

Dachaigh Masterplan, Tarves

Prepared by Annie Kenyon Architects Ltd.
V4.0 January 2016



CONTENTS

1	The Vision	4	Design Development
1.1	The Need	4.1	Opportunities and Constraints
1.2	The Opportunity	4.2	Site Response
1.3	Concept	4.3	Design Evolution
1.4	The Vision		
1.5	The Process	5	The Masterplan
1.6	Community Consultation	5.1	Landscaping & Green Spaces
		5.2	Employment Land
2	The Site	5.3	Affordable Housing
2.1	Context	5.4	Masterplan
2.2	Ownership	6	Development Delivery
2.3	Description	6.1	Phasing & Delivery
3	Site Analysis and Appraisal	7	Further Information
3.1	Site Characteristics	7.1	Contact Details
3.2	Ground conditions		
3.3	Landscape & Views		Appendix 1 - Public Consultation
3.4	History		Appendix 2 - Design Code
3.5	Tarves Characteristics		Appendix 3 - Ground Assessment
3.6	Climate		Appendix 4 - Archaeology
3.7	Archaeology		Appendix 5 - Ecology
3.8	Ecology		Appendix 6 - Drainage
3.9	Drainage		
3.10	Flooding		
3.11	Transportation and Roads		

1. THE VISION



Aerial View of Site

1.1 The Need

This masterplan Report has been prepared by Annie Kenyon Architects on behalf of Scotia Homes Ltd. It has been produced in response to a requirement by Aberdeenshire Council for a masterplan which details the proposed development of land shown opposite (Site M1), herein referred to as 'the site'.

This masterplan will provide an indicative site layout which sets the vision, context, design development and principles for the new housing and employment land proposed at the site (M1) to the West of Tarves. The approval of the masterplan indicates a step towards an attractive, considered development forming an extension to the village of Tarves.

Tarves has continued to grow and evolve over recent decades. While some change is inevitably organic, maintaining the village's integrity and quality requires a strategic vision for the site. This masterplan sets out to develop a design which both responds to the landscape of the site and the cultural and social context.

1.2 The Opportunity

The development will aim to consider the current form of Tarves and reflect the specific character and identity of the village.

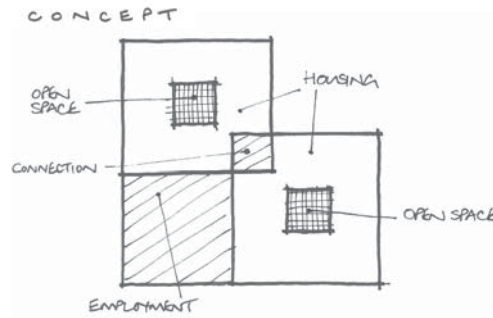
Site M1 to the West of Tarves is an 8.67ha area allocated in the Aberdeenshire Local Development Plan (ALDP) for one hundred houses and 3ha employment land. The phasing plan aims to provide this in two stages. The first stage delivers up to fifty houses with the remaining fifty houses delivered in the second phase.

1.3 Concept

The concept for the site has been closely influenced by the analysis of The Square and adjacent streets:

- Public open space at its' heart
- Gable frontages
- Varied roof lines
- Stepped building lines
- Interesting corners and changes in direction
- A variety in streetscapes

Identifying the features which are important to the character of the area has influenced the concept of the development shown opposite. The relationship between residential properties, mixed use buildings and open spaces give a richness and variety in spaces. This will provide a place which is desirable to live, work and play.

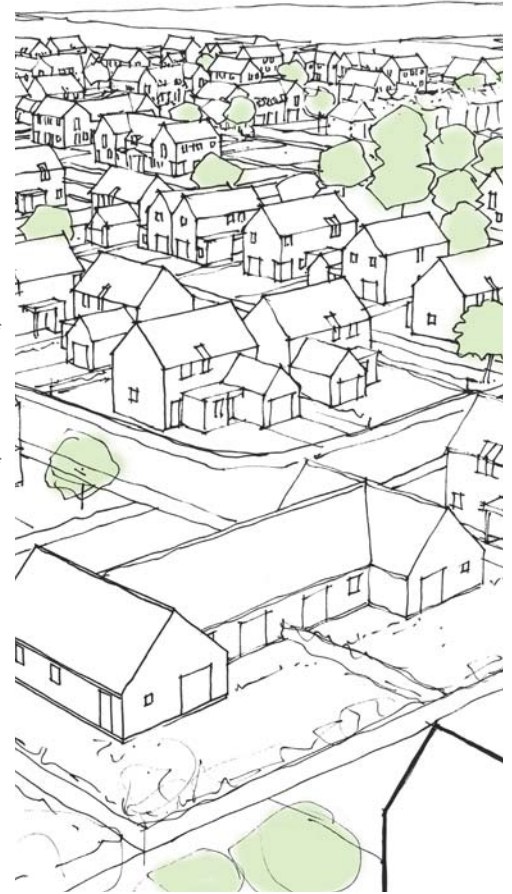
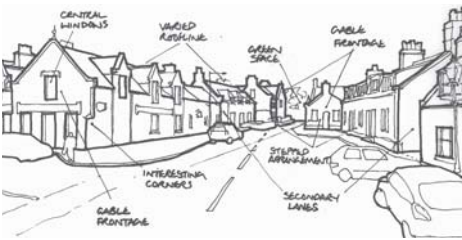
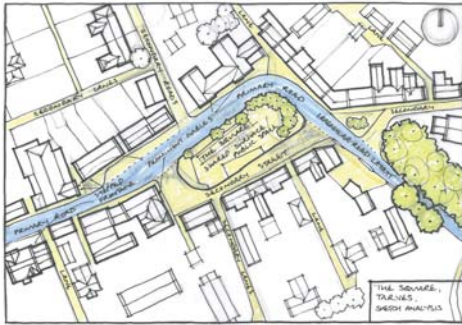


1.4 The Vision

Our vision is for a contemporary re-interpretation of the North East village vernacular. The proposal looks to challenge the perception of the mass housing market, to prove that housing can be both attractive and affordable with simple forms, correct proportions and appropriate materials and details. A development which challenges the 'standard product', in town and village suburban developments throughout the North East of Scotland with pseudo-Scottish vernacular architecture.

The proposal is driven by the desire to tie in with the strong sense of community already present in Tarves. Factors such as a belief in the importance of public space, and a commitment to contextual design will drive the project.

As much of the village is set within a Conservation Area, the vision is to propose a development which is both contemporary and fundamentally rooted in tradition. It will aim to respect the distinct character and identity which makes Tarves a desirable place to live. One of the proposals is the idea of developing the village square as a concept. This will be a focal point and a place to meet; for residential properties to branch out from and a space which will give a variety and diversity to the development.





1.5 The Process

The preparation of this masterplan has been a collaborative process between Scotia Homes Ltd, Aberdeenshire Council, land owner and the local community. It has ensured that the masterplan establishes the desired overall vision for the site which is both unique to the town while respecting its character and heritage.

We have followed the adopted procedure set out by the Aberdeenshire Council for the preparation of masterplans and this document will illustrate the development followed to arrive at this point. From initial stages of analysing the site and context, to the development of the design through consultations with the public, community council and Aberdeenshire council, it was important that the comments received were considered and where possible incorporated into the masterplan.

1.6 Community Consultation

The Tarves masterplan has already been subject to an extensive programme of public consultations, two of which were held in the Melvin Hall in June 2015. A number of other consultations which are noted below:

- Major Application pre-application meeting (28th May)
- First Public consultation event in Tarves (3rd June)
- AKJA attending and presenting to Tarves Community Council (16th June)
- Second Public consultation event in Tarves (24th June)
- Third Public consultation event in Tarves (16th September)

Please refer to Appendix 1 of the masterplan which includes a full report of the three aforementioned community consultations which outlines the consultation process, public comments, various discussions and the resulting outcomes of these events.

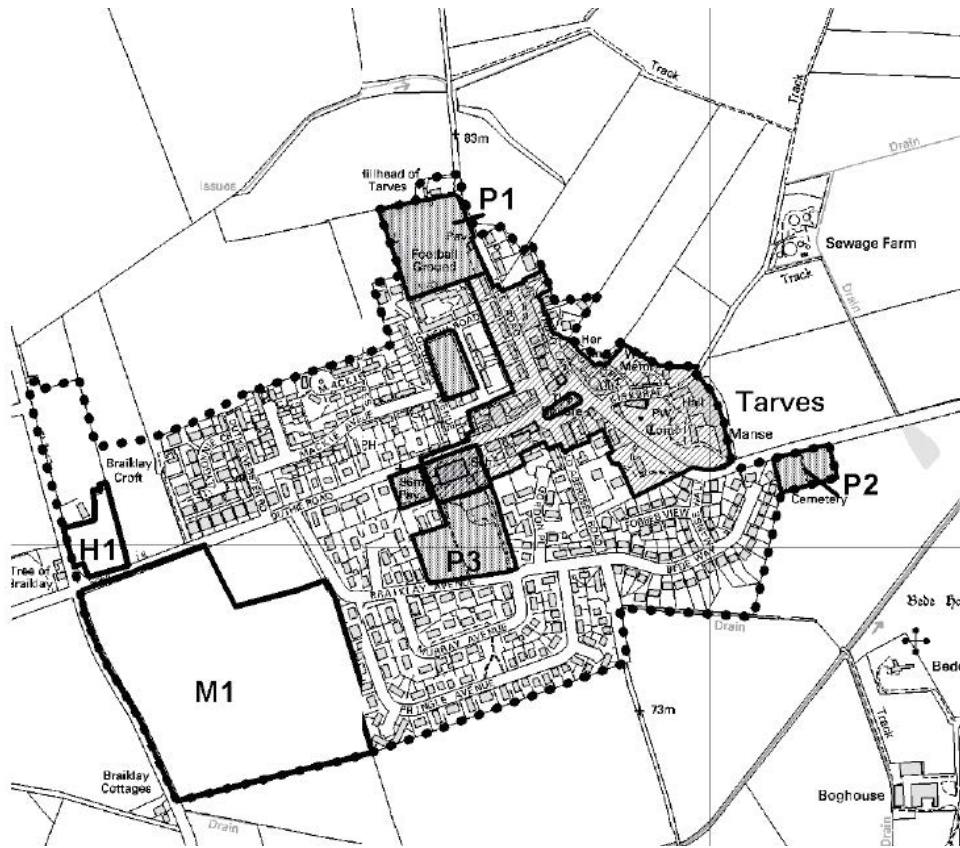
PUBLIC CONSULTATION EVENT – Comments

Site M1 - Dachaigh, Tarves

Wednesday 3rd June 2015



2. THE SITE



Local Development Plan 2012: Tarves

2.1 Planning Context

The opportunity for the development of the site has been afforded through the ALDP which this masterplan aims to address as the planning context.

Within the Aberdeenshire Local Development Plan, the plan outlines a number of 'Key Planning Objectives' for the settlement of Tarves:

- Meet the local need for housing in the Aberdeen Housing Market Area
- Meet local employment land needs
- Support local services and facilities, including support for Tarves Primary School

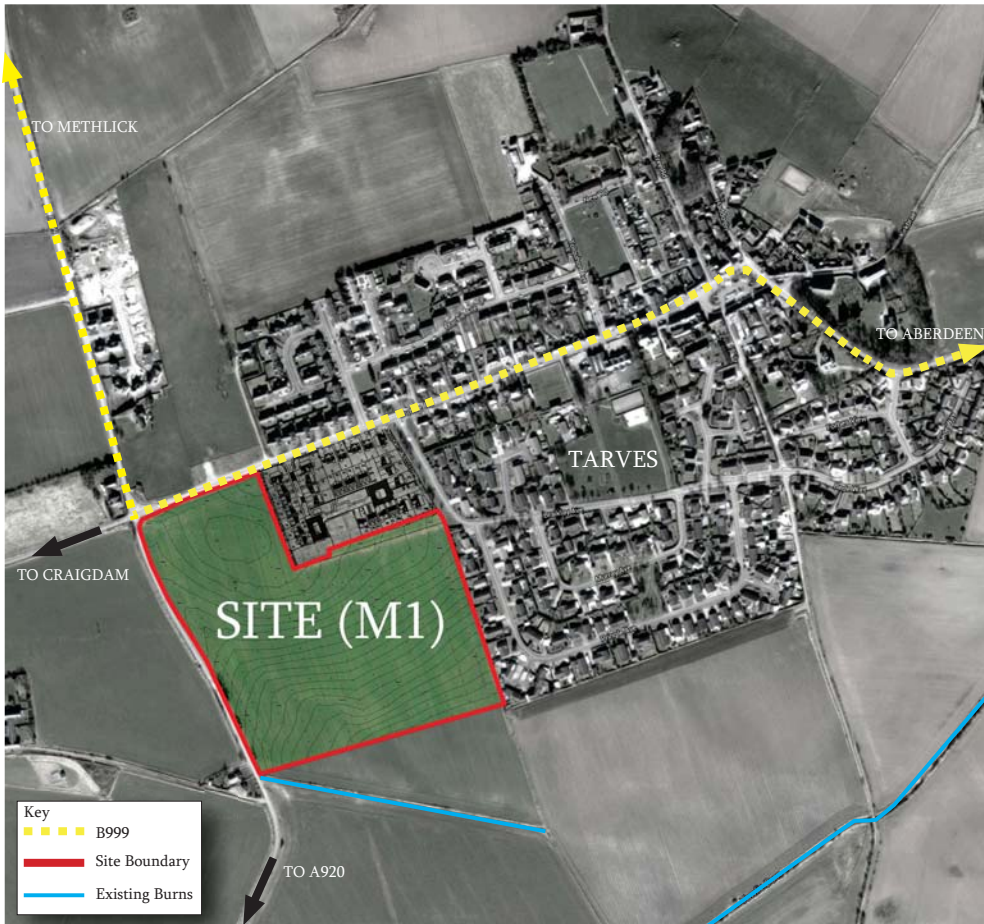
In addition to addressing the key planning objectives above, the development site (M1) is noted as: "*account should be taken of the need for new or improvement to current community facilities and location of these within the site.*"

This masterplan interprets the policies of the ALDP and its supplementary guidance to provide the context for the development of the site (M1).

