

**TOWN AND COUNTRY PLANNING (SCOTLAND)  
ACT 1997**

**SECTION 75**

**MINUTE OF AGREEMENT**

between

**CLACKMANNANSHIRE COUNCIL** incorporated  
by the Local Government etc. (Scotland) Act 1994  
and having their Main Office at Greenfield, Alloa  
("the Council").

and

**BROWN HOMES LIMITED** (Registration Number  
148250) a Company incorporated in terms of the  
Companies Acts and having its Registered Office  
at Pitkerro Industrial Estate, Ainslie Street, Dundee  
and their successors in title to the subjects  
described in this Agreement as "the Development  
Site" ("the Developer").

**WHEREAS:**

1. The Council are planning authority for the area of Clackmannanshire for the purposes of the Town and Country Planning (Scotland) Act 1997.
2. The Developer has made an application to the Council for planning permission for the erection of 15 dwelling houses with associated roads, footpaths and landscaping on land situated to the north of Bard's Way, Tillicoultry, Clackmannanshire and forming part of the Development Site shown on the Master Plan. (Planning Reference C/97/169)
3. Save as provided for in accordance with Condition Second of this Agreement, the Council and the Developer have agreed to enter into an Agreement for the purpose of ensuring the development of the Development Site wholly in accordance with the phasing, infrastructure, open space requirements and other requirements referred to in the Master Plan.

IT/

IT IS AGREED AS FOLLOWS:

**Definitions and Interpretations.**

In this Agreement unless the context otherwise requires the following words and expressions shall have the following meanings:-

**DEVELOPMENT SITE**

means ALL AND WHOLE that area of ground situated within the County of Clackmannan extending to Nine and Six one hundredth parts of an hectare (9.06ha) or thereby outlined in red on Plan Number 1 annexed and signed as relative hereto, being the subjects registered under Land Certificate CLK 3671 and part of the subjects registered under Land Certificate CLK 3176.

**MASTER PLAN**

means the Plan marked Master Plan, Tillicoultry Mains and annexed and signed as relative hereto.

**PLAN NUMBER 1**

means the plan marked Plan Number 1 annexed and signed as relative hereto.

**LANDSCAPING SPECIFICATION**

means the Specification for Landscaping annexed and executed as relative hereto.

**SPECIFICATION FOR OPEN SPACE**

means the Specification for Open Space annexed and executed as relative hereto.

**FIRST**

All references to structural planting within this Agreement relate to the structural planting requirements set out within the planning permissions previously granted or to be granted by the Council in respect of any Phase of Development. All structural planting to be carried out by the Developer in terms of this Agreement shall be completed and thereafter maintained in accordance with the Landscaping Specification and the Master Plan and to the reasonable satisfaction of the Council. All works to be carried out by the Developer in

satisfaction of the terms of this Agreement shall be completed to the reasonable satisfaction of the Council.

SECOND

The landscaping requirements indicated on the Master Plan may, with the express written consent of the Council, be amended to take account of the detail and design of the road layout to be approved by the Council, or in the event that changes are required to the current proposed layout of the Development Site as shown on the Master Plan to accommodate existing or future services such approval in each of the foregoing instances not to be unreasonably withheld or delayed.

THIRD

The occupation of ~~any dwellinghouse~~ in any Phase of Development shall be prohibited ~~until such times as~~ the Developer has effected completion of the amenity works (structural planting, landscaping and open space provision) which relate to that Phase. The Council may consent to a relaxation of this Condition where the completion of the amenity works is impeded by the restrictions associated with planting seasons or any other reason outwith the Developer's control. In considering the grant of any relaxation as aforesaid the Council shall act reasonably. No such relaxation may be implemented by the Developer until consented to by the Council in writing which writing the Council will issue without unreasonable delay. All such amenity works shall be completed in accordance with the Specification for Open Space and the Landscaping Specification.

FOURTH

Subject always to Clause THIRD hereof the occupation of any dwellinghouse in Phase 2 shall be prohibited until the Developer has completed all structural planting as shown coloured green on the Master Plan, related to Phase 1.

FIFTH

Prior to the occupation of any dwellinghouse in Phase 2, the Developer shall enter into an agreement on terms acceptable to the Council (such terms not to be unreasonable) providing for the adoption by the Council of the land marked "Open Ground for Recreational Use" shown pink and orange on the Master Plan (north of Phases 1-5) and of the recreational open space areas shown on the southwest corner of the Master Plan coloured blue, green, blue and green (hatched), and

LEG156

(Untitled)

yellow and for the avoidance of doubt include the area marked "60 x 40m Football Pitch" and "Play Area" and of all structural planting as shown on the said Master Plan.

