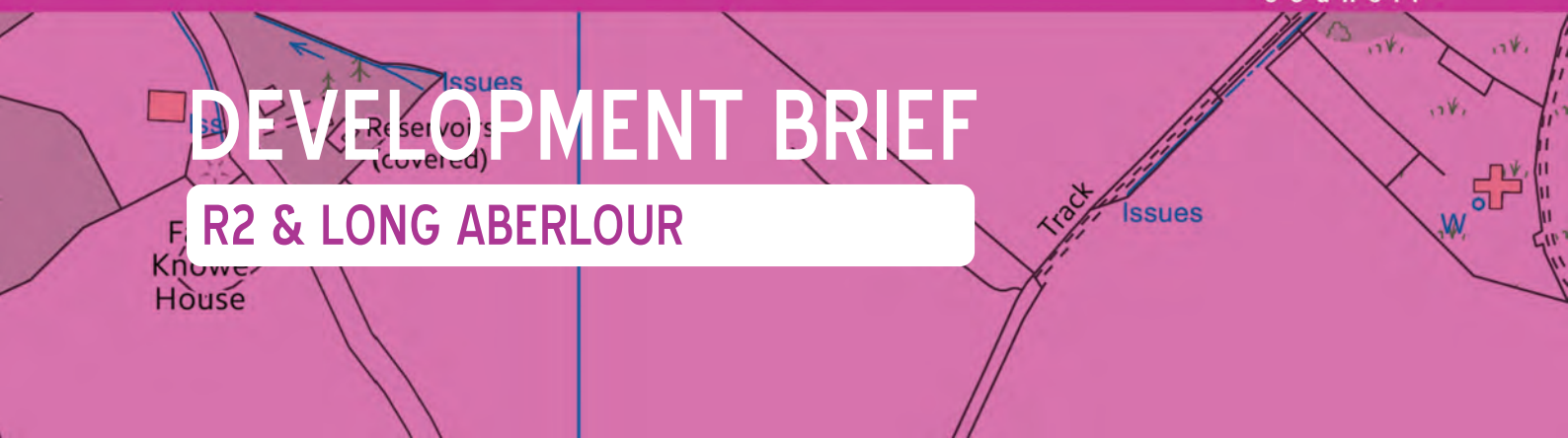




moray
council

DEVELOPMENT BRIEF

R2 & LONG ABERLOUR





R2 and LONG Aberlour

Introduction

This brief sets out the design principles for the development of sites R2 & R2 LONG Braes of Allachie in Aberlour. The designation text pertaining to site designations can be found in the adopted Moray Local Development Plan (LDP) at www.moray.gov.uk/downloads/file100524.pdf R2 has an indicative capacity of 40 houses and R2 LONG 50 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

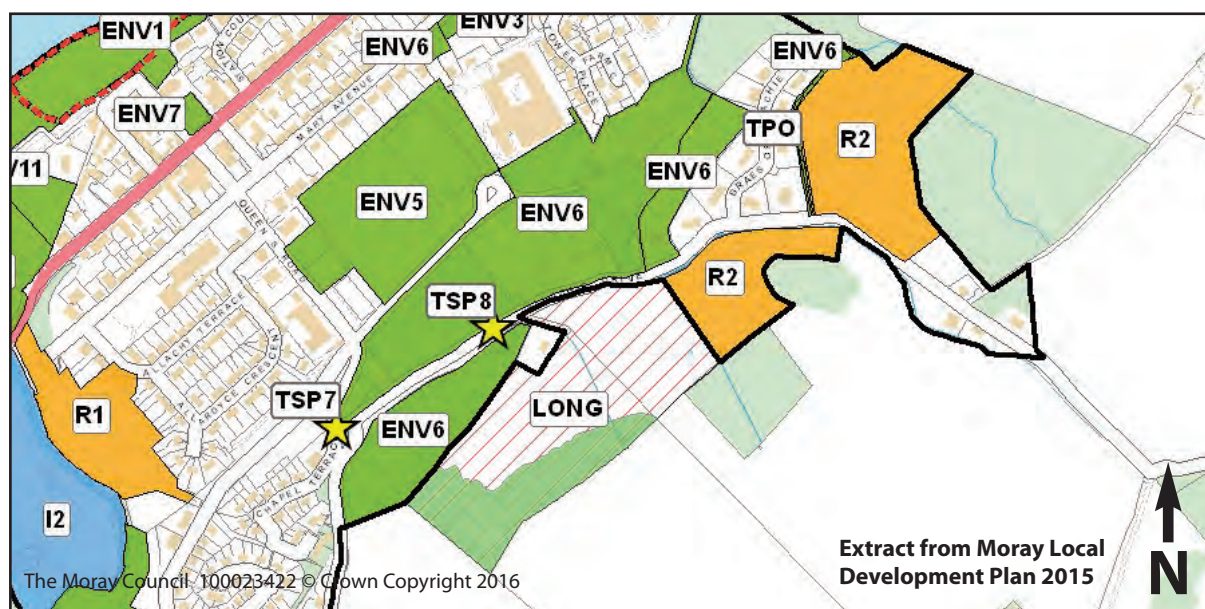
Developers are required to audit the design quality of their proposal using the Council's Quality Audit which can be viewed at www.moray.gov.uk/designquality

