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| Agenda Item | 8.4        |
| Report No   | PLN/053/26 |

## HIGHLAND COUNCIL

**Committee:** North Planning Applications Committee

**Date:** 30 September 2026

**Report Title:** 26/02361/FUL: Ian Elliot Ltd

Land 150M west of Wyndhill Industrial Estate Muir of Ord

**Report By:** Area Planning Manager

### Purpose/Executive Summary

**Description:** Erection of 49no. residential units and associated infrastructure

**Ward:** 08 - Dingwall and Seaforth

**Development category:** Local (less than 50 houses)

**Reason referred to Committee:** Scheme of delegation -more than 30 houses

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 This application seeks full planning permission for a residential development comprising 49 houses, including associated access, drainage, landscaping and open space. This is phase 2 of residential development within the wider Wyndhill allocation, further to the approval of phase 1 residential development for 60 houses (23/02245/MSC) and approved commercial development comprising 4 Class 1 retail units and 3 Class 4 business units (23/02248/MSC).
- 1.2 The allocation MO02 (IMFLDP 2) is being brought forward in a phased approach with phase 1 (23/02245/MSC) providing the key infrastructure including the primary site access, active travel connections, bus stop provision, drainage infrastructure and open space, play and landscaping. Site preparation works for the construction of the approved phase 1 has started. An outline phasing timetable has been submitted. The timescale for delivery of phase 1 is summer 2026-early 2028, 2026-2028 for phase 2 and to commence commercial units in 2027. Phase 2 and the commercial site are currently within the same ownership. It is anticipated by the applicant that market demand will increase for the commercial units once the infrastructure is in place on site.
- 1.3 Of the 49 houses 40 are intended initially to accommodate key workers associated with major infrastructure investment projects, namely the SSEN transmission infrastructure upgrade. From the end of the 4<sup>th</sup> year that the new homes have been completed, 20 houses will be transferred to THC for affordable housing provision as SSEN Legacy Homes in perpetuity (12 x 2-bed homes and 8 x 3 bed homes). In the meantime, 7 houses will be sold on the open market and 2 houses will be provided as affordable units (Plots 42 and 43 (3-bed / 5-person semi))
- 1.4 A mix of house types are proposed, all two storey in height semi-detached, and blocks of terraces containing three houses. There is a mix of 2-bedroom 4 person houses and 3-bedroom 5 person houses (19 are 2 bed and 30 are 3 bed) Roofs will be finished in grey concrete tiles and external walls will primarily be white render with coursed ashlar feature areas and window banding. Houses are arranged in perimeter blocks and connected streets.
- 1.5 Surface water will be managed through a drainage strategy including a SUDS basin delivered as part of the phase 1 development. Existing Scottish Water foul and surface water sewers are located in close proximity to the site.
- 1.6 A further phase of residential development is shown indicatively as phase 3 in supporting information. This is not part of this application and would be subject to a further planning application. The supporting information states that it is likely to include further residential development as demand determines but there will be opportunities to provide further commercial options should the uplift of the existing commercial development proceed and demand for additional is established.
- 1.7 Pre-Application Consultation: Informal pre app discussion.
- 1.8 Supporting Information: Landscaping, maintenance and tree planting plan, archaeology written scheme of investigation, biodiversity net gain report, preliminary ecology

assessment, design and access statement, supplementary planning statement, transport statement, drainage impact assessment, flood risk assessment.

1.9 Supporting statement regarding use of houses by SSEN:

“SSEN Transmission (SSENT) has made a commitment to contribute to the development of 1000 new affordable homes across its licence area, including the Highland Council area. As part of this commitment SSENT, in collaboration with local authorities, affordable housing providers and local contractors and developers has identified various sites to deliver the overall target. This site was identified as a potential legacy site as it is an area of housing need for affordable housing, and it is close to the proposed SSENT essential infrastructure works. SSENT has been working closely with the developer of the site and has reached agreement to lease 40 of the homes through its principal contractor for a four-year period. The properties will be subject to a maximum occupancy of 3 key workers per property under strict tenancy conditions. At the expiry of the of the lease the developer has a legal obligation to transfer 20 of the properties to either the Highland Council or a registered social landlord at a heavily discounted price, the remaining properties will be sold on the open market. A standard security over the land is being granted by the developer to SSENT which secures the developer's obligations in the funding agreement between the Developer and SSENT. The Developer will not be able to sell the units without the security being discharged by SSENT.”

1.10 Variations: Minor reconfiguration of parking

**2. SITE DESCRIPTION**

2.1 The application site extends to approximately 1.98 hectares and occupies a prominent location on the southern edge of Muir of Ord. The site is immediately to the south of the approved phase 1 residential development and to the west of the approved commercial development. The site is bounded by the A862 (Great North Road) to the east and the railway line to the west. The site is predominantly flat, former agricultural land, to the west of the Wyndhill Industrial Estate.

**13. PLANNING HISTORY**

|     |                |                                                                                                                                                                                                                                                                                              |                                   |
|-----|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 3.1 | 13/03032/PAN   | Mixed use development comprising: Class 4(business/office circa 2.7 Ha), class 1 (garden centre/horticultural retailing circa 1.2 Ha), class 9 (private and affordable homes circa 3Ha, creation of formal and informal open space circa 3Ha, footpaths and an improved footway on the A862. | 5 February 2016                   |
| 3.2 | 13/03139/SCR E | Mixed use development comprising Class 4 (Business/Office), Class 1(Garden Centre Retailing), Class 9 (Private and Affordable Homes), creation of formal and informal open space,                                                                                                            | EIA not required 9 September 2013 |

footpaths and improved footway on the A862. 9 September 2013

|     |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                              |
|-----|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| 3.3 | 13/04534/PIP  | Mixed use development comprising Class 4 (business/office), Class 1(garden centre/horticultural retail), Class 9 (private and affordable houses), creation of formal and informal open space, footpaths and improved footway on the A862 5 February 2016                                                                                                                                                                                                                                                             | Permission granted<br>5 February 2016        |
| 3.4 | 19/00233/S42  | Section 42 Application to vary Condition 8 of planning permission 13/04534/PIP to allow 60 houses to be developed in Phase 1 of the mixed use scheme                                                                                                                                                                                                                                                                                                                                                                 | Permission granted 7<br>May 2020             |
| 3.5 | 19/00234/MSC  | Erection of 60 residential units (private and affordable) (discharge of Planning Conditions 1, 2, 3, 4, 5, 7, 9, 10, 12, 13, 14, 15, 16, 17 and 18 of 13/04534/PIP)                                                                                                                                                                                                                                                                                                                                                  | Permission granted 7<br>May 2020             |
| 3.6 | 20/00323/S75M | Modification of Section 75 Agreement associated with 13/04534/PIP, 19/00234/MSC and 19/00233/S42 - Mixed use development comprising Class 4 (business/office), Class 1 (garden centre/horticultural retail), Class 9 (private and affordable houses), creation of formal and informal open space, footpaths and improved footway on the A862 and Erection of 60 residential units (private and affordable) (discharge of Planning Conditions 1, 2, 3, 4, 5, 7, 9, 10, 12, 13, 14, 15, 16, 17 and 18 of 13/04534/PIP) | Grant s75 (Modify<br>Obligations) 7 May 2020 |
| 3.7 | 23/02245/MSC  | Erection of 60 residential units to Phase 1 (private and affordable) (discharge of Planning Conditions 1, 2, 3, 4, 7, 8, 9, 12, 13, 14 & 18 attached to planning permission ref. 19/00233/S42)                                                                                                                                                                                                                                                                                                                       | Permission granted 17<br>April 2025          |
| 3.8 | 23/02248/MSC  | Erection of 7 commercial units comprising of 4 no Class 1 Retail units and 3 no. Class 4 Business units (discharge of Planning Conditions 1, 2, 3, 4, 7, 8, 9, 12, 14 & 18 attached to planning permission ref. 19/00233/S42) of the mixed use scheme                                                                                                                                                                                                                                                                | Permission granted 15<br>October 2025        |

|      |                 |                                                                                                                                                                                                                                |                                        |
|------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| 3.9  | 23/02251/S42    | Section 42 application to develop land without compliance of Condition 2 of planning permission 19/00233/S42                                                                                                                   | Pending consideration                  |
| 3.10 | 25/02449/FUL    | Relocation of SuDS basin, alteration to landscaping proposals on 23/02245/MSD and 19/00233/S42                                                                                                                                 | Permission granted<br>22 December 2025 |
| 3.11 | 25/03476/RCC    | Erection of 60 residential units to Phase 1 (Private and Affordable) and adoptable roads to serve the site                                                                                                                     | Pending consideration                  |
| 3.12 | 26/01737/FUL    | Amendment to Planning Permission 23/02245/MSD, including amendments to site layout at Plots 2, 9, 12, 17 & 40 (House type substitutions), Plot 10 (Deletion of detached garage) and Plot 11 (Handing and relocation of house). | Permission granted                     |
| 3.13 | (26/03499/RCC ) | Erection of 49no. residential units and associated infrastructure as Per Planning26/02361/FUL                                                                                                                                  | Pending consideration                  |

#### 4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown neighbour

Date Advertised: 25 June 2026

Representation deadline: 17 July 2026

4.2 Timeous representations: 0

4.3 Late representations: 0

4.4 Material considerations raised are summarised as follows:

a) None

4.5 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 **Muir of Ord Community Council:** No response

5.2 **Archaeology - Historic Environment Team** – No objections. A Written Scheme of Investigation has been submitted, to be secured by condition.

5.3 **Transport Planning Team** – No objections. The proposal forms part of the wider Wyndhill development and will utilise the approved access and infrastructure framework established through previous planning approvals. A Roads Construction Consent

application (26/03499/RCC) has also been submitted for the proposed roads and associated infrastructure. Recommend condition be attached for submission of a Construction Traffic Management Plan. Comments are made regarding the detail of internal roads; these can be considered further through the RCC process. The wider site benefits from active travel and public transport infrastructure secured through 19/00233/S42 and 23/02245/MS. These include bus stop infrastructure, pedestrian links and the shared footway/cycleway. These should be secured prior to first occupation of the houses in the phasing plan. The proposed layout incorporates footways throughout the development and provides good pedestrian activity. Details can be considered through the RCC process. The required level of parking is acceptable. The surface water drainage strategy forms part of the wider drainage infrastructure which is acceptable.

- 5.4 Separate Transport Planning comments regarding the primary access. The submitted information is sufficient to demonstrate in capacity and queuing terms that the A862/B9169 junction and the proposed development access are likely to operate with significant reserve capacity for the earlier permitted phases, the current proposal, and the identified future development of the wider site. The stated storage lengths are substantially greater than the queues predicted by the modelling, and no material bottlenecking or interaction between the respective right-turn queues is expected. No objection is raised in relation to operational capacity, queueing or stated storage provision, subject to implementation of the proposed 40 mph speed limit, agreement of the final detailed design and satisfactory completion of the appropriate Road Safety Audit process.
- 5.5 **Forestry Officer** - No objections. Initial holding objection withdrawn on receipt of additional information. The submitted landscape package addresses the points previously raised regarding planting specification and maintenance programme and also confirms that the communal open space and landscape areas will be maintained by a Factor. Conditions attached to secure this.
- 5.6 **Ecology Officer** – No objections, biodiversity enhancements are adequate, recommended conditions.
- 5.7 **Flood Risk Management Team** – No objection. The application site is some distance from the watercourse and is elevated well above the predicted 1 in 200 year plus climate change flood level of the Black Burn. FRM Team are therefore content that the flood risk is low. It is noted that the SUDS basin is located close to the watercourse and all earthworks associated with this feature will need to be located on ground that is above the design flood level plus 600mm of freeboard. The SUDS Basin is not part of this application. FRM Team have reviewed the Drainage Impact Assessment (DIA). Surface water from the site will be managed through SUDS and discharged to the Black Burn at pre-development greenfield rates. The SUDS basin was designed as part of an earlier phase of development and included an allowance for the current phase. The surface water network will be put forward for vesting by Scottish Water. The road drainage proposals will need to be agreed with The Councils Transport Planning Team. A condition should be attached for the final surface water drainage proposals to be submitted for review and confirmation that Scottish Water are willing to vest the network.
- 5.8 **Development Plans Team** - No objection. The proposal is in overall conformity with the development plan (subject to conditions to secure elements including affordable

provision and mixed uses). Sought clarification around a number of matters – phasing to secure delivery of infrastructure and mixed-use development to provide services within active travel distance of the southern part of the settlement (secured by condition). Raised concerns about amount of greenspace (secured by condition). Provided advice on developer contributions.

- 5.9 **Corporate Address Gazetteer** – Commented regarding street naming and numbering.
- 5.10 **Developer Contributions Officer** – Defer to Development Plans Team
- 5.11 **Housing** – No objection. Confirmed the details of affordable housing provision and arrangements.
- 5.12 **Access Officer** – No comments on this application, refer to comments on previous application.
- 5.13 **Network Rail** – No objection, informative attached.
- 5.14 **Scottish Water** – No objection, there is currently capacity within the public water and foul drainage networks to accommodate the development, however, the developer must apply directly to Scottish Water. Surface water will not be accepted into the combined sewer system. There appears to be pipework that is proposed to be laid within the site.
- 5.15 **Historic Environment Scotland** - No objection. The Windhill standing stone (SM3128) comprises a single standing stone presently stands within a grassy field. Another standing stone (SM3127) is located approximately 180m to the east and it is likely that they both date to the late Neolithic/Early Bronze Age period. The likely contemporary nature of these two monuments indicates that intervisibility between the two stones was an important factor in their siting. Although there is some existing development to the east, present views both from and towards the standing stone are fairly open. The scheduled area around the stone is circular on plan, to protect the stone and an area around it in which evidence of its construction, use, and abandonment are expected to survive. The proposals include the laying of a gravel path around the scheduled area, the placement of benches on the north and south side of the monument and the planting of trees and shrubs. HES continue to welcome that no planting would take place to the east of the monument. The erection of the 49 homes to the north of the monument would not be likely to have a significant adverse impact on the monuments setting.

## 6. **DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### 61. **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 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 21 - Play, Recreation and Sport  
Policy 22 - Flood Risk and Water Management

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

28 - Sustainable Design  
29 - Design Quality and Place-making  
31 - Developer Contributions  
32 - Affordable Housing  
34 - Settlement Development Areas  
37 – Accommodation for an Aging Population  
51 - Trees and Development  
56 - Travel  
57 - Natural, Built and Cultural Heritage  
61 - Landscape  
63 - Water Environment  
64 - Flood Risk  
65 - Waste Water Treatment  
66 - Surface Water Drainage  
75 - Open Space  
77– Public Access

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

MO02: Land South of the Cairns

For any alternative proposal, developer masterplan which should include/address: Drainage Impact Assessment; retain, setback development from and add planting along site boundaries; visualisations to assess and mitigate landscape and visual impact; in situ preservation of scheduled monument, appropriate setting setback and wider archaeological survey and recording; Transport Assessment and mitigation including, new/improved active travel links to village facilities (especially to Tarradale Primary

School), contribution to Beauly to Muir of Ord strategic link; details of phasing; serviced land safeguard for non-housing uses.

Policy 1 – Low and Zero Carbon Development

Policy 2 – Nature Protection, Restoration and Enhancement

Policy 4 – Greenspace

Policy 8 – Placemaking

Policy 10 – Increasing Affordable Housing

Policy 14 – Transport

#### **6.4 Highland Council Supplementary Planning Policy Guidance**

Access to Single Houses and Small Housing Developments (May 2011)

Developer Contributions (March 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Green Networks (Jan 2013)

Highland Historic Environment Strategy (Jan 2013)

Houses in Multiple Occupation (March 2013)

Managing Waste in New Developments (March 2013)

Open Space in New Residential Developments (Jan 2013)

Physical Constraints (March 2013)

Public Art Strategy (March 2013)

Standards for Archaeological Work (March 2012)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

### **7. OTHER MATERIAL POLICY CONSIDERATIONS**

#### **7.1 Scottish Government Planning Policy and Guidance**

National Planning Framework 4

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) Infrastructure
- c) Affordable and Legacy Housing
- d) Layout, Design and External Appearance
- e) Amenity
- f) Access and Parking
- g) Active Travel
- h) Flood Risk and Drainage
- i) Habitat, Biodiversity, Landscaping, Greenspace and Play
- j) Archaeology
- k) Developer Contributions

**Development plan/other planning policy**

- 8.4 The Scottish Government adopted National Planning Framework 4 (NPF4) on 13 February 2023. The proposal triggers consideration in particular of Policies 3 (Biodiversity), 7 (Historic assets and places), 13 (Sustainable transport), 14 (Design, quality and place), 15 (Local Living and 20-minute neighbourhoods), 16 (Quality homes), 18 (Infrastructure first), and 20 (Blue and green infrastructure).
- 8.5 The generality of the HwLDP's topic policies is superseded by those in NPF4, however there are policies which remain helpful in the assessment of applications. Much of the applicable IMFLDP 2 policies are reflected in NPF4 policies.
- 8.6 The site forms part of the Wyndhill Allocation MO02 identified within the Inner Moray Firth LDP 2. The allocation has an indicative capacity of 60 units which has already been consented on land to the north of the current application site. In order to comply with this allocation, the commercial development needs to be guaranteed, and applicable developer contributions need to be provided. Securing the phasing and the mix of uses (commercial) are important in terms of providing new employment and services at this southern extremity of the site within active travel distance, reducing reliance on car travel into the centre of the settlement (Policy 15 NPF4). Phasing is secured by condition, including timing of delivery of the commercial units.
- 8.7 The allocation does provide some flexibility in terms of the development of the site. The increased house numbers will provide key worker accommodation and affordable housing, contributing to the Council's response to the Housing Challenge. This is a compelling justification for an increase in numbers but needs to be tied to the delivery of a mixed-use development of the site across the wider allocation and a guarantee of sufficient biodiversity enhancement and greenspace provision.
- 8.8 The principle of the proposal is considered to be in overall conformity with the development plan, and the wider issues are secured by conditions.

## **Infrastructure**

- 8.9 The planning permission for phase 1 is to be completed by Tulloch Homes Ltd. This includes key infrastructure including new principal road junction, SUDS and drainage facilities, connections to key infrastructure including electricity and fibre together with new footpaths, landscaping, open space, play and outdoor access as well as bus stop and crossing provision outwith the site. The current phase of development depends on the implementation of the phase 1 infrastructure. A condition is attached to secure a detailed phasing programme including timescales is submitted by the developer, which will ensure compliance with NPF4 Policy 18 Infrastructure First and IMFLDP Policy 9 Delivering Development and Infrastructure.

## **Affordable and legacy housing**

- 8.10 The proposal is for 49 dwellings, and of these, 40 will be delivered initially as key worker accommodation directly related to the SSSEN transmission infrastructure upgrade project. Of those 40 keyworker homes, 20 will be transferred to the Highland Council (or RSL) as SSSEN Legacy homes provision for use as affordable homes in perpetuity from December 2031. Normally the affordable housing provision for a development of 49 new homes would equate to 12 affordable homes on site based on a policy provision of 25%. In this case it has been agreed with the applicant that the Council (or RSL) will purchase at a pre-agreed discounted rate, 20 of the keyworker homes as affordable homes. Of the 9 open market homes proposed on the development, the applicant has agreed with the Council to provide two 3-bedroom semi-detached homes (equating to a policy compliant 25% of 9 houses). These have been identified to be located alongside the legacy affordable homes to provide a coherent and conjoined site area. Once the transfer of the legacy homes has been made (after 4 years) and with the additional 2 on-site affordable homes, there will be a total of 22 out of the 49 homes that will be affordable – providing a 45% provision which is over and above the Council's affordable housing policy requirement. This ensures that the Council secures an investment in the provision of affordable homes in the longer term. It also meets an increasingly urgent need for key worker homes, essential if the transmission infrastructure projects are to be delivered. This is compliant with the Council's Developer Contributions guidance and HwLDP policy 31 and 32 and IMFLDP 2 Policy 10 and is a consideration in supporting the increase in capacity on the site.

## **Layout, Design, External Appearance**

- 8.11 The development comprises 49 houses. The housing mix comprises of two storey properties, with a shared palette of materials throughout the development. The design is of standard suburban house types, the layout and materials allow for some variation in the street scene. The houses are all either blocks of two semi-detached houses or blocks of three terraced houses. The overall design and appearance of the houses is not dissimilar to the approved development of 60 houses to the north, albeit at a higher density. Roofs will be finished in grey concrete tiles and external walls will primarily be white render with coursed ashlar feature areas and window banding. In terms of sustainability, the houses have EV charger outlet locations and air source heat pumps. The housing layout is arranged around a loop spine access road, with access into the approved housing development to the north and a spur to potential future development in the south. The layout presented is logical, creating a coherent development when

coupled with phase 1 to the north. The overall layout, design and appearance are in accordance with NPF4 Policy 14 (Design, Quality and Place), 1 Tackling the Climate and Nature Crises, 2 (Climate Mitigation and Adaptation), 2 and 16 (Quality Homes), and policies 34, 28 and 29 of HwLDP.

### **Amenity**

- 8.12 The development is a further phase of a consented development on an allocated site. The design and layout do not raise any amenity/overlooking or privacy concerns on existing or proposed properties. The closest houses will be the approved development to the north. The approved commercial units are located to the east; it is not envisaged, due to the scale and location of these, that there will be any significant amenity issues. It is not anticipated that existing development outwith the site such as the railway line or industrial/commercial uses will impact on amenity of the houses; such factors were also taken into account in the assessment of the original applications for phase 1 and during the process of allocating the site.
- 8.13 40 of the houses are to be used as key worker accommodation. All of the houses will remain within Use Class 9 – Houses and will be occupied as such.
- 8.14 The proposal is considered to comply with NPF4 14 (Design, Quality and Place) and 16 (Quality Homes) and HwLDP policies 28 and 29.

### **Access and Parking**

- 8.15 As outlined above, the primary road access will be provided by phase 1. A Roads Construction Consent application (26/03499/RCC) has been submitted for the proposed roads and associated infrastructure. Detailed roads design elements will be addressed by the RCC. The internal road layout provides an appropriate level of vehicular and pedestrian connectivity. Visibility arrangements appear appropriate for the intended 20mph environment. The proposal incorporates a combination of in-curtilage, communal and on street parking. The overall parking is in accordance with the Council's roads guidelines. Any minor discrepancies in parking will be addressed through the RCC process. A condition is attached requiring submission of a Construction Traffic Management Plan. In this regard, the proposal complies NPF4 14 (Design, Quality and Place) and HwLDP policies 28 and 29.

### **Active Travel**

- 8.16 The proposal benefits from active travel and public transport infrastructure secured through the phase 1 planning permission. This includes provision of two bus stops on the A862 together with a 3m wide shared cycle/footway along the site frontage parallel to the A862. The development comprises houses with private garden ground capable of accommodating secure cycle storage within individual curtilages. The school and other facilities are located 1.6-1.9km from the site. As outlined above, implementation of the commercial development will provide services in close proximity to the site and could reduce reliance on car use into the centre of the settlement. The site is located in close proximity to employment opportunities in the industrial estate. The proposal is considered to be in broad compliance with NPF4 Policy 15 (Local Living and 20 Minute Neighbourhoods) and Policy 13 (Sustainable Transport), Policy 14 of IMFLDP (Transport) and HwLDP Policy 56 (Travel).

## **Flood Risk and Drainage**

- 8.17 The proposed surface water drainage strategy forms part of the wider drainage infrastructure already approved with run off discharging to the approved SUDS detention basin. Road gullies within the adoptable road network are proposed to be adopted and maintained by the Council, with wider drainage infrastructure intended to be adopted by Scottish Water. The risk of flooding is identified to be low. The proposal complies with NPF4 Policy 22 Flood Risk and Water Management.