2.2 Ownership

The site extends to 8.67 hectares.

Scotia Homes Limited have an agreement with the owner of site (M1) for the development of the residential land. With an agreement in place there are no further land ownership issues within the proposed site.



Aerial view of site

2.3 Description of Masterplan Site

Our vision is for a contemporary and sustainable re-interpretation of the North East village vernacular. Innumerable suburban style developments in the North East of Scotland are inundated with pseudo-Scottish vernacular architecture. It is hoped that we can move forward by returning to a more simplistic approach to the local vernacular; simple forms, correct proportions and appropriate materials and details.

Factors such as a belief in the importance of public space, and a commitment to contextual design drives the project to make ordinary housing more extraordinary.

The development name looks to reflect the strong community and heritage of the area. As such, the site has been named "*Dachaigb*", pronounced phonetically as "*Dah-kay*". This Scottish Gaelic word has the following meanings:

- Place of affections
- Someone's native land
- Place of refuge or rest
- House or structures in which someone lives

3. SITE ANALYSIS & APPRAISAL



Site Topography

3.1 Site Characteristics

The landscape of the area is subtle in variation, characterised by a number of shallow and broad rolling hills surrounded by agricultural land. The village of Tarves is set to the West of the river Ythan. A distinctive landmark to the East is the Prop of Ythsie, which rises over the Tarves landscape. To the North of Tarves is Haddo House, a magnificent example of a historic Scottish estate and policies.

The masterplan site itself lies on the Western fringe of the village, offering expansive views of rolling hills to the East, South and West. A number of residential housing developments occupy land to the North.

The topography of the masterplan site shows a gradual fall in level from a high point in the North of 92m AOD to 81m AOD in the South East corner where it then slopes gradually to an existing burn (74m AOD).

The M1 site extends to approximately 8.67 hectares in total and the majority of the perimeter boundaries are distinguished by post and wire fences. The West boundary shows evidence of a number of traditional drystone walls, mainly situated around the cluster of trees. This West boundary has a sparse tree line with a variety of species. An existing pylon currently crosses the site from East to West.

The natural topography of the site has in turn influenced the masterplan concept and layout. The new development takes advantage of the sloping landform as a natural backdrop and where possible tries to negate the need to cut and fill the site and instead aims to work with the natural contours of the site.

3.2 Ground Conditions

The site Geotechnical Investigation commenced on the 14th September with a full report anticipated to be available for PPIp. The preliminary Ground Assessment report can be found in Appendix 3.



Topography Model



View looking North from site



View looking East from site



View looking South from site



View looking West from site



East Boundary at Braiklay Avenue



East Boundary at Braiklay View



North Boundary along Duthie Rd.



Existing burn to the South



View Eastward to the Prop of Ythsie



Junction at B999

3.3 Landscape & Views

The natural topography of the site has influenced the overall masterplan layout and design. Through working with the natural contours of the site, its views can be retained and enhanced. Key views will be framed from the development and long range vistas from North to South incorporated.

Special views, for example the views from the site Eastwards to the 'Prop of Ythsie' (see below), will be particularly important.

Views to the South and South West are key views (see panoramic images below). The low level hills and long range views will ground the development in its beautiful setting.



Historic image of Tarves



Tarves post office



Historic image of Tarves



Tarves square



Historic image of Tarves



Tarves parish church



1843-1882 Historic Map



1892-1949 Historic Map

3.4 History

The historic village and Parish of Tarves is a prosperous community which lies in the heart of the Aberdeenshire countryside. In spite of its proximity to Aberdeen, the village retains the character and identity which makes it popular with visitors and residents. Tarves has had a unique and evolving history. Its architecture, street pattern and layout, convey a distinct character and identity.

In early years, Tarves remained a small settlement focused on the area around Kirk Lane to the North of the Parish church. A distinct change occurred in the 1800s when the Gordon's of Haddo funded the settlements' development into a larger "planned village" to include the creation of The Square, which became and still remains the centre of the village.

Much of Tarves, centred on The Square and Parish church, is set within a Conservation Area which helps to retain the distinct character and identity of the village. The Square is the heart of the village and the location of a variety of local amenities including a post office, village shop and hotel. The Tarves Heritage Centre and Melvin Hall | Carnegie Reading Room help attract people to the village.

As much of the village is within a Conservation Area, the masterplan aims to propose a development which is contemporary yet fundamentally rooted in tradition. The development will respect the distinct character and identity which makes Tarves a desirable place to live. The creation of a variety of spaces aims to connect with the strong community which has grown throughout the history of the village. One proposal is to reintroduce and develop the village square as a focal point and a place to meet. Residential properties branch out from this space to give a variety and diversity to the area.



1937-1961 Historic Map



Terraced Housing



Stepped Terrace Housing



Traditional Gables

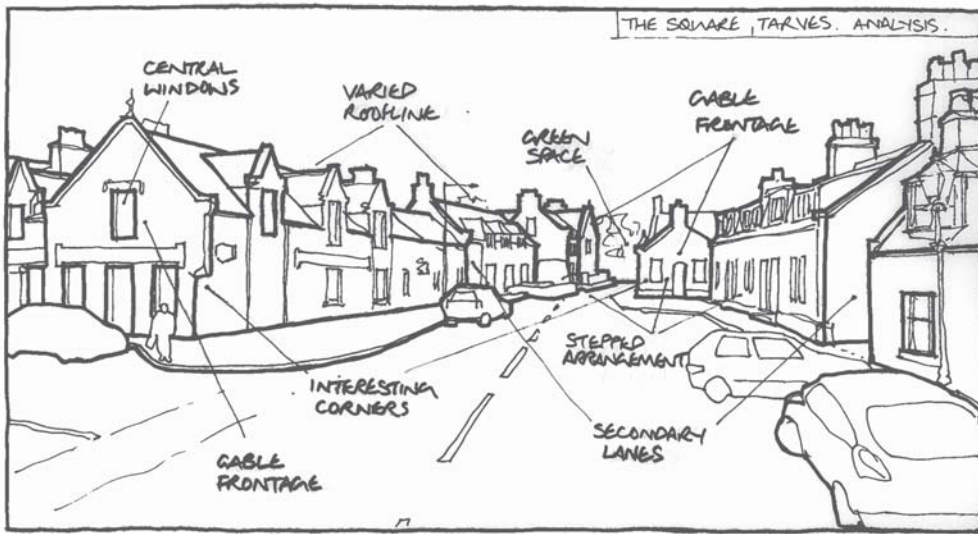
3.5 Tarves Characteristics

Tarves is characteristic of many towns and villages throughout the North East of Scotland. The origin of the town around the Parish church and later centred on The Square displays design features typical of the region.

The analysis sketch opposite highlights a number of these features; varied rooflines, stepped gables, frontages and central gable windows. The high quality of materials and detailing all contribute to the character and identity which Tarves is known for.

The analysis of The Square allowed us to identify the features important to the area in terms of character and identity.

Below are a number of the housing developments which can be found between The Square of Tarves and the masterplan site along the B999.



Tarves Square Analysis



Bains Park Development

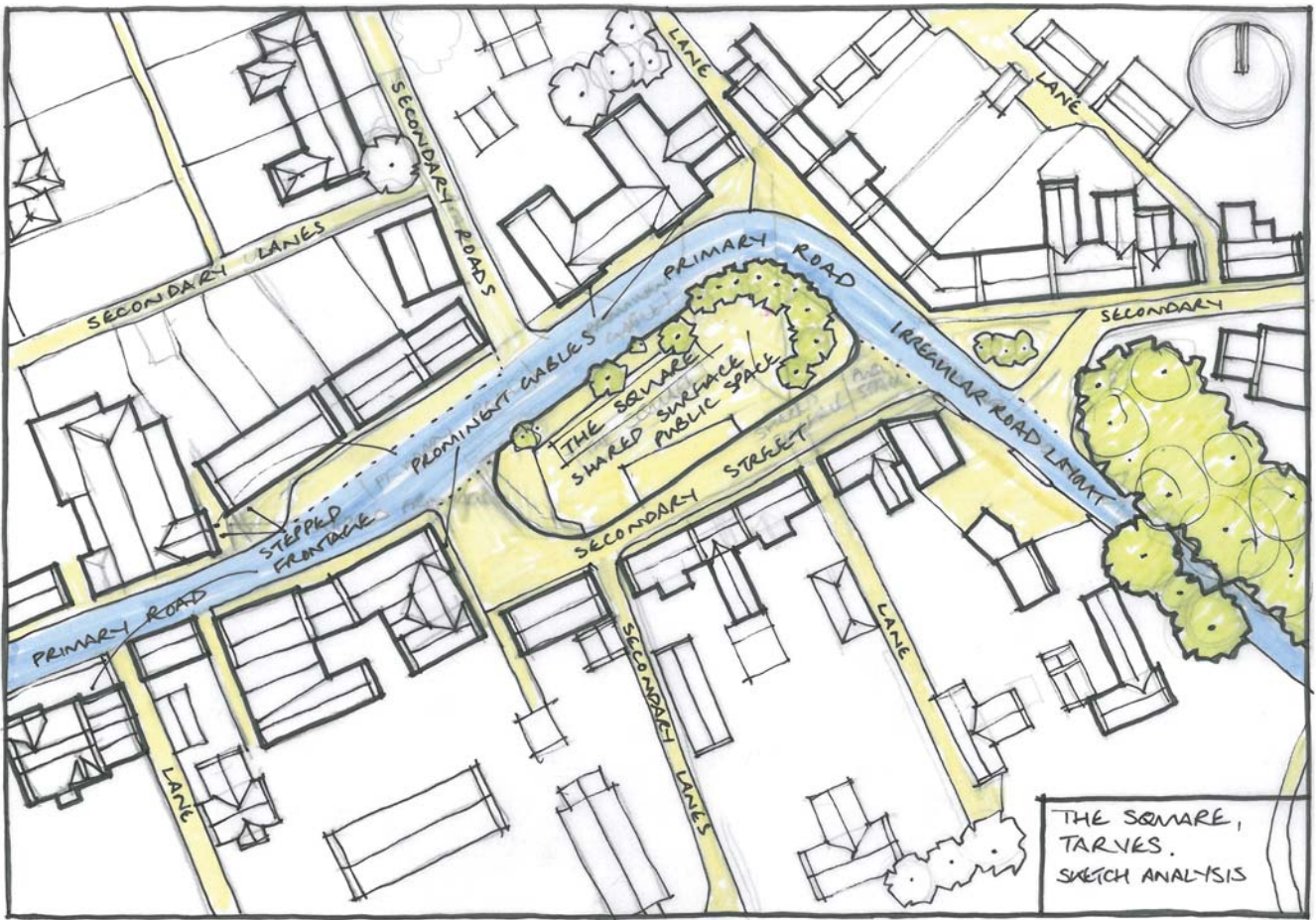


Braiklay View Development

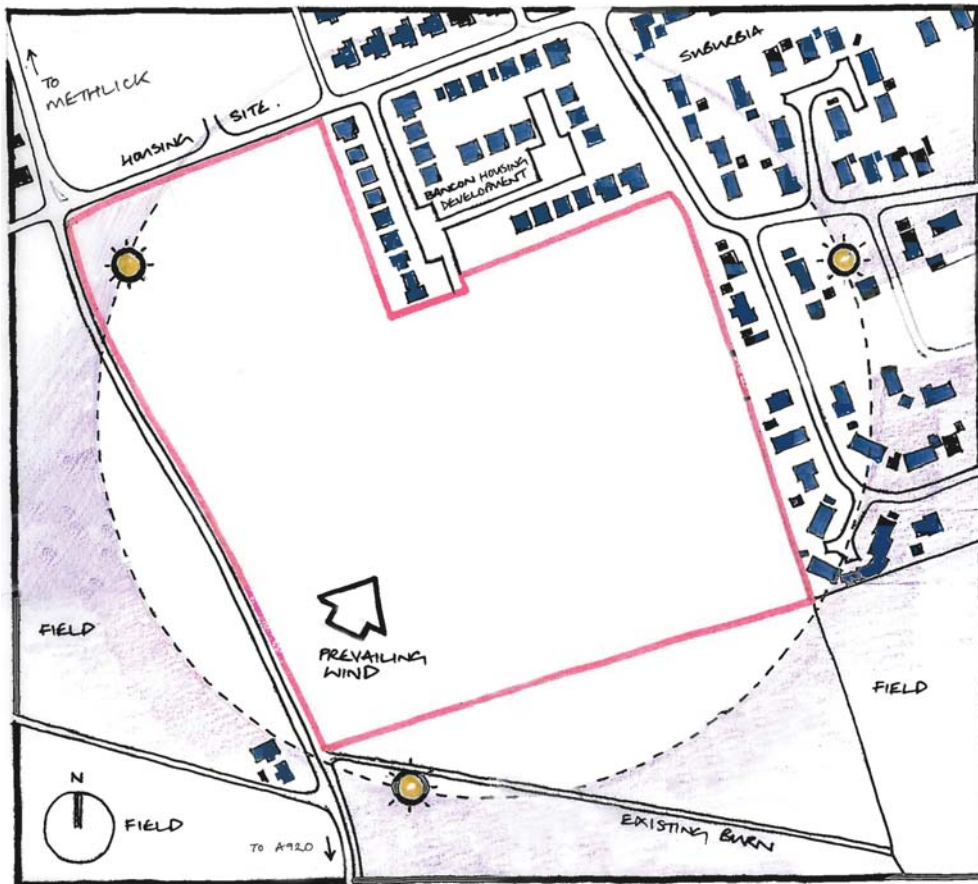


Housing Development on Duthie Road





Tarves Square Analysis



Climatic Analysis Diagram

3.6 Climate

The initial site analysis included an evaluation of the overall climate of Tarves and that specific to the site.

