

Barmuckity Business Park Strategic Framework

I7 Barmuckity

September 2016

1. Introduction

This framework should be read in conjunction with planning approval 09/00883/FUL granted on 14 July 2011. This granted consent to form the road layout and access to the site. Work has commenced on part of the development site and a number of Planning Conditions associated with this Consent have been discharged.

The purpose of this document is to provide a framework in both landscape and land use terms to set the context within which all future proposals and planning applications within the site will sit. It is recognised that the business park requires a landscape and design proposal which will provide consistency and continuity for all future proposals, landscaped areas, and plots within the business park. The framework sets out the principles and spirit of this important economic project for Moray. It seeks to identify the key uses and landscape features that must be considered when developing the site. It sets out the main landscape features and visual characteristics which will be considered in forthcoming submissions.

Individual proposals for development plots or groups of plots within the site will be the subject of future planning applications in their own right and the Council will ensure these are consistent with this framework when determining the applications. Future buildings and landscaping must be suitably aligned to this framework and the aspirations for the site to give certainty in the delivery of a quality environment.

2. Background

The site was first allocated in the Moray Local Plan 2008 as a Business Park, BP1 Barmuckity. Provision was to be made for industrial use within part of the BP1 site. The application to form the road layout and access to the site (09/0883/FUL) was approved in July 2011. Discussions between Springfield Properties and the Council in 2013 in respect of a landscape scheme did not reach agreement. The project was put in abeyance until recently. In preparing the Local Development Plan 2015 there was evidence of a shortage of industrial land within Elgin and the Moray Economic Strategy stated that Barmuckity could accommodate up to 30 ha of general industrial land. The designation of Barmuckity changed from Business Park to a more general employment designation which would allow general industrial uses within the Moray Local Development Plan 2015. The Employment Land Audit 2016 and Local Development Plan Monitoring Report 2016 showed a shortage of effective employment land in Elgin and that it was critical to find a solution to this both in terms of delivery of existing sites and identifying new sites. There have been discussions at various levels within the Council on how to progress the delivery of the Business Park and make this an economically viable project. This has led to the framework and land uses proposed.

3. Principles

Land Uses

The balance of uses proposed within the framework aim to promote delivery by ensuring the project is economically viable. Therefore, the mix of uses includes some higher value land uses such as housing and potentially retail/leisure* uses to help support the delivery of business and industrial uses. The supply of effective and serviced employment land within Elgin is an issue that has been highlighted within the Employment Land Audit 2016.

The proposed land uses with the Business Park will include

Area on Plan	Area (acres/hectares)	Uses	Phase
Area 1	5.26 acres/2.13 ha	Use Class 4 Business, Use Class 5 General Industrial and Use Class 6 Storage and distribution	Phase 1
Area 2	7.39 acres/2.97 ha	Use Class 1 Shops (where retailing is ancillary to the main use)*, Use Class 4 Business, Use Class 5 General Industrial, Use Class 6 Storage or distribution, Use Class 7 Hotel and Hostels, and Use Class 11 Assembly and Leisure*	Phase 1
Area 3	4.32 acres/1.75 ha	Use Class 1 Shops (where retailing is ancillary to the main use)*, Use Class 4 Business, Use Class 5 General Industrial, Use Class 6 Storage or distribution, Use Class 7 Hotel and Hostels, and Use Class 11 Assembly and Leisure*	Phase 1
Area 4	11.11 acres/4.49 ha	Use Class 4 Business, Use Class 5 General Industrial and Use Class 6 Storage and distribution	Phase 1
Area 5	19.9 acres/8.07 ha	Use Class 4 Business, Use Class 5 General Industrial and Use Class 6 Storage and distribution	Phase 1
Area 6	6.7 acres/2.69 ha	Use Class 1 Shops (where retailing is ancillary to the main use)*, Use Class 4 Business, Use Class 5 General Industrial, Use Class 6 Storage or distribution, Use Class 7 Hotel and Hostels, and Use Class 11 Assembly and Leisure*	Phase 2
Area 7	3.14 acres/1.27 ha	Use Class 9 Housing – indicative 55 houses	Phase 2
Area 8	7.44 acres/3.01 ha	Use Class 9 Housing – indicative 30 houses	Phase 2
Area 9	5.26 acres/2.13 ha	Use Class 9 Housing – indicative 60 houses	Phase 2
Area 10	5.36 acres /2.17 ha	Use Class 9 Housing – indicative 45 houses	Phase 2

*Retail proposals and other uses generating significant footfall such as leisure will be assessed against “Policy R2 Out of Centre Development of Retail, Commercial and Leisure Proposals”, including requirements in respect of the sequential approach and retail impact.

