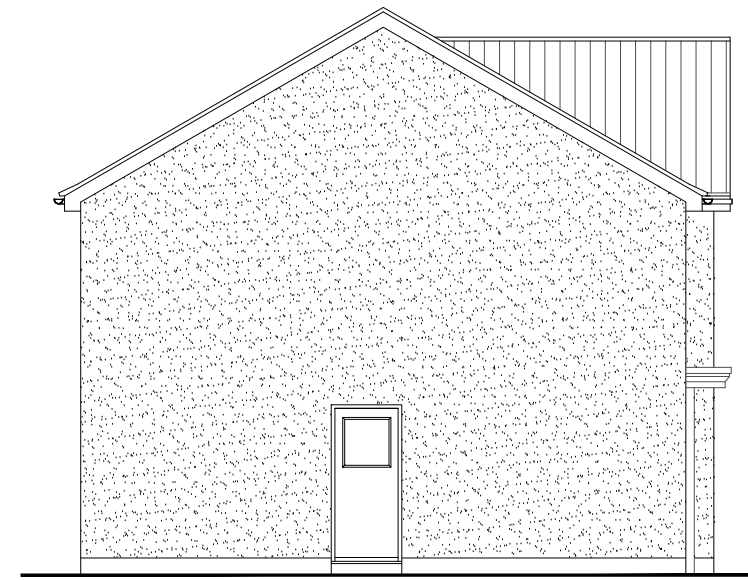
SIDE ELEVATION



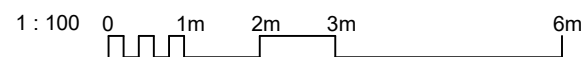
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



TOTAL FLOOR AREA: Balloch- 128.3 m2 / 1381 Sqft

Sales Name: **BALLOCH -23**

House Type Code: **BL LH 06GD**

Spec: **EMBASSY** Drawing No: **2023/S/BLH/12**

Drawn: **GDT** Checked: **GDT** Scale: **1:100@A3** Date: **Apr 24**

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PLANNING DRAWING - GABLE

Rev: **A**
Description: **Refer to Data Sheet**

Date: **Feb 25**



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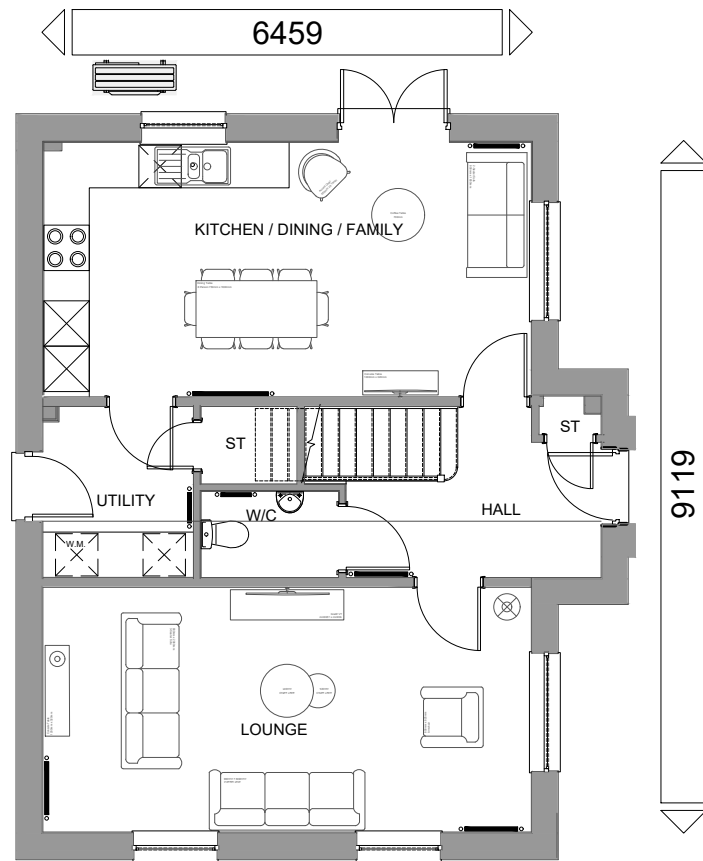
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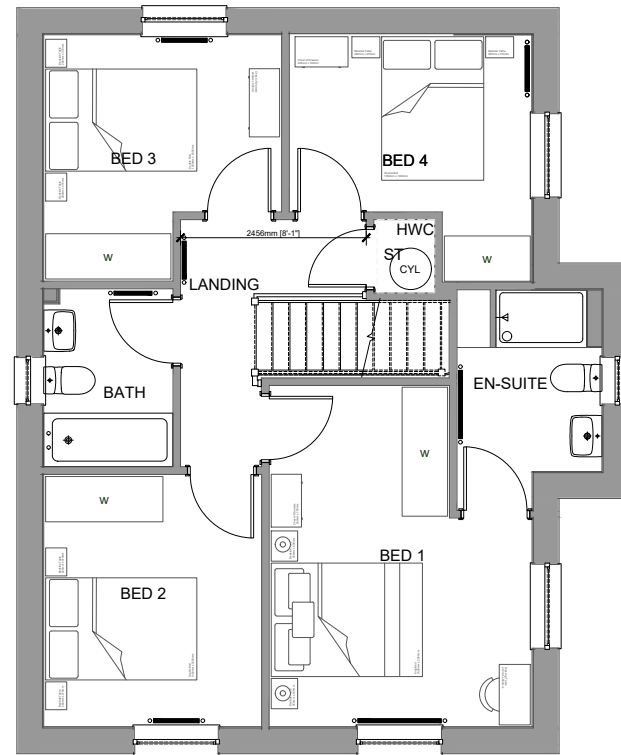
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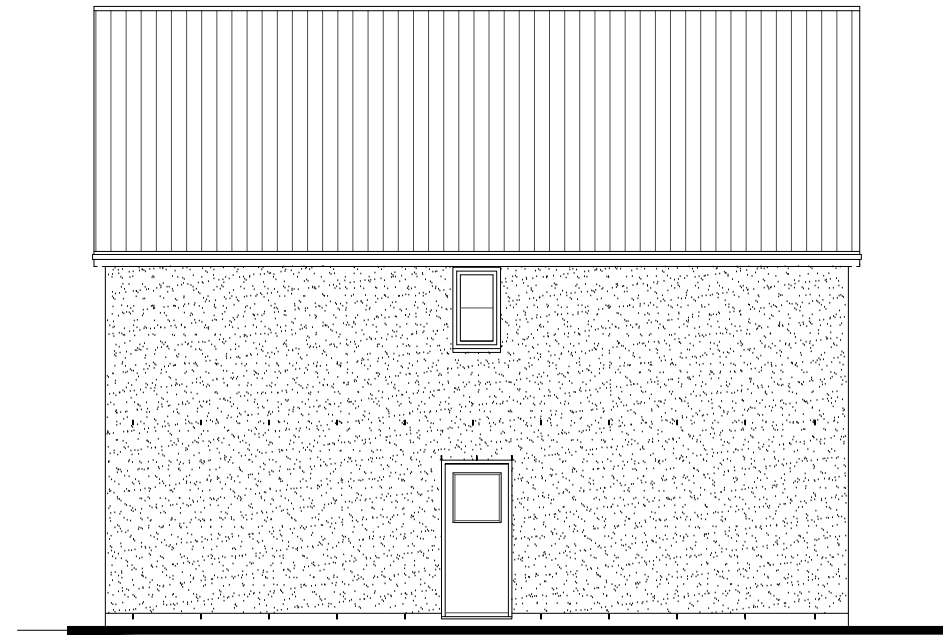
SIDE / REAR ELEVATION



