

PLANNING AND DEVELOPMENT SERVICE
AUGUST 2017



moray
council

DEVELOPMENT BRIEF

R11 PILMUIR ROAD WEST, FORRES

Plantation
Cottage



R11 Pilmuir Road West

Introduction

This brief sets out the design principles for the development of site R11 Pilmuir Road West in Forres. The designation text pertaining to site R11 can be found in the adopted Moray Local Development Plan (LDP) at

www.moray.gov.uk/downloads/file100543.pdf

The site has an indicative capacity of 40 units.

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

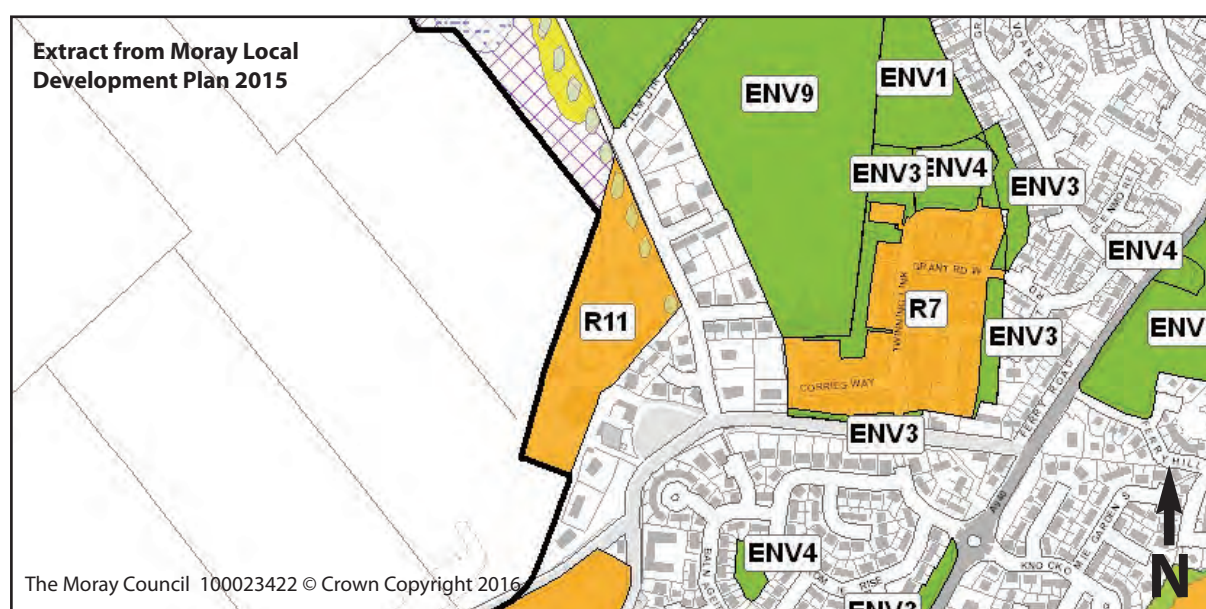
www.moray.gov.uk/designquality

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 40 houses)
H8	Affordable Housing (25% of total units)	10 houses
H9	Accessible Housing (10% of private sector units)	3 houses (including 2 bungalows)
E5	Open Space	15% of total area
T2, T5	Transport	Demand Responsive Transport Service
T7	Active Travel	Completion of cycle link path (Grantown Road) to schools and town centre



