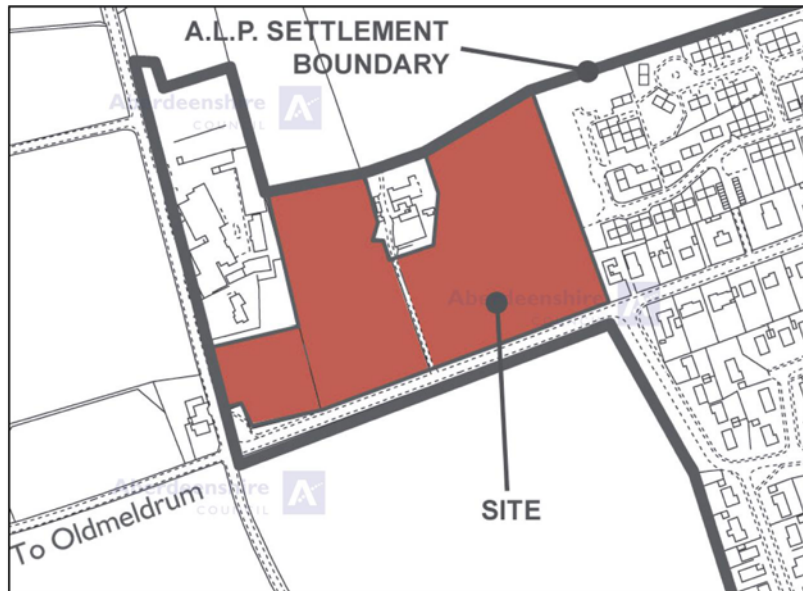


PLANNING DEVELOPMENT BRIEF
for
MIXED USE SITE
at
BRAIKLAY CROFT, TARVES
February 2006



Based on Ordnance Survey mapping. © Crown copyright reserved. Aberdeenshire Council, 0100020767 (2007).

Aberdeenshire
COUNCIL



Developers must have regard to the content of this Brief in preparing their scheme. Where difficulties do occur, justification by the developer is required.

1. Purpose

- 1.1 This brief aims to analyse a site at Braiklay Croft, in Tarves and seeks to ensure that the development of this site is well structured, appropriate to its surroundings and makes a positive contribution to the area.
- 1.2 The site is allocated in the Finalised Aberdeenshire Local Plan (ALP) as site EmpA suitable for mixed use: employment and around 15 houses (2006 – 2010) subject to a development brief. A 'project area' is shown as site P (strategic landscaping) to the north of the site and along the access to Braiklay Croft.
- 1.3 Developers must have regard to the contents of this Brief in preparing their scheme. Where differences do occur, justification by the developer is required.