## **Habitat, Biodiversity, Landscaping, Green Space and Play**

- 8.18 The Site does not fall within any statutory or non-statutory designated sites for nature conservation. However, there are designations and native woodlands within 2km of the site.
- 8.19 Newly created habitats that are part of the biodiversity gain calculation submitted include the residential urban areas, car parking areas, pathways and roads, residential and communal amenity grass mix, native rich grass and wildflower mix, native species rich hedgerows, native species rich shrubs, woodland mix. There is to be direct connectivity of this with that of the existing habitat along the railway embankments and with the biodiversity enhancement plans for Phase 1 of the wider site. Species rich native hedgerows will be created as boundaries at the residential gardens and located along some of the communal grass areas. There are two main areas of proposed woodland mix planting consisting of mixed native species woodland located south-west within the Site adjacent to the railway embankment and to the south-east, within a grass and wildflower meadow. Included throughout the Site are Scots pine and individual trees which are situated within communal open areas of amenity grassland and wildflower grass meadow. The inclusion of individual trees, shrubs, hedgerows, and woodland mixes will benefit and maintain ecological functionality. These measures will ensure that suitable habitat resources are available for protected species (e.g. bats) and in the longer term provide foraging / nesting resources (e.g. for breeding birds). Further measures to be incorporated include: bat and bird roosting boxes, and bee bricks; log piles, insect hotels, and hedgehog highways through the garden fences.
- 8.20 The open space strategy includes informal landscaped areas, street tree and hedge planting, boundary planting and delineation of public and private spaces. A play area is to be provided in phase 1. The wider site is landscaped and provides areas of open space, including the SUDS, the proposed cycle/footpath and the land to the south of the site. The layout includes new tree planting, shrubs and hedging and woodland planting, which is considered to be an improvement to an open field, enhancing species and options for birds, insects and pollinators. The 3m wide footpath includes new planting and the SUDS basin will provide an area of damp grassland.
- 8.21 Landscaping and biodiversity are spread across the wider site. Conditions are attached to secure further survey work and implementation. The proposal is considered to be in overall compliance with NPF4 policies, 20 (Blue and Green Infrastructure), 3 (Biodiversity), 6 (Forestry Woodland and Trees), 4 (Natural Places (species), 21 (Play Recreation and Sport), IMFLDP 2 Policies 2 (Nature Protection, Restoration and Enhancement) and HWLDP Policy 51 (Trees and Development).

## **Archaeology**

- 8.20 The site is located in a rich archaeological environment. A pair of standing stones (Scheduled Ancient Monuments SAMs) are visible. Evaluations have shown survival of extensive and important buried prehistoric remains and the potential for additional buried remains to survive is considered to be high. A Watching Brief Written Scheme of Investigation has been submitted, and a condition is attached to secure this. In consultation with HES, the development is not considered likely to have a significant effect on the setting of the SAMs. The proposal accords with NPF 4 policy 7 (Historic Assets and Places).
- 8.21 **Developer Contributions**
- The Developer Contributions Supplementary Guidance (DCSG) was adopted in November 2018. This guidance sets out the Council's approach to mitigating the impacts of development on services and infrastructure by seeking fair and realistic developer contributions to the delivery of such facilities.
- 8.22 Affordable Housing - The Affordable Housing Policy of the HwLDP and our Developer Contributions Supplementary Guidance requires that at least 25% of all homes on the site must be affordable rounded to the nearest whole number. The affordable provision in this case exceeds 25%.
- 8.23 Education - The site lies within the catchment area of Tarradale Primary School and Dingwall Academy. The latest published 2025/26 School Roll Forecasts do not project a 5 or more years breach of the Academy's 90% physical capacity and therefore currently no contribution is required. However, Tarradale Primary School's capacity has been enhanced by Council forward funded (2018) improvements to allow for new development and therefore this money will be recouped from developer housing schemes within the catchment.
- 8.24 Cumulative Transport Contributions - No formal cumulative transport contributions have been identified to date and the site is not in a Development Brief area. However, the Highland Delivery Programme (July 2025) references the need for sustainable transport interventions both within Muir of Ord and towards links to both Beaully and Conon Bridge.
- 8.25 Site Specific Transport Contributions - None have been identified, over and above what is being provided on site.
- 8.26 Community Facilities - Developments of 4 or more houses are required to contribute towards the enhancement or creation of new community facilities where a deficiency has been identified. The Inner Moray Firth Delivery Programme (September 2024) identifies a requirement for a Muir of Ord Leisure and Amenity Hub and also an expansion of facilities at Dingwall Leisure Centre.
- 8.27 Public Art -The Phase 1 permission requires adequate "public frontage" improvements. No further financial requirement will apply if these proposed Phase 1 works are implemented.
- 8.28 Full details of the developer contributions breakdown are provided in Appendix 1.

### **Other material considerations**

- 8.29 There are no other material considerations.

### **Non-material considerations**

- 8.30 None

### **Matters to be secured by Legal Agreement / Upfront Payment**

- 8.31 The developer has opted to pay developer contributions upfront. A condition is attached to secure the delivery of affordable housing. This is considered appropriate in this case as the developer is engaged in an agreement direct with the Council's Housing Service.

## **9. CONCLUSION**

- 9.1 The proposal is for the erection of 49no. residential units and associated infrastructure on land which forms part of the Wyndhill Allocation MO02 identified within the Inner Moray Firth LDP 2.
- 9.2 The allocation has an indicative capacity of 60 units which has already been consented on land to the north of the current application site. The increase in capacity by a further 49 houses has been justified on the basis that housing and commercial uses will be delivered on site. The housing element will provide much needed workers accommodation and in the longer term an enhanced level of affordable housing.
- 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 N issued**

Notification to Scottish Ministers N

Conclusion of Section 75 Obligation      N

Revocation of previous permission      N

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 details of the final surface water drainage proposals have been submitted to and approved in writing by the Planning Authority in consultation with the Flood Risk Management Team. Details shall include confirmation that Scottish Water is willing to vest the network. The development shall be completed and maintained accordance with the approved details.

**Reason:** In order to ensure an appropriate drainage solution for the site.

3. The development shall be undertaken in accordance with the Programme of Archaeological Works as submitted on 25/08/2026. A Programme of Archaeological Works shall be carried out in accordance with the approved WSI, and any addendums to it, as agreed. Should the archaeological works carried out reveal the need for post excavation analysis, the development hereby approved shall not be occupied or be brought into use unless a Post-Excavation Research Design (PERD) for the analysis, publication and dissemination of results, including additional public engagement and archive deposition, has been secured by the developer and submitted to, and approved in writing by, the Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

**Reason:** To safeguard and record the archaeological potential of the area, and to accord with NPF4 Policy 7 and Historic Environment Policy for Scotland.

4. No development shall commence until a detailed phasing programme in accordance with and further to the phasing plan 5305-01-005 REV C has been submitted to and approved writing by the Planning Authority. This shall include the timing of construction and completion of all key primary infrastructure including the site access, drainage, foot/cyclepath, bus stop provision, open space, landscaping, biodiversity enhancement and play area. Thereafter the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Planning Authority.

**Reason:** To ensure all infrastructure is in place and to avoid the phase 2 of residential development becoming an island of development detached from the settlement and to ensure the development comprises a mix of residential and

commercial, providing new employment and services within active travel distance for those living in the southern part of the settlement.

5. The houses hereby approved shall be occupied in accordance with Use Class 9 of the Town and Country Planning (Use Classes) Scotland Order 1997 (as amended).

**Reason:** In accordance with the use applied for and in the interests of residential amenity.

6. Prior to first occupation of the first house within the development, a scheme for the maintenance, in perpetuity, of all on-site green spaces and/or woodland and/or sports facilities and/or play areas 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, the common entrances to flatted developments and estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), shall have been submitted to, and approved in writing by, the Planning Authority.

**Reason:** To ensure that all communal spaces, facilities and landscaping areas are properly managed and maintained in the interests of amenity and biodiversity.

7. All of the 22 of the 49 houses identified as affordable housing in the approved Design and Access Statement (September 2026) (page 17) shall be transferred to The Highland Council or Registered Social Landlord by 31 December 2031.

**Reason:** To secure the provision of affordable housing, in accordance with the development applied for.

8. The tree planting shown on the Tree Planting Plan (IEL WP3 100.26 SL-02 Rev A) shall be implemented in full and as per the Planting Details Plan (IEL WP3 100.26 SL-03 Rev A) during the first planting season following commencement of development or as otherwise agreed in writing by the Planning Authority. The applicant shall provide photographic evidence to show planting has been carried out and the trees shall be maintained in accordance with the Landscape Maintenance Schedule during the five-year establishment period and thereafter in perpetuity by a Factor. A suitably qualified consultant shall be employed to ensure that the Tree Planting Plan (IEL WP3 100.26 SL-02 Rev A) is implemented to the agreed standard. Stages requiring supervision shall be agreed with Planning prior to commencement of development and completion certificates for each stage shall be submitted for written approval of the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

**Reason:** In the interests of amenity, biodiversity and to ensure that all landscaping and maintenance is carried out to the agreed standard.

9. No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Planning Authority, in consultation with the Roads Authority. The CTMP shall include details of construction traffic routing, site access arrangements, staff parking, material

storage, traffic management measures, abnormal load procedures, measures to maintain safe pedestrian, cyclist and vehicular movements, and measures to prevent mud and debris being deposited on the public road. Thereafter the development shall be completed and maintained in accordance with the approved details.

**Reason:** In the interests of road safety.

11. No Development shall commence until a Habitat Management Plan (HMP) has been submitted to, and approved in writing by, the Planning Authority, in consultation with the Council's Ecology Team and. The HMP shall set out the proposed habitat management of the site including full details of biodiversity enhancement measures. The HMP shall provide for the maintenance, monitoring, and reporting of the habitat within the HMP area. The HMP shall include provision for regular monitoring and review to be undertaken against the HMP objectives and measures for securing amendments or additions to the HMP in the event that the HMP objectives are not being met. Unless and until otherwise agreed in advance in writing with the Planning Authority, the approved HMP (as amended from time to time with written approval of the Planning Authority) shall be implemented within 12 months following ground works commencing on site and shall remain in place for a minimum of 30 years. GIS shapefiles of HMP areas shall be supplied with the HMP to the Planning Authority prior to the commencement of works.

**Reason:** To detail how all mitigation, compensation and enhancement measures of biodiversity for the site will be delivered.

12. A nesting bird survey shall be undertaken, not more than 24 hours prior to the commencement of development if this coincides within the bird breeding season (December - August inclusive) and throughout the breeding bird season if new areas are being developed or there has been a break in construction. Thereafter the development shall be carried out in accordance with the recommendations and mitigation of the survey report.

**Reason:** To ensure that the development does not have an adverse impact on nesting birds.

13. No development shall commence until a pre-construction ecological assessment has been carried out and a report submitted to and approved in writing by the Planning Authority. Thereafter the development shall be carried out in accordance with any recommendations and mitigations identified.

**Reason:** To ensure that the site and its environs are surveyed and the construction and operation of the development does not have an adverse impact on ecology.

## **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.

### **Network Rail**

All construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring railway. Applicants must be aware of any embankments and supporting structures which are in close proximity to their development.

Details of all changes in ground levels, laying of foundations, and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a minimum prior notice period for booking of 20 weeks.

### **Scheduled Ancient Monuments**

No planting should take place to the east of the standing stone, to maintain open views.

### **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.

### **Septic Tanks and Soakaways**

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

### **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](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](mailto: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:         | Bob Robertson                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Designation:       | pp Area Planning Manager – North                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Author:            | Emma Forbes - Planning Team Leader                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Background Papers: | Documents referred to in report and in case file.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Relevant Plans:    | Plan 1 - Site layout 5305-02-200 REV F<br>Plan 2 - Site phasing 5305-01-005 REV C<br>Plan 3 - Tree Planting IEL WP3 100.26 SL-02 RE A<br>Plan 4 - Tree Planting IEL WP3 100.26 SL-03 REV A<br>Plan 5 - Landscaping IEL WP3 100.26 SL-01 REV B<br>Plan 6 - Road Layout 200998-003-CAM-DR-C-200<br>Plan 7 - Location 5305-01-002 REV B<br>Plan 8- FLOOR PLAN - 2B4P VILLA 5305-01-131 REV A<br>Plan 9- FLOOR PLAN – FLOOR PLAN – 2B4P VILLA 5305-01-133<br>REV A<br>Plan 10 - FLOOR PLAN - 3B5P VILLA SEMI DETACHED EN 5305-01-134 REV A<br>Plan 11 - ELEVATION PLAN - 2B4P VILLA 5305-01-141 REV A<br>Plan 12 - ELEVATION PLAN - 3B5P VILLA SEMI DETACHE. 5305-01-142 REV A<br>Plan 13 - ELEVATION PLAN - 2B4P VILLA TERRACE 5305-01-143<br>REV A |

Plan 14 - ELEVATION PLAN - 3B5P VILLA SEMI DETACHE.5305-01-144 REV A

Plan 15 - ELEVATION PLAN - 2B4P VILLA TERRACE PLOT. 5305-01-145 REV A

Plan 16 - ELEVATION PLAN - 2B4P VILLA TERRACE PLOT.5305-01-146 REV A

Plan 17 - ELEVATION PLAN - 2B4P VILLA TERRACE PLOT. 5305-01-147 REV A

Plan 18 - ELEVATION PLAN - 3B5P VILLA SEMI DETACHE.5305-01-148 REV A

Plan 19 - 5305-01-132 REV A FLOOR PLAN - 3B5P VILLA SEMI DETACHED

### **Supporting Information**

Ecological Assessment

Biodiversity Net Gain Report

Site Phasing Plan

Archaeological Watching Brief

Design and Access Statement

Landscape Maintenance Schedule

Planning Statement

Transport Statement

Drainage Impact Assessment

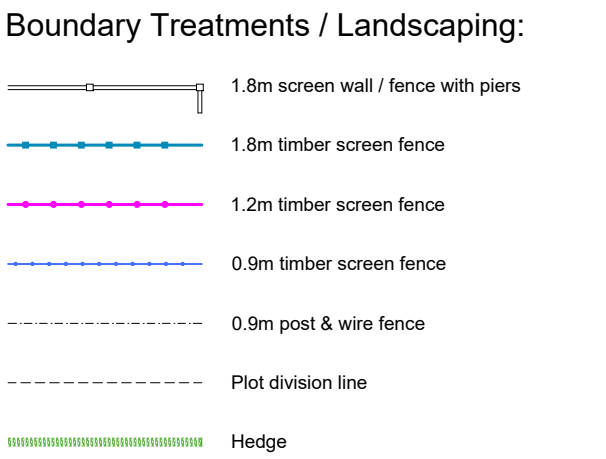
Flood Risk Assessment

## Appendix 1

| Summary of Developer Contributions           |                                                                                                              |                                                              |           |                                                              |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-----------|--------------------------------------------------------------|
| Infrastructure / Service Type                | Description                                                                                                  | Contribution Rate per home                                   | Base Date | Cost Index Linked to Q2 2026                                 |
| Schools – Primary – Tarradale Primary School | The Highland Council have forward funded the expansion of school provision to address known capacity issues. | £5,410 per 3 bed + house/£3,067 per two bedroomed flat/house | Q3 2019   | £6,762.50 per 3 bed +/£3,833.75 per two bedroomed flat/house |
| Schools - Secondary - Dingwall Academy       | No contribution required                                                                                     | N/A                                                          | N/A       | -                                                            |
| Community Facilities                         | Contribution to Muir of Ord Leisure or Dingwall Leisure Centre                                               | £1,568 per home                                              | Q1 2023   | £1,709.12                                                    |
| Affordable Housing                           | Affordable housing being provided on site                                                                    | -                                                            | -         | -                                                            |
| Transport Requirements                       | As per advice from Transport Planning Team                                                                   | On site provision                                            |           |                                                              |
| Active Travel Improvements                   | Active travel connection between Muir of Ord and Canon Bridge                                                | £1,955 per home                                              | Q1 2024   | £2,072.30                                                    |
| Green Infrastructure                         | Onsite provision                                                                                             | Onsite provision                                             | N/A       | -                                                            |
| Water and Waste                              | Onsite provision                                                                                             | Onsite provision                                             | N/A       | -                                                            |
| Public Art                                   | Onsite provision                                                                                             | Onsite provision                                             | N/A       | -                                                            |
| <b>Total per 3 bed home</b>                  |                                                                                                              | <b>£8,933</b>                                                | -         | <b>£10,543.92</b>                                            |
| <b>Total for 30x3 bed homes</b>              |                                                                                                              | <b>£267,990</b>                                              | =         | <b>£316,317.60</b>                                           |

|                                 |                 |   |                    |
|---------------------------------|-----------------|---|--------------------|
| <b>Total per 2 bed home</b>     | <b>£6,590</b>   | - | <b>£7,615.17</b>   |
| <b>Total for 19x2 bed homes</b> | <b>£125,210</b> | - | <b>£144,688.23</b> |
| <b>Total for development</b>    | <b>£393,200</b> |   | <b>£461,005.83</b> |

The relevant column above presents costs index linked using the most up to date BCIS All-in Tender Price Index to the current last full quarter (Q2 2026). These reflect the costs that should be paid if an upfront payment is made prior to 30 September 2026. If a payment is requested following this date the costs will need to be recalculated to reflect the most recent BCIS Index, and any other policy framework changes.



|     |                                                       |
|-----|-------------------------------------------------------|
| B   | Indicative in-curtilage location of refuse bin stance |
| RCP | Refuse Collection Point for shared private driveways  |

All properties have space for in-curtilage bin storage.

Plots 01-06, 16-19 & 35-38 (Terraced Houses): Bin uplift will be at the kerbside of the adopted road from one of the identified Refuse Collection Points (RCP). Occupiers will be required to transport the relevant bin from the bin stance to the Refuse Collection Point.

Plots 07-15, 20-34 & 39-49 (Semi-detached and Terraced Houses): Bin uplift will be at the kerbside of the adopted road and will require occupiers to transport the relevant bin from the bin stance to the kerbside.

COMMERCIAL: Proposed 7no. commercial units covered under Matters Specified in Conditions Planning reference 23/02248/MSC

PHASE 1: Proposed Phase 1 of 60rd. residential units covered under Matters Specified in Conditions Planning Reference 23/02245/MSC

|                                                         |              |
|---------------------------------------------------------|--------------|
| 2B4P 2-Storey - mid-terraced villa (86m <sup>2</sup> )  | 5no.         |
| 2B4P 2-Storey - end-terraced villa (86m <sup>2</sup> )  | 10no.        |
| 2B4P 2-Storey - semi-detached villa (86m <sup>2</sup> ) | 4no.         |
| 3B5P 2-Storey - semi-detached villa (99m <sup>2</sup> ) | 30no.        |
| <b>TOTAL</b>                                            | <b>49no.</b> |

## Standing Stone

|     |          |                                                                                                                       |     |
|-----|----------|-----------------------------------------------------------------------------------------------------------------------|-----|
| F   | 02.09.26 | ADDITIONAL IN-CURTILAGE PARKING ADDED TO PLOTS 34-36. VISITOR PARKING ADDED. ON-STREET SPACES REDUCED. NOTES UPDATED. |     |
| E   | 18.08.26 | FOOTPATH REVISIONS TO PLOT 07. POSITION OF ROTARY DRIERS REVISED TO PLOTS 01, 04 & 07.                                | LM  |
| REV | DATE     | DESCRIPTION                                                                                                           | DRN |

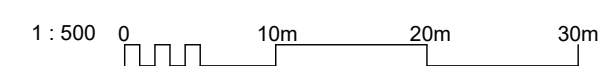
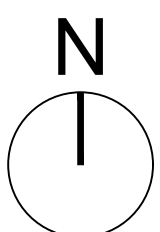
**Bracewell**  
TECTURE | MASTERPLANNING | ENERGY

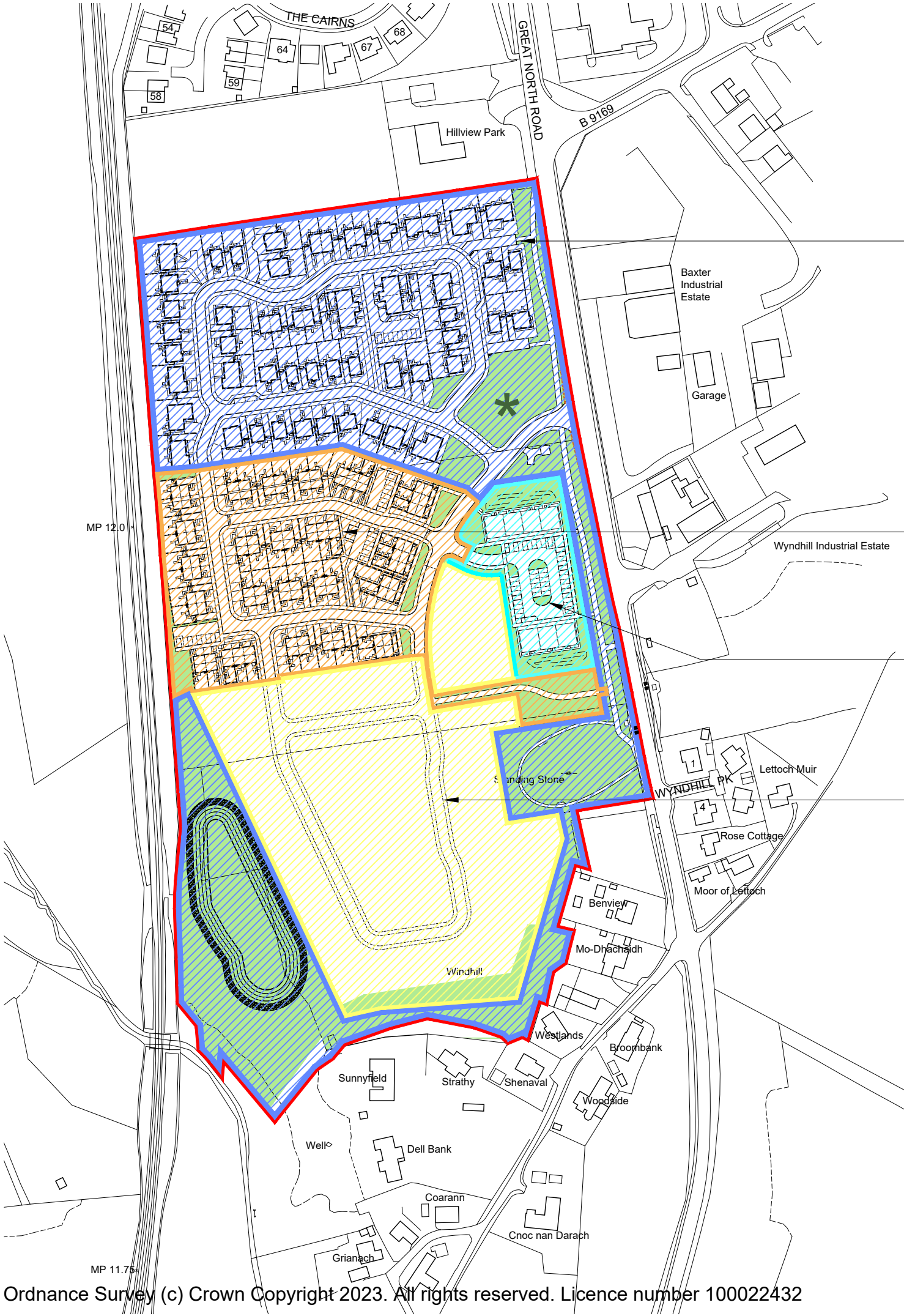
|                                                       |                                                                                                   |                                                     |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------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

AFFORDABLE HOUSING  
WYNDHILL, MUIR OF ORD  
IAN ELLIOT LTD

## SITE LAYOUT PLAN

|             |             |        |          |
|-------------|-------------|--------|----------|
| SCALE:      | 1 : 500     | DRAWN: | --       |
| PAPER SIZE: | A1          | DATE:  | Sep 2026 |
| DWG No.     | 5305-02-200 |        | REV. F   |





**PHASE 1 Housing:**  
New housing development of 60no. units relating to Planning approval reference 23/02245/MSC, together with all associated infrastructure and site works forming part of RCC application reference 25/03476/RCC, including:

- Site access roadway and junction;
- Off-site traffic improvements and new bus stops;
- Foul sewer mains;
- Electricity substation;
- Play Park
- New 3m cycle/footpath along edge of existing road, within landscaped strip;
- Landscaped area focussed on historic standing stone;
- SuDS area at south of site with outfall to burn.

