



APPLICATION FOR PLANNING PERMISSION 22/00253/DPP FOR THE ERECTION OF 35 DWELLINGHOUSES AND ASSOCIATED WORKS (AMENDMENT TO HOUSETYPES APPROVED BY PLANNING PERMISSION 17/00068/DPP) AT LAND BETWEEN DEANBURN AND MAURICEWOOD ROAD, PENICUIK

Report by Chief Officer Place

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1** The planning application is for the erection of 35 dwellinghouses on land between Deanburn and Mauricewood Road Penicuik. The application proposes an amendment to the house types previously granted planning permission (17/00068/DPP) for part of the wider North West Penicuik development site.
- 1.2** There have been no representations and there was no requirement to undertake statutory or third party consultations.
- 1.3** The relevant development plan policies are policies 1, 2, 3, 6, 13, 14, 15, 16, 18, 20, 21, 22, 23 and 24 of the National Planning Framework 4 (NPF4) and policies STRAT1, DEV2, DEV3, DEV5, DEV6, DEV7, DEV9, TRAN1, TRAN2, TRAN5, IT1, ENV2, ENV7, ENV9, ENV10, ENV11, ENV15, ENV24, ENV25, IMP1, IMP2 and IMP3 of the Midlothian Local Development Plan 2017 (MLDP).
- 1.4** The recommendation is to grant planning permission subject to conditions and the applicant modifying/amending the planning obligation that covers the sites development to ensure contributions towards necessary infrastructure are secured.

2 LOCATION AND SITE DESCRIPTION

- 2.1** The application site is part of a larger housing development site located to the north west of the built up area of Penicuik, on land between Deanburn and Mauricewood Road – the housing development site as a whole is referred to as North West Penicuik and Deanburn. The development site was originally allocated for residential development in the 2008 Midlothian Local Plan. Detailed planning permission (17/00068/DPP) for the erection of 554 residential units and associated works across six development areas (sites h26 - Deanburn and h58 – North West Penicuik in the MLDP) was granted planning permission in

September 2018, subsequent amends to the scheme have increased the unit numbers to 566. Construction work across the wider site is ongoing and approximately 287 dwellings have been built.

- 2.2 The application site is located within one of the six development zones within the wider North West Penicuik development, in an area called the 'Nursery Zone' or 'Carnethy Heights' – the site is the western part of this development zone, 'Nursesey West'. This site slopes downwards from north west to south east with approximately a 5 metre variation in levels across the site. It is accessed from, and located to the west of, Mauricewood Road. There is existing woodland planting around this phase of the development.
- 2.3 The existing housing nearby, to the south, within the existing settlement of Penicuik comprises predominantly traditional post war, two-storey terraced and semi-detached houses and share the same form and character as the proposed development - typically square/rectangular buildings fronting onto streets with front and rear gardens and either fenced or hedged boundaries. The majority of the buildings are characterised by various forms of rendered wall finish.

3 PROPOSAL

- 3.1 The current application is for detailed planning permission for the erection of 35 detached dwellinghouses. The proposal sees an amendment to the house types of 35 dwellinghouses previously approved in terms of the larger consented housing site, planning permission 17/00068/DPP.
- 3.2 The amended house types are of a different design to those previously approved and also result in the overall number of bedrooms increasing by 24 as compared to the approved scheme. The application site will comprise 26 five bedroom dwellings and 9 four bedroom dwellings – all the dwellings are two storey in height.
- 3.3 The proposed housing type mix comprises of the following house types:
 - House type Thurso – five dwellings;
 - House type Lenzie – five dwellings
 - House type Nairn – two dwellings;
 - House type Stirling – seven dwellings;
 - House type Pitlochry – six dwellings;
 - House type Orkney – four dwellings;
 - House type Rothesay – six dwellings
- 3.4 Proposed materials include white render and reconstituted stone base course/surrounds, white uPVC windows with astragals and concrete tile roof.

- 3.5 The proposed layout retains much of the approved roads and footpaths as previously shown on the layout approved in terms of planning permission 17/00068/DPP. There have been some small amendments to some parking arrangements.

