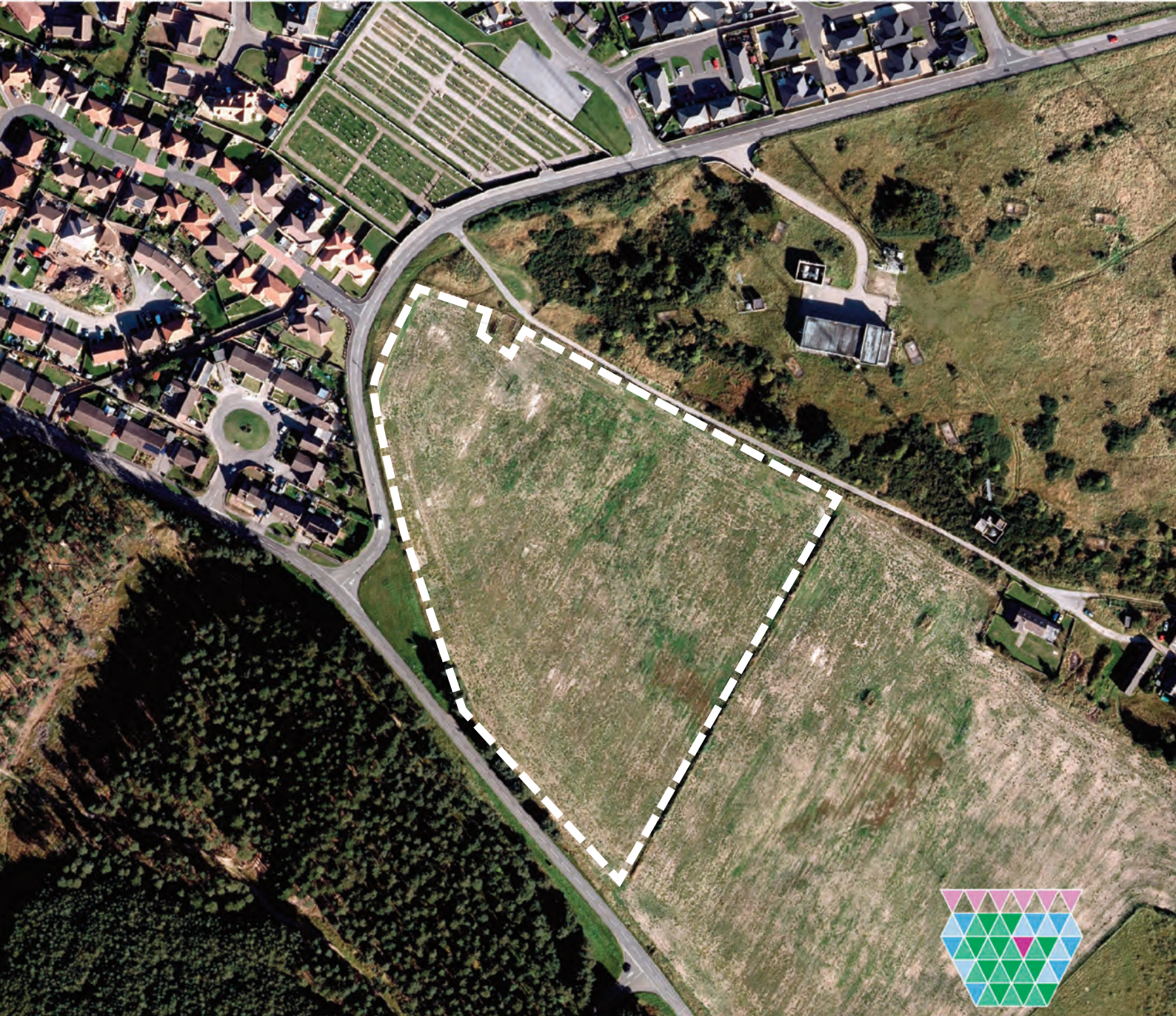


PLANNING AND DEVELOPMENT SERVICE
DRAFT JANUARY 2017



moray
council

DEVELOPMENT BRIEF

R4 BURGHEAD



R4 Burghead

Introduction

This brief sets out the design principles for the development of site R4 Clarkly Hill in Burghead. The designation text pertaining to site R4 can be found in the adopted Moray Local Development Plan (LDP) at www.moray.gov.uk/downloads/file100531.pdf. The site has an indicative capacity of 60 houses.

