

# Development Brief For Housing At Duthie Road Tarves

Location Map



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 Site boundary

## December 2006

Developers must have regard to the contents of this brief in preparing their scheme. Where differences do occur, justification by the developer is required.

## 1. Purpose

### 1.1 Type of development preferred

- The brief site is allocated for 15 houses in the Aberdeenshire Local Plan and strategic landscaping on the site.

### 1.2 Constraints and limitations

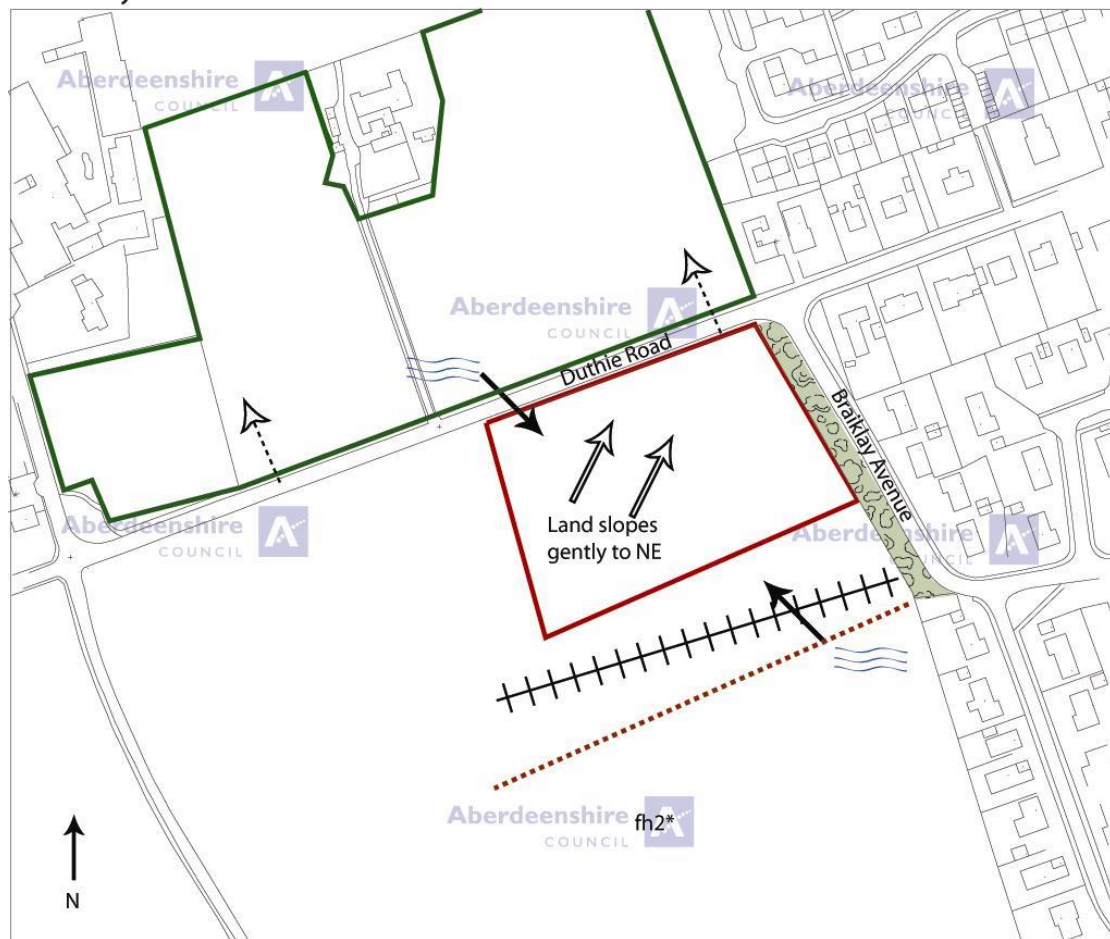
- There is a 35% affordable housing target as set out by Housing Policy 8 of the Aberdeenshire Local Plan.

