

Crudie Farm, Arbroath

ALDP Site A2 Development Brief

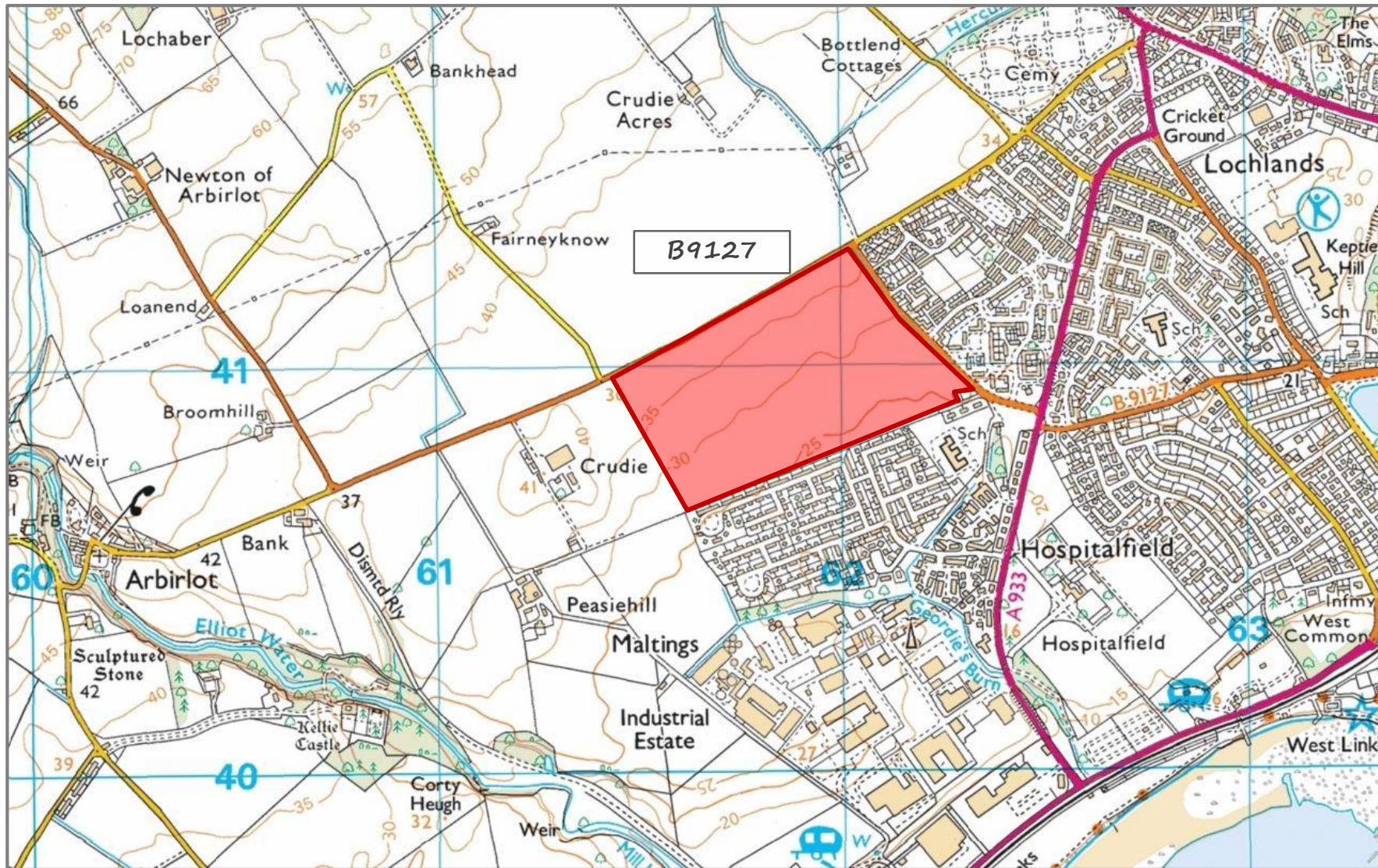
*Prepared in conjunction with Angus Council
Final Brief approved on 06 August 2019*