The phasing proposed reflects that the eastern part of the site is more readily developable and the nature of the uses proposed in phase 1 reflects current/immediate market demands. This will also

allow some of the major infrastructure to be delivered early on in the development, for example the A96 access. Phase 2 will require further work to establish the extent of flood risk and the design and layout of residential use.

Key Principles for Development Areas

The section below sets out some broad principles for development of the areas identified in the plan. The principles set out within PP2 Placemaking and Supplementary Guidance on Urban Design must also be used to guide the design and layout of proposals.

Area 1

- Location for general industrial uses
- Key frontages on north West and north east corner which are located on key junctions will contain buildings of the highest design standard and address the corner.
- Landscaping within area 1 should define plots and reflect the woodland screening around Barmuckity Farm by using similar species.
- Buildings should front onto roads.
- Parking should be to the rear and broken up with planting or landscaping.

Area 2

- Buildings within this area will include functions which are principally for visiting members of the public. Visibility, the appearance of buildings, and accessibility by all modes should reflect this.
- Buildings must be of the highest standard of design, and have positive frontages to the A96 where visibility will be greatest.
- Buildings in the north east corner closest to the proposed roundabout must address the frontages to both the north and east to create a sense of arrival to the Business Park. This gateway will include 2-3 storey buildings.
- Landscaping along the A96 will include a mixture of low level shrub planting and widely spaced feature trees to create an avenue effect to reflect similar planting further west on the A96. The landscaping will allow broken views to and from the buildings proposed.
- The area safeguarded for the overhead power lines should include parking and low level planting that is compatible with the power line.
- Parking provision should be to the rear and broken up with landscaping and planting.

Area 3

- Buildings within this area will include functions which are principally for visiting members of the public. Visibility, the appearance of buildings, and accessibility by all modes should reflect this.
- Buildings must be of the highest standard of design, and have positive frontages to the A96 where visibility will be greatest.
- Buildings in the north west corner closest to the roundabout must address the frontages to the north (A96), to the west (main road into Business Park) and to the south (internal road) to help create a sense of arrival. This gateway will include 2-3 storey buildings.

- Landscaping along the A96 will include a mixture of low level shrub planting and widely spaced feature trees to create an avenue effect to reflect similar planting further west on the A96. The landscaping will allow broken views to and from the buildings proposed.
- The area safeguarded for the overhead power lines should include parking and low level planting that is compatible with the power line.
- Parking provision should be to the rear and broken up with landscaping and planting.

Area 4

- Core location for general industrial uses to avoid direct views from the A96.
- Trees and shrubs to be used to differentiate between plots.
- Smaller units should be clustered together
- Units should have positive frontages to roads.
- Parking provision should be to the rear and broken up with landscaping or planting.

Area 5

- Core location for general industrial uses to avoid direct views from the A96 and to avoid conflicts with residential uses.
- Woodland area to be provided to the railway line to soften any impacts.
- Landscaping and planting to distinguish plots should reflect landscaping along railway and the species used.
- Smaller units should be clustered together.
- Units should have positive frontages to roads.
- Parking provision should be to the rear and broken up with landscaping or planting.

Area 6

- Buildings within this area will include functions which are principally for visiting members of the public. Visibility, the appearance of buildings, and accessibility by all modes should reflect this.
- Buildings must be of the highest standard of design, and have positive frontages to the A96 where visibility will be greatest.
- Landscaping along the A96 will include a mixture of low level shrub planting and widely spaced feature trees to create an avenue effect to reflect similar planting further west on the A96. The landscaping will allow broken views to and from the buildings proposed.
- Maximise frontage onto SUDS feature
- Car parking should be broken up with landscaping or planting.

Area 7,8,9 and 10

- A low level hedge will be planted along the transition between the housing area and the open space surrounding the wetland/water feature. Similar low level hedges will be used as a boundary treatment along key frontages of the proposed housing.
- Buildings will be arranged in perimeter blocks with private back and public fronts.
- There will be a positive frontage where the housing overlooks open space .