Purpose

This brief sets out the Council's expectations of proposals for this site and the design principles that must be taken into account in its development. The brief is informed by national and local planning and design policy and guidance.

Planning Status

This brief has the status of Supplementary Guidance (SG) and is a material consideration in the determination of planning applications.

Early Design Advice

Developers are encouraged to enter into dialogue at the start of the development process (e.g. prior to the submission of a planning application) to discuss their proposal.

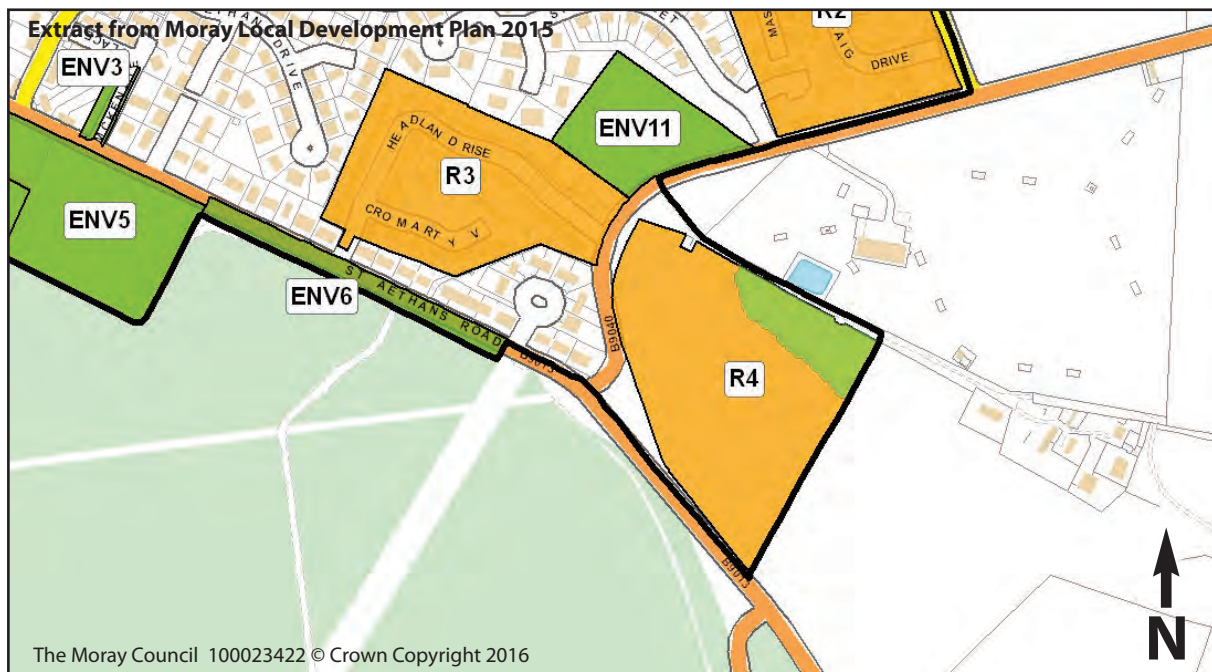
Quality Audit

Developers are required to audit the design quality of their proposal using the Council's Quality Audit which can be viewed at www.moray.gov.uk/moray_standard/page_102159.html. This audit will also be undertaken by the Council and will help inform discussion.



