

DEVELOPMENT BRIEF

SITE R1: SEAFIELD PLACE, CULLEN



SITE AREA: 4.09 Hectares CAPACITY: 30 UNITS

SITE R1: SEAFIELD PLACE, CULLEN

1. Introduction

1.1 **Site Description:** This green field site is located on the eastern edge of Cullen. The lower lying area of land facing onto Seafield Place has already been developed for housing while the remaining balance of land sits on a higher plateau above, rising steeply from west to east. Given the elevated position design, materials, layout and landscaping will be important factors to limit the visual impact and ensure the new development sits comfortably within its setting. These issues are discussed in more detail within the brief.

Access to the site is to be taken from Seafield Place via the existing access junction built to service the existing five houses on the site. There is a mixture of housing types immediately to the west unlike the R1 site these lie just within one of the Cullen Conservation Areas. The site is currently in the ownership of Seafield Estate

1.2 **Local Plan Status: R1 Seafield Place (4.09 ha)**

The current designation on the lower part of the site has been extended to include the higher 'plateau' area. This will result in new housing being located in an elevated position and thus design, materials, layout and landscaping will be important factors in ensuring acceptable skyline treatment results. Boundary planting must be carried out as part of this development. New houses may need to be situated well back from the ridgeline to reduce their impact. Site contours and planting requirements will restrict the site capacity, and no more than 30 houses will be permitted. Improvements may be required at the A98 junction as a result of the additional traffic.

2. Policy Compliance

2.1 In addition to site specific criteria proposals will have to comply with the general policies within the Moray Local Plan 2008, and this Brief should be read in conjunction with the Plan. Policy references are listed where appropriate.

2.2 The Council has prepared Supplementary Planning Guidance on a number of topics which should also be referred to.

- Affordable Housing
- Developer Requirements for Housing
- Urban Design Guide

3. Design Statement

3.1 Although below the threshold for "major" developments (where this is mandatory), the applicant will require to submit a Design Statement along with the application, which describes the concept/theory behind the layout, and how it responds to a site analysis and the site designation. There is no prescribed form for this statement, but it should be proportionate and explain the rationale behind the layout, choice of materials, use of on-site features/site aspect etc, in order to allow planning officers an insight to the design.

4. Design Considerations

- 4.1 Design Principles - The development should reflect its setting and local forms of building styles. The houses should be different without detracting from the sense of unity and coherence the development should exhibit. The scale of the dwellings should be restricted to single storey, however there may be opportunities to accommodate well designed unobtrusive split level developments.
- 4.2 Materials and Use of Colour - The sites elevated position and fact that the houses will be visible from a distance means that the materials and palette of colours used needs to both respect traditional local finishes and assist the houses to blend sensitively into the setting. For this reason the following finishes are must be used dark grey/grey slate effect tiles and a simple collection of muted renders in colours beige and off whites.
- 4.3 Layout – The site layout should take advantage of the extensive views to the west towards Portknockie. The positioning of the dwellings should ensure that privacy and security are maintained. Open space and play facilities and any SUDS pond if proposed should be integrated into the layout to create a public area at the core of the development, well connected to the wider network of paths and cycletracks leading off site. If adopted, the creation of Home Zones have the potential to form a key element in any residential layout.
- 4.4 The layout should be designed to increase energy efficiency within the site. The houses should be orientated to shelter one another and take account of the prevailing wind, maximise passive solar gain and potential daylight penetration. . Early consideration should also be given to the integration of low and zero carbon technologies into the development (see section 7).
- 4.5 Landscaping – The development of the more gentle slopes of the site offers the opportunity to incorporate buildings that would be less visible from a distance. The steeper slopes are more visible and therefore development too high up the slopes will be prominent. To create a permanent and well-defined edge to the settlement along the more exposed ridge area, a robust shrub layer as well is tree planting is required to the south and east of the site. Out with the site planting to the east should be continued to extend along the edge of the adjacent playing field, which would unify the settlement edge and provide some shelter from the easterly winds.

5. Site Capacity/Density (Policy H1)

- 5.1 The capacity figure for the site is 30 and this represents the number of units considered appropriate taking into account both the contribution to the housing land supply requirements and the topography of the site which necessitates significant landscaping requirements. Proposals in excess of this number will be treated as a departure from the plan and advertised accordingly. It could be that more than 30 units may be considered an acceptable departure and this judgement will be based on a detailed analysis of the design and layout as submitted as a Planning Application. The final capacity will be decided by the compliance with the criteria used to define the designation e.g. landscaping requirements, access constraints, neighbouring densities etc.