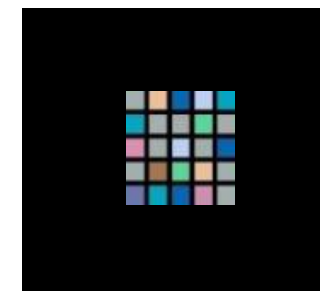
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Location



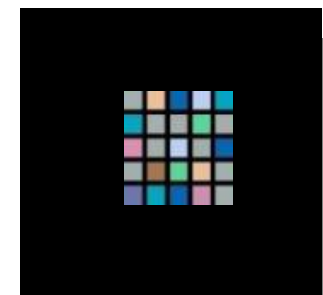
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Situation



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Development Brief

Introduction

The site capitalises on the renewal and extension of Muirfield Primary School (PS) and has good linkages to employment and retail facilities, as well as the school and transport links. Future development proposals are expected to respect, maintain and enhance the character of the area.

The site is currently in arable agricultural use, is generally flat and slopes gently towards the south where a ditch runs the length of the site separating it from the established residential development of Hospitalfield, and in the south-eastern corner, Muirfield PS.

Along the eastern boundary is Arbirlot Road West and to the north is East Muirland Road (B9127). The west boundary of the site is agricultural and leads on to Crudie Farm and its associated agricultural buildings. To the south is the established Hospitalfield housing area.

The views afforded from the north-west corner high point of the site overlooking the town and coastline are highlighted as important in the Council's Arbroath Landscape Capacity Study.

The Landscape Plan and Active Travel Routes identified within this Development Brief will define development areas. Detailed road layout, development, density, design and local play provision will be determined through future Planning Applications in accordance with policy and guidance in place at that time.

Angus Local Development Plan (2016): Housing Site A2

Crudie Farm is located to the west of Arbirlot Road West, Arbroath. This 29ha (72 acres) site is identified for residential development; the first 5ha (12 acres) phase allocated for around 120 dwellings in period 2021 – 2026 and the remainder safeguarded for further phased land releases in the period beyond 2026.

The following policy statement is contained in the adopted Angus Local Development Plan 2016:

A2 Housing – Crudie Farm, Arbirlot Road West

'5ha of land at Crudie Farm is allocated for residential development of around 120 dwellings in the period 2021 – 2026.

Development proposals should be in accordance with the development brief which will be prepared for the site and should include:

- *A landscaped edge to the town incorporating structure planting and amenity open space;*
- *Opportunities for active transport through linkages with the existing path network;*
- *Planting throughout the area to enhance biodiversity, the green networks and views through the site and out into the open countryside;* and
- *Supporting information including a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Flood Risk Assessment and Transport Assessment.*

Additional land is safeguarded for further residential development in the period beyond 2026. The scale of further land release in the period beyond 2026 will be determined by a future Local Development Plan.'

This site is subject to all relevant Development Plan policies, including Supplementary Guidance. All subsequent planning applications will be assessed in the context of current policy and guidance in accordance with the adopted Development Plan (Strategic and Local) and relevant national policy and guidance.

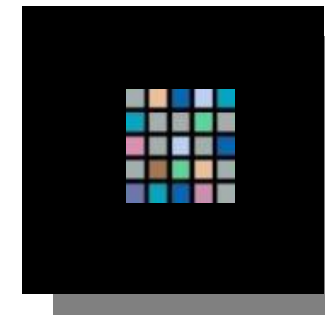
The Key Objectives

- Provide the landowner and developers with clear guidance of the Council's requirements for the framework for overall site development;
- Housing development is of a high design quality which is sensitive to the edge of settlement location and countryside character of the site;
- Provision of high quality landscaping and boundary treatment around the periphery and within the site to integrate new development into the existing settlement and landscape;
- Development of a mixed community which meets a variety of housing needs;
- Create appropriate pedestrian, cycle and public transport connections throughout the whole development and to the town in accordance with the Scottish Government's National Roads Development Guide (NRDG) policy and Designing Streets Policy Document;
- Work to ensure that development is undertaken in a phased and co-ordinated manner;
- Aim to create usable open spaces and SUDS features which contribute to the development of the Arbroath Blue Green Network;
- Work to ensure that development is undertaken in a phased and co-ordinated manner. Controlled through the planning application process.