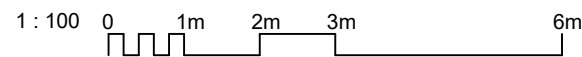
GROUND FLOOR PLAN



FIRST FLOOR PLAN



REAR ELEVATION



TOTAL FLOOR AREA: CAMPBELL - 123.5m² / 1329Sqft..

Sales Name: **CAMPBELL -23**
 House Type Code: **BCBL 06GD**
 Spec: **EMBASSY** Drawing No: **2023/S/CBL/01**
 Drawn: **GDT** Checked: **GDT** Scale: **1:100@A3** Date: **Apr 24**

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PLANNING DRAWINGS

Rev: **A**
 Description: **Refer to Data Sheet**
 Date: **Feb 25**

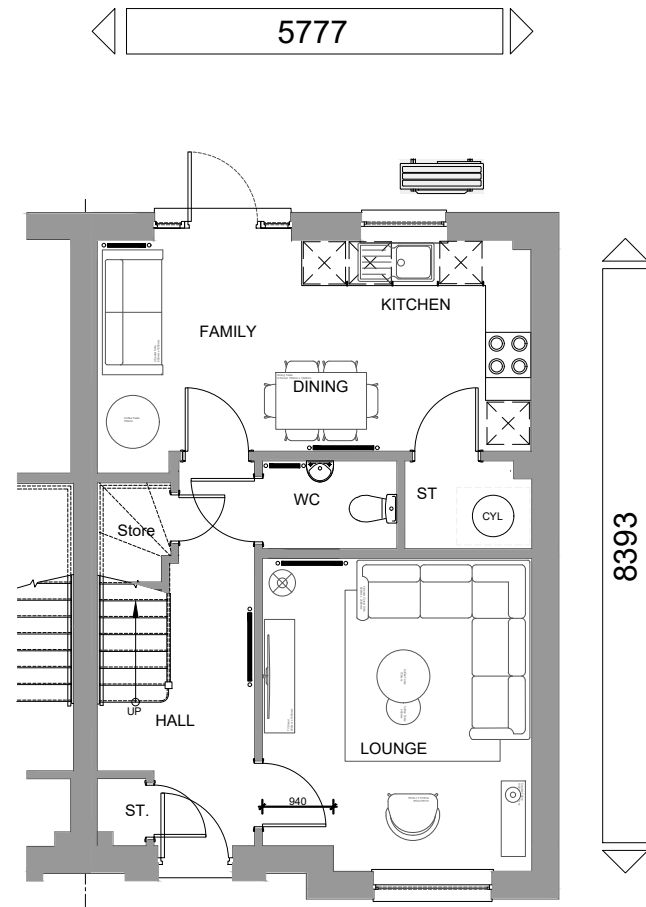




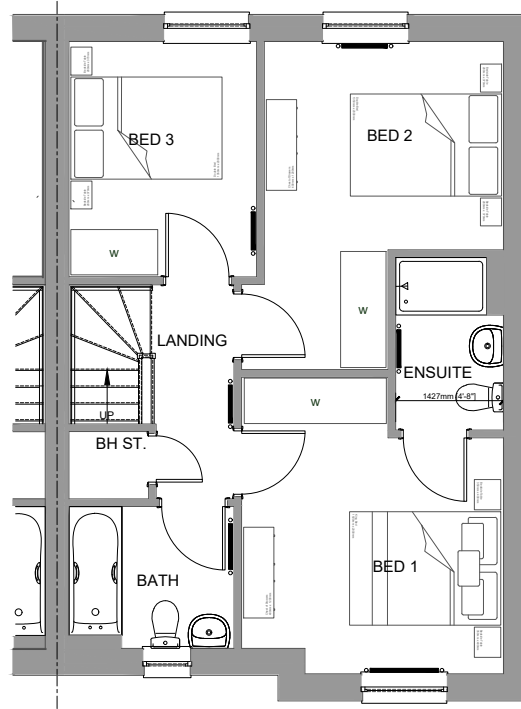
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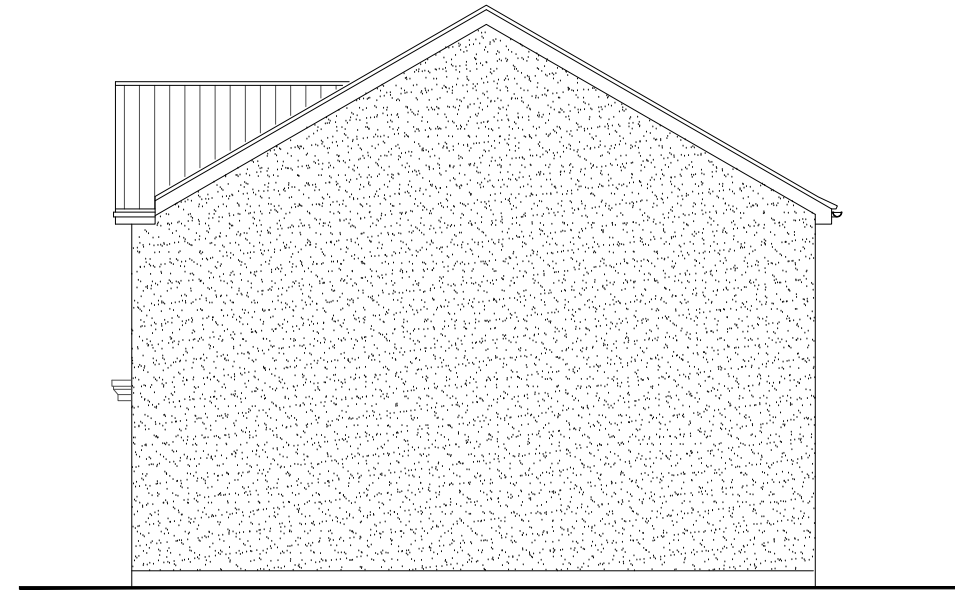
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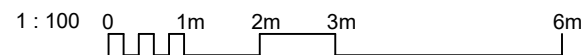
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