4 BACKGROUND

- 4.1 This application site forms part of a larger residential allocation, site h58, in the Midlothian Local Development Plan 2017. The site was originally allocated in the 2008 Midlothian Local Plan as site H16.
- 4.2 The wider housing development site located to the north west of the built up area of Penicuik is referred to as North West Penicuik (site h58 allocated for 385 residential units) and Deanburn (site h26 allocated for 109 residential units). Detailed planning permission (17/00068/DPP) for the erection of 554 residential units and associated works across six development areas (sites h26 and h58 in the MLDP) was granted planning permission in September 2018, subsequent amends to the scheme have increased the unit numbers to 566. Construction work across the wider site is ongoing and approximately 287 dwellings have been built.
- 4.3 The application site is located within one of the six development zones within the wider North West Penicuik development, in an area called the 'Nursery Zone' or 'Carnethy Heights' – the application site is the western part of this development zone, 'Nursesey West'. The approved layout and form of development in the southern part of this zone 'Nursery South' has also been subject to amendments via planning permission 19/00576/DPP for the erection of 13 dwellinghouses (including five additional affordable units) and associated works, which was approved in 2019, and planning permission 20/00088/DPP for the erection of 28 flatted dwellings in two blocks and associated works (amendment to the design of the original approval), which was approved in 2020.
- 4.4 The proposal is classed as a Major Development, as defined by the Town and Country Planning (Scotland) (Hierarchy of Developments) Regulations 2009. Therefore, the applicant has certain obligations in relation to pre-application consultation with the community. The applicant submitted a proposal of application notice to the Council (15/00987/PAC) which was reported to Committee at its meeting of March 2016. Although this pre-application consultation was primarily the foundation to application 17/00068/DPP for the wider Deanburn/North West Penicuik development site the current planning application is covered by this 2015 pre-application consultation due to the proposal being within the wider development site and of a similar form of development (note – application 22/00253/DPP was submitted prior to October 2022, when changes in regulations introduced a time limit to submitting a planning application on the back of a pre-application consultation).

5 CONSULTATIONS

- 5.1 No consultations were required as the application relates to the amendment of house types only – no additional units are proposed by this planning application.

6 REPRESENTATIONS

- 6.1 No representations have been received.

7 PLANNING POLICY

- 7.1 The development plan is comprised of National Planning Framework 4 (2023) and the Midlothian Local Development Plan 2017.

- 7.2 The following policies are relevant to the proposal:

National Planning Framework 4 (NPF4)

- 7.3 Policy **1 Tackling the climate and nature crisis**; sets out to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.
- 7.4 Policy **2 Climate mitigation and adaptation**; sets out to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.
- 7.5 Policy **3 Biodiversity**; sets out to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.
- 7.6 Policy **6 Forestry, woodland and trees**; sets out to protect and expand forests, woodland and trees.
- 7.7 Policy **13 Sustainable Transport**; sets out to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.
- 7.8 Policy **14 Design, quality and place**; sets out to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.
- 7.9 Policy **15 Local Living and 20 minute neighbourhoods**; sets out to encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

- 7.10 Policy **16 Quality homes**; sets out to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.
- 7.11 Policy **18 Infrastructure first**; sets out to encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.
- 7.12 Policy **20 Blue and green infrastructure**; sets out to protect and enhance blue and green infrastructure and their networks.
- 7.13 Policy **21 Play, recreation and sport**; sets out to encourage, promote and facilitate spaces and opportunities for play, recreation and sport.
- 7.14 Policy **22 Flood risk and water management**; sets out to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.
- 7.15 Policy **23 Health and Safety**; sets out to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.
- 7.16 Policy **24 Digital Infrastructure**; sets out to encourage, promote and facilitate the rollout of digital infrastructure across Scotland to unlock the potential of all our places and the economy.

Midlothian Local Development Plan (MLDP)

- 7.17 Policy **STRAT 1: Committed Development** seeks the early implementation of all committed development sites and related infrastructure, facilities and affordable housing, including sites in the established housing land supply. Committed development includes those sites allocated in previous development plans which are continued in the MLDP.
- 7.18 Policy **DEV2: Protecting Amenity within the Built-Up Area** states that development will not be permitted where it would have an adverse impact on the character or amenity of a built-up area.
- 7.19 Policy **DEV3: Affordable and Specialist Housing** seeks an affordable housing contribution of 25% from sites allocated in the MLDP. Providing lower levels of affordable housing requirement may be acceptable where this has been fully justified to the Council. This policy supersedes previous local plan provisions for affordable housing; for sites allocated in the Midlothian Local Plan (2003) that do not benefit from planning permission, the Council will require reasoned justification

in relation to current housing needs as to why a 25% affordable housing requirement should not apply to the site.

