



Population
434



Households
173



Settlement Hierarchy
Smaller Towns &
Villages

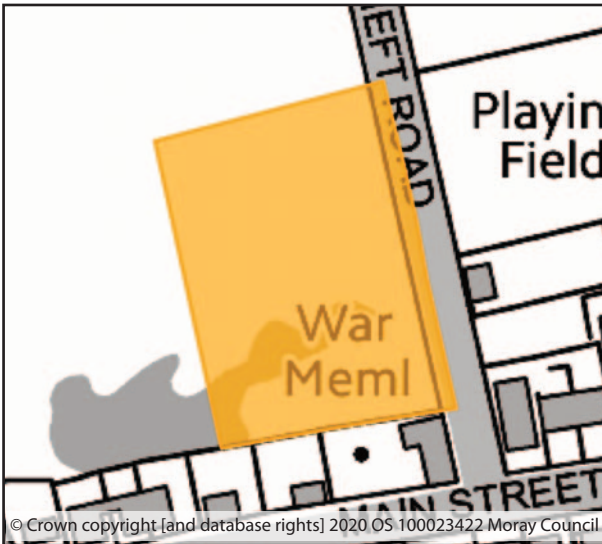
Development Strategy / Placemaking Objectives

- To identify a small housing site in addition to existing sites.
- To identify longer term housing areas.
- To retain and enhance the rural and historic character of Urquhart.
- Single storey stone and slate or wet dash and slate houses, with simple forms and traditional proportions are characteristic of Urquhart. Porches and gabled and piended dormers are common features. Traditionally houses front directly onto the street or are separated by small front gardens.

Developers are referred to page 1 for additional notes on Placemaking, Infrastructure, Transportation, Developer Obligations, Key Design Principles and Landscaping definitions.

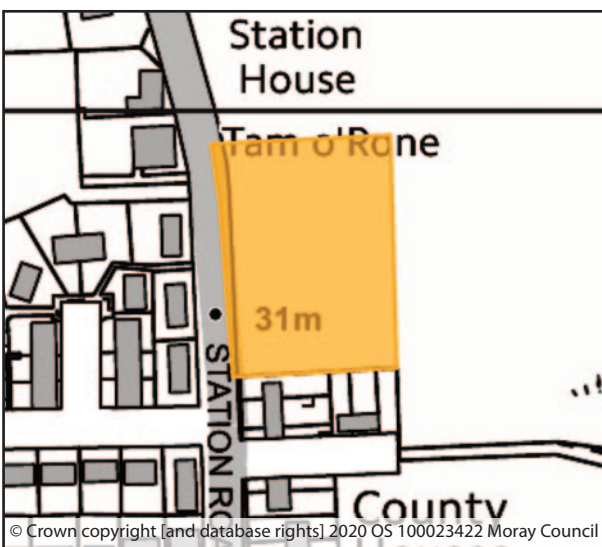
HOUSING

R1 Meft Road 0.8 ha 10 units



- Layout siting and design must take account of future development of LONG 1 to the west.
- Landscape planting along the northern boundary must be provided to manage the transition between development and the countryside and filter views. This must comprise a mix of hedging and trees.
- A comprehensive layout must be provided for LONG 1 and R1. This must show the connections between phasing and how and where a minimum of 15% open space will be delivered across the combined sites.
- Removal of existing trees may require assessment of bat roosting opportunities.
- Development of R1 and LONG1 must be sympathetic to the Listed Manse and Dovecot nearby.
- Archaeological watching brief required.
- A 2m wide footway is required along the Meft Road frontage providing connection to the existing pedestrian network. This requires third party landowner agreement.
- The visibility splay at the junction of Meft Road/Main Street requires to be improved to achieve 2.4m by 43m. This will require third party landowner agreement.
- Drainage Impact Assessment (DIA) required.

