Angus Local Development Plan 2016

DESIGN & PLACEMAKING
SUPPLEMENTARY GUIDANCE

October **2018**

Angus Council

Edzell
BRECHIN
MONTROSE
KIRRIEMUIR
FORFAR
Friockheim
Letham
ARBROATH
Newtyle
CARNOUSTIE
MONIFIETH

Contents

1. Introduction

The creation of attractive, safe, well-designed sustainable development is fundamental to delivering Angus Councils vision that '*Angus is a great place to live, work and visit.'*

The Scottish Governments aspiration to raise the design quality of new development and better placemaking is emphasised in a number of Scottish Government publications including planning policy and advice notes. At the local level, Angus Council's commitment to creating better quality places and sustainable development is reflected in the Strategic Development Plan (TAYplan) through Policy 2: Shaping Better Quality Places and Policy DS3: Design Quality and Placemaking of the Angus Local Development Plan (ALDP).

Purpose and Scope

This Supplementary Guidance (SG) has been prepared to support the implementation of Policy DS3 of the ALDP by promoting the creation of better quality buildings and places. It sets out the Council's expectations for the design of new development and how these should be achieved. The guidance forms part of the Angus LDP and will be used in the determination of planning applications. The document advocates a design led approach to developing proposals and the need to demonstrate an understanding of the site and its wider context. It also sets out specific design requirements to ensure that places meet the design qualities distinct in character, safe and pleasant, well connected, adaptable and resource efficient.

Housing development is the largest single land use within the Angus towns and villages. The design, quality and character of new housing development will play a significant role in shaping our towns and villages and the quality of life for residents for decades to come. Whilst the guidance will be particularly relevant to residential proposals from single houses up to large scale developments, it applies to all types of development including business and commercial proposals.

The main objectives of the SG are:

◗ To contribute to the Council's vision that Angus is a great place to live, work and visit and specifically address its ambitions to protect and improve the natural and built environment and encourage sustainable development.

◗ To encourage developments which:

- establish a sense of place and identity and create opportunities for community cohesion.

- respect and respond to the local context where this makes a positive contribution to the existing character of the area.

- are easy to get to and move around in focusing on needs of pedestrians rather than cars.

- use design and site planning principles to increase energy efficiency and sustainability.

- provide an attractive and safe environment for residents and visitors.

◗ To provide advice and guidance to developers on the key design issues to be considered in planning application submissions for new development.

Who is the Guidance For?

The guidance is intended for use by anyone considering development within Angus including:

◗ Applicants who wish to develop a site.

◗ Architects and agents working on proposals.

◗ Members of the public with an interest in development proposals within their local community.

◗ Planning Officers assessing planning proposals.

◗ Elected Members representing constituents and making decisions on planning applications.
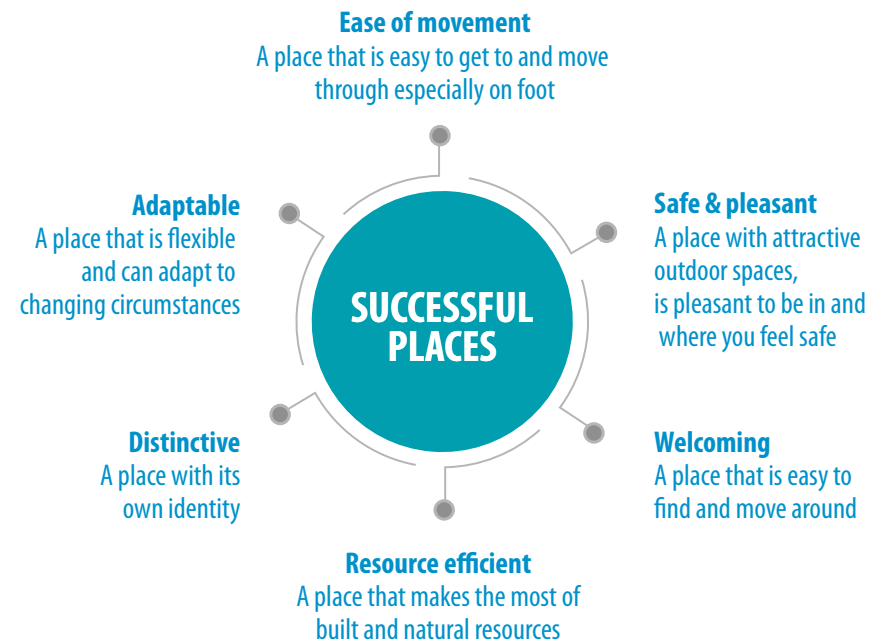
2. Planning policy context

This SG forms part of a larger suite of national and local planning policy documents aimed at improving the design of new development which should also be referenced and considered when designing new development proposals.

National Policy

The Scottish Government has placed greater emphasis on design quality and placemaking within planning policy. This is reflected in Scottish Planning Policy and a suite of policy statement and advice which are available on the Scottish Government website.

Scottish Planning Policy indicates that the planning system should ensure that developments are of a high design quality and demonstrate the six qualities of a successful place. The Scottish Government publication "Creating Places" highlights that good places whether it be a site, neighbourhood or, a settlement all have a strong 'sense of place' and certain qualities which make them successful.

Ease of movement
A place that is easy to get to and move through especially on foot

Adaptable
A place that is flexible and can adapt to changing circumstances

SUCCESSFUL PLACES

Safe & pleasant
A place with attractive outdoor spaces, is pleasant to be in and where you feel safe

Distinctive
A place with its own identity

Welcoming
A place that is easy to find and move around

Resource efficient
A place that makes the most of built and natural resources

TAYplan Strategic Development Plan 2016-36

TAYplan Policy 2: Shaping Better Quality Places encourages a place-led approach which seeks to ensure that new developments are based on an understanding of place and are designed to complement and enhance how a place functions.