Policy & Infrastructure Requirements

LDP Policy	Policy/Infrastructure	Requirement (based on an indicative capacity of 60 houses)
H8	Affordable Housing (25% of total units)	15 houses
H9	Accessible Housing (10% of private sector units)	5 houses (including 3 bungalows)
E5	Open Space	20% of total area
T2, T5	Transport	New junction onto B9014 with visibility splay of 4.5m x 215m
T7	Active Travel	Footpath/cycleway extension along frontage of B9040 with provision made for safe crossing the B9013 and B9040.



Developer Obligations

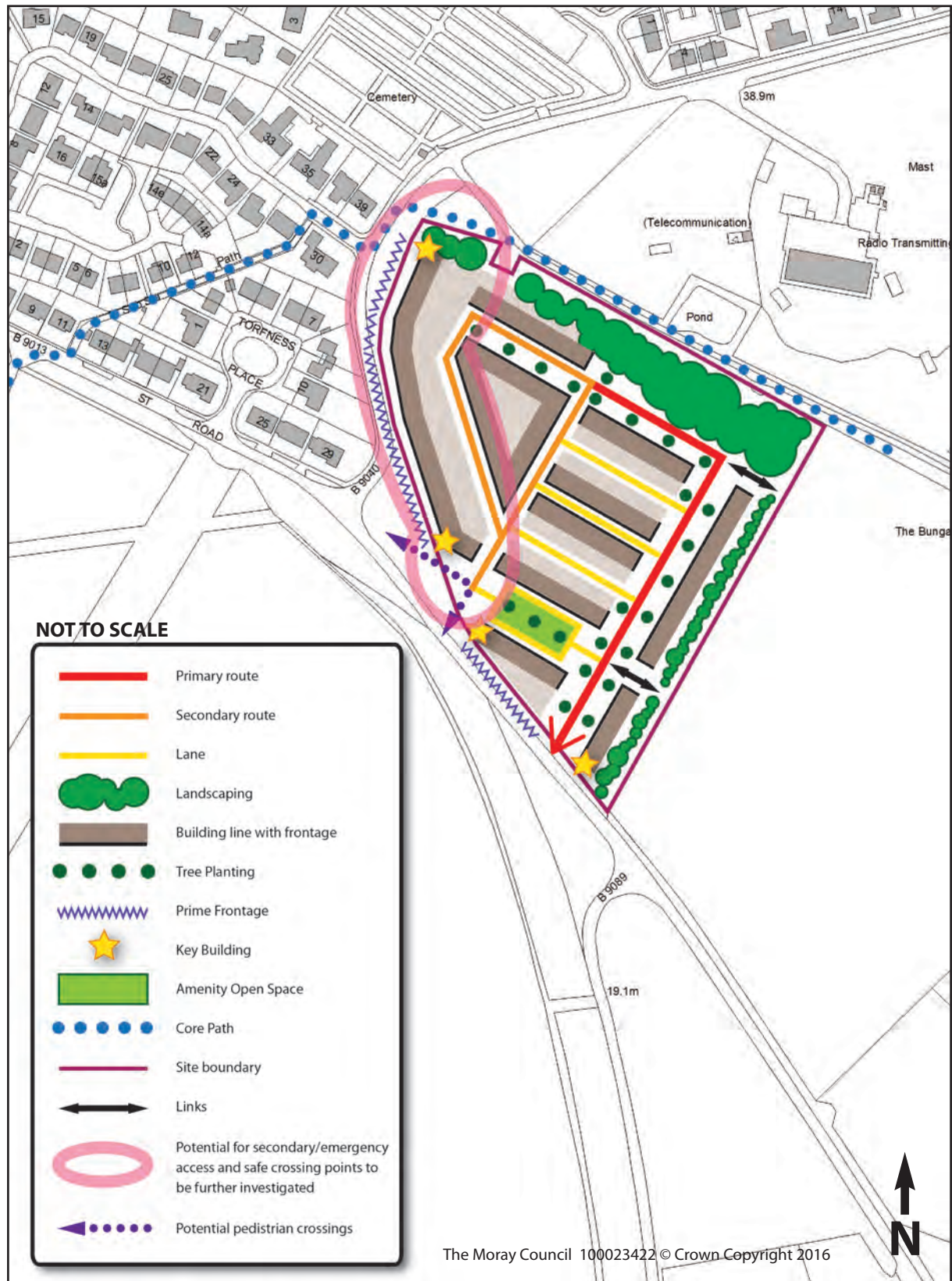
At the time of writing, developer obligations are required to mitigate the adverse impact of this development on healthcare facilities. In this respect, contributions are sought towards the expansion of Moray Coast Medical Practice to accommodate 1 additional GP and support staff.

