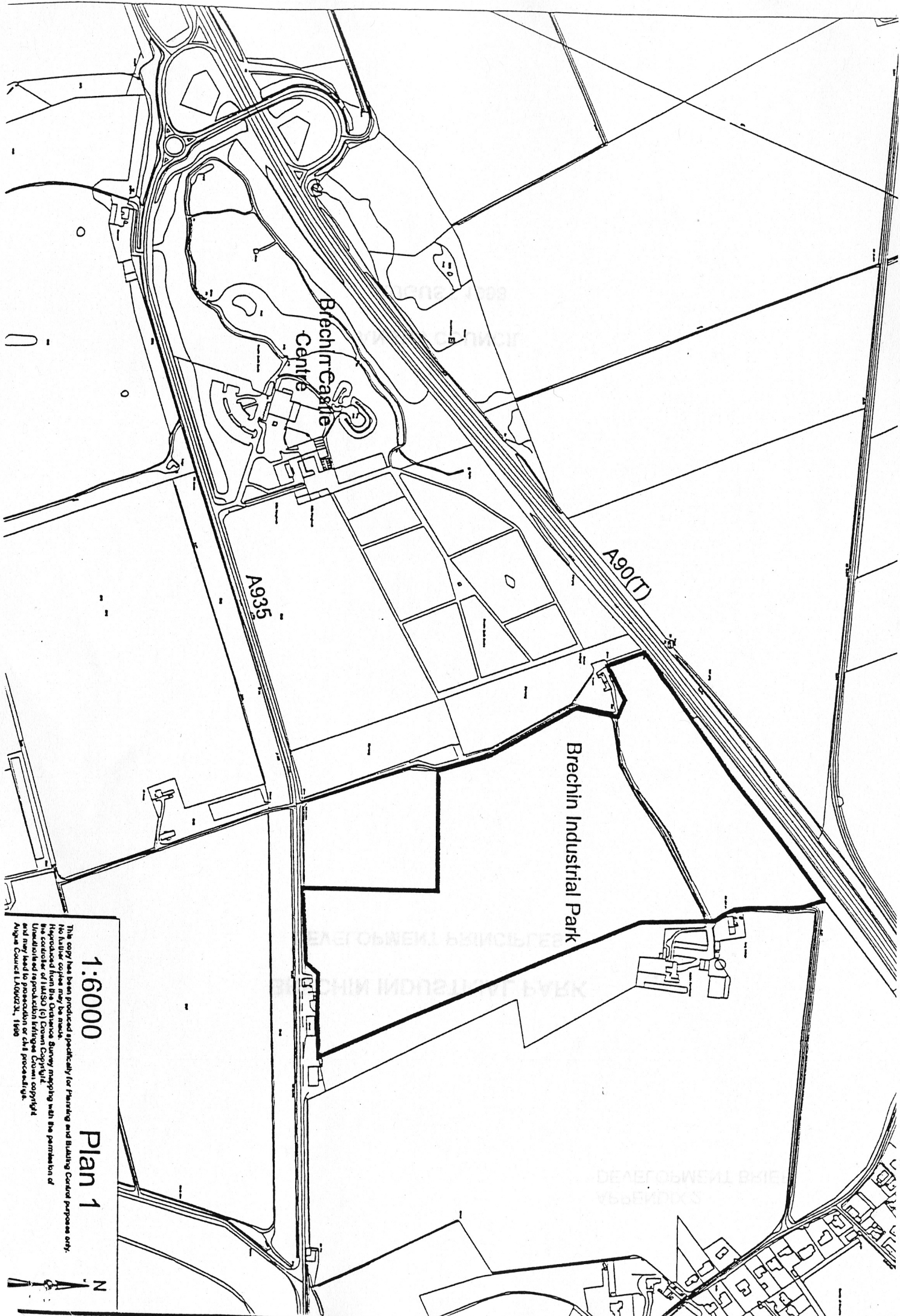


**BRECHIN INDUSTRIAL PARK**  
**DEVELOPMENT PRINCIPLES**

**ANGUS COUNCIL**

**AUGUST 1998**



Brechin Industrial Park

Brechin Castle  
Brechin Centre

A90(T)