Place Led Approach

Outside – In
Understanding the environmental context of a site, how a site works in its wider setting and how that shapes what happens within is essential to integrating new development

Integrate Networks
Making it easy, safe and desirable to walk and cycle within and between neighbourhoods utilising existing green networks (eg green space and water networks) and enhance these areas to deliver a better quality of place and life.
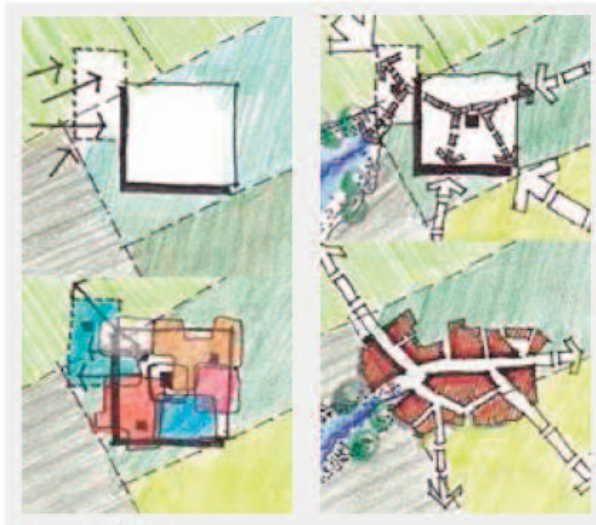
Source: TAYplan

Inside – Out
Conversely, considering how the site connects from the inside-out and builds on existing features, networks and infrastructure, enhancing these through new development.

Work with the Grain of the Place
Respecting and working with the grain of a place. This approach will help determine the size, shape and form of development and how it can respond to adaptation to help achieve future-proofing our new communities and facilities.

Angus Local Development Plan

Policy DS3 of the Angus Local Development Plan reflects national planning policy on design at a local level, by using the principles of successful places as the design requirements for new development in Angus.

Whilst the SG is intended to support Policy DS3, aspects of design overlap with other policy areas within the LDP. These policies are also relevant and should be referenced when designing proposals. Linkages to other design related policies and guidance are highlighted within the SG.

Policy DS3 Design Quality and Placemaking

Development proposals should deliver a high design standard and draw upon those aspects of landscape or townscape that contribute positively to the character and sense of place of the area in which they are to be located. Development proposals should create buildings and places which are:

Distinct in Character and Identity: Where development fits with the character and pattern of development in the surrounding area, provides a coherent structure of streets, spaces and buildings and retains and sensitively integrates important townscape and landscape features.

Safe and Pleasant: Where all buildings, public spaces and routes are designed to be accessible, safe and attractive, where public and private spaces are clearly defined and appropriate new areas of landscaping and open space are incorporated and linked to existing green space wherever possible.

Well Connected: Where development connects pedestrians, cyclists and vehicles with the surrounding area and public transport, the access and parking requirements of the Roads Authority are met and the principles set out in 'Designing Streets' are addressed.

Adaptable: Where development is designed to support a mix of compatible uses and accommodate changing needs.
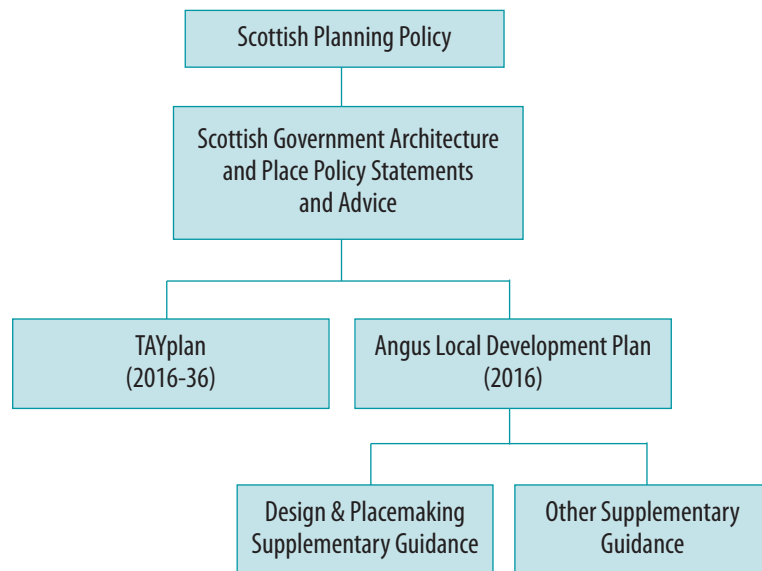
Resource Efficient: Where development makes good use of existing resources and is sited and designed to minimise environmental impacts and maximise the use of local climate and landform.

Supplementary Guidance and Advice

This SG is one of several supplementary guidance documents and planning advice notes the Council has prepared to support the Angus Local Development Plan and that are also relevant to design quality. All adopted statutory Supplementary Guidance and non-statutory guidance documents can be viewed on the council's website.

Whilst some of the advice notes require to be updated and will be replaced in due course, they still contain relevant information in relation to technical standards.

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│  Scottish Planning Policy   │
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│ Scottish Government Architecture │
│   and Place Policy Statements   │
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         │ Supplementary Guidance │ │      Guidance       │
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The Design Quality and Placemaking SG sits alongside a suite of other Supplementary Guidance that builds upon the policies set out within the Angus Local Development Plan. The Angus Local Development Plan forms the basis of planning decision making in Angus and reflects national planning policies, statements and advice.

3. Creating successful places - follow a design process

New developments of all scales can benefit from following a design process as this can greatly influence the final outcome. This section identifies some of the steps and tools that could be used to improve design quality and help speed up the decision making process.

STEP 1: PLANNING STATUS AND EARLY ENGAGEMENT

 In the first instance you should determine the "planning status "of your site, and any relevant planning policies that may influence its development. This information can be found in the Angus Local Development Plan. You should also consider whether there are any particular designations which will affect the way it is developed, e.g is it within an identified area of flood risk, is it in a Conservation Area or beside a Listed Building or Scheduled Ancient Monument? This will give you an idea as to whether to proceed with your proposal and constraints you may have to deal with.