TOTAL FLOOR AREA: CRAIGEND SEMI - 95.6m² / 1029qft

Sales Name: **CRAIGEND - 23**

House Type Code: **BCEN 06GS**

Spec: **AMBASSADOR** Drawing No: 2023/S/ICEN/01

Drawn: **GDT** Checked: **GDT** Scale: 1:100@A3 Date: **Apr 24**

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PLANNING DRAWING SEMI

Rev: **A**
Description: **Refer to Data Sheet**

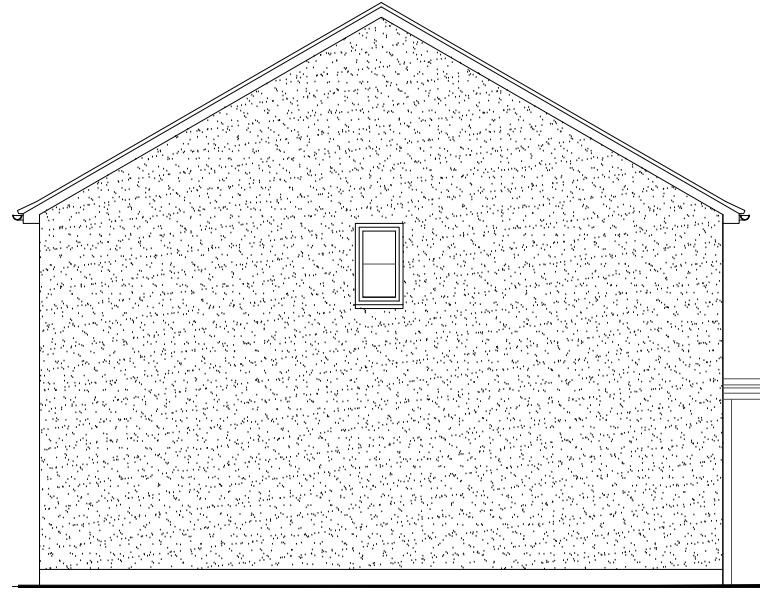
Date: **Feb 25**



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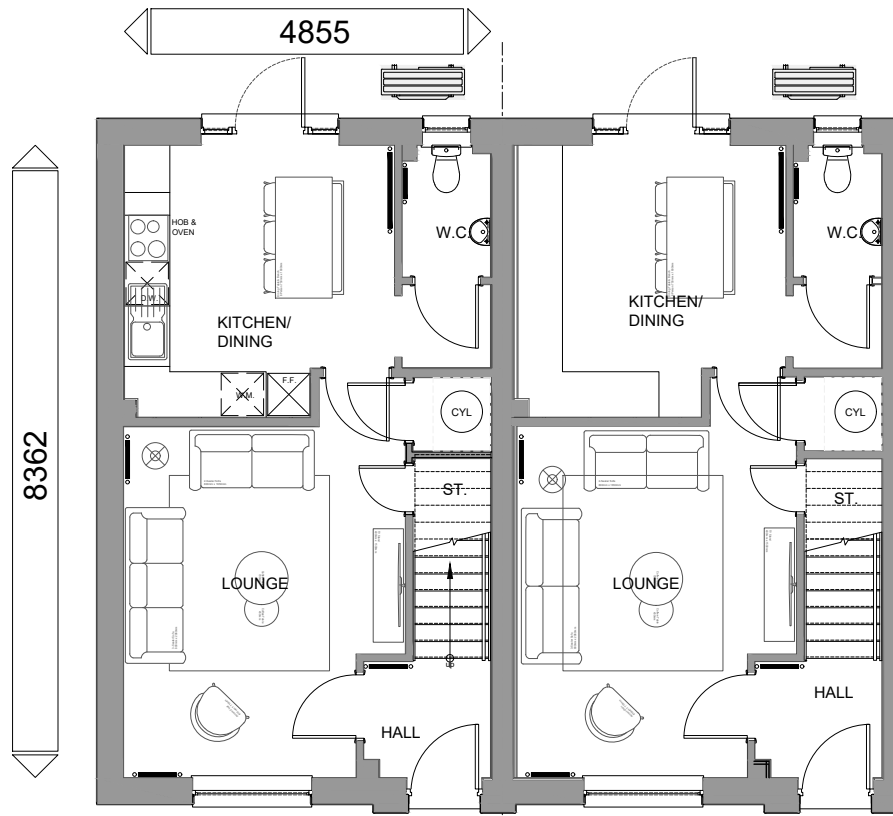
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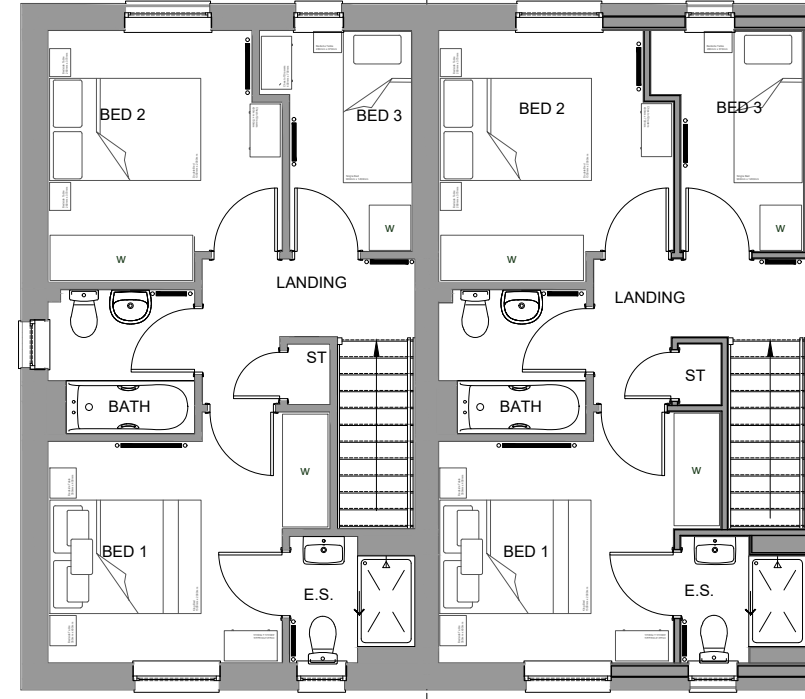
SIDE ELEVATION