- 7.20 Policy **DEV5: Sustainability in New Development** sets out the requirements for development with regards to sustainability principles.
- 7.21 Policy **DEV6: Layout and Design of New Development** states that good design and a high quality of architecture will be required in the overall layout of development proposals. This also provides guidance on design principles for development, materials, access, and passive energy gain, positioning of buildings, open and private amenity space provision and parking.
- 7.22 Policy **DEV7: Landscaping in New Development** requires development proposals to be accompanied by a comprehensive scheme of landscaping. The design of the scheme is to be informed by the results of an appropriately detailed landscape assessment.
- 7.23 Policy **DEV9: Open Space Standards** sets out the necessary open space for new developments. This policy requires that the Council assess applications for new development against the open space standards as set out in Appendix 4 of that Plan and seeks an appropriate solution where there is an identified deficiency in any of the listed categories (quality, quantity and accessibility).
- 7.24 Policy **TRAN1: Sustainable Travel** aims to encourage sustainable modes of travel.
- 7.25 Policy **TRAN2: Transport Network Interventions** highlights the various transport interventions required across the Council area, including the A701 realignment.
- 7.26 Policy **TRAN5: Electric Vehicle Charging** seeks to support and promote the development of a network of electric vehicle charging stations by requiring provision to be considered as an integral part of any new development or redevelopment proposals.
- 7.27 Policy **IT1: Digital Infrastructure** supports the incorporation of high speed broadband connections and other digital technologies into new homes.
- 7.28 Policy **ENV2 Midlothian Green Networks** supports development proposals brought forward in line with the provisions of the Plan that help to deliver the green network opportunities identified in the Supplementary Guidance on the *Midlothian Green Network*.
- 7.29 Policy **ENV7: Landscape Character** states that development will not be permitted where it significantly and adversely affects local landscape character. Where development is acceptable, it should respect such character and be compatible in terms of scale, siting and

design. New development will normally be required to incorporate proposals to maintain the diversity and distinctiveness of the local landscapes and to enhance landscape characteristics where they have been weakened.

- 7.30 Policy **ENV9: Flooding** presumes against development which would be at unacceptable risk of flooding or would increase the risk of flooding elsewhere. It states that Flood Risk Assessments will be required for most forms of development in areas of medium to high risk, but may also be required at other locations depending on the circumstances of the proposed development. Furthermore it states that Sustainable urban drainage systems will be required for most forms of development, so that surface water run-off rates are not greater than in the site's pre-developed condition, and to avoid any deterioration of water quality.
- 7.31 Policy **ENV10: Water Environment** requires that new development pass surface water through a sustainable urban drainage system (SUDS) to mitigate against local flooding and to enhance biodiversity and the environmental.
- 7.32 Policy **ENV11: Woodland, Trees and Hedges** states that development will not be permitted where it could lead directly or indirectly to the loss of, or damage to, woodland, groups of trees (including trees covered by a Tree Preservation Order, areas defined as ancient or semi-natural woodland, veteran trees or areas forming part of any designated landscape) and hedges which have a particular amenity, nature conservation, biodiversity, recreation, landscape, shelter, cultural, or historical value or are of other importance.
- 7.33 Policy **ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.34 Policy **ENV24: Other Important Archaeological or Historic Sites** seeks to prevent development that would adversely affect regionally or locally important archaeological or historic sites, or their setting.
- 7.35 Policy **ENV25: Site Assessment, Evaluation and Recording** requires that where development could affect an identified site of archaeological importance, the applicant will be required to provide an assessment of the archaeological value of the site and of the likely impact of the proposal on the archaeological resource.
- 7.36 Policy **NRG6: Community Heating** seeks to ensure developments deliver, contribute towards or enable the provision of community heating schemes.
- 7.37 Policy **IMP1: New Development**. This policy ensures that appropriate provision is made for a need which arises from new development. Of

relevance in this case are education provision, transport infrastructure; contributions towards making good facility deficiencies; affordable housing; landscaping; public transport connections, including bus stops and shelters; parking in accordance with approved standards; cycling access and facilities; pedestrian access; acceptable alternative access routes, access for people with mobility issues; traffic and environmental management issues; protection/management/compensation for natural and conservation interests affected; archaeological provision and 'percent for art' provision.

- 7.38 Policy **IMP2: Essential Infrastructure Required to Enable New Development to Take Place** states that new development will not take place until provision has been made for essential infrastructure and environmental and community facility related to the scale and impact of the proposal. Planning conditions will be applied and; where appropriate, developer contributions and other legal agreements will be used to secure the appropriate developer funding and ensure the proper phasing of development.
- 7.39 Policy **IMP3: Water and Drainage** require sustainable urban drainage systems (SUDS) to be incorporated into new development.

8 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise. The representations and consultation responses received are material considerations.