In most cases engagement with the Council, other key agencies, and infrastructure providers will be required to establish detailed requirements for a site or an area. Developers are also encouraged to engage with the local community at an early stage to enable community views to be reflected in the design and bring value to the area. Designers are strongly encouraged to use the Scottish Government's Place Standard Tool which is a useful way for developers to engage with local people on different elements of a place including, buildings, spaces, transport links and amenities.
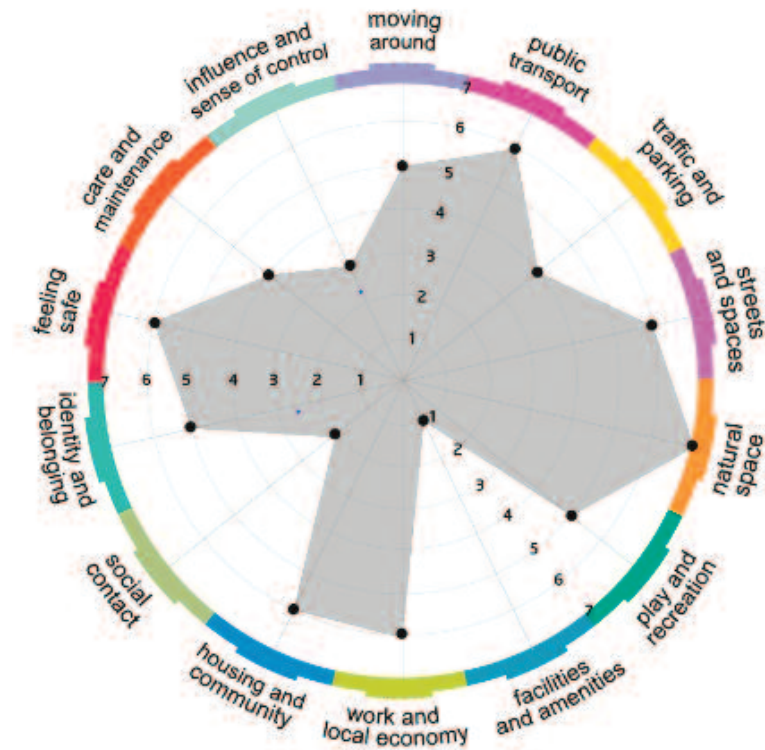
The Scottish Government's Place Standard tool is a useful resource in helping to understand the various physical and social factors that contribute to successful places.

STEP 2: UNDERTAKE A SITE AND AREA ANALYSIS

Understand the Context

It is important to recognise that no two places or sites are the same therefore the design solution for one location may not be appropriate for another. The towns, villages and rural parts of Angus have their own landscape setting and historical context which make them look and feel different from each other. The street patterns, architectural styles, building materials and open spaces found in each of our settlements define their character and create a particular "sense of place". The characteristics and features which exist within historic town centres are also different from those in suburban or rural locations and will therefore require a different design response.

Taking the time to consider and understand the qualities and characteristics and setting of the site you are developing is a key stage of the design process. This can be achieved by undertaking a site and context appraisal. This should consider which existing key features of the site and its surroundings contribute to its character and local distinctiveness. The proposed design, layout, scale and massing of the development should result from this initial assessment.

Draw upon the Positives

It is recognised that in some instances the surrounding environment may have few distinctive qualities or where the layout and design of existing buildings will be poor. Whilst addressing design quality in in such instances can be challenging, developers should nevertheless seek to enhance the character of the area and create a high quality development which draws upon the positive features which exist in the wider area.

Where there are little or no positive features to draw upon, this can offer an opportunity to make significant positive impact through the establishment of a new high quality pattern and standard that will help to steer future development both in new and existing areas in a more appropriate direction.

STEP 3: USE THE ANALYSIS TO DEVELOP A DESIGN CONCEPT

The information gathered through site and context assessment should be used by developers to help inform the type of place that is most appropriate to the context and the design characteristics that will underpin this eg do I want to create a strong contemporary urban design or a development that continues local vernacular.

The design process at this stage should start to consider the relationship between streets, buildings, open space, landscape and incorporate the key design principles - distinct in character and identity, safe and pleasant, well connected, adaptable and resource efficient set out in Policy DS3.

Further engagement with the local community at this stage is also useful to establish community aspirations for a site and can help shape the development. Further guidance on how the Council expects the design principles to be achieved is set out in Section 5.

Retain a Sense of Place

New housing developments are often criticised for disregarding local identity and using a standard design approach regardless of location. Proposals for commercial or business developments are also usually designed to reflect a corporate style or meet the operational needs of the business rather than the relationship with locational features.

The Council recognises the economic and commercial reasons for using standard house types and corporate styles, however there is still scope to modify elevations and finishes to reflect local building styles and features to retain and strengthen a sense of place.

Whilst standard house types may work in locations which are visually self-contained, a more creative solution will be required on sites which are intervisible with the surrounding townscape. Flexibility may be required to ensure that the proposed house types help satisfy local need and demand.

STEP 4: COMMUNICATE YOUR DESIGN SOLUTION THROUGH A DESIGN STATEMENT

Planning legislation requires either a Design Statement or a Design and Access Statement to be submitted alongside a planning application for certain types of development to help inform decision making. Design and Access Statements should explain how a proposed development is a suitable design response to the site and its surroundings, and demonstrate that it can adequately be accessed by all prospective users.

Design Statements can be prepared for large or small developments and are an important means of demonstrating the quality of the design solution, how it will relate to the existing natural and built context and, the design principles and concepts that have been applied to a development. It explains how the Council's design policies have been taken into account and demonstrates how the design takes account of its context. It also provides an opportunity to explain the design process that has been undertaken and how the proposed solution has evolved from this; it should not simply be a description of the proposal.

In seeking to achieve better quality design, Angus Council expects a design statement to be submitted in support of relevant development proposals. This will allow planning officers, the community and local councillors to understand how the design has evolved and may help speed up the decision making process.

Format of Design Statements

A design statement need not be elaborate and can be a fairly short document of just one or two pages. Whilst the level of information provided will depend upon the scale of development, it should contain sufficient information including illustrations to demonstrate how the development has been designed to integrate with its context, address site issues and, achieve the design principles set out in this SG.

For example where a single building is proposed, photographs and drawings showing the site context and relationship of the proposed development to neighbouring properties along with written text may be sufficient. However for larger scale proposals, it is likely that more graphical information will be required to enable an accurate assessment of how the development fits in and connects to the surrounding street network both visually and physically.

Where there are topographical issues, cross section and level details must be supplied to demonstrate how these are being addressed. Further advice on how to prepare a design statement is set out in the Scottish Government Planning Advice Note 68: Design Statements, 2003 which is available on their website.