**PHASE 2 Housing:**  
New housing development of 49no. units relating to Planning application reference: 26/02361/FUL

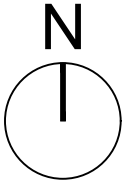
**Commercial:**  
7no. New commercial units (Class 1 Retail and Class 4 Business) relating to Planning approval reference 23/02248/MSC

**PHASE 3 Housing:**  
Further development area covered by Planning approval reference 19/00233/S42. Subject to future planning application.

**Key:**

- Wider Wyndhill Allocation Site Boundary
- Phase 1 Housing (60 Units)
- Phase 2 Housing (49 Units)
- Phase 3 Housing (TBC)
- Commercial (7 Units)
- Open Space associated with each individual phase
- Play Park location

| Phasing Plan Key: |               |                                 |            |                   |                   |        |                                         |                                                                                                                                                                      |
|-------------------|---------------|---------------------------------|------------|-------------------|-------------------|--------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Phase             | Planning Ref: | Housing                         |            |                   | Commercial        | Total: | Timescales for Delivery:                | Comments:                                                                                                                                                            |
|                   |               | Private                         | Affordable | Legacy Affordable | Retail / Business |        |                                         |                                                                                                                                                                      |
| 1                 | 23/02245/MSC  | 45                              | 15         |                   |                   | 60     | Summer 2026 - early 2028                | Phase 1 infrastructure and enabling works have commenced on site and will deliver the principal infrastructure required to support subsequent phases of development. |
| 2                 | 26/02361/FUL  | 29                              |            | 20                |                   | 49     | 2026 - 2028                             | Of the 49 dwellings, 40 are proposed initially for key worker accommodation, with 20 to transfer to The Highland Council as affordable housing at a later stage.     |
| 3                 | 19/00233/S42  | TBC                             |            |                   |                   | TBC    | Subject to future planning application. |                                                                                                                                                                      |
|                   | 23/02248/MSC  |                                 |            |                   | 7                 | 7      | Commencing 2027                         |                                                                                                                                                                      |
| Total:            |               | 109 Houses / 7 Commercial Units |            |                   |                   |        |                                         |                                                                                                                                                                      |



C25.08.26Text updates to Phasing key.LM

B19.08.26Text updates to Phasing key.LM

A13.08.26Text updates to Phasing key.LM

REVDATEDESCRIPTIONDRN

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

AFFORDABLE HOUSING  
WYNDHILL, MUIR OF ORD  
IAN ELLIOT LTD

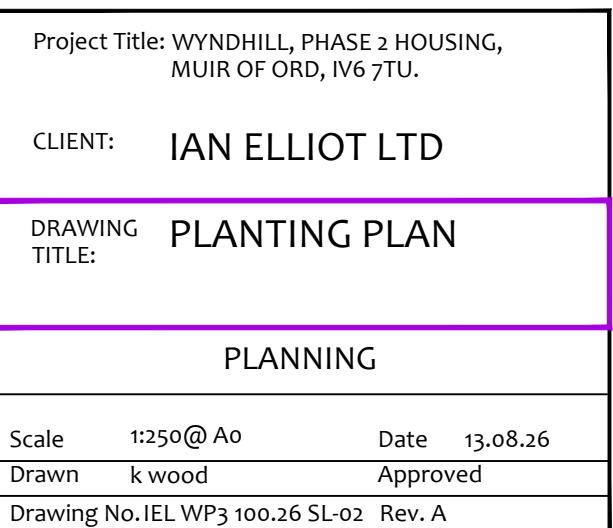
SITE PHASING PLAN

STATUS: **PLANNING**

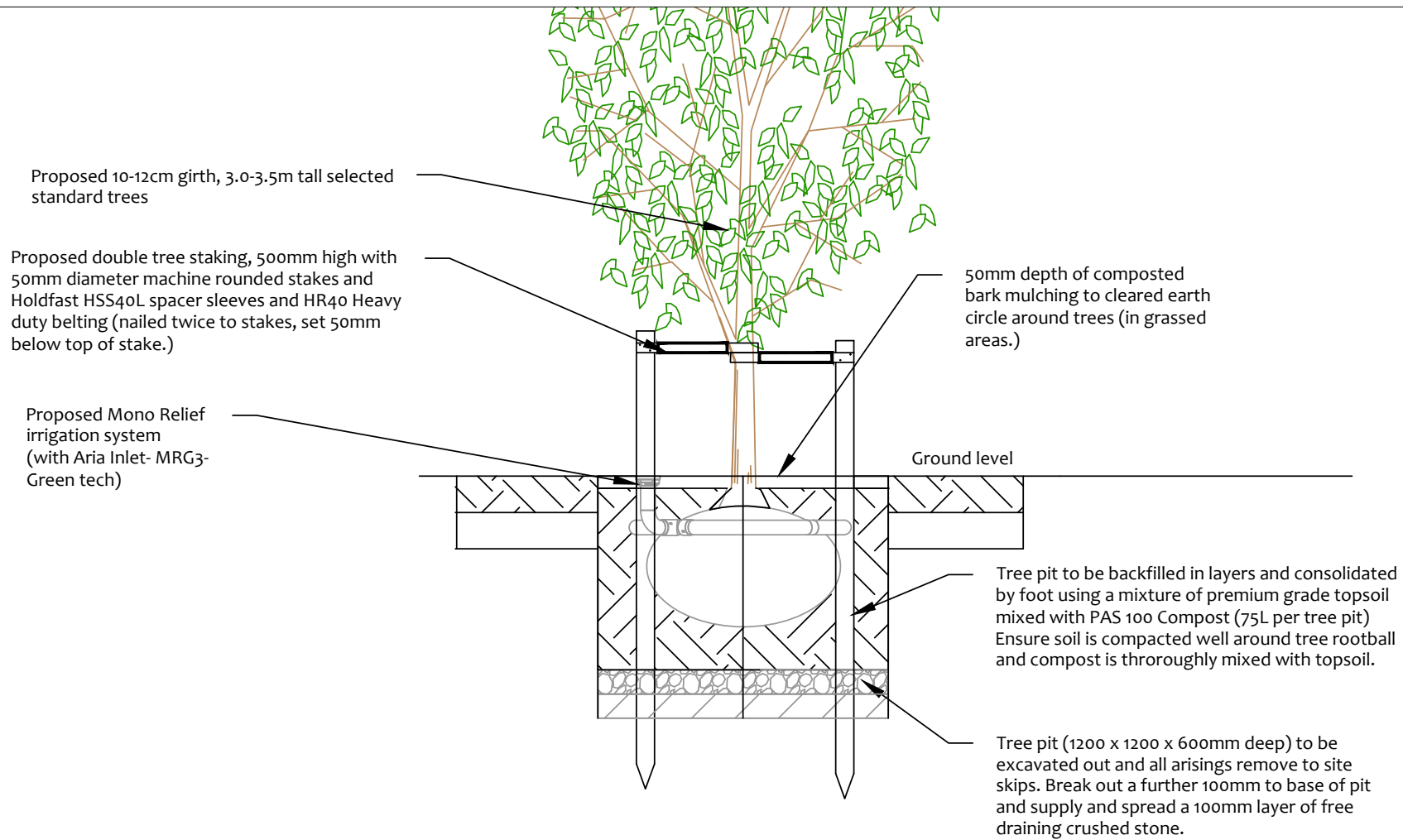
SCALE:1 : 2500DRAWN:LM

PAPER SIZE:A3DATE:Aug 2026

DWG No.5305-01-005REV.C



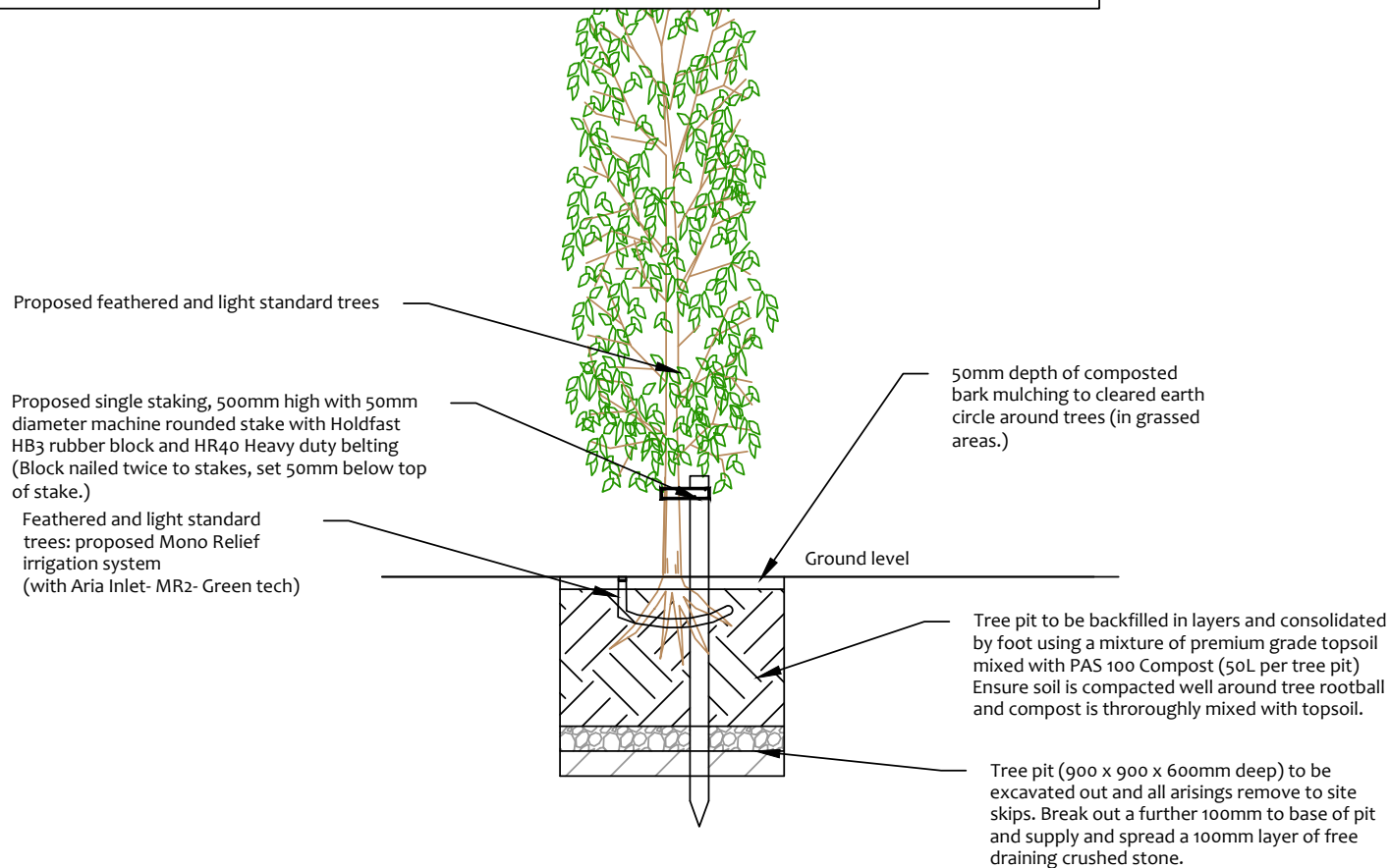
TREE PIT DETAIL - SELECTED STANDARD TREES 1:25



### TREE PIT DETAILS- SELECTED STANDARD TREES

1. Selected standard trees: excavate out 1.2 x 1.2 x 0.6m deep tree pit and break out base for a further 100mm.  
Supply and spread a 100mm depth of free draining crushed stone (40-60mm size) to base of pits.  
Backfill pit with site salvaged (or approved premium grade topsoil) and lightly consolidate by foot.  
Incorporate 75l of PAS 100 soil improver into backfill mix during planting.  
Ensure good contact between backfilled topsoil and tree roots (rootball) to reduce any voids in backfilled tree pit material.
2. Supply and plant proposed selected standard trees ensuring that the tree is vertical and planted at the nursery soil mark.
3. Install double 50mm machine rounded stakes (FSC Certified and Scottish provenance) driven (vertically) into base of tree pits and finished with a straight top at 0.6m above finished ground level. Stakes to be spaced out to accommodate the proposed Holdfast spacer sleeves.
4. Install and secure the tree stem with 2 no. Holdfast HR40 belting with Holdfast HSS40L spacer sleeves. Belting to be nailed to stakes at 50mm below top of stakes.
5. Supply and install a Mono Relief Grande irrigation pipe, 60mm diameter with Aria inlet (ref: MRG 5-Green-tech.) around tree rootball and finish inlet at ground level.
6. Supply and spread a 50mm depth of composted bark mulching around tree base.
7. Thoroughly water newly planted trees as per the quantities listed below.

TREE PIT DETAIL - FEATHERED / LIGHT STANDARD TREES 1:25



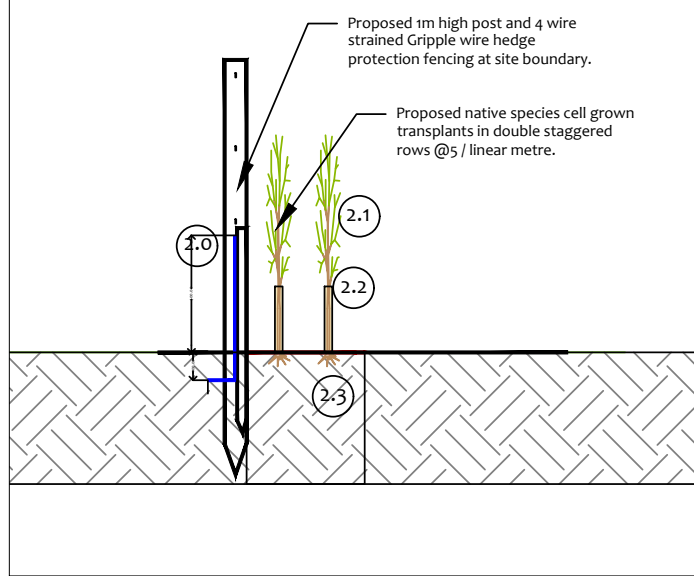
TREE PIT DETAILS- FEATHERED / LIGHT STANDARD TREES

1. Feathered / light standard trees: excavate out 0.9 x 0.9 x 0.6m deep tree pit and break out base for a further 100mm.  
Supply and spread a 100mm depth of free draining crushed stone (40-60mm size) to base of pits.  
Backfill pit with site salvaged (or approved premium grade topsoil) and lightly consolidate by foot.  
Incorporate 50L of PAS 100 soil improver into backfill mix during planting.  
Ensure good contact between backfilled topsoil and tree roots (rootball) to reduce any voids in backfilled tree pit material.
2. Supply and plant proposed feathered and standard trees ensuring that the tree is vertical and planted at the nursery soil mark.
3. Install single 50mm machine rounded stakes (FSC Certified and Scottish Provenance) driven (vertically) into base of tree pits and finished with a straight top at 0.5m above finished ground level.
4. Install and secure the stem with 1 no. Holdfast HR40 belting with Holdfast HB3 rubber block. Block to be nailed to stakes at 50mm below top of stakes.
5. Supply and install a Mono Relief irrigation pipe, 35mm diameter (ref: MR2 - Green-tech.) around tree roots and finish inlet at ground level.
6. Supply and spread a 50mm depth of composted bark mulching around tree base.
7. Thoroughly water newly planted trees as per the quantities listed below.

NEW TREE PLANTING WATERING REQUIREMENTS- ( The Arboricultural Association.)

- New trees should be watered in when planted and at the point of bud burst in spring, and should continue to be watered throughout spring and summer until the leaves have fallen in autumn. Evergreens should be watered a little during winter in response to a period of dry weather. Watering should continue for at least 3 summers after planting, further to this the tree should be able to access water from the surrounding soil.
- During the height of summer water should be applied at a rate of 20 litres of water every other day, or a minimum of 50 litres of water per week, during May, June, July and August. ( This figure is the aim to reach during the height of summer and can be gradually be increased to this in spring and decreased before ceasing watering in the autumn.
- If the tree has an irrigation pipe then half of the water should be poured down the pipe and the other half on the surface of the tree pit.
- Ensure water is draining away after 10 minutes after application.
- Timings and frequency of watering visits, based on the above quantities for the newly planted trees should be agreed with the Project Landscape Architect or Landscape Manager, to tie in with the prevailing weather conditions during the five year establishment period.

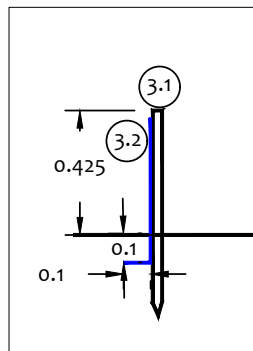
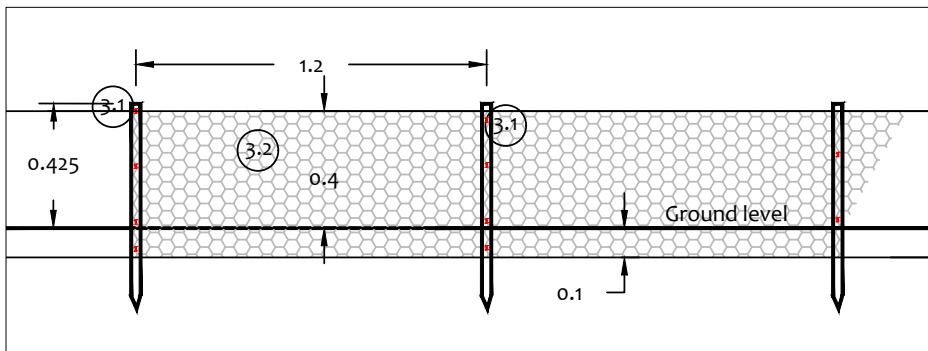
HEDGE DETAIL 1:25



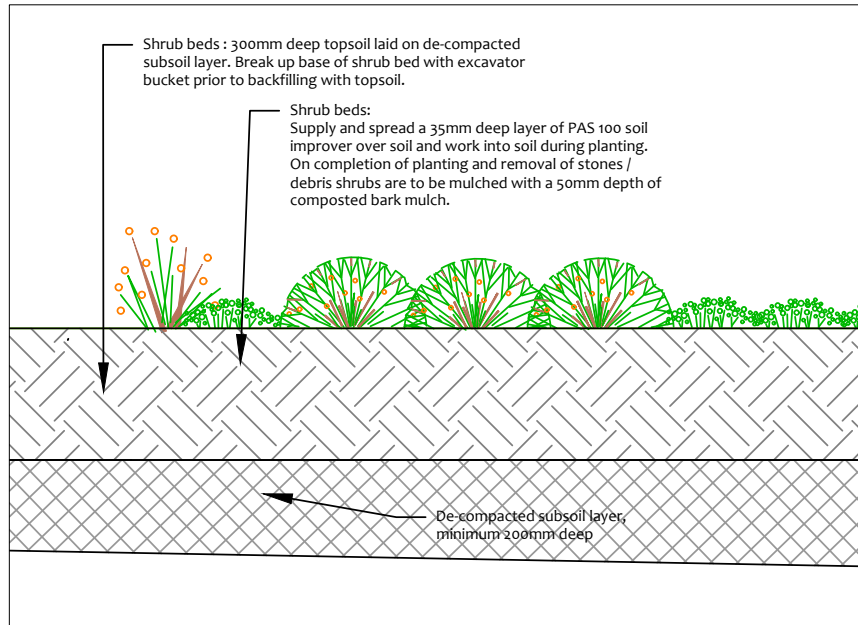
## HEDGE PLANTING PROTECTION

- 2.1 Rabbit protection fencing (to be confirmed.)
- 2.2 Mixed native species cell grown transplants @ 5 plants / linear metre.
- 2.3 Treebio® biodegradable spirals, 38mm diameter, 60cm high, with a single 90cm 10-12mm bamboo cane support.
- 2.4 Hedging trench 450 x 300mm deep excavated out and a 35mm layer of PAS 100 soil improver spread over trench. Works in soil improver during planting. Complete with a 50mm depth of composted bark mulching.

## RABBIT FENCE DETAIL 1:25



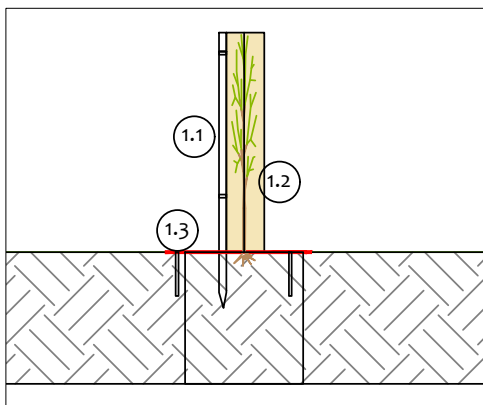
## SHRUB BED DETAIL 1:25



## HEDGING / SHRUB BEDS

1. Hedging trench: excavate out a 450mm wide x 450mm deep trench in topsoiled areas and backfilled with a premium grade topsoil. Supply and spread a 35mm deep layer of PAS 100 soil improver over hedging trench and work into soil during planting.
2. Shrub beds: Supply and spread a 450mm depth of premium quality topsoil over a clean de-compacted subsoil layer. Supply and spread a 35mm layer of PAS 100 soil improver and work into soil during cultivations.
3. Cultivate shrub beds and remove any stones greater than 35mm and pit plant shrubs (300 x 300 x 300mm deep pits) and heel in shrubs after planting.
4. Supply and spread a 50mm depth of composted bark mulching over hedging bases and shrub beds.
5. Rabbit protection fencing: Supply and install rabbit protection fencing to hedging and shrub bed areas as directed by Tulloch Homes / Landscape Architect. (See detail below.)

WOODLAND TREE AND SHRUB  
PLANTING PROTECTION 1:25 SCALE



## WOODLAND PLANTING PROTECTION -TREES AND SHRUBS

- 1.1 25 X 25X 750mm long pointed pressure treated softwood stakes driven into soil.
- 1.2 Rainbow Terra® biodegradable tree shelters, 75-100mm diameter, 0.6m tall secured to stakes using 2no. cable ties. \*Green-tech or similar.
- 1.3 Ecomatt Bio, 50 x 50cm biodegradable mulch mats secured with 4no. bamboo canes at each corner.

## REVISIONS

- A: 19.08.26 Landscape proposals updated with latest Bracewell site plan and to include the biodiversity enhancement recommendations for IMTECO's BNG Report.Key and notes extended to include the Biodiversity recommendations.KW

KEITH L WOOD  
LANDSCAPE DESIGN



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keithwood16@gmail.com  
www.keithlwoodlandscapedesign.scot

Project Title: WYNDHILL PHASE 2  
HOUSING, MUIR OF ORD,  
IV6 7TU.

