

Item 8

Planning application: 19/00707/FULM

Land at Westfield, Glamis Road, Forfar

Legend

-  Development Boundary
-  Existing Housing Site
-  Allocated Housing Site
-  Existing Employment Site
-  Allocated Employment Land
-  Opportunity Site
-  Safeguarded Site
-  Cemetery Extension
-  Forfar Loch
-  Balmashanner
-  Conservation Area
-  Town Centre
-  Open Space Protection

Settlement Statement

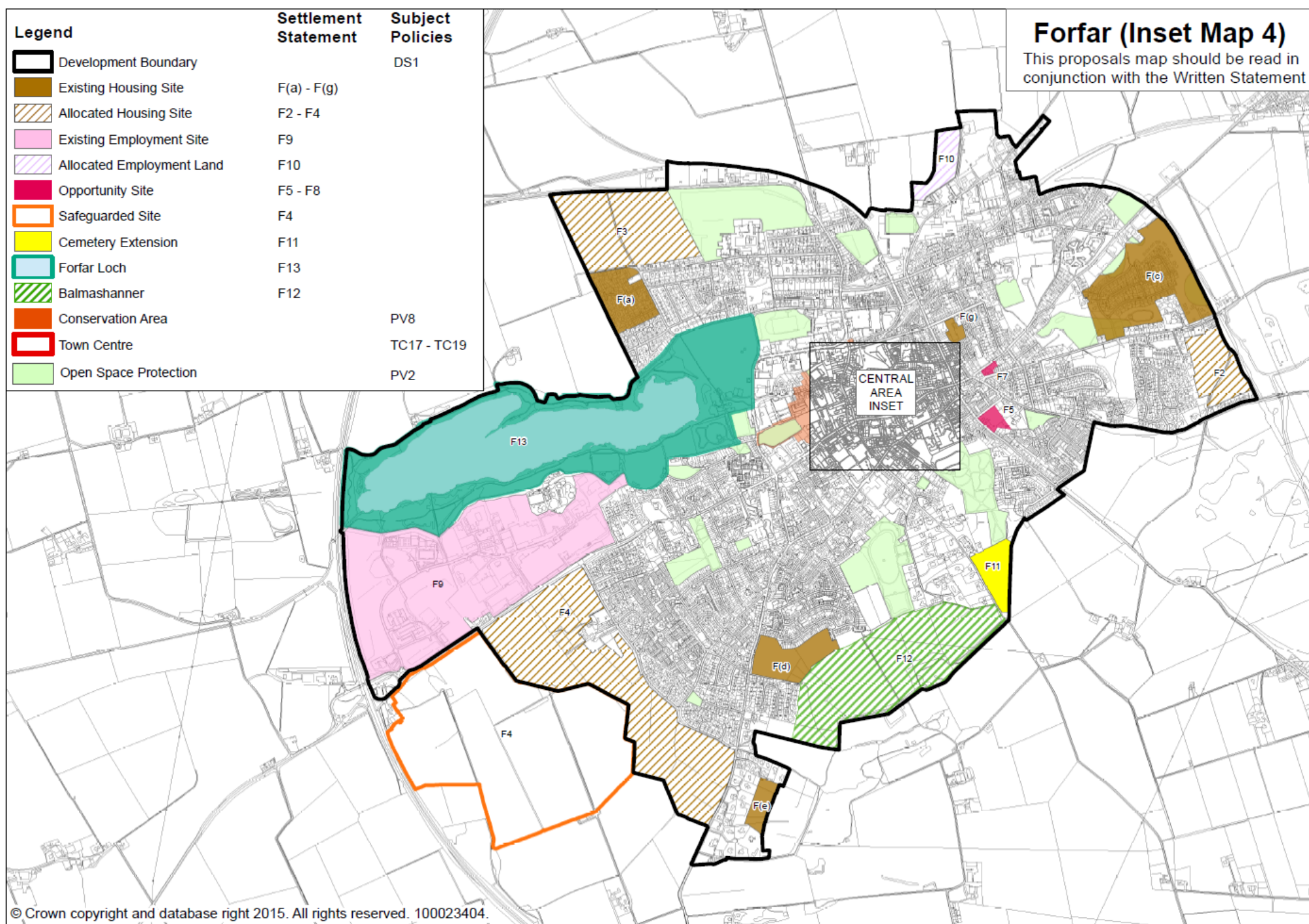
- F(a) - F(g)
- F2 - F4
- F9
- F10
- F5 - F8
- F4
- F11
- F13
- F12