A935

1:6000

Plan 1

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## 1 INTRODUCTION

- 1.1 This Brief summarises development and design principles covering planning matters which Angus Council will observe and require in implementing the proposed planning framework for the provision and servicing of employment land on a site to the west of Brechin, north of the A935 and south of the A90(T). Plan 1 indicates the location of the site.
- 1.2 The general requirement for additional employment land in Brechin together with strategic and local planning considerations and related factors leading to the identification of the site identified on Plan are outlined in:-
- The Tayside Structure Plan 1993 Written Statement - Employment Land Policy 12 and Employment Land Recommendation 4.
  - The Angus Local Plan Consultative Draft - Development Strategy Priorities (Strathmore); Employment Land Policy EMP 3 (Forfar and Brechin); Brechin Development Strategy; Employment Land Investigation Proposal B/EMP 1.
  - Report No 469/98 (Brechin Industrial Land) to Angus Council Planning and Transport Policy Committee 30 April 1998.
- 1.3 Together the above documents and related decisions by Angus Council Planning and Transport Policy Committee and Economic Development Committee provide the broad parameters within which this Brief further defines various development principles and design requirements applying to this site.
- 1.4 The site which is currently in agricultural use occupies a prominent position to the west of Brechin adjacent to current and proposed gateway facilities at Brechin Castle Centre, Little Haughmuir. Covering 15 hectares the site extends from the A935 in the south to the A90(T) in the north. The land form of the site slopes upwards from the A935 to a ridge running across the site in a generally east - west direction. Beyond this ridge the site flattens and extends to the A90(T) embankment.
- 1.5 The northern boundary of the site is defined by the A90(T). The western boundary is defined by an existing tree nursery and access track. The eastern boundary is undefined but is generally a line taken from the A935 to the A90(T). A beech hedge extends along the southern frontage of the site and is a consistent feature along the north side of the A935. A group of farm cottages surrounded by mature deciduous trees are located outwith but adjacent to the north west corner of the site. A farmhouse, associated cottages and outbuildings and group of mature trees are located outwith but adjacent to the north east boundary of the site. An unsurfaced access track dissects the site running between the farm cottages to the west and the farm buildings to the east.



## **2. KEY DEVELOPMENT OBJECTIVES**

- 2.1 **To take full advantage of the existing parkland setting and establish a quality site which allows for a range of complementary employment uses capable of integrating with, and complementing surrounding development and landscape.**
- 2.2 **To safeguard and enhance the landscape setting and approaches to Brechin from the A935 and A90.**

## **3. LAND USES**

- 3.1 Brechin Industrial Park will be developed for Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution). A separate but adjacent site on the south west corner of the Industrial Park will be reserved for Class 7 use (Hotel and Hostels). Class 1 (Shops) will not be permitted on the site. Builders/timber merchants will be considered as Sui Generis, with their suitability being determined by their ability to meet the Development Brief. The broad distribution of land uses and sites are indicated on Plan 2.
- 3.2 Uses which have an adverse impact on the amenity of the area and its environs by virtue of excessive noise, odour, dust or other emissions will not be permitted. In addition, businesses whose primary function requires large open storage will not be encouraged. Where open storage is considered acceptable as ancillary to a manufacturing function, developers will be required to fence and landscape storage areas to the satisfaction of the Council.
- 3.3 Zones 1 and 2 will be reserved for Class 4 use. In order to protect and gain maximum advantage from the visual amenity of the approach into Brechin, Zone 1 will be retained exclusively for business class users who require a site offering a high standard of amenity and who in turn will provide a high standard of building design in a quality setting. Adjacent to this a 1.5 hectare site on the south-west frontage will be reserved for a hotel development. In the event that the hotel development does not proceed, this site will be reconsidered for high amenity, Class 4 uses as in the rest of Zone 1.
- 3.4 Zones 3 and 4, will be reserved for Class 5 (General Industry), and Class 6 (Storage and Distribution). Class 4 use may also be permitted where compatible with adjacent activities.