SIXTH (Phase 2)

Subject always to Clause THIRD hereof the occupation of any dwellinghouse within Phase 2 shall be prohibited until the Developer has

- (a) Completed structural planting to the eastern boundary of Phases 2 and 3 as shown coloured green on the Master Plan;
- (b) Completed structural planting between Phases 1 and 2 as coloured green on the Master Plan;
- (c) Completed structural planting as shown coloured green to the west (up to and including Phase 4) and structural planting to the north and south of the Open Space/Kickabout/Toddler's Play areas as coloured green on the Master Plan;
- (d) Prepared in accordance with the Specification for Open Space the Kickabout and Open Space Areas shown coloured green on the Master Plan.

SEVENTH (Phase 3)

Subject always to Clause THIRD hereof the occupation of any dwellinghouse within Phase 3 shall be prohibited until the Developer has:-

- (a) Completed structural planting as shown coloured blue on the Master Plan between Phases 2 and 3;
- (b) Completed the structural planting to the north of Phase 3 as shown coloured blue on the Master Plan;
- (c) Completed and fitted out the Football Pitch hatched blue/green on the Master Plan;
- (d) Provided an equipped Toddler/Junior play area with associated landscaping as shown coloured blue on the Master Plan.

EIGHTH

Development within Phases 4 and 5 shall be strictly prohibited until such times as the land within those

LEG156

(Untitled)

Phases has been allocated for housing through the Development Plan process and is seen to be allocated as such within the adopted Local Plan.

NINTH (Phase 4)

Subject always to Clause THIRD the occupation of any dwellinghouse within Phase 4 shall be prohibited until the Developer has:-

- (a) Completed structural planting between Phases 4 and 5 as coloured pink on the Master Plan;
- (b) Completed the structural planting and woodland walks ~~to the area to the north west of the Development Site marked "Open Ground for Recreational Use"~~ as coloured pink on the Master Plan or within 5 years of the last execution of this Agreement, whichever is earlier;
- (c) Completed the buffer zone landscaping between the Kirk Burn and Plots marked 27 and 28 and 30 to 39 as coloured pink on the Master Plan;
- (d) Completed structural planting to the west of Phase 5 as coloured pink on the Master Plan.

TENTH (Phase 5)

Subject always to Clause THIRD hereof the occupation of any dwellinghouse within Phase 5 shall be prohibited until the Developer has:-

- (a) Completed the structural planting to the north of that Phase as coloured orange on the Master Plan;
- (b) Completed the structural planting/woodland walks and the seating/picnic area to the north east of the Development Site marked "Open Space for Recreational Use" as coloured orange on the Master Plan or within 5 years of the last execution of this Agreement, whichever is earlier.
- (c) Completed the buffer zone landscaping between plots marked 29, 50, 51 and 60 as coloured orange on the Master Plan.

ELEVENTH

Within 1 month of completion of development (or the first November after completion, whichever is earlier) or within 5 years of the date of last execution of this Agreement, if earlier, the Developer shall remove the site compound and provide the structural planting and landscaping to the area coloured yellow on the Master Plan; and reinstate any landscaping or structural planting disturbed by them during removal of the site compound.

TWELFTH

The Council and the Developer agree that in the event of any dispute or difference of opinion arising as to the provisions of this Agreement or its interpretation, the dispute shall be referred for determination to a sole arbiter to be appointed by mutual agreement of the Council and the Developer, failing agreement being reached the arbiter shall be appointed by the President for the time being of the Law Society of Scotland on the application of either party. The decision of such arbiter (including any award or expenses) shall be final and binding on the parties.

THIRTEENTH

This agreement will be construed in accordance with and governed by the Laws of Scotland.

FOURTEENTH

The Developer shall pay the Council's reasonable legal costs incurred in this transaction together with any expenses and outlays including for the avoidance of doubt the cost of recording or registration dues hereon and the cost of obtaining two extract copies.

FIFTEENTH/

FIFTEENTH

The parties hereto consent to the registration of these presents for preservation.

IN WITNESS WHEREOF these presents typewritten on this and preceding six pages together with the specifications and plans annexed hereto are subscribed for and on behalf of Brown Homes Limited by Peter Kennedy Plimley, Director before the witness Wendy Plimley, Secretary, both of Eighty Princes Street, Perth on the Twenty Ninth day of June, Nineteen Hundred and Ninety Eight and ~~they are sealed with the Common Seal of Clackmannanshire Council and signed for them and on their behalf by Robert Bowman Campbell Allan, Chief Executive at Alloa on the Eighth day of July, in the year last mentioned.~~

Peter Plimley

Wendy Plimley (WITNESS)



# **Bards Way, Tillicoultry**

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## **Open Space Specification**

Development Services  
Clackmannanshire Council  
Greenfield  
Alloa

April 1998



## **LAND TO THE NORTH OF BARDS WAY**

### **SPECIFICATION FOR OPEN SPACE (Active Recreation Area)**

#### **KICK-A-BOUT AREA**

(i) Size

The football pitch should be a minimum 60 x 40 metres. In addition provision must be made for access paths and landscaping (in accordance with the landscaping specification) around the area. A dead ball area 5 metres around the perimeter of the pitch should also be provided.

