

DEVELOPMENT BRIEF for MEDICAL CENTRE, PUBLIC HALL & HOUSING at PITMEDDEN



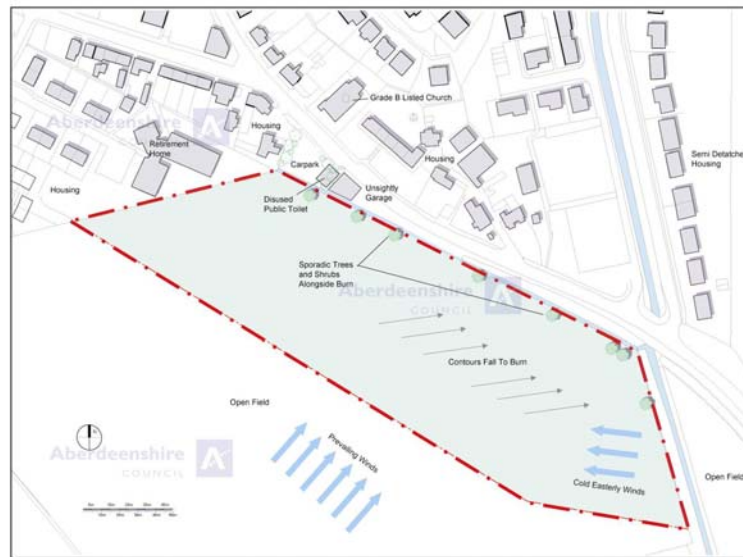
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APRIL 2003

1.00 PURPOSE

- 1.01** The purpose of the brief is to ensure that the development shall include a Medical Centre, a Village Hall and Housing, all conforming to the constraints and limitations identified in this document with the intention of ensuring a sensitive and appropriate response to the site and its environs and to make a positive contribution to the area.
- 1.02** The site has been identified within the Finalised Aberdeenshire Local Plan as Site B, for mixed use: community facilities (medical centre, village hall and open space) and no more than 14 houses. This housing allocation is for the future period 2006-2010 and should cover around 1/3 of the site, excluding strategic landscaping.
- 1.03** Many sites located on the fringes of our towns and villages have been developed with little appreciation either for their landscape setting or the character of the existing settlement. Often, they have been mediocre and indifferent. The Council wishes to encourage a sensitive development of this site in a way that not only respects the quality of the landscape, but also enhances the quality of the environment.
- 1.04** Developers must have regard to the contents of this brief in preparing their scheme. Where differences do occur, justification by the developers is required.

2.00 SITE ANALYSIS



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Fig. 01

2.01 Setting/Location

The site is located on the Southern edge of the village, alongside the Aberdeen/Tarves Road. There are attractive views to open countryside to the South West.

2.02 Land Form

The site slopes gently in an Easterly direction and is generally uniform in its fall.

2.03 Wind Chill

The prevailing wind is from the South West with the coldest winds coming from the East.

2.04 Suntraps/Wind Chill Exposure

The site is relatively low lying and consequently is reasonably protected from the prevailing winds. There are no natural suntraps.

2.05 Flooding

As the site is sloping and is bounded by a burn to the North and East, there is little risk of flooding. Furthermore there is no known history of flooding.

2.06 Burns/Natural Drainage

As stated above, the field falls to a burn which allows free drainage. There is no wetland.

2.07 SSSIs, Nature Reserves, Ecological Diversity

There are no SSSIs or Nature Reserves on the site. The flora around the burn will supply some ecological diversity but in general the field has been farmed and therefore does not have great diversity.

2.08 Trees, Hedges & Boundaries

There are some sporadic self-seeded trees alongside the burn on the North East boundary.

2.09 Archaeology

There are no known archaeological sites of interest on or adjacent to the site

2.10 Urban Form

The site lies at the edge of the existing village where the buildings have become less dense, composed mainly of individual houses, some semi-detached.

The style of these buildings is generally mixed and of comparatively recent origin.

The village has no identified centre and has not been formally planned, rather has grown organically around the junction of two roads, spreading outwards in response to demand. There are some traditional granite houses with slate roofs built in terrace form in the older part of the village which lies to the North of the site.

2.11 Density

The density in the near vicinity varies but is generally low to medium.

2.12 Listed Buildings, Conservation Areas

There are no conservation areas adjacent to or on the site. There is a Grade B listed Church to the North East on the opposite side of the Aberdeen/Tarves Road.

2.13 Other Civic/Attractive Buildings

There are no buildings on the site.

2.14 Other Elements with Character

There are no other built elements giving the site a distinct character other than the garage and disused toilet to the North East, which are notably poor in quality. There are some sporadic, self-seeded trees and shrubs along the edge of the burn.

2.15 Hazards

There are no known contamination, noise, power lines etc affecting the site.

2.16 Local Services

All local services lie to the North of the site along the Aberdeen/Tarves Road.