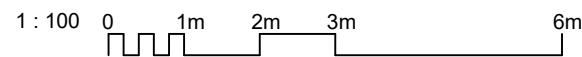
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TOTAL FLOOR AREA: GUPAR (END) - 82.2m² / 885Sqft CUPAR (MID) - 82.6m² / 889Sqft

Sales Name: **CUPAR-23**

House Type Code: **BCUP 06-E / BCUP 06-I**

Spec: **AMBASSADOR** Drawing No: 2023/S/CUP/01

Drawn: **GDT** Checked: **GDT** Scale: 1:100@A3 Date: **Apr 24**

PLANNING DRAWING

Rev: **A**
Description: **Refer to Data Sheet**

Date: **Feb 25**



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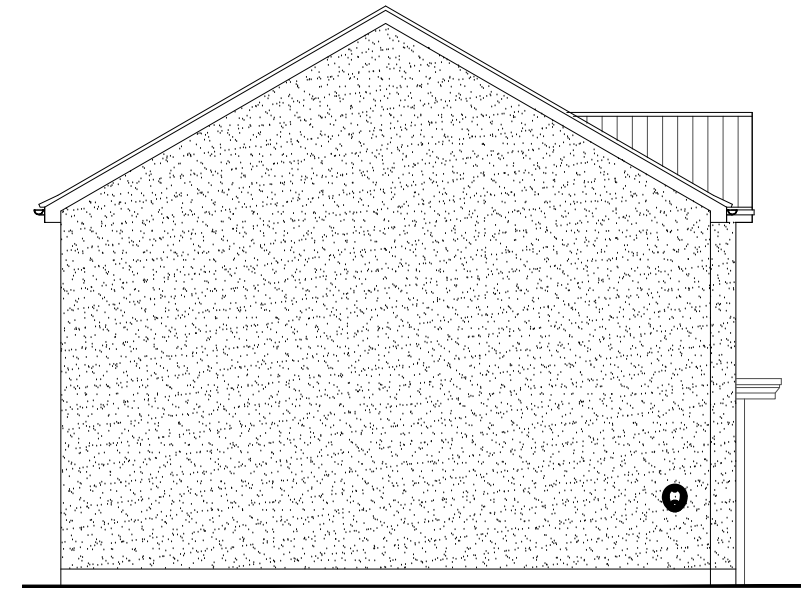
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FRONT ELEVATION

