



# Local Authority Variations Highland

| RDG Section  | Departures from National Guide   | Comments   |
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| <b>2.1 Consents</b>  |  |  |
| 2.1.4 Design Guidance and Adoption Standards   | Normally 5 or more dwellings should be served by an adopted road.  |  |
| <b>2.2 Design</b>  |  |  |
| 2.2.6 Road and Lane Widths   | Roads required to carry large numbers of vehicles, roads in rural areas and those serving industrial areas and the like should be designed in accordance with the Council's 'Roads and Transport Guidelines for New Developments'. | Refer to Chapter 5 - <a href="http://www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments">www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments</a>                  |
| 2.2.7 Street Details   | In addition to national guidance Transport Assessments are to be undertaken in accordance with the Council's 'Guidance on the Preparation of Transport Assessments'.   | <a href="http://www.highland.gov.uk/site/scripts/google_results.php?q=Guidance+on+the+preparation+of+transport">www.highland.gov.uk/site/scripts/google_results.php?q=Guidance+on+the+preparation+of+transport</a> |
| <b>2.3 Adoption of Infrastructure</b><br><i>Policy Regarding Adoption and Maintenance (Roads, SUDS, Landscaping (Public Open Space) etc)</i> |  |  |
| 2.3.1 Adoption of Roads  |  |  |
| 2.3.2 Adoption of Parking Areas  | For further guidance on adoption of parking areas refer to Council's 'Roads and Transport Guidelines for New Developments' paragraph 3.3.5.  | Refer to paragraph 3.3.5 - <a href="http://www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments">www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments</a>            |
| 2.3.3 Housing Courts   |  |  |
| 2.3.4 Service Areas  |  |  |
| 2.3.5 Adoption of Road Lighting and Electronically Controlled Signals etc  |  |  |
| 2.3.6 Adoption of Cycle Tracks   |  |  |
| 2.3.7 Adoption of Cycle Parking, Bus Shelters, etc   |  |  |
| 2.3.8 Adoption of Sustainable Urban Drainage Systems (SUDS) for Roads  |  |  |
| 2.3.9 Pipes and Culverts Under Roads   |  |  |
| 2.3.10 Structures Agreements   |  |  |
| 2.3.11 Road Bonds  |  |  |
| 2.3.12 Delineation Public/Private  |  |  |
| 2.3.13 Dilapidation Surveys  |  |  |
| 2.3.14 Quality Audit including Safety Audit  |  |  |

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| <b>2.4 Applying for Construction Consent</b>      |   |  |
| 2.4.1 Responsibility for Design                   |   |  |
| 2.4.2 Application for Consent Details             | Where the submission includes proposals for road structures these shall be subject to Technical Approval Procedures in accordance with the Council's 'Roads and Transport Guidelines for New Developments' paragraph 3.1.7. | Refer to paragraph 3.1.7 - <a href="http://www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments">www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments</a>    |
| 2.4.3 Construction Period                         |   |  |
| 2.4.4 Amendments to Consent                       |   |  |
| 2.4.5 Recycled Materials                          |   |  |
| 2.4.6 Road Lighting and Signing                   |   |  |
| 2.4.7 Private Signs                               |   |  |
| 2.4.8 Road Bond                                   |   |  |
| 2.4.9 Construction Consent Forms                  | Construction Consent forms to be in accordance with Council's 'Roads and Transport Guidelines for New Developments' Appendix 5.   | Refer to Appendix 5 - <a href="http://www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments">www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments</a>         |
| 2.4.10 Non-Standard Materials                     |   |  |
| 2.4.11 Failure to Comply                          |   |  |
| 2.4.12 Inspection Procedures During Construction  |   |  |
| 2.4.13 Applying for Adoption of Development Roads |   |  |
| 2.4.14 Addition to List of Public Roads           |   |  |
| 2.4.15 Release of Road Bond                       |   |  |
| <b>3.1 Road Design Standard</b>                   |   |  |
| 3.1.1 Junctions                                   | Visibility splays are applicable to new designs fully compliant with 'Designing Streets'. For other locations refer to the Council's 'Roads and Transport Guidelines for New Developments'.                                 | Refer to Chapter 5 - <a href="http://www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments">www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments</a>          |
| 3.1.2 Private Access                              |   |  |
| 3.1.3 Design Details                              |   |  |
| 3.1.4 Pedestrians and Cyclists                    |   |  |
| 3.1.5 Servicing                                   |   |  |
| 3.1.6 Statutory Undertaker Services               |   |  |
| 3.1.7 Rural Areas                                 | Passing places shall be dimensioned in accordance with the Council's 'Roads and Transport Guidelines for New Developments' paragraph 5.3.6.2.<br><br>(continued)  | Refer to paragraph 5.13.2.1 - <a href="http://www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments">www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments</a> |