General Requirements

In taking forward development of this site a number of technical matters are addressed in the site layout within this Development Brief:-

- Landscaping plan outlining general landscaping proposals for areas of new planting, open space, green networks and arrangements for future maintenance;
- Site access and internal arrangements for pedestrian and cyclist circulation;
- Location and potential future phasing of housing areas and central open space;
- Proposed location of interlinking SUDS features and supporting drainage requirements.



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Access and Circulation/Connectivity

Two points of access have been identified on Arbirlot Road West frontage to serve development of this scale. Increased traffic resulting from this development may require on street parking on Arbirlot Road West to be accommodated within the proposals. This should be addressed through the Transport Assessment and future planning applications.

Attention should be given to pedestrian and cyclist movements and circulation in both the development of internal road layout as well as connections to adjacent roads and pathways. Linkages from the site to public transport, and integrating with Muirfield PS, nearby recreational areas and town itself will be required in phase 1. Access and accessibility should reflect Scottish Government priorities to reduce vehicle use and carbon emissions and to promote active travel and safe routes both within the site and connecting beyond.

Green networks are indicated on the Development Plan attached for combined pedestrian and cycling routes to promote active travel through the site and connecting to surrounding recreational areas and the town.

In view of the scale of the development site a Transport Assessment and/including an Active Travel Plan are required to consider the impact of the overall development proposals in the area on the existing road network and to demonstrate accessibility to the site by alternative transport modes. Access to vehicular charging points, provision for disabled parking and bicycle storage in the development phases will also need to be addressed through future planning applications.

All matters relating to access, road design, car parking, public transport and provision for pedestrians, cyclists to be agreed with Angus Council, Roads and Transport at an early stage prior to submitting any future planning applications.

Drainage

Separate systems for foul and surface water drainage will be required. A Sustainable Urban Drainage Scheme (SUDS) comprising interlinking ponds and swales is required to manage the surface water runoff. The indicative details of the proposed SUDS are highlighted on the Development Plan on page 9 of this document and can contribute to biodiversity, the blue green network and amenity open space. SUDS schemes are to be designed in accordance with any guidance published by Angus Council.

Full details of foul water and surface water management for each phase will require to be submitted as part of any planning application.

A flood risk assessment is required and early discussions with SEPA are recommended to ensure agreement on an appropriate methodology and the extent of the assessment. Planning applications will need to demonstrate that no areas outwith the site will be subject to increased flood risk as a consequence of development.

Future of the field drainage network/borehole maintenance should be included to protect adjacent agricultural interests and allow for access to the pipe network.

Landscaping and Open Space Provision

The development site adjoins the open countryside and therefore landscaping and boundary treatment will be particularly important to help integrate new development into the existing landscape and soften the transition between the built up area and countryside. The landscape edge working to integrate the green network, open space and views with the development areas, and not act as a barrier between the two areas of town and country. Planning applications for each phase will require to take account of the landscaping and boundary treatment of the relevant phase to encourage visual breakages with appropriate planting and blocks of woodland to release the complete linear effect.

Given the overall scale of the site/development and its role in forming the long term residential expansion of the town, development proposals will require to provide open space across the site to serve a range of functions. The open space provision as a minimum will be based on the Council's standards of 2.43ha (6 acres) per 1000 head of population of usable open space or as per any subsequent open space strategy. The overall site has an estimated capacity of circa 450 to 500 units but as development will occur in phases the Council should be consulted at each phased stage on the requirements.

Open space provision is designed to create a network through the site with a central park/pitches and as such will be reserved for open space use. Development proposals which encroach on the open space within this development brief will be rejected. SUDS provision can contribute (up to 20% of the total open space area) to this where its design contributes to biodiversity and the enhancement/creation of Blue Green Network linkages such as through the proposed basins, swales and ponds linking through the site.

The provision of green space and play/sport areas should be co-ordinated through the development stages to meet identified and emerging need in the wider area. Detailed provision to be agreed with Angus Council Parks and Burial Grounds Service at each future planning application stage.

Housing Numbers Layout and Design

Development phases to be undertaken in a co-ordinated manner and to maintain an acceptable development edge at all times, progressing east to west across the site. Innovative design, housing mix, and tenure that reflects structural population change will be required to meet emerging housing needs. Overall site development should respect and enhance the landscape setting of the site and the town, and use landscape form in design, layout and energy efficiency. Future land release at this site will reflect future housing needs assessment and future development will be phased accordingly.