2. Planning Policies

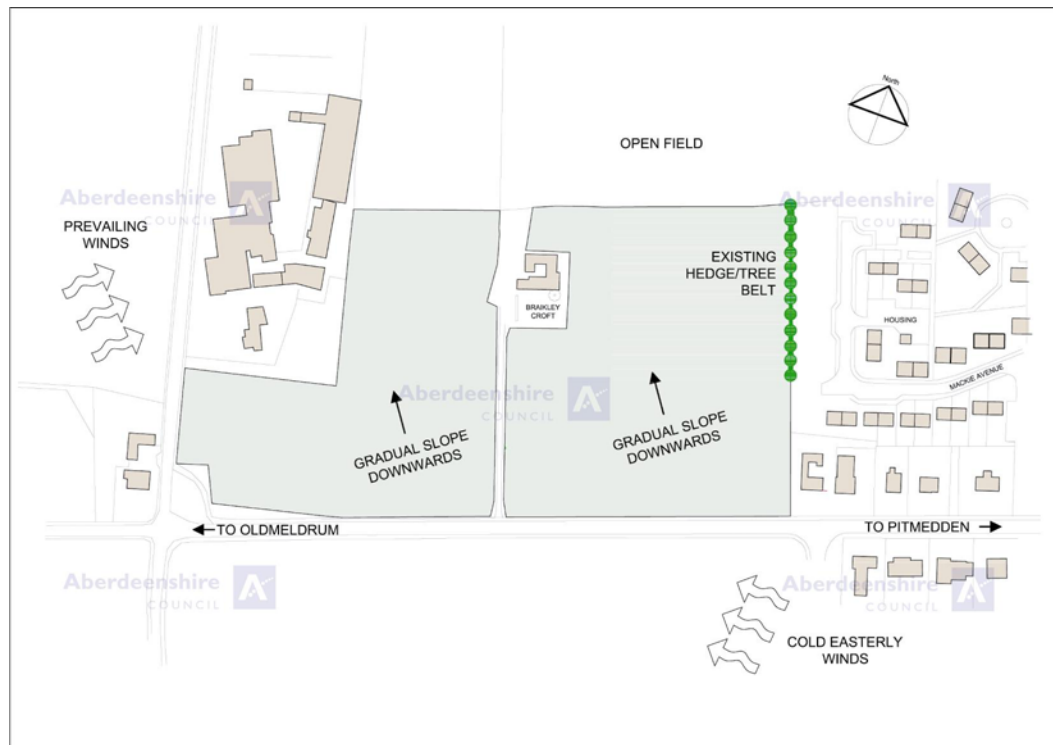
- 2.1 The approved Structure Plan is the Aberdeen and Aberdeenshire Structure Plan 2001 – 2016 (also known as NEST). NEST Policy 1 on employment land encourages land to be identified in "deliverable, attractive and sustainable business locations". It also requires that sites identified through the local plan process are realistic and satisfy demand. NEST Policy 2 allows Tarves to accommodate up to 5 hectares of marketable land at any one time.
- 2.2 NEST Policy 11 requires housing developments to: make a positive contribution to sustaining the local community through good quality design, sensitive siting and appropriate densities; offer a choice of residential environments and house types; take account of the availability of infrastructure, services and facilities; and direct housing to brownfield sites within settlements.
- 2.3 Within ALP, Policy Env\8 protects existing trees of significant ecological, recreational, historical, shelter or landscape value.
- 2.4 Policy Hou\13 requires that open space provided conforms to Appendix 6 and Policy Emp\1 indicates that employment uses will be approved in principle on allocated employment land.
- 2.5 Inf\1 details the treatment of roads and accesses required as a result of new development.
- 2.6 Policy Gen\2 allows for new development where it can be laid out to fit successfully within the site, respecting the character and amenity of the surrounding area and with: appropriate scale, massing and density.
- 2.7 The development of this site will be subject to Policy Gen\3 – Developer Contributions.
- 2.8 Policy Gen\5 requires that the provision of landscaping within new development accord with Appendix 5.
- 2.9 Gen\11 allows for mixed use development where it complies with a development brief, reflects the requirements of the proposals map and does not jeopardize the ability of the site to be redeveloped successfully or mixed use to be achieved.
- 2.10 Gen\12 states that development must not prejudice the implementation of a specific project.

3. Site Analysis

The site analysis has been undertaken to identify the site's main features and constraints. The following issues will determine the key site requirements to achieve a suitable development in this location.

3.1 Setting: Location and Views

The site occupies a 3.3ha area to the north west of the village of Tarves. The site comprises 2 fields of agricultural land. These fields are separated by the access track leading to the farmhouse known as Braikley Croft. Views from the site are open to the north, west and south. The site is bounded on the south by the B999 Aberdeen to Methlick Road.



Based on Ordnance Survey mapping. © Crown copyright reserved. Aberdeenshire Council, 0100020767 (2007).

Figure 1 – Site Analysis Plan

3.2 Contours / Landform / Slope

The site is fairly flat, with only a gentle north-west-facing slope. The site consists of grass covered agricultural arable ground.