CLIENT: IAN ELLIOT LTD

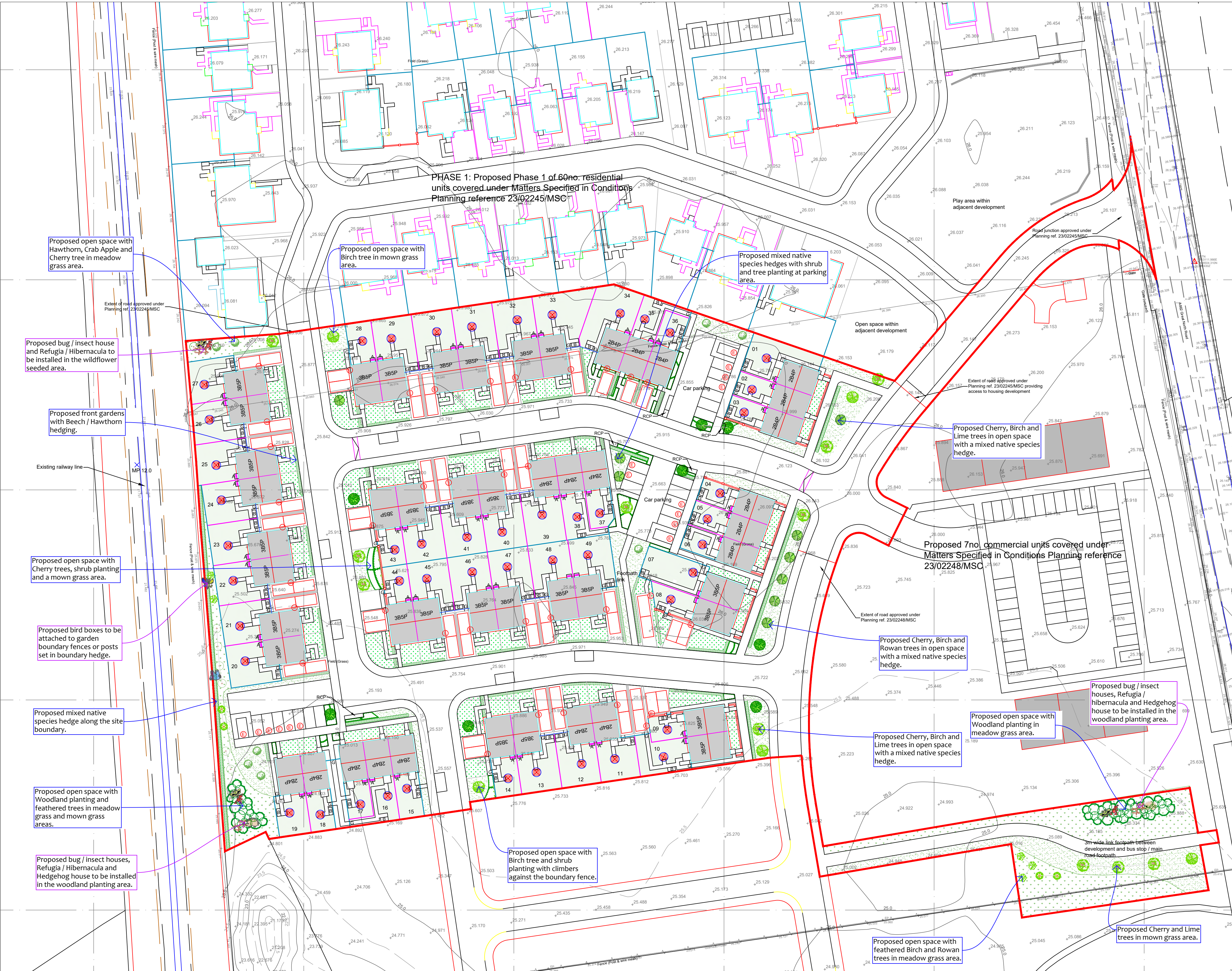
DRAWING TITLE: PLANTING DETAILS PLAN.

## PLANNING

Scale 1:25@ A2 Date 13.08.26

|       |        |          |
|-------|--------|----------|
| Drawn | k wood | Approved |
|-------|--------|----------|

|         |                      |        |
|---------|----------------------|--------|
| Dwg No. | IEL WP3 100.26 SL-03 | Rev. A |
|---------|----------------------|--------|



**KEY**  
 Existing trees to be retained and protected in accordance with BS5837:2012. Refer to TreeTek's tree survey and tree protection plans for full details of the existing trees and tree protection measures (April 2023.)

**TREE PLANTING**  
 Proposed 3-3.5 m tall, 10-12cm girth selected standard tree planting: Birch, Lime, Cherry and Rowan species.  
 Proposed 1.5-1.75m tall, feathered tree planting: Hawthorn, Apple, Birch, Cherry and Rowan species.  
 Proposed 0.8-1m high feathered conifers: Pine species.

**NATIVE SPECIES WOODLAND PLANTING**  
 Proposed native species woodland tree and shrub planting using cell grown forestry transplants. Woodland planting to be protected with bio-degradable guards, timber stakes and bio-degradable mulching mats. Oak, Birch, Hawthorn, Rowan and Pine trees and Hazel, Broom, Rose and Sloe species shrubs.

**SHRUB PLANTING AND HEDGING**  
 Proposed shrub planting including native species and varieties selected from the 'RHS Plants for Pollinators' lists.  
 Proposed Beech / Hawthorn hedging to front gardens: +1.2, 80-100cm tall transplants @ 5/lin m, root-dipped in Rootgrow Mycorrhiza, prior to planting.  
 Proposed mixed native species hedging to open spaces: Hawthorn, Hornbeam, Hazel, Dog Rose and Holly species; 40-60cm, 200cc cell grown transplants in double staggered rows @ 5 / lin metre.

**TURFING, GRASS SEEDING AND GRASS / WILDFLOWER SEEDING**  
 Proposed communal open spaces: subsoil to be de-compacted, site debris removed and top-soiled. Areas to be weedkilled, cultivated and grass seeded.  
 Proposed front gardens; subsoil to be de-compacted, site debris removed and top-soiled. Areas to be weedkilled, cultivated and turfed.  
 Proposed rear gardens; top-soiled, weedkilled, cultivated, 2 pass technique, stone picked and grass seeded: Pre-seed fertiliser 6:3:6 @ 70g/m2 followed by R M Welsh T2 seed mix @ 40g/m2.  
 Proposed species rich long grass areas sown with a grass / wildflower seed mix and maintained with an annual cut back in September. Areas to be de-compacted, stone picked and sown with a Grass / Wildflower seed mix: Scotia seeds 'Mavisbank mix' @ 3g/m2.  
 Proposed Suds basin and slopes to be sown with a grass / wildflower seed mix and maintained with an annual cut back in September. Areas to be de-compacted, stone picked and sown with a Grass / Wildflower seed mix: Scotia seeds 'Wet Meadow mix' @ 3g/m2.

**PROPOSED BIODIVERSITY ENHANCEMENTS-IMTECO BNG RECOMMENDATIONS**  
 Proposed bird nesting boxes: Schwegler 1b (1no. 26mm entrance hole and 1 no. 32mm entrance hole) attached to posts or garden fences. Integrated Swift bricks, Stirling Nest Box and No.10 Swallow nest boxes as per IMTECO's BNG Report.  
 Proposed bug / insect hotels to be installed in the shrub bed and wildflower areas.  
 Proposed rock refugia / hibernacula using site salvaged branches and leaves created in the proposed woodland planted areas.  
 Proposed Hedgehog houses to be located in the proposed woodland planted area.  
 Proposed Schwegler 2F Bat boxes and 2FN Bat boxes to be installed in the adjoining open spaces, as directed by Imteco.  
 Hedgehog highways-garden boundary fences to have 13x13cm holes installed along the base of the fences.

**NOTES**  
For planting plan and planting schedule refer to drawing IEL WP3 100.26 SL-03A.  
For Planting details refer to drawing IEL WP3 100.26 SL-03A.  
Refer to the 5-year landscape maintenance schedule for details of the establishment maintenance works.

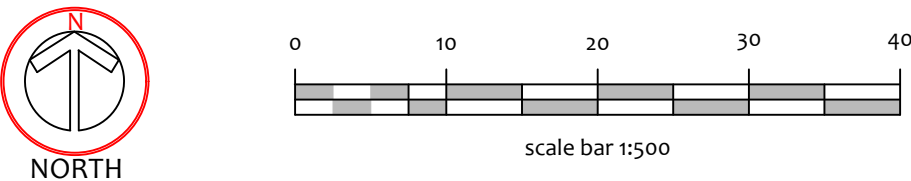
**IMTECO BIODIVERSITY NET GAIN REPORT**  
Landscape proposals updated with Biodiversity enhancements as per IMTECO's BNG Report (August 2026).

**REVISIONS**  
A: 13.08.26 Landscape proposals updated to provide a planting plan, a planting details plan and a 5-year landscape maintenance schedule for approval.KW  
B: 19.08.26 Landscape proposals updated with latest Bracewell site plan and to include the biodiversity enhancement recommendations for IMTECO's BNG Report.Key and notes extended to include the Biodiversity recommendations.KW

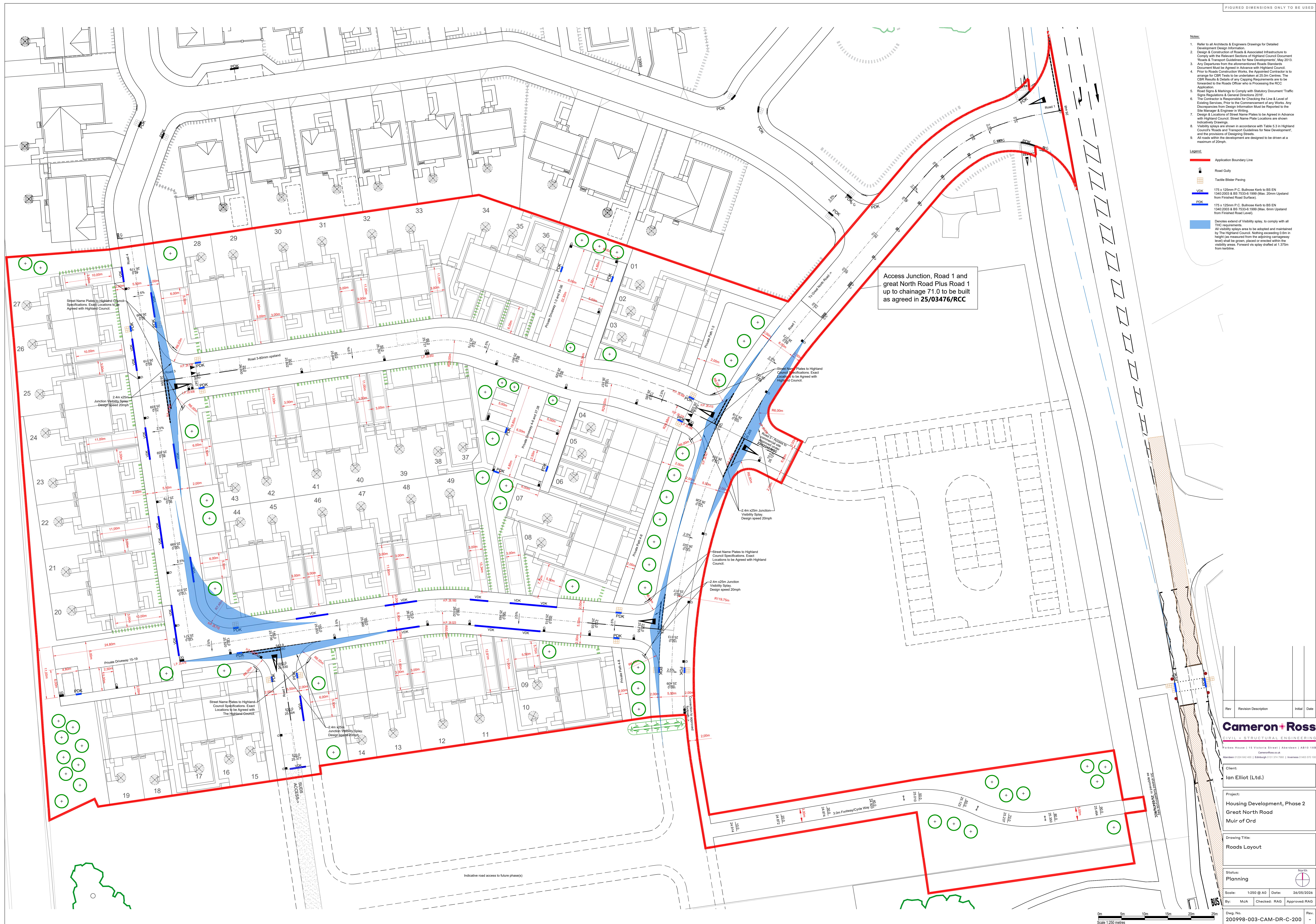
**KEITH L WOOD  
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www.keithwoodlandscapedesign.scot

WYNDHILL, PHASE 2 HOUSING, MUIR OF ORD - OVERALL LANDSCAPE PLAN 1:500 SCALE



|                                                                    |                            |
|--------------------------------------------------------------------|----------------------------|
| Project Title: WYNDHILL, PHASE 2 HOUSING,<br>MUIR OF ORD, IV6 7TU. |                            |
| CLIENT:                                                            | IAN ELLIOT LTD             |
| DRAWING<br>TITLE:                                                  | OVERALL LANDSCAPE<br>PLAN. |
| PLANNING                                                           |                            |
| Scale                                                              | 1:500@ A1                  |
| Date                                                               | 26.05.26                   |
| Drawn                                                              | k wood                     |
| Approved                                                           |                            |
| Drawing No.                                                        | IEL WP3 100.26 SL-01       |
| Rev.                                                               | B                          |



- Notes:**
- Refer to all Architects & Engineers Drawings for Detailed Development Design Information.
  - Design & Construction of Roads & Associated Infrastructure to Comply with the Relevant Sections of Highland Council Document 'Roads & Transport Guidelines for New Developments', May 2013.
  - Any Departures from the aforementioned Road Standards Document Must be Agreed in Advance with Highland Council.
  - Prior to Roads Construction Works, the Approved Contractor is to arrange for CBR Tests to be undertaken at 25.0m Centres. The CBR Results & Details of any Capping Requirements are to be forwarded to the Roads Officer who is Processing the RCC Application.
  - Road Signs & Markings to Comply with Statutory Document 'Traffic Signs Regulations & General Directions 2016'.
  - The Contractor is Responsible for Checking the Line & Level of Existing Services. Prior to the Commencement of any Works. Any Discrepancies from Design Information Must be Reported to the Site Manager & Engineer in Writing.
  - Design & Locations of Street Name Plates to be Agreed in Advance with Highland Council. Street Name Plate Locations are shown Indotatively Drawings.
  - Visibility splay areas are shown in accordance with Table 5.3 in Highland Council's Roads and Transport Guidelines for New Development, and the provisions of Designing Streets.
  - All roads within the development are designed to be driven at a maximum of 20mph.
- Legend:**
- Application Boundary Line
  - Road Gully
  - Tactile Blister Paving
  - VDK 175 x 125mm P.C. Bulbosa Kerb to BS EN 1340:2003 & BS 7533-4:1999 (Max. 20mm Upstand from Finished Road Surface)
  - PDK 175 x 125mm P.C. Bulbosa Kerb to BS EN 1340:2003 & BS 7533-4:1999 (Max. 6mm Upstand from Finished Road Level)
  - Denotes extent of Visibility splay, to comply with all TRC requirements. All visibility splay area to be adopted and maintained by The Highland Council. Nothing exceeding 0.6m in height (as measured from the adjoining carriageway level) shall be grown, placed or erected within the visibility areas. Forward vis splay drafted at 1:375m from kerblene.

| Rev | Revision Description | Initial | Date |
|-----|----------------------|---------|------|
|     |                      |         |      |

**Cameron+Ross**  
CIVIL + STRUCTURAL ENGINEERING

Forbes House | 15 Victoria Street | Aberdeen | AB10 1XB  
Glenrobert House | 100-102 Victoria Street | Glasgow | G1 3NU | Inverness | G1 1 1 1

Client:  
**Jan Elliot (Ltd.)**

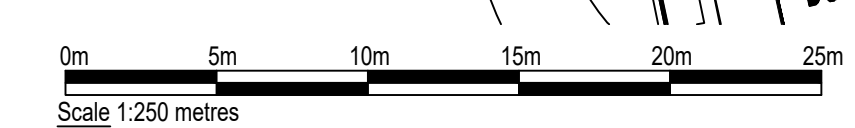
Project:  
**Housing Development, Phase 2  
Great North Road  
Muir of Ord**

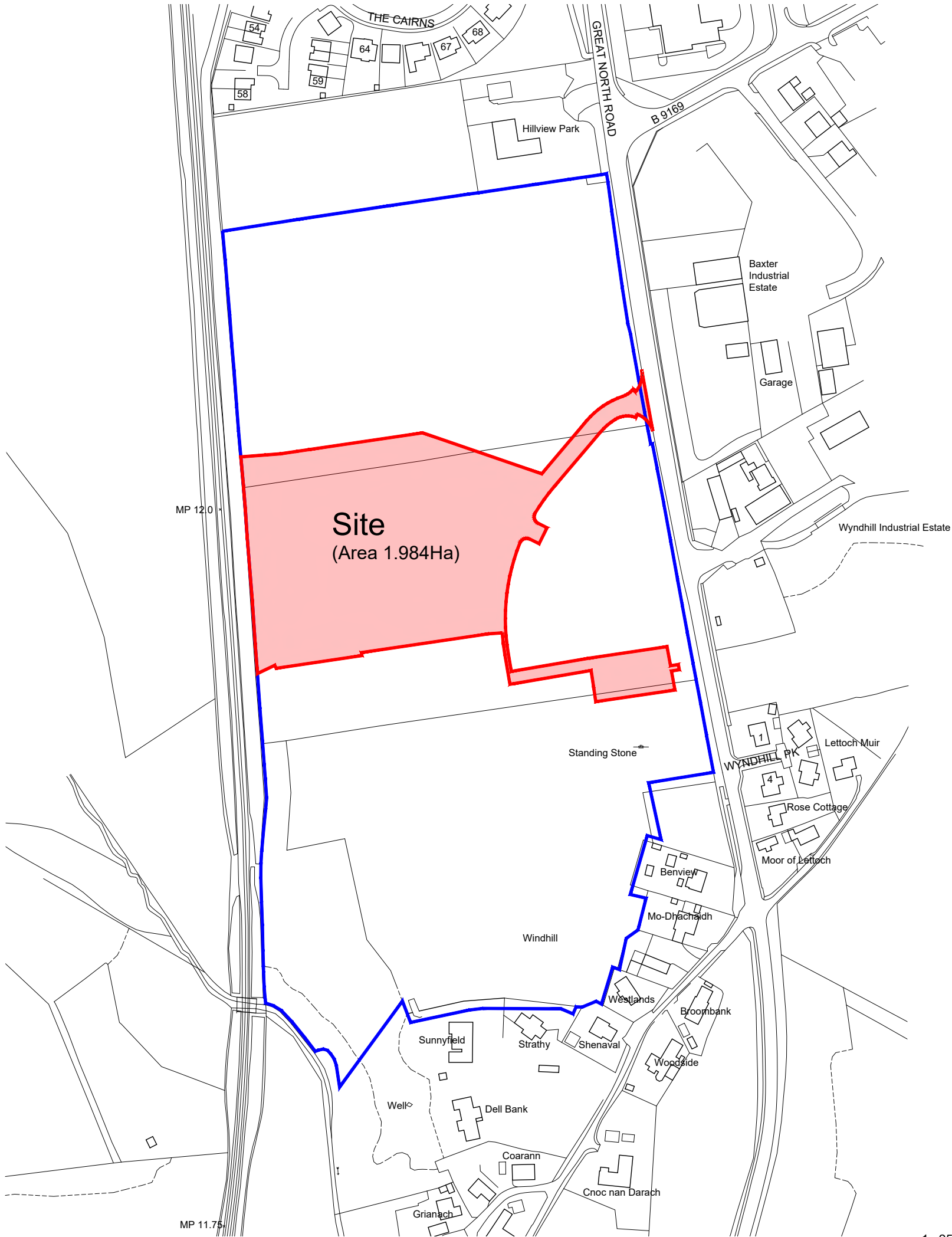
Drawing Title:  
**Roads Layout**

Status:  
**Planning**

Scale: 1:250 @ A0 Date: 26/05/2026  
By: MJA Checked: RAG Approved: RAG

Dwg. No. 200998-003-CAM-DR-C-200 Rev. -





| REV | DATE | DESCRIPTION | DRN |
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Bracewell

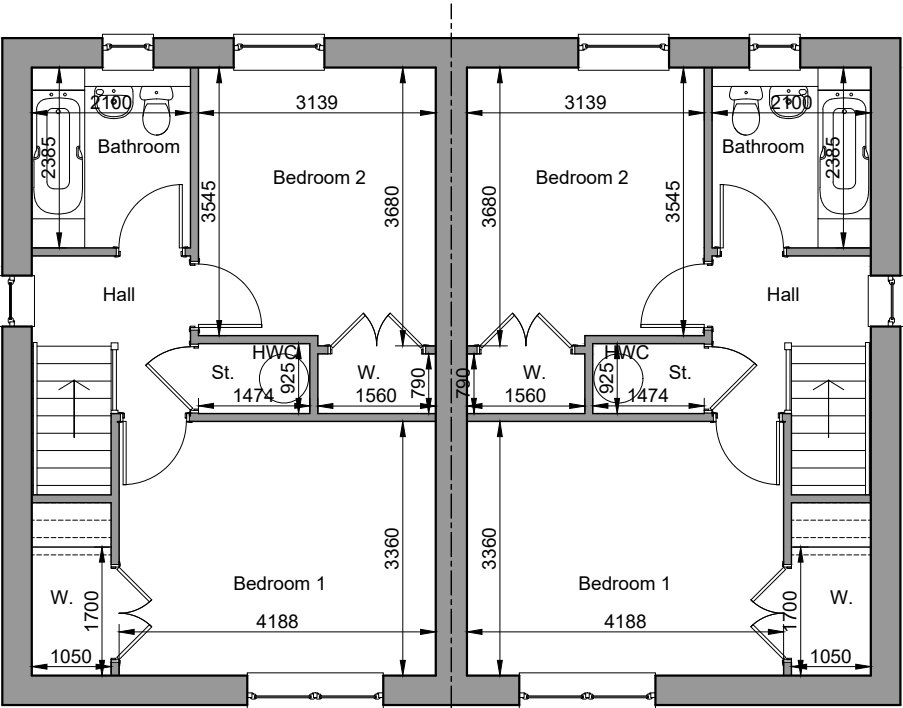
ARCHITECTURE | MASTERPLANNING | ENERGY

|                                                       |                                                                                                   |                                                     |
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| 5 Ness Bank,<br>Inverness,<br>IV2 4SF<br>01463 233760 | Unit 19, Scion House,<br>Stirling University Innovation Park,<br>Stirling FK9 4NF<br>01786 232777 | 8 High Street,<br>Oban,<br>PA34 4BG<br>01631 359054 |
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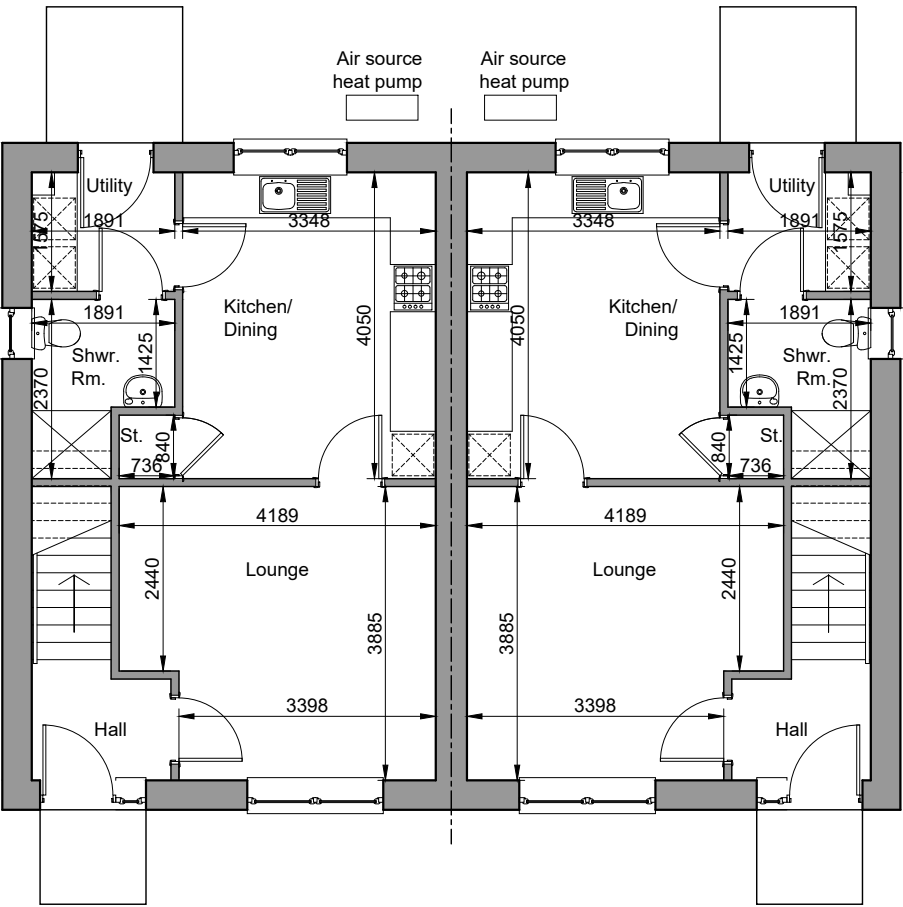
AFFORDABLE HOUSING  
WYNDHILL, MUIR OF ORD  
IAN ELLIOT LTD