The overall number of housing units will be largely dependent on housing density in each phase and the requirements to provide for landscaping, open space, SUDS, and roads. The indicative number of units for each phase will be set out in the relevant Angus LDP and may vary according to the location and size of the phase within the overall site. While numbers are flexible development density must be supported by good design principles.



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Given the scale of the site and its role in providing the long term housing land supply for Arbroath a key objective for the site is to provide a variety of housing types, tenure, size and density to create a balanced and mixed neighbourhood and achieve an attractive design solution.

Meeting housing need can include options for barrier free housing; serviced self build plots with appropriate design guidance; housing for life; provision for older and younger people. A range of tenures should be provided to include opportunities for mid market rent and low cost home ownership. Population trends indicate a decline in the need for family housing as population ages.

To create communities developers should submit planning applications that will support access for all, reduce carbon emission to contribute to government targets, create linked spaces that encourage interaction, exercise and well being following the place principle.

Developers should apply current and emerging design guidance at a local and national level, for example consider a mix of complementary external finishing materials for dwelling houses and garages to help break up the mass of the development, connectivity and green space.

Energy conservation measures will be required at the detailed design stage including a Sustainability Statement to be lodged in support of the planning application for each phase.

Affordable Housing

The affordable housing requirement will comply with Angus Council's current and future LDP.

Currently Policy TC3: Affordable Housing and Supplementary Guidance seeks delivery of 25% affordable housing on all residential sites of 10 or more units, or where the site area is equal to or exceeds 0.5ha.

Within the affordable housing provision 20% must be designed to meet particular needs, of which half should meet full wheelchair standard. Specialist housing delivered to contribute towards this target may include amenity, supported housing and other models as appropriate.

The delivery of affordable housing units on-site at each phase is the Council's preferred option and developers should make contact with Angus Council's Housing Service at an early stage when preparing a planning application for each phase. This will inform the type, tenure and mix of units that may be required, and ensure any requirements for Scottish Government funding for RSLs or the Council can be made through the Council's Strategic Housing Investment Plan (SHIP) annually.

The current LDP is being reviewed and any subsequent planning applications will be assessed within the context of current local and national policy.

Phasing and Developer Contributions

Future planning applications for this site must comply with this Development Brief. Phased implementation of the Brief will require elements of the SUDS; active travel provision and structural landscaping to be delivered through appropriate design and layout or financial/land contributions to achieve the structural elements of the Development Brief. Contributions/implementation at each stage will reflect overall infrastructure commitments such as start up costs in Phase 1. The Phasing plan is indicative and will be amended reflect future LDP allocations and land release by the landowner.

SUDS and open space schemes for this site will provide phasing schedules spreading the cost of provision across development phases.

Planning Policy and Emerging Policies

A number of Development Plan policies apply to this site and Supplementary Guidance on Design Quality and Placemaking (2018), and Developer Contributions and Affordable Housing (2018) should be taken into account when preparing planning applications.

Particularly relevant Local Development Plan policies at this stage are in Part 3 – Creating High Quality Places. The current LDP is being reviewed and any subsequent planning applications will be assessed within the context of current local and national policy.

A Heat and Energy Statement on the efficiency of proposed development may also be required to be submitted with planning applications; this will need to include decarbonisation action, reference to heat map and whether there is potential for co-location or heat network provision.

The aim is to apply design principles to create a place where people will wish to live and adds to the character and sustainability of Arbroath.

The drawings following show the considerations and opportunities taken into account in designing the Development Plan on page 9. This aims to successfully deliver the requirements for the site in a well planned development over 5 phases, these are detailed on the Phasing Plan on page 10.