2.17 Rights of Way/Wayleaves/Pedestrian Desire Lines, Cycle Routes

These have been identified on Figure 01. There are no established rights of way across the site.

2.18 Existing Road Pattern

There are no roads on the site. The Aberdeen/Tarves Road lies adjacent to the site on its North East boundary.

2.19 Public Transport

There is a bus route which runs along Aberdeen/Tarves Road, with a stop immediately to the North of the site.

2.20 Water Supply, Public Drainage

There is a water supply on the Aberdeen/Tarves Road. There is also a foul sewer in the Aberdeen/Tarves Road. There is a small burn along the NE boundary which joins a larger stream which runs along the Eastern boundary of the site. Discharges from surface water sewage systems will require the consent of SEPA. Developers should contact SEPA to discuss their requirements.

2.21 Electricity/Gas/Renewable Energy

Electrical supply is available in the Aberdeen/Tarves Road. There are no known gas or renewable energy supplies available.

2.22 ICT/Broadband Availability

There are no dedicated landlines available.

2.23 Recent History

The site has been farmed up to the present time. The planning history is outlined in paragraph 1.2. There have been no known previous applications for change of use.

2.24 Land Ownership

The land is owned by Udney & Dudwick Estates.

3.00 SITE REQUIREMENTS



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Fig. 02

3.01 General

The Council wishes to encourage a sensitive development on the site in way which enhances the quality of the environment.

3.01.1 Landscape Fit

The Scottish Office Planning Advice Note 44 (PAN44) “Fitting Development into the Landscape” highlights a number of relevant points, developers must refer to this document and particularly demonstrate:

- Respect for the local environment and landscaping setting
- Improvement of visual impact of the development as seen from any road and rail routes – and also public open spaces
- Measures to retain and create important views through the site
- Measures to integrate the development within the existing townscape and landscape

3.01.2 Energy Efficiency/Environmental Friendliness

The buildings in general will meet or exceed current insulation standards and energy conserving methods. The aim is to ensure development proposals are environmentally friendly and sustainable. 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 which prospective developers must consider:

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

These six elements are described in detail in the document "Development Within Nature" published by the former Gordon District Council and Robert Gordon University.

3.01.3 Resource Efficiency

The housing will be served by a cul-de-sac and is designed to have shared vehicular and pedestrian traffic in accordance with Guidelines & Specifications for Roads within Residential & Industrial Developments produced by Grampian Regional Council, minimizing the construction needs. The Village Hall and Medical Centre will share car parking and access road, thus reducing the construction needs.

All surface water will be disposed of under SUDS (see 3.03 of sample "Environmental Friendliness").

3.01.4 Social Sustainability

Pedestrian accesses will be formed as shown in Figure 02. The public buildings will be grouped around a landscaped car park/square which will be on the axis of the existing church.

The introduction of housing adjacent to the public buildings should help provide improved security during evening and holiday periods.

3.01.5 Bio-diversity

The considerable areas of landscaping will encourage a range of flora and fauna. These strips will also provide shelter belts thus further encouraging bio-diversity in adjacent spaces.

3.02 Distribution of Land Uses

3.02.1 Framework of Open Space

The public buildings should enclose an open space which will be formalised and enclosed by landscaping. This space will allow views of the existing church to the North. To the North of the site the landscaping zone should enclose and protect an open area which will encourage wild flowers and grasses. These spaces will be linked by a public footpath.

Landscaping to the North and East should be of a type and density sufficient to create a visual screen from the adjoining road, whilst landscaping to the South and West should be low level to avoid shading the site or blocking views out.

The housing will encompass open spaces in accordance with Appendix 6 of the Finalised Aberdeenshire Local Plan.

3.02.2 Distribution of Land Uses

In general the public buildings should be located to the North of the site which brings them closer to the main village and its public services.

The housing should be located to the South thus giving added security to the perimeter of the public buildings.

3.03 Access

3.03.1 Footpaths & Cycleways

There is a requirement for a pedestrian route linking the housing to the North to the site as indicated in Figure 02. There is no requirement for dedicated cycleways. The pedestrian route could be combined with a cycleway. Open spaces should be linked to this route.

3.03.2 Road Access

There shall be no more than two points of road access as indicated on Figure 02.

3.03.3 Links to Undeveloped Land

There shall be a vehicular link to the adjoining field for agricultural purposes as shown on Figure 02.

3.03.4 General Road Layouts

All roads within the site shall be cul-de-sacs designed in accordance with the requirements of the Roads Authority.

3.03.5 Traffic Calming

Traffic calming will be employed as requested by the Roads Authority for shared pedestrian and vehicular traffic access roads (see para. 3.01.3). The scale and location of the residential component are well suited to application of the 'Home Zone' concept.

3.03.6 Public Transport Needs

As a bus route passes the entrance to the site it is not essential to provide for routes within the site.