The Principle of Development

- 8.2 The site is part of an allocated housing site (site h58) in the MLDP and is located within the built up area of Penicuik where there is a presumption in favour of appropriate residential development. The site has been allocated for housing since the 2008 Midlothian Local Plan and contributes towards the Council's housing land supply. No material considerations have been presented to outweigh the presumption in favour of development. Furthermore, the principle of residential development on the site has been established by the grant of planning permission 17/00068/DPP in September 2018. Planning permission was secured, through application 17/00068/DPP, for 35 dwellinghouses in the same position as is proposed in this application. The residential development will not conflict with adjacent uses.
- 8.3 With regard NPF4, although the site is allocated for housing in the MLDP, consideration still needs to be given to the site's location in terms of sustainability. In this regard the site is within an urban area in proximity to a range of local services including shops, schools, pharmacy and medical practices, employment opportunities, public

transport options and active travel connections and as such is considered to be in a sustainable location in compliance with NPF4.
The supply of effective housing land

- 8.4 The Council is required to maintain a supply of effective housing land (enough land allocated and coming forward for housing to meet its housing targets) at all times. The number of homes required in a local authority area is set by the Scottish Government in NPF4 and is met by the development strategy and policies of the MLDP and the assessment of individual proposals. Where a shortfall in the supply of effective housing land emerges, sites that are not allocated for residential development should be considered as possible additional sites to make up the shortfall. With a 10 year housing target being set at 8,850 units (for the life of MLDP2, to be prepared for adoption in 2026/27) it is a reasonable presumption that an annualised target of 885 units will be expected prior to the adoption of MLDP2 – this provides an impetus to support the granting of planning permission for residential development on allocated housing sites such as the one proposed.

Layout, Form, Design and Materials

- 8.5 The proposed development seeks to change the house types of 35 of the previously approved dwellinghouses. The amendments will result in the bedroom numbers increasing by 24, 22 of the dwellings will increase from four to five bedrooms and one of the dwellings increasing from a three bedroom house to a five bedroom house.
- 8.6 The house types are being remixed to other house types within the house builder's range; while this is a material change to the original planning permission it does not constitute a significant difference in design when compared to that which is approved.
- 8.7 No additional units are proposed on the application site and the proposed change does not alter the density of development in this part of the site. The proposed dwellinghouses are all located within the same plots approved in terms of the original consent, with only small changes in their siting. The change in design and siting of each dwelling will not have an adverse impact on the layout or character of the area.
- 8.8 A condition on the original permission (17/00068/DPP) requires that details of the materials be submitted and approved by the planning authority prior to the commencement of development. The materials have not been specified on the submitted plans, but are anticipated to include white render and reconstituted stone base course/surrounds, white uPVC windows with astragals and concrete tile roof. A condition securing material samples for approval is recommended if planning permission is granted.

- 8.9 The MLDP requires good levels of amenity for residential development in terms of gardens sizes, open space and the separation distances in order to prevent loss of privacy and creating a sense of overbearing on neighbours. It is considered that the majority of dwellings achieve good sized gardens having regard to Midlothian's established approach on garden size for dwellings with 3 apartments (rooms excluding kitchens and bathrooms – i.e. bedrooms and living rooms) to deliver 110sqm and of 4 or more apartments to deliver 130sqm. It is further assessed that the spacing between proposed new dwellings within the site and existing dwellings (outside the site) is adequate.
- 8.10 The footprint and layout of the proposed dwellinghouses are very similar to those of the previously approved layout. Overall, the development proposal will not result in a loss of amenity due to the scale, design, siting and orientation of the proposed dwellings. Furthermore, the proposed dwellings will be afforded an acceptable level of private garden ground and outlook as compared to the currently approved scheme. Therefore, the proposed layout is acceptable in terms of its impact on amenity and is consistent with decisions previously taken by the Council on this site and the wider development of North West Penicuik.

Access and Transportation Issues

- 8.11 The overall road layout and configuration is consistent with the previous approval and any adjustments to the roads layout and parking provision are very minor in scale and will not have an adverse impact on road and pedestrian safety within this part of the site. The application site, the western part of the 'Nursesey Zone', is likely to be primarily accessed off Lyell Crescent/Mauricewood Road although the route through the wider development can take road users onto Rullion Road to the south west.

Developer Contributions

- 8.12 No additional units are proposed on this part of the site and as such the quantum of contributions would not change. However, the granting of planning permission would need to be subject to a modification/variation of the existing planning obligation (section 75 agreement) to ensure that this new planning permission is bound by it.

9 RECOMMENDATION

- 9.1 That planning permission be granted for the following reason:

The proposed development site will contribute to the sustainable delivery of housing in compliance with the policies of National Planning Framework 4 and is allocated for housing in the Midlothian Local Development Plan 2017 (MLDP) where there is a presumption in favour of an appropriate form of development. Furthermore, the

principle of residential development on the site has been established by the grant of planning permission 17/00068/DPP. The proposed detailed scheme of development in terms of its layout, form, design and landscape framework is acceptable and as such accords with development plan policies. The presumption for development is not outweighed by any other material considerations.

Subject to:

- a. The prior amendment/modification of the planning obligation associated with planning permission 17/00068/DPP (and any other amendment planning applications) to ensure it covers the development approved under this application (22/00253/DPP).
- b. the following conditions:
 1. The development to which this permission relates shall commence no later than the expiration of three years beginning with the date of this permission.