Action Checklist - Design Process

What you should do

- **Gain an understanding of your site and its surroundings. Consider the character and identity of the area in which the development will be located and opportunities for the development to positively contribute to its surroundings.**

- **Reinforce the distinctive character of the local area and settlement patterns that contribute to its sense of place.**

- **Demonstrate how the site and context analysis has been used to inform the design and how this responds positively to its surroundings.**

What we require

- **A Design Statement which explains and outlines the site and area appraisal work undertaken and how this has informed the proposed design solution should be submitted. This should contain sufficient information to enable officers to assess the proposal and understand the design.**

4. Successful places in Angus – What makes them successful?

All towns and villages contain areas that are distinctive in character. The following section analyses areas of our towns and villages that people enjoy and identifies the qualities that make them successful and work well. Those qualities are used later in the document to identify design principles that we will generally expect to see in new development in Angus.

Mid Links, Montrose

◗ Flat landscape has been used to create a formal street pattern with channelled views between buildings and open spaces. The area is characterised by linear open space along a north to south axis dissected by streets and paths running east to west to create a series of smaller green spaces. Buildings adhere to the formal grid layout and have been arranged to take advantage of views onto the green space.

◗ The grid iron street pattern creates a perimeter block structure where building frontages face the streets and private spaces are enclosed to the rear.

◗ The streets and path networks are well connected providing opportunities for a range of travel options.

◗ Streets and paths are overlooked which creates safe and pleasant routes for people who wish to walk or cycle.

◗ Central area of green space flanked by villas, town houses and public buildings together with the linear layout, strong building line and use of landmarks create a distinctive character.

◗ Mixed use area allows activity and use throughout the day and provides for natural surveillance during the day and evening.

◗ Mix of building types and sizes provides opportunity for a range of community needs and provides a varied and more interesting streetscape.

◗ Distinctive buildings and local landmarks on prominent sites aid navigation and add visual interest.

◗ The open space contained by railings and trees is overlooked and provides an attractive outlook and amenity space for surrounding properties. The space provides opportunity for a range of recreational activities and social interaction.

◗ Open space connects to other spaces, landscape features and path networks in the surrounding area to form part of a green network.

◗ Private gardens are located to the rear of properties and therefore not visible from the public realm. Private gardens adjacent to the public areas are screened by walls.

◗ On-street car parking but generally no parking in front gardens.

◗ Main façade of buildings facing the street, with doors and windows generally fronting onto public areas; landscaping in front gardens and areas of amenity green space make the area feel safe and pleasant.

◗ Use of high quality boundary treatment (walls/railings/hedging) provides clear definition between public and private space and an attractive interface with the public realm.

◗ Use of traditional building materials and consistent palette creates identity.
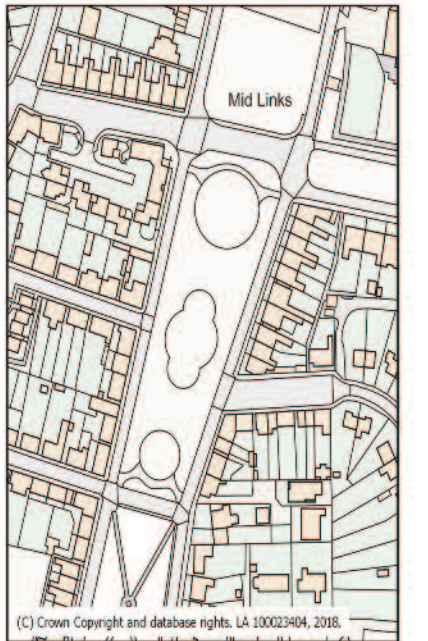
Keptie Pond, Arbroath

◗ Keptie Pond, its parkland setting and Keptie Hill are distinctive features of the area. The water tower upon Keptie Hill has been retained and provides a distinctive landmark. Buildings have been arranged and designed around these landscape features and take advantage of attractive views.

◗ The street pattern creates a perimeter block structure where building frontages face the streets and private gardens are enclosed and located to the rear.

◗ The streets and path networks are well connected providing opportunities for a range of travel options.

◗ Streets and paths are overlooked which creates safe and pleasant routes for people who wish to walk or cycle.

◗ The pond and its parkland setting provides an attractive outlook and amenity space for surrounding properties. The open space is overlooked by buildings and provides opportunity for a range of recreational uses as well as a focus for community activity. The space provides an important wildlife habitat and connects to other spaces and path networks in the surrounding area.

◗ Mix of uses allows activity throughout the day and provides for natural surveillance during the day and evening.

◗ Mix of building types and sizes provides opportunity for a range of community needs and provides a varied and more interesting streetscape.

◗ Distinctive buildings and local landmarks on prominent sites aid navigation and add visual interest.

◗ Private gardens are located to the rear of properties and therefore not visible from the public realm. Private gardens adjacent to the public areas are screened by walls.

◗ Main façade of buildings facing the street, with doors and windows generally fronting onto public areas; landscaping in front gardens and areas of amenity green space make the area feel safe and pleasant.

◗ Use of high quality boundary treatment (walls/railings/hedging) provides clear definition between public and private space and an attractive interface with the public realm.

◗ On-street car parking but generally no parking in front gardens.

◗ Use of traditional materials such as sandstone and natural slates together with consistency of palette creates character and reinforces place identity.
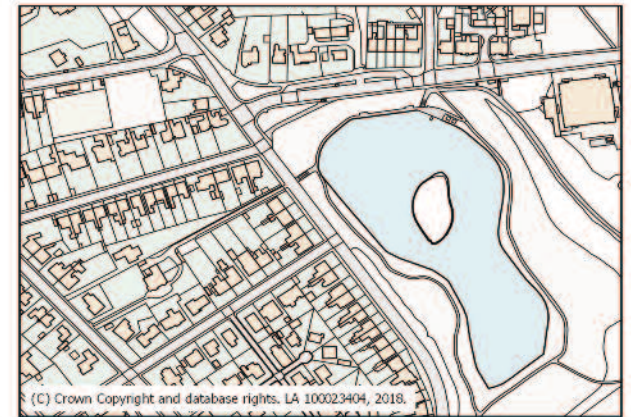
Edzell

◗ This planned village has been built on an elevated flat landscape which has been used to create a distinctive grid iron street pattern with a long straight High street running north to south. The significance of the High street is marked by key entrance features including the Edzell Arch at the south and the Muir and woodland at the north.