Developer Obligations

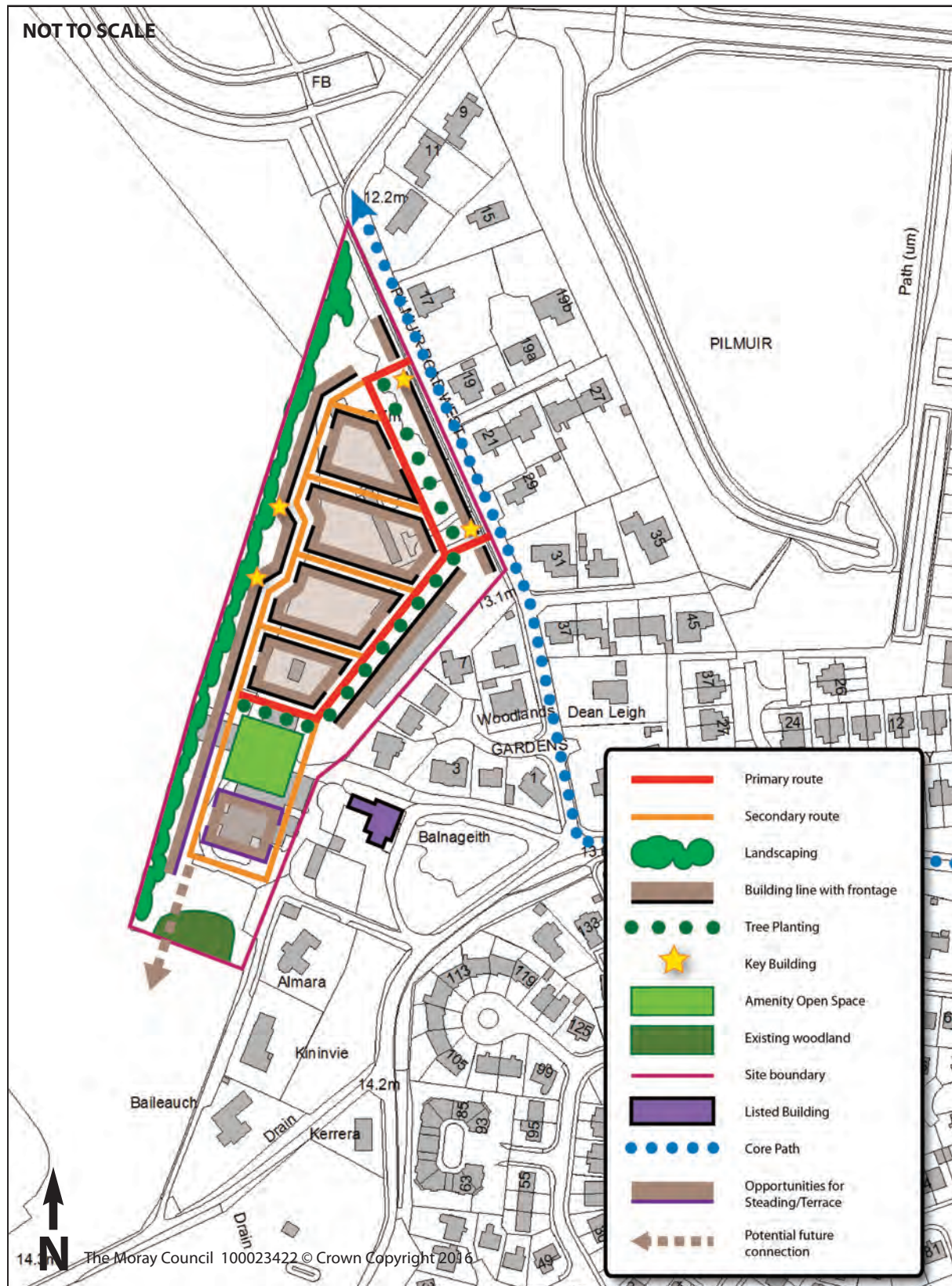
At the time of writing, developer obligations are required to mitigate the adverse impact of this development on education and healthcare facilities. In this respect, contributions are sought towards the extension of Forres Academy and expansion of Forres Health Centre to accommodate 4 additional GP's and support staff, provide for 2 dental chairs and expand existing pharmacies.

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.



DEVELOPMENT STRATEGY

Design Concept

The site is located on Balnageith Farm which has a long established farming history with the category B Listed Balnageith Farmhouse being located immediately outwith the site to the east. There is an opportunity for buildings around the southern area of the site to reflect the traditional styles of Forres and particularly the farming heritage with the potential to incorporate steading/terracing/courtyard to add to the distinctiveness and character of the development.

