

Development Brief for Anchorage North, Blackwaterfoot, Isle of Arran

Location

The Anchorage North site outlined in black on the accompanying plan is located in the settlement of Blackwaterfoot on the south west of the Isle of Arran.

Site Description

The Anchorage North site encompasses 1.167 hectares. The site is currently used as agricultural land and is bounded by residential properties to the west and south, agricultural land to the north and the Black Water to the east.

The site occupies an elevated position overlooking Blackwaterfoot and has views to the sea.

The site slopes to the south and east.

Local Plan Allocation

Policy RES2 of the Adopted Isle of Arran Local Plan allocates the site for residential development. The site has an indicative capacity of 10 units.

The site contains an area of protected open space adjacent to the Blackwater on its eastern boundary. Policy TOU9 of the Adopted Isle of Arran Local Plan requires that this area be retained as open space.

Ownership

The site is in private ownership.

Service Information

Scottish Environment Protection Agency (SEPA)

SEPA advise that all foul drainage should be connected to the public sewer. The developer is required to contact Scottish Water in order to ensure that the additional flow arising from this development will not cause or contribute to the premature operation of consented storm overflows.

It is understood that a drain runs through the Anchorage North site which serves a number of private septic tanks. Development on the Anchorage North site must take account of the private drain and the developer must discuss the options for re-routing, access and maintenance with the owners(s) of the pipe.

Surface water from the site should be treated in accordance with the principles of the Sustainable Urban Drainage Systems (SUDS) Design Manual for Scotland and Northern Ireland published by CIRIA in March 2000. Developers should be aware that appropriate SUDS features may have an impact on the overall layout of the site.

Development of the site should not affect the course or banks of the Black Water. If the developer envisages carrying out such works discussions must take place with SEPA in order to ensure that the proposal does not compromise the aims of the Water Framework Directive (2000/60 EC).

Open Reach BT

Open Reach BT advise that there is no plant equipment located within the site.

SSE Power Division

SSE Power Division advise that there is overhead apparatus located on the site.

Scottish Water

Scottish Water advise that there is some capacity for water and waste water within Blackwaterfoot. Developers must engage in discussions with Scottish Water and SEPA at the earliest opportunity.

Development Principles

Design Requirements:

The Adopted Local Plan states that the site has an indicative capacity of 10 units. It was envisaged that this would be provided by 10 detached houses. To provide some variety and choice, residential development on this site shall comprise 4 semi-detached and 8 detached houses, giving a site capacity of 12 units. This can be achieved without compromise to the overall development principles with the semi-detached houses designed to have the visual appearance of detached houses.

In order to minimise the visual impact of developing on this site, one and a half storey houses are required.

The layout of the development site should reflect the linear layout of the adjoining development to the south of the Brief site. The semi-detached units should not be located together. The residential development should reflect and compliment the surrounding built environment but should also have its own unique characteristics in order to create a sense of place.

The siting of houses must be given careful consideration in order to maximise views, obtain shelter and solar gain whilst respecting the landscape and surrounding environment. Consideration should also be given to minimising overlooking of adjoining residential properties. In relation to neighbouring properties regard should be taken of sunlight and daylight.

Underbuilding can increase the visual impact of a house and is discouraged. Site levels should be altered, by cutting if necessary to minimise underbuilding.

The design requirements require careful consideration. Developers are referred to the Development Control statement of the Adopted Local Plan, the Council's Approved Rural Design Guidance and the Scottish Executive publication Designing Places, a Policy Statement for Scotland.

Development should be of a high quality and should incorporate architectural details or features found locally such as dormer windows. Development of standard "off the peg" kit houses is unlikely to be acceptable. If kit houses are to be used they should be modified to incorporate some local features.

The site is partially bounded by residential properties at southern and western sides. The residential development to the south of the site contains a mixture of modern, detached one and a half storey and two storey houses with brown coloured concrete roof tiles and a white roughcast finish. The residential properties to the west of the site are mainly single storey detached properties.

External finishes should be of a high quality and should be limited to a maximum of two throughout the development. Finishes such as roughcasting, stained timber, harl or natural stone are acceptable. Facing brick may be used for base courses only. Smooth rendering will not be permitted. The colours used should reflect the semi rural character of the area and blend in with the existing built environment of the area (predominantly light or white coloured roughcast).

Shallow or mono pitch and flat roofs will not be permitted. Roof pitches should be between 35 and 45 degrees. Slate, artificial slate or dark concrete tiles are acceptable. If a chimney or chimneys are required they should be attached to one or both gables and should be small and simply detailed. Windows should have a vernacular appearance and should be vertically proportioned and banded in cement or stone. Double or triple glazed PVC finish windows are acceptable as an alternative to timber. Implanted glazing bars should be avoided. Traditional sized dormer windows and vertically proportioned rooflights are acceptable. Box dormers will not be permitted. Patio doors are acceptable on rear elevations only on the northern and southern boundaries of the site.