(ii) Design

Provision should be made for landscaping and semi-permeable screening, in accordance with the Masterplan and the landscaping specification.

(iii) Seeding

Grass Seed Mix to be appropriate for Sportsfield use. See Appendix B for seeding specification with regard to requirements for cultivation, seed bed preparation, pre-seeding fertiliser and seed sowing.

(iv) Footpaths

The associated footpath to the south of the football pitch and play area linked to the road, to consist of base, wearing course and whindust topping to be 2m wide, and constructed to pedestrian/cycle standard.

(v) Protection

The boundary of the playing field must be a minimum distance of 20 metres from any adjacent house and a minimum 10 metres planting belt will be required to the south and west, and 5m to the north, within this 20 metres. Provision should be made to keep dogs clear of the playing field and the children's play areas.

(vi) Maintenance

A maintenance plan including details of proposals for cutting, selective weed killing, removal of litter/leaves, treatment of grass edges, fertilising, spiking and reinstatement of worn areas should be submitted, and approved prior to implementation.

(vii) Adoption

See Appendix A.

(viii) Implementation

- A Prior to the occupation of any house in Phase 2 the kick-a-bout area (and surrounding grass area) should be drained and seeded in accordance with Appendix B of this specification.
- B Prior to the occupation of any house in Phase 3 the kick-a-bout area should be fully established and prepared for use.

**PLAY AREA**

**(i) Design**

The play areas should be designed as an integrated play facility catering for toddlers and juniors. Equipment should ensure the maximum possible activity range is covered to allow toddlers to develop the appropriate learning and automotive skills( e.g. rotaplay, climbing, jumping swinging, sliding etc.). All play areas must be well drained to avoid accumulations of water on the safety surfacing. As a guide it is suggested that between 6 and 10 items be provided with a minimum of 3 items being of a type to cater for junior. To prevent damage, facilities and fittings should be robust, suitable for their intended use, securely fixed, vandal and fire-resistant.

Suggested play equipment would include.

**Toddler Provision**

8ft high cradle seat swings filled with rotating bearings.  
Modular toddler unit with slide - medium sized.  
Spring mobiles

**Junior Provision**

Adventure play items:- tractor tyre swing, cable rides, scales 8ft high Swings fitted with rotating bearings. Traditional items:- roundabouts, seesaws etc. multi-play climbing frame, Space Nets etc.

Developers must ensure that equipment provided complies with the age range specified and meets the relevant British Standards or equivalent European DIN standard (i.e. BS 5696).

Adequate space must be provided to cover the equipment's specified use zones and allow for circulation areas.

An element of landscaping in accordance with the approved soft landscape masterplan will be required in order to integrate the play area with its surroundings.

(ii) Surfacing

It will be a requirement that all items of play equipment be undersurfaced with an approved safety surfacing. This surfacing must cover the use zone of the equipment or the area recommended by the manufacturer. It is recommended that moving equipment, swings, rotaplay be undersurfaced with virgin rubber tiles. All equipment and safety surfacing should comply with current safety standards.

(iii) Size

The play area should be a minimum of 600sq m.

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(vi) Protection

The play area should be fenced off with a 1.2m high fence with at least two self closing gate accesses or dog grids to exclude dogs.

(vii) Maintenance

Equipment - weekly inspections must be carried out and worn/damaged parts replaced.

Play surface - Removal of litter, weed control and topping-up of loose fill to be undertaken.

(viii) Adoption

See Appendix A

(ix) Implementation

Prior to the occupation of any house in Phase 3 the play area must be completed in accordance with this specification brief and to the satisfaction of the Council.

## APPENDICES

### APPENDIX A

#### ADOPTION PROCEDURE

Following the conclusion of the three year establishment period undertaken by the landowner/developer, the continual future maintenance of all areas outlined below shall be ensured by:-

Clackmannanshire Council Land Services Department adopting for maintenance purposes all areas of public open space including community woodland, structural planting, recreational open space, toddlers play areas within the individual housing areas, off-road footpaths and areas of amenity planting, provided the following terms are fully satisfied.