The masterplan site is largely exposed to the prevailing winds from the South West, however the site orientation South and South West combined with the peak sunshine hours (see below) at an average of 5.8 hours, will allow the proposal to maximise solar gain throughout the day.

Overall the site has no climatic development constraints. The masterplan proposal will benefit from the positive climate attributes of the site, while designing for shelter and devising a strategy to cope with the rainfall associated with the local climate.



3.7 Archaeology

Cameron Archaeology have been commissioned by Scotia Homes Ltd to carry out a 5% archaeological evaluation of the development area. All the archaeological work will be carried out in the context of Scottish Planning Policy (SPP) Planning Advice Note (PAN 2/2011) and Scottish Historic Environment Policy (SHEP), which state that archaeological remains should be regarded as part of the environment to be protected and managed.

A report will be prepared for the client within 2 weeks of the end of fieldwork.

There are no archaeological sites known within the boundary of the proposed development. However, there have been several finds in the surrounding area of Tarves. Details of these can be seen in the initial report produced by Cameron Archaeology. Please refer to appendix 4.

3.8 Ecology

EnviroCentre Limited have been commissioned by Scotia Homes Ltd to undertake a Phase 1 Habitat Survey and Protected Species Survey at the site in Tarves, Aberdeenshire.

The survey informs an ecological baseline to be referred to in terms of the design and construction of a residential development. If mitigation as outlined in this report is implemented, plans to develop a residential development are not likely to pose intolerable levels of disturbance to any protected species or breeding birds present in the locale.

Inspection of cavities for bats in mature ash trees on the West site boundary is recommended if they are to be affected by future development works.

A walk over survey for breeding birds is also recommended if vegetation removal is scheduled for March-August. For the full ecological report produced by EnviroCentre Limited, please refer to appendix 5.



Photo 1: Mature ash trees:
West boundary



Photo 2: Self-seeded ash trees:
West boundary



Photo 3: Unnamed minor watercourse
to the South of the site

3.9 Drainage

Fairhurst have been appointed by Scotia Homes as Drainage, Flooding and Transport and Road consultants for the proposed residential led mixed use development at Tarves.

As a greenfield site, there is currently no existing drainage infrastructure within the development site. Foul connections are anticipated as being available to the existing adjacent residential development to the East or existing infrastructure to the North, with surface water discharging to the existing unnamed watercourse to the South.

Given the topography of the site and levels of the existing sewers, a new foul pumping station will be required to drain this development. The new pumping station will be located to the Southern edge of the development site, and pump the foul flows North, back up through the development to a suitable agreed location where a connection to the existing public system can be provided.

As part of any planning application for the development, Drainage and Water Impact Assessments (DIA/WIA's) will be carried out in order to assess the existing capacity within the local networks. These assessments will feed into the detailed design of the drainage/water proposals for the site and identify requirements for any off-site infrastructure upgrades.

Existing WWTW

Scottish Water have confirmed there is currently insufficient capacity at the existing Waste Water Treatment Works (WWTW) to serve the proposed development. It is understood the WWTW has capacity for approximately 69 units prior to the upgrade works being completed (Information obtained from Scottish Water WWTW Asset Capacity Tables 2015), this figure will need to be confirmed with Scottish Water, and is subject to no other developments connecting to the public system in the interim.

In order for the development to drain to the public drainage network, Scottish Water will need to promote a Growth Project, to upgrade the WWTW. Please refer to appendix 6.

3.10 Flooding

Flood Risk

The site is not identified on SEPA's indicative flood risk map for the area, primarily because no watercourse flows directly through the site and the unnamed minor watercourse, to the South, is of insufficient size to feature on either the appropriate scale OS map, or the flood map. (See photo 3). The Yowlie Burn, further to the South, is of lower elevation and some distance from the site. The Raxton Burn, to the North, is too distant to be a risk to the site and its indicative flood plain is clearly shown as local to this watercourse.

3.11 Transportation and Roads

Introduction

A Transport Assessment will be prepared which will consider the access proposals for the allocated site by reviewing the connectivity with existing travel networks, considering firstly access by the most sustainable modes of walking and cycling, then public transport connections, and finally travel by private car.

Sustainability

The proposed development forms a natural extension to the western edge of the village where new housing developments have recently been built. The development will directly connect with existing footways on Duthie Road leading to the village. A new lit footway will be constructed along the length of the development frontage on Duthie Road.

A key aspect of the proposed development will be the integration with the adjacent Braik lay View development. The two housing developments will be linked through a street which will in turn provide a secondary access to the proposed development from Duthie Road.

It is expected that future residents will predominately make local trips within Tarves on foot, or bicycle, due to the settlement area being within reasonable walking distance. All local amenities in the village are found to the East of the development in close proximity to one another. Local amenities include a food store, pharmacy and post office, all accessible on foot within a 10 minute walk from the development.

Tarves Primary School is also located within a 10 minute walk from all the proposed housing within the site. A safe and direct route to school will be established, utilising some new sections of footway noted on the diagram opposite. The entire site is within 400m of Duthie Road, which is a bus corridor. The site can therefore be developed to comply with policy guidance which seeks for major developments to be located within 400m walking distance from a bus service.



Site Access

The proposed development will have two points of access taken from Bool Road and one from Duthie Road. A new priority T-junction will be formed South of the Braiklay Crossroads and will serve as the main access into the development along Bool Road. In addition, there will be a further point of access taken through the Braiklay View site whereby the internal roads will link and integrate the two schemes. The access from Bool Road may involve improvements to a section of the road.

Street Hierarchy

A clear hierarchy of streets will help create a strong sense of place and aid movement through the new development. Good street design can promote a better quality of living for everyone. Street design would meet the six qualities of successful places; Distinctive, Safe & Pleasant, Easy to Move Around, Welcoming, Adaptable and Resource Efficient.

Street design will consider place before movement, with the needs of pedestrian, cyclists and public transport considered before those of other vehicles. The internal roads layout will be comprised of streets, lanes and shared surfaces within the development, designed in accordance with 'Designing Streets' policy and appropriate standards/requirements of Aberdeenshire Council.

Road Connections

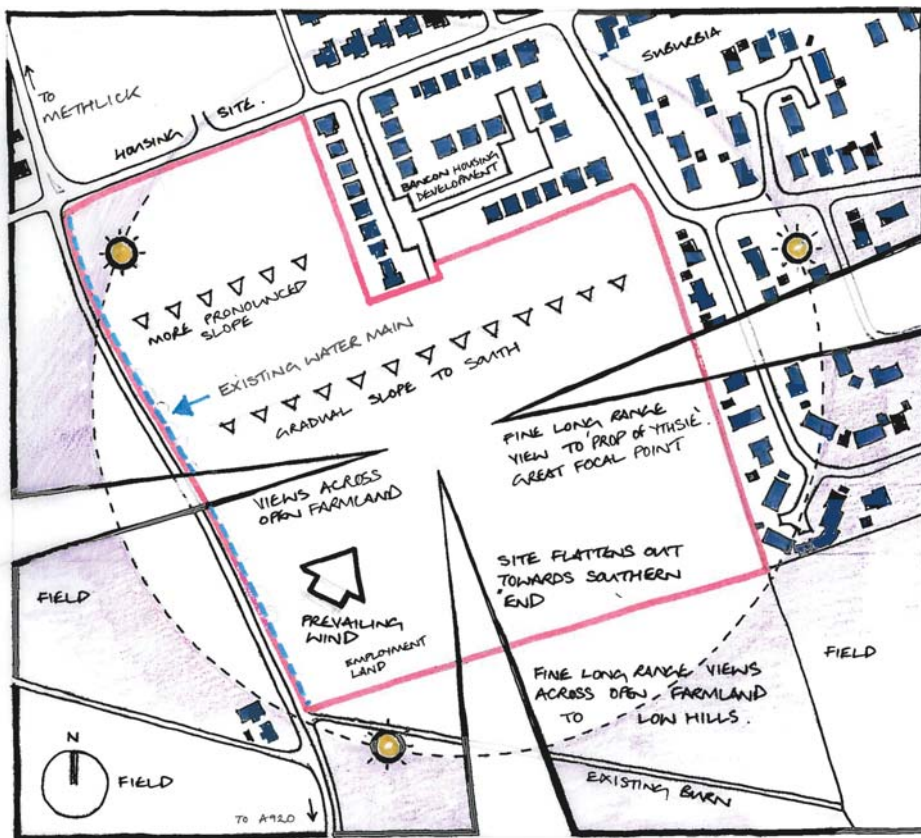
Duthie Road forms part of the B999 which is a local distributor route that passes through the village. The B999 adjoins the B9170 to the North of Tarves and then continues South to Bridge of Don at Aberdeen, passing through the villages of Pitmedden, Udny and Potterton. Where the B999 arrives at Bridge of Don, it intersects the A90 Aberdeen to Fraserburgh Strategic Trunk Road.

Braiklay crossroads offers links to Methlick to the North, Oldmeldrum to the West and A920 to the South. The latter provides a route to Dyce in the North West of Aberdeen.

Traffic Analysis

All transportation matters and traffic analysis will be considered and included within the Transport Assessment being prepared in support of the development's future detailed planning applications.

4. DESIGN DEVELOPMENT



Constraints and Opportunities Analysis

4.1 Opportunities and Constraints

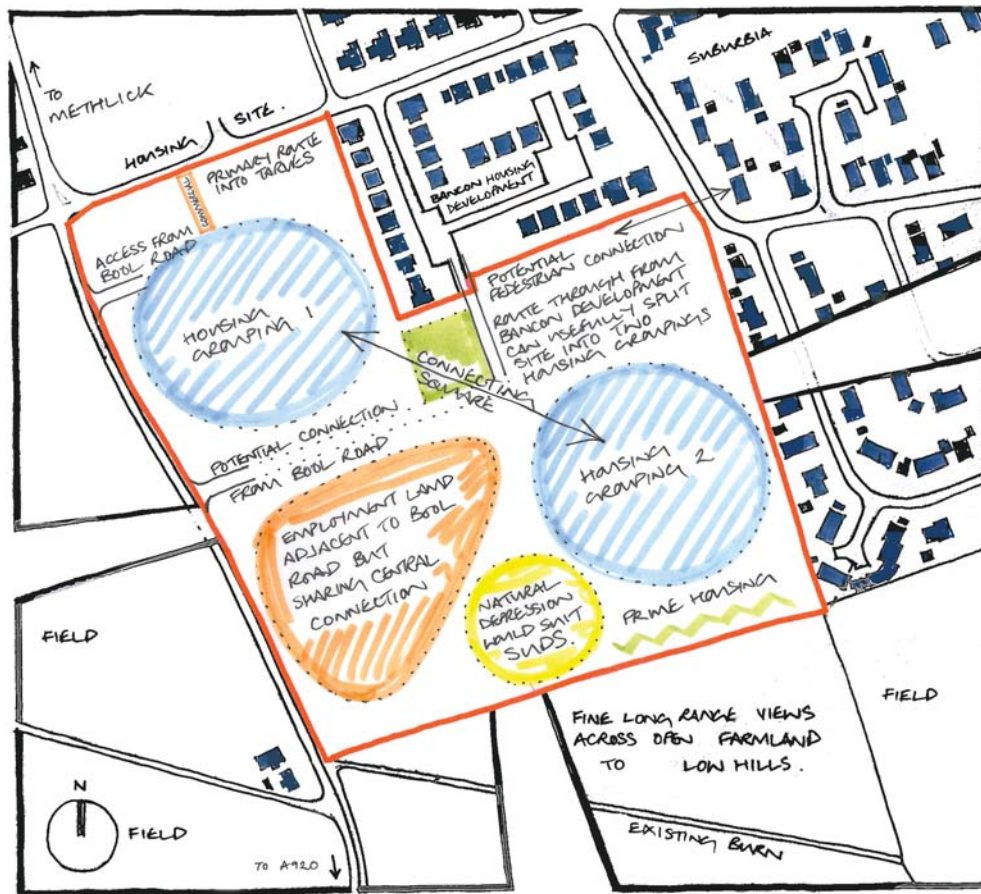
A visual appraisal of the site has been carried out to determine the site characteristics including visibility, topography, access routes and site restrictions. More detailed studies will be carried out as the process develops.

