

Urquhart

Hierarchy Status/Issues/Objectives

Urquhart is a third tier settlement

- After a period of consolidation a small level of housing is supported
- To retain and enhance rural and historical character of Urquhart

Infrastructure

Water and Drainage

Developers are advised to contact Scottish Water as early as possible in order to confirm that there is sufficient drainage capacity and water supply available to accommodate proposals.

Scottish Water has advised that they will work with developers to ensure that new development can be accommodated.

Roads

Comments on road access arrangements are provided in site designation texts. These are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to service the site, along with the need for any off-site improvements. These requirements are not exhaustive, and do not pre-empt anything that might result through the Transport Assessment process. It is essential that developers contact Transportation at an early stage, especially where there is a requirement for a Transport Assessment identified in the site text.

Developer Contributions

Contributions may be sought towards some public facilities (eg core paths; library; schools; sports/leisure facilities; transportation) and this will be confirmed at application stage. Developments over 4 houses will be required to make an affordable housing contribution.

Layout and Design

High quality design and layouts in new development is an important aspect for “placemaking”, in order to achieve an attractive and interesting living environment. This is a priority objective of the Scottish Government (see Primary Policy 3).

Pre-application discussions and community consultation are only requirements for Major Applications (50 or more houses; or on sites exceeding 2 hectares). The Council would encourage early discussion pre-application on ALL proposals, and is willing to engage with developers to identify any aspects of site development that should be taken into consideration from the outset.

Some sites being proposed for development have had some “key design principles” identified for them, highlighting the key design elements that should be observed when layouts are being drafted.

Housing

R1 Meft Road

0.8 ha Indicative capacity 10 houses

The site extends 0.8 hectares and has capacity for up to 10 houses. The layout, siting and design of the site must take account of future development of the LONG 1 to the west of the site. Landscape planting along the northern boundary must be provided. If trees are to be removed the affect on bat roosting opportunities will need to be assessed and survey work submitted with proposals. Development of R1 and LONG 1 must be sympathetic to the listed manse and dovecote nearby. An archaeological watching-brief would be required prior to/at the outset of development commencing. A 2.0m wide footway is required along the Meft Road frontage of the site providing connection, where possible, to the existing pedestrian network. Further investigation required in respect of junction of Meft Road onto Main Street.

R2 Subdivision Backland Development

In line with the objective, to restrict the spread of development the Council will not permit the sub-division of plots or backland development within the village boundary. This policy will take precedence over policy H3. It will not prevent replacement or redevelopment of existing sites on a one for one basis.

LONG

In order to indicate the general long term direction of housing development two areas have been identified (LONG) on the settlement map.

LONG1 at Meft Road indicative capacity 10 houses.

This site is an extension to R1 and the layout and design of R1 must safeguard access to this area and take account of future expansion within its layout and design. A buffer to the watercourse will be required. Development of R1 and LONG 1 must be sympathetic to the listed manse and dovecote nearby. An archaeological watching-brief is required prior to/at the outset of development commencing.

LONG 2 at Station Road Indicative capacity 5 houses.

Structural landscaping and planting along the eastern boundary of the site must be provided. An archaeological evaluation will be required prior to development commencing. Agreement will require to be reached with third parties in respect of the access which should be to roads adoption standards.

These sites are not proposed to be developed during the currency of this Local Development Plan, but should any of the “triggers” for early release apply, the site can be brought forward, under the terms of Policy H2.

Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Urquhart. Over riding policy E5 applies to each of these sites.

ENV3 Amenity Greenspace

Beil's Brae

ENV5 Sports Areas

Playing field

ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Tree belt at Graveyard, Oak tree outside Royal Oak on Station Road, Tree belt at Manse

ENV11 Cemeteries

Graveyard

TPO Tree Preservation Order

There is a Tree Preservation Order on the single Oak on Main Street and covering the amenity area at Beil's Brae.



URQUHART

Population: 434
Households: 173

2011 Census