1. All landscaping, public open space areas and play areas must comply fully with the relevant planning consents. All areas must be fully completed to the satisfaction of the Council and be carried out in accordance with this open space specification, the landscaping specification and any relevant British Standards or similar approved.
2. Once the landscaping has reached the required standard, and prior to adopting the areas concerned the Council would require the developer to pay a lump sum to the Council in lieu of maintenance for a ten year period or on an annual basis for ten years. All maintenance costs would be calculated by the Council based on current maintenance costs and are not subject to negotiation.
3. Once agreement has been reached between the developer and the Council, the Council would take title to the areas concerned at no extra cost to the Council, and thereafter be responsible for their upkeep and maintenance.

## **APPENDIX B**

### **GRASS SEEDING SPECIFICATION**

#### **Cultivation**

All areas should be ploughed, rigid tined and heavy disc harrowed, excluding embankments through the full top soil depth, care being taken not to turn up sub soil. Where a powered rotovator is used, the full extent of the top soil should be cultivated, care being taken not to spoil the structure of the soil nor cause a pan. All areas such as corners, boundaries etc. that cannot be cultivated by the above means must be cultivated by hand to the same depth. After this operation, the area should be free from weeds and other vegetation, up to and underneath the boundary fences/hedges. All large stones and debris distributed by the cultivation shall be removed from the site. Any sub soil or hard pan must be satisfactorily broken up and any impeded drainage relieved.

#### **Seed Bed Preparation**

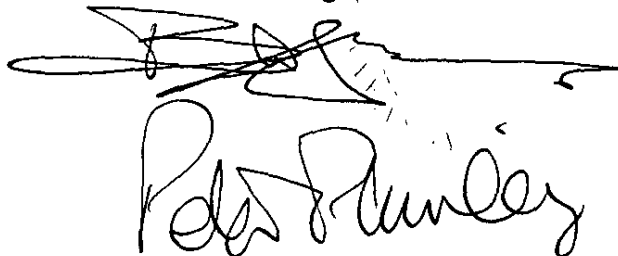
All low lying pockets and outstanding mounds should be levelled out and areas so finished that they drain to paved areas or elsewhere as indicated on the drawings at minimum falls of 1:60 and a maximum of 1:50 in accordance with B.S. 4428 (1969). This shall be achieved by using metal and wooden rakes on small areas and approved machinery on large areas. The seed beds shall be of a fine smooth and evenly firmed texture and all stones over 25mm, rough grass and perennial weeds to be removed. All finished levels of topsoil in areas to be grass seeded will be 25mm above all adjoining paving kerbs, retaining walls, copings, manhole covers and valve covers, etc. and a minimum of 150mm below the damp proof course level of buildings and walls. This work will be carried out not less than one week prior to seeding.

#### **Pre-Seeding Fertiliser**

A suitable approved pre-germination fertiliser shall be applied at a rate of 50 gms per sq.m. and incorporated into the top 50mm of the topsoil 3 to 5 days prior to seeding.

#### **Seed Sowing**

Grass seed shall not be sown before the beginning of April or after the end of September unless otherwise authorised. Sowing will be carried out only under suitable calm weather conditions and when ground conditions permit by means of a mechanical broadcaster for large areas and by hand for small areas. Bulk mixtures must be stored in a dry, cool place. Seed will be sown at the rate of 32 gms per sq.m. made up of 2 equal sowings in transverse direction unless otherwise specified. Immediately after seeding, the surface shall be lightly and evenly raked or chain harrowed with minimum disturbance caused to the seed bed, all stones exceeding 20mm in any dimension which are brought to the surface during these operations shall be removed. After germination the seed bed shall be lightly rolled.



# **Bards Way, Tillicoultry**

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## **Landscaping Specification**

Development Services  
Clackmannanshire Council  
Greenfield  
Alloa

April 1998

**Bards Way, Tillicoultry  
Landscaping Specification**

This Landscaping Specification forms part of the Section 75 legal agreement. All works to be carried out in accordance with BS 5837, "A Guide for Trees in Relation to Construction." For Open Space/play and grass seeding details please refer to Specification for Open Space.

**1.0 EXISTING LANDSCAPING**

**1.1 Trees and Other Planting to be Retained**

A survey of all existing trees and other planting within the whole site is required to be produced by a person suitably qualified in arboriculture, identifying species and conditions of specimens in accordance with the guidance specified in BS 5837. Trees proposed to be retained, measures to protect existing trees, specimens to be removed and tree works required are to be shown on appropriate plan form to recognised scale, and submitted to and approved in writing by the Council prior to the commencement of Phase 2.

Following the tree survey and agreed works to be implemented, works to all trees are required to be undertaken by a person experienced in arboriculture.

**1.2 Protection of Existing Trees**

Measures must be taken at all times during construction works and after completion to prevent damage to existing trees on the site which are to be retained.