### 1.3 Relevant development plan policies

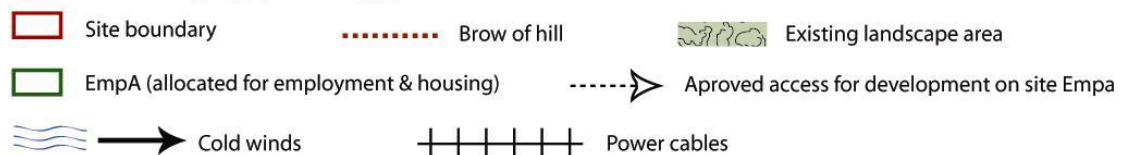
- NEST
  - Policy 8: Housing Allocations 2000-2005
  - Policy 9: Housing Allocations 2006-2010
  - Policy 11: General Housing Considerations
  - Policy 13: Developer Contributions
  - Policy 14: Affordable and Special Needs Housing
  - Policy 19: Wildlife, Landscape and Land Resources
  - Policy 21: Design
  - Policy 31: Connecting Communities within the North East
- ALP
  - Policy Env\17: Conservation Areas
  - Policy Hou\2: Future Housing Land 2006-2015
  - Policy Hou\8: Affordable Housing
  - Policy Hou\13: Public Open Space for Housing
  - Policy Inf\1: Roads & Access
  - Policy Inf\4a: Foul Drainage Standards
  - Policy Inf\4b: Additional Drainage Standards: Sustainable Urban Drainage Systems (SUDS)
  - Policy Inf\5: Water Supply
  - Policy Inf\6a: Waste Management Requirements for New Development
  - Policy Gen\1: Sustainability Principles
  - Policy Gen\2: The Layout, Siting & Design of New Development
  - Policy Gen\3: Developer Contributions
  - Policy Gen\5: Landscaping Standards
  - Policy Gen\12: Project areas
- ALP Proposals
  - SPG Future Housing Land Release 2006-2010
  - Project areas P2 and P3
  - Approved brief for EmpA in Tarves
  - Fh2\* site for future housing

## 2. Site Analysis (See Plan 2)

### Plan 2: Site Analysis



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fh2\* - Area of search for possible future housing land

### 2.1 Location & Landscape Context

- The site comprises a parcel of land to the South West of Tarves and is just over one hectare in area.
- The site slopes from the highest point at the South West of the site to the lowest point at the North East. The difference in height between the highest point and lowest point is approximately 4 meters.
- The site is exposed, as there are no landscape features defining the boundaries.
- The site lies on Tarves's western boundary, and is bounded on the east by Braiklay Avenue, with 1 & 1½ storey housing beyond; on the south and west by arable land; and on the north by the B999 (Duthie

Road where it provides the main thoroughfare through the village) The land immediately across Duthie Road is designated as Employment Land, with existing housing abutting it to the east.

- The site screens the single storey housing to the East of the site when viewed approaching Tarves from the west along the B999.
- The site is elevated and there are views to the South.

## *2.2 Climatic Considerations*

- The prevailing winds are coming from the SW, however the coldest winds are coming from the NW and SE. These winds require protection against.
- The site has little or no protection from the wind, as it is on a higher level than the surrounding land.
- The site will benefit from its open exposure to the South, in terms of solar gain, which should be exploited to the maximum.

## *2.2 Potential Hazards*

- There is a power line that passes just south of the south side of the site.
- The road presents no significant noise problems at present, but future development on the adjacent employment site to the north will lead to increased levels of road use. It is, however, allocated for mixed use and is unlikely to cause significant noise problems.

## *2.3 Urban Context*

- The central area of the settlement is designated as a Conservation Area. Duthie Road, which is the main street, runs through the Conservation Area, then past some more modern housing sympathetically designed, and then past the development brief site.
- There are a number of Protected Areas distributed around the settlement.
- Tarves offers a number of differing housing layouts and densities, from large detached houses facing onto distributor roads to smaller housing units (detached and semi-detached) set within courtyard schemes or layouts determined by modern road standards.
- Tarves includes a Conservation Area, which has a significant impact on the character of the settlement.
- The street layouts within the other parts of Tarves follow a largely rectangular pattern.