LOCATION PLAN

|             |             |        |          |
|-------------|-------------|--------|----------|
| SCALE:      | 1 : 2500    | DRAWN: | DAK      |
| PAPER SIZE: | A3          | DATE:  | Mar 2026 |
| DWG No.     | 5305-01-002 | REV.   | B        |



First Floor Plan  
43.0m<sup>2</sup>



Ground Floor Plan  
43.0m<sup>2</sup>  
TOTAL: 86.0m<sup>2</sup>

|     |          |                 |     |
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| A   | 06.05.26 | REVISION UPDATE | GB  |
| REV | DATE     | DESCRIPTION     | DRN |

# Bracewell

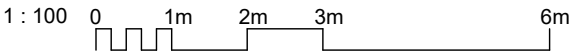
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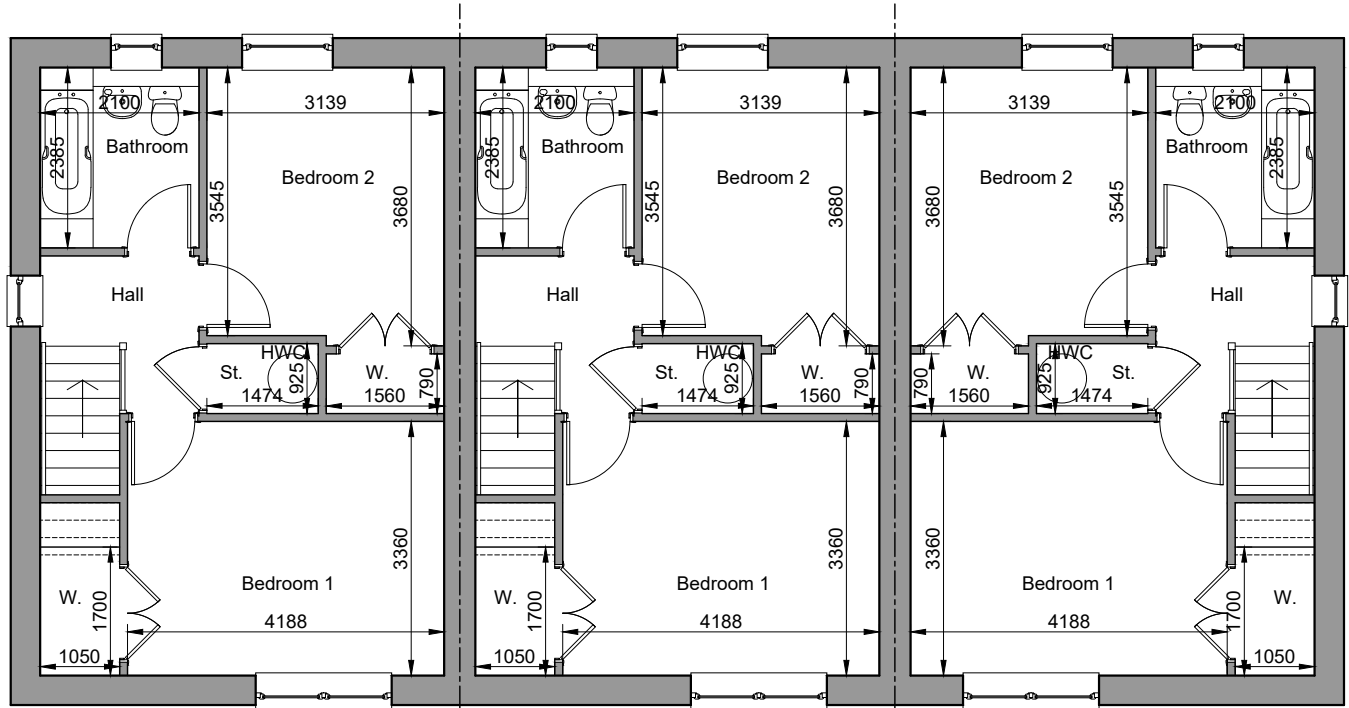
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|-------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------|

AFFORDABLE HOUSING  
WYNDHILL, MUIR OF ORD  
IAN ELLIOT LTD

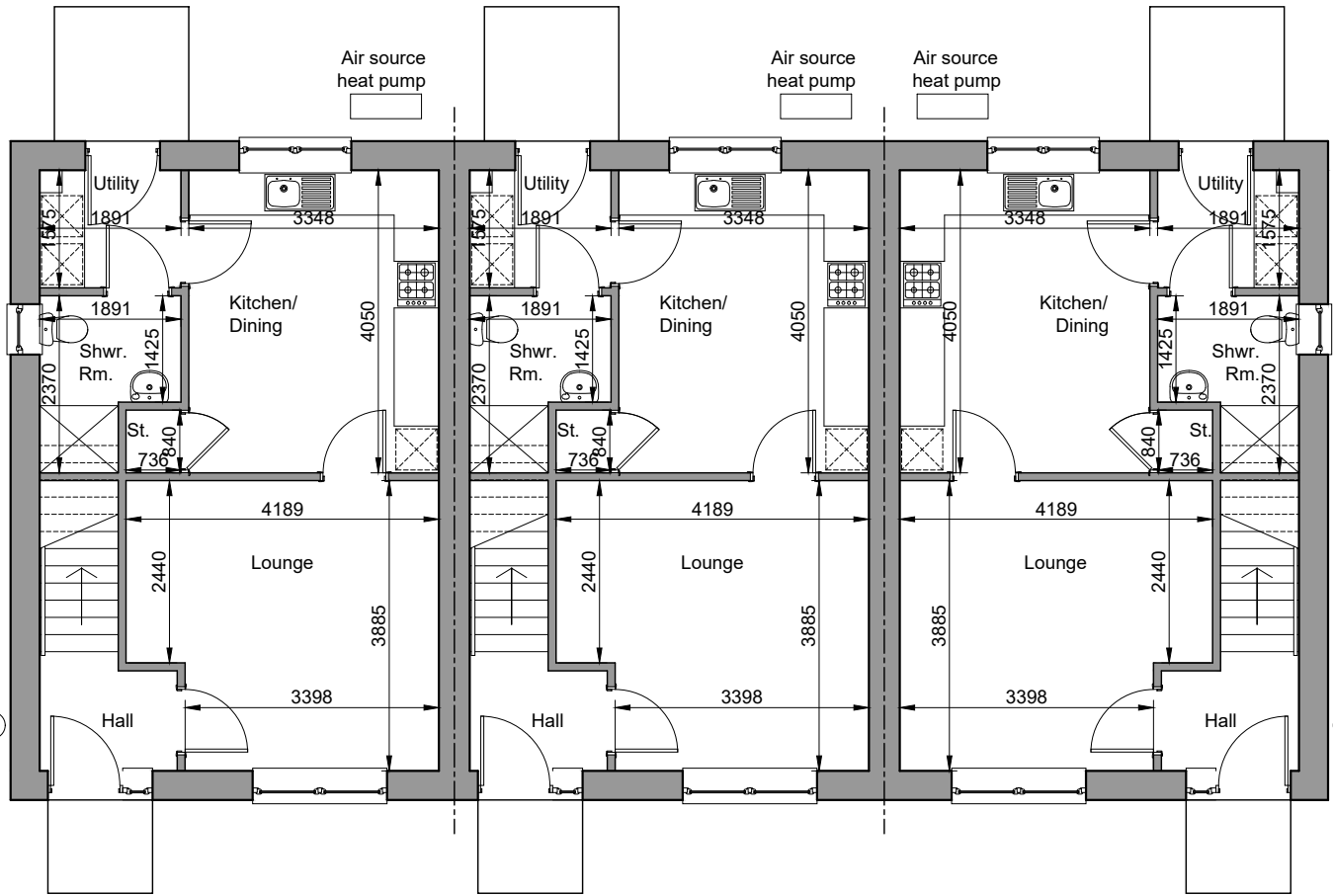
2B4P VILLA SEMI DETACHED - PLANS

|                         |                |
|-------------------------|----------------|
| STATUS: <b>PLANNING</b> |                |
| SCALE: 1 : 100          | DRAWN: GB      |
| PAPER SIZE: A3          | DATE: May 2026 |
| DWG No. 5305-01-131     | REV. A         |

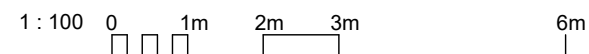




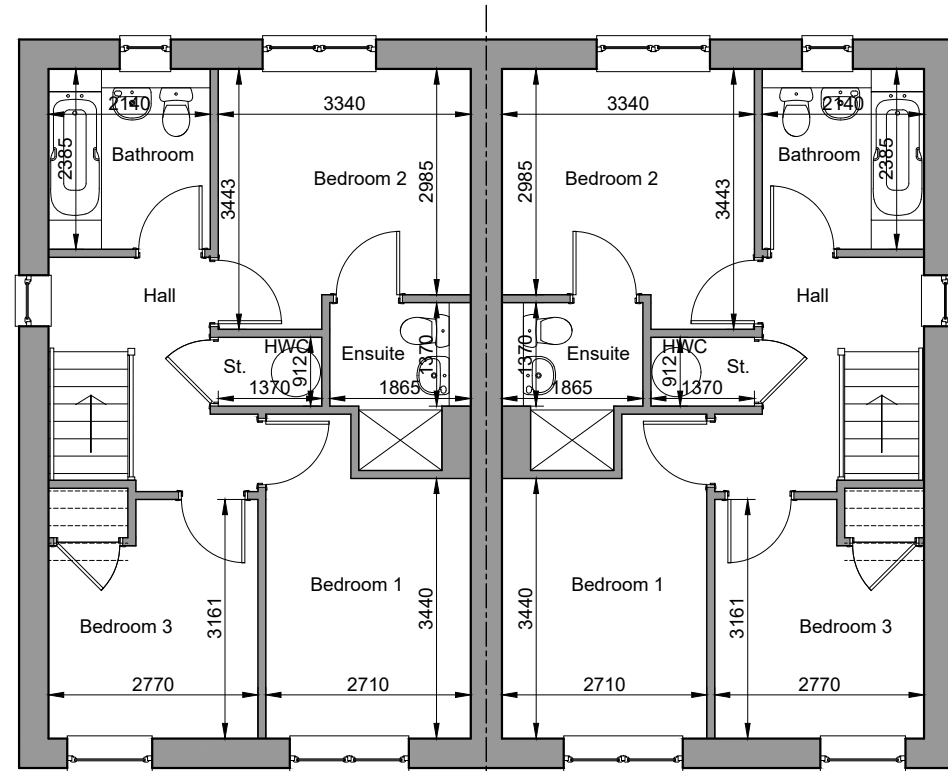
First Floor Plan  
43.0m<sup>2</sup>



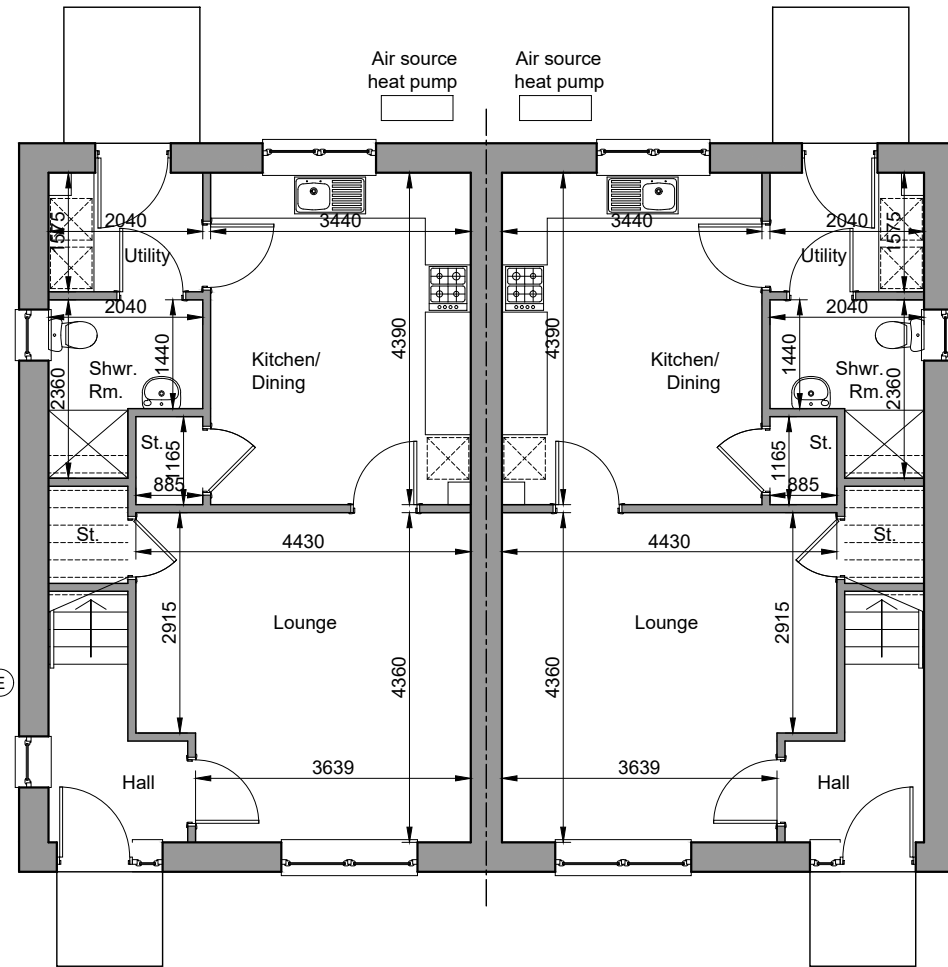
Ground Floor Plan  
43.0m<sup>2</sup>  
TOTAL: 86.0m<sup>2</sup>



|                                                               |                                                                                                   |                                                     |
|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| A 06.05.26 REVISION UPDATE                                    |                                                                                                   | GB                                                  |
| REV                                                           | DATE                                                                                              | DESCRIPTION                                         |
| <b>Bracewell</b><br>ARCHITECTURE   MASTERPLANNING   ENERGY    |                                                                                                   |                                                     |
| 5 Ness Bank,<br>Inverness,<br>IV2 4SF<br>01463 233760         | Unit 19, Scion House,<br>Stirling University Innovation Park,<br>Stirling FK9 4NF<br>01786 232777 | 8 High Street,<br>Oban,<br>PA34 4BG<br>01631 359054 |
| AFFORDABLE HOUSING<br>WYNDHILL, MUIR OF ORD<br>IAN ELLIOT LTD |                                                                                                   |                                                     |
| 2B4P VILLA TERRACE - PLANS                                    |                                                                                                   |                                                     |
| STATUS: <b>PLANNING</b>                                       |                                                                                                   |                                                     |
| SCALE: 1 : 100                                                | DRAWN: GB                                                                                         |                                                     |
| PAPER SIZE: A3                                                | DATE: May 2026                                                                                    |                                                     |
| DWG No. 5305-01-133                                           | REV. A                                                                                            |                                                     |



First Floor Plan  
49.5m<sup>2</sup>



Ground Floor Plan  
49.5m<sup>2</sup>  
TOTAL: 99.0m<sup>2</sup>

| REV | DATE     | DESCRIPTION     | GB |
|-----|----------|-----------------|----|
| A   | 06.05.26 | REVISION UPDATE | GB |

# 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

AFFORDABLE HOUSING  
WYNDHILL, MUIR OF ORD  
IAN ELLIOT LTD

3B5P VILLA SEMI DETACHED END - PLANS

STATUS: **PLANNING**

SCALE: 1 : 100

DRAWN: GB

PAPER SIZE: A3

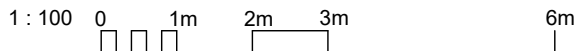
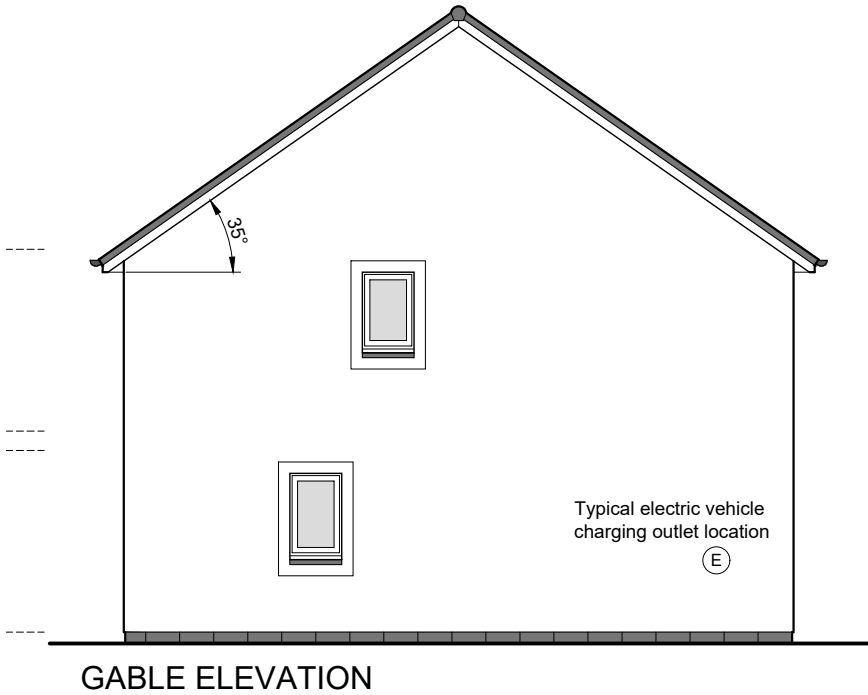
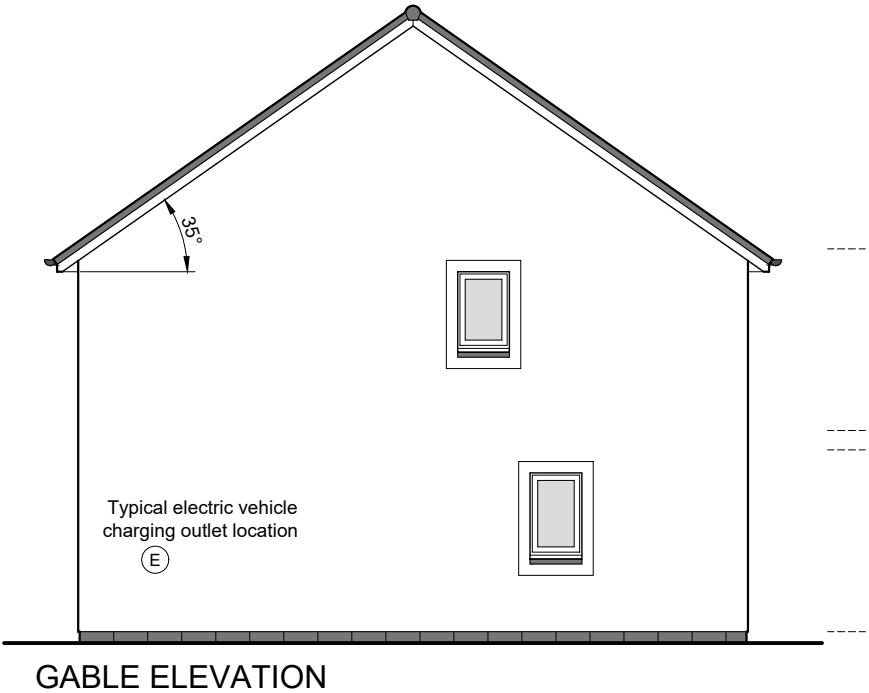
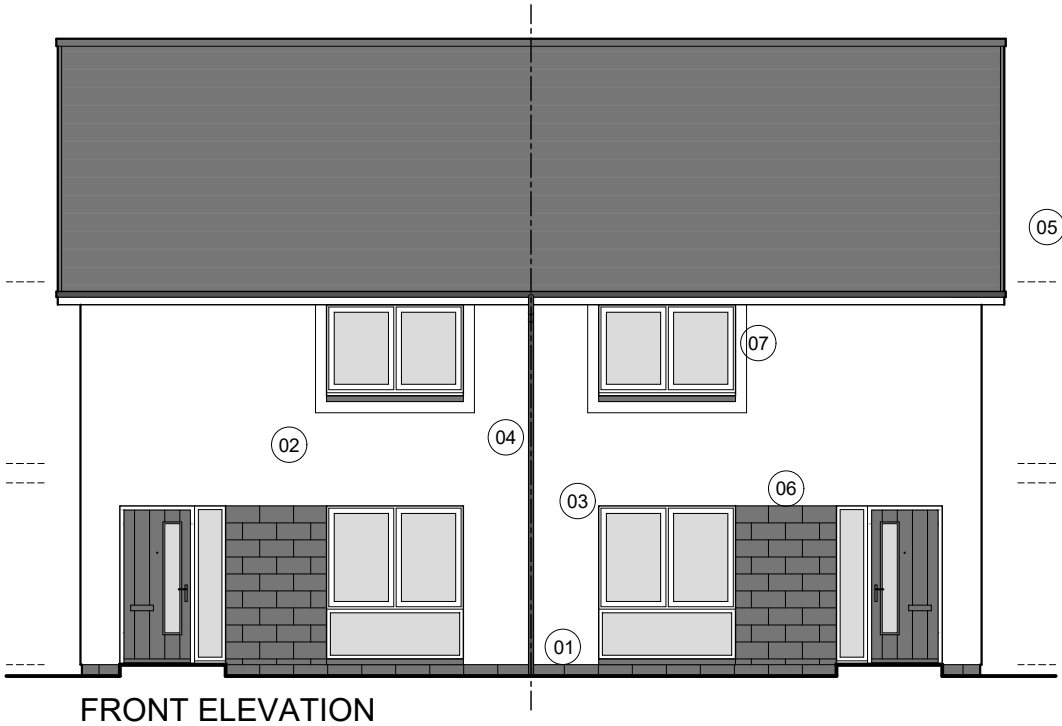
DATE: May 2026