Subject Policies

- DS1
- PV8
- TC17 - TC19
- PV2

Forfar (Inset Map 4)

This proposals map should be read in conjunction with the Written Statement



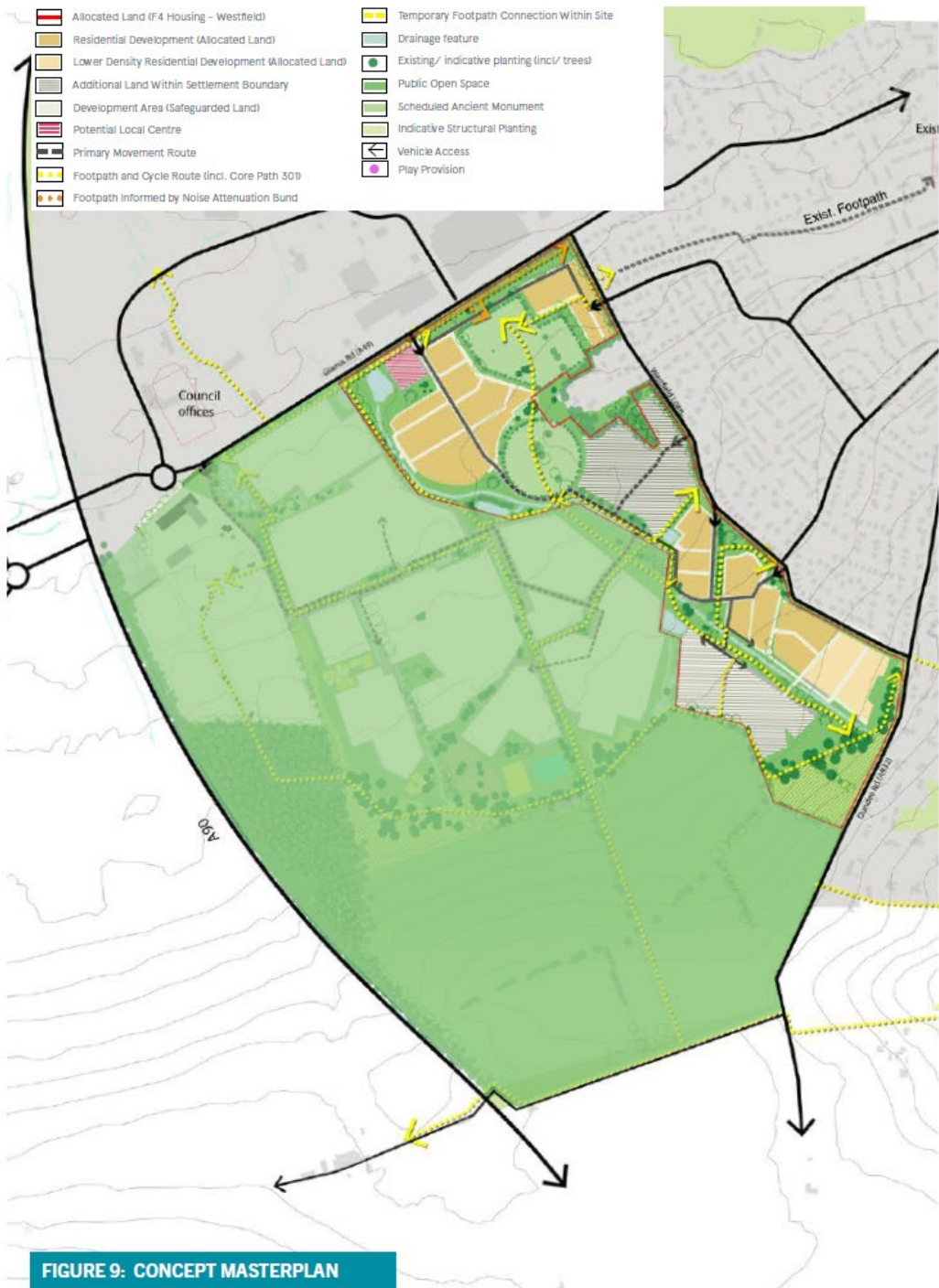
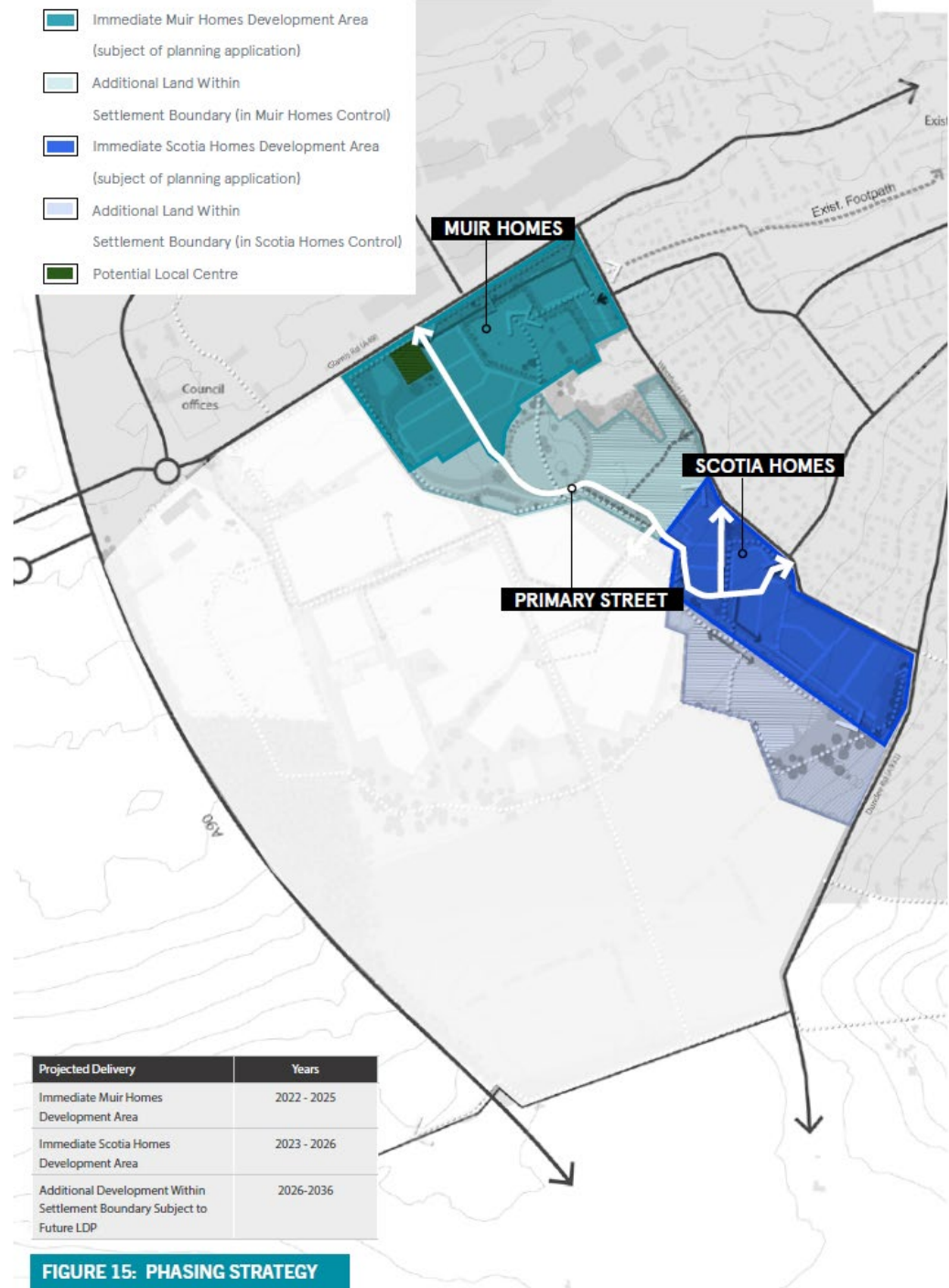