Reason: *To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning (Scotland) Act 2019).*

2. Development shall not begin until samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures have been submitted to and approved in writing by the planning authority. An enhanced quality of materials shall be used in the area of improved quality. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority

Reason: *To ensure the quality of the development is enhanced by the use of quality materials to reflect its setting in accordance with policies DEV2 and DEV6 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

3. Notwithstanding that delineated on application drawing the development shall not begin until details of a revised scheme of hard and soft landscaping has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i other than existing and finished ground levels and floor levels for all buildings, open space and roads in relation to a fixed datum;
 - ii existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;

- iii proposed new planting in communal areas, road verges and open space, including trees, shrubs, hedging, wildflowers and grassed areas;
- iv location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
- v schedule of plants to comprise species, plant sizes and proposed numbers/density;
- vi programme for completion and subsequent maintenance of all soft and hard landscaping;
- vii a woodland management plan for existing and proposed areas of woodland;
- viii a biodiversity action plan and maintenance plan to enhance the biodiversity value of the existing suds pond located nearby to the north east of the nursery area;
- ix drainage details, watercourse diversions, flood prevention measures and sustainable urban drainage systems to manage water runoff;
- x proposed car park configuration and surfacing;
- xi proposed footpaths and cycle paths (designed to be unsuitable for motor bike use); and,
- xii details of existing and proposed services; water, gas, electric and telephone.

All hard and soft landscaping shall be carried out in accordance with the scheme approved in writing by the planning authority as the programme for completion and subsequent maintenance (vi).

Any trees or shrubs removed, dying, becoming seriously diseased or damaged within five years of planting shall be replaced in the following planting season by trees/shrubs of a similar species to those originally required.

Reason: *To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policies DEV2, DEV6 and DEV7 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

4. No building shall have an under-building that exceeds 0.5 metres in height above ground level unless otherwise agreed in writing by the planning authority.

Reason: *Under-building exceeding this height is likely to have a materially adverse effect on the appearance of a house.*

5. Development shall not begin until details of the provision and use of electric vehicle charging stations have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details

or such alternatives as may be approved in writing with the planning authority.

Reason: *To ensure the development accords with the requirements of policy TRAN5 of the Midlothian Local Development Plan 2017.*

6. Development shall not begin until details, including a timetable of implementation, of superfast fibre broadband have been submitted to and approved in writing by the planning authority. The details shall include delivery of superfast fibre broadband prior to the occupation of the building. The delivery of superfast fibre broadband shall be implemented as per the approved details.

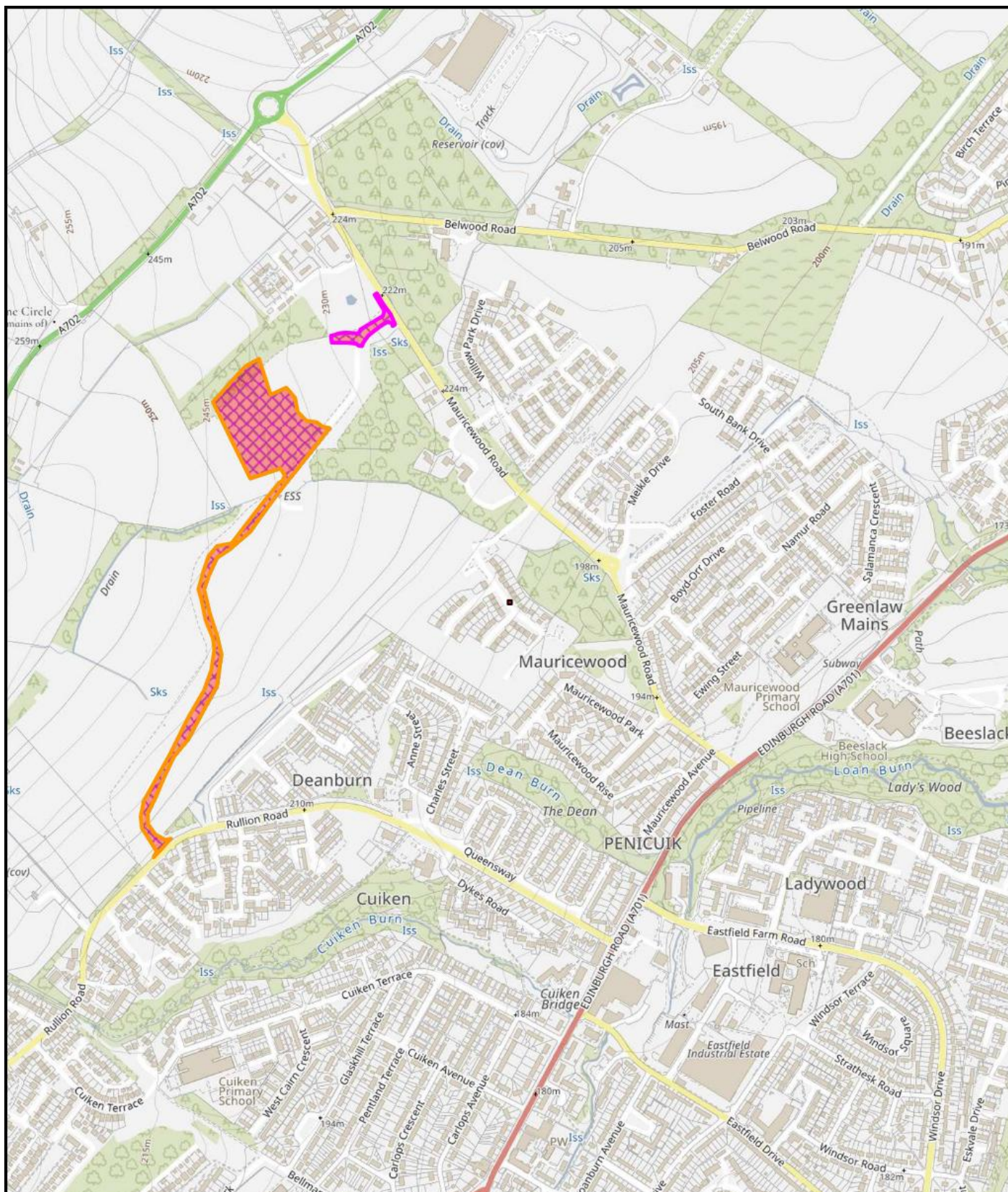
Reason: *To ensure the quality of the development is enhanced by the provision of appropriate digital infrastructure; and to comply with policy IT1 of the Midlothian Local Development Plan 2017.*