Site Conditions:

- Existing agricultural use with an area of approx. 21.4 acres (8.67ha)
- Bound to the North and East by the existing settlement of Tarves and to the South and West by agricultural land.
- The Site slopes from North to South towards the existing burn.
- Existing local services in close proximity to site - School, Post office, Hotel, Chemist, Church and Heritage Centre.
- Opportunity for long range views including the 'Prop of Ythsie' and Bennachie.

Key Considerations:

- Vehicular access.
- Pedestrian linkages.
- Duthie Road frontage.
- Braiklay Crossroads.
- Landscape/open space.
- Employment land.
- Variety of spaces.
- Primarily South facing.
- Avoid high fences where practical.
- Shared surface areas.
- Changes in direction; something interesting happens at corners and junctions.



Site Response Diagram

4.2 Site Response

The housing layout works with the natural topography of site and the location of green space needed to allow the important open views noted in our site analysis.

Our brief required that 3 hectares of employment land was to be provided. To avoid delivery lorries passing through housing it made sense for employment land to have direct access from a main road. It became evident that housing should address the 'gateway' junction at Braiklay Crossroads with a main access convenient to it. With a secondary road access already formed through the Braiklay View development the general site pattern began to take shape:

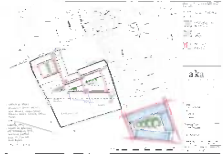
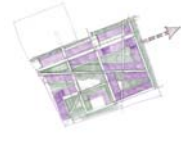
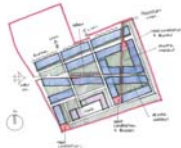
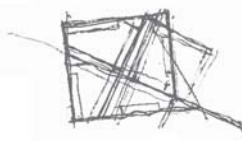
- Housing grouping at North West corner
- Employment land accessed from Southern half of Boal Road
- A further housing grouping to East half of site

We were keen that not all employment land should be located at the South West corner but rather to distribute small pockets of employment to generate better connection with the wider village. Public consultation noted that facilities such as a café, nursery and care home would be welcomed and it was agreed that potential locations for various business uses should be explored. A commercial unit addressing Duthie Road (a primary route into Tarves) could be successful. It was also felt that placing some employment land at the pivotal inner corner would help connectivity.

Aberdeenshire Council require 0.6 hectares of land for affordable housing and this is integrated into the development either side of the employment corner to allow potential phasing. Splitting the Scotia housing into 2 main groupings allows for convenient phased construction but makes it important to provide an attractive connection between groupings. The developed pattern of road connections gave the opportunity to create a landscaped square to achieve this – one of a number of green spaces linking through from top to bottom of site.

As the land falls away to the South, the SUDS location has always been shown in this area. This is considered to be a landscaped amenity to be shared between housing and employment land. Various positions along the South boundary were investigated, addressed by both housing and a potential care home. The natural depression towards the centre of the South boundary was developed as an ideal location.

We were keen to consider the impact on Pringle Avenue to the East of the site and to allow potential pedestrian access to schools through the North East corner here.



4.3 Design Evolution

These initial site constraints and opportunities allowed our site response to be considered. A rigorous process of exploration and investigation followed in response to our conclusions.

The development began to linking areas and shape connections and routes through the development. The design developed as we began to build on our analysis of The Square and surrounding streets.

Diagrams show the design evolution from initial sketches and block diagrams through to more finalised layouts. There are numerous variations in layout, creating interesting patterns of housing, roads, open space and pedestrian links between. Keeping the vision of creating a contemporary and sustainable re-interpretation of the North East village vernacular whilst relating to the strong sense of community already present in Tarves.

5. THE MASTERPLAN

5.1 Landscaping & Green Spaces

We have been particularly committed to provide a variety of generous, usable open space connected by green corridors. Open space for people to use and enjoy and which can accommodate future mature trees. 40% of the site requires to be open space. A variety of open green spaces are proposed throughout the development:

- A 'gateway' public square at the junction of Duthie Road and Bool Road
- Generous open space at the heart of the site, part of a greater landscaped and shared surface area addressed by both employment land and residential streets.
- A garden terrace along the South boundary as a continuation of shared surface area

The gateway public square is addressed by the new Coffee House running adjacent to Duthie Road. The main vehicle entrance to the site is from Bool Road, wrapping around the back and forming the square.

Although a roundabout is not part of these proposals, it is recognised that the future development of the town may require one. With this in mind the gateway square allows space for the future provision of a roundabout at the current crossroads junction.

Entering the site by car from Bool Road we are presented with a rich variety of house types with gables clearly presented. The mixed unit terrace is fronted by a shared surface parking zone serving the Coffee House and part of the wider landscaped square. Shared surfacing continues around the North and East side of the central residential block and this half of the site, creating a pedestrian friendly home zone.

The landscaped square at the heart of the site is addressed by both employment land and residential streets. The public consultation process recorded a strong desire for a care home in the new development. We can see that it would be wonderful for a care home to address this open space. The shared surface square North of the open landscaped area navigates vehicles around this pivotal point and is addressed by the second vehicle entrance to the site, further employment land, affordable and developer housing. This area therefore becomes part of the wider landscape open space, pedestrian friendly and connected to the overall wildlife corridor walk.

The garden terrace along the South boundary is also part of a pedestrian friendly home zone connected to the wider network of open space by the SUDS landscaped wildlife / walking area.



Diagram illustrating green open space

We have been careful to provide play space throughout the development; active green spaces to be enjoyed by the greater community.

The concept of an informal play trail has been explored with a route linking the green corridors and open spaces; a rich variety of landscaping with natural features such as grassy mounds and log steps.



Grassy mounds and log steps create informal play areas



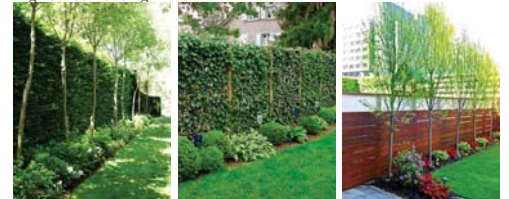
Diagram illustrating boundary treatment to avoid high fencing

Where new housing developments often use 1.8m high timber fencing between properties and boundaries, it is proposed to explore alterations where practical.

High timber fencing can result in a poor visual quality to a development, especially when viewed from the perimeter. We have therefore identified areas where 900mm hedging can mature and provide a better approach and avoid a 'shut off' feel to the development.



High timber fencing



Alternative boundary treatments

5.2 Employment Land

The masterplan locates most employment land to the South West with a further zone at the inner corner and a commercial area addressing Duthie Road. This successfully integrates employment with other areas of the site and the wider community.

These buildings should be of a scale and massing sympathetic to neighbouring properties and sensitive of long range views to the site. Their design should respond to the design of the rest of the development and consider similar materials. The employment land to the South features substantial open space with landscaping and walkways to be enjoyed by both employees and residents.

Parking for both the employment / commercial uses will be in line with the guidance and comply with standards set out by the Aberdeenshire Council. Car parking however, should not dominate these sites, especially where there are main views from the surrounding areas. Like the residential properties, the employment land lies within recognised acceptable walking distance of bus stops for access to public transport.



Diagram illustrating employment / commercial areas

5.3 Affordable Housing

Affordable housing requirement will depend on the requirements set out in the Local Development Plan at the time the application is submitted. The location has been carefully considered to integrate best with other uses.

The type and style will be agreed with Aberdeenshire Council as part of the planning application process. It should be in keeping with the detailing and materials with the adjacent residential properties in the development.



Diagram illustrating affordable housing areas



AKA sketch



AKA sketch

5.4 Masterplan

Key features of masterplan layout:

- Housing split into 2 zones: one at the North West corner and one in the Eastern half of the site.
- Primary access from Bool Road.
- Secondary access through Braiklay View development.
- Additional access further South on Bool Road.
- Employment land distributed across the South West corner, the inner corner and against Duthie Road.
- Affordable housing to the North East boundaries.
- Landscape buffer along Bool Road to protect water main and allow potential road widening.
- SUDS basin in natural depression along South boundary.
- A landscaped public square at the crossroads 'gateway'.
- A generous landscaped / shared surface area at the heart of the site addressed by both the potential care home and residential streets.
- A semi private landscaped square at the heart of East housing with backs of housing overlooking on 3 sides and addressing potential care home and corner square.
- Prime South facing housing to South East overlooking a garden terrace, landscaped with an attractive swale joining to the SUDS basin.
- Areas shown for the following potential employment uses: business start up units, community facility, nursery and café.
- A number of single storey units addressing Pringle Avenue housing.
- Potential pedestrian connection at North East corner.
- Green corridors between top and bottom of site.
- Mix of single and two storey dwellings.
- Space for future potential future roundabout at crossroad's 'gateway'.

The masterplan layout will facilitate convenient connection to employment land with genuine community benefit, including a mixed use arrangement on Duthie Road to engage directly with the primary route through the village.

There is the potential for a future link to land to the South should this become available for development.

An interesting building arrangement has been provided at the crossroads gateway and a lively street frontage to Duthie Road which avoids continuous house repetition. Secondary streets, core paths and shared surfaces which provide good pedestrian connections. Open space for trees to mature, for people to meet and enjoy. A development which Tarves can be proud of and a legacy for the future.



6. DEVELOPMENT DELIVERY



6.1 Phasing and Delivery

The Aberdeenshire Local Development Plan designates that housing in Site M1 will be developed in two phases to meet Local Housing demand:

- Residential Phase 1 - 50 Residential Units (delivered between 2007 - 2016)
- Residential Phase 2 - 50 Residential Units (delivered between 2017-2023)

The Local Development Plan also sets out that 3ha Employment provision will be incorporated within the scheme but no specific phasing requirements are contained within the LDP. It is anticipated that Scotia Homes, together with the landowners will aim to deliver the employment land in a logical and phased manner to integrate with the delivery of residential elements.

- Employment Phase - 3ha (delivered between 2017 - 2023)

It is anticipated that development could commence in Autumn 2016, with initial residential completions projected for Summer 2017, subject to the necessary technical and detailed planning consents being secured in due course.

Residential Phase 1 (50 units) :

The masterplan phasing plan proposes that development will commence in the North West portion of the masterplan site (Phase 1 – 50 units), in order to provide early delivery and establishment of the development frontage along Duthie Road. Thus ensuring that the primary frontage and public face of the development with the existing village and gateway approach is created in the initial phase.

Within Phase 1, Scotia Homes will also aim to create a commercial/retail entity along Duthie Road, which could give the opportunity for a small café to operate within the village. The prime location and early delivery of this unit is seen as key to instigating an integrated employment and amenity use for the benefit of residents of the early phases and the existing settlement.

An initial element of affordable housing land is by the Eastern boundary of Phase 1 to meet the affordable housing requirements for this phase.

A sizeable public open space will also be provided as part of Phase 1 to ensure that formal usable open space provision is afforded, alongside less formal structured planting along the Western boundary.

Residential Phase 2 (50 units) :

The South East portion of the masterplan site would see the remainder of the residential element (Phase 2 – 50 units) delivered in consistent style and appearance.

The balance of affordable housing land is delivered within Phase 2 along its North boundary with a potential pedestrian link at the North East.

The remaining residential public open space will be delivered within Phase 2 of the residential element.

Employment Phase:

The majority of the employment uses will be located to the South West within the identified principle Employment Phase and will complete the LDP requirement.

The position of the employment adjacent to the Bool Road is intended to provide ease of access and be sensitively positioned away from the existing established housing.

Infrastructure:

Future Detailed Planning Applications will be submitted with the appropriate supporting technical reports (Transport Assessment, Drainage Impact Assessments, Water Impact Assessments, etc) to clearly outline onsite and offsite infrastructure provision where a demand or need is identified.

In accordance with the detailed technical report findings, associated mitigation recommendations and works will be agreed with Aberdeenshire Council and key Stakeholder's to ensure that each Phase of the development is served by suitable and sufficient infrastructure.

7. FURTHER INFORMATION

7.1 Contact Details

Scotia Homes Ltd.
Balmacassie
Ellon
Aberdeenshire
AB41 8QR

Annie Kenyon Architects Ltd.
South Lediken Studios
Insch
Aberdeenshire
AB52 6SH

Fairhurst
88 Queens Road
Aberdeen
AB15 4YQ

DWA Landscape Architects Ltd.
Aros House
121 Cadzow Street
Hamilton
ML3 6JA

Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen
AB16 5GB

APPENDIX 1

Public Consultation 1: Wednesday 3rd June 2015

The Dachaigh development in Tarves was subject to a number of public consultations, the first of which was held on the 3rd of June 2015. In addition to these, the masterplan has been discussed at the community council meeting held in Tarves. A proposal of application notice (PoAN) was submitted to Aberdeenshire Council in May 2015. This was followed by a major application meeting with the council.