◗ Grid iron street pattern creates a perimeter block structure where building frontages face the streets and private gardens are enclosed and located to the rear.

◗ The streets and path networks are well connected providing opportunities for a range of travel options.

◗ Streets and paths are overlooked which creates safe and pleasant routes for people who wish to walk or cycle.

◗ The long wide High Street is bound by stone villas, public buildings and terraced properties to create a stong building line. The continuity in boundary treatment and use of red sandstone creates a distinctive character.

◗ Mixed use area allows activity and use throughout the day and provides for natural surveillance during the day and evening.

◗ Mix of building types and sizes provides opportunity for a range of community needs and provides a varied and more interesting streetscape.

◗ Distinctive buildings and local landmarks on prominent sites and corners aid navigation and add visual interest.

◗ Private gardens are located to the rear of properties and therefore not visible from the public realm. Private gardens adjacent to the public areas are screened by walls.

◗ Main façade of buildings facing the street, with doors and windows generally fronting onto public areas; landscaping in front gardens and areas of amenity green space make the area feel safe and pleasant.

◗ Use of high quality boundary treatment (walls/railings/hedging) provides clear definition between public and private space and an attractive interface with the public realm.

◗ Parking is accommodated through a combination of in-curtilage and on-street parking. Garages set back within plots and boundary walls and landscaping help screen parked cars and reduce impact on street scene.

◗ Use of traditional and durable building materials and consistent palette creates distinct character and identity.
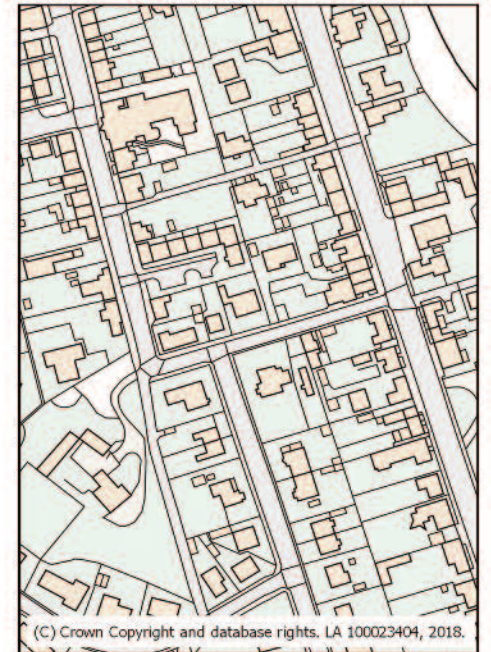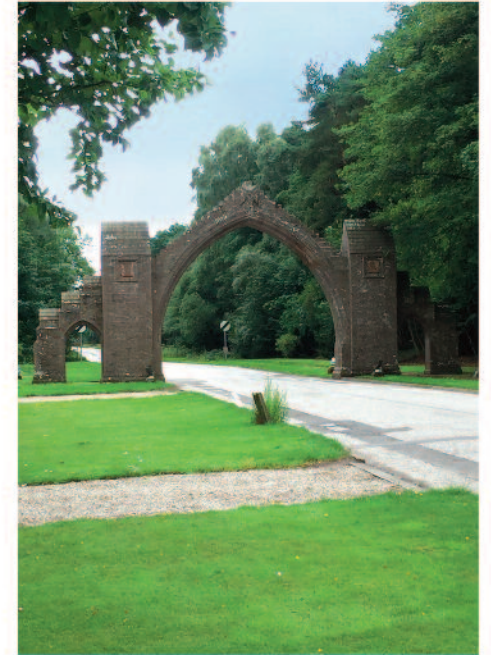
Lour Road and Hillside Road, Forfar

◗ The steeply rising landform and elevated position allows views of local landmarks and the surrounding landscape reinforcing place identity.

◗ Large gardens, landscaping and mature trees integrate natural features into the street scene and softens views of development from the wider area.

◗ Streets and paths are overlooked which creates safe and pleasant routes for people who wish to walk or cycle.

◗ Path network provides safe pedestrian linkages to open spaces.

◗ Sloping streets bound by properties with extensive gardens, mature landscaping and stone boundary walls on higher ground and terraced properties on lower ground create a distinctive suburban character.

◗ Mix of building types and sizes provides opportunity for a range of community needs and provides a varied and more interesting streetscape.

◗ Range of housing styles however consistent boundary treatment creates cohesion and identity.

◗ Private gardens are located to the rear of properties and therefore not visible from the public realm. Private gardens adjacent to the public areas are screened by walls.

◗ Main façade of buildings facing the street, with doors and windows generally fronting onto public areas makes the area feel safe. Landscaping in front gardens and space for large growing trees make the area feel pleasant.

◗ Use of high quality boundary treatment (walls/hedging) provides clear definition between public and private space and an attractive interface with the public realm.

◗ Parking is accommodated through a combination of in-curtilage and on-street parking. Boundary walls and mature landscaping ensure parked cars in front of properties do not dominate the street scene.

◗ Use of traditional and durable building materials and consistent palette creates character and identity.