Developers are encouraged to consider taking measures to improve energy efficiency at the design stage including the use of high quality materials and maximising insulation through double or triple glazing or entrance porches. Porches should be designed and detailed as an integral part of the building reflecting its form, materials and roof pitch.

Auxiliary Buildings

Auxiliary buildings including sheds, garages and oil and gas storage tanks must be included in the planning application for the development of the site. Auxiliary buildings should be located within the rear garden of houses and should not be visible from the road. Auxiliary buildings should be compatible with the residential development in terms of form and material used and should be positioned in direct relationship to it.

Bin Storage

Provision for bin storage must be made in accordance with the supplementary guidance on Bin Storage for Residential Development which was approved by the Planning Sub

Committee on 20 June 2005. This is available on the Council's website.

Access and Parking

Access should be taken via the residential development to the south of the development site, which is currently under construction. The carriageway and footways must continue into the Anchorage North site and a turning head must be provided within the development.

Driveways must be located to the side of each of the houses with a garage located to the rear of the houses. Front gardens must not be dominated by car parking.

Roads and parking within with the development must be in accordance with the Council's Road Development Guidelines.

A road lighting scheme must be provided for the adoptable roads within the development. The lighting scheme must also include the existing access and road junction.

Flooding and Drainage

The developer is required to submit a flood risk assessment that demonstrates that the site is not at risk from a 1 in 200 year flood event, ie a flood with a 0.5% chance of being equalled or exceeded in any year. Any assessment should also take account of the latest Government advice on climate change and address the requirements of the SEPA planning authority protocol Development at Risk of Flooding : Advice and Consultation.

A drainage assessment will also be required. This should be prepared in accordance with the SUDS Working Party Guidelines, Drainage Assessment, A Guide for Scotland which can be found on the SEPA website. The discharge of stormwater from the development should comply with the stipulated design criteria, current SUDS Design Guidance (CIRIA Report C521) and any requirements of Scottish Water.

In addition, the Council's Road Services require a drainage assessment to address the following:

- a. The effects of a 1 in 200 year storm and run-off, plus climate change
- b. The effects of differing storm intensities over and above the 10 year return
- c. The extents of differing flood conditions should be shown on a site plan to ensure that no water enters buildings or restricts movements of emergency vehicles including an assessment of flow routing of surface water through the site
- d. A strategy for dealing with any field drainage affected by the works
- e. A maintenance regime for surface water drainage measures
- f. All calculations must be approved and certified by a suitably qualified person

Boundaries

Settlement edge tree planting should be used to soften the impact of the development when viewed from the surrounding countryside along the northern boundary. The site should be demarcated with simple stob and wire fences during development.

Final boundary treatments including fences, hedges and bushes should be no higher than 1.5 metres except where the site adjoins the current phase of the Anchorage development where 1.8 metre high timber fences will be permitted in the interests of privacy. Fences should be painted or stained a neutral colour that blends with the environment of the area.

North Ayrshire Council has certain duties under the Flood Prevention and Land Drainage (Scotland) Act 1997 and these have been delegated to Road Services. Road Services shall have a right of access to the water course for maintenance purposes under the Act and access should not be unduly restricted by the erection of structures or fences.

Landscape/Open Space

Landscaping within the site should require minimum maintenance. If hard landscaping is required, natural materials such as gravel or stone slab should be used. Soft landscaping should complement the existing range of species in the area and should be of a variety that is indigenous to the Isle of Arran.

The area allocated as protected open space adjacent to the Black Water must be retained as open space. A management scheme for its future maintenance will be required in the interests of visual amenity. This must be submitted with any planning application for development on this site. Provision should be made within this area for a path. This path shall enable the development site and its associated footways to be linked to the adjacent development site to the south, the playing field area and in turn to the village. It shall also afford the opportunity to access the countryside to the north. The path should be an unbound aggregate path constructed in accordance with the Lowland Path Construction Guide to Good Practice produced by Scottish Natural Heritage, Scottish Enterprise and Paths for All Partnership. The Council has recently adopted a formal policy on Access to Watercourses. Developers are encouraged to integrate watercourses into developments by considering the potential of watercourses as public open space and also improving the river banks potential with a wildlife corridor.

Due to the low density that is required for the site there is no requirement on the developer to provide play or open space provision on site. A commuted sum should be agreed with North Ayrshire Council Grounds Maintenance for off-site provision in Blackwaterfoot.

Planning Requirements

Permitted development rights shall be removed for raised decking exceeding 1.0 metres above ground level.