A formal public consultation exhibition was then held in Tarves Melvin Hall in June 2015. This took the form of an afternoon and early evening drop-in exhibition where residents could visit at their convenience and view the boards. Invitations were sent out to residents of Tarves and adjacent neighbouring properties, local Councillors and the Community Council. In addition, posters to advertise the event were placed in the Village. A formal advert publicising the exhibition was placed in the Ellon Times and the Ellon Advertiser. The advert included the location and description of the development as well as details confirming where further information could be obtained. It included the date, time and place of the event and a statement outlining the date and by what means people wishing to make comment could do so.

A drop-in exhibition session was considered to be the most effective form of consultation as it offered the opportunity to encourage dialogue between the attendees and the applicant | agent. This allowed the information exhibited to be discussed and gave the opportunity to record support and concern for the proposal. The session took the form of exhibition boards displaying various context plans, aerial images and site analysis. During the event two members of staff from Annie Kenyon Architects Ltd and two members from Scotia were on hand to provide explanations of the proposal, answer questions, clarify concerns and record comments on the development. Attendees were encouraged to register at the consultation. There were 115 people who attended the event with the majority being Tarves residents. Comment forms were made available for attendees to complete at the exhibition or to return to Annie Kenyon Architects Ltd.

Questions on comment forms used at the exhibition:

- Q1) The M1 Site is allocated in part for Employment Use and we are interested to hear the views of the local community and existing businesses as to the potential future employment uses which the village requires and could successfully sustain?
- Q2) What would be the key design features which you would envisage that the Site M1 development could bring to the village and what should be avoided in terms of recent development experiences within the village?
- Q3) General Comments

Summary of key issues (as noted by public*):
 *Key issues have been summarised for clarity

- *School capacity.*
- *Braikley /Booldroad /Duthie Road Crossroads safety concerns.*
- *What will go in the employment land?*
- *What are the house sizes going to be?*
- *What amenities will it bring to the village?*
- *Addressing the East Boundary with Pringle Avenue.*
- *The Design.*
- *Phasing.*
- *Affordable Housing.*

The first public consultation obtained a lot of attention from the local residents and the exhibition was praised for its high level of community interest.

Following the first public consultation event, a number of the key issues raised were considered and integrated into the masterplan proposals where possible. The response to these are as follows;

- Aberdeenshire Council confirm there is sufficient capacity at the School.
- A Traffic Assessment was commissioned. North West corner of the Site (M1) kept free for potential road upgrades, landscaping, seating, pathways and to aid traffic visibility.
- Local meetings arranged with Community Council and local stakeholders to discuss village needs, but currently considering the following subject to business cased analysis: Care Home, 2 or 4 small business units, Cafe, Nursery.
- A mix of 2,3 and 4 bedroom properties will be used in the masterplan.
- Employment and Business opportunities, additional footfall for existing business and community groups, potential childcare if need can be proven, Public space, walkways and nature trails.
- Developer contributions will be agreed with the council to boost leisure, recycling and playing field facilities.
- The community need to ensure that any contributions are attributed to Tarves.
- Single storey cottages have been introduced on the East boundary to reduce the visual impact from the rear of Pringle Avenue properties and address concerns about overlooking.
- To take recognition of the local character of existing conservation area. Design to be rooted in tradition but with a contemporary approach.
- Likely to be 25/30 houses per annum. Starting the beginning of 2017.
- After discussion with Aberdeenshire Council affordable housing will be allocated within the site.



Public Consultation 2: Wednesday 24th June 2015

A Second formal public consultation exhibition was held in Tarves Melvin Hall on the 24th of June 2015. This followed the same format as the first exhibition in terms of publicity, venue, timings, staff and comment recording.

The purpose of this presentation was carried out mainly to update the community on progress made with the development proposals and to gather input into the draft masterplan being drawn up. The attendance of the second consultation was recorded as having 49 attendees. A number of completed comments forms were received, in addition to many comments and discussions with staff at the event.

Summary of key issues (as noted by public*):

*Key issues | comments have been grouped and summarised for clarity

Traffic | Roads | Infrastructure

- Duthie Road has a high volume of parked cars, dangerous for crossing.
- Cross roads need to be adjusted to include speed bumps and lolly-pop facility.
- Concerned over increased traffic without proper speed measures.
- Concern over crossroads, as no clear priorities for right of way.
- Due to increased traffic, methods of slowing down traffic should be introduced.
- Crossroads hardly able to cope with volume of traffic.
- Increase in traffic concerns.
- Concerns over increase in traffic on the many single roads surrounding Tarves.

Services

- Concern over foul water drainage; often a smell on Duthie Road, will the facilities be able to cope?
- Upgrades to services have caused disruption within the village over the years the existing developments have been ongoing and does not wish this to continue.
- Increasing population by 25%.

Local Amenities | Services

- Require consultation regarding future class sizes as at present these exceed Scottish Government targets.
- Has the impact of a new development on our local GP's been thought through?
- How will the increase impact on the doctors?
- Lack of medical services.
- Local resources are already limited and further houses will put additional strain on an already decreased size of health service.
- A strain on local services.

- School & child care remain main concerns. No adequate facilities for children's nursery.
- Require facilities for children, especially teenagers as at the moment they gather around the park intimidating younger children.
- Community centre with childcare, youth facilities.
- An exciting project and will help Tarves move forward.
- Integration with the rest of the village is important and facilities for children/youth is essential.

Housing

- Don't want to spoil village with more 'box type houses'.
- There will be a problem with new houses overlooking Pringle Avenue.
- Why no bungalows?
- Add to the disjointed nature of the development phases.
- Whitewash doesn't fit in with the area.
- Houses may be better at 1.5 storey.
- Any additional housing at this time will put the unique character in jeopardy as well as put a strain on the local infrastructure and resources.
- Good to see the village growing and developing.
- Over-use of timber cladding on the houses and garages.

Landscape | Connectivity

- Pond doesn't appear connected to the village.
- How will development form a nature trail/walking area?
- Link between development and Braiklay Avenue for school and park.
- On the edge of village taking trade away from the centre.
- Wider path network required for dog walking.
- Maintenance of green spaces?
- Concern that green space could get unsightly very quickly.
- Gardens look small, any provision for communal garden space?
- Road is quiet and does not have pavements on both sides.
- Would like to see trees between developments.
- I like the green spaces, walkways and SUDS area.

General

- I feel a number of my concerns have been taken on board by Scotia & they seem to have the best interests of the village at heart.
- Feel concerns have been addressed by Scotia. Not 100% convinced on house types.
- Very encouraging to see that architects of merit and sensitivity have been employed at the design stage.
- Very positive, good clean strong, honest architecture.
- Overall this has been well designed and will enhance the village.

The public consultation programme has proved to be successful and a worthwhile collaboration. It provided the opportunity to keep local residents informed of the process and have an input into forming the masterplan.

The comments above were incorporated into the masterplan proposal where possible as it progressed towards a final draft.

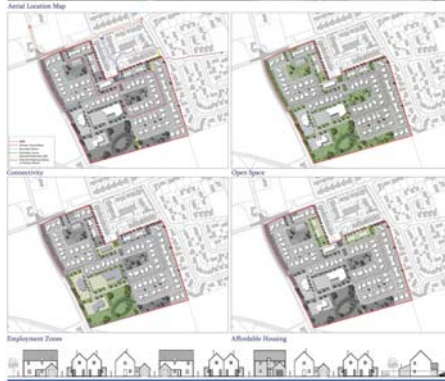


Public Consultation 3: Wednesday 16th September 2015

A third formal public consultation exhibition was held in Tarves Melvin Hall on the 16th of September 2015. This followed the same format as the first two exhibitions in terms of venue and timings.

The purpose of this presentation was to update the Tarves community on the progress made with the development proposals and to showcase the anticipated final masterplan proposals.

1 Masterplan



Dachaigh, Tarves
Public Consultation, Sept. '15

SCOTIA aka
Aurora Keston Architects Ltd
Scottish Planning Authority
2012-2015
Images are working proposals as of 16th Sept 2015 and do not represent a final design

2 Masterplan



Dachaigh, Tarves
Public Consultation, Sept. '15

SCOTIA aka
Aurora Keston Architects Ltd
Scottish Planning Authority
2012-2015
Images are working proposals as of 16th Sept 2015 and do not represent a final design

APPENDIX 2

Design Code

Introduction

The Dachaigh development in Tarves aims to integrate the key principles set out at the beginning of the design process. It is important to keep these 'rules' in mind during the design to allow the development to be successful and considered. A place which Tarves can be proud of and a legacy for the future.

The Planning Advice: Number 6(2012): Implementation of policy SG LSD2 Layout Siting and Design of New Development outlines a number of considerations which need to be assessed to support the Scottish Government's commitment to raising the standards of design, as set out in national policy 'Designing Places' and 'Designing Streets'.



In order to achieve these principles it is important to identify the issue which exists currently and why the masterplan proposal has aimed to follow the design code principles. The Planning Advice: Number 6(2012) states that:

"Modern developments often lack character and identity. To reverse this gradual erosion of character and identity of settlements, developers are encouraged to follow a rigorous and transparent process."

This design code is not meant to be a prescriptive guide, rather act as an illustrated process of design which can provide a framework and allow the development to integrate into its 'local context and place'. The phased development will look to take an holistic approach and form a legible and cohesive development with a definite 'sense of place'.

A number of key principles have been identified which have informed the design from concept through to masterplan and look to challenge the perception of the mass housing market, to prove that housing can be attractive, affordable and respect its existing context.

These key principles are:

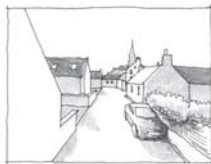
- Key Principle 1: Context
- Key Principle 2: Form & Materials
- Key Principle 3: Sustainability
- Key Principle 4: Identity

Key Principle 1: Context

By studying the vernacular forms and details of buildings in the town and the surrounding area of Aberdeenshire, it is possible to establish which forms, proportions and materials are most appropriate for Dachaigh.

Whilst it is important to tie into the local context and respect how the area has evolved and adapted over the years, it is equally important that we learn from history and re-interpret in a contemporary way as to not mimic; to create a design rooted in tradition but contemporary in spirit.

Historically the local context evolved and adopted principles due to climatic conditions, using materials that were available close to site. A number of typical analysis diagrams are shown which outline some of the key features found in the local context:



Street wall, gaps between houses, varied orientation, varied ridge height, hedge boundary, focal point of spire, clipped eaves.



Informal arrangement of steading | courtyard, lean-to's, informal openings, shelter, mature trees, prominent gable with large openings.



Stepped ridge height, mature trees and hedges, privacy, security, clipped eaves.



Sloping ground, houses taller at lower gables, shelter.



Gaps between houses, varied orientation, informal openings on gable, window surrounds, focal point of church, recessed entrance



Sloping ground, houses taller at lower gables, street walls, varied orientation, hedges and trees, clipped eaves.

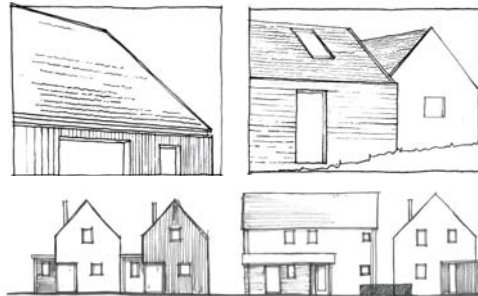
The analysis of the traditional layout and buildings of Tarves led to a series of rules to adopt within the masterplan proposal. The new design proposals are based on these rules and aspire to re-interpret these traditional forms and ideas to achieve a contemporary solution. The design focuses on a few of these key features;

- Traditional pitched roof details.
- Vertical emphasis on windows.
- Gable forms.



Illustration - Examples of traditional house proportions. (Naismith, 1989)

The fenestration and proportions of the dwellings are a simple response inspired from the surrounding vernacular architecture:



AKA Sketch

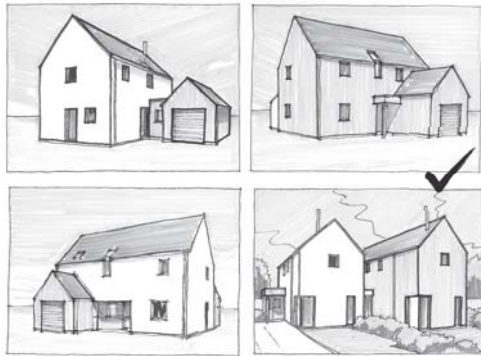
Key Principle 2: Form & Materials

The development aims to create a variety of homes which are rooted in tradition but contemporary in spirit.

- Simple gable forms.
- Richness from house orientation and variety.
- Palette of simple materials.

Innumerable town and village suburban developments in the North East of Scotland feature pseudo-Scottish vernacular architecture. It is hoped that we can move forwards by returning to a more legible approach to the local vernacular; simple forms, correct proportions, appropriate materials and details.

Simple gable forms



AKA Sketch



AKA Sketch

Richness from house layout, orientation and variety



It is proposed that the natural topography of the site will be utilised where possible and roads and housing plots will work with the existing contours of the site.

This will ground the development with the existing landscape without the need for large scale tabling which is both expensive and in the case of some modern developments creates flat, introverted developments. These inward developments lead to the use of high fencing on the public boundaries of the site and do not contribute to successful placemaking.

