

Item 6

21/00749/FULM | Proposed residential development of 146 dwellinghouses with associated infrastructure including vehicular access, landscaping, drainage, SUDS and open space | Land At Crudie Farm Arbirlot Road West Arbroath

Arbroath (Inset map 1)
 This proposals map should be read in conjunction with the Written Statement

A2 Housing – Crudie Farm, Arbrilot Road West

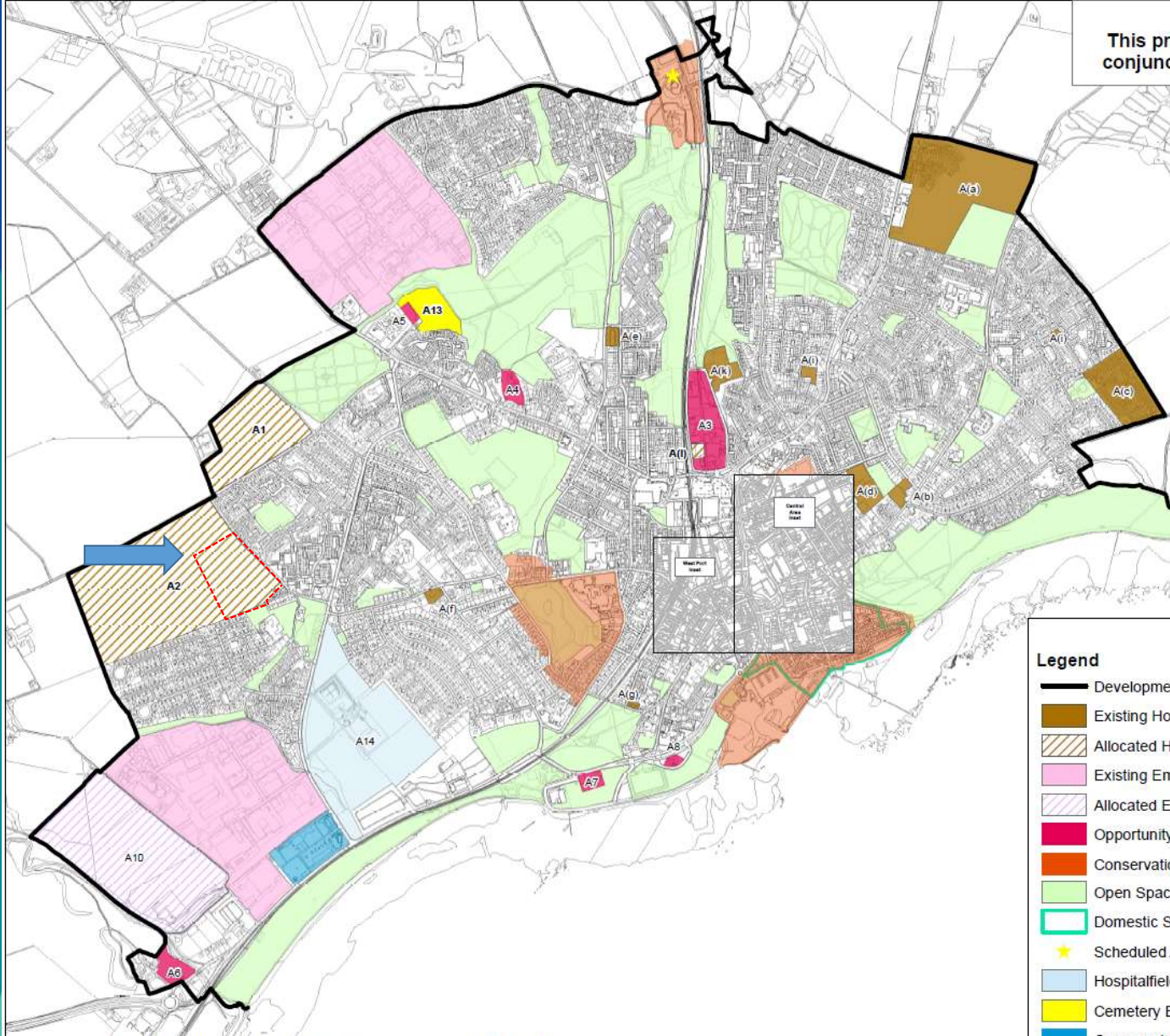
Sha of land at Crudie Farm is allocated for residential development of around 120 dwellings in the period 2021 – 2026.