Developers are advised to consult the Council's Supplementary Guidance on Developer Obligations which sets out the anticipated infrastructure requirements and associated costs for each LDP site. The SG is reviewed on an annual basis and can be viewed at www.moray.gov.uk/developerobligations.



Development Strategy

The development strategy has been informed by the site analysis shown in Appendix 1.





Looking North West



B9013

DEVELOPMENT STRATEGY

Design Concept

Clarkly Hill is a gateway site to Burghead. The development must reflect its location and provide a high quality frontage onto the B9040 and B9013 with houses stepping up the B9013 to Cummington. The buildings along this frontage will incorporate rhythm into the streetscene through the use of architecture detail and materials. The layout will reflect the traditional grid pattern of the village. The development will be set against a backdrop of newly established trees and include tree-lined connections to the woodland to the west and into the village. The desire line along St Aethan's Road will be terminated by an open space incorporating feature trees to further reflect the village's relationship to its wooded environs and countryside.

Design Criteria

To deliver the design concept the development must incorporate the following criteria:

Movement

Connections

- One access point for vehicles, pedestrians and cyclists onto the B9013 with a visibility splay of 4.5m x 215m.
- Potential for second or emergency vehicular access onto B9013 or B9040 as development is over 50 units. Further investigation to take place as to potential location.
- Dedicated pedestrian and cycle route through the site providing direct access to the village centre with safe crossing points provided on the B9013 and B9040, with appropriate visibility. Further investigation to take place as to potential location.
- Connection to Clarkly Hill core path from the development to be provided.
- Provision for further expansion of village – layout must incorporate future access points to east.
- Primary and secondary routes and lanes shall vary in surface and texture materials to distinguish the street hierarchy and intended users.
- Active travel routes through the site to incorporate desire lines and link the development to the village centre, Clarkly Hill core path, and woodland across the B9013.
- Footpath/cycleway extension along frontage with provision made for safe crossing points on B9040 and B9013, with appropriate visibility.
- Traffic safety must be designed into the development. Street and junction design must take on the principles of the National Roads Development Guide (NRDG) and the Scottish Government's policy on Designing Streets.
- Routes must be overlooked by houses to provide natural surveillance.

Routes

- A primary route from B9013 around central area of site, with potential to provide secondary or emergency access onto B9013 or B9040.
- Secondary routes help to form grid layout for residential development and a permeable layout. These are envisaged to be narrower roads that promotes pedestrian and cyclist usage and minimises vehicular use.
- Lanes will be incorporated into the grid layout to provide shorter cross routes and allow rear access to properties.

Car Parking

- Majority of parking within the curtilage of houses along primary and secondary routes must be to the side or rear of the building. Car parking must not dominate the streetscene.
- Properties accessed by lanes shall have parking to the rear.
- Parking within the curtilage of houses and on-street must be softened by planting.



St Aethan's Road



Core Path LM10

Buildings/Identity

Legibility

- Street layout/block structure to incorporate views along St Aethan's Road and Headland Rise.
- Built-in features (key buildings, boundary treatments, planting, open space) as set out in the Development Strategy diagram will help people orientate their way around the site.