3.3 Wind Chill

There is open agricultural land to the north of the site, which falls away gently to the north. The site is therefore exposed to winds from the north. The site is similarly open to the south with a large open field on the opposite side of the B999. The food factory to the north west of the site provides a degree of shelter to the south west. To the east, the settlement Tarves provides a degree of shelter from easterly winds.

3.4 Natural Sun-traps

The site will benefit from its open exposure to the south. The potential for solar gain can therefore be utilized to the benefit of the proposed buildings.

3.5 Flooding

There is no history of flooding on the site.

3.6 Burns / Wet-land / Natural Drainage

There are no adjacent burns, but the site has been well drained by a field drainage system.

3.7 SSSI's / Nature Reserves / Areas of Ecological Diversity

There are no such designations affecting the development of the site.

3.8 Trees / Hedges / Boundaries

Each field is enclosed by post and wire stock fencing. There is a beech hedgerow around part of Braiklay Croft and a hedgerow, which incorporates a row of deciduous trees along the northern half of the eastern boundary of the site. There are no trees on the site itself.



3.9 Archaeological Aspects

There is no known archaeological value to the site.

3.10 Urban Form or Grain/ Density

The site is on the edge of the village but a precedent has been set for urban density and form by the existing villas constructed along the north side of Duthie Road. These range from single storey, storey-and-a-half to full two storey. They are generally constructed of granite with slate roofs. 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. The housing adjacent to the north east of the site is storey-and-a-half, semi-detached Council built housing.



3.11 Conservation Area/ Listed buildings

The historic heart of Tarves is designated a Conservation Area. There are a number of Listed Buildings.

3.12 Other Elements that Give the Site Character

The character of the site is largely defined by its position on the edge of the village within a flat and open agricultural setting.

3.13 Known Hazards

It is not believed that any contamination exists on the site, but site investigations shall be required to confirm this. These matters will require to be discussed with the Council's Environmental Service.

3.14 Location or Direction of Local Services

Most available local services are located within the village to the south and east of the site.

3.15 Rights of Way / Wayleaves / Pedestrian Desire Lines

No official rights of way or wayleaves are known to cross the site.

3.16 Existing Road Pattern

The existing access to the site is via the single track access to Braiklay Croft, which is accessed from the B999 (Duthie Road). There are no roads on the site.

3.17 Public Transport

A regular bus service is available and passes along the full southern boundary of the site. Details of current services and service routes are available from the bus operator.

3.18 Water Supply / Public Drainage

There is a water supply and foul sewer available nearby.

3.19 Electricity / Gas / Renewable Energy

An electricity supply is available. No renewable energy provision is currently made.

3.20 ICT / Broadband Availability

The Tarves Exchange is already enabled for Broadband connection.

3.21 Recent History of the Site

Both fields, which comprise the site, have most recently been used for grazing cattle and sheep.

3.22 Ownership of the Site

The majority of the site is in single ownership and therefore can be readily developed subject to necessary planning permission. The small field at the south west edge of the site is under separate ownership.

4. Site requirements

The allocation of this site for mixed use, employment and residential, provides the opportunity for a sustainable development, to the economic benefit of the settlement.

4.1 General Approach

The Council wishes to encourage all new development in Aberdeenshire to add to the quality of the built and natural environment, whilst providing economic and social benefits wherever possible. These principles are carried forward in current work on development and sustainability indicators in the form of the Index 21 project, with new emphasis on 'scoring' proposed projects and determining their sustainability. There are six basic principles that prospective developers must consider:

- Working with the climate
- Energy efficiency
- Optimising resources
- Respect for users
- Respect for the site
- The Complete Approach

An assessment in accordance with Index 21 should be presented along with any application.