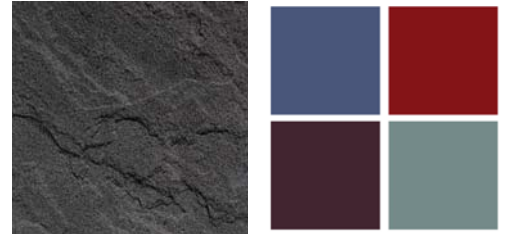
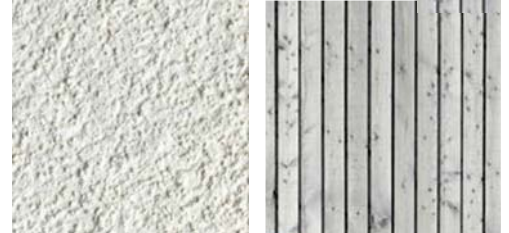
Each house occupies its own appropriate level throughout the site, enhancing connectivity and allowing for each house to be orientated and placed to maximise views from the site.

Housing on the perimeter of the site will aim to address the adjacent streets, rather than turn away from the public boundaries. This will lead to enhanced connectivity and integration with the village. Housing proposed in the heart of the site will face open space or where possible will be orientated to take advantage of the South / West orientation of the site.

Palette of materials

It is proposed that the materials reflect the aspiration to respect the village of Tarves and be in keeping with the local vernacular. The materials used throughout the development will display a variety in colour and texture. The following materials are suggested:

- Render finish.
- Timber cladding.
- A limited variety of roof materials to add texture and colour to the development.
- A variety of fenestration openings to add variety in scale and colour.
- Block paving.
- Bitmac and tarmac.
- Pavior setts.



Key Principle 3: Sustainability

The development aims to be a sustainable place to live, work and play. Sustainability is a fundamental component of any design process and it is important to tie into the principles which surround the idea of sustainability. The new development should be sufficient in meeting the needs of the present, without compromising the ability of future generations to meet their own needs.

The design and layout of the development will meet the new 2015 standards of sustainability promoted by Aberdeenshire Council. The most effective way to reduce CO2 emissions associated with new housing is to minimise the demand for heat and electricity taking into account a number of factors in addition to the current building regulations:

- House orientation to maximise passive solar gain and minimise heat loss through restricting North facing glazing.
- 'Fabric First' approach.
- Opportunity for renewable technologies to be introduced.
- Encourage biodiversity by considering open green space design, planting and garden spaces.
- Encourage a lifestyle and a community with a real sense of place.

House orientation

The design of the development layout should be carefully considered to respect the topography of the site while ensuring that the development maximises the opportunities for passive solar gain. Orientation of the houses in the proposed development should look to incorporate South or South West gardens where possible. Residents will benefit from solar gain across the site to help keep energy costs low and also to create garden spaces which are used regularly.

In the sketch examples opposite, the poor example shows less than 50% of the houses orientated to take advantage of the South aspect, as opposed to the good example which shows that every house will benefit from solar gain at some point in the day.

Orientation of open spaces should also be considered and where possible should allow for the same Southerly aspect. By carefully considering the arrangement of the properties and open space we can create a development with bright, enjoyable spaces to live and play.



AKA Sketch



AKA Sketch

'Fabric First' approach

The initial aim, prior to considering the use of LZCG Technologies (Low & Zero Carbon Generating Technologies) to further reduce CO2 emissions, should be to explore a fabric first approach.

The 'fabric first' approach is now accepted as a lower embodied carbon content solution than incorporating an abundance of renewable technologies. It may be the case that renewable technologies are considered as a further reduction but the principle approach should be 'fabric first'.

The overall aim is to provide a functional, low maintenance, fit for purpose solution with primary benefit of reduced heat loss, reduced operating costs and reduced energy use through the following measures:-

- Optimise maximum insulation requirements; high performance well-insulated walls, floors, roofs, windows and doors.
- Minimise thermal bridging (ensure continuous insulation layers).
- Design in continuous and easy to build air-tightness layer.
- Avoid overheating by good orientation/passive design.
- Adopt good design which reduces the need for lighting in the day and the use of tumble dryers through the provision of good drying spaces to individual units, etc.

Opportunity for renewable technologies

In the same notion as house orientation, roof orientation should look to follow the same principles in considering the opportunities for solar thermal or photovoltaic panels and using the solar benefits of the site.

Consideration of these renewable opportunities should be investigated at a stage where the lowest possible energy demands have been achieved through design measures. A range of renewable energy technologies should be investigated for the development and could be used to offset the requirement for fossil fuel energy sources on site. Consideration should be given to the appropriateness of solar thermal panels to produce hot water, dual fuel boilers and wood burning stoves.



Solar PV panels



Wood fuel stoves



Dual fuel boilers

Encourage biodiversity

New planting should be encouraged and where possible species should be native or of known wildlife benefit.

The proposed development has incorporated a number of open green areas and the landscaping proposed for these areas will encourage biodiversity and allow nesting and foraging areas for birds within trees, shrubs and bushes.



Open space with future planting



Green space with variety and mix

Encourage a lifestyle and a community with a real sense of place

The development will look to encourage an active lifestyle by using its green spaces and trails. On the edge between the village and the surrounding farming landscape, it will have its own identity through its location, relationship with the existing village and the quality of environment for future residents.

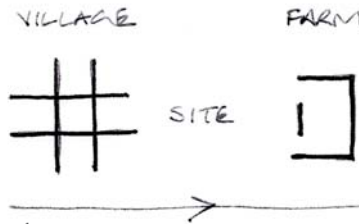
The proposed development looks to introduce well thought out green spaces with a network of footpaths, shared surfaces and green landscaped areas to encourage an active outdoor lifestyle and help add to the community by creating a sustainable settlement.



Key Principle 4: Identity

The development will aim to consider the current form and purpose of Tarves and aims to reflect its character and identity. The new proposed development will aim to be seen as a sustainable and integrated extension to the village and a community with a real sense of place.

The site sits on the periphery of Tarves and allows the opportunity to create a place which is unique and full of character. The identity of the proposed development should be distinct, both in the context of Tarves and the surrounding area of Aberdeenshire.



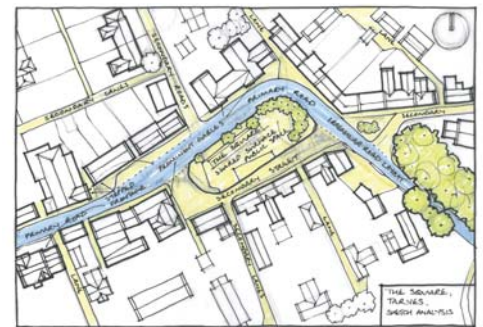
AKA Sketch

The identity and uniqueness of Tarves can be attributed to its key features and how the town 'square' has evolved. These key features are noted in the analysis of The Square in Tarves and the adjacent streets:

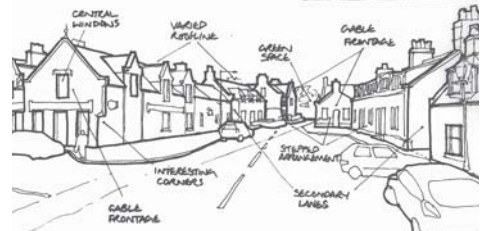
- Public open space
- Gable frontages to the square
- Varied roof lines
- Stepped building lines
- Interesting corners and changes in direction
- Variety in streetscapes.

These features are important to the area in terms of character and identity and have influenced the masterplan development.

The relationships between residential properties, mixed use buildings and open spaces give a richness and variety of interlocking spaces. This creates a place which is desirable to live, work and play.



AKA Sketch



AKA Sketch

APPENDIX 3

Ground Assessment Report

Published Geology

Drift Deposits

The Geological Survey 1:50,000 Quaternary map and BGS Geology of Britain Viewer, consulted in July 2015, indicate that the site is overlain by the Banchory Till Formation, predominantly Boulder Clays and Morainic Drift deposits of the Devensian era. The deposits are generally very poorly sorted sediments with large grain or gravel sizes (≥ 2 mm) set in a matrix of fine grains also referred to as "Diamicton". These deposits are formed by glacial activity deposited by glaciers in moraines and can show great lateral and vertical variations in thickness, composition and texture.

Solid Geology

The Geological Survey 1:50,000 Solid map indicates the site is underlain by metasedimentary rocks of the Ellon Formation (Psammite and Semipelite) from the Neoproterozoic era. Over most of the site, these contain unhornfelsed migmatitic gneiss. A fault runs across the South-West corner of the site; South-West of the fault lie the rocks of the Aberdeen Division with non-migmatitic hornfelsed rocks.

Hydrogeology

The 1 : 625000 Hydrogeological map of Scotland shows that the site is underlain with impermeable Precambrian rocks, generally without groundwater except at shallow depth.

Previous Ground Investigations of Adjacent Sites

Preliminary ground investigation was undertaken by Grampian Soil Surveys in July 2006 on the former meat factory North of Duthie Road. Further investigation was undertaken by Fairhurst for the residential development which replaced the meat factory, in 2010.

Natural granular deposits were found overlying clay and bedrock with only limited shallow groundwater. A second 2010 investigation confirmed the granular nature of the soils, with some cohesive (clay) bands.

Anticipated Ground Conditions on Site

Made Ground

Not expected since the site appears to be a natural agricultural area.

Topsoil

The site may be overlain by topsoil ranging in thickness from 300-500 mm. During a site walkover, it was noted that the topsoil is gravelly sandy silt/clay.

Natural Sub-Soils

The natural underlying sub-soils may have an upper mantle of cohesive firm to stiff silty sandy gravelly clays extending to depths in the range 1-2.00 m.

Below the clays the strata may become less cohesive and more gravelly sands and possibly the completely weathered rock but diggable although becoming less weathered with increased depths or variable in weathering across the site from gravelly sands to sandy gravels. The less weathered rock may start around 2.50-3.00m depths.

Bedrock

Highly weathered, diggable bedrock is likely to be encountered around 3.00m also described as very weak grey brown highly fractured highly weathered rock becoming stronger and less fractured with increased depth.

Again it should be emphasised the degree of weathering of the rock may be variable across the site.

Ground Water Observations

The ground water table is not anticipated within the bedrock, however the gradient of the underlying rock head and the depth to rock head may affect the underlying hydrogeology of the site. Groundwater is expected to be shallow if encountered, and localised.

Soil Infiltration Rate

Anticipated to be in the range 9×10^{-5} m/s from soil descriptions of anticipated conditions, but will have to be verified by targeted field testing. It is recommended to construct sub-surface soakaways, where required, within the sandy gravelly strata below the upper clays where encountered.

Safe Bearing Capacity

Expected to be in the region of 120 kN/m², again to be confirmed by targeted field testing. This SBC should be fine for standard footings for up to 2 storey dwelling houses.

Water Supply

It is recommended to have analysis carried out on the sub-soils under UKWIR for connection to the Scottish Water mains water supply.

APPENDIX 4

**SITE M1, DUTHIE ROAD, TARVES, AB41 7NZ
WRITTEN SCHEME OF INVESTIGATION (WSI)**

National Grid Reference: NJ 86255 30816
Parish: Tarves
Height: 80-95m OD

Written and researched by:

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Cameron Archaeology

Commissioning client:

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VAT registration no 990 4373 00

30 May 2015

1 INTRODUCTION

The site is located on the SW side of Tarves south of the B999 (Duthie Road) junction with the Braiklay Cottage road and west of the new development of Braiklay Ave, Murray Ave and Pringle Ave. It is at NJ 86255 30816, in the parish of Tarves and at 80-95m OD. An application is to be submitted to Aberdeenshire Council (Site M1). Aberdeenshire Archaeology require a 5% archaeological evaluation.



Illus 1 Site location (Contains Ordnance Survey data © Crown copyright and database right 2015).

