

DEVELOPMENT BRIEF

SITE R1: SEABRAES, PORTKNOCKIE

SITE AREA: 3 HECTARES

CAPACITY: 50 UNITS

1. Introduction

1.1 Site Description: The site in the ownership of Seafield Estate occupies a cliff top location on the eastern edge of Portknockie. The greenfield site is bordered to the west by housing with open sea views to the north and east.

1.2 Local Plan status: R1 Seabraes (3ha)

The current site has been extended to allow for an increased capacity; better layout/servicing; and landscaping than the previous designation would allow.

Development on site should not exceed 50 houses.

Two access points should be provided, via Wood Place and Addison Street. A Transport Assessment will be required to assess the impact on the junctions between A942 and each proposed access into the site. This will necessitate some works to the existing road system, especially where Admiralty Street meets Seafield Terrace and A942. The roundabout in Slater Crescent will probably require some adjustments. Wood Place will be widened to 6m and parking provision made within the site for the existing houses. As an exposed cliff top location, boundary treatment will be required along the eastern boundary, to provide a sense of enclosure and help visual integration with the surrounding countryside. This could include mounding and gorse planting, and does not have to be in the form of a more formal landscaped treatment.

The eastern boundary represents the absolute limit to the site with all landscaping/screening/boundary treatment located within this line. Footpath links should be created to the coastal path and the playing fields.

2. Policy Compliance

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

3. Design Statement

3.1 The capacity of the site takes it above the threshold for “major” developments, and accordingly 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. A Design and Access Template is available from Moray Council, in which the applicant will be asked to 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. Site Capacity/Density (Policy H1)

4.1 The capacity figure for this site (50) represents the numbers attributed as appropriate for the purposes of assessing the contribution to the overall Housing Land Supply. Proposals in excess of this figure will be treated as a Departure from the Local Plan, and advertise as such. However, proposals over the attributed numbers may be considered as acceptable departures, 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 criteria used to define the designation e.g. landscaping requirements; access constraints; neighbouring housing densities; noise contours; flood plain etc.

5. Technical/Servicing/Infrastructure

5.1 Roads and Transportation (Policies T2; T5; T6; T7)

Vehicular Access

- A Transport Assessment will be required.
- In order to maintain the character of the local area and also provide good connectivity with the existing built up area, the development of R1 should maintain the grid pattern development currently provided to the west of the site.
- Vehicle connections are required onto Addison Street (6m wide), Craigview Road (6m wide) and Wood Place/Logie Drive (5.5/6m wide).
- A scheme of traffic calming extending into the existing residential streets will need to be provided and likely to take the form of speed table provision at key junctions. Proposals should be discussed and agreed with the Transportation Manager as part of the proposed development scheme.

Pedestrian and Cycle Access:

- The internal footway networks alongside roads shall be constructed to The Moray Council Standards for Roads Adoption. As part of the development of the site 2m wide footpaths should be provided in line with current design standards.
- Footpaths within the site should connect to the existing network to the west and also around the north and east boundary with connections to/upgrading of the existing paths to the north of the site which link with the proposed off-site core path network. A neighbourhood link path should be created along the site's eastern boundary to link the northern paths to the playing fields.

- As part of the required Transport Assessment for the site a review of the routes and identification of any missing links in terms of safer pedestrian and cycle routes between the site and the schools will be required.
- Safer routes to school need to be considered as part of the proposals, the key destinations for these are Portknockie Primary School and Buckie High School.

Parking

- Parking shall be provided in line with the Moray Council Parking Standards. These are under review and developers should contact the Moray Council Transport Development Team to confirm the position prior to submission of an application (01343 562557).

5.2 Water and Drainage (Policies EP4; EP5; EP10)

- Scottish Water is currently investing in the water asset that serves this settlement, and it is essential that developers contact Scottish Water at an early stage. There is adequate wastewater capacity to accommodate the development.
- Development proposals will be expected to connect to the public sewer. Exceptions can be made in particular instances, where this can be justified. The circumstances for making such an exception are explained in full in Policy EP10.
- Surface water should be dealt with in a sustainable manner, and all sites should be drained by a SUDS system or equivalent for accommodating run-off.
- A Drainage Impact Assessment will be required for developments of 10 houses or more.

5.3 Waste (Policy EP2)

- All new developments must provide space for the storage of appropriate waste containers.
- Areas capable of accommodating household composting should be provided within house plots.
- The Council operates a wheeled bin system for the collection of refuse. It is the responsibility of the developer or householder to provide these bins.
- Refuse from properties will require to be placed at the nearest point for collection as a collection route.

5.4 Landscaping/Open Space/Play Areas (Policy E3)

- A children's play area with equipment conforming to the LEAP standard as specified in the NPFA Six Acre Standard is required. The play area should be centrally located within the site to maximise natural surveillance from the surrounding residential properties. Fencing may be required if there is considered to be road safety implications.
- Provision of landscaped areas within the site will be expected in order to break up the built up area.
- Details of maintenance arrangements for the open space and amenity areas within the site will be submitted and agreed as part of the planning application.

5.5 Contaminated Land (Policy EP9)

- Based on the information the Council currently has there is not considered to be a significant risk of contamination on or near this site.

6. Energy Reductions (Policy ER2)

- 6.1 Proposals with a cumulative floor space of 500m² or more must include on-site equipment, which reduces the Carbon Dioxide emissions from the development by

15% 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.

6.2 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.

6.3 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.

6.4 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).

7. Developer Contributions

7.1 The capacity of this site exceeds the threshold whereby pre-application discussions are a statutory requirement. The level of developer contributions arising can be considered in more detail as part of this process.

7.2 The following list of developer contributions had been identified so far, but 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 houses proposed will be sought. The developer should contact the Housing Programmes Manager to discuss this, and identify interested Housing Associations.
- A children's play area conforming to LEAP standard.
- Upgrading of paths at north end of site as improved links to the Core Path network and provision of a neighbourhood link path along the eastern boundary to link the northern paths to the playing field.
- A contribution towards improvements to safer pedestrian and cycle routes between the site and schools