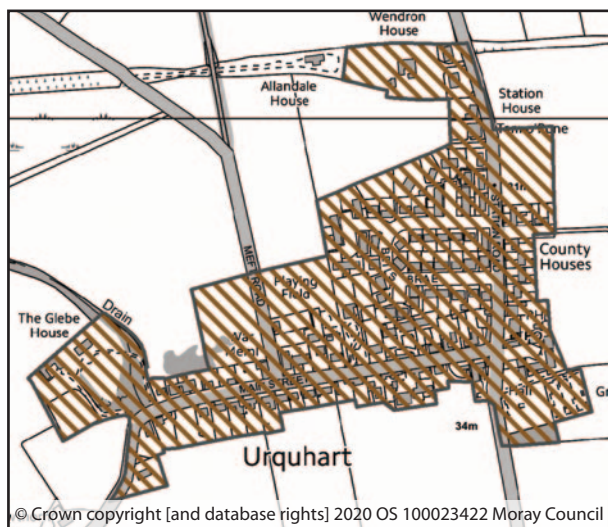
R2 Station Road 0.4 ha 8 units



- Layout siting and design must take account of future development of LONG 2.
- A comprehensive layout must be provided for R2 and LONG2. This must show the connections between phasing and how and where a minimum of 15% open space will be delivered across the combined sites. A Pocket Park must be provided. The road layout must encourage low vehicle speeds.
- Landscape planting must be provided along the northern boundary to manage the transition between development and the countryside and filter views to development. This must comprise a mix of hedging and trees.
- Flood Risk Assessment (FRA) may be required.
- Drainage Impact Assessment (DIA) required.
- Footway must be extended along the Station Road frontage and into the site.

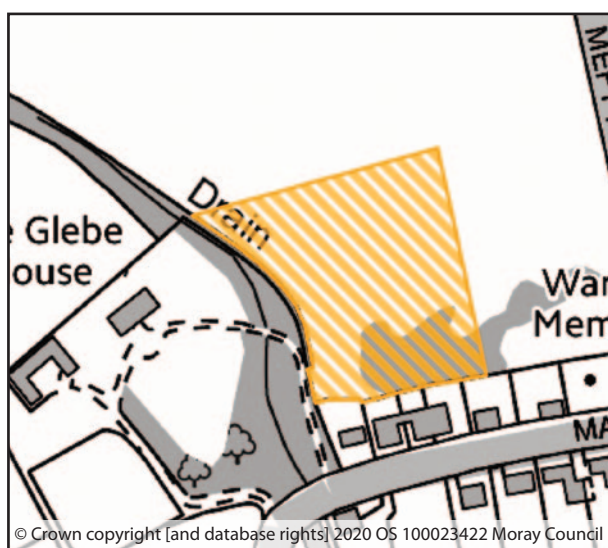


R3 Subdivision and Backland Development



- The subdivision of plots or backland development within the village boundary is not permitted.
- This does not prevent replacement or redevelopment of existing sites on a one for one basis.

LONG1 Meft Road



- Indicative capacity for 10 houses.
- The site is an extension to the R1 site.
- Landscape planting along the northern boundary must be provided to manage the transition between development and the countryside and filter views. This must comprise a mix of hedging and trees.
- A comprehensive layout must be provided for LONG1 and R1.
- Removal of existing trees may require assessment of bat roosting opportunities.
- Development of R1 and LONG1 must be sympathetic to the Listed Manse and Dovecot nearby.
- Archaeological watching brief required.
- A 2m wide footway is required along the Meft Road frontage providing connection to the existing pedestrian network. This requires third party landowner agreement.
- The visibility splay at the junction of Meft Road/Main Street requires to be improved to achieve 2.4m by 43m. This will require third party landowner agreement.
- Drainage Impact Assessment (DIA) required.

ENVIRONMENT/GREEN INFRASTRUCTURE

Open space that contributes to the environmental amenity of Urquhart will be safeguarded from development that is not related to their current use as set out in the table below. :

| REF | Type of Open Space | Location |
|------|------------------------------------|--|
| ENV2 | Amenity Greenspace | Beils Brae |
| ENV4 | Sports Areas | Urquhart Recreation Ground |
| ENV6 | Natural/Semi-Natural Greenspace | Tree Belt at Graveyard; Oak Tree at Royal Oak Station Road; Tree Belt at Manse |
| ENV9 | Cemeteries and proposed extensions | Urquhart Graveyard |

WIDER ENVIRONMENTAL DESIGNATIONS

| REF | Type of Environment Designation | Specification |
|-----|---------------------------------|--------------------------|
| TPO | Tree Preservation Order | Beils Brae and Royal Oak |

INFRASTRUCTURE

Sites identified will be required to contribute to the following infrastructure to mitigate the impact of the development on existing infrastructure. Other development will be expected to contribute (e.g. windfall, rural development and acceptable departures from the LDP). The infrastructure requirements set out below are not exhaustive and do not pre-empt anything that may arise including alternative means to increase capacity at planning application stage when a detailed assessment will be undertaken. Further information on infrastructure requirements and developer obligations is set out in the Developer Obligations Supplementary Guidance.

| Type of Infrastructure | Mitigation Measure | Sites |
|------------------------|-------------------------|---------------|
| Healthcare | New Build Health Centre | R1, R2, LONG1 |





URQUHART