All existing trees to be retained are to be protected against damage on site in accordance with BS 5837: Guide for Trees in Relation to Construction, including the erection of stout fencing prior to commencement of development and at distances specified.

**2.0 NEW LANDSCAPING**

**2.1 Landscaping Proposals**

- (1) All landscaping shall conform to the Masterplan. Detailed landscaping plans will require to be submitted and approved as part of any planning application.

## 2.2 Structural Planting

### (i) Design

Widths of structural planting belts to be as specified on the Masterplan.

### (ii) Species

Species to be selected from the following list

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Trees : ~~Sorbus aucuparia, Betula pendular, Betula pubescens,~~  
~~Prunus avium, Prunum padus, Quercus petraea, Fraxinus excelsior,~~  
Ilex aquifolium. Shrubs : Corylus avellana, Crataegus monogyna,  
Prunus spinosa, Viburnum opulus, Rosa canina.

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### (iii) Species Mix

Tree species to be planted primarily in the centres of structural planting belts, with smaller shrub species around the perimeters. Planting to be in groups of 5-15 of each species.

### (iv) Time of Planting

To take place between 1 November and 15 March (bare rooted trees and shrubs). Container grown stock can be planted to 30 April and from 1 October.

### (v) Genetic Origin of Nursery Stock

Planting stock is to be derived from seed material indigenous to Scotland, and grown in Scottish nurseries.

### (vi) Planting Technique

To be pit planted.

### (vii) Distance between Planting

Planting to be at 1 metre centres.

### (viii) Planting Size

Planting to be whips.

### (ix) Planting Protection

All new planting must be fully enclosed with approved rabbit stop fencing.



(x) Planting Establishment

A three year establishment period is required for all new planting, prior to any adoption by the Council. A minimum of 1 metre diameter around bases of all new planting to be kept weed free for 3 years after planting. Weed control mechanism to be appropriate for area and type of planting and to retain a tidy appearance. Full details of weed control methods including chemicals proposed and number/timing of applications to be submitted to and approved by the Council prior to implementation. All chemical herbicides to be used require to be applied in accordance with manufacturer's full written instructions.

(xi) Maintenance

A three year maintenance period to run concurrent with three year planting establishment is required, prior to adoption by the Council. New planting areas to be kept clear of litter and planting protection maintained with three year establishment period.

(xii) Replacement Planting

All planting failures to be replaced on an annual basis within three year establishment period.

(xiii) Adoption

Following the satisfactory conclusion of the three year establishment period, the continued future maintenance of all the landscaped areas will require to be adopted by the Council.

2.3 Hedgerow Planting

(i) Design

Existing hedgerows to be gapped up where required.

(ii) Species

Species to be selected from the following list :

Sorbus aucuparia, Betula pendula, Betula pubescens, Corylus avellana, Crataegus monogyna, Prunus spinosa, Viburnum opulus, Rosa canina, Ilex aquifolium.

(iii) Species Mix

Planting to be in groups of 5-15 of each species.

(iv) Time of Planting

To take place between 1 November and 15 March (bare rooted trees and shrubs). Container grown stock can be planted to 30 April and from 1 October.

(v) Genetic Origin of Nursery Stock

Planting stock is to be derived from seed material indigenous to Scotland, and grown in Scottish nurseries.

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(vi) Planting Technique

To be pit planted.

(vii) Distance between Planting

Planting to be at 6-8 plants per linear metre in two staggered rows placed 300mm apart.

(viii) Planting Size

Planting to be whips.

(ix) Planting Protection

All new planting must be fenced around with approved rabbit stop fencing.

(x) Planting Establishment

A three year establishment period is required for all new planting, prior to any adoption by the Council. A minimum of 1 metre diameter around bases of all new planting to be kept weed free for three years after planting. Weed control mechanism to be appropriate for area and type of planting and to retain a tidy appearance. Full details of weed control methods including chemicals proposed and number/timing of applications to be submitted to and approved by the Council prior to implementation. All chemical herbicides to be used required to be applied in accordance with manufacturer's written instructions.

(xi) Maintenance

A three year maintenance period to run concurrent with three year planting establishment is required, prior to any adoption by the Council. New planting areas to be kept clear of litter and planting protection maintained within three year establishment period.

(xii) Replacement planting

All planting failures to be replaced on an annual basis within three year establishment period.

(xiii) Adoption

Following the satisfactory conclusion of the three year establishment period, the continued future maintenance of all the landscaped areas will require to be adopted by the Council.

## 2.6 Burnside Planting

(i) Design

The burns dissecting the whole site require to be integrated sympathetically into the development, and a suitable buffer zone is required, minimum width to be 5m on either side of the burn, to safeguard and enhance the watercourse and associated bankside vegetation.