## *2.4 Access*

- There is currently no vehicular access to the site and there are no roads on the site.
- A precedent has been set for urban density and form by the existing villas on Duthie Road. These range from single storey, and storey-

and-a-half to full two storeys. They are generally constructed of granite with slate roofs.

### 2.5 Utilities and other services

- ADSL broadband and satellite broadband are both available on site.
- There is a primary school in the centre of Tarves.
- The local shops are in the central square of Tarves approximately 450 meters from the development brief site. There is also a butcher's located on Duthie Road.

### 2.6 Other considerations

- The site is owned by Mr/s J & M Presley, 5 Braiklay Avenue, Tarves.
- Osprey Homes has an application pending on the Brief site.

### 2.7 Summary and overall Conclusions

- The site is a gateway to Tarves, a settlement with an important Conservation Area and a number of complimentary valuable open areas and a high standard of design is to be expected.

## 3. Site Requirements

### 3.1 General approach

- Development of the sites layout should reflect the approach set out by the 5 indicators listed in "index 21"\*

**\*Note** Index 21 is a method of assessment that essentially does two things: it identifies a set of key issues that affect the "environment-friendliness" of housing layouts; and integrates them in a framework that gives each element its proper status. It is based on the assessment of five indicators: climate, energy, resources, biodiversity and social aspects. Crucially it has developed as a process by which the quality of layouts can be assessed rather than as a *prescriptive* guide to good and bad ones. However, this development brief also identifies some aspects from index 21 that will be crucial for this particular site in any circumstances. For more detail see the website at [www.index21.org.uk](http://www.index21.org.uk).

### 3.2 Layout

- *Solar Considerations:* To capitalise on solar radiation and maximise heating gain the design and siting of development should avoid overshadowing *South facing aspects*.
- *Wind Considerations.* The site is exposed to wind chill as it stands, which would affect the heating of any developments on this site. There are two project areas to the east and West allocated for strategic

landscaping, and screen planting along their would act as a windbreak and minimise overshadowing.

- *Energy:* A substantial amount of everyday energy use should be derived from microrenewables. The Scottish Ministers have set a target of generating 40% of Scotland's electricity from renewable sources by 2020 (SPP6: Consultation Draft) It is accepted that a like split would be unrealistic in terms of the average household and today's sustainable options, but it is not as unrealistic as might be supposed, given the continuing improvement in insulating materials and building techniques. As of this moment, however, it remains aspirational. A statement on renewable energy technologies considered must be submitted with the proposals and justifiable reasons given for any rejected. A series of flow-charts is attached to aid this consideration (Appendix 1). The advice of 'SCARF' may also be useful in this respect and any available grants can be discussed with them.
- The use of geothermal energy should be encouraged on this site.
- *Resource efficiency:* Effort should be made to minimise construction needs (e.g. ratio of road length to number of houses). All surface water should be disposed of using SUDS.
- *The Environment:* The site itself is currently of little specific biodiversity value. The introduction of strategic landscaping on the East and West side of the site will improve the biodiversity value of the site. The Environment section should be consulted on the details of the provision for this landscaping.
- *Integration:* In order to integrate the new development with Tarves there is a need for public access links between the site and the housing to the East of the site.
- *Open Space:* There is a requirement for open space on this site. It is to conform to the Aberdeenshire Local Plan, which sets out standards in Appendix 6. The generality of the amount is based on a standard of 5 houses 40m<sup>2</sup> of open of space per house. An area of open space should be provided along with home zones to civilise the area. Open space should be located in a strategic position in order to link with open space of future developments on the fh2\* site to the south and west.

### 3.3 Access

- Large numbers of pedestrians are not anticipated, but a footpath link must be provided adjacent to the B999 to connect with the footpath at Braiklay Avenue. The site should be linked to the housing to the East of the site and creation of a foot/cycle path will be required, thereby integrating the new residential use to the neighbouring residential area.
- New access will be from the B999.
- The access should be designed to accord with the Council's *Standards for Roads Construction, Consent and Adoption*. The advice of the Council's transportation and Infrastructure Service should be sought in this regard. New roads and footpaths should be constructed to reach an adoptable standard.