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 60 houses)
H8	Affordable Housing (25% of total units)	23 houses
H9	Accessible Housing (10% of private sector units)	7 houses (including 4 bungalows)
E5	Open Space	20% of total area
T2, T5	Transport	Demand Responsive Transport Service
T7	Active Travel	Upgrade of existing paths to create active travel link to Speyside High School



Developer Obligations

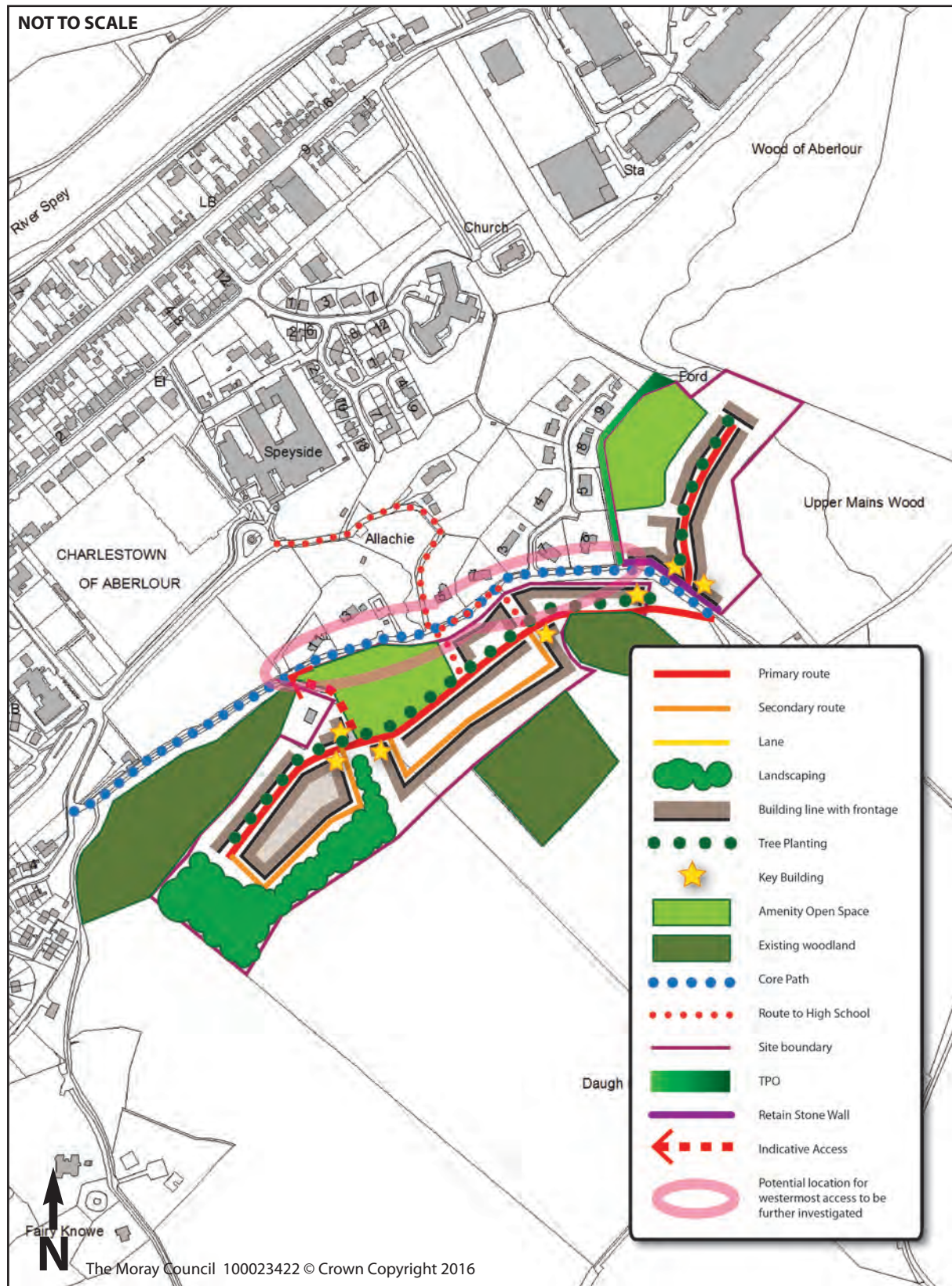
At the time of writing, developer obligations are required to mitigate the adverse impact of this development on healthcare facilities and the transport network. In this respect, a contribution is sought towards the expansion of Aberlour Health Centre and provide 1 additional dental chair, and towards the Council's Demand Responsive Transport Service.