2 ARCHAEOLOGICAL BACKGROUND

- 2.1 There is one Scheduled Ancient Monument within 1km of the proposed development, the Tolquhon Tomb, S of Parish Church (NJ83SE 32). The monument comprises the altar tomb that was erected in 1589 in memory of William Forbes, 7th laird of Tolquhon, and his wife Elizabeth Gordon, in the south aisle of the former parish church of Tarves. According to the Martyrology of Oengus, the Celtic founder of the church at Tarves was St Murdebar or Muirdebar, who came from Leinster around AD 600. It was later granted by King William I the Lion to the abbey of Arbroath. A description of the medieval church building written in 1732 indicates that it had a choir and two aisles (or transepts); one for the Gordons of Haddo and the other for the Forbeses of Tolquhon. The latter aisle evidently lay to the south of the nave. All that now remains of it is its south wall, incorporating the Forbes tomb and surmounted by a pediment of pink granite, added when the rest of the aisle was demolished around 1798. The tomb is carved from red sandstone, contrasting with the rubble masonry of the aisle wall. It consists of a tomb chest with arcaded front, recessed into the wall and enclosed by a richly moulded semi-circular arcossolium with heavy gothic cusping. At the apex of the arch is a projecting royal crown flanked by unicorns. The whole is framed by renaissance baluster shafts, incorporating portrait statuettes of the laird and his lady and supporting a heavily embattled cornice. The left-hand spandrel contains the Forbes arms quartered with those of the Prestons, from whom they had inherited the estate. The shield is surmounted by an esquire's helmet and is flanked by the initials W.F. Below is a scroll dated 1589, and extending into the apex of the spandrel is another bearing the Forbes motto: SALVS PER CHRISTVM. A shield in the right-hand spandrel shows the Forbes arms impaled with those of Gordon, surmounted by a plumed hat. The shield is flanked by the initials E.G. and a scroll in the apex reads: DOCHTER.TO.LESMOR. The monument is of national importance because it represents an extremely fine and well-preserved example of Scottish renaissance sculpture, set in a remaining fragment of the medieval parish church. The tomb's importance is enhanced by its close comparison with other pieces, notably the tomb of Bishop Gavin Dunbar in St Machar's cathedral, Aberdeen, and by its association, both architectural and historical, with nearby Tolquhon Castle. Not only was the tomb built to contain the remains of William Forbes, the builder of the castle, but it also appears probable that the mason responsible for it was Thomas Leper, who had worked on the castle for William Forbes from 1584 until the latter's death in 1586 and was still in his son William's employment in 1600. The monument's importance is reflected by its status, since 1953, as a property in the care of Secretary of State.
- 2.2 There are no archaeological sites known within the boundary of the proposed development. There have been several finds in the area, however. A bronze flat axe (Type Bb) found at a depth of 4 1/2' at Collynie, Tarves (NO 86 31; NJ83SE 34) in 1891 was purchased for the National Museum of Antiquities of Scotland (NMAS) in 1926 (DA 91). It measured 4 3/8" by 2 1/2" across the cutting edge by 5/16" thick (Coles 1971).
- 2.3 NJ83SE 35 granite axe, 132mm long, 66mm broad and 34mm thick, found at Tarves (NJ 86 31) in 1889, formed part of the Wilson Collection, which was purchased for the Anthropological Museum of Aberdeen University in 1908 (Reid 1912).

- 2.4 A greenstone axe, 133mm long, 57mm broad, and 33mm thick, found at Tarves (NJ 86 31; NJ83SE 36) in 1887, formed part of the Wilson Collection, purchased for the Anthropological Museum of Aberdeen University in 1908 (Reid 1912).
- 2.5 A granite ball (NJ83SE 37), 105mm in diameter, with twelve projecting discs from Tarves (NJ 86 31) is in the Anthropological Museum of Aberdeen University.
- 2.6 A bronze flat axe was found at Tarves before 1856 (NJ83SE 38; Coles 1971, 1-110).
- 2.7 The Burgh and village of Tarves (NJ83SE45) was made a burgh in 1673 and in 1797 held three fairs. Much of the village was planned and laid out by the Marquess of Aberdeen in the 19th century; this included the creation of the square (Aberdeenshire SMR online).
- 2.8 The First Edition OS map (Illus 3) shows a 'draw well' at the west of the site and a small croft with bench mark and an enclosure. The well is extant on the 2nd Edition (Illus 4) but the building has been removed with just one boundary wall remaining.

3 METHOD STATEMENT

- 3.1 Cameron Archaeology will carry out a 5% archaeological evaluation of the development area (Illus 2). Trenches will target the well and structure seen on the First Edition OS map (Illus 3).



Illus 2 Plan showing area of proposed development APP/2014/3941 (copyright Scotia Homes)

- 3.2 All the archaeological work will be carried out in the context of Scottish Planning Policy (SPP) Planning Advice Note (PAN 2/2011) and Scottish Historic Environment Policy (SHEP), which state that archaeological remains should be regarded as part of the environment to be protected and managed.

Reporting and finds

- 3.3 Finds of objects will be subject to the Scots Laws of Treasure Trove and Bona Vacantia and reported by the archaeological contractor to the Secretariat of the Treasure Trove Panel (National Museums of Scotland, Queen Street, Edinburgh, EH2 1JD) for disposal to an appropriate museum.
- 3.4 Any human remains which are encountered will initially be left *in situ*. Their discovery will be reported to the Procurator Fiscal, the client and Aberdeenshire Council Archaeology Service. Their removal will comply with the provisions of Scots Law.

Access and Safety

- 3.5 Cameron Archaeology will inform Aberdeenshire Council Archaeology Service prior to the start of fieldwork.
- 3.6 All relevant health and safety legislation, regulations and codes of conduct will be respected.
- 3.7 Staff will wear steel toe-capped boots, hard hats and hi-viz vests at all times. They will carry CSCS cards and present these during site induction. A health and safety risk assessment will be made and will be made available to all staff and contractors.
- 3.8 A machine with a flat-edged ditching bucket will be used where possible to minimise the damage to archaeological remains.
- 3.9 The archaeologist will hand clean and record any features and these will be excavated to determine date, nature and depth.

Recording Systems

- 3.10 A Cameron Archaeology fieldwork number (CA241-2015) has been allocated to this site. This number will appear on all site records and finds and all post-excavation material. Cameron Archaeology recording systems will be used on this project.
- 3.11 A site location plan will be produced which will tie in to National Grid and will locate Ordnance Survey bench marks and TBMs used on the site.
- 3.12 Plans of contexts will be produced at 1:20 (or other scale as appropriate) and sections of features at 1:10. All site drawings will be on polyester-based drawing film.
- 3.13 The OD height of contexts will be calculated and recorded on plans, sections and level book.

- 3.14 For complex stratification, a Harris matrix will be prepared to record stratigraphic relationships.
- 3.15 A photographic record will consist of high quality digital images for all main contexts as well as working and general site and location photographs.

Treatment of finds and samples

- 3.16 Sampling strategies will depend on the perceived importance of the deposit or feature under excavation. Bulk samples for sieving will be taken as necessary. A selection of samples will be sent for analysis by specialist archaeological soil analysts.
- 3.17 Finds will be exposed, recorded, lifted, cleaned, conserved, marked, bagged and boxed in line with archaeological guidelines. All metalwork will be x-rayed and selected for conservation.
- 3.18 Organic samples will be collected or sampled and subjected to conservation, dendrochronology, carbon 14 sampling or other analytical technique as necessary.
- 3.19 Cameron Archaeology can confirm that arrangements are in place to cover all necessary processing, conservation, specialist analysis and subsequent storage of finds and samples.

Post-excavation and publication

- 3.20 A report will be prepared for the client within 2 weeks of the end of fieldwork.
- 3.21 If archaeological remains are discovered which cannot be dealt with under this WSI, a discussion will take between Aberdeenshire Council Archaeology Service and the client and a mitigation strategy produced. This may require further excavation of archaeological remains which cannot be left *in situ*, and a timescale and costings for this work will then be produced.
- 3.22 Following further fieldwork a Post-Excavation Research Design (PERD) will be produced which will outline costs for post-excavation analysis and publication.
- 3.23 Publication will take place in a suitable journal.

Archive

- 3.24 Copies of the fieldwork report will be sent to the applicant and the Local Authority archaeologist and Planning Authority.
- 3.25 If archaeological remains are uncovered a brief survey of results should be submitted to *Discovery and Excavation in Scotland*, along with the appropriate fee.
- 3.26 An OASIS report will be completed for this site within 4 weeks of the end of fieldwork.
- 3.27 The site archive will be lodged with RCAHMS.

4 REFERENCES

Coles, J M. 1971 *Scottish Early Bronze Age metalwork*, *Proc Soc Antiq Scot*, vol. 101, 1968-9. Page(s): 1-110.

Cross, M. 1994 *Bibliography of Monument in the Care of the Secretary of State for Scotland*, Glasgow, 573.

Reid, R W. 1912 *Illustrated catalogue of the Anthropological Museum, Marischal College, University of Aberdeen*. Aberdeen. RCAHMS Shelf Number: B.4.4.MAR.P

Simpson, W. D. 1945-6 'The Tolquhon Aisle, and other monuments in Tarves Kirkyard; with some further notes on Tolquhon', *Proc Soc Antiq Scot*, vol. 80, 117-26.

5 ACKNOWLEDGEMENTS

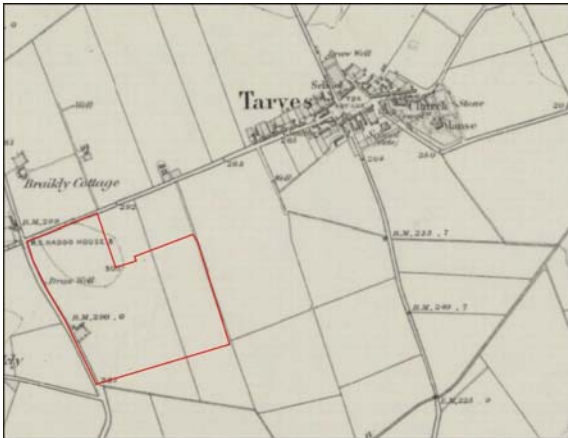
I would like to thank Martin Forbes, Scotia Homes for initiating this project and Bruce Mann and Claire Herbert, Aberdeenshire Council for their advice during the work.

APPENDIX 1 ARCHAEOLOGICAL AND HISTORIC SITES WITHIN 1KM OF PROPOSED DEVELOPMENT (PASTMAP AND ABERDEENSHIRE SMR ONLINE)

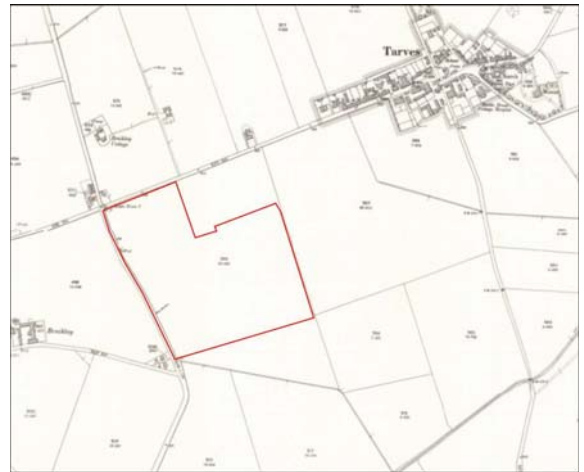
Dataset	Name	Classification
HERABER	TARVES CHURCH	Standard
HERABER	TARVES	Standard
HERABER	TOLQUHON TOMB/ST MURDEBARS	Scheduled
HERABER	COLLYNIE, TARVES	Standard
HERABER	TARVES	Standard
HERABER	TARVES	Standard
HERABER	TARVES	Standard
HERABER	TARVES	Standard
HERABER	MOSSHEAD	Standard
HERABER	TARVES WAR MEMORIAL	Standard
RCAHMS	COLLYNIE	FLAT AXEHEAD (BRONZE). ALTNAME = TARVES
RCAHMS	TARVES	AXEHEAD (STONE)
RCAHMS	TARVES	AXEHEAD (STONE)
RCAHMS	TARVES	CARVED STONE BALL
RCAHMS	TARVES	FLAT AXEHEAD (BRONZE)
RCAHMS	TARVES, GENERAL	BURGH, VILLAGE

RCAHMS	TARVES, KIRKBRAE, TARVES OLD PARISH CHURCH AND TOLQUHON AISLE	BURIAL AISLE, CHURCH, COMMEMORATIVE MONUMENT, TOMB. ALTNAME = PARISH CHURCH OF ST ENGLAT, TOLQUHON MONUMENT, TOLQUHON TOMB, TANGLAN'S WELL, ENGLAT'S WELL, TANGLANDFORD, ST ENGLAT'S FORD
RCAHMS	TARVES, KIRKBRAE, TARVES PARISH CHURCH	CHURCH. ALTNAME = PARISH CHURCH OF ST ENGLAT
RCAHMS	BOOLROAD	FARMSTEAD. ALTNAME = HADDO HOUSE ESTATE
RCAHMS	PRENSTONE	FARMSTEAD. ALTNAME = HADDO HOUSE ESTATE
RCAHMS	BRAIKLAY	FARMSTEAD. ALTNAME = HADDO HOUSE ESTATE
RCAHMS	TARVES, DUTHIE ROAD, MELVIN HALL	HALL
RCAHMS	TARVES, HOSPITAL HOUSE	HOSPITAL, HOUSE. ALTNAME = HADDO HOUSE COTTAGE HOSPITAL
RCAHMS	TARVES, MANSE	MANSE
RCAHMS	TARVES, DUTHIE ROAD, SCHOOL	SCHOOL. ALTNAME = PUBLIC SCHOOL
RCAHMS	TARVES, THE SQUARE, GENERAL	GENERAL VIEW
RCAHMS	TARVES, THE SQUARE, ABERDEEN ARMS HOTEL	HOTEL
RCAHMS	TARVES, THE SQUARE, OLD INN	INN
RCAHMS	TARVES, KIRKBRAE, TARVES PARISH CHURCH, CHURCHYARD	BURIAL GROUND, CHURCHYARD, WAR MEMORIAL(S) (20TH CENTURY). ALTNAME =
RCAHMS	TARVES, THE NEUK	FARMSTEAD
RCAHMS	TARVES, THE NEUK	COTTAGE
RCAHMS	TARVES, THE OLD SCHOOL HOUSE, PETROL PUMP	PETROL PUMP (20TH CENTURY)
RCAHMS	TARVES, KIRKBRAE, TARVES PARISH CHURCH, WAR MEMORIAL	WAR MEMORIAL (20TH CENTURY). ALTNAME = TARVES WAR MEMORIAL

APPENDIX 3 MAPS



Illus 3 1st edition Ordnance Survey map with proposed development area outlined in red. Aberdeenshire, Sheet XXXVII (includes: Fyvie; Meldrum; Methlick; Tarves) Survey date: 1868-69 Publication date: 1871 (copyright National Library of Scotland).