New hedge planting and/or post and wire/rail fencing is required between the development and the burn, the protection of existing trees and shrubs and other vegetation adjacent to the watercourse, and enhancement of the buffer zone through new tree and shrub planting along the Burn corridors.

(ii) Species

Species to be selected from the following list :

Trees : Sorbus aucuparia, Prunus avium, Quercus petraea, Ilex aquifolium, Salix caprea. Shrubs : Corylus avellana, Crataegus monogyna, Prunus spinosa, Rosa canina.

(iii) Time of Planting

To take place between 1 November and 15 March (bare rooted trees and shrubs). Container grown stock can be planted to 30 April and from 1 October.

(iv) Genetic Origin of Nursery Stock

Planting stock is to be derived from seed material indigenous to Scotland, and grown in Scottish nurseries.

(v) Planting Technique

To be pit planted.

(vi) Distances between Planting

Planting to be at 1 metre centres.

(vii) Planting Size

Planting to be whips.

(viii) Planting Protection

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All new planting must be fenced around with approved rabbit stop fencing.

(ix) Planting Establishment

A three year establishment period is required for all new planting, prior to any adoption by the Council. A minimum of 1 metre diameter around bases of all new planting to be kept weed free for three years after planting. Weed control mechanism to be appropriate for area and type of planting and to retain a tidy appearance. Full details of weed control methods including chemicals proposed and number/timing of applications to be submitted to and approved by the Council prior to implementation. All chemical herbicides to be used require to be applied in accordance with the manufacturer's full written instructions.

(x) Maintenance

A three year maintenance period to run concurrent with three year planting establishment is required, prior to any adoption by the Council.

New planting areas to be kept clear of litter and planting protection maintained within three year establishment period.

(xi) Replacement Planting

All planting failure to be replaced on an annual basis within three year establishment period.

(xii) Adoption

Following the satisfactory conclusion of the three year establishment period, the continued future maintenance of all the landscaped areas will require to be adopted by the Council.

## 2.7 Woodland Walk Area - Off Road Footpaths

### (i) Design

Footpaths to be gravel/whindust construction, minimum 1.5 metre wide with timber edgings. To be designed and constructed taking into account existing ground conditions, and be in keeping with surrounding landscape and setting.

To be constructed to pedestrian standards, and consist of appropriate ~~depth-base-wearing-course-and-topping~~. 2 m wide mown grass buffer zone on either side of path to be retained for personal safety. Consideration should be given ensuring privacy and personal safety where the path passes through residential areas.

Full details to be submitted to and approved by the Council prior to implementation.

Seeding required to be of grass/wildflower mix appropriate to site, setting and substrate. Full details to be submitted to and approved by Council. See Open Space Specification for seeding details.

### (ii) Phasing of Works

Implementation of works to be as specified on the Masterplan.

### (iii) Maintenance

A three year maintenance period is required prior to any adoption by the Council. Repair, top up and re-roll to original specification as required during three year period. Mow buffer zones once every other month to 100 mm height from April to October. Litter pick as required within woodland walk area.

### (iv) Adoption

Following the satisfactory conclusion of the 3 year establishment period, the continued future maintenance of all the landscaped areas will require to be adopted by the Council.

## 2.8 Woodland Walk Area - Picnic/Seating Facilities

### (i) Design

Full details of number, type, fixing and locations of picnic tables and seating within the woodland walk area to be submitted to and approved by the Council prior to implementation. To be constructed from material and of design appropriate to site and setting.

(ii) Phasing of Works

Implementation of works to be as specified in approved Masterplan.

(iii) Maintenance

A three year maintenance period is required prior to any adoption by the Council. Repair and replace as required during three year maintenance period to original specification.

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## 2.9 Open Ground for Recreational Use