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

Context

This development brief considers the R2 and LONG sites to ensure there is connectivity between them and ensure landscaping, drainage, roads and affordable housing elements are considered comprehensively at the outset.

Design Concept

Braes of Allachie is an expansion to the south eastern edge of Aberlour located on the hills above the town. It will feature distinct pockets of development within an attractive woodland setting providing views over Aberlour and the wider countryside. The development will be influenced by Aberlour's traditional built form and design of the houses will be a modern interpretation of this to creating a development with distinct character and identity. Woodland planting will be a key feature and will create an attractive edge to the town allowing the development to integrate sensitively. This woodland creation will be a key feature of the site and will be high quality and allow good community access. In addition to the woodland planting the development will provide areas of usable open space that is overlooked by housing. The open space should have an identified function such as a playspace, pitch garden etc. A tree lined avenue along the primary route will inter connect the R2 and LONG site adding to the distinctiveness of the site. Natural desire lines will be included providing good access to local amenities and the village centre.



Design Criteria

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

Movement

Connections

- Upgrading of Allachie Drive to a 5.5 metre wide carriageway with a 2m wide footway on the south side and a 1.5m – 2m verge on the north side.
- Junction of Allachie Drive and Chapel Terrace requires visibility splay of 2.4m by 33m metres subject to agreement with the Roads Authority. If there are any changes to the network or to traffic on the network in the future then this requirement may need to be re-assessed at the time of any application.
- The Hatton Road junction requires to be repositioned to a point approximately 30m to the northeast in agreement with the Roads Authority.
- Provision of an active travel/safe route to the Speyside High School
- Connections to the existing core path along Allachie Drive.
- Potential improvements to be made at junction with Chapel Terrace and Allachie Drive due to poor visibility and lack of footpath.
- Core path width to be increased to 3m where possible.