- Buildings on corners must be designed to turn a corner to address both streets and provide natural surveillance.
- Parking will be predominantly to the rear or side. In the exceptional cases where parking is at the front or in blocks this must be broken up by landscaping.

Landscape Framework

The infrastructure and corresponding landscaping has been designed to reflect the existing and proposed site topography with the use of areas of woodland forming buffers along some of the edges of the business park. Planting within the site will be used to provide distinct zones and identifiable areas to be formed. Tree clusters will be provided within the site to define a sense of spatial structure.

Areas 2, 3 and 6

Buildings with functions and uses principally for visiting members of the public, such as those identified in Areas 2, 3 and 6 are closer to the A96 to maximise visibility and encourage the highest design quality. In these locations landscaping and planting will perform less of a screening function and will be used to filter and frame views to and from the site. The A96 frontage will include low level shrub planting and widely spaced feature trees giving an avenue like feel. Low level bulb planting focused around access points will provide seasonal variation and burst of colour.

Areas 1, 4 and 5

Uses with lower numbers of public visitors and buildings of a more industrial/manufacturing nature will be placed to the rear of the site where there is greater screening by other buildings and more planting to reduce impacts when viewed from out-with the site. In these areas, such as areas 1, 4 and 5, planting will perform a screening function and therefore a mix of trees which provide some year round cover will be used. The location, depth and density of planting will be planned to limit views.

Areas 7,8,9 and 10

These residential areas will make the most of the parkland setting and views across the area around the wetland water feature. A low level hedge will provide the boundary/transition between the housing and the parkland area. The low level hedging should be used as a boundary treatment within the housing area to provide character and identity to the area which links back to the parkland. Woodland area screening will be provided to the south of the areas to provide a degree of noise attenuation and visual screening to the railway.

Edge of Barmuckity Farm Buildings.

The edge condition of Barmuckity Farm buildings will be a belt of new woodland planting to ensure adequate separation and a suitable setting. This screen planting will be of a width and density which provides visual separation and a degree of acoustic attenuation as well as providing screening from lighting associated with the business park. A mix of species will be selected but will include species that provide year round coverage.

Railway Edge

A sense of arrival has also been considered in terms of the railway approach to and from Elgin to the southern edge, in terms of significance for commuters, visitors and the general public. Woodland planting will be provided along the boundary with the railway

to soften views from the railway to the industrial uses within area 5 and to screen and offer some noise attenuation from the railway to the housing in areas 7 and 9.

Wetland Water Feature

Landscaping around the water features will be integrated to provide a setting which can be enjoyed visually and recreationally. Stopping points will have a concentration of shrub and tree planting, with a bench or low wall seating provision and the opportunity to pause with some screening. Tree canopies will provide shelter from the elements once growth and maturity has been established in the planting. Low level hedges will be used to define the area around the wetland water feature and within the housing to give this area a distinctive character with a parkland feeling. Public safety, and in particular that of children, must be considered in the design of the wetland and the area around this.

A Sense of Arrival and Gateway to Elgin

The significant entrance and arrival point to the site adjacent to the roundabout will have a specific treatment to accentuate the entrance and access and will incorporate planting which helps to define this via level changes, earth shaping, stone walling, shrub hedge and tree planting to provide a unified gateway and boundary to the site. The roundabout will be landscaped in a similar way to create a sense of identity and gateway to Elgin.

The low level screening to the A96 public road edge will be broken at points to provide views to and from the site in terms of the uses located there. The gaps in planting will give views of significant features within the site such as buildings, water features, intersecting points and focal points. This will enhance the sense of arrival rather than either simply having blanket screening or views to standard industrial buildings. The A96 frontage will include low level shrub planting and widely spaced feature trees forming an avenue like feel. Advertising along the road frontage will be defined in a non-piece-meal fashion and within a design framework in terms of appearance, where emphasis will be placed upon quality and design consistency. Future advertising will be controlled through detailed planning applications.

Existing pedestrian and cyclist pathways at the northern edge of the site will be linked to the internal path network. Internal pathways will be planted to define these safe and enjoyable non-vehicular routes. Separation from the trunk road will be adopted via, low level hedges, low level shrub beds or a combination of both.