DWG No. 5305-01-134

REV. A

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

- 01 Precast basecourse and cills
  - 02 Dry dash roughcast
  - 03 uPVC windows
  - 04 uPVC gutters and downpipes
  - 05 Concrete roof tiles
  - 06 Coursed Ashlar Precast
  - 07 Smooth Render band to Windows
- All colours as External Finishes Schedule



|     |          |                 |     |
|-----|----------|-----------------|-----|
| A   | 06.05.26 | REVISION UPDATE | GB  |
| REV | DATE     | DESCRIPTION     | DRN |

## Bracewell

ARCHITECTURE | MASTERPLANNING | ENERGY

|                                                       |                                                                                                   |                                                     |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| 5 Ness Bank,<br>Inverness,<br>IV2 4SF<br>01463 233760 | Unit 19, Scion House,<br>Stirling University Innovation Park,<br>Stirling FK9 4NF<br>01786 232777 | 8 High Street,<br>Oban,<br>PA34 4BG<br>01631 359054 |
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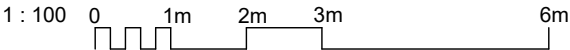
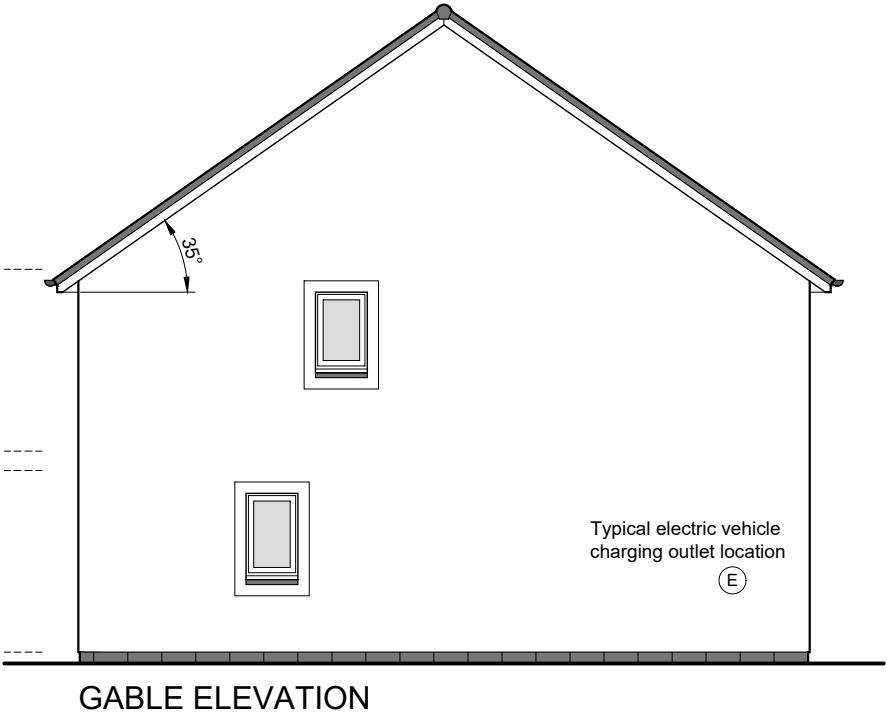
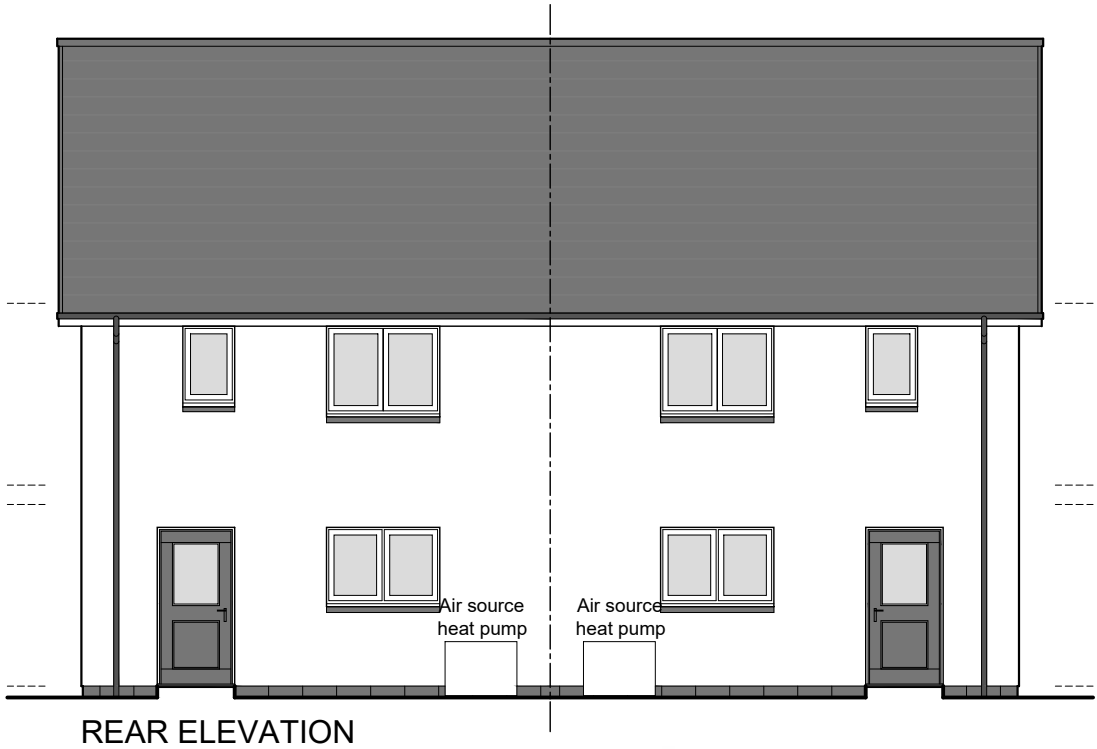
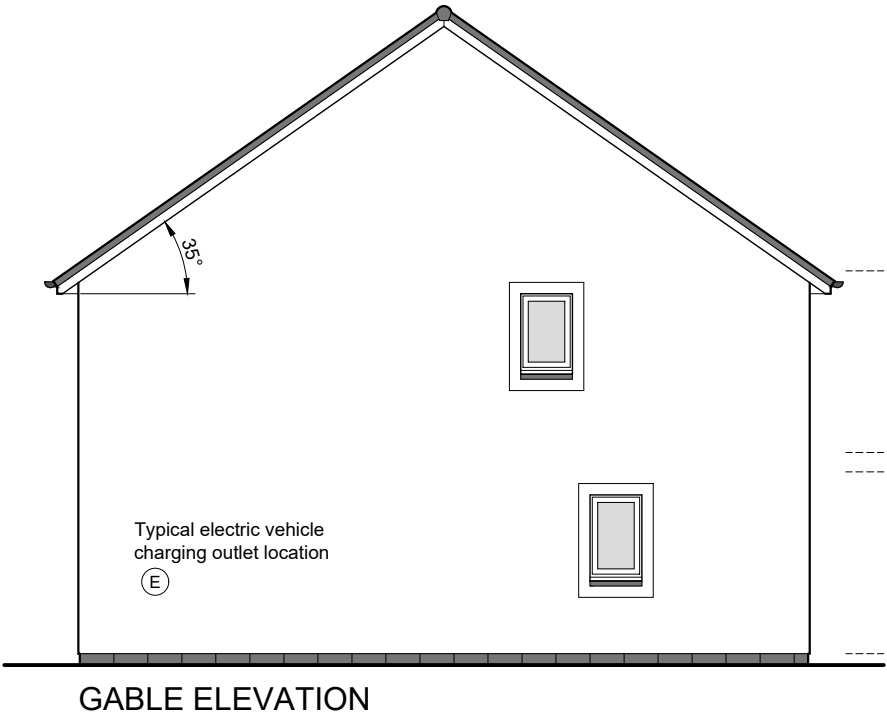
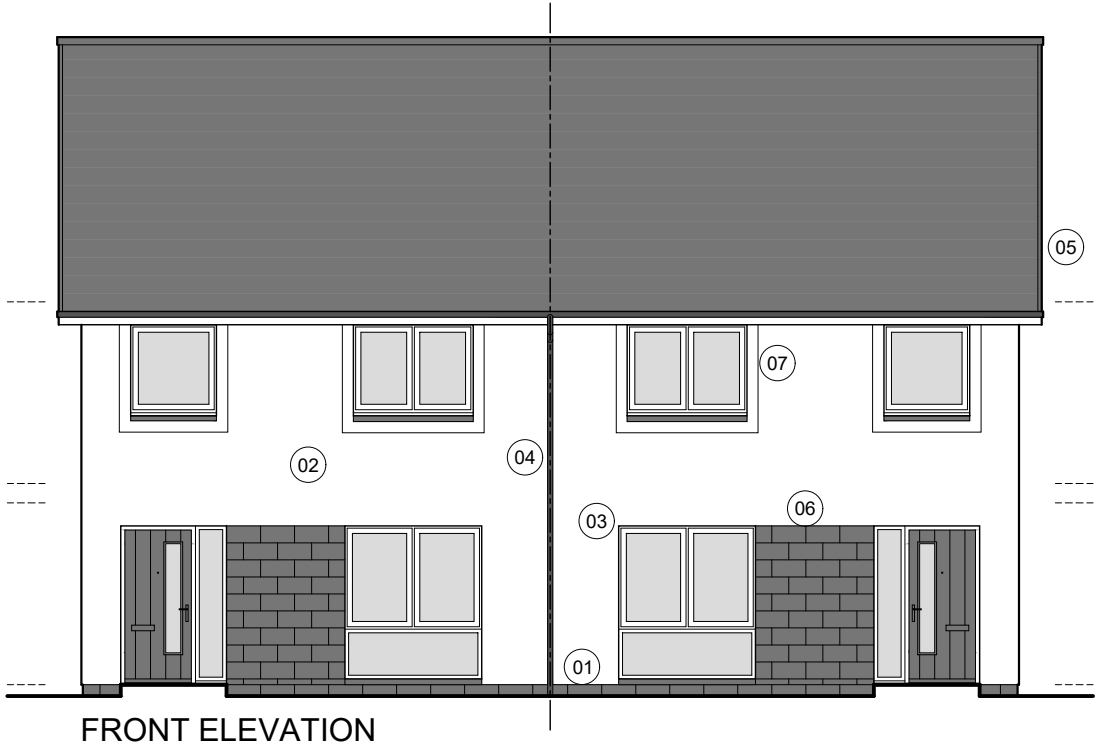
AFFORDABLE HOUSING  
WYNDHILL, MUIR OF ORD  
IAN ELLIOT LTD

2B4P VILLA SEMI DETACHED - ELEVATIONS

|             |             |        |          |
|-------------|-------------|--------|----------|
| STATUS:     | PLANNING    |        |          |
| SCALE:      | 1 : 100     | DRAWN: | GB       |
| PAPER SIZE: | A3          | DATE:  | May 2026 |
| DWG No.     | 5305-01-141 | REV.   | A        |

PLOT No.  
20-27, 30-33,  
40-41, 46-49

- 01 Precast basecourse and cills
  - 02 Dry dash roughcast
  - 03 uPVC windows
  - 04 uPVC gutters and downpipes
  - 05 Concrete roof tiles
  - 06 Coursed Ashlar Precast
  - 07 Smooth Render band to Windows
- All colours as External Finishes Schedule



|     |          |                 |     |
|-----|----------|-----------------|-----|
| A   | 06.05.26 | REVISION UPDATE | GB  |
| REV | DATE     | DESCRIPTION     | DRN |

# Bracewell

ARCHITECTURE | MASTERPLANNING | ENERGY

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

AFFORDABLE HOUSING  
WYNDHILL, MUIR OF ORD  
IAN ELLIOT LTD

3B5P VILLA SEMI DETACHED - ELEVATIONS

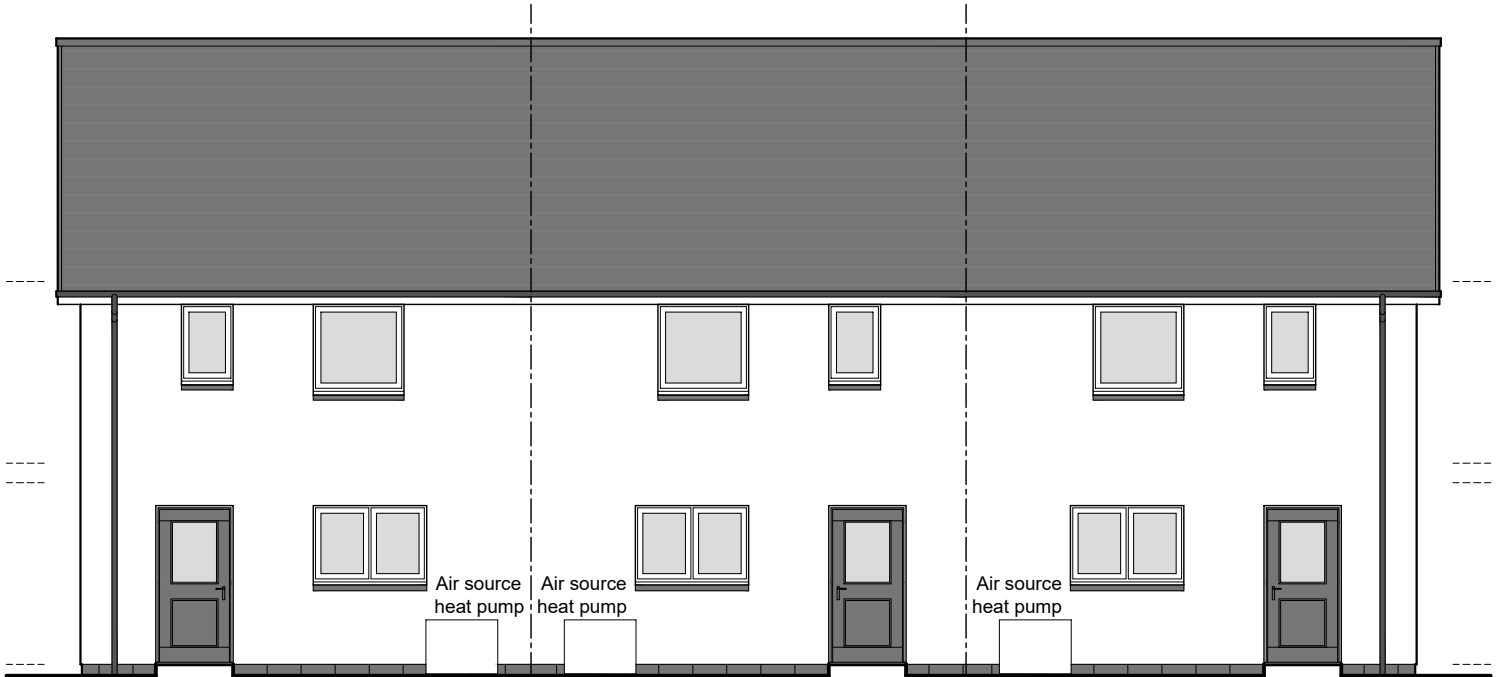
STATUS: **PLANNING**

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| SCALE: 1 : 100 | DRAWN: GB      |
| PAPER SIZE: A3 | DATE: May 2026 |

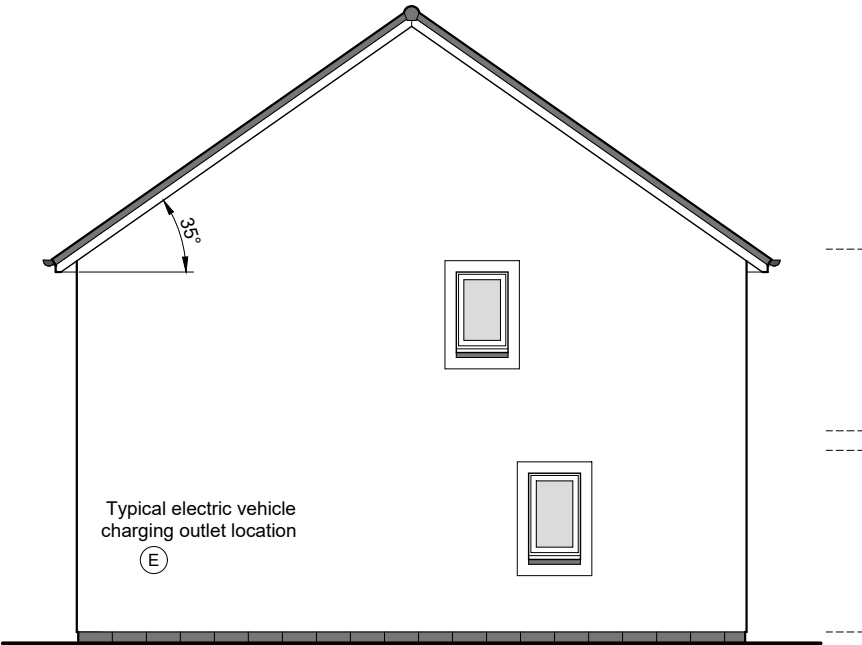
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|---------------------|--------|
| DWG No. 5305-01-142 | REV. A |
|---------------------|--------|



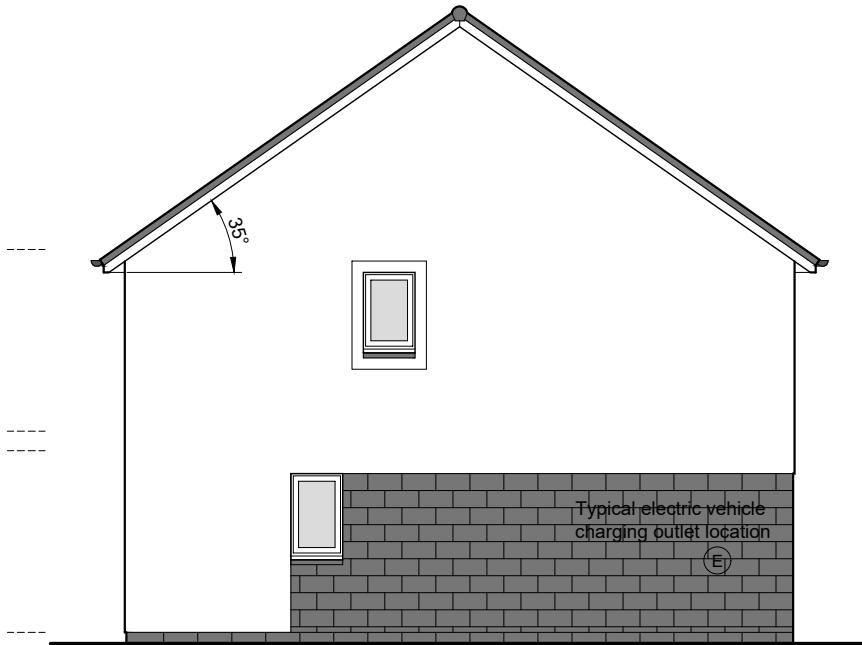
FRONT ELEVATION



REAR ELEVATION

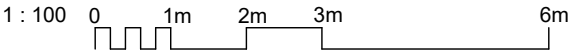


GABLE ELEVATION



GABLE ELEVATION

- 01 Precast basecourse and cills
  - 02 Dry dash roughcast
  - 03 uPVC windows
  - 04 uPVC gutters and downpipes
  - 05 Concrete roof tiles
  - 06 Coursed Ashlar Precast
  - 07 Smooth Render band to Windows
- All colours as External Finishes Schedule



|     |          |                 |     |
|-----|----------|-----------------|-----|
| A   | 06.05.26 | REVISION UPDATE | GB  |
| REV | DATE     | DESCRIPTION     | DRN |

# Bracewell

ARCHITECTURE | MASTERPLANNING | ENERGY

|                                                       |                                                                                                   |                                                     |
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|-------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------|

AFFORDABLE HOUSING  
WYNDHILL, MUIR OF ORD  
IAN ELLIOT LTD

---

2B4P VILLA TERRACE - ELEVATIONS

STATUS: **PLANNING**

|             |         |        |          |
|-------------|---------|--------|----------|
| SCALE:      | 1 : 100 | DRAWN: | GB       |
| PAPER SIZE: | A3      | DATE:  | May 2026 |

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|---------|-------------|------|---|
| DWG No. | 5305-01-143 | REV. | A |
|---------|-------------|------|---|