Block Structure & Size

- Buildings in the lower (south) part of the site can be a maximum of 1 1/2 storey's in height. Buildings in the upper (north) part of the site must be a maximum of 1 storey in height. Buildings must not breach the ridgeline.
- Rectangular block structure akin to traditional street pattern of Burghead – block structure approx. 40m x 90m (or similar proportions).
- Affordable housing must be integrated within the development.
- Accessible housing located close to public transport nodes and primary accesses into the site.

Boundaries & Edges

- Houses on primary routes set back from the pavement behind low stone walls.
- Houses on secondary routes brought forward to front onto pavement and replicate traditional street pattern. Variation in boundary treatment acceptable on secondary routes (e.g. hedging)
- Boundaries along primary routes must be stone (or contemporary interpretation) walling.
- Boundaries between development plots must include planting to provide screening/privacy.
- Majority of front gardens along primary routes must include tree planting to enhance the aesthetic value of the streetscape.
- Rear gardens along the eastern boundary of the development must be satisfactorily screened by planting to ensure that fencing is not visible as this forms the gateway into Burghead.

Key Buildings

- Buildings along the B9013 and B9040 must be of high architectural quality to reflect their importance as prime frontage along these key routes and for the site as a gateway into the village.
- Key buildings must be provided at locations denoted in the Development Strategy diagram. These buildings must be distinct in terms of design, architectural detail and materials (e.g. slate, wet dash render, colour).
- A key building with a frontage onto core path LM10, the B9040 and internal road must be provided at the north-west corner of the site where core path LM10 meets the B9040.

Materials and Detail

- Acceptable materials for buildings – slate or non-profiled slate effect roof tiles, wet dash render, stone (or contemporary interpretation). Key buildings and buildings along the prime frontage must take cognisance of the traditional materials of Burghead (e.g. slate) and should use colour (e.g. cream, white) to demark their importance, where appropriate.
- Acceptable materials for boundaries – stone walls, uniform fencing (one material, design and colour), hedging. 6ft fencing will only be acceptable where softened by landscaping.
- Architectural detail of traditional buildings in Burghead (e.g. dormers, chimneys, banding around windows and doors, quoins) must be incorporated into the development. These features can be used to create rhythm in the streetscene.
- Key buildings and the majority of buildings along the prime frontage to incorporate chimneys as these are an architectural feature of traditional houses in Burghead.
- Bay windows will generally not be acceptable. Windows should have a vertical emphasis.
- Buildings must take cognisance of energy efficiency (e.g. glazed south facing elevations to maximise passive solar gain).

Architectural Detail





Open Space

Open Space

- Rectangular amenity green space provided within desire line from site to St Aethan's Road to be planted with feature trees.
- Houses must front onto open space.
- Children's play area to be provided within the site.

Landscaping

- Planting along B9013 must be retained, where possible. Trees may need to be planted along this route to create an attractive green corridor into the village and soften the impact of development at this gateway location.
- Planting to be established on steeper slopes in south eastern part of the site to create backdrop to housing in order that it does not breach the ridgeline.
- Tree planting along primary routes which link to woodland in west, and into village centre.
- Trees and soft landscaping must improve biodiversity within the development.
- Trees/shrubs suitable for the site are: common ash, birch, scots pine, willow and rowan.
- A detailed landscape plan must be submitted as part of the proposal. This must set out detail on species type, etc. to ascertain whether the trees proposed are suitable for the locations proposed within the development, and if they are likely to provide adequate foliage within a reasonable time period (5-10) years to deliver their intended purpose.

Sustainable Urban Drainage (SUDS)

- SUDS to be designed into the development from the outset. This should also address any existing surface water issues.
- Any SUDS pond must be a feature of the development and overlooked by buildings.