## **4. ACCESS**

- 4.1 Brechin Industrial Park will be served by a single access road from the A935. No access, either vehicular or pedestrian, will be permitted to the A90(T). A high quality main entrance will be established. The existing roadside boundary hedge will be retained as much as possible, and realigned to achieve the required visibility splays. Opportunity to construct a stone entrance feature as part of the access will also create a quality approach to the site.
- 4.2 A separate access from the A935 will serve the hotel development.
- 4.3 Provision for public transport (including bus lay-bys and turning areas as appropriate), pedestrians and cyclists will be incorporated into the detailed layout design.

- 4.4 All matters relating to access, road design, car parking, provision for cyclists and pedestrians must conform to Angus Council Road's standards.

## 5. DESIGN - GENERAL PRINCIPLES

### Zone 1

- 5.1 As befits a high amenity site, business units will require to be of a high architectural specification, no more than two storeys in height and have a low pitch roof. Buildings will require to be set back a minimum of 30 metres from the southern boundary with the A935 to avoid their over dominance of the road approach into Brechin.
- 5.2 While the use of innovative design will be encouraged, cognisance should be taken of the design, materials and colours utilised in the Brechin Castle Centre and recently approved Pictish Centre which are reflective of traditional Angus farm steadings. The use of materials and colours are an important design factor in increasing or reducing the impact of the buildings, particularly in countryside or edge of settlement locations. Very light colours (especially light blues and greens) and large areas of intense strong colour do not blend well in the landscape setting of Brechin's approach. Darker natural colours will be generally more acceptable, particularly for roofs, as they complement the natural environment
- 5.3 Similarly, any hotel development on the adjacent site will also be of a high design standard, should not normally exceed two storeys in height and have a pitched roof. Materials and colour will be important.

### Zone 2

- 5.4 The land in Zone 2 slopes upwards from Zone 1 to Zone 3 to form an east-west ridge. Development within this area will therefore be visually prominent. Whilst the provision of landscaping along the eastern, western, and southern boundaries of Zone 2 will over time help to integrate development, detailed proposals within this zone should reflect a high design standard, be limited to two storeys or less in height with a low pitched roof. Buildings should be set into the site and/or aligned parallel with the contours of the site. Roofs should be dark in colour.

### Zone 3

- 5.5 Buildings within Zone 3, especially roof spaces, will be particularly prominent when viewed from the A90(T). The choice of materials and colours will again be important, with darker roofs required to reduce the impact of the development on the landscape. Strategic woodland planting around the periphery of this zone together with internal landscaping should lessen the visual impact to allow filtered views of buildings and roof tops from the A90(T) and Pittendreich Road. Building heights up to a maximum of three storeys would be permissible within this zone.

### Zone 4

- 5.6 This zone is flat and exposed to views from the A90(T) and Pittendreich Road. Principal elevations should be orientated towards the A90(T) and will be limited to two storeys maximum. Particular attention will require to be given to use of colour and materials, to ensure that buildings 'fit' within the visual approach to the town.

External storage must be screened by use of fencing, landscaping or building design to avoid unsightly views from the A90(T).

## 6. LANDSCAPING

6.1 The importance of the existing tree cover and parkland setting of the site is fully recognised as an integral consideration in the design and development of the site. The landscape strategy seeks to maintain, reinforce and extend the attractive setting of this site. This will be achieved by:

- maintaining and consolidating the existing tree cover;
- extensive woodland planting, undertaken at an early stage of site preparation/development, particularly around the perimeter of the industrial park including use of native species of deciduous and evergreen trees and shrubs. Where necessary faster grown species and appropriate evergreens will be used where it is required to establish a screen quickly.
- mounding, reinforced by planting to minimise visual intrusion and assist in noise attenuation.
- combination of cut grass and wildflower meadow on smoothly contoured parkland
- higher specification shrubs, trees and hedgerow planting in the vicinity of buildings and car parks where a more intimate scale of landscape design is appropriate
- boundary stone walls and hedgerows particularly along the A935 frontage.