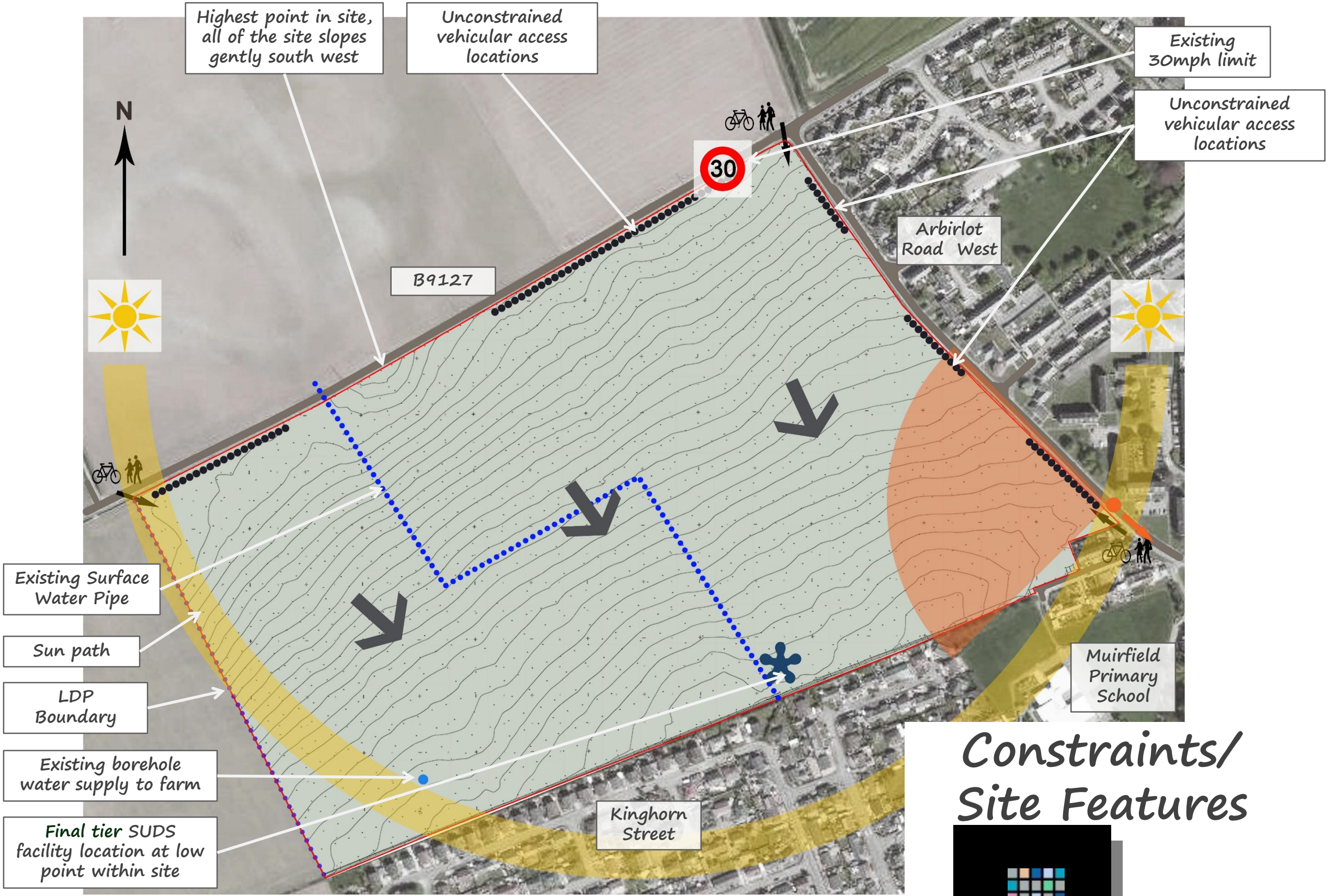
Supporting documents including Landscape Plan; Drainage Impact Assessment; Transport Appraisal will be agreed with and submitted to Angus Council throughout the planning and development of the site and subsequent planning applications.



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Constraints/ Site Features



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There are opportunities to prioritise pedestrian and cycling movement around, into, and through the site along linear parks