3.03.7 Emergency & Service Access

All emergency and service accesses will be accommodated by the internal access roads to be constructed in accordance with the requirements of the Fire Officer and the Roads Authority.

3.03.8 Access for All

Disabled access must be allowed for to the public buildings.

3.03.9 Parking

Parking must be supplied in accordance with the Roads Authority requirements. It is expected that a degree of shared car parking between the public buildings will be allowable. A mix of hard surfacing materials should be employed in car-parking areas.

3.03.10 Other Access

There will be pedestrian routes throughout the site linked to existing pavements and the housing to the North.

3.03.11 Phasing

It is anticipated that the Medical Facility will be built as a first phase. This will provide access to the site for the public hall. The housing will proceed independently of these sites.

3.04 Infrastructure & Other Services

3.04.1 Drainage

All foul drainage will connect with the sewer in the Aberdeen/Tarves Road. All surface water drainage will be designed in accordance with SUDS and to the approval of SEPA and Scottish Water.

3.04.2 Supply & Distribution of Water

All water will be supplied from a public water main in the Aberdeen/Tarves Road.

3.04.3 Supply & Distribution of Electricity

All electricity will be supplied from the Aberdeen/Tarves Road.

3.04.4 Education Facilities

There is a local primary school in Pitmedden. Secondary school provision is either at Ellon or Meldrum Academies.

3.04.5 Community Facilities

There is no requirement for community facilities to be provided other than those contained within the Brief and a play area located as shown on Fig. 02.

3.04.6 Wayleaves

There are no wayleaves affecting the site.

3.04.7 Maintenance

It is expected that landscaped areas and open spaces will be adopted by the Local Authority.

3.05 Developer Contributions

3.05.1 Infrastructure Contributions

It is anticipated that the housing developer will make available at nil consideration, land to accommodate the public hall. Any additional contributions may be in kind or financial but will require to be agreed with the Local Authority prior to the granting of planning permission for housing.

3.05.2 Affordable Housing

There will be a requirement for affordable houses to be provided on site. These will be supplied by the housing developer and will be the subject of an agreement prior to the granting of planning permission for housing.

3.06 Design

3.06.1 Building Heights

Development will be restricted to two storeys in height with the exception of the village hall which will be determined by its internal functional requirements.

3.06.2 Housing & Space Standards

The houses on the site will meet current space standards as described in Table 2 to Appendix 6 of the Finalised Local Plan.

3.06.3 Design Details

- Gardens will meet the recommendations of Appendix 1 to the Finalised Local Plan.
- Garages will be integrated with houses.
- Parking will be in accordance with the Roads Authority requirements.
- Access to back gardens will be available without passing through the dwelling.
- Local landscaping will be integrated with the boundary structure planting to create protected external spaces.
- It would be preferred that no public open space is abutting the back/side fences to housing, though the play area may disregard this requirement.
- Housing will be orientated to maximise energy efficiency (i.e. solar gain etc).
- The layout and individual design will reflect the best local characteristics of the area.
- There will be a mix of dwelling types.
- More detailed guidance on the design and the use of more appropriate materials is contained within Appendix 1 to the Finalised Local Plan.
- It would be preferable that the design and use of materials throughout the site displays some consistency, but in any case the approach laid down in the Scottish Executives 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 the residential element of the site.

4.00 FURTHER ADVICE

Developers are urged to contact the Planning Service of Aberdeenshire Council at the earliest opportunity to discuss details of any submission before a formal application for planning consent is lodged. Any application will be dealt with primarily by the Formartine Area Development Control Team, based at the following address:

Gordon House
Blackhall Road
INVERURIE
AB51 3WA
Tel: 01467 620 981
Fax: 01467 628 469

Other useful contacts:

Transportation & Roads Service	01467 620 981
SEPA	01224 248 338
Scottish Water	01224 655 000
Udny & Dudwick Estate (site owners)	01651 842 428

COMMITTEE RESPONSE 22 APRIL 2003

2. PLANNING DEVELOPMENT BRIEF FOR MEDICAL CENTRE, PUBLIC HALL AND HOUSING AT PITMEDDEN

The Committee had before them a report dated 8 April 2003 by the Head of Planning, Policy & Environment seeking Members' consideration of the Planning Development Brief for a mixed use development at Pitmedden that accords with the proposals in the Finalised Aberdeenshire Local Plan.

The Committee **resolved to approve** the content of the Development Brief for a Medical Centre, Public Hall and Housing at Pitmedden subject to the following amendments:

1. Site Requirements Fig.02 should be consistent with and reflect what is detailed within the text e.g. planting on south side;
2. Paragraph 3.01.2 – Energy Efficiency/Environmental Friendliness – omit the words “conform to” and replace with “meet or exceed”.
3. Reference should be made in the text to Index 21; and
4. Paragraph 3.05.1 – Contribution to Public Hall – the first sentence should be reworded to ensure that it is a contribution towards the site acquisition for the public hall that is required.