6.2 The existing tree belt on the western boundary of the site will be retained and augmented by an additional 15 metres of tree planting along the length of this boundary. Substantial new tree planting on the southern frontage of the site and along the eastern and northern boundaries will be undertaken by Angus Council. In particular a 25 metre wide tree belt will be provided along the A935 boundary and considerable tree planting and bunding of between 40 and 80 metres wide will be provided along the eastern boundary. A further 25 metre wide tree belt will be planted along the northern boundary adjacent to the A90(T).

6.3 A 10 metre band of tree planting will be established between Zones 1 and 2. This will assist in integrating into the landscape, units built on the rising ground in Zone 2 and to separate business uses in Zone 2 from the general industry/storage and distribution uses in Zone 3.

6.4 The existing road between Pittendriech Road and the north east corner of the site will be maintained to allow access for pedestrians and cyclists. No through vehicular traffic will be permitted along this road apart from Estate and Farm vehicles requiring access to Dubton Farm and as car access to the farm cottages. An informal footpath will be created through the woodland along the eastern boundary of the site which will link to the adjacent land uses and provide a cycle/pedestrian route to and from Brechin.

6.5 Additional planting will be undertaken along both sides of the internal access road to create a "boulevard approach" which will assist in integrating the development area into the landscape.

6.6 Within individual plots developers will be required to provide and maintain additional landscaping in keeping with the main landscape elements described in para 6.1

6.7 Boundary treatment particularly associated with individual 'plots' fronting onto the

access roads, should be consistent across development areas. For backland areas high specification fencing would be appropriate.

- 6.8 Car parking layouts should avoid single large expanses of hard surfacing. The use of grass areas, tree and shrub planting can assist in meeting this aim.
- 6.9 In line with SEPA's requirements for Best Management Practice for surface water drainage, a drainage pond will be located in the south-east corner of the site.
- 6.10 The design of lighting on individual buildings should be appropriately scaled and located to ensure that drivers travelling along the A90(T) and A935 are not distracted and to minimise the risk of light pollution for residents living on the western fringe of Brechin.
- 6.11 The design, location and scale of signs throughout the Industrial Park should be considered as a whole in order to prevent visual clutter.



## **DEVELOPMENT ISSUES**

### **ACCESS**

Road junction with A935 - position. Agreed with Roads.  
Road standard including footpaths.  
Visibility splays - treatment, maintenance, boundaries.  
Road alignment - cut and fill use of contouring.  
Lighting standards.  
Access standards/point to each site.  
Car parking standards.

Provision for public transport, cyclists, pedestrians.

Construction period, phasing.

Pedestrian/cycle connections with Brechin - North Latch Road etc.

### **DRAINAGE**

Route of sewer on site, off site.  
Construction period.  
Agreement of NoSWA.

Surface water disposal arrangements  
BMPs  
Agreement with SEPA/Roads.  
Maintenance regime for BMP.

### **LANDSCAPING**

Structural landscaping - areas allocated.  
Species mix - tree standards, phasing, maintenance.  
Mounding - where, height, when.  
Implementation of above.  
Boundary treatment - site perimeter, roadside.

Detailed specification/standards for individual sites.  
Maintenance regime.  
Boundary treatments - fences, walls, soft, mix.  
Car parking/loading/storage areas, treatment.

### **BUILDINGS**

Design standards in high amenity areas.  
Building heights.  
Orientation on sites.  
Material usage.

Levels of illumination, intensity, road safety.

Advertising/signing standards.

### **GENERAL**

Preparation of NID statement to Secretary of State.  
Timing of NID

Hotel site - part of NID  
Arrangements for access  
Building standards.