7. Development shall not begin until details of a sustainability/biodiversity scheme for the site, including the provision of house bricks and boxes for bats and swifts throughout the development has been submitted to an approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing by the planning authority.

Reason: *To ensure the quality of the development is enhanced by the use of art to reflect its setting in accordance with policies in the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

Peter Arnsdorf
Planning, Sustainable Growth and Investment Manager

Date:	20 March 2023
Application No:	22/00253/DPP
Applicant:	Avant Homes Scotland
Agent:	N/A
Validation Date:	23 May 2022
Contact Person:	Whitney Lindsay
Email:	Whitney.Lindsay@Midlothian.gov.uk
Background Papers:	17/00068/DPP, 19/00576/DPP and 20/00088/DPP
Attached Plans:	A location plan from application 17/00068/DPP showing the different development areas including the 'Nursery Zone' referenced in the above report and the proposed site layout.



**Education, Economy
& Communities**
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Amend 35 housetypes under 17/00068/DPP Land between Deanburn and Mauricewood Road

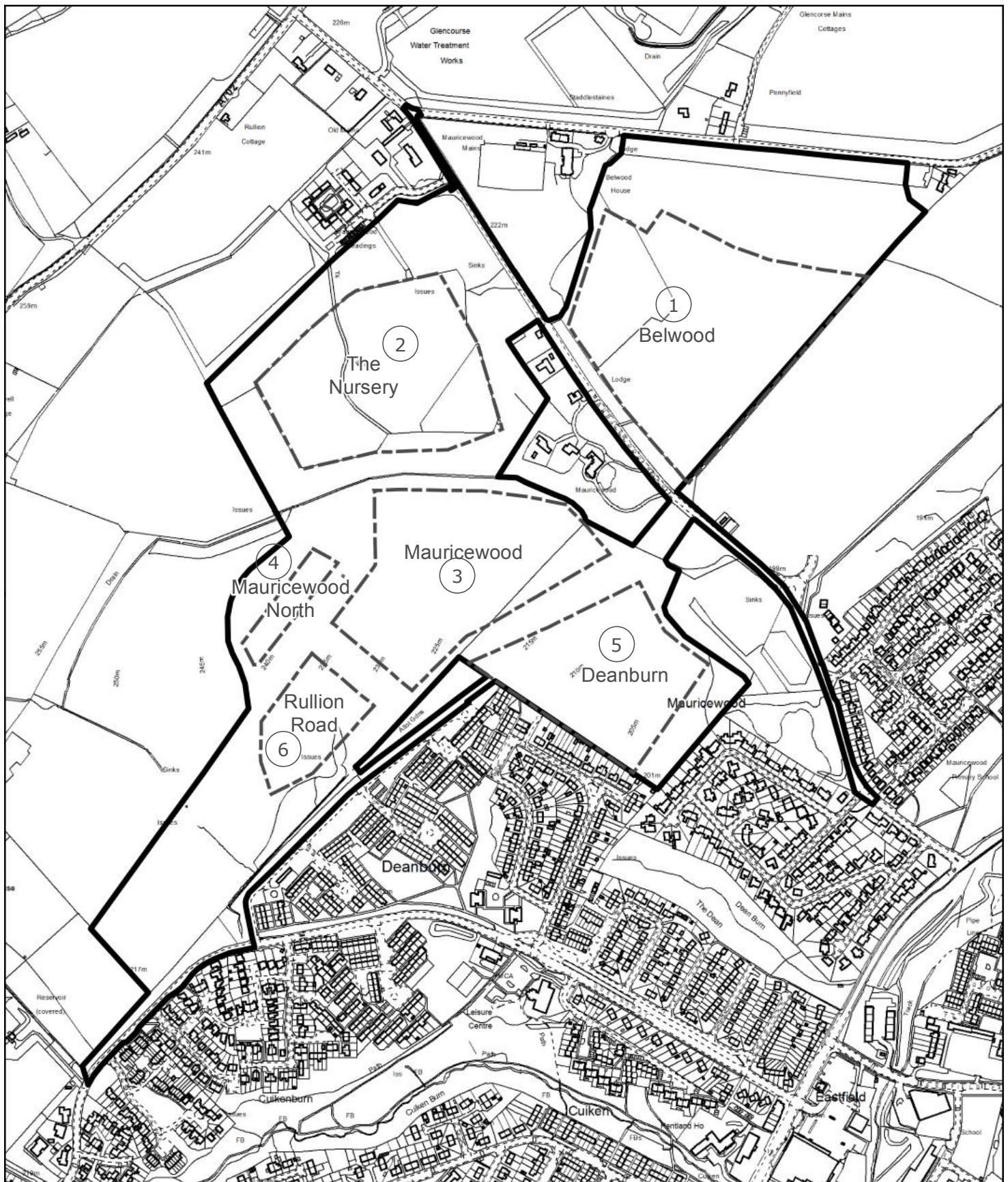
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**Education, Economy