Perimeter landscaped edge with pedestrian & cycling routes

Perimeter landscaped edge to define new rural boundary

Potential to front houses onto Arbirlot Road West

Open corner of site to take advantage of views from the north west

Primary access with potential for landscaped boulevard

Active travel links

SUDS pond location

Strategically located large open space with SUDS water feature

Wide central landscaped linear park enhanced by SUDS water features

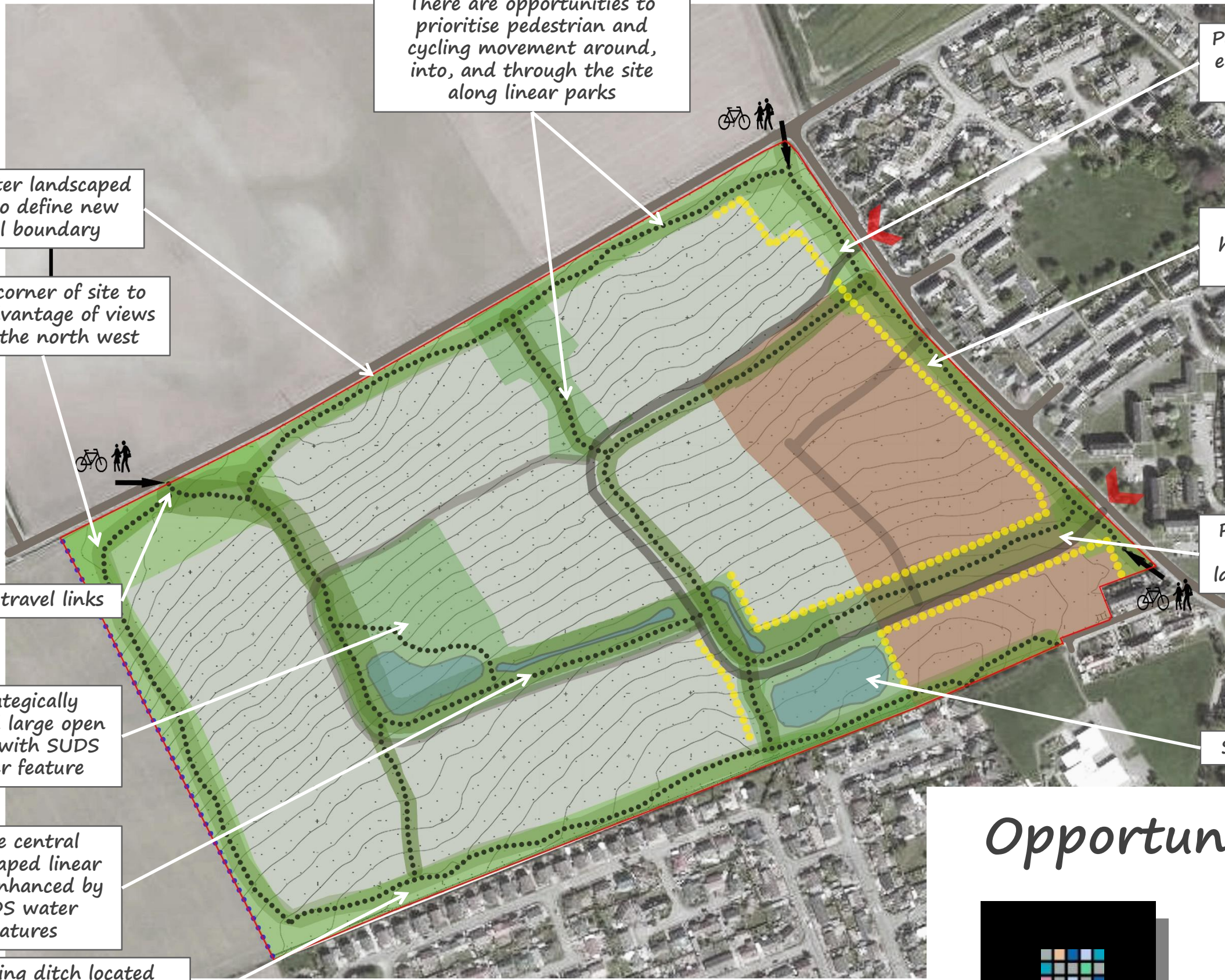
Existing ditch located within landscaped buffer with pedestrian & cycling routes

Opportunities



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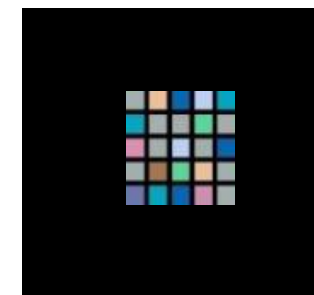
Development plan