Routes

- A continuous tree lined primary route will connect R2 (south) and LONG to help define the main route through the site.
- One vehicular access will serve R2 (north) from Allachie Drive.
- Two vehicular accesses will be provided into the R2 (south) and LONG. All public road accesses to the site must be designed to an adoptable standard and the location of the westernmost access must be located as close to the indicative location shown taking account of the requirements to overcome the Flood Prevention Scheme and topography which are known constraints to forming a new access onto Allachie Drive.
- Traffic safety must be designed into the development. Street and junction design must take on the principles of the National Road Development Guidance (NRDG) and the Scottish Government's policy on Designing Streets.
- Secondary routes are envisaged to be a narrower road that promotes pedestrian and cyclist usage and minimises vehicular use. They shall vary in surface materials to distinguish the street hierarchy.
- Routes must be overlooked by houses to provide natural surveillance.

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 and on-street must be softened by landscaping to reduce the visual impact of parked cars.



Buildings/Identity

Legibility

- A tree lined primary route will provide a continuous connection through R2 (south) into the LONG.
- 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

- Scale of buildings must reflect the undulating topography of the site and must maximise views of the wider countryside to the north.
- Housing fronting Allachie Drive must be a maximum height of 1 ½ stories and have their principle elevations fronting this road.
- Buildings must be set out in perimeter blocks and must overlook the street. Blank gables fronting the street are unacceptable.
- Cul de sacs must be avoided although given the size and topography of the site it is accepted that R2 North will contain one.
- Affordable housing must be integrated within the development.
- Accessible housing located close to public transport nodes and primary accesses into the site.

Boundaries & Edges

- Hedging and stone (or contemporary interpretation) walls are appropriate for this site.
- The drystone wall that surrounds R2 (north) must be retained or restored to add character to the development.
- Buildings fronting Allachie Drive must use hedging as a boundary feature.
- 1.8m (6ft) fences without any form of landscape mitigation are not an acceptable boundary treatment.
- Boundaries between development plots must include planting to provide screening/privacy.

Key Buildings

- Key buildings must be provided at locations denoted in the Development Strategy diagram. These buildings must reflect traditional buildings and characteristics that are found in Aberlour and must be distinct in terms of design, architectural detail and materials and use high quality materials (see section below)
- The use of colour as a decorative feature is common within the existing townscape and can help to distinguish key buildings particularly on bargeboards, windows, shutters etc.

Materials and Detail

- Aberlour is characterised by stone and slate buildings with many displaying traditional architectural styles such as dormer windows, skews, decorated roof ridges and traditional sash and case windows. These features must be reflected through the development particularly on key buildings
- Acceptable materials for buildings –slate or non-profiled slate effect roof tiles, wet dash render, stone (or contemporary interpretation)
- Windows should have a vertical emphasis and be arranged in a uniform manner.
- Suburban detailing (quoins, facing bricks etc) must be avoided.
- Acceptable materials for boundaries are stone walls and hedging as they are used throughout Aberlour.
- 1.8m (6ft) wooden 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)

Area Photos





Open Space

Open Space

- An area of amenity greenspace must be provided in the LONG site and will be a focal point of the development. This could incorporate a SUDS feature and equipped play area.
- There is the opportunity to create an amenity feature with the area of land to the north west of R2 (north).
- Houses must front onto areas of open space providing good natural surveillance.

Landscaping

- Extensive woodland structural planting on the ridge to the south west of the LONG site to reinforce the containment of the site and if necessary supported by specialist input. Native tree species must be provided and must provide year round cover to reflect neighbouring woodland (Please refer to the MLDP 2015 Aberlour Settlement statement, p93).
- On secondary routes where the rear of properties overlooks the street, landscaping including tree planting must be provided to soften the streetscene.
- Tree planting along the primary route linking the R2 and LONG sites.
- 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.
- Site R2 contains a mature tree which must be retained and incorporated within the layout of future development proposals.
- Plans for the long term maintenance of the site must be set out to ensure that the woodland retains its value.
- 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.
- A Flood Risk Assessment and detailed SUDS design will be required and sufficient land made available for SUDS device.
- SUDS pond must be a feature of the development and overlooked by buildings.
- It is a policy requirement that a buffer strip of at least 6m between any new development and all water features is required.

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, Flood Team, and Housing Services together with SEPA, SNH and Scottish Water at the earliest opportunity.