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.

- Site allocated for residential development in ALDP (A2)
- 2022 Draft Housing Land Audit identifies a shortfall in housing land supply in East Angus HMA



Legend	Settlement Statement	Subject Policies
— Development Boundary		DS1
Existing Housing Site	A(a) - A(l)	
Allocated Housing Site	A1 - A2	
Existing Employment Site		TC14
Allocated Employment Site	A10	
Opportunity Site	A3 - A8	
Conservation Areas		PV8
Open Space Protection		PV2
Domestic Scale Fish Smoking	A11	
Scheduled Ancient Monument		PV8
Hospitalfield	A14	
Cemetery Extension	A13	
Commercial Centre		TC17



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Labels

2 Bloomfield Road,
Arbroath, DD11 3JW



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- ### Development Brief
- Access and connectivity
 - Drainage
 - Landscaping/open space
 - Layout & numbers
 - Affordable housing
 - Phasing and developer contributions

MGA ARCHITECTURE
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 Project:
 Residential development
 at Cradle Farm, Albemarle
 for Scullin Homes Ltd
 Drawing:
 Parking Layout Plan
 Roof plan
 Date:
 April 2022
 Scale:
 1:500 @ A0
 Project No:
 1398
 Drawing No:
 208
 Rev:
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 MGA ARCHITECTURE 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

Angus Council
 Comhairle Aonghais



Crudie Farm, Arbroath

ALDP Site A2 Development Brief

Phasing p



landscaping to reinforce boulevard

perimeter landscape edge with pedestrian and cycling routes, deepened at key locations to emphasise its function

primary access and landscape boulevard including pedestrian and cycling routes junction located adjacent to Muirfield Place to improve connectivity to local neighbourhood

provision for perimeter block (back to back houses) to north-west boundary

Phase 1 development boundary

strategically located multi-functional open space

side central landscaped linear park along the boulevard boundary from public open space including pedestrian and cycle routes

feature planting to soften garden boundary from public open space

area for future SUDS engagement

SUDS basin to landscaped setting

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Project: Housing development at Crudie Farm, Arbroath for Scotia Homes Ltd

Client: Scotia Homes Ltd

Document: Connection to future phases Indicative layout

Date: Sept 2022

Scale: 1:500

Sheet: 209 of 210

Author: [Name]

Check: [Name]

Draw: [Name]

Project Manager: [Name]

Site: Crudie Farm, Arbroath

Project No: 1398

Revision: 209

Page: 3

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Arbirlot Road West frontage (south east)



Arbirlot Road West frontage (north east)



Central boulevard frontage (south side)



Central boulevard frontage (north side)



Westerly most road frontage (south west)



Westerly most road frontage (north west)

Scale: 1:200
Date: April 2022
Project: Residential development at Craide Farm, Arbirlot, Angus

MGA ARCHITECTURE
Project: Residential development at Craide Farm, Arbirlot for Scotia Homes Ltd
Drawing: Street Elevations
Date: April 2022
Scale: 1:200
Sheet: 1308 of 205







Timbergreens (looking west)



Arbirlot Road West (looking south)





- Site allocated for residential development (A2)
- Development would help to address a shortfall in housing land supply & consistent with principles of sustainable development in SPP
- Design solution compatible with development brief and design guidance

- 20 reps (18 in objection, 2 in support)
 - No consultee objections
 - Adverse impacts can be mitigated
- RECOMMENDATION:**
conditional approval