FIGURE 9: CONCEPT MASTERPLAN



Projected Delivery	Years
Immediate Muir Homes Development Area	2022 - 2025
Immediate Scotia Homes Development Area	2023 - 2026
Additional Development Within Settlement Boundary Subject to Future LDP	2026-2036

FIGURE 15: PHASING STRATEGY

Aerial

United Kingdom · Scotland · Angus · Forfar



Feedback

250 feet 100 m

Image courtesy of Ordnance Survey





Halfpennyburn

Orchardbank
Industrial Estate

Private House Type	No.	sq.ft	% Total	sq.ft
Bungalow 1	7	925	5.3	6475
Bungalow 2	5	778	3.8	3890
Lewis	16	878	12.2	10408
Kinkell Semi	20	953	15.3	19060
Fraser Semi	6	646	4.6	3876
Brodick Semi	6	884	4.6	5304
Cheviot	30	3053	22.9	31590
Gigha	24	3161	18.3	27864
Wemyss	17	1299	13.0	22083
Total	131	100.0	134190	
Affordable				
Flats - L	10	609	22.7	6090
Flats - U	10	749	22.7	7490
2 Bed Mid Terrace	10	841	22.7	8410
3 Bed End Terrace	14	983	31.8	13762
Total	44	100.0	35752	
Total housing	175			169942

<small>C: Boundary amended to line with P101 P: Plot layout and drainage system amended R: Layout amended following Engineers comments</small>		<small>F: 2020/11 F: 2020/11 F: 2020/11</small>
JFC JACQUELINE FORBES CONSULTING 38 BRACKENBAG AVENUE BISHOPBRIGGS G64 2BW 07760 743628	Project: RESIDENTIAL DEVELOPMENT AT GLAMIS ROAD, FORFAR	
Client: MUIR HOMES		
Stage: PLANNING		
Drawing: SITE LAYOUT PLAN - PHASE 1		
Number: 17.029.P.002	Revision: C	
Scale: 1:1000	Sheet Size: A1	
Date: 13/08/19	By: JF	



Accommodation Schedule

Private	No.
House Type	8
HT 903	8
Kinkell Semi	1
Kinkell det	2
Benbecula	10
Cheviot	9
HT 1058	8
HT 1099	5
Gigha	9
HT 1208	8
Wemyss	4
HT 1305	6
Dunrobin	10
tons	7
Enrol	7
Strathearn	7
Total	102

Affordable	No.
Flat HA-F (GF)	10
Flat HA-F (FF)	10
HA-B	7
HA-D	7
Total	34

Total housing 136

1	Plotting to affordable housing standard	20180212
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JACQUELINE FORBES
CONSULTING
JFC
36 BRACKENBRAE
AVENUE
BISHOPSCROFT
G64 2BW
07789 743628

**RESIDENTIAL DEVELOPMENT
AT
GLAMIS ROAD, FORFAR**

**Client
MUIR HOMES**

**Stage
PLANNING**

**Drawing
SITE LAYOUT PLAN - PHASE 1**

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Figure 7: Closed windows required to plots marked by the red lines.