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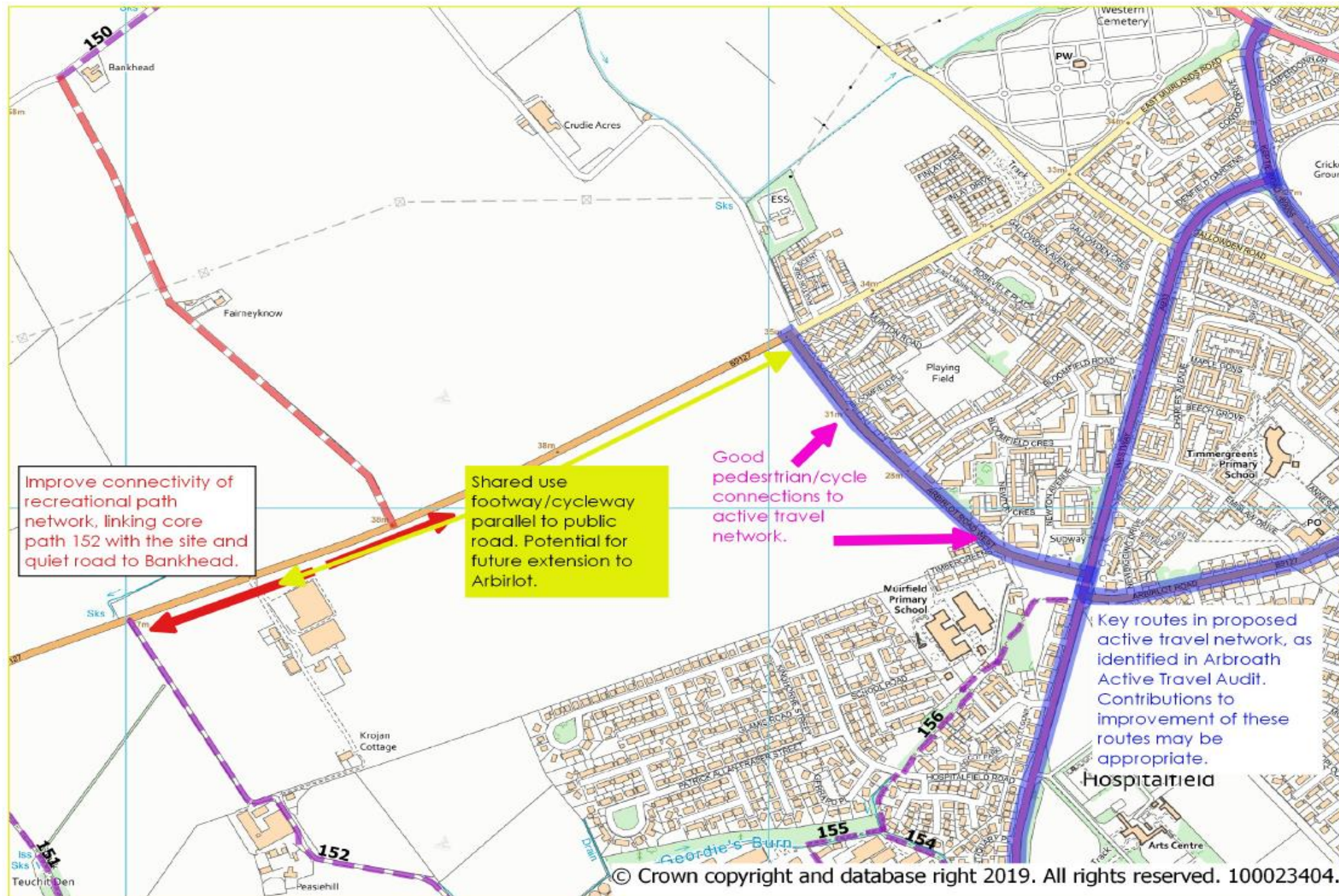
Phasing plan



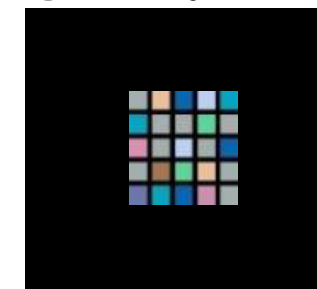
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Outdoor Access & Active Travel



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