- There would be no requirement to form any access to surrounding agricultural land but allowance should be made for possible access to development to the south and west in accordance with the fh2\* designation in the Aberdeenshire local Plan.
- The road layout within the site should be designed to the Councils "Standards for Roads Construction Consent and Adoption".
- Home Zones should be considered for the development. This calming measure will slow down the traffic and make the streets more pleasant for the people who live there. Home Zones give the pedestrian priority over the car.
- There are currently no nearby halts for Oldmeldrum/Methlick (Westward) bound buses.
- There would be no need for additional public transport being required to serve this site provided provision of a new halt can be achieved. All emergency and service access needs will be accommodated by internal access roads and areas to be constructed in accordance with the requirements of the Fire Officer and the Council's T&I service.
- Access for those with disabilities should be considered when designing all aspects of the development.

### 3.4 Infrastructure and Other Service Facilities

- *Education*, a development of this size would not cause any problems over capacity of the primary school in Tarves.
- *Secondary education*, the development is unlikely to have large impact, however given Oldmeldrum academy is already over capacity the cumulative impact of similar small developments could lead to a requirement for more teaching accommodation.
- Preferably the creation of areas of *public open space* within this development would result in the adoption by the Council; agreement will be required with the Landscape Services section of the T&I. The Landscape Services will also need to be consulted on the long-term maintenance of any paths, landscaped areas.

### 3.5 Design

- This site is an important gateway to the village and must be developed sensitively.
- Nearby buildings often give the clearest indication of the most appropriate height of new development. In the case of this site the adjacent villas along Duthie Road suggest that single storey, storey-and-a-half would be appropriate. However, it should be noted that there are also two storey villas on the other side of Duthie Road. The site is on higher ground than the surrounding properties therefore development would be expected to maintain similar roof height above Ordinance Datum. All buildings must be designed and located to fit well within the site, respect the building line, scale and spacing from the edge of the Conservation Area along Duthie Road, be in sympathy

with the character of the surroundings and minimise intrusion on neighbouring properties.