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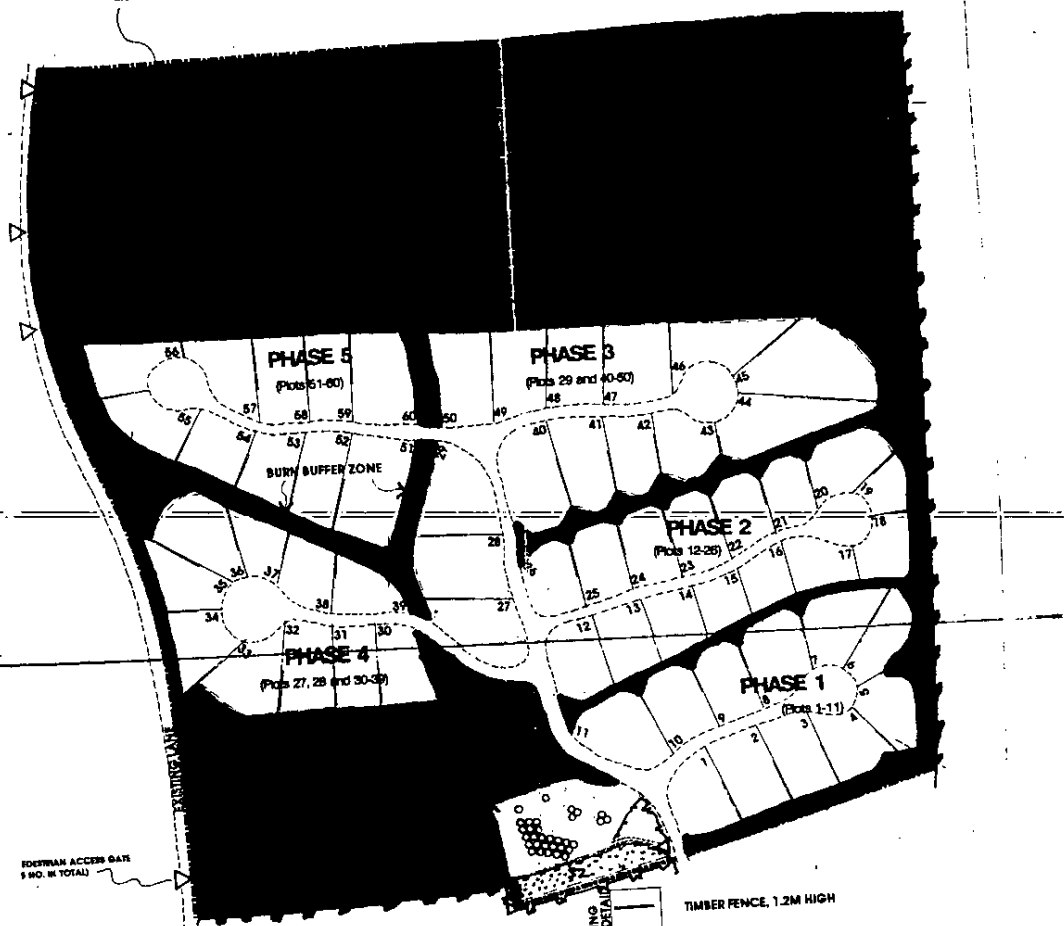
(i) Design

To be seeded with wildflower/grass seed mixture appropriate to site, setting and substrate. Substrate to be low fertility, cultivation to be as detailed in Open Space Specification.

(ii) Maintenance

A three year maintenance period is required prior to any adoption by the Council. Cut once or twice per year to 100 mm height and remove arisings, or as recommended by seed supplier.





HEDGEROW



HEDGEROW WITH TREE PLANTING AT PROPERTY BOUNDARIES, SEE DRAWING 232/04



STRUCTURE PLANTING OF PREDOMINANT BURN SPECIES WITH SOME TREE SPECIES AT BOUNDARIES WITH POST AND WIRE FENCE PROTECTION - SEE DRAWING 232/04



STRUCTURE PLANTING OF PREDOMINANTLY TREE SPECIES WITH BURN SPECIES AT EDGES WITH POST AND WIRE FENCE PROTECTION - SEE DRAWING 232/04



EXISTING TREES TO BE AUGMENTED WITH STANDARDS WHERE APPROPRIATE. NEW STANDARDS OF FEATHERED STANDARDS TO BE ESTABLISHED WITHIN OPEN SPACE AREA

N.B. FORESTRY PLANTING TO HAVE STILE ACCESS AT INTERVALS FOR MAINTENANCE ACCESS.

STRUCTURE PLANTING

EXACT POSITION OF FENCING TO BE AS SHOWN ON 1:500 DETAIL

TIMBER FENCE, 1.2M HIGH

TIMBER SCREEN FENCE, 1.5M HIGH

TIMBER SCREEN FENCE, 1.8M HIGH

REV B 22/10/97

ALTERATION OF FENCING AND ADDITION OF PLANTING ON BOUNDARIES AND OPEN SPACE.

REV A 6/8/97 REV A

PLANTING TO WEST OF PLOTS 24-34 ADJUSTED.

REVISION OF PLANTING IN OPEN SPACE AREA.



81 - EXISTING PLANTING, LARGELY INTACT, TO BE FENCED OFF TO SAFEGUARD AND ENHANCE WATER-COURSE AND ASSOCIATED VEGETATION. EXISTING SPECIES TO BE AUGMENTED WHERE APPROPRIATE AND STANDARDS ESTABLISHED BETWEEN BURN AND FOOTBALL PITCH - SEE 232/04



82 - BURNSIDE VEGETATION TO BE RE-ESTABLISHED WITH SPECIES MIX OF FOREST AND SHRUBS TO SPECIFICATION.