4.1.1 Response to Climate

There are two main issues when considering how a site should respond to the climate, these are:

- Solar considerations: the site is open to the south and occupies a gradual north-west-facing slope and can therefore take advantage of any available solar exposure in proposed buildings. There are no trees overshadowing the site to reduce these opportunities on the site.
- Wind considerations: the presence or absence of wind may have a greater impact than solar gain in the heating of buildings, particularly during colder months. The use of strategic planting is perhaps the most effective method of reducing the impact of wind and this will be achieved by shelterbelt planting along the north boundary of the site, and between the employment and residential areas.

4.1.2 Energy Efficiency

Any development will be encouraged to maximise energy conservation within the structure of the building through insulation and minimisation of energy use, and also in efficiency of heating and ventilation systems.

4.1.3 Resource Efficiency

The development of this site will require the creation of new roads and possibly car parking; this must be minimised to that which is necessary. The use of energy efficient, low maintenance and sustainable materials will be encouraged whenever practicable.

4.1.4 Respect for Users

The site is located on the edge of the village of Tarves. The semi-rural location lends itself to easy access to the countryside for leisure and recreation purposes. As a mixed use site there is the potential to create a sustainable entity, minimising the need for travel between work and home. It has opportunities for being an attractive place for living, working and visiting.

4.1.5 Biodiversity

The site itself is currently of little specific biodiversity value. The introduction of shelterbelt planting will go some way to improving the biodiversity value of the site and wider area.

Many of these elements, and others, are described in detail in the Council document 'Development within Nature' published by the former Gordon District Council and Robert Gordon University.

4.2 Distribution of Land-uses

The key land uses proposed for this site are employment and residential. Carparking / hard standing, open spaces and strategic landscaping will also be required. The correct mix and layout for these uses will significantly determine the success or otherwise of any development. An indicative land use proposal map is shown below.



Based on Ordnance Survey mapping. © Crown copyright reserved. Aberdeenshire Council, 0100020767 (2007).

Figure 2 - Indicative Land Use Proposal Map

4.2.1 Employment and Residential

The settlement proposals map for Tarves in the Local Plan anticipates that the most appropriate form of development is likely to be the clear separation of employment and residential development, with an appropriate strategic landscaping buffer between. This would provide an employment development of approximately 1.7 ha.

The employment area will require to be fully serviced at the same time as the residential area is developed: a planning application will be required for the whole site and the application will require to set out in detail proposed phasing for the various elements of the overall development.

The residential area is likely to be able to accommodate more units than the 15 no. indicated in the allocation for the site. Given that the residential development is included as an enabler for the employment development, any additional residential development requires to be conditional upon an enhancement of the employment provision, e.g. the building of starter business units. Any such enhancement would require to be time conditioned in any planning permission and, if necessary, covered by legal agreement.

An affordable housing component will be required and this will be a matter for negotiation with the Council's Housing Service and Planning Gain Co-ordinator.

Due to the character of the site and the close proximity between uses that will result from the development, all the employment use(s) will have to fall within a Use Class compatible with neighbouring housing (i.e. Use Class 4 or other similar operations 'sui generis'). A noise assessment and traffic impact assessment will be required.

4.2.2 Car-parking / Hard-standing

Depending on the eventual layout chosen and employment uses to locate there, a number of parking spaces are likely to be required. The number and allocation of parking spaces to serve new development must accord with the adopted 'Car Parking Standards for Development Control', unless other standards associated with a 'novel' scheme are agreed by the Council as Roads Authority. It will be important to restrict, as much as practicable, the need for employment traffic to pass through any residential element of the site.

4.2.3 Other Uses

The treatment of any outside storage for employment units should be given due consideration and efforts must be made to locate these as close as possible to the employment use(s) whilst avoiding prominent locations, and ensuring no storage to the front onto Duthie Road. Such areas should be fenced, with planting to screen storage from housing where possible.

The development of employment uses on this site is likely to result in the production of controlled waste. The storage and collection of these materials must be managed effectively within the site and provision made for a properly designed storage area for wheeled bins etc.