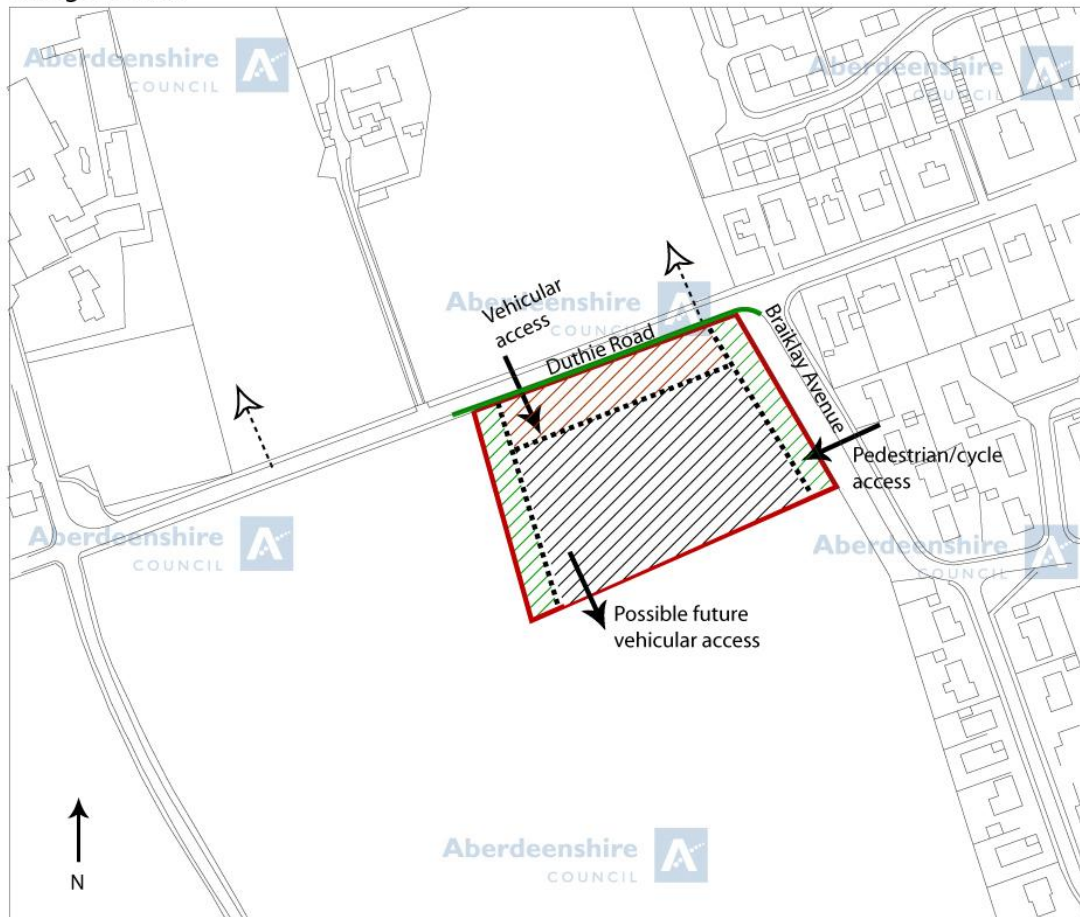
- In view of the high quality of the older development within Tarves and the site being at a gateway, every care must be taken to ensure that both the layout and design are of the highest standard and that quality materials in sympathy with the existing settlement are used throughout. Energy efficient, low maintenance and sustainable materials should be adopted wherever possible.
- Within Tarves all properties along Duthie road face the street. Development of this site should follow this pattern to maintain the sense of place within Tarves.
- Further guidance on the design of new development is also contained in ALP Policy Gen\2 (The Layout, Siting & Design of New Development) and Appendix 1 (The Design of New Development in Aberdeenshire). The advice of Development Control should also be sought at the earliest opportunity.
- The site is on higher ground than the housing to the East; therefore special consideration should be had to the privacy of neighbouring housing. Appendix 1 sets out parameters for distances between windows of neighbouring properties.

### *3.6 Other considerations*

- The subject of developer contributions should be discussed with the Council's Planning Gain Co-ordinator.
- Schools capacity, particularly secondary school, is likely to be an issue. There will be a need to address the issue at time of application.
- Affordable housing will be subject to an agreement. Affordable housing should be consistent with that of the surrounding housing and well distributed around the site.
- A range of house types and sizes should be provided, in accordance with NEST Policy 11, Policy Hou\1, Appendix 1 and SPG Future Housing Land Release 2006-2010

# Plan 3: Key Site Requirements

## Design Details



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- Site boundary
  Strategic landscaping
  Extended footpath from Braiklay Avenue
- Development facing Duthie Road
  Balance of development
- Approved access for development on EmpA

#### 4. Further Advice

- Developers are encouraged to contact the planning service of Aberdeenshire Council at the earliest opportunity to discuss details of any application. Any application will be dealt with primarily by the Formartine Area Development Control Team, based at the following address:  
Planning and Building Control  
Neil Ross Square  
45 Bridge Street  
Ellon  
AB41 9AA  
Tel. 01358 726429  
Fax. 01358 723548