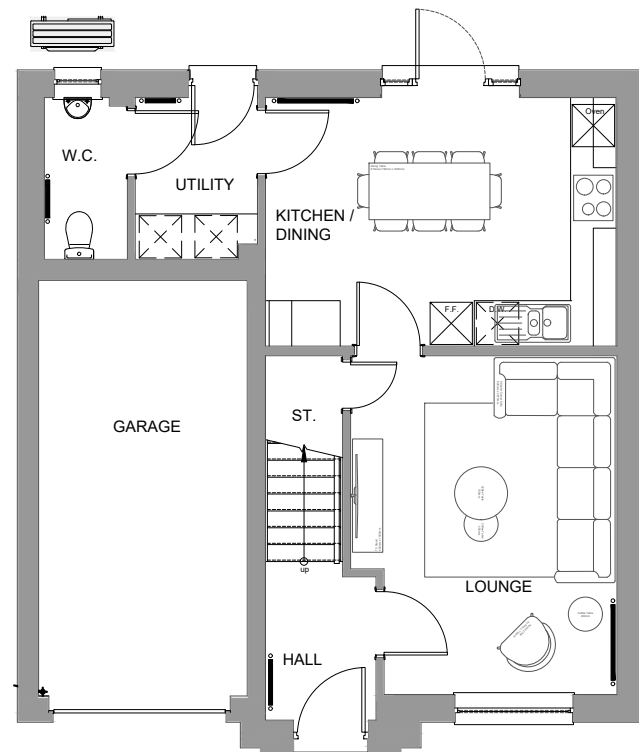


REAR ELEVATION



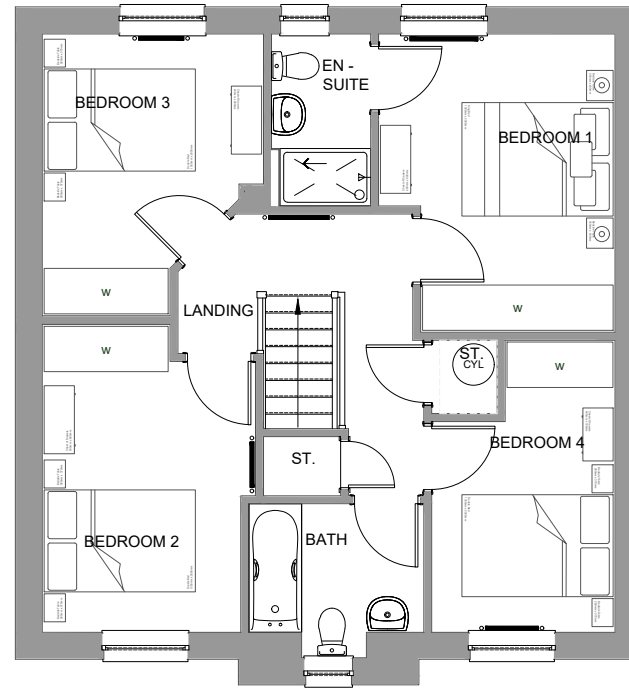
SIDE ELEVATION

7562

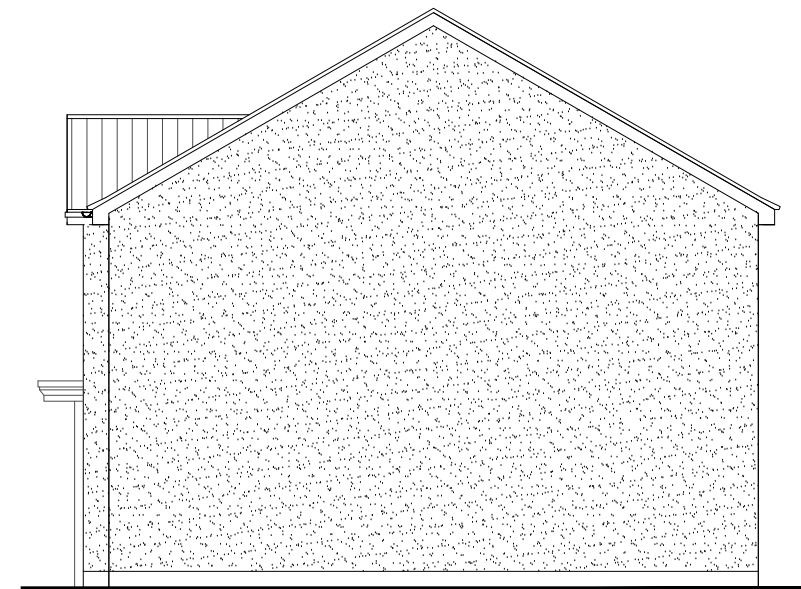


GROUND FLOOR PLAN

8232



FIRST FLOOR PLAN



SIDE ELEVATION

1:100 0 1m 2m 3m 6m

TOTAL FLOOR AREA: FENTON - 105.1m² / 1131sqft

Sales Name: **FENTON-23**

House Type Code: **BFOE 06GD**

Spec: **EMBASSY** Drawing No: **2023/S/FOE/13**

Drawn: **GDT** Checked: - Scale: **1:100@A3** Date: **Apr 24**