Wetland and Water Features

The wetland water feature area will enhance the visual amenity and setting of the site as well as contribute to giving the site a unique character and identity. The ecological benefits of the water features will be enhanced by relevant planting which enhance the setting, biodiversity and water management. Planting in the open space around the wetland water feature will allow this area to be defined as a parkland setting and evolve into a natural backdrop. Housing within areas 7, 8 and 10 will have positive and active frontages onto the area around the wetland water feature to give the sense that this is a public parkland.

The landscaping in the area around the water features will provide a setting which can be enjoyed by residents and workers visually and for passive recreation. Stopping points at key viewpoints or on pathways will have a concentration of low level shrubs and tree planting, a bench or low wall

seating giving opportunity to pause. Tree canopies will provide shelter from the elements once growth and maturity has been established in the planting.

Areas within the designation are at fluvial flood risk and form part of the functional floodplain of the Linkwood Burn. There is also flood risk associated with the Spankey Burn and areas at risk of surface water flooding. Detailed proposals must include Flood Risk Assessment, Flood Risk mitigation and drainage design. SEPA and the Council's Flood Risk Team will be consulted on detailed development proposals.

Delivery of Landscaping and Maintenance

The landscaping and planting will be established by an appointed contractor/factor, such as Screen autumn. A management plan will be agreed and ongoing maintenance of the landscaping will be by an appointed contractor/factor funded by a levy on business park occupiers. Within individual plots it will be the responsibility of the occupier to deliver and maintain the landscaping requirements detailed within planning consent.

Landscaping and planting will be completed in phases in line with the build out of plots. However, advance planting of key areas to establish a sense of place and identity early on will be necessary. Key areas for advance landscaping and planting are, along the A96 frontage, along path networks, at the main entrance to the business park and along the main road leading off the roundabout. Early provision of the woodland screening adjacent to Barmuckity Farm buildings will allow this to be more fully established ahead of development on adjacent plots. The advance planting will establish the quality of the environment.

Access

The key access point for the Business Park will be off a new roundabout on the A96. Initially access will be taken from the existing Barmuckity Farm access until the roundabout is established. The planning consent contains a threshold in terms of vehicle numbers after which the roundabout must be provided. Roads within the Business Park will reflect the planning consent and each will include pedestrian footways, which in some sections will be offset slightly from the road by a verge.

Provision should be made for public transport stops on the A96 frontage close to pathways. Internal roads should allow for public transport routes including appropriate stopping places and provide a second point of access for emergency vehicles.

Cycle and pedestrian connections linking the Business Park to existing active travel routes will be provided to encourage active travel for those accessing work places or visiting buildings within the site but also for the occupiers of housing to access facilities including schools within Elgin. Paths are shown directly connecting through open space to the edge of the site where existing paths can be connected to. Existing pedestrian and cyclist pathways at the northern edge of the site will be linked to the internal path network. Internal pathways will be planted to define these safe and enjoyable non-vehicular routes. An active travel link to Barlink Road via a new bridge must be provided. Cycle and pedestrian routes must be provided early within the development to ensure access to early phases.

To allow for easier pedestrian circulation within the site less formal footpaths and walking routes will be provided, providing connectivity and pedestrian permeability within the site, over and above pavements and footways aligned to road edges. Housing and other features nearby will generate a footfall through passive and direct use because of the appeal of the setting, therefore a range of access routes will be provided to encourage use by all users.

An indicative location for a future road connection to the Elgin South development area is shown on the plan with an arrow. Transport Scotland and the Council's Transportation service will be consulted on detailed planning proposals.

Lighting

The functional lighting for infrastructure will satisfy the legislative and technical requirements. Lighting to paths, and informal/formal routes around and within the site will be provided to ensure a safe walking and cycling environment for users. Focal point lighting, landscape lighting and feature lighting will be considered when the appropriate level of detail is known in terms of uses, building locations footprints, and end user requirements.