Full Planning Application

- Design and Access Statement, Drainage Impact Assessment, Quality Audit, Flood Risk Assessment, Sustainability Statement, Tree Survey and Transport Assessment in support of the planning application. This list is not exhaustive and other assessments may be required.
- **Access requirements:**
 - Upgrading of Allachie Drive to a 5.5 metre wide carriageway with a 2m footway on the south side and a 1.5m-2m verge on the north side;
 - Junction of Allachie Drive and Chapel Terrace requires visibility splay of 2.4m x 33m subject to agreement with the Roads Authority. If there are any changes to the network or to traffic on the network in the future then this requirement may need to be re-assessed at the time of any planning application.
 - Hatton Road junction repositioned to a point approximately 30m to the northeast, provision of active travel/safe route to the Speyside High School.
- **Drainage:** Given the topography of the site, drainage will be a major issue. Surface water should be dealt with in a sustainable manner and SUDS should be used. This allows the opportunity to explore how SUDS could be used to enhance the development site in terms of placemaking, biodiversity and recreation. A Drainage Assessment and Flood Risk Assessment will be required for this site and it is

recommended that a drainage engineer is consulted to explore the possibilities about how SUDS could be best integrated into the development.

The risk of flooding from small watercourses will also need to be considered as well as specific consideration of ensuring that the development has a neutral or better effect elsewhere – namely downstream/down slope. Areas at risk of flooding from small watercourses will not be suitable for development and appropriate provision should be made to avoid development in those areas and incorporate any areas of flood risk into the green space for the development.

Environmental Considerations

- The site is in close proximity to the River Spey SAC and developers must provide information to confirm adequate protection measures are implemented to protect the water environment, including a buffer to the watercourse.
- Development must satisfy the requirements of Policy E2 Local Nature Conservation Sites and Policy E3 Biodiversity & Protected Species and the potential need for survey work for bats and breeding birds to ascertain whether the tree(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).