& Communities**
Midlothian Council
Fairfield House
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Land between Deanburn and Mauricewood Road, Penicuik

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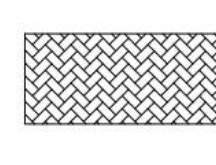
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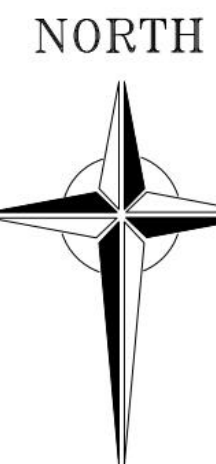


LEGEND

- Site Boundary
- F1 0.75m high post and two rail feu boundary
- F2 1.8m high vertical boarded timber screen fence
- F2 1.8m high vertical boarded timber screen fence with brick piers
- Undefined boundary with feu marker
- MFS 1.2m high metal feature fence and piers
- MKS 1.8m high split face block screen wall with piers



ALL PLOTS LOCATED MINIMUM 1000mm FROM ALL PLOT FUE BOUNDARIES TO ACCORD WITH TECHNICAL STANDARD 2.6



SCALE 1:500

NURSERY NORTH
AVANT HOMESNURSERY WEST
AVANT HOMES

NURSERY SITE, PENICUIK				
Code	House Type	SQ.FT.	No.	Total Sq Ft.
HAN	HAMILTON	932	6	5592
HAR	HARRIS	939	0	0
NTN	NEWTON	1030	4	4120
LEN	LENZIE	1142	5	5710
ASH	ASHBURY	1219	8	9752
ORK	ORKNEY	1294	4	5176
NAI	NAIRN	1305	2	2610
ROS	ROSEBURY	1434	10	14340
PIT	PITLOCHRY	1440	5	7200
OBY	OVERBURY	1463	8	11704
ROT	ROTHESAY	1481	7	10367
STI	STIRLING	1567	9	14103
WES	WESTBURY	1609	5	8045
DHM	DURHAM	1780	2	3560
THU	THURSO	1878	3	5634
			78	107913