View to site

Further Considerations

Pre-application/Planning Application Requirements

Applicants are to note the following key requirements as detailed through the development brief:

Pre-application

- Consult Moray Council Development Planning and Facilitation Team, Transport Development Team, and Housing Services together with the Ministry of Defence, SEPA, SNH and Scottish Water at the earliest opportunity.

Full Planning Application

- Design and Access Statement, Sustainability Statement, Transport Statement and Drainage Impact Assessment in support of the planning application. This list is not exhaustive and other assessments may be required.
- Access requirements: consideration of straightening B9040, provision of access from B9013 and potentially B9040, pedestrian and cycle route along the B9013 and B9040 with provision made for crossing these roads, and green corridor along B9013 frontage into village centre.

CONTACTS

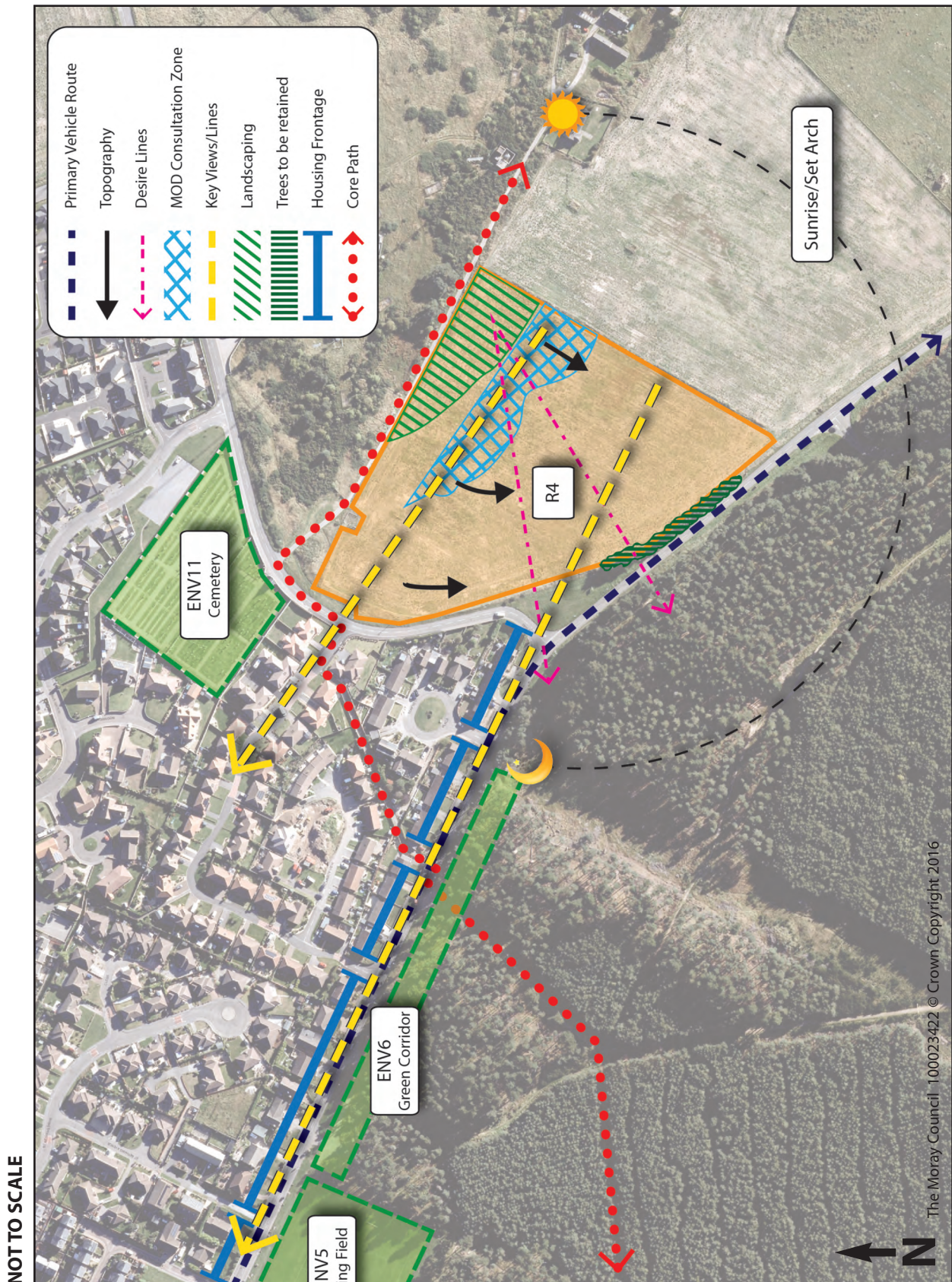
Planning and Development Team
(Development Services)