Illus 4 2nd edition Ordnance Survey map with proposed development area outlined in red. Aberdeenshire 037.16 (includes: Tarves) Publication date: 1900 Revised: ca. 1899 (copyright National Library of Scotland).



Illus 5 Aerial photograph with area of proposed development outlined in red. (copyright NCAP).
Date: 14 May 1988 Location: Nethermill of Tillyhilt, Tarves; ABERDEENSHIRE; SCOTLAND
Coordinates (lat, lon): [57.370265](#), [-2.238196](#) Description: Part of the [All Scotland Survey](#).
UNI: NCAP-000-000-146-530 Sortie: [ASS/61688](#) Frame: 0023 Corporate bodies [Planning & Mapping Limited](#) Image type: Vertical Scale: 24000

APPENDIX 5



Site M1, Tarves Phase 1 Habitat and Protected Species Survey

Client: Scotia Homes Ltd
Document number: 6738
Project number: 367109
Status: Final
Author: Gemma Nixon
Reviewer: Douglas Blease
Date of issue: 24 July 2015

Site M1, Tarves Phase 1 Habitat and Protected Species Survey



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July 2015

EXECUTIVE SUMMARY

EnviroCentre Limited was commissioned by Scotia Homes Ltd to undertake a Phase 1 Habitat Survey and Protected Species Survey at a site in Tarves, Aberdeenshire.

The survey aimed to inform an ecological baseline to be referred to in terms of the design and construction of a residential development.

If mitigation as outlined in this report is implemented, plans to develop a residential development are not likely to pose intolerable levels of disturbance to any protected species or breeding birds present in the locale.

Inspection of cavities for bats in mature ash trees on the west site boundary is recommended if they are to be affected by future development works.

A walk over survey for breeding birds is also recommended if vegetation removal is scheduled for March-August.

A Scottish Natural Heritage (SNH) European Protected Species (EPS) licence is not currently required for the works proposed at the site.

Contents

Executive Summary.....	i
1 Introduction.....	1
1.1 Scope.....	1
1.2 Aim and Objectives.....	1
1.3 Protected Species Legislation and Policy.....	1
2 Methods.....	2
2.1 Pre-survey data search.....	2
2.2 Field Survey.....	2
2.3 Disclaimer.....	4
3 Results and Assessment.....	5
3.1 Pre-Survey Data Search.....	5
3.2 Phase 1 Habitat Survey.....	6
3.3 Protected Species Survey.....	7
4 Further Survey, Mitigation and Optional Enhancement.....	8
4.1 Further Survey.....	8
4.2 Mitigation.....	8
4.3 Optional Enhancement.....	9

Appendices

- A Site Location and Development Area
- B Protected Species Legislation Summary
- C Survey Results Maps
- D Photographic Record

Tables

Table 2-2: Suitable Bat Roosting Features in Trees.....	3
Table 3-1: Pre-Survey Data Search Results.....	5

1 INTRODUCTION

1.1 Scope

EnviroCentre Limited was commissioned by Scotia Homes Ltd to undertake a Phase 1 Habitat and Protected Species Survey at a site in Tarves, Aberdeenshire (Ordnance Survey NJ 86348 30761).

Development plans include a residential development with associated access and car parking, a sustainable drainage system (SUDS) pond and areas of green space.

Refer to Appendix A: Site Location and Proposed Development Plan

1.2 Aim and Objectives

The survey aimed to inform an ecological baseline to be referred to in terms of the design and construction of a residential development. The main objectives of the survey were as follows:

- Identify and map the broad habitats present within and adjacent to the development site;
- Search for field evidence of a range of protected or notable faunal species which may frequent the site;
- Identify suitable habitat for protected or notable faunal species;
- Assess potential impacts to protected or notable faunal species and outline appropriate mitigation methods; and
- Make recommendations for any further survey and/or species licensing requirements.

1.3 Protected Species Legislation and Policy

European and national legislation and policy relevant to this report include:

- The Wildlife and Countryside Act 1981 (as amended);
- The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended);
- The Wildlife and Natural Environment (Scotland) Act 2011 (WANE); and
- UK and Local Biodiversity Action Plans (BAPs).

A summary of protected species legislation is provided in Appendix B.

2 METHODS

2.1 Pre-survey data search

The pre-survey data search involved background research for the presence of statutory or non-statutory designated sites within 10km of the survey area, the presence of ancient woodland within 2km of the site, and additional habitat features likely to be of interest to bats. The following sources were used:

- Scottish Natural Heritage (SNH) SiteLink¹;
- Aberdeenshire Council Local Plan²;
- Sketchmap website³;
- UK Biodiversity Action Plan (UKBAP)⁴ for priority species; and
- Publicly available aerial imagery.

At this stage in the project, the client did not request a data search via the North East Scotland Biological Recording Centre (NESBRE).

2.2 Field Survey

The field survey was conducted on the 20th July 2015 during optimal weather conditions by Gemma Nixon, EnviroCentre Ecologist. The site includes the red line, 'Site Boundary' and the blue line 'Survey Area' (collectively referred to as the 'site'), highlighted in Appendix A.

2.2.1 Phase 1 Habitat Survey

A Phase 1 Habitat Survey is a method that rapidly records vegetation and habitat over large areas. The output of this survey comprises a habitat map, associated target notes and photographs. The information is used to identify ecologically sensitive features, inform additional species surveys and, ultimately, recommend broad mitigation and optional enhancement measures in relation with the proposed development.

The Phase 1 Habitat Survey was undertaken according to the standard, Joint Nature Conservation Committee (JNCC) method⁵ and CIEEM guidelines.

2.2.2 Protected Species Survey

The survey was undertaken according to CIEEM guidelines⁶ and focussed on faunal species that are most likely to be found in the habitats which make up the wider landscape, or where suitable habitat was found on site. Species that were searched for and survey methods applied included but were not limited to:

- Bats (*Chiroptera spp.*);
- Badger (*Meles meles*); and
- Nesting birds (all species).

¹ SNH (2009) SiteLink, available from <http://getsevu.snh.gov.uk>

² Aberdeenshire Council Local Plan available from: http://www.aberdeenshire.gov.uk/built_heritage/aberdeenshire_conservation.asp

³ Sketchmap available from: <http://sketchmap.co.uk/>

⁴ Links to UKBAP - <http://jncc.defra.gov.uk/page5155>

⁵ JNCC (2007) Handbook for Phase 1 Habitat Survey A Technique for Environmental Audit.

⁶ Chartered Institute of Ecology and Environmental Management. Undated. General advice on surveys and methods. Available online at: <http://www.cieem.net/general-survey-advice>. Accessed on 16/08/2014.

2.2.3 Bats

Bat Roost Potential (BRP) Survey

A Bat Roost Potential assessment was undertaken in accordance with criteria outlined by the Bat Conservation Trust⁷ and aimed to categorise features such as trees in terms of their potential to host roosting bats.

A ground based visual inspection of trees within and adjacent to the development site was undertaken. The criteria used to assess the suitability of trees for bat roosts can be found in Table 2-2.

Table 2-1: Suitable Bat Roosting Features in Trees

Features of trees used as roosts	Signs indicating possible use by bats
Cavities/loose bark	Tiny scratches around entry point
Woodpecker holes	Staining around entry point
Cracks/splits in major limbs	Bat droppings in/around/below entrance
Behind thick ivy growth	Audible squeaking at dusk or during warm weather
Within dense epicormic growth	Flies around entry point
Existing bird and bat boxes	Smoothing of surfaces around cavity

According to their roosting potential, trees are categorised as follows:

- Known or Confirmed Roost;
- Category 1*: Trees with multiple, highly suitable features capable of supporting larger roosts;
- Category 1: Trees with definite bat potential, supporting fewer features than category 1* trees or with potential for use by single bats;
- Category 2: Trees with no obvious potential, although the tree is of a size and age that elevated surveys may result in cracks or crevices being found; or the tree supports some features which may have limited potential to support bats; and
- Category 3: Trees with no potential to support bats.

2.2.4 Badger

This survey was undertaken according to the standard guidance⁸, which involves the search of the survey area for the following field evidence:

- Setts (any structure or place that displays signs indicating current use by badger/located within an active badger territory as defined by the standard guidance⁹);
- Paths (network of paths generally linking setts to foraging habitat);
- Footprints;
- Guard hairs;

⁷ Hundt L (2012) Bat Surveys: Good Practice Guidelines, 2nd edition, Bat Conservation Trust

⁸ Harris, S., Cresswell, P. & Jeffries, D. (1989). Surveying Badgers. An occasional publication of The Mammal Society – No. 9. Mammal Society, London.

⁹ Scottish Badgers (2007). Level 1 Badger Awareness Manual, SNH Scotland's Wildlife Badgers and Development (<http://www.snh.org.uk/publications/on-line/wildlife/badgersanddevelopment/development.asp>)

- Snuffling (badgers use their snouts to turn over vegetation or soft soil to forage for bulbs and invertebrates);
- Scratching posts (marks on tree trunks/fallen trees where badgers have left claw marks);
- Breach points (gaps in fences or crossing points over roads);
- Dung pits (single faeces deposit placed in a small excavation); and
- Latrines (collections of faecal deposits often used by badger clans to mark home range boundaries).

A habitat assessment was undertaken to identify foraging resources and commuting routes.

2.2.5 Nesting Birds

All buildings, scrub and trees within the site boundary were surveyed for their suitability to support nesting birds. Field evidence searched for comprised the following:

- Nests (scrapes);
- Egg shells; and
- Actual sightings of birds.

2.3 Disclaimer

Faunal species are transient and can move between favoured habitats regularly throughout and between years. The survey provides a snapshot of field signs present on the site during July 2015.

The survey was conducted at the height of the vegetation growth period. This is beneficial for recording most floral species present on site however some field signs of faunal species may have been overlooked due dense ground/ canopy cover.

The survey was conducted late in the bird breeding season (March- August), therefore the full extent of potential nesting birds and nest sites would not have been identified.

APPENDIX 6



Enabling Development and Our 5 Criteria

Scottish Water is committed to enabling development within Scotland and will continue to work with Local Authorities to highlight where there is available capacity within Scottish Water's network. This allows development to occur in areas where the need to upgrade existing infrastructure is minimal, therefore reducing developer costs.

However, insufficient capacity should not be seen as a barrier to development. Scottish Water acknowledges that in some areas the capacity at our treatment works and within our existing network is insufficient to accommodate additional development without network reinforcement.

Should there be insufficient capacity for development at our water or waste water treatment works (Part 4 Assets), Scottish Water will provide additional capacity if the Developer can meet the following criteria:-

1. The development is supported by the Local Plan and has full planning permission. If the capacity in the Scottish Water system is the only reason preventing a development gaining full planning then outline planning would be accepted.
2. The developer can confirm land ownership or control through a solicitor's letter.
3. The developer can confirm plans are in place to mitigate any network constraints that will be created by the development through a Minute of Agreement with us or alternatively a letter showing commitment to mitigate network impact through Part 3 investment.
4. The developer confirms any time remaining on current planning permissions with the local council.
5. The developer can demonstrate reasonable proposals in terms of the development's annual build rate.

On receipt of these criteria, Scottish Water will instigate a growth project to provide additional Part 4 capacity for development. Scottish Water will also work with SEPA, the Developer and the Local Authority to identify solutions to enable development to proceed.

In line with PAN 79, Scottish Water encourages developers to contact us as early as possible during the planning process in order to discuss the needs of their development. While we can advise of any major infrastructure issues that are known in an area e.g. a pump station which is at capacity, we cannot provide detailed information on the impact of a development without undertaking modelling investigations. As part of their residential development proposals it is essential that developers submit a Development Impact Assessment (DIA) Form, copies of which are available on our website www.scottishwater.co.uk. The information supplied on this form will be used to assess our assets capability in servicing their sites.



Once we have reviewed the 'DIA report' the developer will either receive notification that capacity is available within our water and waste network or that more detailed modelling of the network is required. If these investigations show that the development would have a detrimental effect on the service received by our existing customers the developer will be required to fund works to mitigate the effect of the development. The costs of any additional modelling and network reinforcement would be met by the developer although Scottish Water would make a Reasonable Cost Contributions¹ (RCC) towards this.

While Local Authorities could theoretically fund this modelling work Scottish Water would not be able to reimburse them. There is also a risk that any modelling that was undertaken this early in the process would have to be repeated later in the life of the development if more detail becomes available or if there are substantial changes to the Scottish Water network. Costs for upgrading the network would not be available without first undertaking these investigations.

Separate drainage systems are essential to being able to accommodate new development growth and minimise flows impact on both the sewerage network and wastewater treatment works. A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water supports the principle of Sustainable Urban Drainage Systems (SUDS) as part of the design which will require to meet the specifications as detailed in Sewers for Scotland (2nd Edition), should the developer wish the surface water system to vest in Scottish Water. It is important to note that Scottish Water will not adopt surface water drainage systems that require the flows to be pumped.

¹ The Provision of Water and Sewerage Services (Reasonable Cost) (Scotland) Regulations 2006



The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District Office.
Date Plotted: 15/07/2015

OP/DGIAD730
Wastewater Plan



Scale: 1:2500

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