

**ANGUS COUNCIL**

**DEVELOPMENT STANDARDS COMMITTEE – 6 AUGUST 2019**

**ANGUS LOCAL DEVELOPMENT PLAN  
SITE A2 HOUSING - CRUDIE FARM, ARBIRLOT ROAD WEST  
DRAFT DEVELOPMENT BRIEF**

**REPORT BY SERVICE LEADER – PLANNING AND COMMUNITIES**

**ABSTRACT**

This Development Brief has been prepared in support of Site A2 Housing, Crudie Farm, Arbroath as allocated in the Angus Local Development Plan. It provides high level guidance to create a development framework to inform subsequent planning applications and to deliver a co-ordinated approach over phased development of the allocation. The Report recommends that Committee approves the development brief and notes it will be a material consideration in the determination of future planning applications affecting the site.

**1. RECOMMENDATION(S)**

It is recommended that Committee:

- (i) approves the Crudie Farm, Arbroath Development Brief as detailed in **Appendix 1**;
- (ii) note that the development brief will be a material consideration in the determination of planning applications for the site.

**2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN**

This report contributes to the following local outcome(s) contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

- An enhanced, protected and enjoyed natural and built environment
- A reduced carbon footprint
- Safe, secure, vibrant and sustainable communities

**3. BACKGROUND**

3.1 Development Briefs can be prepared for sites allocated in the Local Development Plan where complex or site specific issues require to be addressed. They set out development and design requirements and can help assist developers with the submission of a planning application by highlighting all relevant matters to be addressed.

3.2 The Angus Local Development Plan (ALDP) was adopted on 23 September 2016. Site A2 Housing - Crudie Farm, Arbirlot Road West is allocated for residential development; with an initial phase of 5ha (12 acres) allocated for around 120 dwellings in the period 2021 – 2026. The remainder of the site is safeguarded for further phased land releases in the period beyond 2026. Policy A2 notes:

*“Development proposals should be in accordance with the development brief which will be prepared for the site...”*

#### **4. CURRENT POSITION**

- 4.1 This Draft Development Brief has been prepared in accordance with process for the preparation and reporting of development briefs established in [Report 11/18](#) . The landowner, agent and architect have worked together with Angus Council to develop the final draft Development Brief (Appendix 1). It has been circulated for comment to local elected members and appropriate Angus Council Services. Modifications resulting from this process can be found in Appendix 2.
- 4.2 Once approved the development brief will be issued to the landowner/ developer and local Community Council and be published on the Council website. In accordance with the approved Development Brief Process set out in Report 11/18 developers will be required to undertake community consultation to demonstrate how the principles set out in the Brief have been applied to the development of their proposal. The approved Development Brief will be a material consideration in the determination of future planning applications for the phased development of the site in accordance with current and future Local Development Plans. The Development Brief will be updated and revised as required to take account of future planning policy.

#### **5. FINANCIAL IMPLICATIONS**

There are no financial implications arising from this report.

#### **6. OTHER IMPLICATIONS**

##### **Risk**

Without an Approved Development Brief for this site the following risks may apply

- Not being in accordance with Policy A2 of the Angus Local Development Plan 2016;
- Development of this allocation not being co-ordinated in future planning applications and development proposals to deliver integrated structural design, landscaping, SUDs and active travel links.

##### **Human Rights Implications**

There are no Human Rights implications.

##### **Equalities Implications**

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

**NOTE:** No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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APPENDIX 1 FINAL DRAFT DEVELOPMENT BRIEF FOR CRUDIE FARM, ARBROATH  
APPENDIX 2 CONSULTATION RESPONSES