The site will provide an area of open space or “village green” that will provide good quality, safe open space for residents to use. This space must be overlooked by properties and contain landscaping/tree planting to create an attractive usable space.

Pilmuir Road West is located at the western edge of Forres and will provide good connections through the development to surrounding local amenities and the wider countryside. The development will form the western boundary of Forres and significant structural landscaping will be provided to create robust settlement edge as well as providing the development with an attractive backdrop.



Design Criteria

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

Movement

Connections

- Access to be taken from Pilmuir Road West. Access points shown on the site plan are indicative.
- Dedicated pedestrian/cycle links must connect through the development to existing adjacent developments and the paths that have been established as part of the flood scheme.
- Active travel routes through the site to incorporate desire lines to the surrounding countryside, local amenities, flood scheme paths and aspirational core path.
- Routes must be overlooked by houses to provide natural surveillance.
- Upgrade the footway on the west side of Pilmuir West to 3m along site frontage and to flood alleviation to the north.

Routes

- A primary route with avenue tree planting will run along the northern and eastern edges of the site providing an entranceway into the development.
- Secondary routes will form a permeable layout. These are envisaged to be a narrower roads that promotes pedestrian and cyclist usage and minimises vehicular use.
- Primary and Secondary routes shall vary in surface and texture materials to distinguish the street hierarchy and intended users.
- Traffic safety must be designed into the development. Street and junction design must take on the principles of the National Roads Development Guidelines (NRGD) and the Scottish Government's policy on Designing Streets.

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 street scene.
- Parking within the front curtilage of houses and on-street must be softened by planting to reduce the visual impact of parked cars.



Looking North



Looking South

Buildings/Identity

Legibility

- The area of open space will be a focal point of the development.
- Avenue tree planting must be included on primary routes to aid legibility through the development

Block Structure & Size

- Buildings must front Pilmuir Road West and must be no higher than 1 ½ storeys to reflect the existing streetscape.
- Buildings must be set out in perimeter blocks and must overlook the streets.
- Blank gables fronting the street are unacceptable.
- Corner buildings, particularly at the end of secondary routes, must be designed to “turn the corner” to maximise natural surveillance to avoid blank gables fronting the primary route
- Affordable housing must be intergrated within the development.

Boundaries & Edges

- Hedging and stone (or contemporary interpretation) walls are appropriate for this site.
- Boundaries for the key buildings and buildings around the southern part of the site must be stone (or contemporary interpretation) walling to enhance the character of the development.
- 1.8m (6ft) wooden fences without landscape mitigation are not acceptable.
- Boundaries between development plots must include planting to provide screening/privacy.

Key Buildings

- Key buildings will be provided throughout the site. These buildings must of high architectural quality be distinct in terms of design, architectural detail and materials.
- There is an opportunity to reflect the farming and traditional heritage of Forres by introducing steading/terraced/courtyard buildings in the southern part of the site which will become key buildings. Slate roofs and coloured render must be used. Windows and doors must also have a vertical emphasis to reflect this.
- Buildings fronting Pilmuir Road West must be of a high quality as they will overlook the entrance into the development.
- Higher standards of design and materials must be sought for buildings in proximity to the listed buildings to avoid any adverse impact on its setting.

Materials and Detail

- Acceptable materials for buildings –slate or non-profiled slate effect roof tiles, wet dash render, timber, stone (or contemporary interpretation)
- Key buildings must use high quality materials and reflect traditional styles (see key buildings).
- Acceptable materials for boundaries – stone walls and hedging.
- 1.8m (6ft) fencing will only be acceptable where softened by landscaping.
- Buildings must take cognisance of energy efficiency (e.g. glazed south facing elevations to maximise passive solar gain).
- Windows should have a vertical emphasis and be arranged in a uniform manner.
- Suburban detailing (quoins, facing bricks etc) must be avoided.