PLOT No.  
28-29, 44-45

HANDED  
46-14, 42-43

- 01

Precast basecourse and cills
- 02

Dry dash roughcast
- 03

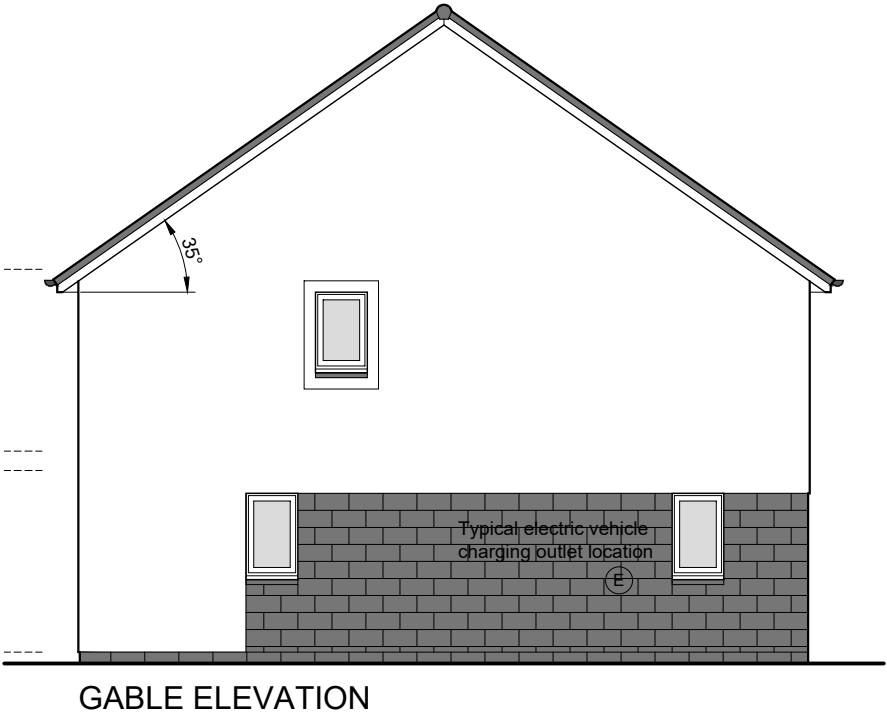
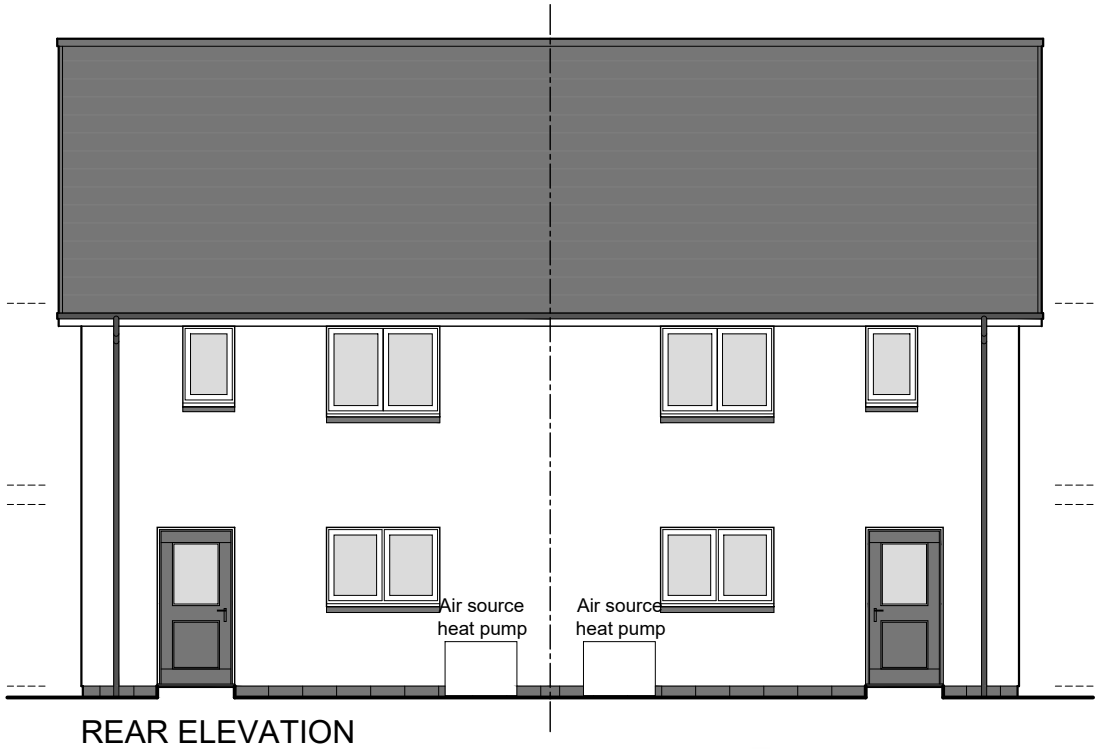
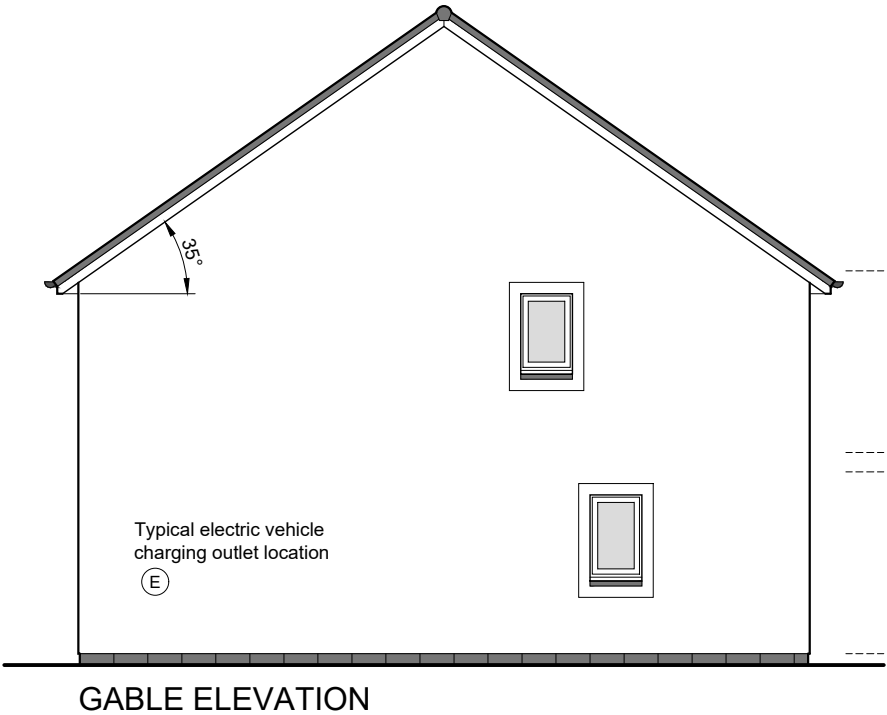
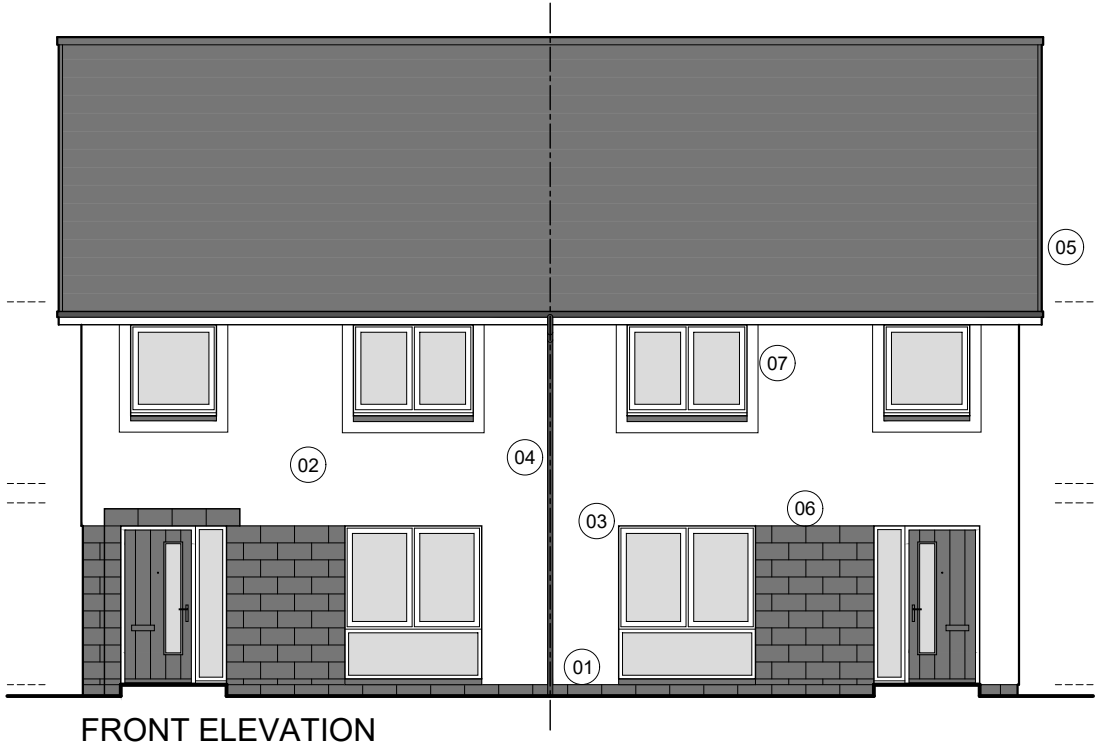
uPVC windows
- 04

uPVC gutters and downpipes
- 05

Concrete roof tiles
- 06

Coursed Ashlar Precast
- 07

Smooth Render band to Windows
- All colours as External Finishes Schedule



A06.05.26REVISION UPDATEGB

REVDATEDESCRIPTIONDRN

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

AFFORDABLE HOUSING  
WYNDHILL, MUIR OF ORD  
IAN ELLIOT LTD

3B5P VILLA SEMI DETACHED END -  
ELEVATIONS

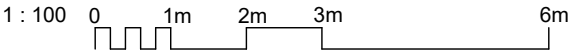
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SCALE:1 : 100DRAWN:GB

PAPER SIZE:A3DATE:May 2026

DWG No.5305-01-144

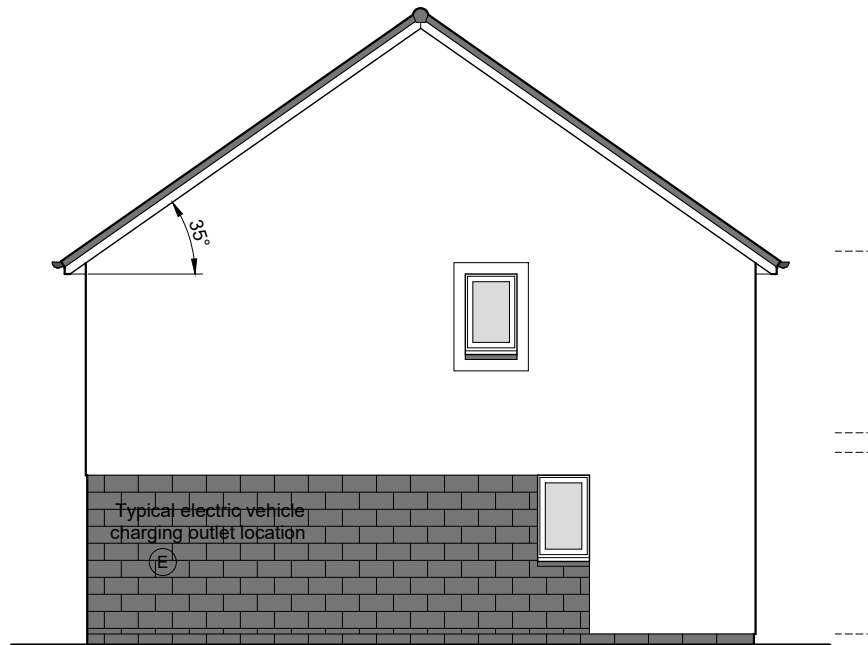
REV.A



PLOT No.  
34-36

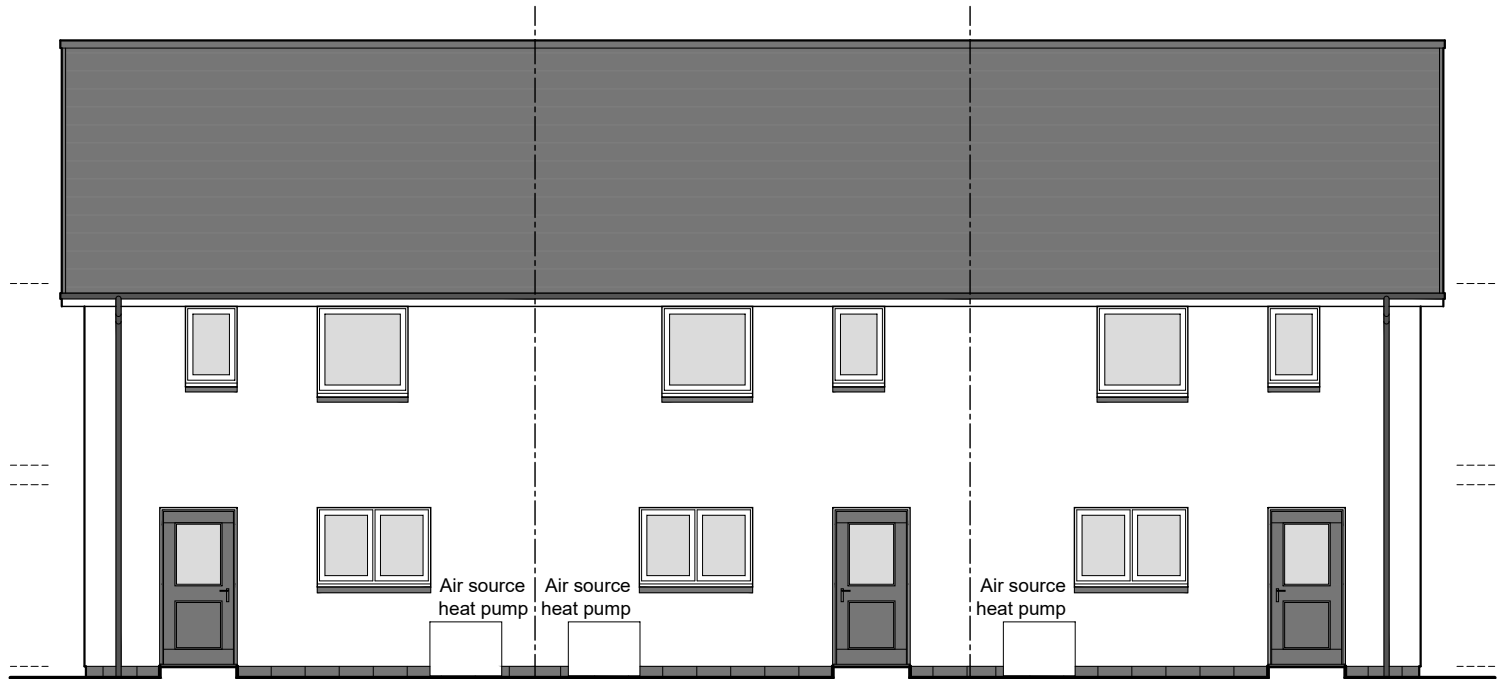


FRONT ELEVATION

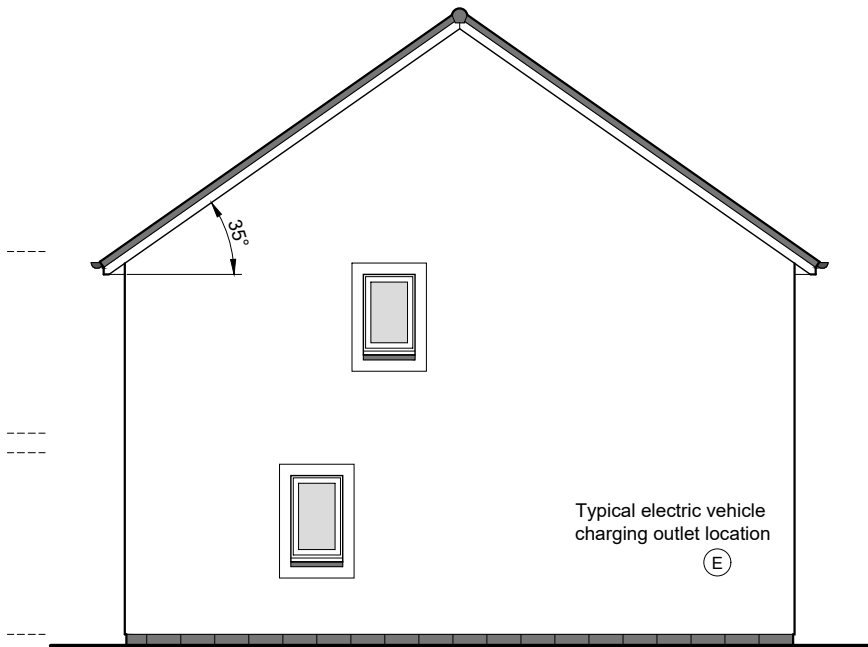


GABLE ELEVATION

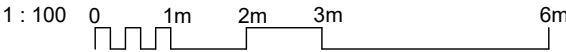
- (01) Precast basecourse and cills  
(02) Dry dash roughcast  
(03) uPVC windows  
(04) uPVC gutters and downpipes  
(05) Concrete roof tiles  
(06) Coursed Ashlar Precast  
(07) Smooth Render band to Windows  
All colours as External Finishes Schedule



REAR ELEVATION



GABLE ELEVATION



|     |          |                 |     |
|-----|----------|-----------------|-----|
| A   | 06.05.26 | REVISION UPDATE | GB  |
| REV | DATE     | DESCRIPTION     | DRN |

## Bracewell

ARCHITECTURE | MASTERPLANNING | ENERGY

|                                                       |                                                                                                   |                                                     |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------|
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|-------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------|

AFFORDABLE HOUSING  
WYNDHILL, MUIR OF ORD  
IAN ELLIOT LTD

2B4P VILLA TERRACE PLOTS 34-36 -  
ELEVATIONS

STATUS: **PLANNING**

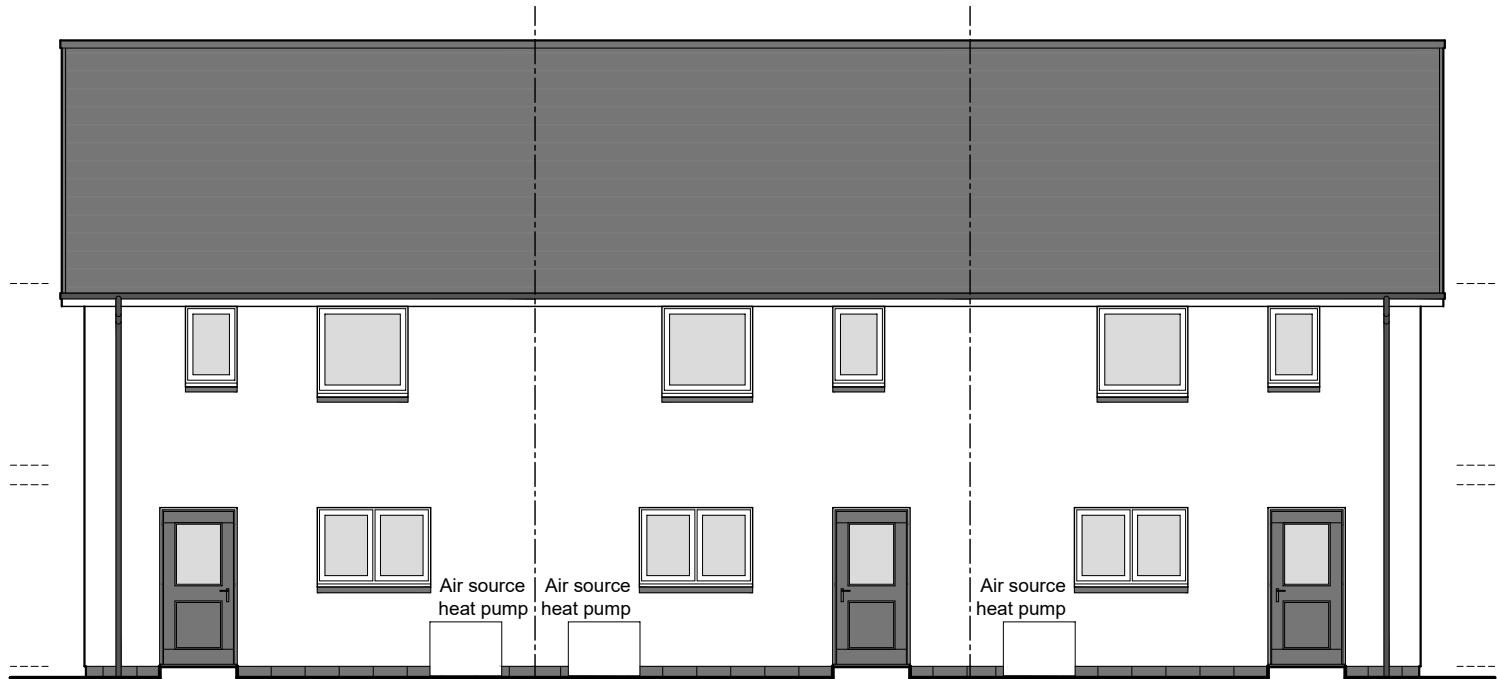
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| SCALE: 1 : 100 | DRAWN: GB      |
| PAPER SIZE: A3 | DATE: May 2026 |

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| DWG No. 5305-01-145 | REV. A |
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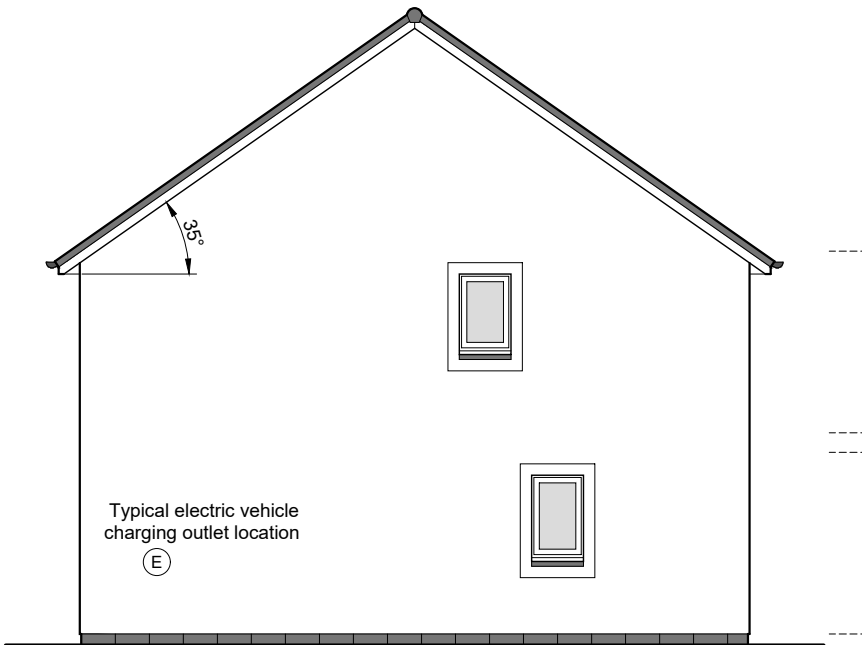
PLOT No.  
01-03



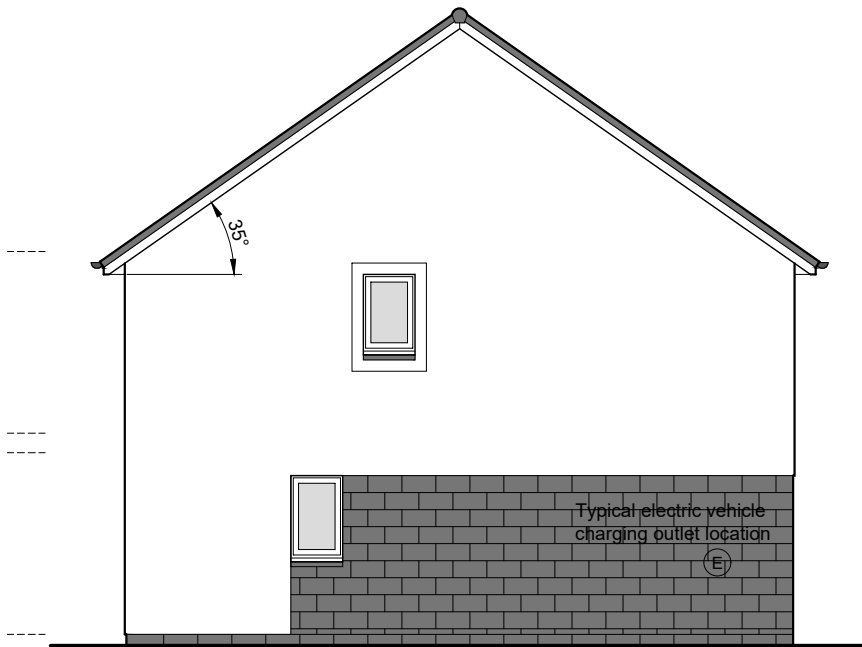
FRONT ELEVATION



REAR ELEVATION

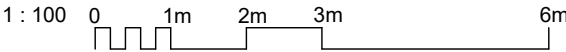


GABLE ELEVATION



GABLE ELEVATION

- 01 Precast basecourse and cills
  - 02 Dry dash roughcast
  - 03 uPVC windows
  - 04 uPVC gutters and downpipes
  - 05 Concrete roof tiles
  - 06 Coursed Ashlar Precast
  - 07 Smooth Render band to Windows
- All colours as External Finishes Schedule



|     |          |                 |     |
|-----|----------|-----------------|-----|
| A   | 06.05.26 | REVISION UPDATE | GB  |
| REV | DATE     | DESCRIPTION     | DRN |

# Bracewell

ARCHITECTURE | MASTERPLANNING | ENERGY

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

AFFORDABLE HOUSING  
WYNDHILL, MUIR OF ORD  
IAN ELLIOT LTD

2B4P VILLA TERRACE PLOTS 01-03 -  
ELEVATIONS

STATUS: **PLANNING**

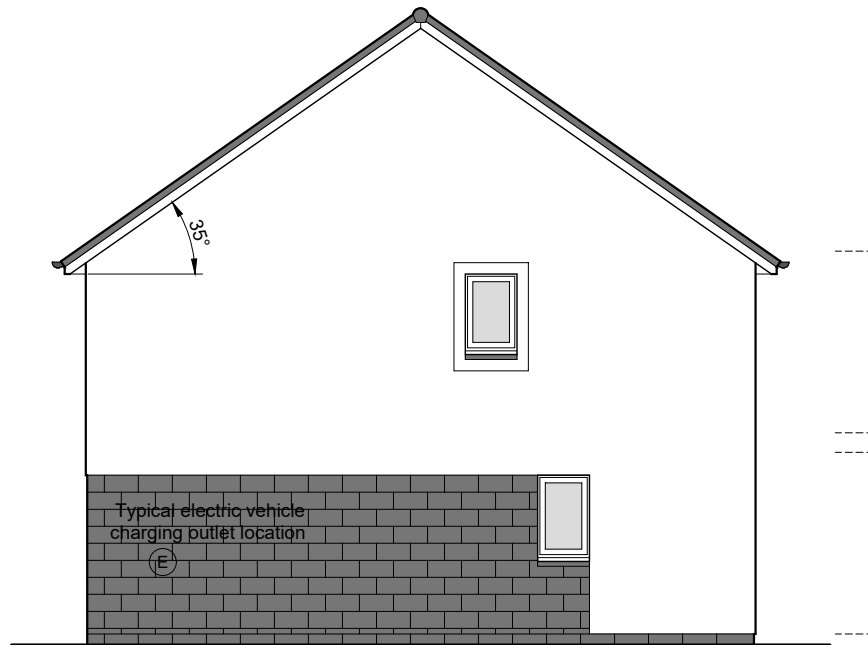
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| SCALE:      | 1 : 100 | DRAWN: | GB       |
| PAPER SIZE: | A3      | DATE:  | May 2026 |