Figure 6: Outdoor Amenity Noise Levels

© 2022 Blom
United Kingdom, Scotland,
Angus, Forfar



Labels



100 feet 25 m



A94

Forfar, Scotland

Google

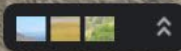
Street View - Sept 2021



Orchardbank Industrial Estate

A94

Google







STREET ELEVATIONS PLOTS 6 - 14 + 23 OPPOSITE THE ENTRANCE FROM WESTFIELD LOAN





5 Westfield Loan

Forfar, Scotland

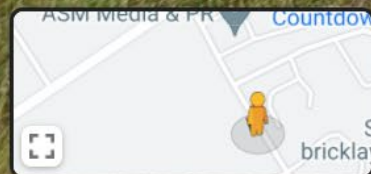
Google

Street View - Aug 2015



Westfield Loan

Google



Westfield Loan

Forfar, Scotland

Google

Street View - Aug 2015



Don & Low

ASM Media & PR

Countdown

Google







STREET ELEVATIONS PLOTS 39 - 41 + 48-49 OVERLOOKING THE ANCIENT MONUMENT







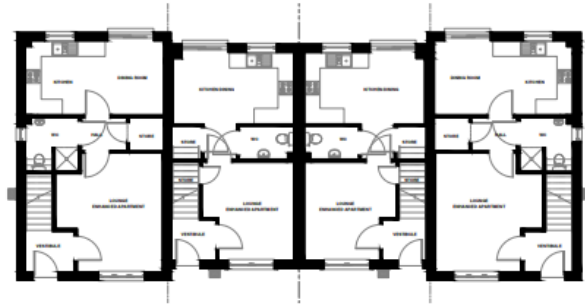
STREET ELEVATIONS PLOTS 6 - 14 + 23 OPPOSITE THE ENTRANCE FROM WESTFIELD LOAN



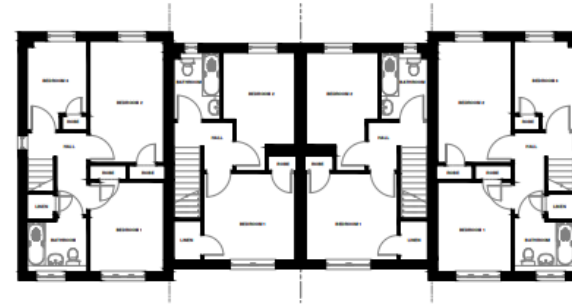
STREET ELEVATIONS PLOTS 39 - 41 + 48-49 OVERLOOKING THE ANCIENT MONUMENT

JACKIELINE FORBES CONSULTING 36 BRACKENBRAE AVENUE BISHOPBRIDGE G64 2BW 07769 743628	
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24/08/22	JF

HA-DBBD TYPE 15



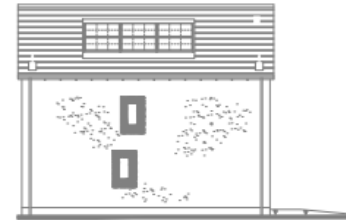
GROUND FLOOR PLAN



FIRST FLOOR PLAN



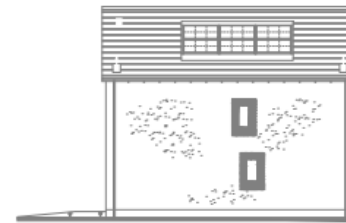
FRONT ELEVATION
E1.0



LEFT SIDE ELEVATION
E1.0



REAR ELEVATION
E1.0

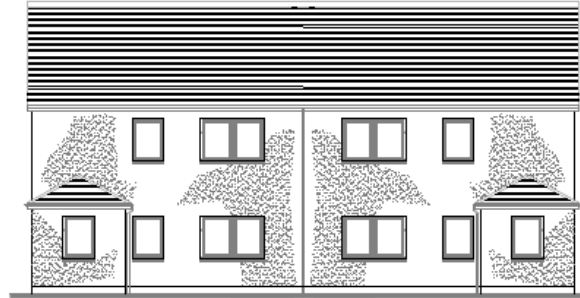


RIGHT SIDE ELEVATION
E1.0

HA-F Type



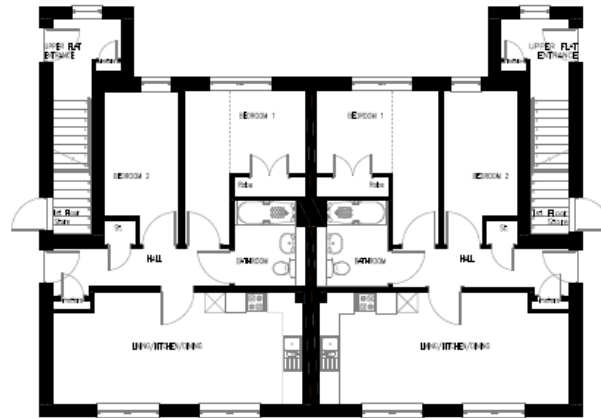
FRONT ELEVATION
E1.5



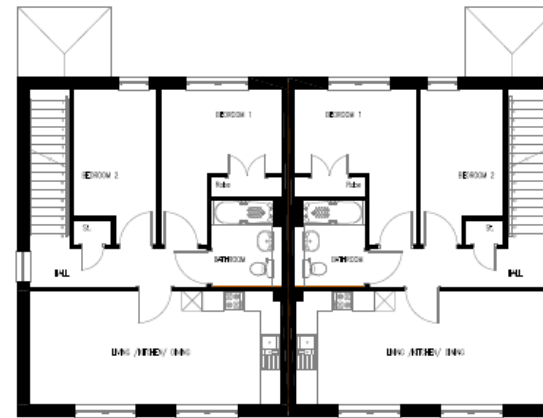
REAR ELEVATION
E1.5



SIDE ELEVATION
E1.5



GROUND FLOOR
APARTMENT



FIRST FLOOR
APARTMENT



MuirTM
HOMES



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