83 - EXISTING BURNSIDE PLANTING TO BE FENCED TO PROTECT AND ENHANCED WITH FENCING EXTENDED TO PATH INDICATED ON EAST SIDE.



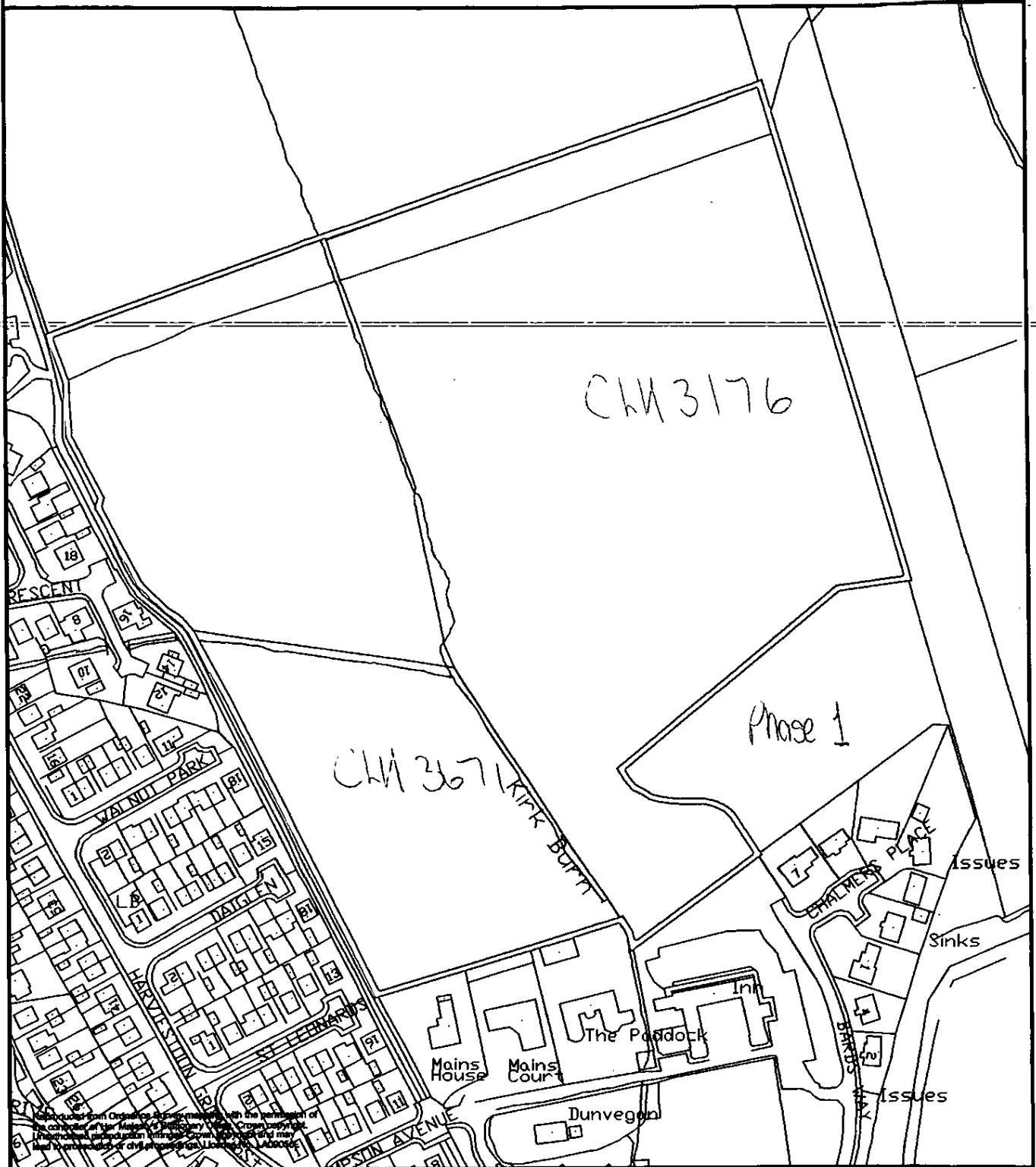
BROWN HOMES

BARD'S LEA, TILLCOUNTRY

SOFT LANDSCAPE MASTERPLAN  
1:1000 TS 6 97  
232 232/03 REV B

*John Purvis*

Plan referred to in the foregoing Minute of Agreement.  
Development at Bards Way, Tillicoultry.



*John Plunkett*

Date : May 1998  
Scale : 1:2500  
Area : 9.06 Hectares or thereby  
All dimensions in metres. Do not scale.  
This plan is indicative only.  
File : cad\_data/bards



Clackmannanshire Council  
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