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| DWG No. | 5305-01-146 | REV. | A |
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PLOT No.  
04-06

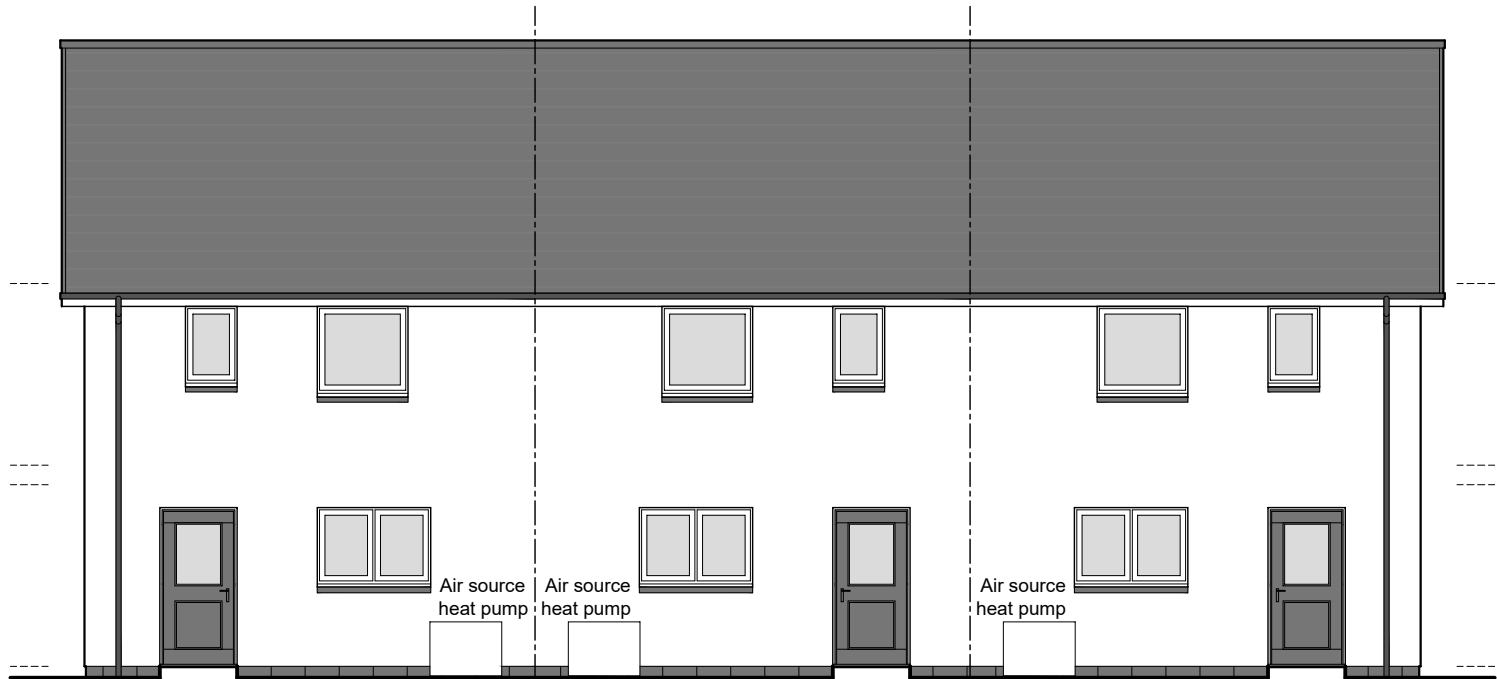


FRONT ELEVATION

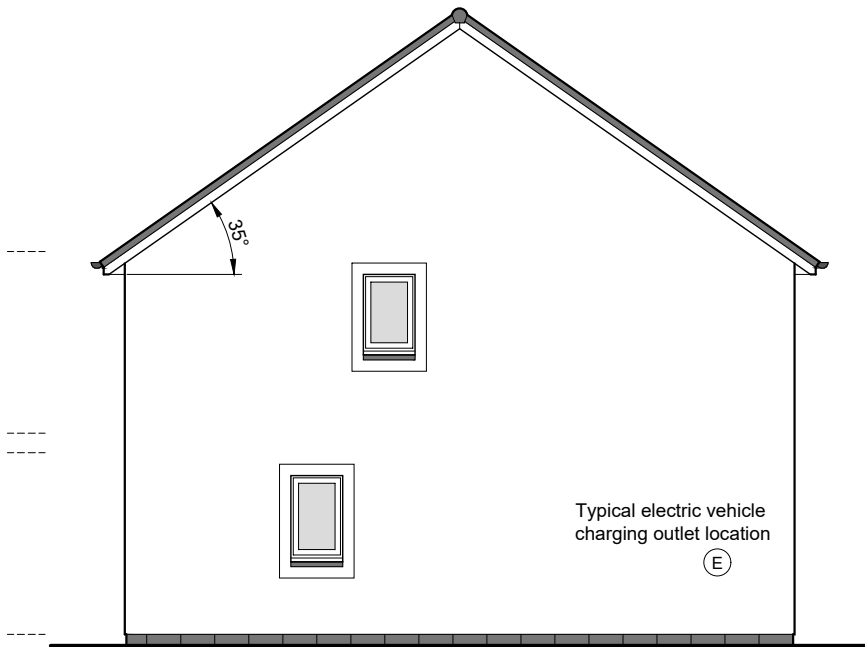


GABLE ELEVATION

- 01 Precast basecourse and cills
  - 02 Dry dash roughcast
  - 03 uPVC windows
  - 04 uPVC gutters and downpipes
  - 05 Concrete roof tiles
  - 06 Coursed Ashlar Precast
  - 07 Smooth Render band to Windows
- All colours as External Finishes Schedule



REAR ELEVATION



GABLE ELEVATION



|     |          |                 |     |
|-----|----------|-----------------|-----|
| A   | 06.05.26 | REVISION UPDATE | GB  |
| REV | DATE     | DESCRIPTION     | DRN |

## Bracewell

ARCHITECTURE | MASTERPLANNING | ENERGY

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

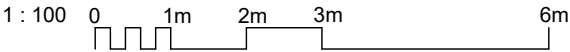
AFFORDABLE HOUSING  
WYNDHILL, MUIR OF ORD  
IAN ELLIOT LTD

2B4P VILLA TERRACE PLOTS 04-06 -  
ELEVATIONS

STATUS: **PLANNING**

|             |         |        |          |
|-------------|---------|--------|----------|
| SCALE:      | 1 : 100 | DRAWN: | GB       |
| PAPER SIZE: | A3      | DATE:  | May 2026 |

|         |             |      |   |
|---------|-------------|------|---|
| DWG No. | 5305-01-147 | REV. | A |
|---------|-------------|------|---|



- 01

Precast basecourse and cills
- 02

Dry dash roughcast
- 03

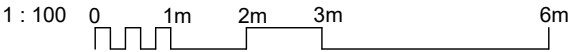
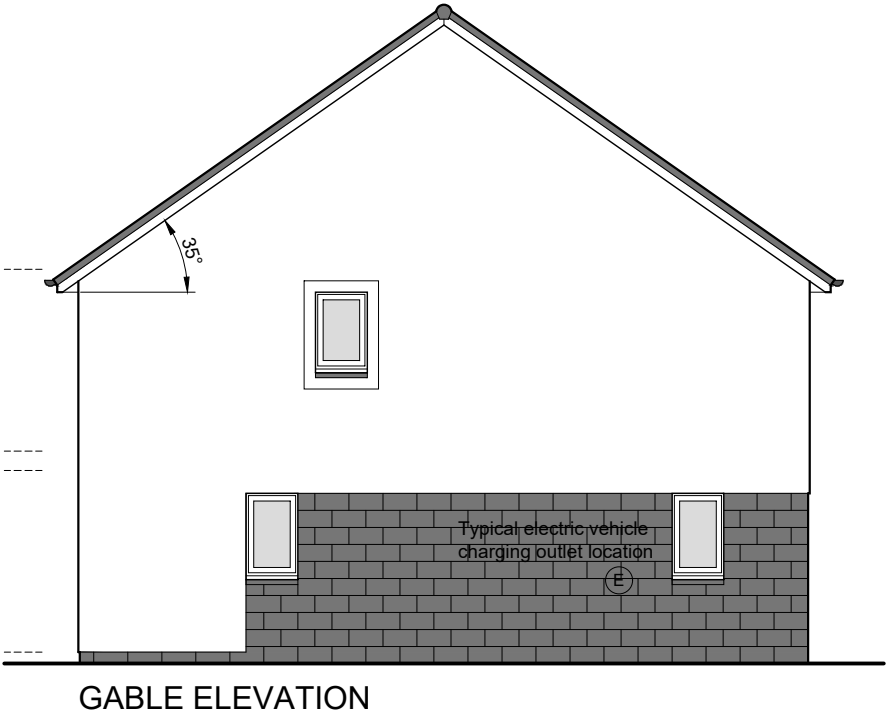
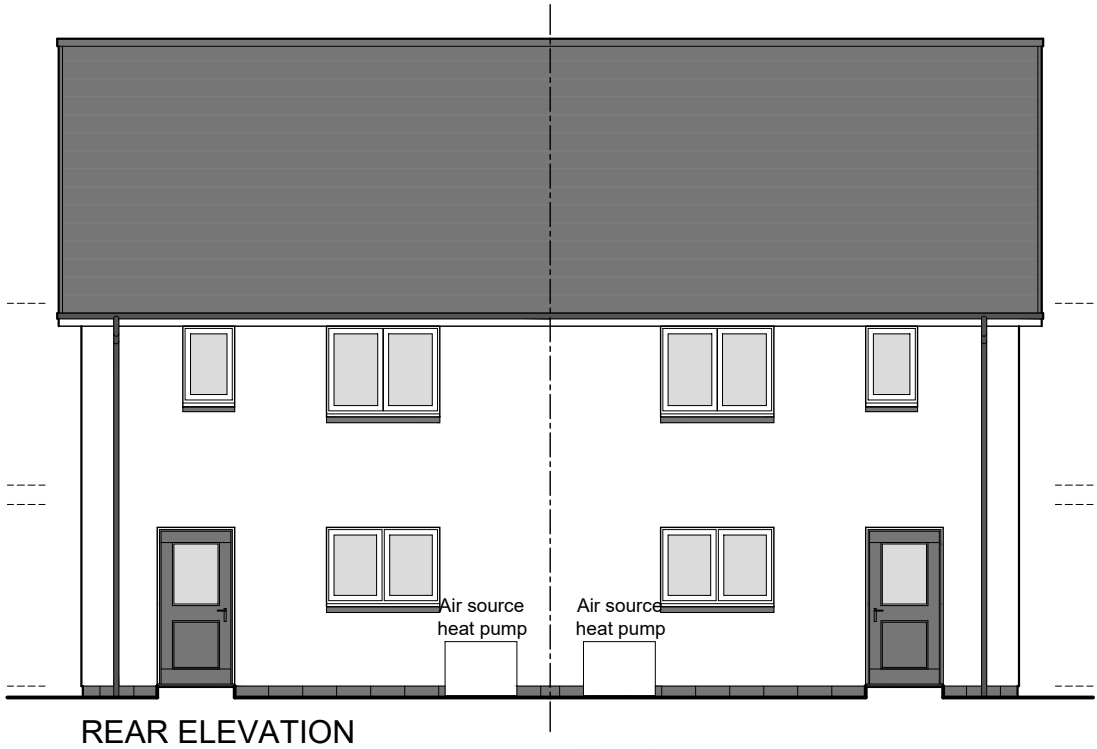
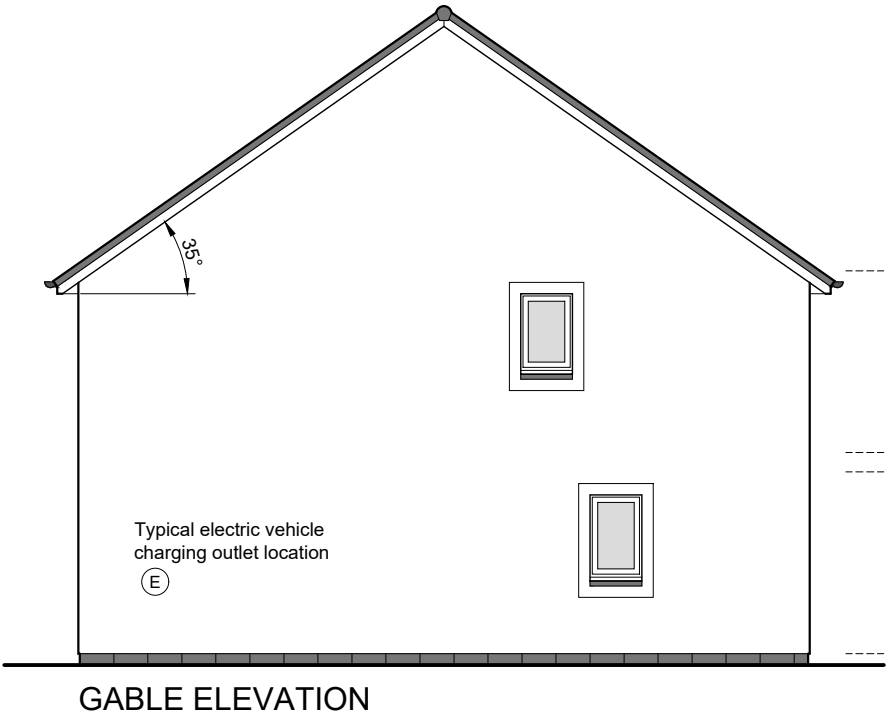
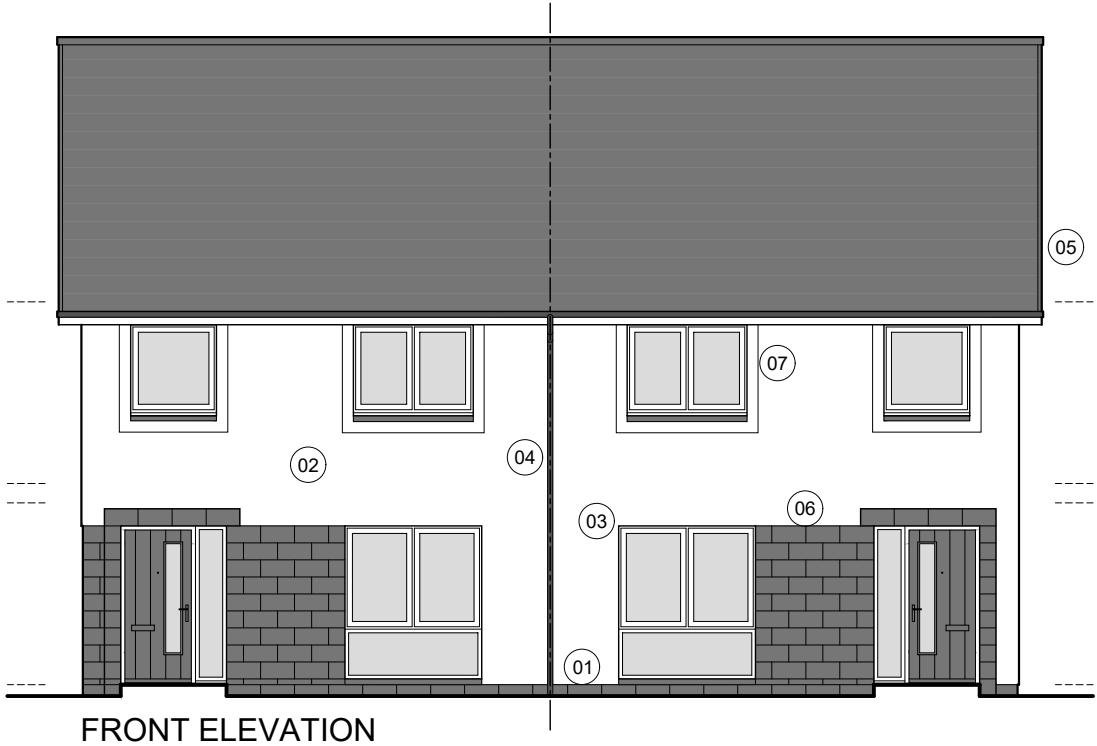
uPVC windows
- 04

uPVC gutters and downpipes
- 05

Concrete roof tiles
- 06

Coursed Ashlar Precast
- 07

Smooth Render band to Windows
- All colours as External Finishes Schedule



A06.05.26REVISION UPDATEGB

REVDATEDESCRIPTIONDRN

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

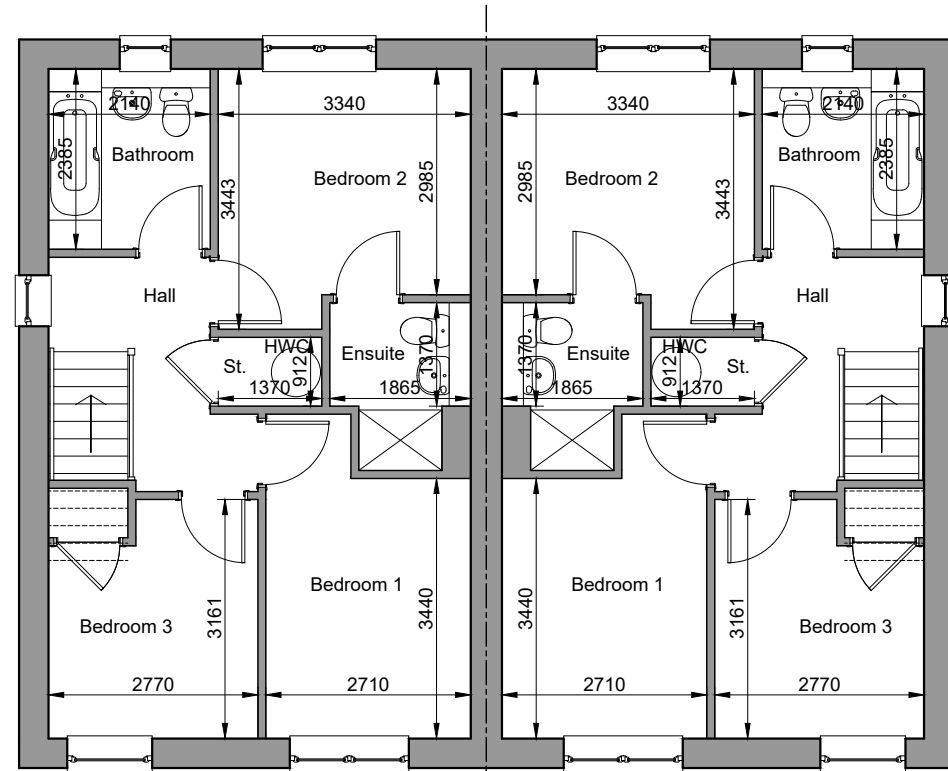
AFFORDABLE HOUSING  
WYNDHILL, MUIR OF ORD  
IAN ELLIOT LTD

3B5P VILLA SEMI DETACHED PLOTS 07-10 -  
ELEVATIONS

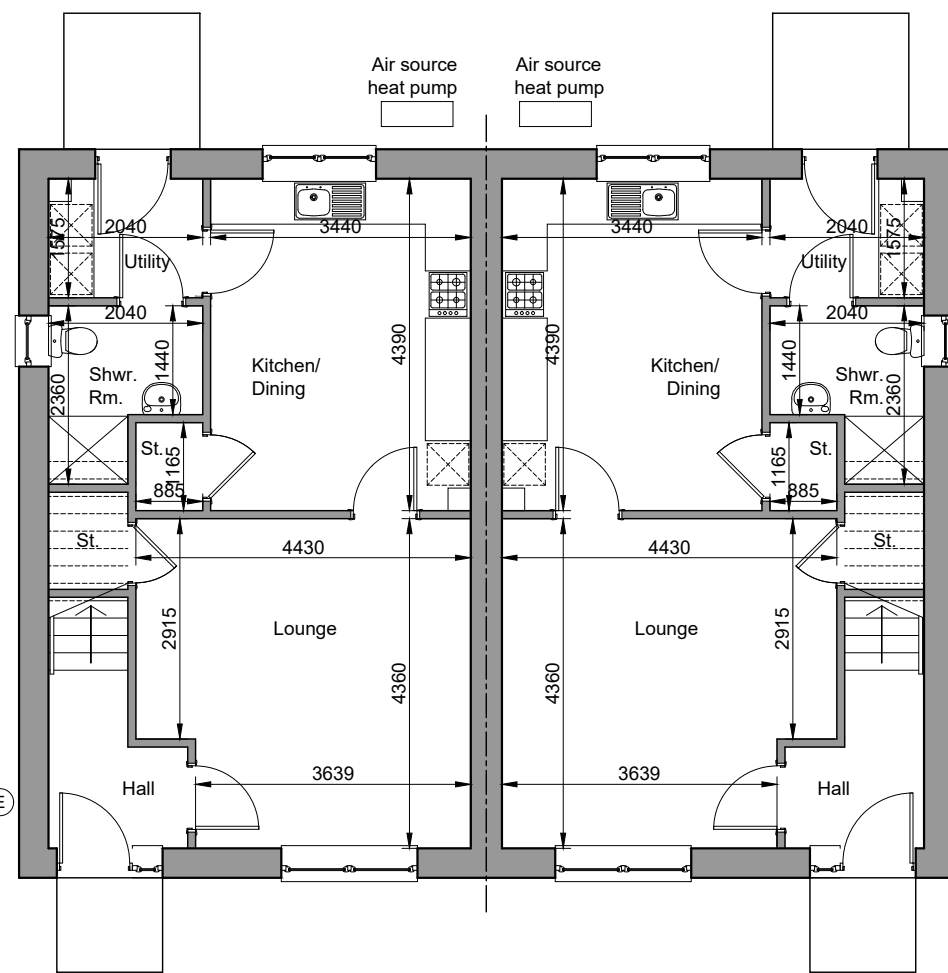
STATUS:PLANNING

SCALE:1 : 100DRAWN:GB  
PAPER SIZE:A3DATE:May 2026

DWG No.5305-01-148REV.A



First Floor Plan  
49.5m<sup>2</sup>



Ground Floor Plan  
49.5m<sup>2</sup>  
TOTAL: 99.0m<sup>2</sup>

| REV | DATE     | DESCRIPTION     | DRN |
|-----|----------|-----------------|-----|
| A   | 06.05.26 | REVISION UPDATE | GB  |

# 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

AFFORDABLE HOUSING  
WYNDHILL, MUIR OF ORD  
IAN ELLIOT LTD

3B5P VILLA SEMI DETACHED - PLANS

STATUS: **PLANNING**

SCALE: 1 : 100

DRAWN: GB

PAPER SIZE: A3

DATE: May 2026

DWG No.

5305-01-132

REV. **A**

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