Landscape and Planting Definitions

- **Woodland Areas** – mixed species woodland which generally clear at ground level with low proportion of under store planting. Screens and visually frames developed areas throughout year, can act as corridor for paths and provides continuous cover for wildlife.
- **Trees and Landscaped Areas** – Mix of indigenous species to be agreed with Planning Authority.
- **Low level bulb planting** – areas planted with spring and potentially summer flowering bulbs. Located at key access and areas of high visibility to provide splashes of colour.
- **Low level shrub beds** – shrubs and bushes up to 0.9m in height. Soften edge of development by breaking up grassed areas and provide diversity in terms of colour and texture.
- **Low level hedges** – an effective way of defining spaces and providing low level shelter. Beech hedging preferred in residential and parkland areas with mixed hedges on the edge of woodland planting. Up to 0.6m in height.
- **Avenue Feature Trees** – Widely spaced strips of feature trees approximately 15 to 20 metres apart, generally single or staggered which have a clear understorey. Provide filtering to break up and soften views. Usually established with extra heavy standard trees but detail of species and standard to be agreed with Planning Authority.
- **Wetland Water Feature** – area managed to provide a wetland or pond. Designed into development to provide a focal point with multiple benefits in terms of providing SUDS, biodiversity, visual amenity and recreation.
- **Tree clusters** – Small groups of up to 7 trees planted to provide a focal point.
- **Earth Shaping** – Land sculpted to create a feature
- **Shrub hedge** - Low level hedging up to 0.9m in height comprising of mixed shrub species in contrast to hedges of uniform nature such as box or beech.
- **Feature trees** – Single trees planted in a more decorative way to add interest and create detail definition of a space within the more strategic structure. Usually a heavy standard tree but detail of species and standard to be agreed with Planning Authority.

Important notes for clients / contractors:
No works are to commence on site until all relevant approvals have been obtained. Any deviations to the approved plans have to be reported to this office. Contractors to check all dimensions on site prior to commencement of work. Given dimensions only to be used. "DO NOT SCALE". The copyright of this drawing and design remain the sole property of Springfield Properties Plc and must not under any circumstance be reproduced in any way without express written consent.

LEGEND

PROPOSED LANDSCAPING

- Open Space
- Woodland Areas
- Indicative Trees & Landscaped Area
- Low level bulb planting (<0.5m high)
- Low level shrub beds (<0.9m high)
- Low level hedges (<0.6m high)

PROPOSED USES

- Areas 7, 8, 9, 10 - Use Classes 9 (Housing)
- Areas 2, 3, 6 - Use Classes 1, 4, 5, 6, 7, 11 (Limited Retailing associated with specific end user)
- Areas 1, 4, 5 - Use Classes 4, 5, 6 (Ancillary retailing only)

PHASE 1 - DEVELOPABLE AREA

Indicative developable areas (see schedule below for individual parcels)

- Phase 1
- | | | |
|---|-------------|--|
| 1 | 21,289 sq.m | 2.13 hectares / 5.26 acres or thereby |
| 2 | 20,092 sq.m | 2.01 hectares / 4.96 acres or thereby |
| 2 | 9,846 sq.m | 0.98 hectares / 2.43 acres or thereby |
| 3 | 17,498 sq.m | 1.75 hectares / 4.32 acres or thereby |
| 4 | 44,980 sq.m | 4.49 hectares / 11.11 acres or thereby |
| 5 | 80,653 sq.m | 8.07 hectares / 19.9 acres or thereby |

TOTAL DEVELOPMENT AREAS SHOWN 194,358 sq.m 19.44 hectares / 48.0 acres or thereby

PHASE 2 - DEVELOPABLE AREA

Indicative developable areas (see schedule below for individual parcels)

- Phase 2
- | | | |
|----|-------------|---------------------------------------|
| 6 | 26,938 sq.m | 2.69 hectares / 6.7 acres or thereby |
| 7 | 12,727 sq.m | 1.27 hectares / 3.14 acres or thereby |
| 8 | 30,106 sq.m | 3.01 hectares / 7.44 acres or thereby |
| 9 | 21,287 sq.m | 2.13 hectares / 5.26 acres or thereby |
| 10 | 21,701 sq.m | 2.17 hectares / 5.36 acres or thereby |

TOTAL DEVELOPMENT AREAS SHOWN 112,759 sq.m 11.28 hectares / 27.9 acres or thereby

Indicative areas for storm attenuation (size and location subject to detail design)

Area of new road being provided

Positive frontages

D	13.10.16	Active Travel Linkage	CS	BW
C	28.09.16	Bus Stop location identified	LB	KS
B	27.09.16	Use class colours to developable areas revised	B	BW
A	26.09.16	Areas added in hectares	B	BW
Rev.	Date	Remarks	By	Ch.

Revisions



Springfield Properties Plc

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Project
Barmuckity Business Park
Elgin

Drawing
Landscape Design
Framework Diagram

Scale	Date	Drawn by	Checked by
NTS	Sept 16	LB	BW

Drawing no. BARM_SL_01	Rev D
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