PLANNING - GABLE

Rev: **A**
Description: **Refer to Data Sheet**

Date: **Feb 25**

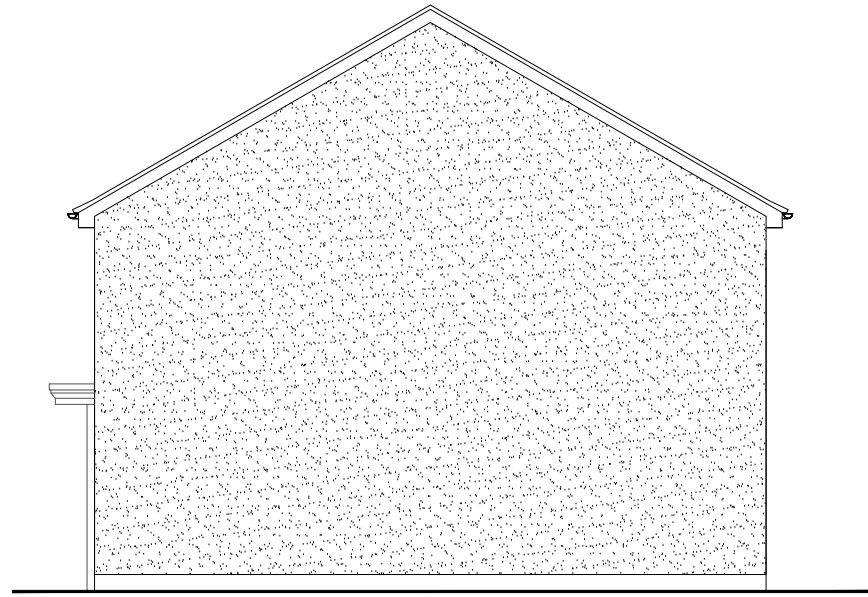


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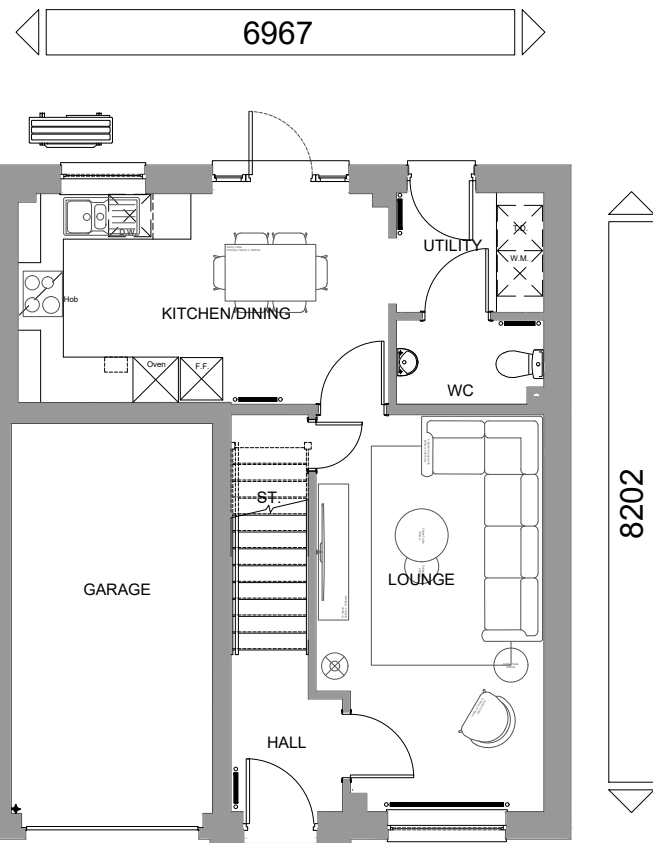
FRONT ELEVATION



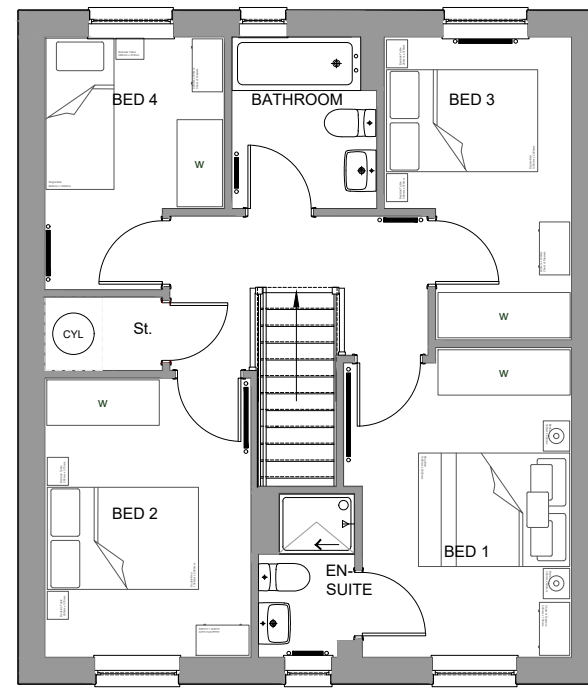
SIDE ELEVATION



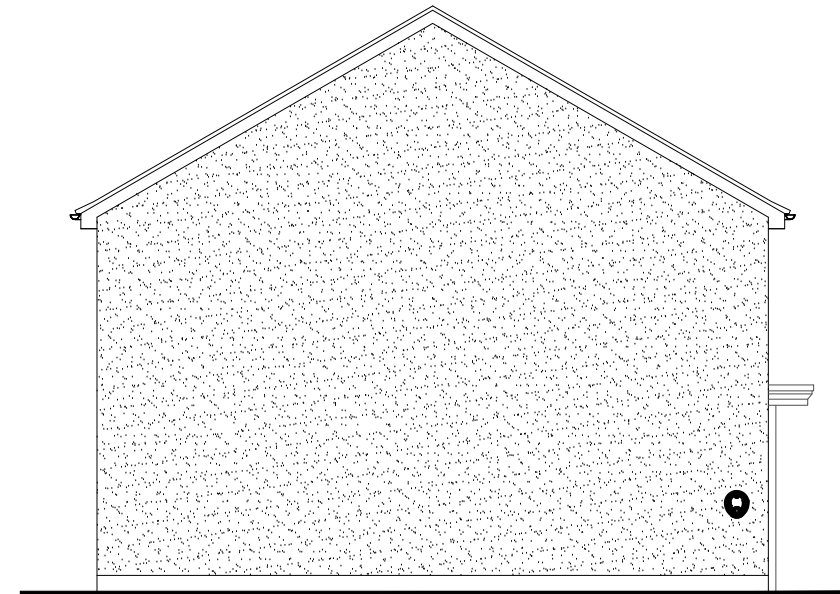
REAR ELEVATION



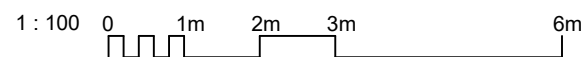
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