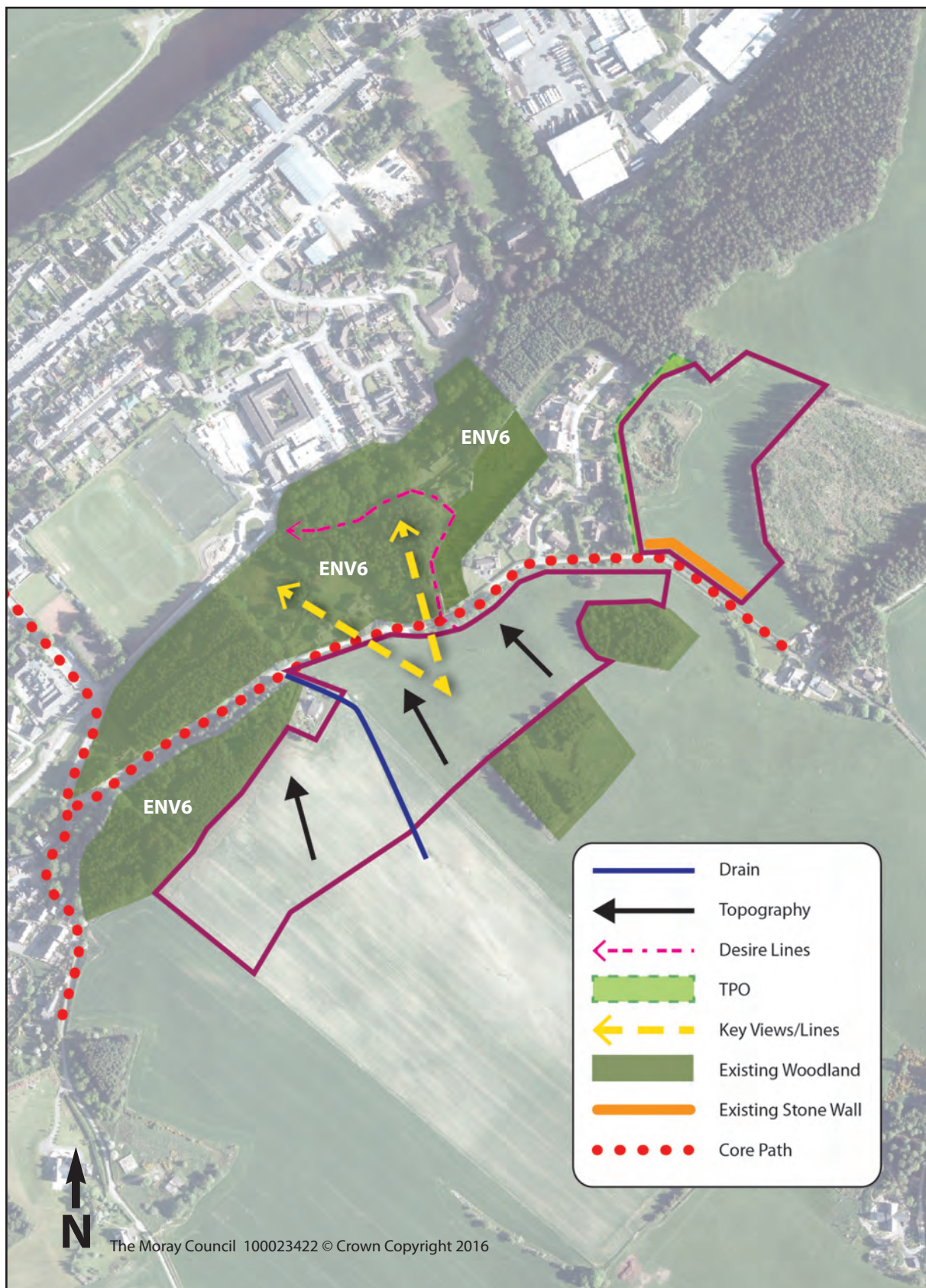
CONTACTS

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Appendix 1: Site Analysis



Movement

Pedestrians & Vehicles

- Poor junction at Allachie Drive and Chapel Terrace
- Core path running along Allachie Drive
- No public footpath/cycleway on Allachie Drive. Improvements are required
- Desire line to High School must be incorporated. Opportunity to improve existing track.
- Opportunity to improve path to the west of Phase 1

Buildings/Identity

Heritage

- No buildings of local architectural merit in the immediate vicinity but the centre of the settlement is characterised by buildings displaying traditional styles and materials

Traditional Built Form/Street Pattern

- Traditional planned town with rectangular block structure with buildings fronting two primary roads (High Street &
- More modern development has introduced cul-de-sacs.
- 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 1 ½ - 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 and display traditional characteristics such as roof dormers, skewes, chimneys and bargeboards.

Visual Connections

- Topography provides key visual connections over Aberlour and the wider countryside

Open Space

Landscape Character

- Sloping agricultural field predominantly from south-east to north-west
- There is a TPO running along the western edge of R2 north.
- Large area of established woodland on the north eastern boundary of the site. There are other areas of mature trees within the development site that must be retained. Proposal must include a tree survey.
- LDP requirement for planting along the south western edge of the site

Existing Network of Open Space/Green Corridors

- Core path along Allachie Drive and Queens road provides links to the town centre and wider areas countryside and woodland
- High School and playing fields located approximately 300m from the site. Existing track on natural desire line could be improved
- Formal square at heart of town
- Ares of existing mature woodland surround the site.

Use of Space

- Houses mainly front onto road providing good natural surveillance and improves safety and security.

Landscaping (Soft/Hard)

- Mainly hard landscaping within the developed parts of town but planting within gardens softens the streetscene
- Large quantity of open space throughout the settlement. Good links to River Spey and areas of established woodland provides an attractive backdrop to the settlement and is part of the character of Aberlour.

Flooding

- Both sites may be at risk from flood risk from surface water flow paths. This should be investigated through a Flood Risk Assessment and suitable mitigation measure proposed within the site (if required). There will need to be sufficient land available for SUDS devices. The site generally falls from south to north and will drain in this direction. A detailed SUDS design is required for this site.







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