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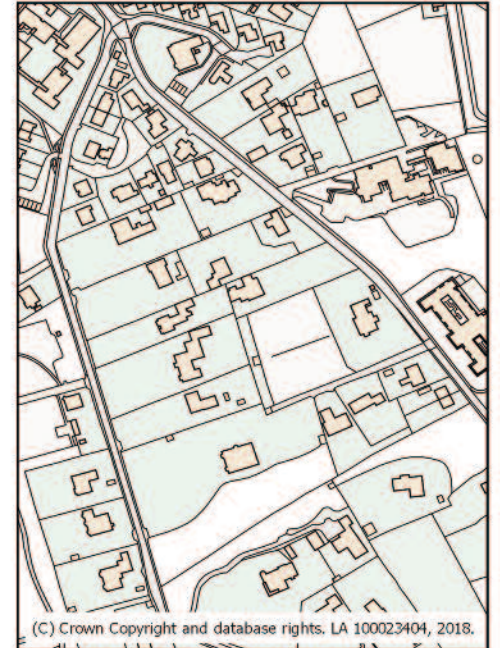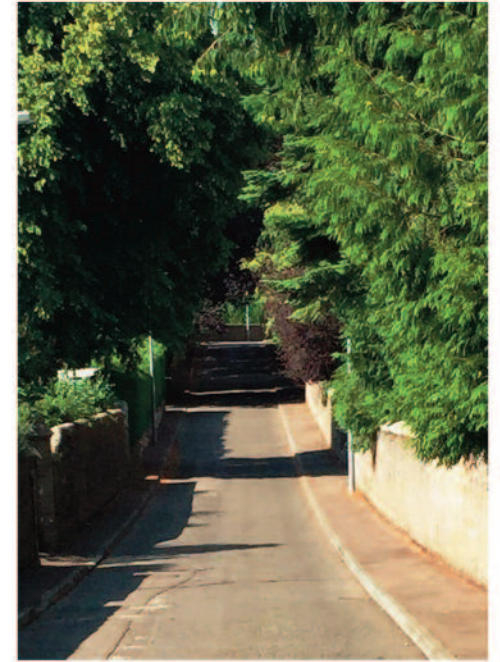
Centre of Brechin

◗ The steep landform creates an interesting roofscape of irregular ridgelines and gable ends stacking up, one above the other as buildings rise up the slope. The hilly landform and building arrangement allows extensive views of the surrounding landscape reinforcing a sense of place.

◗ Grid iron street pattern creates a perimeter block structure where building frontages face the streets and private gardens are enclosed and located to the rear.

◗ The streets and path networks are well connected providing opportunities for a range of travel options. A series of narrow lanes and closes providing linkages between the main streets and spaces provide distinctive routes for pedestrians.

◗ Compact development pattern, gable fronted buildings and appearance of roofs stepping down the slope creates a distinctive townscape character.

◗ Mixed use area allows activity and use throughout the day and provides for natural surveillance during the day and evening.

◗ Mix of building types and sizes provides opportunity for a range of community needs and provides a varied and more interesting streetscape.

◗ Distinctive buildings and local landmarks on prominent sites aid navigation and add visual interest.

◗ Private gardens are located to the rear of properties and therefore not visible from the public realm. Private gardens adjacent to the public areas are screened by walls.

◗ Main façade of buildings facing the street, with doors and windows generally fronting onto public areas making the area feel safe and pleasant.

◗ On street car parking exists but parking areas located behind buildings reduces impact of parked cars on street scene.

◗ Use of traditional and durable materials such as stone and slate and consistent palette creates character and identity.
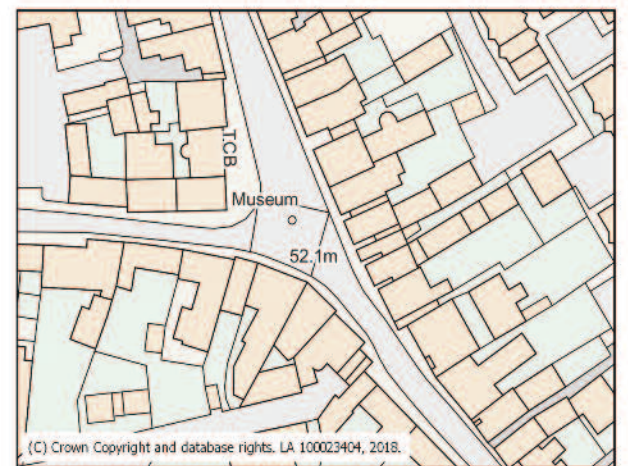
5. Meeting our design requirements

All development proposals will require to meet the design qualities distinct in character, safe and pleasant, well connected, adaptable and resource efficient set out in Policy DS3. Our analysis of different places demonstrates that these qualities are commonly found in successful areas across Angus. However, the analysis identifies common features and characteristics that make these places distinctive and successful. These features and characteristics have been used to identify design principles that we expect to see incorporated into new development and form the basis of our design requirements set out below.

The applicability of the design requirements will vary according to the scale and nature of development proposals therefore a balanced application will be required. Whilst the requirements will be particularly relevant to new housing proposals, all forms of development will be expected to meet the design principles as appropriate.

Existing successful places in Angus respect their landscape setting – therefore development proposals will be expected to:

◗ Retain, enhance and integrate existing important features which provide a place with a particular identity such as hillocks, buildings, paths, woodland, trees, hedgerows, walls and water bodies.

◗ Provide space for large growing trees in locations where they will be seen in the wider landscape or townscape.

◗ Avoid skyline development. Higher buildings should be located on lower slopes and landscaping should be used to provide a backcloth to reduce the impact of development from key viewpoints.

◗ Incorporate views of locally important features and landmarks to reinforce a sense of place.

◗ Use the landform as much as possible. Major underbuilding resulting in extensive areas of blank walls will not be acceptable. Where underbuilding is unavoidable, this should be mitigated/screened through appropriate landscaping.

Photo: Colin Smith-JudithWilson Architects

Existing successful places in Angus have a distinctive development pattern and attractive interface with the public realm – therefore development proposals will be expected to:

◗ Create a perimeter block structure designed with the public facades of buildings facing the street and private spaces enclosed to the rear. Proposals should respond to their location but justification will be required to depart from the preferred perimeter block structure.

Perimeter blocks need not be uniform on all sides and can vary in size and shape. The character of each side of the block should reflect the character of the adjoining street. Variation can also be achieved by making use of different building types, appropriate mixed uses and designs that respond to corner locations.

◗ Incorporate existing street types and routes such as avenues, crescents, closes, lanes, squares or courtyards to provide a permeable street layout of connected streets, routes and spaces.

◗ Contribute positively to the public realm. Boundaries that abut public spaces and routes should be attractive using high quality materials including walls, quality landscaping and railings. Large areas of fencing or blank elevations will not be acceptable where they form a public/private interface.

◗ Ensure principal elevations of buildings face onto streets and public spaces to provide active frontages and natural surveillance. Private spaces including rear gardens should be enclosed by buildings or walls and not visible from public spaces or routes.