TOTAL FLOOR AREA: GLAMIS - 99.8m² / 1074Sqft

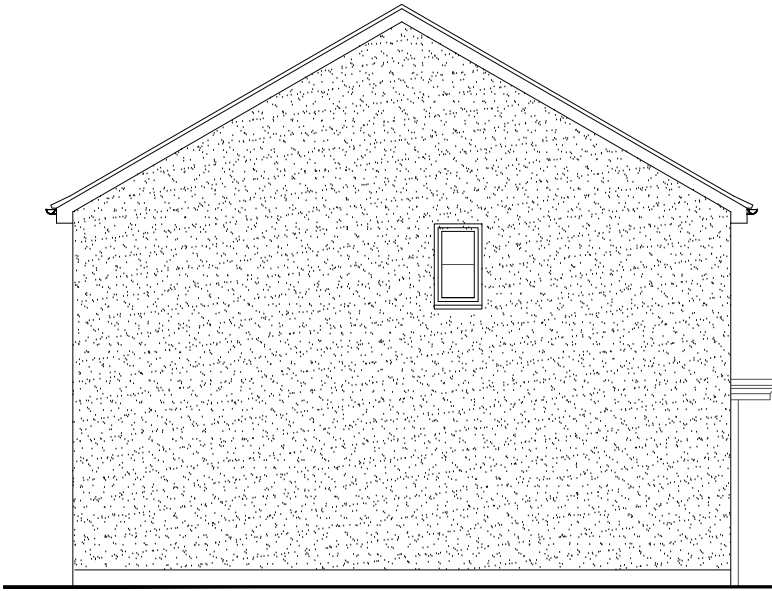
Sales Name: **GLAMIS-23**
 House Type Code: **BGAM 06GD**
 Spec: **EMBASSY** Drawing No: **2023/S/GAM/14**
 Drawn: **GDT** Checked: **GDT** Scale: **1:100@A3** Date: **Apr 24**

WARNING TO HOUSE-PURCHASERS:
 Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, fixtures or features shown may alter in respect of individual properties. Whilst we make every effort to ensure our drawings are up to date there may be from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically stated in writing. No reliance should be placed on this drawing for the purpose of entering into a contract to purchase any property.