Tel: (01343) 563287

Email: localdevelopmentplan@moray.gov.uk



Appendix 1: Site Analysis



Movement

Pedestrians & Vehicles

- Areas of pedestrian/vehicular conflict at B9040 and B9013 – crossing points from the site into the village and to the surrounding woodlands/football grounds).
- No existing cycleways in the immediate vicinity.
- Core Path (LM10) along northern boundary of site
- Public footpaths through Roseisle Forest (including core path LM09 which links to the Moray Coastal Path MCT03).
- Opportunities for vehicular and pedestrian connections onto B9040 and B9013.
- Opportunity to straighten B9040 to provide safer vehicular and pedestrian route.
- Desire lines from the site to St Aethans Road and into Roseisle Forest must be incorporated into the development.
- Vehicles and pedestrians converge at the services provided on Grant Street.



Buildings/Identity

Heritage

- Conservation area at core of village which includes pictish fort. This does not share a boundary with the site.
- No buildings of local architectural merit in the immediate vicinity.

Traditional Built Form/Street Pattern

- Traditional grid iron street pattern with rectangular block structure (approx. 40m x 90m). More modern development has introduced cul-de-sacs. Majority of traditional houses located at heel of pavement (fronting road), particularly along primary route of Grant Street.
- Many (traditional and modern) houses are set back behind low stone boundary walls.

Traditional Buildings & Materials

- Traditional buildings primarily located within centre of village – majority being 2 stories in height.
- More modern development in immediate vicinity, primarily 1 or 1 1/2 storey's in height.
- Traditional buildings of stone and slate construction.
- Boundaries along B9040 are a mixture of traditional and contemporary stone walls, and hedging at heel of pavement.

Visual Connections

- Key visual connections along St Aethan's Road/Grant Street and Headland Rise must be incorporated into development.
- Landscaping must be visually connected with Roseisle Forest.

Open Space

Landscape Character

- Undulating agricultural field sloping predominantly from north-east to south-west.
- Gorse and some trees located along northern boundary of site. LDP identifies this area to be planted.
- Trees along southern boundary of site (B9013). Tree survey required to identify trees to be retained and incorporated into development.

Existing Network of Open Space/Green Corridors

- Clarkly Hill core path (LM10) to north of site. Provides links to surrounding countryside and Roseisle Forest.
- Woodland walks in Roseisle Forest to the south of the site, including core path LM09 (which links to MCT03)
- Playing field and play area at Burghead Playing Field, located approx. 570 metres from south western boundary of site.
- Burghead Thistle Football Grounds located to south east of site on B9089.

Use of Space

- Houses mainly front onto road providing good natural surveillance and improves safety and security.
- Private gardens to the rear of properties.
- MOD consultation zone running along ridgeline.

Landscaping (Soft/Hard)

- Mainly hard landscaping within the developed town.
- Soft landscaping provided by Roseisle Forest, existing trees and gorse at Clarkly Hill and the Coastline.

Flooding

- Not subject to fluvial or coastal flood risk.
- Small pocket of Surface Water Flooding (1 in 10 year) at bottom of development site. Development will increase hardstanding area so will require a Drainage Impact Assessment to make sure drainage is adequate.







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