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| <b>3.1 Road Design Standard</b> (Continued)          |   |  |
| 3.1.7 Rural Areas (continued)                        | <p>Visibility splay Y distances shall be in accordance with the Council's 'Roads and Transport Guidelines for New Developments' Table 5.5.</p> <p>For non-residential developments access should be in accordance with the Council's 'Roads and Transport Guidelines for New Developments' paragraph 5.13.2.1.</p> <p>Small scale residential developments not involving new adoptable road shall be in accordance with the Council's 'Access to Single Houses and Small Housing Developments'.</p> | Refer to paragraph 5.13.2.1 - <a href="http://www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments">www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments</a>         |
| 3.1.8 Street Planting Considerations                 |   |  |
| 3.1.9 Additional Considerations                      |   |  |
| <b>3.2 Transport Assessments</b>                     |   |  |
|  | In addition to national guidance Transport Assessments shall be undertaken in accordance with the Council's 'Guidance on the Preparation of Transport Assessments'.   | <a href="http://www.highland.gov.uk/site/scripts/google_results.php?q=Guidance+on+the+preparation+of+transport">www.highland.gov.uk/site/scripts/google_results.php?q=Guidance+on+the+preparation+of+transport</a> |
| <b>3.3 Quality Audit</b>                             |   |  |
|  |   |  |
| <b>3.4 Construction Design</b>                       |   |  |
| 3.4.1 Geotechnical Considerations                    |   |  |
| 3.4.2 Specifications                                 |   |  |
| 3.4.3 Subgrade Drainage                              |   |  |
| 3.4.4 Carriageway Construction                       | <p>Carriageway pavement construction shall be in accordance with the Council's 'Roads and Transport Guidelines for New Developments' Table 7.1.</p> <p>Carriageway design life shall be in accordance with paragraph 7.4.1.3.</p>   | Refer to Table 7.1 - <a href="http://www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments">www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments</a>                  |
| 3.4.5 Speed Reducing Methods                         |   |  |
| 3.4.6 Footway, Footpath and Cycle Track Construction | Footway, Footpath and Cycle Track construction shall be in accordance with the Council's 'Roads and Transport Guidelines for New Developments' Tables 7.3 and 7.4.  | Refer to Tables 7.3 and 7.4 - <a href="http://www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments">www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments</a>         |
| 3.4.7 Kerbs and Edging                               |   |  |
| 3.4.8 Accesses                                       |   |  |

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| <b>3.4 Construction Design</b> <i>(Continued)</i> |  |   |
| 3.4.9 Road Drainage and SUDS                      |  |   |
| 3.4.10 Landscape Treatment                        |  |   |
| 3.4.11 Lighting Design                            | Street lighting shall be in accordance with the Council's 'Specification for the Lighting of Roads in Housing and Developments'.         |   |
| <b>3.5 Parking Principles</b>                     |  |   |
| 3.5.1 The Application of Parking Principles       |  |   |
| 3.5.2 Environmental Considerations                |  |   |
| 3.5.3 What is a Parking Space?                    |  |   |
| 3.5.3 What is a Parking Space?                    |  |   |
| 3.5.4 Parking Standards in Urban Areas            |  |   |
| 3.5.5 Shared Use Provision                        |  |   |
| 3.5.6 Extensions and Change of Use                |  |   |
| 3.5.7 Commercial Vehicles                         |  |   |
| 3.5.8 Coaches                                     |  |   |
| 3.5.9 Provision for Cycle Parking                 |  |   |
| 3.5.10 Provision for Powered Two-Wheeler Parking  |  |   |
| 3.5.11 Provision for Disabled Parking             |  |   |
| 3.5.12 Planning Obligations                       |  |   |
| <b>3.6 Parking Design and Layout</b>              |  |   |
| 3.6.1 Pedestrians                                 |  |   |
| 3.6.2 Vehicles                                    |  |   |
| 3.6.3 Disabled Parking Design                     |  |   |
| 3.6.4 Residential Parking Design                  | A garage will only be counted as a parking space (1 space) when a double garage of minimum dimensions 5.5 metres x 6 metres is provided. |   |
| 3.6.5 Powered Two-Wheeler Parking Design          |  |   |
| 3.6.6 Cycle Parking Design                        |  |   |
| <b>3.7 Parking Standards for Use Classes</b>      |  |   |
|   | Parking standards shall be in accordance with the Council's 'Roads and Transport Guidelines for New Developments' Tables 6.1-6.11.       | Refer to Tables 6.1 and 6.11 - <a href="http://www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments">www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments</a> |
| <b>3.8 Quality Audit Summary Report</b>           |  |   |
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| <b>3.9 Structures Technical Approval</b> |   |   |
|  | All structural design and assessment shall be subject to a formal Technical Approval procedure in accordance with the Council's ' <i>Roads and Transport Guidelines for New Developments</i> ' paragraph 3.1.7. | Refer to paragraph 3.1.7 - <a href="http://www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments">www.highland.gov.uk/downloads/file/527/road_guidelines_for_new_developments</a> |
| <b>3.10 SUDS Schedule</b>                |   |   |
|  |   |   |