◗ Provide a variety of plot widths and sizes and a mix of building types, design, size and height (on large housing sites) to create visual interest. Large housing developments comprising uniform plot widths and sizes and/or buildings of predominantly the same type, design, size and height will only be acceptable where it is demonstrated that the proposed form of development is necessary to meet an identified housing need.
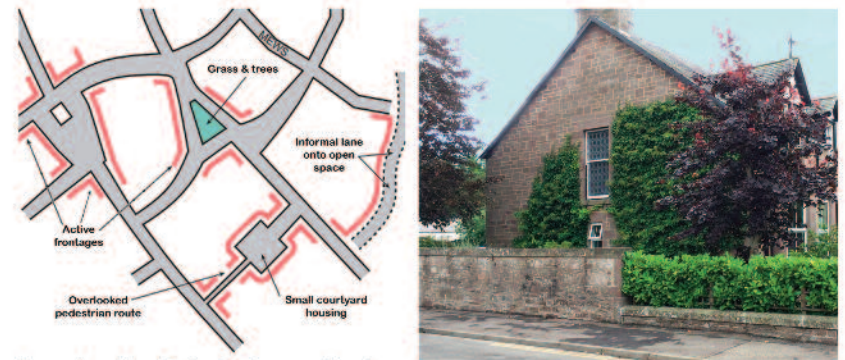

Image based on Designing Streets - A perimeter block can create active frontages and permeability.

◗ Provide distinctive buildings or landscaping at key locations to aid navigation through and around the area.

◗ Use building materials, colours and textures that match or are complementary to high quality buildings used in the street or surrounding locality to reinforce local distinctiveness. Materials used in boundaries, elevations and roofs should harmonise with the predominant local character, colour tones and texture where these make a positive contribution to the area.

For sites with a weak or indifferent context, materials can be used to help introduce a stronger sense of identity to a place. Contemporary schemes can use traditional materials and colour palette to create distinctive and innovative designs that also connect with and have relevance to the place.

◗ Provide sufficient private amenity space to meet the likely needs of the occupants:-

- New houses should have plot areas that reflect the size of those in the surrounding area but generally a minimum private garden area of 100sqm per house will be required.

- In large developments a range of private garden size should be provided. Generally the private amenity space should be no smaller than the floor area (all floors) of the house.

- Wherever possible, flats should also be provided with some outdoor amenity space, whether private or communal. New build developments will generally require a minimum of 25 sqm per flat.

◗ Ensure that new buildings do not result in an unreasonable loss of natural light to neighbouring properties or overlook private areas of neighbouring properties. All developments should meet the Councils privacy standards set out in Angus Councils Planning Advice Notes and avoid clear views into neighbouring living rooms and bedrooms.

◗ Be appropriate for their rural or urban location in terms of scale, form and appearance.

Photo: Richard Campbell   Photo: Richard Campbell

Photo: Colin Smith+Judith Wilson Architects

Existing successful places in Angus have multifunctional and connected open spaces – therefore development proposals will be expected to:

◗ Provide public open space in accordance with Policy PV2 Open Space Protection and Provision of the ALDP. Spaces should be fit for purpose and designed and located to suit their function and range of potential activities.

◗ Provide adequate arrangements for the ongoing maintenance of different types of open space. Maintenance provisions should be appropriate for the type of space, level of usage, and wildlife habitats present.

Details of maintenance arrangements should be included with planning applications as an integral part of the landscape/open space proposals. The Council expects open spaces to be maintained in perpetuity through an appropriate factoring arrangement with a third party or payment of a commuted sum with which the Council can fund future maintenance.

◗ Design open space and landscaping as an integral part of the overall layout to create a place with character and identity with connections to green networks by: -

- Utilising and incorporating existing features such as trees, water courses or other distinctive landscape elements, landforms or biodiversity resources.

- Siting them in prominent locations and ensuring that they are overlooked and benefit from natural surveillance.

- Designing them to create focal points or landmarks providing space for large growing trees.

- Providing spaces which are high quality using good quality durable materials. Spaces should also be varied and interesting incorporating a variety of surfaces, furniture and seating, enclosures, landscaping and public art.

- Incorporating native British species of shrubs and trees.

◗ Locate and design open space in a manner that helps people navigate their way through and around an area.

◗ Provide spaces which are multifunctional allowing for a range of recreational activities, including play and sport as well as community interaction. As a general rule, developers should provide spaces that are of good amenity and recreational value, rather than a collection of small spaces of limited use, and which may be more costly to maintain.

◗ Provide spaces and landscaping that links to other areas of open space and elements of green infrastructure to create a green network and enhance biodiversity in accordance with Policies PV1: Green Networks and Green Infrastructure and PV2: Open Space Protection and Provision Within Settlements of the ALDP.

◗ Maintain a buffer strip between development and any watercourse to protect the biodiversity and amenity of the watercourse. (SEPA Planning Background Paper: Water Environment).

◗ Provide developer contributions towards open space and community facilities in accordance with Angus Council's Developer Contributions & Affordable Housing Supplementary Guidance.

Existing successful places in Angus have a network of well-connected routes and spaces that are safe and secure – therefore development proposals will be expected to:

◗ Meet the principles set out in "Designing Streets" and provide a street user hierarchy which considers the needs of pedestrians and cyclists first followed by public transport users and finally cars. Development layouts and streets should be safe and pleasant to move around and give priority to people over vehicles.

◗ Ensure layouts and streets are designed to reduce traffic speeds naturally without relying on the use of traffic calming measures such as road humps. The Council will expect building layout, street design and landscaping to contribute to the natural control of traffic speed within residential developments in accordance with Angus Council Standards set out in the National Roads Development Guide (SCOTS).

◗ Be accessible to all sectors of the community and those with different mobility needs. Proposals should be consistent with PAN 78: Planning and Building Standards Advice Note: Inclusive Design; Streets and routes should be designed and constructed to consider the needs of disabled users in accordance with Angus Council standards (SCOTS). An upstand of 25 - 40 mm should normally be provided on shared surfaces.

◗ Provide a layout which is permeable and easy to move through. New development should provide routes which allow movement through the site and connect with the street and path networks in the surrounding area providing reasonably direct routes for movement by foot, cycle and car. Cul-de-sacs or streets that do not connect to the wider area will not normally be acceptable.