PLANNING DRAWING - HIPPED

Rev: **B** Description: **Refer to Data Sheet** Date: **Feb 25**

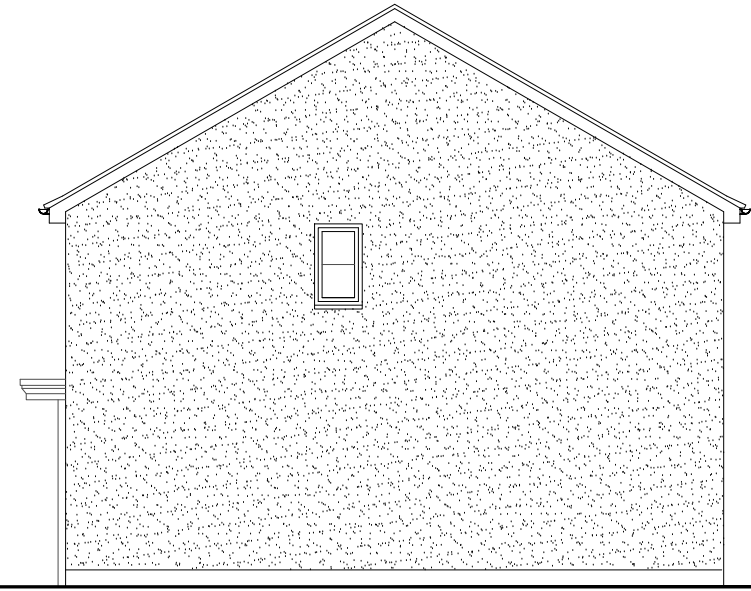




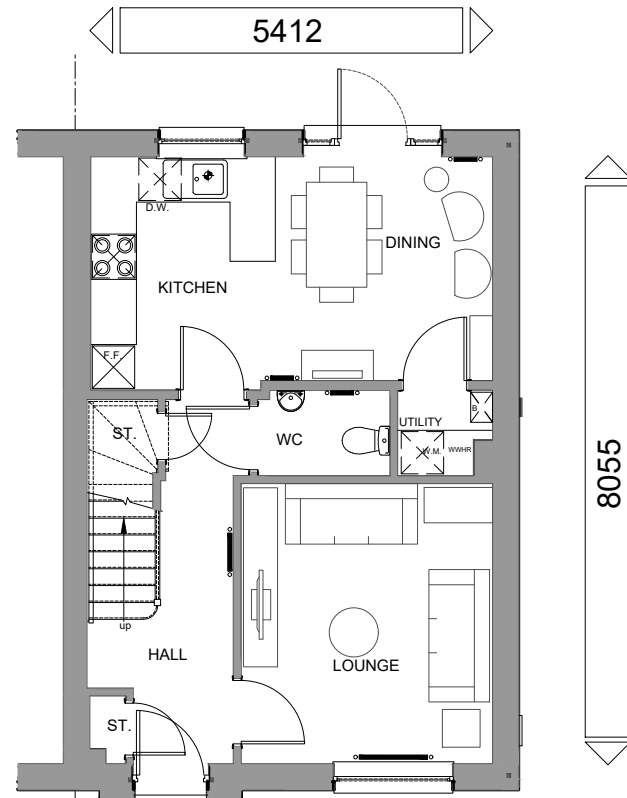
SIDE ELEVATION



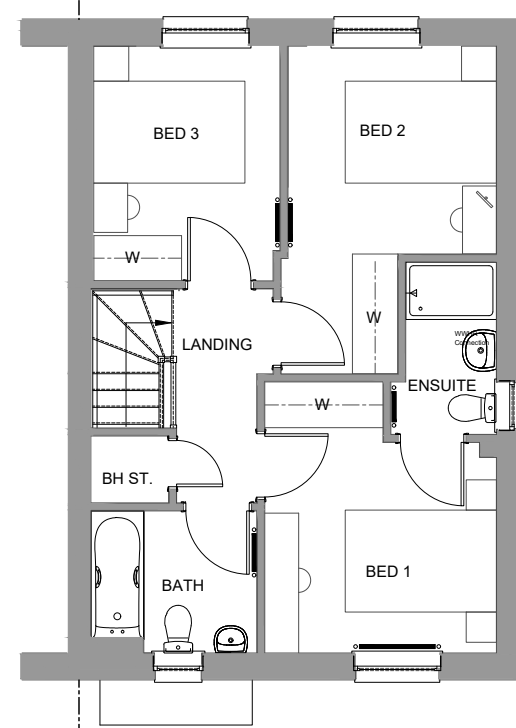
FRONT ELEVATION



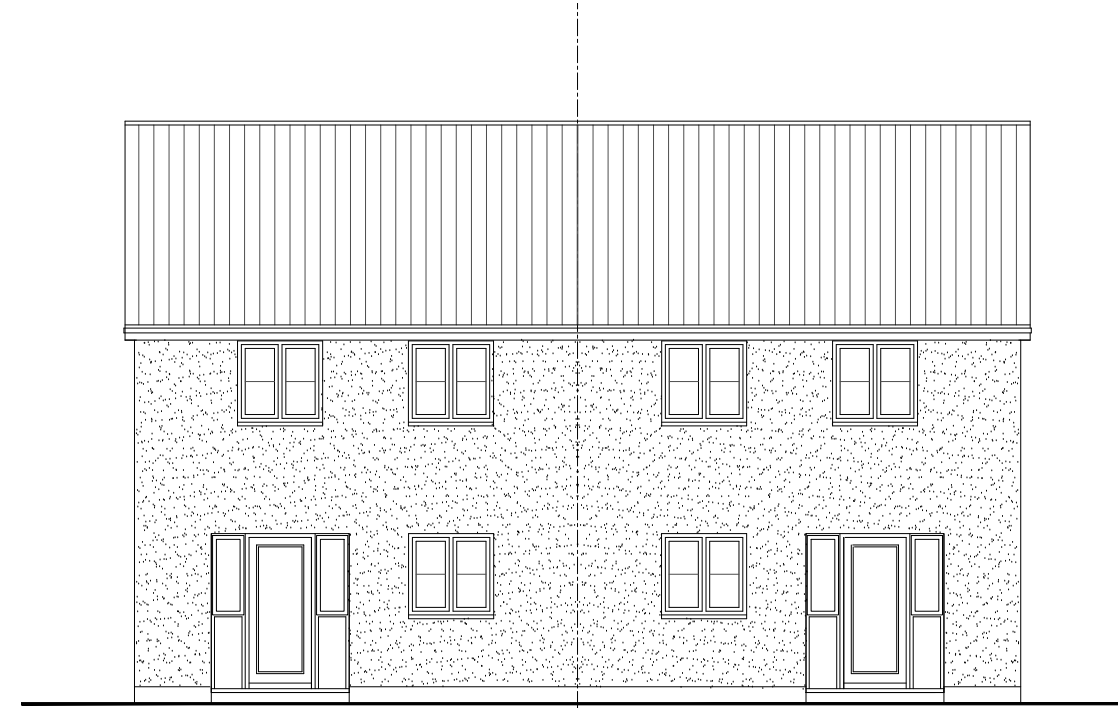
SIDE ELEVATION



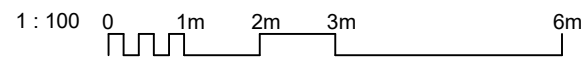
GROUND FLOOR PLAN



FIRST FLOOR PLAN



REAR ELEVATION



TOTAL FLOOR AREA: THURSO 87.2sqm/ 938sqft

Sales Name: **THURSO -23**

House Type Code: **BTHU 06GS**

Spec: **AMBASSADOR** Drawing No: 2023/S/THU/01

Drawn: GDT Checked: - Scale: 1:100@A3 Date: **Apr 24**

PLANNING DRAWING

Rev: - Description: - Date: -

WARNING TO HOUSE PURCHASERS:
Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, materials, finishes or features shown may differ from those shown on the drawings. While we make every effort to ensure our drawings are up to date there may be changes in regulations and/or re-planning. Purchasers are advised to check with the Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically stated otherwise. Buyers should not be relied upon for the purposes of entering into a contract to purchase any property.



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