Site Photos





Open Space

Open Space

- An area of usable amenity open space will be provided and will become a focal point of the development. An equipped play area must be provided within this open space.
- Houses must front onto open space providing natural surveillance.

Landscaping

- A landscaped western edge must be provided to provide containment to the site and a robust edge to the settlement.
- Tree planting along primary routes through the site to link in with planting on the Flood Alleviation Scheme
- 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 in accordance with CIRIA's The SUDS Manual C753 and The Controlled Activities Regulations General Binding Rules 10 and 11.
- 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.

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, Archaeology Service, Moray Council's Flood team and Housing Services together with, SEPA, SNH and Scottish Water at the earliest opportunity.

Full Planning Application

- Design and Access Statement, Quality Audit, Sustainability Statement, Transport Assessment, Contaminated Land Assessment, Flood Risk Assessment, Drainage Impact Assessment and Tree Survey must be provided in support of the planning application. This list is not exhaustive and other assessments may be required.
- **Environmental Considerations:** Development must satisfy the requirements of Policy E2 Local Nature Conservation Sites and Biodiversity and Policy E3 Protected Species and the potential need for survey work for bats and breeding birds to ascertain whether the tree(s) or building(s) contain bat roosts and/or bird nests. Ecological survey work must be carried out at the appropriate time of the year for the species being surveyed, so will require scheduling in advance to avoid delays with planning applications due to incomplete or inadequate survey information.
- All construction works should be undertaken according to best practice as outlined in the relevant Pollution Prevention Guidelines (PPG's).

CONTACTS

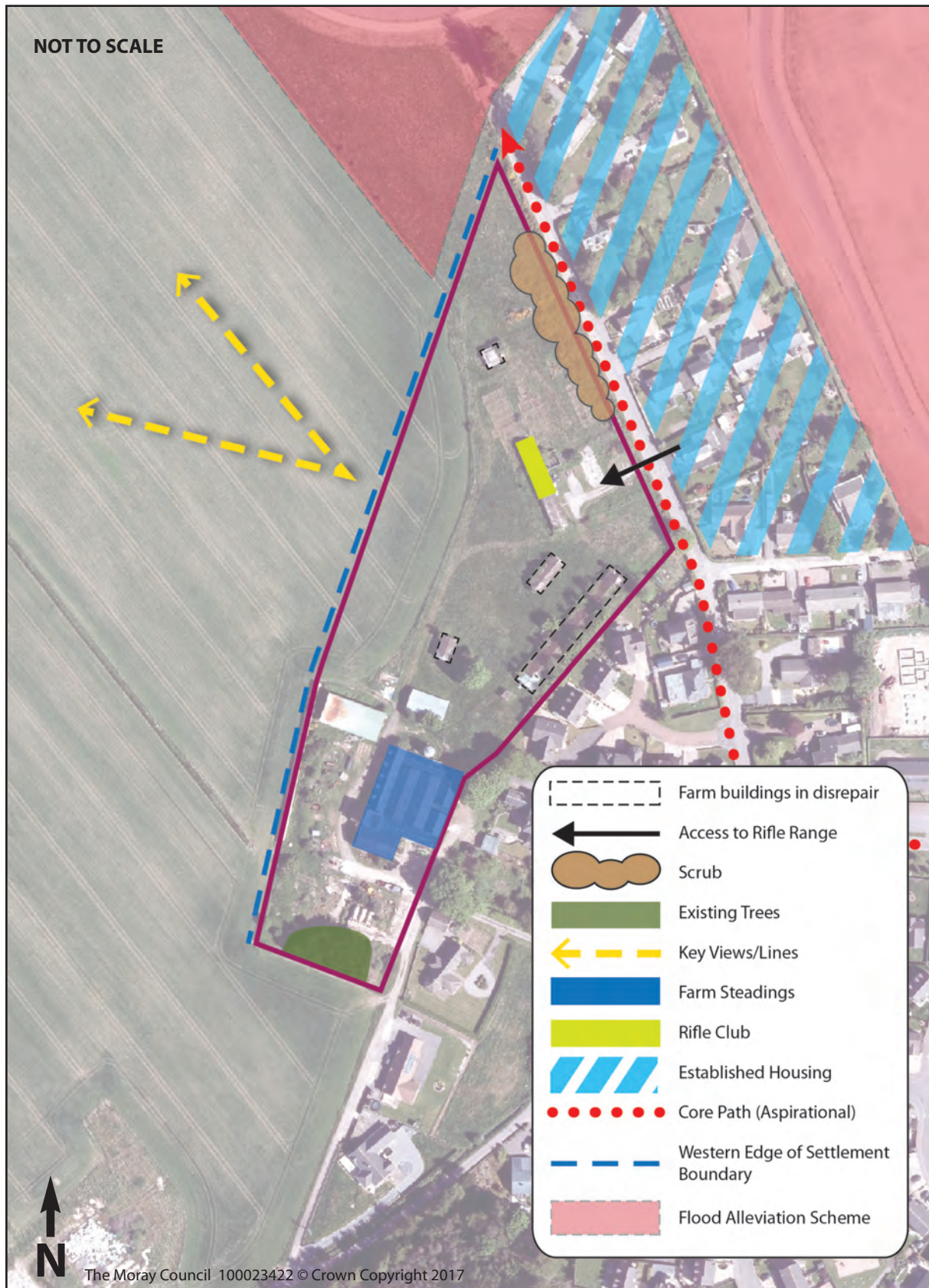
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Appendix 1: Site Analysis