A need has been identified locally for a new community recycling centre for the collection of domestic waste such as cardboard, paper, cans, plastic bottles, etc. This facility should be located within the development site. It should be located away from the residential area and will need to be accessible by vehicles for both drop off by members of the public and for collection. The area allocated for this use will need to be sensitively screened from view by landscape planting. Discussion will be required with Council officials dealing with the Aberdeenshire Waste Aware programme.

4.2.4 Open Space

The open space within the site needs to be well thought out, have a clear purpose and not simply be areas left over after development. Some of such space may also be used as part of a SUDS scheme. Additional open space can be used as a buffer between employment and residential uses.

4.2.5 Strategic Landscaping

There is a requirement for a properly designed landscaping scheme that enhances the proposed development and incorporates the opportunity for shelterbelt planting along the northern boundary of the site. Precise locations of areas of planting will depend on the layout chosen, although extensive use of planting in public areas such as the site entrance, open space and the buffer between land uses would be envisaged. In addition, planting within individual plots shall be encouraged to integrate all new development within the landscape setting as quickly as possible.

A selection of native species such as Common Alder, Hawthorn, Hornbeam and Field Maple are the most suitable species to be planted, with larger examples of Ash and Wych Elm in appropriate locations.

4.3 Access

The advice of the Transport and Infrastructure (Roads) service of the Council should be sought.

4.3.1 Footpath Access to the Site

Large numbers of pedestrians are not anticipated, but can be accommodated by extending the footpath on the north side of Duthie Road. The linking of the site to Mackie Avenue and the creation of a foot / cycle path will be required, thereby integrating the new residential use to the neighbouring residential area.

4.3.2 Road Access into the Site

There may be a requirement for heavy good vehicles to visit the site, in particular the employment use(s), which may be accommodated within site. Vehicular access will be via new access from the B999 and from Mackie Avenue. New roads and footpaths should be constructed to reach an adoptable standard.

4.3.3 Access Links to surrounding Land

There would be no requirement to form any access to surrounding agricultural land. The provision of a foot/cycle path to connect to the Mathers (Inverurie) Ltd site and so linking both sites to the village centre. It is not envisaged that any further development will take place in this area within the lifetime of ALP, other than potentially through redevelopment of the Mather's site.

4.3.4 General Road Layout Requirements

The road layout within the site will be determined mostly by the choice of mix between the key uses as discussed in section 4.2 above. It will be necessary to provide separate access to each use, or to ensure employment traffic does not enter the residential element of the site. Whichever design is chosen, roads and turning heads must be so designed as not to over-dominate the streetscape.

4.3.5 Traffic Calming and Other Standards

Some form of traffic calming will be required as a result of this development. The incorporation of a 'home zone' should also be given full consideration. The possibility of extending the 30mph limit to the west beyond the site will be decided by the Council's Transport and Infrastructure service. The possibility of incorporating a 20mph limit within the housing site should also be considered. The cost involved with new signs will be met by the developer.

4.3.6 Public Transport Needs

There would be no need for additional public transport being required to serve this site provided pedestrian links to the nearby halts or the provision of a new halt can be achieved.

4.3.7 Emergency Service Needs

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.

4.3.8 Parking Requirements – Employment Development

The number of parking bays required for the employment use(s) on site must accord with the adopted 'Car parking standards for Development Control' and will be determined by the eventual use (see section 4.2.2 above). Provision may also be required for a small number of visitor spaces, which along with disabled allocations should be allocated near to the main employment uses.

4.4 Infrastructure

The provision of appropriate infrastructure shall be required upfront for the servicing of the entire site (employment and residential) irrespective of the eventual development solution chosen.

4.4.1 Outside Storage / Waste Management

The presence of outside storage associated with the employment use is recognised, but this must be limited to what is necessary, be suitably screened and removed when no longer required. Where an employment use is likely to produce controlled waste, the storage and collection of this must be managed effectively within a single designated area or areas. It will not be suitable for bins to be introduced at a later stage and placed in car parking or other open areas.