PENICUIK - NURSERY SITE AV22 SPEC - APR 2022 Rev B					
Plot No	Serial No	Type/Elev/CONS	Type	Handling	Gable Feature Window (*)
101	AV22	WES AS22	Westbury	AS	YES LOC TBC
102	AV22	DHM AS22	Durham	OPP	
103	AV22	ROS AS22	Rosebury	OPP	YES LOC TBC
104	AV22	OBY AS22	Overbury	AS	
105	AV22	OBY AS22	Overbury	OPP	
106	AV22	WES AS22	Westbury	OPP	
107	AV22	DHM AS22	Durham	OPP	
108	AV22	WES AS22	Westbury	OPP	YES LOC TBC
109	AV22	ASH AS22	Ashbury	OPP	
110	AV22	HAM AS22	Hamilton	OPP	
111	AV22	HAM AS22	Hamilton	AS	
112	AV22	HAM AS22	Hamilton	OPP	
113	AV22	HAM AS22	Hamilton	AS	
114	AV22	ROS AS22	Rosebury	AS	
115	AV22	ASH AS22	Ashbury	AS	
116	AV22	ROS AS22	Rosebury	OPP	
117	AV22	ROS AS22	Rosebury	AS	
118	AV22	ASH AS22	Ashbury	OPP	
119	AV22	HAM AS22	Hamilton	AS	
120	AV22	HAM AS22	Hamilton	OPP	
121	AV22	NTN AS22	Newton	OPP	
122	AV22	NTN AS22	Newton	OPP	
123	AV22	ASH AS22	Ashbury	OPP	
124	AV22	ROS AS22	Rosebury	OPP	YES LOC TBC
125	AV22	STI AV22	Stirling	OPP	
126	AV22	LEN AV22	Lenzie	OPP	
127	AV22	NAI AV22	Nairn	AS	
128	AV22	NAI AV22	Nairn	OPP	
129	AV22	LEN AV22	Lenzie	AS	
130	AV22	STI AV22	Stirling	AS	
131	AV22	STI AV22	Stirling	OPP	YES LOC TBC
132	AV22	THU AV22	Thurso	OPP	
133	AV22	PIT AV22	Pitlochry	OPP	
134	AV22	PIT AV22	Pitlochry	AS	
135	AV22	WES AS22	Westbury	AS	YES LOC TBC
136	AV22	OBY AS22	Overbury	OPP	
137	AV22	ASH AS22	Ashbury	OPP	
138	AV22	ROS AS22	Rosebury	OPP	
139	AV22	ROS AS22	Rosebury	OPP	
140	AV22	OBY AS22	Overbury	AS	
141	AV22	OBY AS22	Overbury	AS	
142	AV22	NTN AS22	Newton	AS	
143	AV22	ROS AS22	Rosebury	OPP	
144	AV22	ASH AS22	Ashbury	AS	
145	AV22	OBY AS22	Overbury	OPP	
146	AV22	OBY AS22	Overbury	AS	
147	AV22	NTN AS22	Newton	OPP	
148	AV22	ROS AS22	Rosebury	OPP	
149	AV22	ASH AS22	Ashbury	AS	
150	AV22	ASH AS22	Ashbury	AS	
151	AV22	OBY AS22	Overbury	OPP	
152	AV22	ROS AS22	Rosebury	OPP	
153	AV22	WES AS22	Westbury	AS	YES LOC TBC
154	AV22	STI AV22	Stirling	AS	YES LOC TBC
155	AV22	LEN AV22	Lenzie	AS	
156	AV22	STI AV22	Stirling	OPP	
157	AV22	PIT AV22	Pitlochry	OPP	
158	AV22	THU AV22	Thurso	OPP	
159	AV22	STI AV22	Stirling	AS	
160	AV22	ORK AV22	Orkney	OPP	
161	AV22	ORK AV22	Orkney	OPP	
162	AV22	LEN AV22	Lenzie	AS	
163	AV22	ROT AV22	Rothsay	AS	
164	AV22	ROT AV22	Rothsay	AS	
165	AV22	STI AV22	Stirling	OPP	
166	AV22	ROT AV22	Rothsay	AS	
167	AV22	THU AV22	Thurso	OPP	
168	AV22	ROT AV22	Rothsay	OPP	
169	AV22	ROT AV22	Rothsay	AS	
170	AV22	STI AV22	Stirling	OPP	YES LOC TBC
171	AV22	STI AV22	Stirling	AS	YES LOC TBC
172	AV22	LEN AV22	Lenzie	OPP	
173	AV22	PIT AV22	Pitlochry	AS	
174	AV22	ROT AV22	Rothsay	OPP	YES LOC TBC
175	AV22	PIT AV22	Pitlochry	AS	YES LOC TBC
176	AV22	ROT AV22	Rothsay	OPP	
177	AV22	ORK AV22	Orkney	AS	
178	AV22	ORK AV22	Orkney	OPP	YES LOC TBC

26/10/2022

25/03/22

25/03/22

SAW

MB

BY

Plot 103 reverted back to original approved Durham house type & 120, 130 & 168 types amended to remove garages from front plots

260 plots added to redline scheme house types

AMENDMENTS

AMENDMENTS

Avant homes

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www.avanthomes.co.uk

DATE: 25/03/22

SCALE: 1:500 @ A0

DRAWN BY: MB

DWG TITLE: SITE LAYOUT-AV22 REMIX-PLANNING

PROJECT: NURSERY SITE
MAURICEWOOD, PENICUIK

DWG No. MNS/SL/102

Rev. B