A Comprehensive proposal is required for the whole site. Outline planning applications will not be accepted. Permission shall not be granted for any single plot. Developers are encouraged to engage in pre application discussions with area Development Control Officer

All information must be submitted with any application for planning permission including a detailed design statement, a flood risk assessment, drainage assessment, management scheme for open space and details on the commuted sum for off-site play or open space.

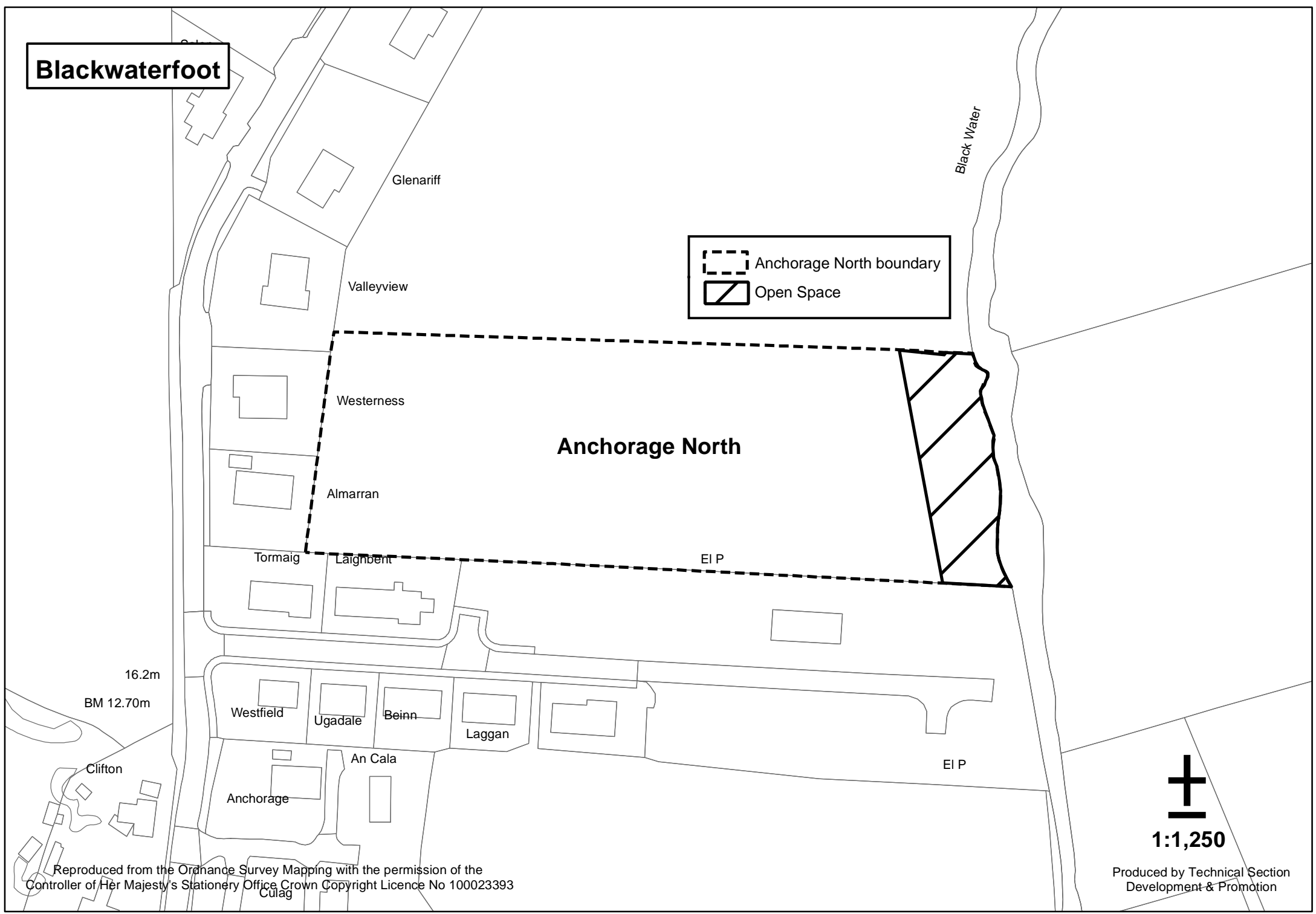
Other Details

It is the responsibility of the developer to obtain all necessary planning and building consents and warrants from North Ayrshire Council and necessary consents from service authorities prior to the commencement of work. Attention is drawn in particular to the need for early discussions with Scottish Water and SEPA.

Disclaimer

Service information provided in the brief is for general information only and does not absolve the developer from the responsibility of ensuring that any information provided in the brief is accurate.

Blackwaterfoot



--- Anchorage North boundary
▨ Open Space

Anchorage North

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1:1,250