Movement

Pedestrians & Vehicles

- Pilmuir Road West is the main vehicular access road into the site.
- Aspirational core path running along the eastern edge of the site.
- Desire lines from the site flood alleviation scheme paths and local amenities.

Buildings/Identity

Heritage

- The site is adjacent to the category B Listed Balnageith Farmhouse
- The site contains farm steadings which reflects the farming history of the site.
- Settlement contains conservation area with numerous listed buildings but does not share a boundary with this site.
- Within part of the site lies NJ05NW0069, the cropmarks and remains of an enclosure which has been possibly identified as a Roman camp. There is the potential for further remains to be uncovered within the development site.

Traditional Built Form/Street Pattern

- Site surrounded by modern development which has introduced modern street layouts including cul-de-sacs.
- Pilmuir Road West characterised by bungalows
- Site contains several disused buildings that are not worthy of retention



Traditional Buildings & Materials

- Traditional buildings primarily located within the town centre
- Existing buildings on Pilmuir Road West and in immediate vicinity are primarily 1 or 1 1/2 storey's in height.
- Stone walls and hedging are the predominant boundary treatment on Pilmuir Road West.

Visual Connections

- Site is at the edge of the settlement with views of the open countryside to the west.

Open Space

Landscape Character

- Flat field at edge of settlement with no landscape character. Site contains scrub along the eastern edge of no quality that is worth retaining
- Pocket of existing trees adjacent to the farmhouse that may be worthy of retaining
- MLDP require planting along the western boundary to provide landscape character

Existing Network of Open Space/Green Corridors

- Football pitch and newly created paths from the flood alleviation scheme are located approximately 100m from the eastern boundary.
- Open space including park with play area located approximately 500m away

Use of Space

- Existing houses on Pilmuir Road West predominantly do not front the street

Landscaping (Soft/Hard)

- Mixture of hedging and stone walls

Flooding

- Protected to a 1 in 200 year fluvial event by the Findhorn Flood Alleviation Scheme. However, surrounding Pilmuir housing estate is subject to considerable surface water ponding. Flood Risk Assessment required to show development will not increase the surface water in the surrounding area due to increase in hardstanding area.
- Drainage Impact Assessment required to show adequate design of SUDs in development.







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