◗ Provide pedestrian and cycle routes in accordance with Angus Councils standards (SCOTS). Routes should be attractive and easy to use, overlooked by buildings and connect to key destinations, other routes and open spaces within the development and the surrounding area. Further details of provision for cyclists and technical design guidance can be found in Transport Scotland's Cycling by Design and the Sustrans Design Manual for Cycle Friendly Design.

◗ Provide a clear definition between public and private areas to reinforce a sense of ownership and maintenance responsibility. Open plan developments on key or main routes will generally not be acceptable.

An integrated street pattern and distinctive building style- Mid Links, Montrose

- Provide cycle and car parking in accordance with Angus Council standards. Designs need to reconcile the need to provide attractive streets that include adequate parking, but without detracting from the character or visual quality of the place. Well designed places integrate car parking without it becoming over-dominant.

- Incorporate a range of parking solutions to reduce impact of parked cars on the street scene and provide a safe and welcoming environment. A predominance of on-street parking or parking in front of dwellings should be avoided or broken-up by planting or high quality boundaries.

- Provide high quality boundary treatments and landscaping for parking and service areas associated with commercial developments.

- Make provision for public transport and associated infrastructure in large scale developments in accordance with Angus Council standards (SCOTS).

- Be secure by design and demonstrate compliance with PAN 77: Designing Safer Places.

Existing successful places in Angus are sustainable, adaptable and resource efficient – therefore new development proposals will be expected to:

- Provide a mix of dwelling types and sizes to meet a range of housing needs to help create sustainable communities. Developers of large scale residential developments in particular should provide a range of housing options in accordance with Policy TC2 of the ALDP.

- Be adaptable, providing buildings that can be altered, extended or repurposed to meet changing needs of residents or users.

- Demonstrate that they are designed to be energy efficient and meet the requirements of Policy PV11 of the ALDP.

- Incorporate Sustainable Urban Drainage Systems (SUDs) and other natural flood management measures in accordance with Policy PV14 of the ALDP.

  SUDs should be considered at an early stage in the design process to form a "positive "feature of a development. The location and design of SUDs should contribute to and promote biodiversity and wildlife habitats, the setting of buildings and provide attractive passive open space.

- Conserve existing resources such as trees, waterbodies, walls and buildings and incorporate them into the design of the development.

- Use sustainable, salvaged or recycled materials to minimise building waste in accordance with Policy PV18 of the ALDP.

- Ensure that the siting and design of buildings make the best use of site landform, landscape features and local climate conditions to minimise energy use by:

  - orientating buildings to maximise the use of natural energy sources to provide light and heat. Buildings that benefit from passive solar gain use less energy for lighting and heating and generally provide a brighter more pleasant living environment. Housing layouts within 30 degrees of due south are more likely to optimise solar gain and to benefit from natural daylight.

  - locating development adjacent to shelter belts, using existing features such as walls and trees and new planting to reduce exposure.

  - arranging buildings to shelter other buildings.

Photo: Gerry Adam Architects

- locating main habitable rooms on the south side of the building and non – habitable areas such as kitchens, stairs, bathrooms and utility rooms on the northern side.

- incorporating larger south facing windows to absorb heat into the building and small north facing windows to minimise heat loss.

◗ Consider opportunities to incorporate district heating or combined heat and power installations in large scale development proposals in accordance with Policy PV10 of the ALDP.

◗ Consider potential for low or zero carbon buildings and incorporate renewable energy or energy saving measures in accordance with Policy PV11 of the ALDP.

◗ Provide an adequate storage area for refuse and recycling containers. Waste storage areas should be designed and sited so as not to detract from the appearance of the development and to allow bins to be safely and conveniently taken to the collection point.

Waste storage areas located on property frontages are convenient for the purposes of collection but can be visually intrusive and detract from the appearance of the street. Proposals must therefore balance the need for bin stores to be not only convenient and robust, but also visually sympathetic. They should be positioned to avoid or minimise any adverse visual intrusion into the street scene or other publicly visible locations.

◗ Mitigate impacts on infrastructure and community facilities. Proposals should comply with the Developer Contributions & Affordable Housing Supplementary Guidance.

Photo: Garry Adam Architects

In addition to the guidance provided above:

For infill sites, development proposals should:

◗ Integrate with the surrounding development pattern. Backland or tandem development will only be acceptable where it is characteristic of the area and where it does not disrupt the established development pattern or detract from the established quality of an area.

◗ Respect the shape and size of plots, building lines, building types and heights, materials and boundary treatment of the surrounding area.

◗ Be appropriate in terms of their scale and massing and not overshadow or overwhelm neighbouring properties. Where a uniform building height is part of the character of the area, major variations in roof or eaves line will not be appropriate. Buildings may increase in height to mark significant corners or for landmark buildings.

Proposals for housing in the countryside should:

◗ Comply with the siting and design requirements set out in the Countryside Housing Supplementary Guidance, Angus Council's Planning Advice Note 21 and have regard to Scottish Government publication PAN 72: Housing in the Countryside.

◗ Provide boundary treatment in the form of hedges or drystane walls as set out in the council's Advice Note 21.

Photo: Richard Campbell

Photo: Richard Campbell

Photo: ABC Planning & Design Ltd.

Additional Reading and Online Resources

Scottish Government Policy

Scottish Planning Policy

Designing Streets

Creating Places - A policy statement on architecture and place
for Scotland

Scottish Government Guidance

Planning Advice Note (PAN) 44, Fitting new housing developments into
the landscape

Planning Advice Note (PAN) 61, Planning and Sustainable Urban Drainage
Systems

Planning Advice Note (PAN) 65, Planning and Open Space

Planning Advice Note (PAN) 68, Design Statements

Planning Advice Note (PAN) 72, Housing in the Countryside

Planning Advice Note (PAN) 77, Designing Safer Places

Planning and Building Standards Advice Note (PAN) 78, Inclusive Design

Green Infrastructure: Design and Placemaking

Place Standard

Designing Streets Toolkit

Development Plan Policy

TAYplan Strategic Development Plan

Angus Local Development Plan

Angus LDP Supplementary Guidance

Angus Council Technical Advice Notes

Other Guidance

SCOTS National Roads Development Guide

Cycling by Design

Manual for Cycle Friendly Design

SEPA Planning Background Paper - Water Environment