6. Technical/Servicing and Infrastructure

6.1 Roads and Transportation Policies (T2, T5, T6, & T7)

Vehicular Access

- One point of vehicular access is to be taken from Seafield Place via the existing access junction constructed to serve the existing five houses.
- As part of the development proposals, a traffic management review of the A98 Seafield Road/Seafield Place junction will be required to ensure that the future operation in terms of traffic management and road safety is sustained.
- The internal layout road network shall be constructed to The Moray Council standards for Roads Adoption. Traffic calming measures and/ or a Home Zone Scheme will be required to ensure low vehicle speeds throughout the development

Pedestrian and Cycle Access (Policy T7)

- Improved pedestrian and cycle access must form part of any development proposals for the site. A network of footways/cycletracks must be provided within the core of the site to serve the development and connect to external destinations extending to the north, south and east.

Parking Requirements (Policy T5)

- Parking shall be provided in line with the Moray Council Parking Standards. These standards are currently under review and the Moray Council Transport Development Team should be contacted to discuss the relevant standards prior to the submission of any planning application. Transport Development, Academy Street, Elgin Tel: (01343) 562557.

6.2 Water and Drainage (Policies IMP1, EP4, EP5 & EP10)

- Scottish Water is currently investing in the water asset that serves the settlement. It is essential that developers contact Scottish Water at an early stage. There is adequate wastewater capacity to accommodate the level of development. Foul drainage must be connected to the public sewer.
- Surface water from the development should be dealt with in a sustainable manner and the site should be drained by a SUDS system or equipment for accommodating run off. A Drainage Assessment will be required for the development.

6.3 Waste (Policy EP2)

- The development must contribute towards the sustainable use of waste and must include appropriate provision for the storage of recycling facilities for the collection of recyclates. Areas capable of accommodating household composting should be provided within housing plots. The Moray Council operates a wheeled bin system for the collection of refuse.

6.4 Open Space and Play Areas

- A development of this scale would require the provision of a children's play area with equipment conforming to the LEAP standard as specified in the NPFA Six Acre Standard. However in this instance, due to the proximity of the existing playing field/play area, the Council will take a cash equivalent sum for investment in the existing facility.
A contribution towards future maintenance arrangements would also apply.

6.5 Contaminated Land (Policy EP9)

- Based on the information currently available, the following potential sources of contamination have been identified in the vicinity of the site.
- Electricity sub station, 2 metres to the North indicated on present day Ordnance Survey map.
- Railway, adjacent to the south-west, as indicated in the 1898-1906 Ordnance Survey map.
- Infilled gravel pit, in site, as indicated on the 1898-1906 Ordnance Survey map.

A Phase 1 Desk Study will be required in order to assess the potential risk from the infilled gravel pit on site, unless further information can be obtained from the previous site owners.

7. Energy Reduction Requirements in New Developments (Policy ER2)

- 7.1 Proposals with a cumulative floorspace of 500 square metres or more should incorporate on-site zero and low carbon equipment which contribute to at least a 15% reduction in carbon dioxide emissions beyond the 2007 building standards carbon dioxide emissions standard. Developers will be required to submit a statement and calculation on how they will achieve this.
- 7.2 Good, careful design at the outset considering issues surrounding location and siting in terms of shelter, orientation and passive solar gain will minimise the total energy demand for the lifetime of the development.
- 7.3 Planning Advice Note 84 – Reducing Carbon Emissions in New Development provides guidance on the techniques available, how to achieve targets and how to calculate the % reduction.
- 7.4 Low and zero carbon (LZC) equipment comprises a broad range of technologies and provides flexibility in that equipment can be chosen to suit different circumstances and purposes eligible LZC equipment is as follows.

Biomass	Geothermal
Fuel Cells	Ground source heat pumps
Photovoltaics	Water source heat pumps
Micro-hydro	Air source heat pumps
Micro-wind	Combined heat and power (CHP)
Solar Power	Heat exchange recovery systems

(Please note that this policy is likely to be superseded by impending changes to the Building Standards due for introduction in late 2010).

8. Developer Contributions (Policy IMP3)

- 8.1 The capacity of this site is below the threshold whereby pre-application discussions are a statutory requirement. However, the Council would wish to promote early contact with developers, and have such discussions for this site, during which the requirements for Developer Contributions can be identified.
- 8.2 The following list of developer contributions is not exhaustive and there may be other issues that arise during the consideration of a planning application.
- An affordable housing contribution of 25% of the houses proposed will be sought. The developer is advised to contact the Housing Programmes Manager to discuss and identify interested Housing Associations.
 - Any additional traffic management/road safety features at the junction of Seafield Road and Seafield Place identified as part of the traffic management review.
 - A children's play area conforming to LEAP standard.
 - Upgrading of the surface of the CU05 core path lying to the north and east of the development site.
 - Contribution towards the provision of public transport services and infrastructure in Cullen (bus shelters; information boards).
 - Assessment of pedestrian routes from the site to Cullen Primary school to be undertaken by the developer and financial contributions towards the provision of enhancements to this route.
 - Significant structure planting on the south and west boundaries of the site.
 - Additional off site landscape planting along the boundary of the track to the east of the playing field.