4.4.2 Drainage

Foul public drainage is currently available to the south of the site, and a sewer extension will be required. Disposal of surface water as a result of any development on this site will require a separate drainage system. The use of a 'sustainable drainage system' (SUDS) will be required. A sewer extension will be required only if an outlet from SUDS is proven to be necessary. This needs to be determined in consultation with SEPA and Scottish Water.

4.4.3 Supply and Distribution of Water

In terms of public water supply, a connection is available to the existing distribution main located at the south east corner of the site. This needs to be confirmed by negotiation with Scottish Water.

4.4.4 Electricity

This will be supplied from the nearest connection. Check with service provider.

4.4.5 ICT / Broadband Technology

Broadband is now available in Tarves. Subscription to this service will be up to individual home-owners or employers.

4.4.6 Lighting

The provision of additional street lighting will be necessary due to the development of this site; this should be limited to what is necessary and make use of recent designs to limit light pollution.

4.4.7 Education and Community Facilities

The development will likely have a modest impact on schools in the catchment area as family-sized dwellings will be likely. No other major impact on community facilities is anticipated.

4.4.8 Maintenance of Open Space

The creation of areas of public open space within this development may result in these requiring adoption by the Landscape Services section of the Council. Evidence as to the arrangements made for the long-term maintenance of the paths, landscaped areas and open spaces will be required along with a planning application.

4.5 Developer Contributions

The subject of developer contributions should be discussed with the Council's Planning Gain Co-ordinator. A section 75 agreement between the developer and the Council may be required, in line with policy requirements for a development of this nature. The agreement may be for contributions in cash or kind.

5. Design

The successful development of this site will depend upon the correct layout, appropriate scale and suitable mix to satisfy both employment and residential uses. The design of buildings constructed on this site is of key importance. The site is sensitive and any design should relate to and respect the surrounding environment.

5.1 Building Heights

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 and two storey houses would be appropriate. Considering the two uses proposed, it would be reasonable to restrict the height of both uses to a maximum of two storeys. 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 of the character of the surroundings and minimise intrusion on their neighbours and existing properties.

In terms of massing, techniques should be employed to minimise the impact of the buildings on their surroundings. The arrangement, volume and shape of a building or group of buildings are key in this respect.

5.2 Housing and Open Space Standards

The development on the site must exceed the minimum current requirements as set out in the Local Plan, specifically Appendix 1 (The design of new development in Aberdeenshire) and Appendix 6 (Provision of public open space).

The density of the development and the mix to be achieved shall be the subject of detailed discussions through the planning application process (refer to paragraph 4.2.1 above).

5.3 Other Design Details

Buildings should be designed and situated in a manner that creates an entrance to the site and respects the topography. Novel or innovative design features may be incorporated, including textures, colours, patterns or materials, but must all be done sensitively. It is important that the design and use of materials throughout the site displays a high degree of consistency for both the housing and employment elements of any development. The advice of Development Control is recommended on this matter and the approach laid down in the Scottish Executive's Policy on Architecture, *Designing Places: A Policy Statement for Scotland* should be observed. Attention should also be paid to PAN 67 (Housing Quality) when considering the design of homes on the site.

The development of this site for appropriate mixed use may necessitate the construction of some form of fencing in places or other security features, all of which must be sensitively treated. Buildings should be fronted on to Duthie Road therefore eliminating the need for high/security fencing along Duthie Road which would be visually undesirable. Any security lighting needs to be specifically sited to reduce negative impact on the residential portion of the site, whilst avoiding light pollution.

5.4 A design code for the development of the employment area will be required in order to ensure high standard of development. This could be a matter for incurring in the conditions on any planning permission for the overall development.

6. Further Information

- Development Services : 01358-726429
- Transportation & Infrastructure : 01467-620981
- Landscape Services: 01467-627622
- Scottish Water: 01224-675237
- SEPA : 01224-424609