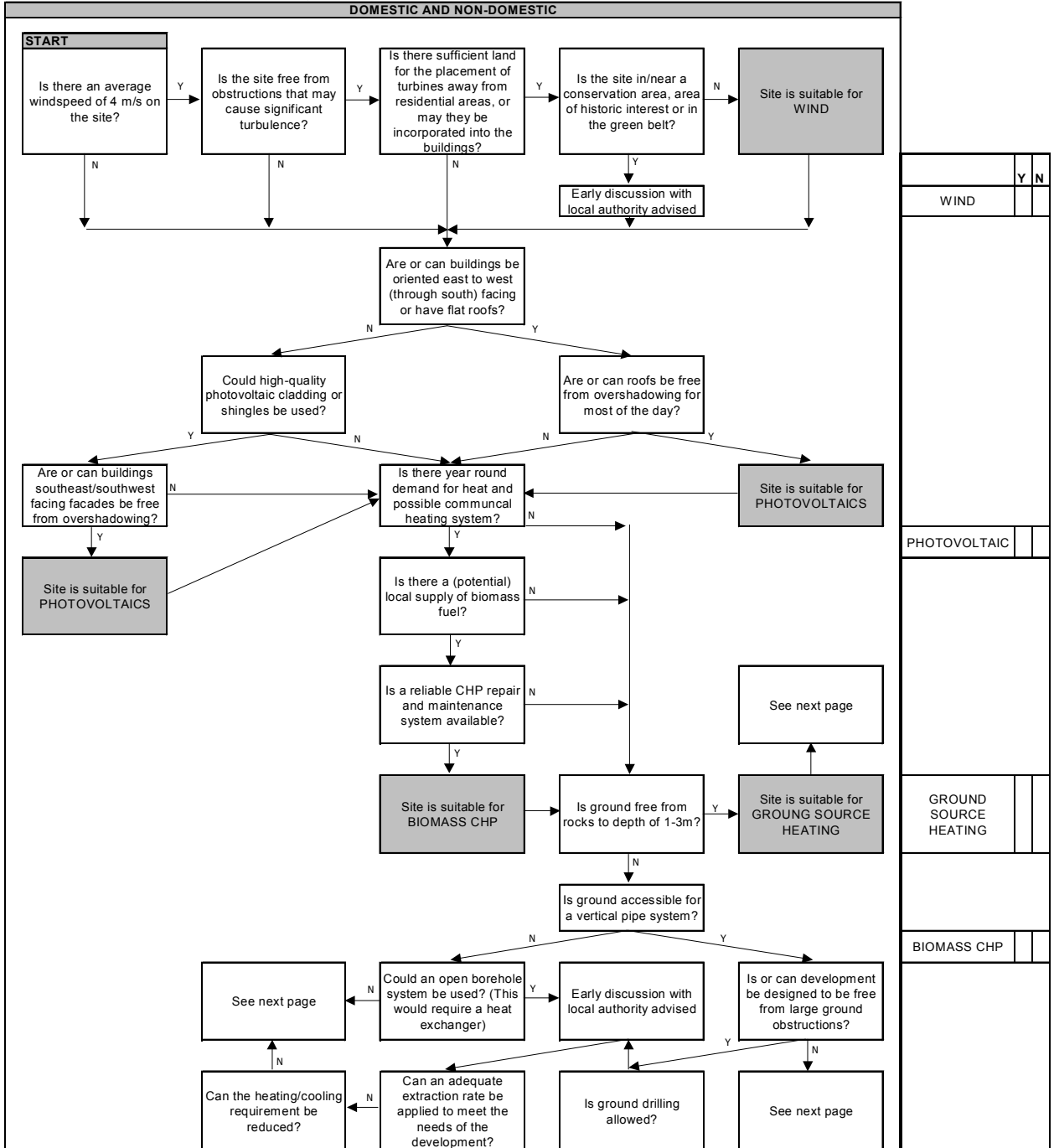
Other useful numbers:

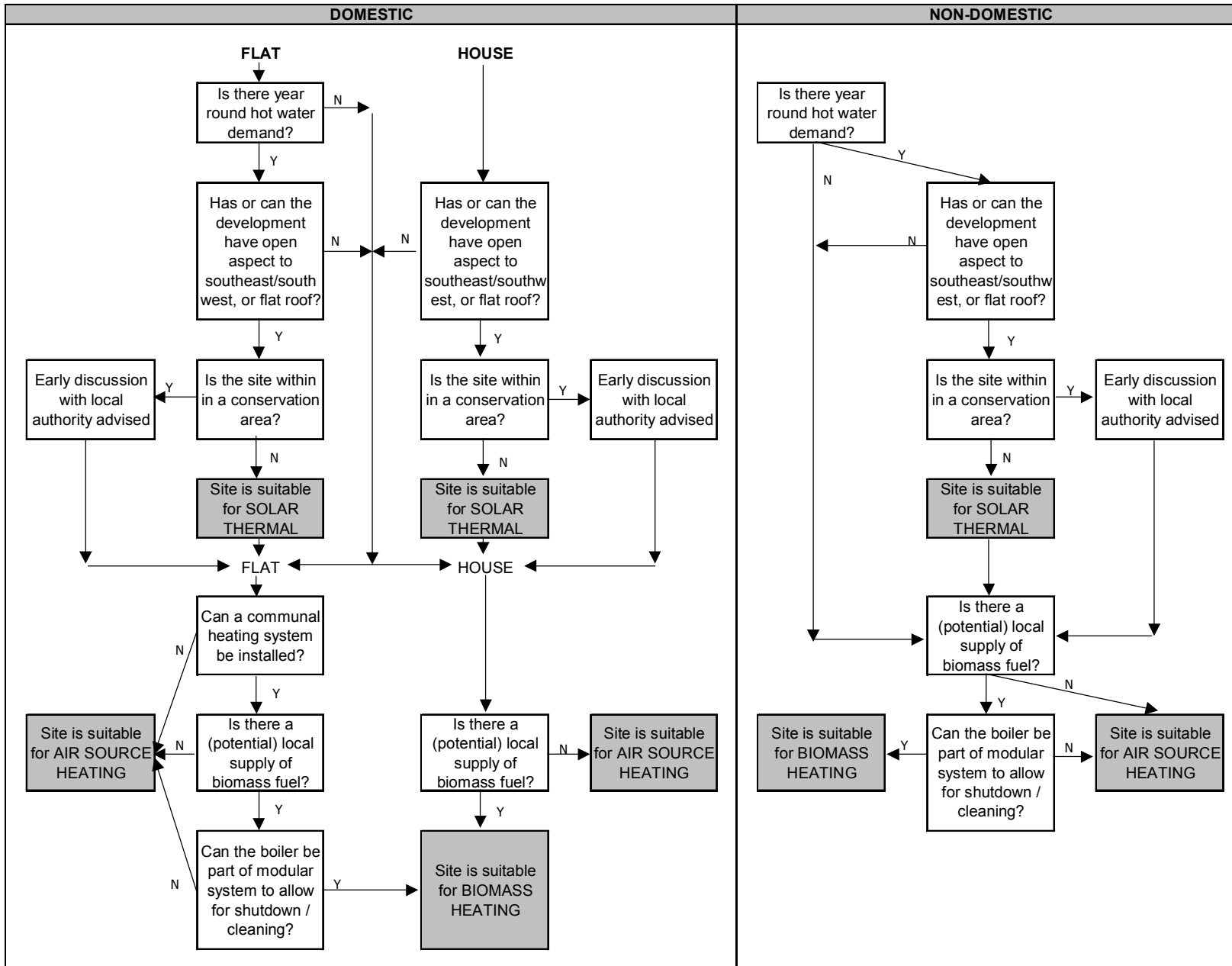
Transport & Infrastructure	01467 620981
Environment	01467 628254
Scottish Water	01224 675237
SEPA	01224 424609
SCARF	01224 213005

# Appendix 1. Renewable Energy Flowcharts

**INSTRUCTIONS:**

1. The flowchart below has been designed to lead you through various types of renewable energy technologies. By answering these questions, potentially suitable sources of renewable energy will be identified.
2. Start at the top left corner ('START') and answer the questions as 'yes' or 'no' and follow the appropriate arrow.
3. The columns on the right should be used for your reference to highlight technologies that should be examined further.
4. The first page highlights energy sources that are relevant to houses, flats and other developments, such as retail or industrial and should always be completed.
5. The second page is split between domestic and non-domestic i.e. houses/flats and other developments. You may need to consider the charts more than once depending on your proposal (e.g. a mixed-use development of houses, flats and retail will need to consider the charts for each use
6. These energy sources should then be discussed in a statement submitted as part of the proposal outlining which sources are to be incorporated in a development, or why they have been rejected.





	Y	N
SOLAR THERMAL		
AIR SOURCE HEATING		
BIOMASS HEATING		

